



**City of Highland Haven**  
**510 Highland Drive, Suite A**  
**Highland Haven TX 78654-8269**  
**Phone: 830-265-4366 Fax: 512-366-9721**

**AGENDA – PLANNING & ZONING COMMISSION SPECIAL MEETING**

**DATE:** July 7, 2026

**TIME:** 6:00 PM

**PLACE:** Highland Haven Community Center, Highland Haven, TX 78654

1. Open meeting and Roll Call to Establish Quorum

Jackie Garrow	Chair	<input type="checkbox"/> Present	<input type="checkbox"/> Absent
Lorinda Peters	Vice Chair	<input type="checkbox"/> Present	<input type="checkbox"/> Absent
Linda Ray	Secretary	<input type="checkbox"/> Present	<input type="checkbox"/> Absent
Connie Smith	Member	<input type="checkbox"/> Present	<input type="checkbox"/> Absent
John Novak	Member	<input type="checkbox"/> Present	<input type="checkbox"/> Absent

2. Pledge of Allegiance

3. Recognize Visitors.

4. Public Comment

*(At this time, any person with business before the P&Z Commission not scheduled on the agenda may speak to the Commission. No formal action can be taken on these items at this meeting. No discussion or deliberation can occur. Comments regarding specific agenda items should occur when the item is called.)*

**ACTION ITEMS**

5. **Public Hearing** – Ordinance #0056 Rev. 18 – Amending the zoning ordinance

§9.02.004(b)(3)(A) by clarifying the 25’ setback.

- a. Open Hearing
- b. Public Comments
- c. Close Hearing

6. **Discussion/Possible Action:** Recommendation to the Board of Aldermen Ordinance #0056 Rev. 18 – Clarification of 25’ Setback in §9.02.004(b)(3)(A).

7. Next Regular Meeting: July 9, 2026 at 6:00 PM (Community Center)

8. Adjournment.

Agenda posted on June 30, 2026

**CERTIFICATION OF POSTING**

I, SARAH COLLARD, CERTIFY THAT THE FOREGOING AGENDA HAS BEEN POSTED AT HIGHLAND HAVEN CITY HALL, 510 HIGHLAND DRIVE, SUITE A; HIGHLAND HAVEN, TX, ON THE INDOOR AND OUTDOOR NOTICE BOARDS OF CITY HALL, WHICH ARE CONVENIENTLY ACCESSIBLE TO THE PUBLIC AT ALL TIMES, AND THE CITY WEBSITE AT WWW. HIGHLANDHAVENTX.COM ON THE 30<sup>th</sup> DAY OF JUNE, 2026, AND REMAINED SO POSTED FOR AT LEAST THREE BUSINESS DAYS PRECEDING THE SCHEDULED DATE OF SAID MEETING PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.

*Sarah Collard*  
 \_\_\_\_\_  
 Sarah Collard, City Secretary



**ORDINANCE #056 REV 18**

**AN ORDINANCE OF THE CITY OF HIGHLAND HAVEN, TEXAS, AMENDING THE ZONING ORDINANCE §9.02.004(b)(3)(A) BY CLARIFYING THE 25’ SETBACK; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, the original deed restrictions for the development of Highland Haven specify a 25’ setback from the water for a structure, and

**WHEREAS**, the language of the ordinances for the City of Highland Haven do not currently specify the point from which the 25’ setback is measured, and

**WHEREAS**, after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the Board of Aldermen at a public hearing has reviewed the request by the Planning and Zoning Commission and finds that a clarification of the starting measuring point is necessary.

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HIGHLAND HAVEN, TEXAS, THAT:**

**Section 1. Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the Board of Aldermen and made a part hereof for all purposes as findings of fact.

**Section 2. Amendment of Zoning Ordinance.** Ordinance 056 Rev 18, as amended, clarifies the language of §9.02.004(b)(3)(A) to read “No residence, building, and/or outside appliance shall be constructed closer than twenty-five (25) feet to the navigable channel of Lake LBJ at its normal water level of eight hundred twenty-five (825) feet above mean sea level. Inland boat slips, cuts, or similar man-made features shall not be used as the point of measurement for the required setback.”

**Section 3. Severability.** Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

**Section 4. Open Meetings.** That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

**PASSED AND APPROVED** on this the \_\_\_\_ day of \_\_\_\_\_, 2026.

**ATTEST:**

**THE CITY OF HIGHLAND HAVEN, TEXAS**

\_\_\_\_\_  
Sarah Collard, City Secretary

\_\_\_\_\_  
Olan Kelley, Mayor

**ORDINANCE** [Redacted]

**Commented [BB1]:** Removed reference to former zoning code adopted

**AN ORDINANCE OF THE CITY OF HIGHLAND HAVEN, TEXAS, AMENDING THE ZONING ORDINANCE §9.02.004(b)(3)(A) BY CLARIFYING THE 25' SETBACK; MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, the original deed restrictions for the development of Highland Haven specify a 25' setback from the water for a structure, and

**WHEREAS**, the ~~present~~ language of the ordinances for the City of Highland Haven ~~does not clearly~~~~currently~~ specify the point from which the 25' setback is measured, and

**WHEREAS**, ~~all development activity comes under the oversight of LCRA and its Technical Manuals and Construction Standards and such Technical Manuals and Construction Standards note that the 25' setback should be measured from the navigable channel of Lake LBJ at its normal water level (825 feet above sea level); and after publishing notice of the public hearing at least fifteen (15) days prior to the date of such hearing, the Board of Aldermen at a public hearing has reviewed the request by the Planning and Zoning Commission and finds that a clarification of the starting measuring point is necessary.~~

**NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF HIGHLAND HAVEN, TEXAS, THAT:**

**Section 1. Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the Board of Aldermen and made a part hereof for all purposes as findings of fact.

**Section 2. Amendment of Zoning Ordinance.** ~~The City's~~ Zoning Ordinance, ~~is hereby~~~~as~~ amended ~~in Section , clarifies the language of~~ §9.02.004(b)(3)(A) to read "No residence, building, and/or outside appliance shall be constructed closer than twenty-five (25) feet to the navigable channel of Lake LBJ at its normal water level of eight hundred twenty-five (825) feet above mean sea level. Inland boat slips, cuts, or similar man-made features shall not be used as the point of measurement for the required setback."

**Commented [BB2]:** Is this intended to grandfather the current placement that exists in HH and any future building must adhere to and abide by this change on or after it's adoption?

**Section 3. Severability.** Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

**Section 4. Open Meetings.** That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

**PASSED AND APPROVED** on this the \_\_\_\_ day of \_\_\_\_\_, 2026.

**ATTEST:**

**THE CITY OF HIGHLAND HAVEN, TEXAS**

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| [City Attorney Comments](#)

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Sarah Collard, City Secretary

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Olan Kelley, Mayor

Keep the 25-foot measurement required to be taken from the navigable channel of Lake LBJ at its normal water level (825 feet above sea level). Add, because all development activity comes, additionally, under the oversight of LCRA and its Technical Manuals and Construction Standards, it must additionally be reviewed and, if required, a permit and approval must be sought from LCRA and provided to the City prior to any construction activity begins.

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