

STATE OF TEXAS                {}  
COUNTY OF BURNET        {}  
CITY OF BURNET            {}

On this the 22<sup>nd</sup> day of February, 2022, the City Council of the City of Burnet convened in a special called Workshop Session, at 5:00 p.m. in the City of Burnet Council Chambers located at 2402 S. Water Street (Hwy 281 South, Burnet Municipal Airport) Burnet, Tx.; thereof with the following members present, to-wit:

Mayor	Crista Goble Bromley
Council Members	Mary Jane Shanes, Ricky Langley, Joyce Laudenschlager, Philip Thurman, and Danny Lester, Cindia Talamantez,
City Manager	David Vaughn
City Secretary	Kelly Dix

Guests: Habib Erkan, Alan Burdell, Adrienne Feild, Leslie Kimbler, Alan Burdell

Call to Order: Mayor Bromley called the meeting to order at 5:00 p.m.

DISCUSS AND REVIEW:

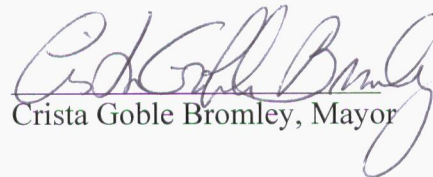
Proposed annexation of the 69 acre Tarbet Tract located at the corner of 281 North and County Road 108: H. Erkan: Assistant City Manager, Habib Erkan informed all present that Lennar Homes had submitted a petition for annexation of the Tarbet Tract located at the corner of U.S. Highway 281 and County Road 108. The purpose of the request for annexation was for the developer to be able to connect the proposed one hundred and fifty homes to the city water/wastewater system. The planned development has sixty foot lot widths. Mr. Erkan reiterated to all present that the proposed zoning change to requiring seventy five foot minimum lot widths instead of the sixty foot minimum lot widths was on the Council agenda for final consideration. The property as it stands is mostly in Burnet County, only a small portion of the property is in the city limits. The electric service provider for that area is Pedernales and currently city water utilities are available for connection, but sewer connection would need to be constructed. Luke from Lennar Homes presented to all present that the planned development would include approximately one hundred and fifty homes and some park area and a small section of commercial property on the highway frontage. The proposed plan was developed on the sixty foot lot widths. If the annexation is not completed the developer would no longer be interested due to the cost incorporated by adjusting the lot widths to meet Burnet County requirements for wells and sewer. Council discussed the need for a Planning Financial Model to assess the value of the annexation for the City.


Proposed R-3 Zoning Ordinance amendments and their impacts on pending preliminary plats: H. Erkan: Assistant City Manager Habib Erkan presented to Council an option referred to as Pyramid Zoning in reference to the impact of the proposed R-3 Zoning Ordinance amendments and the impact on the Honey Rock Ranch plat application. Developer Shaun Nelson was present and answered questions posed by the Council and explained that the plat plan was being developed to ease transition from large lots to smaller lots to lessen the effect on the already established homes.

ADJOURN:

There being no further business the Workshop session was adjourned at 6:00 p.m.

ATTEST:

  
Crista Goble Bromley, Mayor

  
Kelly Dix, City Secretary