

**MINUTES OF A SPECIAL MEETING OF THE CITY COUNCIL  
OF THE CITY OF COTTONWOOD SHORES, TEXAS  
4111 COTTONWOOD DRIVE – CIVIC CENTER  
TUESDAY, OCTOBER 26, 2004 at 7:00 PM**

1. **CALL TO ORDER AND ROLL CALL:** Mayor Pfeifer called this Special Meeting to Order at 7:01 p.m. with Council Members Beyer, Logan, Carusi, and Hildebrand in attendance a Quorum was Present. Council Member Plumley arrived at 7:20 p.m.
2. **FIRST PUBLIC HEARING ON THE PROPOSED ANNEXATION OF LOT 1, WINDCHIME SUBDIVISION, A SUBDIVISION IN BURNET COUNTY, TEXAS, AS SHOWN ON THE PLAT RECORD IN CABINET 3, SLIDES 136 C & D, PLAT RECORDS OF BURNET COUNTY, TEXAS, BEING 10.31 ACRES, MORE OR LESS, LOCATED ON THE EAST SIDE OF THANKSGIVING MOUNTAIN, WEST OF THE CURRENT CITY LIMITS, AND SOUTH OF RR 2147, INCLUDING THE ABUTTING STREETS, RIGHTS-OF-WAY AND ROADS:** Mayor Pfeifer opened the Public Hearing at 7:02 p.m. Councilman Carusi asked why we could not hold all three together since it was all for a public hearing. Mayor Pfeifer replied he didn't see why we couldn't do them all together. City Secretary, Tena Collier stated that she didn't know why they had it broken the request apart, but since this was the way the City Attorney put the language together she recommended we do it as three separate hearings. Councilman Hildebrand agreed. Mayor Pfeifer then showed everyone where the property was located on the map. Burnet County Commissioner James Oakley asked if it currently abutted the City Limits. Mayor Pfeifer replied yes, he explained that Castle Terrace was in the City Limits. Commissioner Oakley stated so it is in the City's ETJ. Mayor Pfeifer replied yes, the City had a ½ mile ETJ. Mr. Bill Howard asked if Castle Venture was the same as Castle Terrace. Mrs. Jane Marie Hurst explained that Castle Ventures is the name of the entity that owns most of the lots up there and Castle Terrace was the legal description for the property. Mayor Pfeifer asked for any additional comments to which there were none.
3. **FIRST PUBLIC HEARING ON THE PROPOSED ANNEXATION OF 11.55 ACRES, MORE OR LESS, SITUATED IN BURNET COUNTY, TEXAS, LOCATED ON THE EAST SIDE OF THANKSGIVING MOUNTAIN, WEST OF THE CURRENT CITY LIMITS, AND EAST OF HI-RIDGE ROAD, AND ABUTTING THE SOUTHERN AND WESTERN BOUNDARIES OF LOT 1, WINDCHIME SUBDIVISION, INCLUDING THE ABUTTING STREETS, RIGHTS-OF-WAY AND ROADS:** Mayor Pfeifer open the Public Hearing at 7:08 p.m. He showed everyone where this was located on the map. He then asked for any comments on this 11.55 acres to which there were none.
4. **FIRST PUBLIC HEARING ON THE PROPOSED ANNEXATION OF 3.54 ACRES, MORE OR LESS, SITUATED IN BURNET COUNTY, TEXAS, LOCATED ON THE EAST SIDE OF THANKSGIVING MOUNTAIN, WEST OF THE CURRENT CITY LIMITS, AND EAST OF HI-RIDGE ROAD, AND ABUTTING THE WESTERN RIGHT-OF-WAY OF KNIGHT'S ROW, INCLUDING THE ABUTTING STREETS, RIGHTS-OF-WAY AND ROADS:** Mayor Pfeifer opened the Public Hearing at 7:09 p.m. He showed everyone where this was located on the map. Mr. Howard asked if

this was on the west side of Castle Terrace and up to Horseshoe Bay. Mayor Pfeifer replied that was right. He was asked why this was being done. Mayor Pfeifer stated that it was upon the request of the property owners. Commissioner Oakley stated that anytime a municipality wanted to extend their city boundaries be it through voluntary or involuntary annexation it does not go through the County. He added that the County had no say in the issue. He noted that likewise even if it was not annexed any development within the City's ETJ the County has relinquished their authority to the municipality. He stated that the bottom line was that the County had no say or authority. Mr. Howard asked if there was any reason why it was being developed. Mr. Marley Porter explained that Mr. and Mrs. Hurst were selling the property to a development group called Primera Homes. He stated that their goal was to do a world class condominium development on the lower 11 acres and on top of the hill they were planning a multi use which would include some commercial and a hotel. He added that it would all be brought before the Council over the next couple of months for specific site plan approval. He stated that he was amazed with what has happened since publication of the hearings. He stated he was at the Tall Texan for lunch and some of the comments were concerns with the traffic and what about the height. He added that someone even said that Cottonwood Shores can't do this, and that where they trying to take over the world. He stated that Cottonwood Shores was not trying to take over the world, but trying to do a better job with what piece of the world they had. He added that there would be a deceleration lane put in by the developer to try ease traffic on RR 2147. He added that the developer would do whatever it takes to maintain the aesthetics of the area. He added that the fact remains that by Cottonwood annexing this property and the revenue generated from the development in taxes, and permit and tap fees Cottonwood Shores could do some things that need to be done to the roads and water system. He noted that if the developer needs to put in a screening wall then they will do so. He stated that he was also told that Horseshoe Bay doesn't like this at all. He noted that plans to improve RR 2147 are only from Hwy 71 to the entrance of the Peninsula, but from there on it is ignored. He added that the only thing that was going to make TXDOT take notice was to show them the development then they might consider coming up to development. He noted that it was also stated that if the developer didn't do what was wanted then they would just cut off the sewer. He added this was not from anyone with the MUD that came from Horseshoe Bay people who thought they owned the MUD. He noted that it was LBJ MUD not Horseshoe Bay MUD. He stated that he had already met with LBJ MUD and they were ready for the added waste. He added that the reason is it makes their plant more efficient and they make more money. He stated that the developer would pay for any additional gallons that will be sent that way. He stated that the bottom line is that if someone is dumb enough to cut our wastewater off to LBJ then the City could put in their own wastewater plant to treat their own wastewater and make a nine hole golf course for the effluent. Mrs. Hurst asked how many rooms the Marriott had. Mr. Porter replied three-hundred-sixty-five (365). Mrs. Hurst stated that they don't think that is going to increase traffic. She stated that they think everyone is going to use 71. She added we all know better than that so even if we don't do this development TXDOT was going to have to reconsider for that reason. Mr. Porter stated that most of the traffic on RR 2147 is because we don't have the services to take care of people in the City and Horseshoe Bay so they drive to Marble Falls. He added if you want to stop traffic start having the quality of services like employment, and shopping right here. Mr. Bill Schultz

inquired as to a rumor he heard about widening RR 2147 to be four lanes. Mr. Porter stated that if we were successful with this development then the developer could write a strong letter to TXDOT saying the development was going to happen and then they would have to look at the rest of RR 2147. Commissioner Oakley stated that widening RR 2147 was Burnet County and state funded. He added that it was along time coming, but did get funding approved up to the Peninsula. He added that there were no plans to widen the rest of RR 2147 because of the right-of-way costs. He stated that was one of the reasons he was advocating the bridge by the dam so we could utilize existing roads and give an alternate route if some thing happened to the bridge in Marble Falls. He noted that 92% of the traffic on RR 2147 goes up to HWY 281 and turns left according to TXDOT. He believed that a majority of that traffic would take an alternate route. Mr. Porter stated that he had some investors willing to give three-million dollars (\$3,000,000.00) if it was made into a tolebridge. Commissioner Oakley noted that the new District Engineer, Mr. Bob Day, had a new way of thinking. He had heard it was a new day at TXDOT. He stated that this new engineer was how the turn lane through Horseshoe Bay got funded as well as the turn lane north of Marble Falls by the bluebonnet house, and the turn lane by Texas Granite. With no additional comments Mayor Pfeifer closed the public hearing at 7:25 p.m.

5. **CITIZEN COMMENTS:** There were no additional comments.
6. **ADJOURNMENT:** Councilman Hildebrand made a motion to adjourn at 7:26 p.m. Councilman Carusi seconded his motion, which carried by unanimous vote.

ATTEST:

  
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TENA COLLIER, CITY SECRETARY






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5. CITIZEN COMMENTS.
6. ADJOURNMENT.

I CERTIFY THAT THE ABOVE NOTICE WAS POSTED AT CITY HALL, 3808 COTTONWOOD DRIVE, COTTONWOOD SHORES, TEXAS ON THIS 22<sup>ND</sup> DAY OF OCTOBER, 2004 AT 5:00 P.M.

  
FRANK J. PEEIFER, MAYOR

ATTEST:

  
TENA COLLIER, CITY SECRETARY

