

From: Richard McMahon <rhcmcmahon@gmail.com>

Sent: Monday, March 9, 2026 2:24:25 PM

To: Development Services Dept. <developmentsservices@cityofburnet.com>

Subject: Proposed zoning changes and development of land at Hwy 281 and County Road 108

[You don't often get email from rhcmcmahon@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Caution: External Email

March 2026

Richard & Vici McMahon
2700 County Road 108
Burnet, Texas 78611

City of Burnet Development Services
101 N.E 3rd Street
Burnet, Texas 78611

Dear City of Burnet Development Services

It has come to my and my wife's attention that there is proposed development at the intersection of County Road 108 and Highway 281. We were informed that part of the pasture land had been sold and a proposed truck stop put in with all the facilities. I understand the City Council did not approve that request. If I'm correct an approval for retail development has been granted with the provision that fuel and alcohol

sales will be permitted. I have several concerns about fuel sales with respect to water runoff that goes from this property into Hamilton Creek. Has there been an EPA study on the impact of this next to the area where County Road 108 floods in periods of high rainfall and its become impassible several times? We are acutely aware of the runoff. Also from a Civil Engineering aspect has a firm been employed to access water flow?

Alcohol sales should be prohibited right across from the green mile. We don't need a store that sells booze right across from our high school. Fuel sales should also be prohibited

because of runoff and the possibility of accidental spills and oil and gas runoff from cars that pull in to get gas or trucks for diesel. My wife and I have lived off of this road for many years as our son went all the way from elementary school through high school in Burnet. We are both are native Texans and I am retired military. We moved to Burnet so our son could go to a good school vice a big city school such as Austin. Also there many rewards for living next to a town such as Burnet both for us and our sons development. I also like the dark skies we have and routinely do Astronomy at my home. So as you see a big gas station would not be a welcome aspect from that point of view with all its lighting. I understand growth is part of any city otherwise we would still have a courthouse with hitching posts for horses. We are asking for responsible growth of Burnet. If development goes In I'm asking that access to County Road 108 be restricted to people living off of this road. The road is not built to handle large volumes of traffic. I know where the City and the County of Burnet meet and part of the road falls under the city's jurisdiction and the other the county. I'm also asking for a study of the water runoff be done by the EPA before approval is granted for development and if regular retail stores get put in that full cutoff lighting be used. Full cutoff lighting Its cheaper for the City or retailer and it puts the lights where it needs to be vice lighting up the sky.

Thank you for your time and consideration

Sincerely

Richard McMahan

DISCLAIMER: "This communication, and any attachments, may contain information that will subject this message to disclosure under public information statutes. In the alternative, this message may contain information that is confidential and privileged. Unless you are the addressee (or authorized to receive for the addressee), you may not use, copy or disclose to anyone the message or any information contained in the message. If you have received this message in error, please advise the sender by reply e-mail and delete the message."