



CITY OF BURNET

PLANNING AND ZONING

ITEM BRIEF

Meeting Date

December 1, 2025

Agenda Item

Public hearing and action: Resolution No. 2025-85: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE PRELIMINARY PLAT OF EAGLE'S NEST SUBDIVISION, SECTION 3, A PROPOSED 13-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 17.15 ACRES

1. Staff Presentation
2. Public Hearing
3. Discuss and considering action

Information

The proposed Eagle's Nest Section 3 Preliminary Plat is a single-family residential subdivision located on 17.45 acres of property located on the east side of Eagle Ridge (Exhibit A) and abuts the city limits. The proposed subdivision will include thirteen (13) residential lots ranging in size from 1.01 acres to 2.63 acres.

Each lot will be a minimum of one acre; the smallest lot to be 1.01 acres and largest 2.63. With each lot in the subdivision being one acre or more, this subdivision is considered a "large lot" subdivision and is not required to install sidewalks.

The proposed subdivision (Exhibit B) will gain access from Eagle Ridge via one new proposed road named Manor Drive. Manor Drive is a proposed dead-end cul-de-sac with an approximate length of 826 feet. Per Sec. 98-42, the maximum length for a cul-de-sac is 600 feet. Therefore, the proposed preliminary plat requires approval of a subdivision variance prior to consideration.

The subdivision will be served by City of Burnet water, the electric provider will be PEC and wastewater will be provided by on-site sewage facilities (septic).

Staff Analysis

City staff and city engineer have reviewed the plat in accordance with Sec. 98-22 (entitled "Preliminary Plats") and have found that, with the approval of the culs-de-sac variance, the plat does generally meet the requirements as outlined in the code.

Recommendation

Open the public hearing. At the conclusion of the public hearing, discuss and consider the draft resolution.

Exhibit A – Location



[illegible]

Exhibit C – Applicant's Request



September 25, 2025

Leslie Kimbler
City of Burnet
10011 Buchanan Dr., Ste. 4
Burnet, TX 78611

**RE: EAGLE'S NEST SUBDIVISION, PHASE 3
CITY OF BURNET, BURNET COUNTY, TEXAS
CCL 25-086**

**SUBJECT: CUL-DE-SAC STREET LENGTH VARIANCE REQUEST
(STREET DESIGN CRITERIA: RESIDENTIAL, LARGE LOT)**

Dear Ms. Kimbler:

On behalf of our Client, GD Development Group, LLC, represented by Jim Gallegos, we respectfully request a variance from the City of Burnet Unified Development Code, Section 98-42(b)(8), Transportation Improvements. The current regulations require a 600 foot long maximum street length for cul-de-sacs in a large residential subdivision with less than 80 dwelling units.

We hereby request a 826 foot maximum street length as approved and supported by the local Fire Marshal.

We appreciate your consideration of this request.

Sincerely,

Chris Elizondo, P.E., R.P.L.S.
Managing Principal

RESOLUTION NO. R2025-85

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE PRELIMINARY PLAT OF EAGLE'S NEST SUBDIVISION, SECTION 3, A PROPOSED 13-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 17.15 ACRES

WHEREAS, the Planning and Zoning Commission conducted a public hearing on this application on December 1, 2025; and

WHEREAS, the Planning and Zoning Commission recommended approval of the application on December 1, 2025; and

WHEREAS, City Council conducted a public hearing on this application on December 9, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, AS FOLLOWS:

Section One. Findings. That the recitals to this Resolution are incorporated herein for all purposes.

Section Two. Approval. The preliminary plat of Eagle's Nest Subdivision, Section 3 is hereby approved.

Section Three. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

Section Four. Effective Date. That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

PASSED AND APPROVED on this the 9th day of December 2025.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

ATTEST:

Maria Gonzales, City Secretary