



Item Brief

Meeting Date

December 2, 2024

Agenda Item

Public Hearing and Action: Resolution No. R2024-87: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE PRELIMINARY PLAT OF THE RESERVE AT BURNET SUBDIVISION, A PROPOSED 85-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 168.09 ACRES

Information

The proposed subdivision, consisting of 168 acres, is zoned Single-family Residential – District “R-1”, and is located along Ranch Road 2341 across from the Rancho Viejo Subdivision (Exhibit A). The applicant is proposing to subdivide the tract to create 83 residential lots with two drainage lots (Exhibit B).

The subdivision will consist of seven new streets, six of which are cul-de-sacs, and create three blocks. The three blocks and two of the cul-de-sac roads (Trump Drive and Hadley Lane) do exceed the allowable length as outlined in the code. Additionally, 12 lots within the subdivision exceed the allowable depth to width ratio outlined in the code. Three variances will need to be considered prior to the plat’s consideration.

The seven new streets are to be named: Hadley Lane, Trump Drive, Hanner Street, Richie Cove, Keston Cove, Revere Cove, and Reagan Drive.

The subdivision will be developed in two separate phases; Phase One will consist of 65 lots with two entrances along Ranch Road 2341; these locations have been approved by both TxDOT and the Fire Marshal. Each lot in Phase One will be a minimum of one acre. Phase Two will be the remaining 20 lots with the smallest lot being just over one acre and the largest lot being six acres. 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 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 the plat does generally meet the requirements as outlined in the code.

Recommendation

Open the public hearing. At the conclusion of the public hearing, approve the proposed Preliminary Plat of The Reserve at Burnet Subdivision.

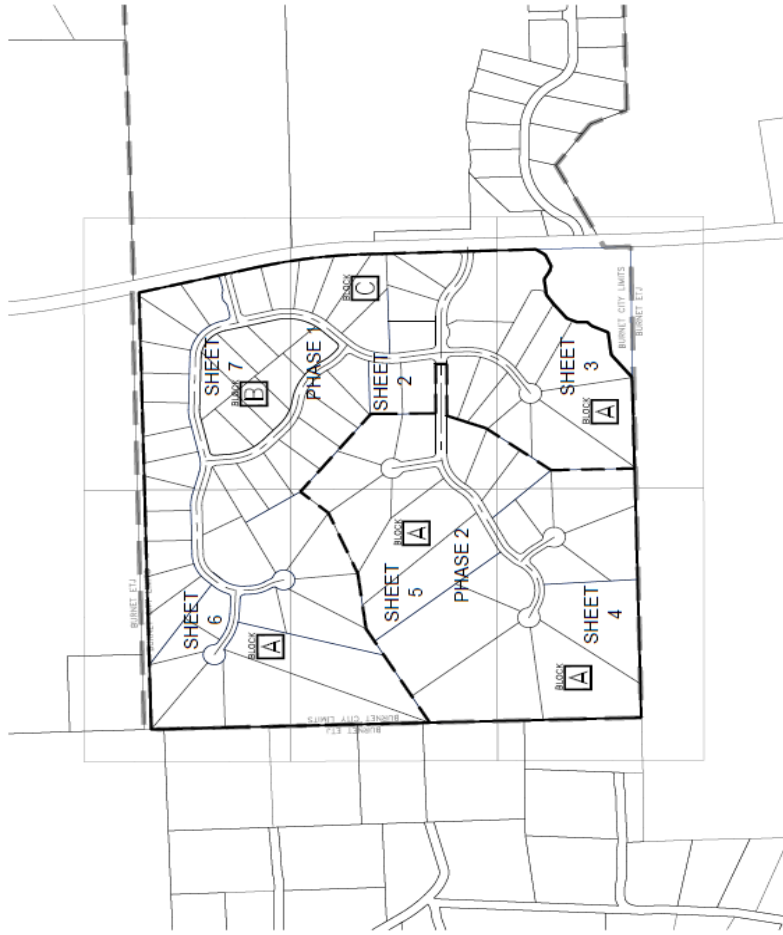
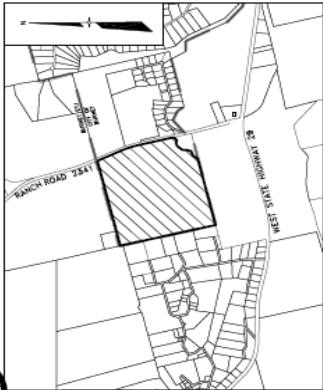
Exhibit A – Tract



Exhibit B – Plat

SHEET NO.	NAME	DESCRIPTION
SHEET 1 OF 10	UNIMPL. CDP/RESERVE MAP	
SHEET 2 OF 10	RESERVE	
SHEET 3 OF 10	RESERVE	
SHEET 4 OF 10	RESERVE	
SHEET 5 OF 10	RESERVE	
SHEET 6 OF 10	RESERVE	
SHEET 7 OF 10	RESERVE	
SHEET 8 OF 10	RESERVE	
SHEET 9 OF 10	RESERVE	
SHEET 10 OF 10	RESERVE	

PRELIMINARY PLAT OF
THE RESERVE AT BURNET
 162.88 ACRES
 OUT OF THE JOSEPH BARNHART SURVEY NO. 35, ABSTRACT NO. 65,
 THE P.W. BAILEY SURVEY NO. 1445, ABSTRACT NO. 1467, THE
 JAMES B. CROSBY SURVEY NO. 36, ABSTRACT NO. 174, AND THE
 ABSOLUM GRAY SURVEY NO. 34, ABSTRACT NO. 343
 CITY OF BURNET
 BURNET COUNTY, TEXAS



NAME	AREA	LAND WITH	OWNER	REMARKS
SECTION 65E	807/200'	30'	RESERVE	25.00 AC
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PHASE	NO. OF LOTS
PHASE 1	65
PHASE 2	20
TOTAL NO. OF LOTS	85
REQUIRED CONNECTIONS	2
TO MAJOR STREETS:	
MAJOR STREETS:	
RANCH ROAD 7241	

LAND USE SUMMARY	
TOTAL SITE AREA	162.88 AC
63 RESIDENTIAL LOTS	144.04 AC
2 DRAINAGE LOTS (LOTS 1 AND 42)	12.36 AC
6-48 AC	6.48 AC
TOTAL:	162.88 AC

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
 DATE: 11-12-24

VICINITY MAP
 1" = 400'

SHEET 1 OF 10

RESOLUTION NO. R2024-87

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING THE PRELIMINARY PLAT OF THE RESERVE AT BURNET SUBDIVISION, A PROPOSED 85-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 168.09 ACRES

WHEREAS, the Planning and Zoning Commission conducted a public hearing on this application on December 2, 2024; and

WHEREAS, the Planning and Zoning Commission recommended approval of the application on December 2, 2024; and

WHEREAS, City Council conducted a public hearing on this application on December 10, 2024.

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

Section One. Findings. The recitals set out above are hereby approved and incorporated herein for all purposes.

Section Two. Approval. The Preliminary Plat establishing The Reserve at Burnet Subdivision 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 10th day of December 2024.

CITY OF BURNET, TEXAS

Gary Wideman, Mayor

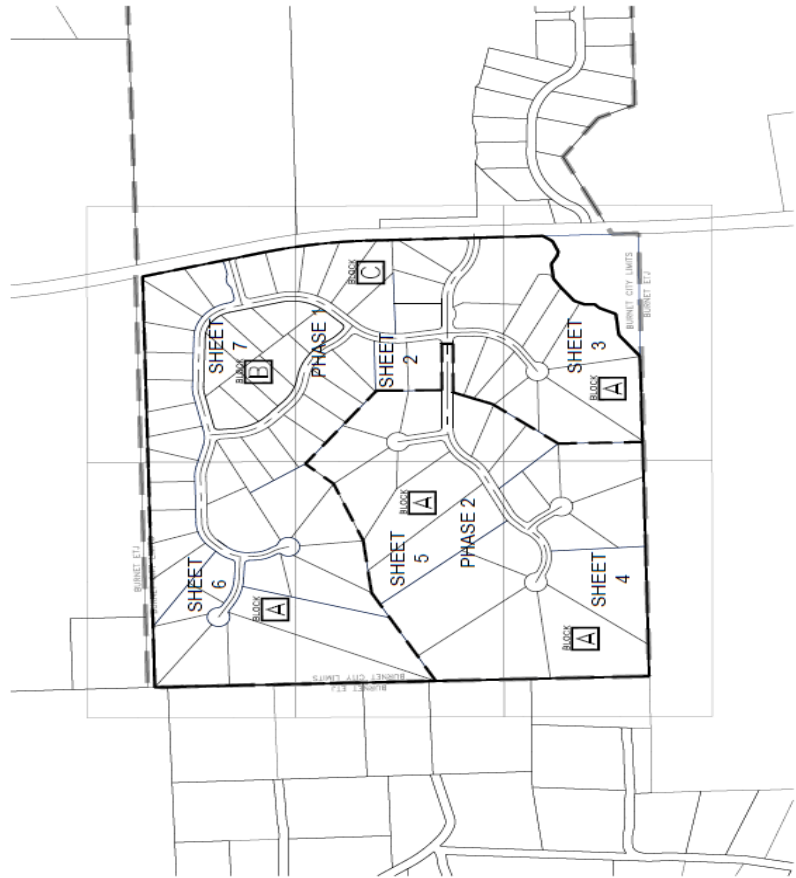
ATTEST:

Maria Gonzales, City Secretary

Exhibit "A" Plat

SHEET NO.	DESCRIPTION
SHEET 1 OF 10	PLAT AND REE MAP
SHEET 2 OF 10	PHASE 1
SHEET 3 OF 10	PHASE 1
SHEET 4 OF 10	PHASE 1
SHEET 5 OF 10	PHASE 1
SHEET 6 OF 10	PHASE 1
SHEET 7 OF 10	PHASE 1
SHEET 8 OF 10	PHASE 1
SHEET 9 OF 10	PHASE 1
SHEET 10 OF 10	PHASE 1

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NAME	WIDTH	RIGHT-OF-WAY	TYPE	STREET
BRANCH ROAD	60'	120'	RESIDENTIAL	25 MPH
BRANCH DRIVE	40'	80'	RESIDENTIAL	25 MPH
BRANCH STREET	40'	80'	RESIDENTIAL	25 MPH
BRANCH DRIVE	40'	80'	RESIDENTIAL	25 MPH
BRANCH DRIVE	40'	80'	RESIDENTIAL	25 MPH
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