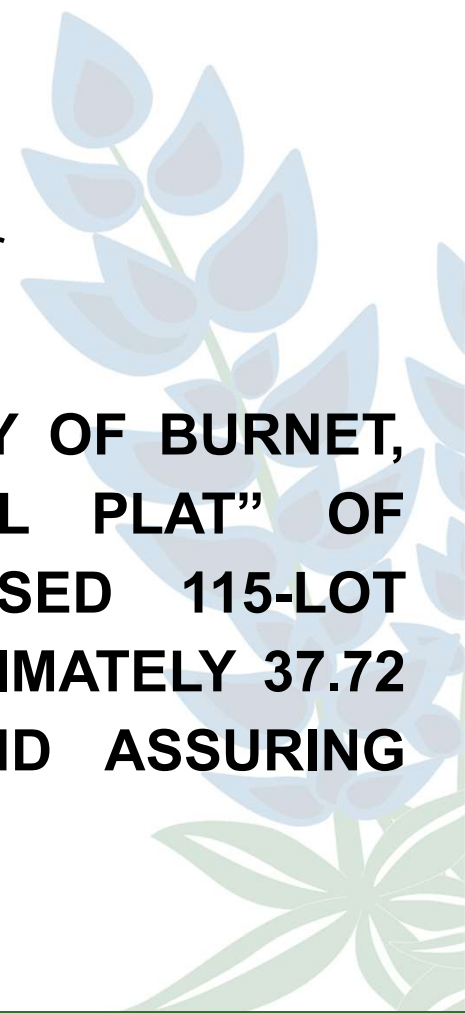


## CITY OF BURNET

# City Council Regular Meeting August 12, 2025

Discuss and consider action: Resolution No. R2025-63: L. Kimbler

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE “FINAL PLAT” OF CREEKFALL PHASE 3 SUBDIVISION, A PROPOSED 115-LOT RESIDENTIAL SUBDIVISION CONSISTING OF APPROXIMATELY 37.72 ACRES; AND ACCEPTING A PERFORMANCE BOND ASSURING COMPLETION OF SUBDIVISION INFRASTRUCTURE**



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## CITY OF BURNET BACKGROUND & INFORMATION

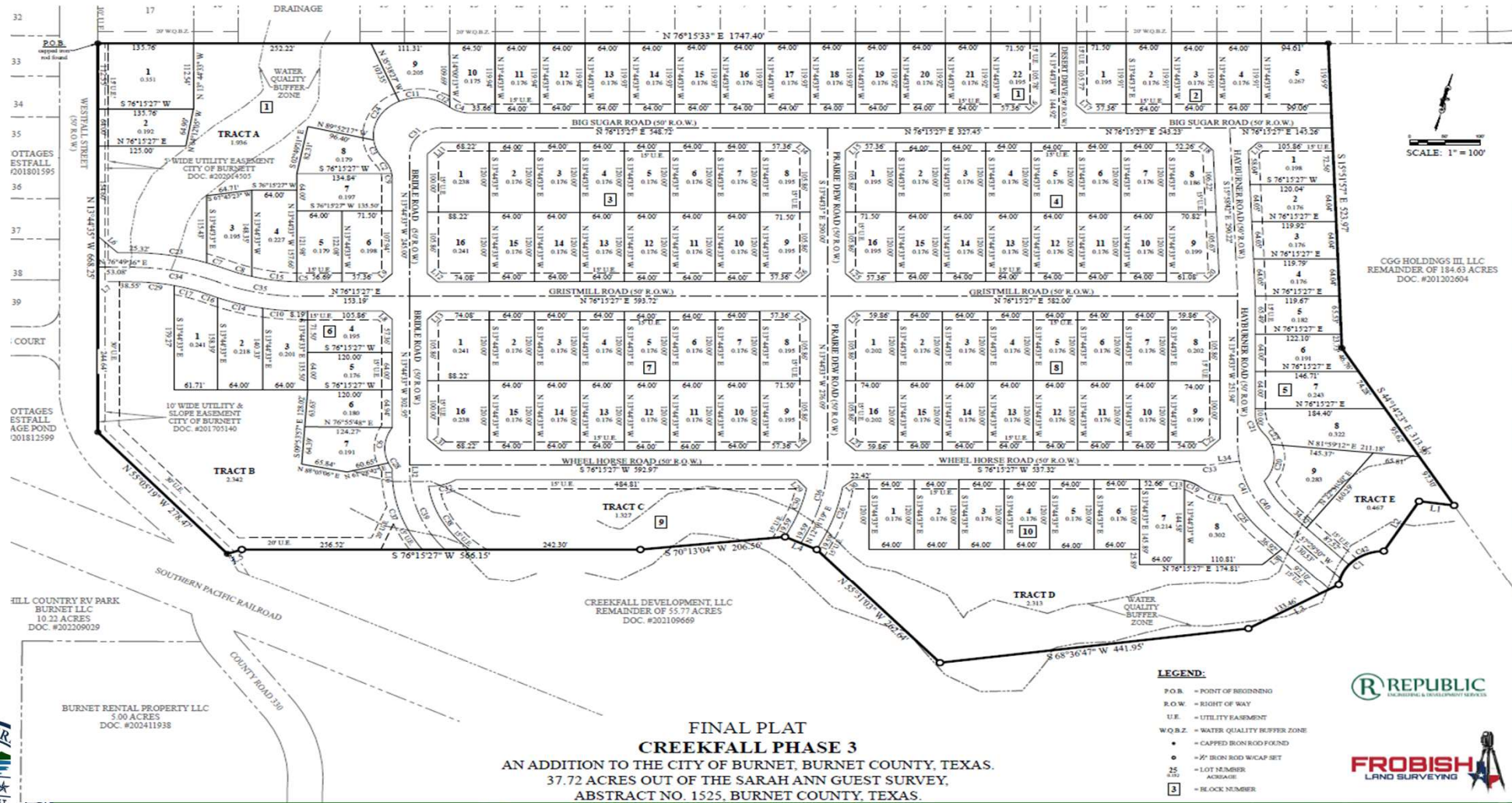
- Final Plat of Creekfall Phase 3 Subdivision
- 115 Single-Family Residential lots and 4 drainage tracts
- Existing streets, Desert Drive and Big Sugar Road will be extended into the subdivision.
- 5 new roads, Gristmill Road, Wheel Horse Road, Bridle Road, Prairie Dew Rhoad and Hayburner Road will be created
- Provides additional future connections for surrounding undeveloped properties
- Preliminary plat approved March 2022
- Construction plans approved January 2025



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# CITY OF BURNET



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## CITY OF BURNET

- Final plat has been reviewed using Sec. 98-24 as a guide and has been found to comply with ordinance requirements to form and content
- Contractor has not begun paving
  - Applicant has indicated that paving will be completed by Aug. 15<sup>th</sup>
  - Staff consulted with Fire Marshal and City Engineer
  - Recommending City Council consider approval of the plat with the condition that it shall not be recorded until all required pavement improvements have been completed and have received satisfactory inspection and approval by the City Engineer.
- Applicant requesting City Council accept Performance bond assuring completion of infrastructure
  - Bond shall warranty the completion of required infrastructure
  - Bond in an amount equal to 110% of the costs remaining

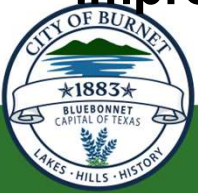


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## CITY OF BURNET

In addition to the conditional approval, the proposed Resolution accepts the Performance Bond subject to the following:

- The public improvements are completed and preliminary accepted before August 12, 2026; and
- At the time of preliminary acceptance of the public improvements the subdivider provides a warranty or maintenance bond, assuring the quality of materials and workmanship, and maintenance of all public improvements; and
- Failure to timely complete the public improvements shall cause the City Manager to draw on the performance bond to complete the public improvements; and
- The public improvements shall not be accepted until all improvements have been satisfactorily completed; and
- The city shall withhold all City services to the subdivision until the public improvements are satisfactorily completed and accepted.



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# Public Hearing

- **Public Hearing**
  - Limit 3 minutes per speaker
- **Discussion**
  - Discuss and consider proposed Resolution No. R2025-63



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