

RESOLUTION NO. R2021-11

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, CONDITIONALLY APPROVING THE PRELIMINARY PLAT ESTABLISHING CREEKFALL SUBDIVISION, PHASES 1 AND 2, CONSISTING OF APPROXIMATELY 135 RESIDENTIAL LOTS ON APPROXIMATELY 44.64 ACRES OUT OF THE SARAH ANN GUEST SURVEY, ABSTRACT 1525, GENERALLY LOCATED SOUTH OF HWY. 29, EAST OF WESTFALL ST., AND WEST OF THE RAILROAD TRACK

Whereas, the Planning and Zoning Commission conducted a public hearing on this application on February 1, 2021; and

Whereas, after the date of notice publication, but before the date of the public hearing, the applicant requested, by written electronic mail message, action on this application be deferred for 30 days; and

Whereas, City Council conducted a public hearing on this application on February 9, 2021; and

Whereas, the Planning and Zoning Commission conditionally recommended approval of the application on March 1, 2021.

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

Section 1. Findings. That the recitals to this Resolution are incorporated herein for all purposes.

Section 2. Conditional Approval. The Preliminary Plat Establishing Creekfall Subdivision, Phases 1 and 2, is hereby conditionally approved; subject to the condition recommended by the Planning and Zoning Commission as follow:

- City Engineer comments number 12 by providing Water Quality Treatment for the lots north of Water Well Road;
- City Engineer comment number 14 by production of a traffic impact analysis satisfactory to the Texas Department of Transportation and addressing requirements necessary to receive a driveway permit as well as the City Engineer's comments and concerns; and
- Applicant resolves Community Development Services comment number iv regarding provision of information on connectivity with Coke Street.

Section 3. 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, as modified by the governor's orders in response to the COVID-19 pandemic.

Section 4. Effective Date. That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

PASSED AND APPROVED this the 9th day of March, 2021.

CITY OF BURNET, TEXAS


Crista Goble Bromley, Mayor

ATTEST:


Kelly Dix, City Secretary

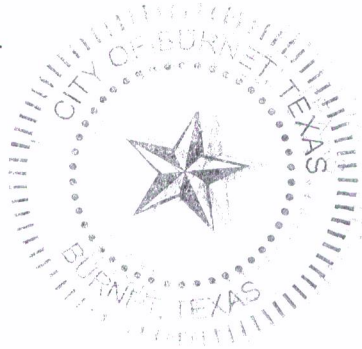
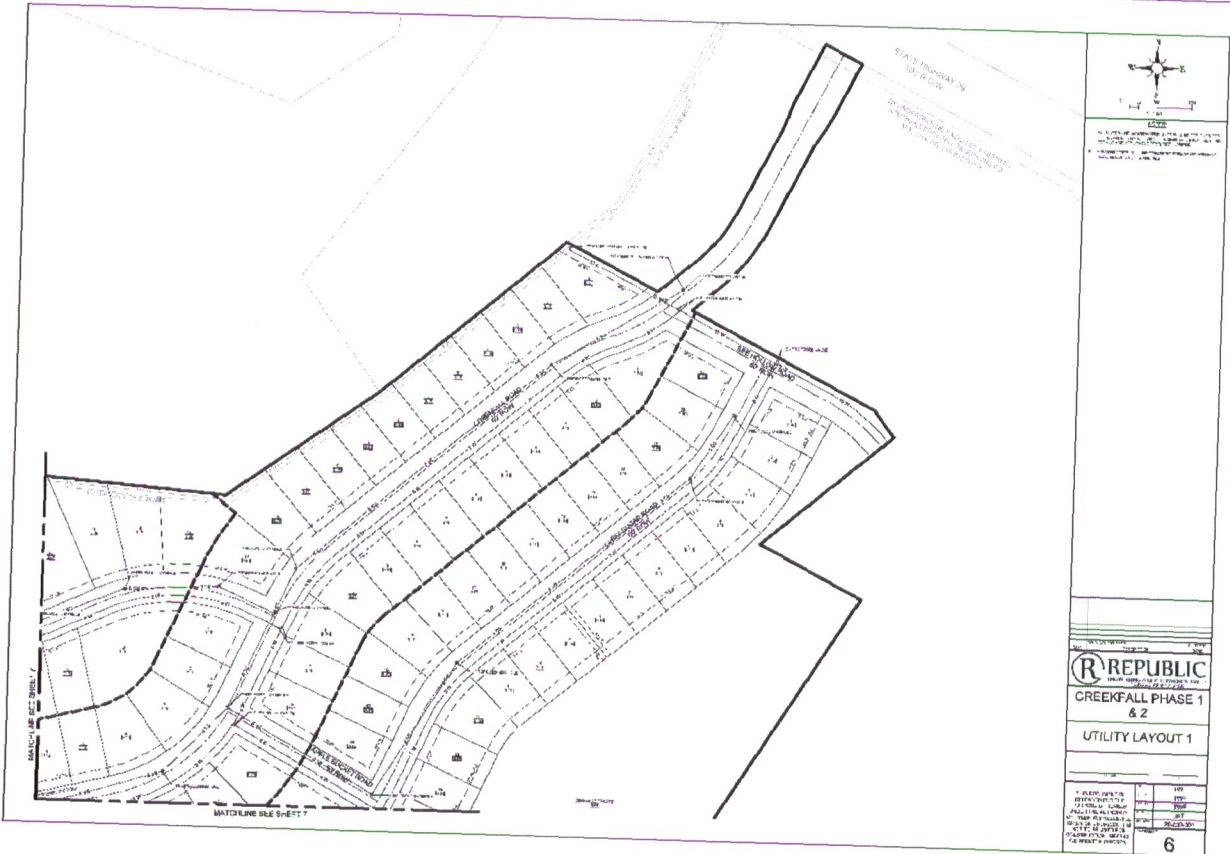
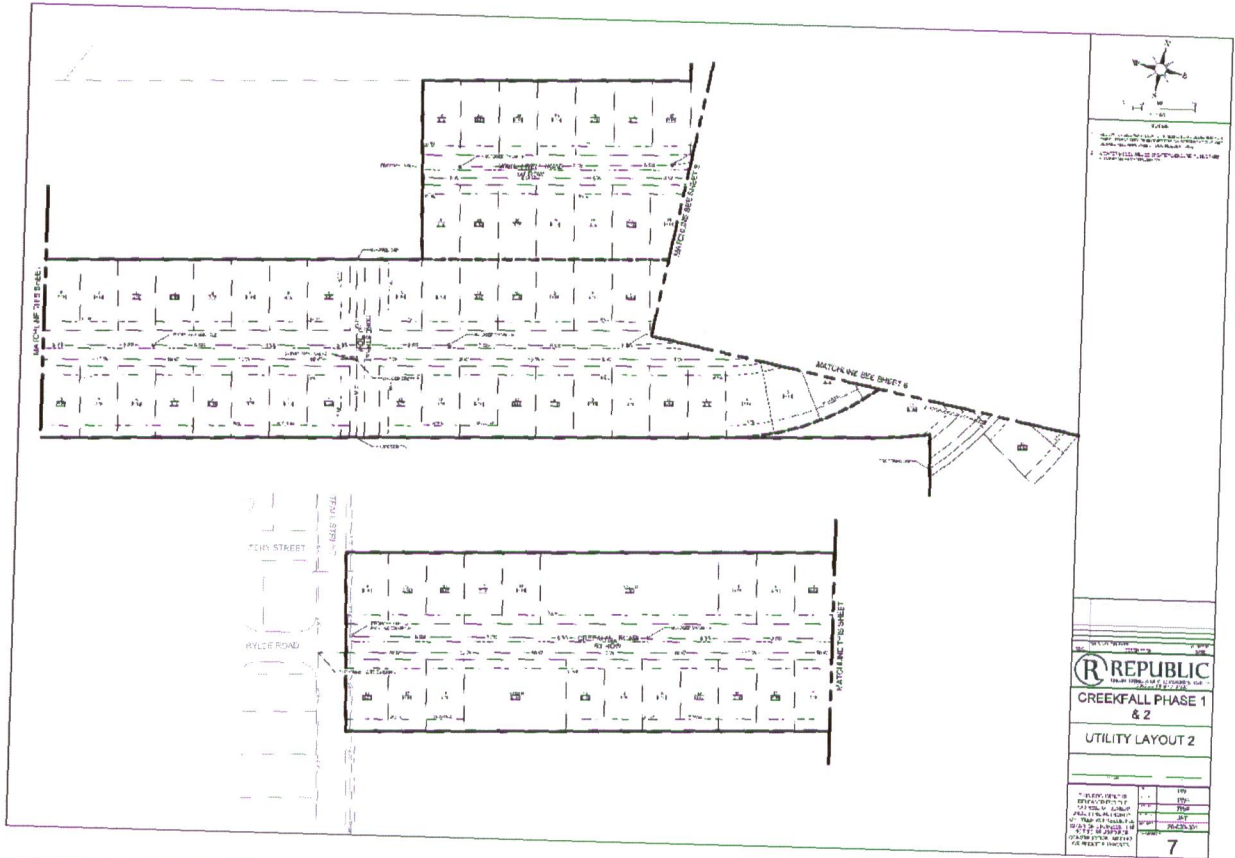
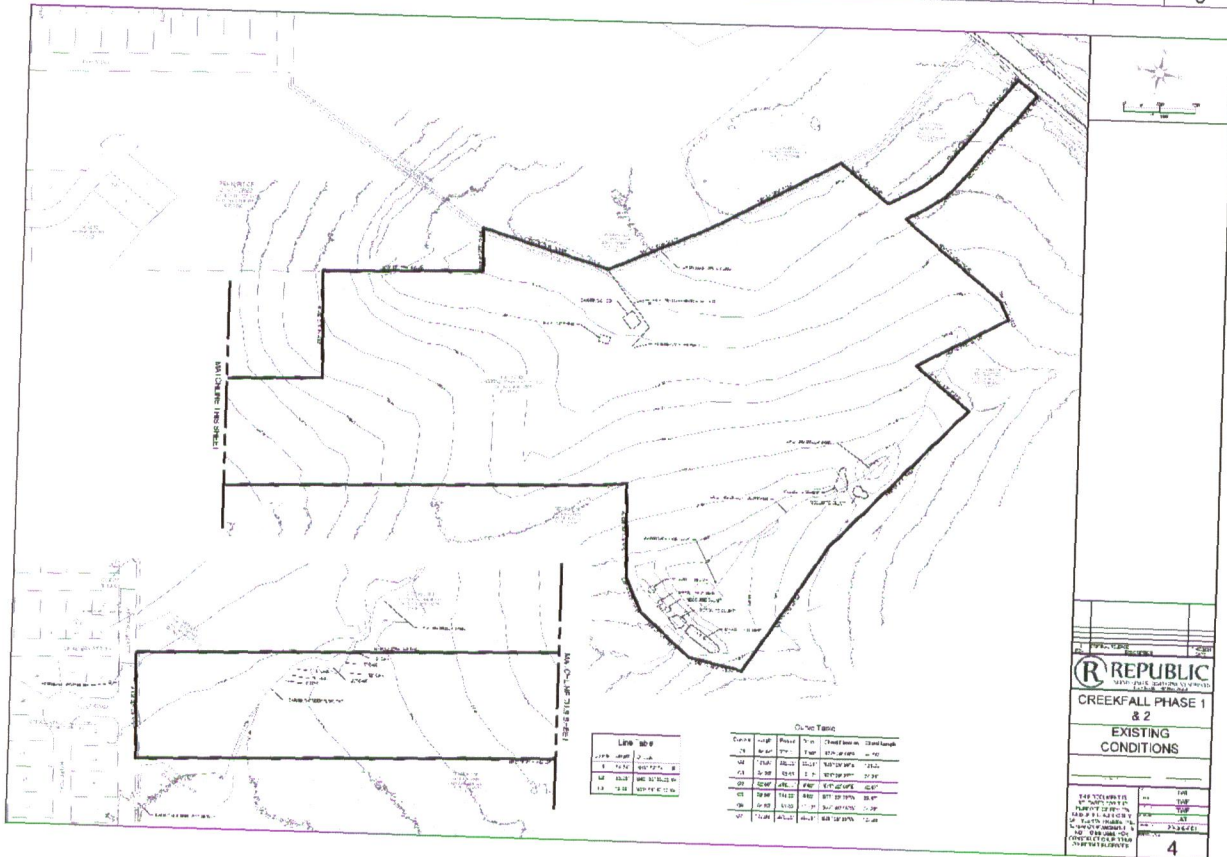
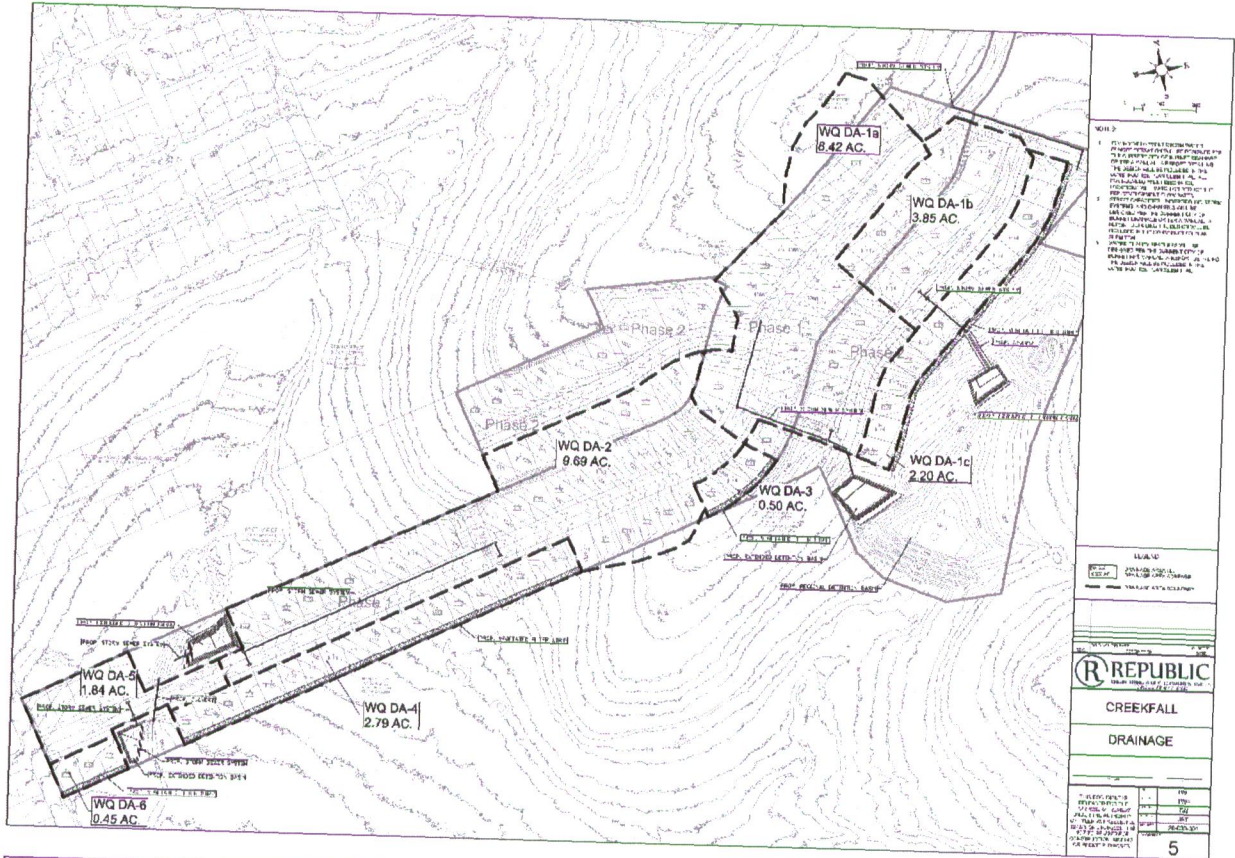
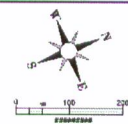


Exhibit "A"
Proposed Preliminary Plat





A PRELIMINARY PLAT OF
 CREEK FALL SUBDIVISION
 44.64 ACRES
 OUT OF THE
 SARAH ANN GUEST SURVEY NO. 1503
 ABSTRACT NO. 1625
 BURNET COUNTY, TEXAS



Curve Table				Curve Table				Curve Table				Curve Table			
Curve #	Length	Offset	Chord Length	Curve #	Length	Offset	Chord Length	Curve #	Length	Offset	Chord Length	Curve #	Length	Offset	Chord Length
C1	13.74	140.80	877.7	879.87 39°	73.7	C2	53.46	108.00	627.7	826.47 39°	30.89	C3	14.76	109.87	837.7
C2	23.46	140.80	1.87	822.15 39°	23.46	C4	128.87	108.00	20.1	827.47 47°	185.47	C5	58.2	105.87	80.49
C3	19.43	130.00	1.87	829.13 39°	19.43	C6	116.77	103.00	22.48	829.28 10°	116.57	C7	58.2	105.87	80.49
C4	87.07	147.30	7.30	829.13 39°	87.07	C8	9.27	215.39	82.27	37.73 39°	56.77	C9	5.38	107.33	127.7
C5	84.37	146.62	20.14	829.48 39°	84.37	C10	170.38	176.24	180.78 19°	170.38	C11	20.24	142.88	17.1	
C6	11.41	146.62	1.70	827.48 39°	11.41	C12	116.88	176.24	21.1	180.71 14°	116.78	C13	48.48	108.87	10.41
C7	83.67	146.62	24.61	827.47 47°	83.67	C14	105.84	103.00	180.77 39°	105.30	C15	11.68	108.87	17.1	
C8	136.18	176.20	21.87	823.43 39°	136.18	C16	116.88	103.00	22.48	829.28 10°	116.57	C17	48.48	108.87	10.41
C9	20.30	176.20	4.37	847.45 39°	20.30	C18	14.27	108.00	1.70	821.13 39°	14.27	C19	33.08	103.39	8.47
C10	17.28	165.30	7.41	840.83 39°	17.28	C20	86.1	103.00	12.87	821.43 39°	86.1	C21	52.1	103.87	11.1
C11	17.40	125.30	7.41	879.87 39°	17.40	C22	116.88	103.00	22.48	829.28 10°	116.57	C23	48.48	108.87	10.41
C12	88.27	175.41	8.40	879.87 39°	88.27	C24	116.88	103.00	25.41	105.48 39°	116.27	C25	48.48	108.87	10.41
C13	81.40	169.30	17.1	837.87 39°	81.40	C26	31.4	148.34	4.36	847.47 39°	31.4	C27	48.48	108.87	10.41
C14	177.47	146.30	23.70	840.28 19°	177.47	C28	346.38	103.00	47.07	827.47 39°	346.38	C29	83.16	105.87	10.41
C15	37.87	146.30	4.36	823.21 47°	37.87	C30	43.87	103.00	11.87	823.21 47°	43.87	C31	2.97	106.87	2.97
C16	25.14	170.47	7.37	809.21 47°	25.14	C32	25.12	109.78	5.78	803.18 22.14	25.12	C33	88.27	103.87	10.41
C17	16.00	165.40	8.00	105.13 47°	16.00	C34	34.73	105.78	8.47	817.13 39°	34.73	C35	81.14	103.87	10.41
C18	16.48	173.47	7.38	847.78 39°	16.48	C36	44.48	178.37	4.36	841.48 39°	44.48	C37	1.84	117.4	1.84
C19	171.47	103.30	11.77	837.48 39°	171.47	C38	84.48	178.30	11.47	847.13 39°	84.48	C39	83.16	105.87	10.41

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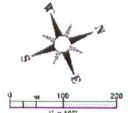
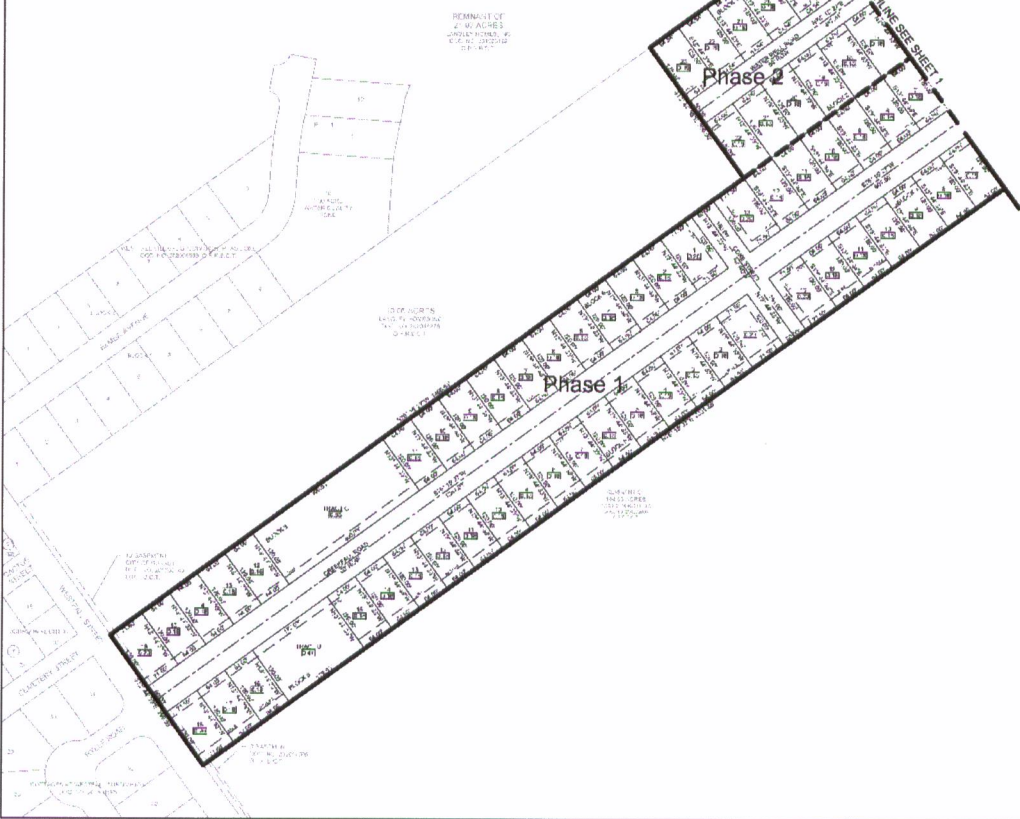
REPUBLIC ENGINEERING & DEVELOPMENT SERVICES
 CREEK FALL PHASE 1 & 2
 PRELIMINARY PLAT 3

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DATE: 10-20-2023
 DRAWN BY: JAT
 CHECKED BY: JAT
 TITLE: PRELIMINARY PLAT 3

3

A PRELIMINARY PLAT OF
 CREEKFALL SUBDIVISION
 44.84 ACRES
 OUT OF THE
 SARAH ANN GUEST SURVEY NO. 1503
 ABSTRACT NO. 1525
 BURNET COUNTY, TEXAS



NOTICE
 ALL BUILDING SETBACKS SHALL BE AS FOLLOWS UNLESS SHOWN OTHERWISE OTHERWISE:
 FRONT YARD SETBACK: 25'
 SIDE YARD SETBACK: 5'
 REAR YARD SETBACK: 10'

LEGEND
 --- 1/4" = 1' UTILITY PROPERTY
 --- 1/4" = 1' PUBLIC UTILITY
 --- 1/4" = 1' OF ALLEYS
 --- 1/4" = 1' OF ROADS
 --- 1/4" = 1' PHASE BOUNDARY
 --- 1/4" = 1' LOT BOUNDARY

BY: **REPUBLIC**
 ENGINEERING & DEVELOPMENT SERVICES
 22-039-001

CREEKFALL PHASE 1 & 2

PRELIMINARY PLAT 2

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PRELIMINARY PLAT FOR CREEKFALL PHASE 1 & 2 BURNET, BURNET COUNTY, TEXAS

20-009-001



Sheet List Table

Sheet Number	Sheet Title
--	TITLE SHEET
1	PRELIMINARY PLAT 1
2	PRELIMINARY PLAT 2
3	PRELIMINARY PLAT 3
4	EXISTING CONDITIONS
5	DRAINAGE
6	UTILITY LAYOUT 1
7	UTILITY LAYOUT 2

OWN/PROJECT OFFER
CREEKFALL DEVELOPMENT, LLC
353 SAN BABA ST., MEADOWLAKE, TX 75054

ENGINEER
SERVICABLE ENGINEERING & DEVELOPMENT
SERVICES, L.C.
PO BOX 3125, PARKER HEIGHTS, TX 79646

PRELIMINARY PLAT FOR CREEKFALL PHASE 1 & 2

STATEMENTS

1. I, THE UNDERSIGNED, AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS AND AM NOT PROVIDING ENGINEERING SERVICES TO ANY OTHER PARTY FOR THIS PROJECT.

2. I HAVE REVIEWED THE INFORMATION PROVIDED TO ME BY THE CLIENT AND BELIEVE THAT THE INFORMATION IS TRUE AND CORRECT.

3. I HAVE REVIEWED THE INFORMATION PROVIDED TO ME BY THE CLIENT AND BELIEVE THAT THE INFORMATION IS TRUE AND CORRECT.

4. I HAVE REVIEWED THE INFORMATION PROVIDED TO ME BY THE CLIENT AND BELIEVE THAT THE INFORMATION IS TRUE AND CORRECT.

ASSUMPTIONS

1. THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION AND DATA FOR THE PREPARATION OF THIS PLAT.

2. THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION AND DATA FOR THE PREPARATION OF THIS PLAT.

3. THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION AND DATA FOR THE PREPARATION OF THIS PLAT.

4. THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION AND DATA FOR THE PREPARATION OF THIS PLAT.

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