

RESOLUTION NO. R2023-53

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING A VARIANCE TO THE CODE OF ORDINANCES, SECTION 98-48 – BLOCKS AND LOTS FOR THE PROPOSED PRELIMINARY PLAT OF HILLTOP OAKS SUBDIVISION.

Whereas, Code of Ordinances, Section 98-48, imposes lengths for residential blocks within the Subdivision; and

Whereas, the applicant has petitioned for a variance to allow for future connectivity with surrounding properties and to provide for better circulation within the subdivision; and

Whereas, the Planning and Zoning Commission has recommended the variance be granted:

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

Section one. Recitals. That the recitals to this Resolution are incorporated herein for all purposes.

Section two. Findings. As required by City Code Sec. 98-82 City Council finds:

- Granting the variance is not contrary to the public interest: **the proposed design provides for adequate circulation within the subdivision and future connection which is not contrary to the public interest.**
- The literal enforcement of this chapter would result in unnecessary hardship: **as the City and the Developer have entered into an agreement for the streets to be private streets, maintained by the property owners of the subdivision; approving the variance ensures there is no unnecessary hardship placed on the property owners.**
- The variance observes the spirit of the ordinance and concludes that substantial justice is done: **staff has determined that all other requirements of the code are adhered to and therefore, the spirit of the ordinance is observed and substantial justice is done.**

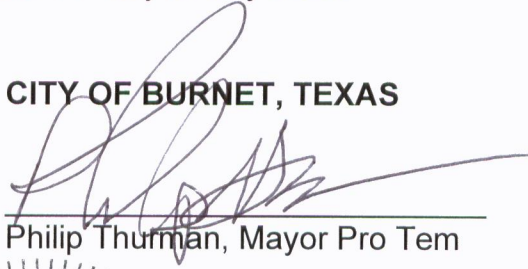
Section three. Approval. The variance request is hereby approved and granted.

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

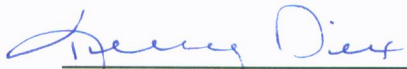
PASSED AND APPROVED this the 11th day of July 2023.

CITY OF BURNET, TEXAS



Philip Thurman, Mayor Pro Tem

ATTEST:



Kelly Dix, City Secretary

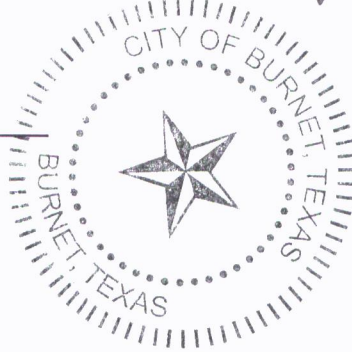


Exhibit "A" Plat

PRELIMINARY PLAT FOR HILLTOP OAKS SUBDIVISION
A 76.06-ACRE TRACT OF LAND
 DESCRIBED IN DEED
 RECORDED UNDER DOCUMENT NUMBER 202103659
 OFFICIAL PUBLIC RECORDS OF BURNETT COUNTY, TEXAS
 JOHN HAMILTON SURVEY, ABSTRACT 18469,
 CITY OF BURNETT, BURNETT COUNTY, TEXAS

THIS DOCUMENT SHALL NOT BE
 RECORDED FOR ANY PURPOSES

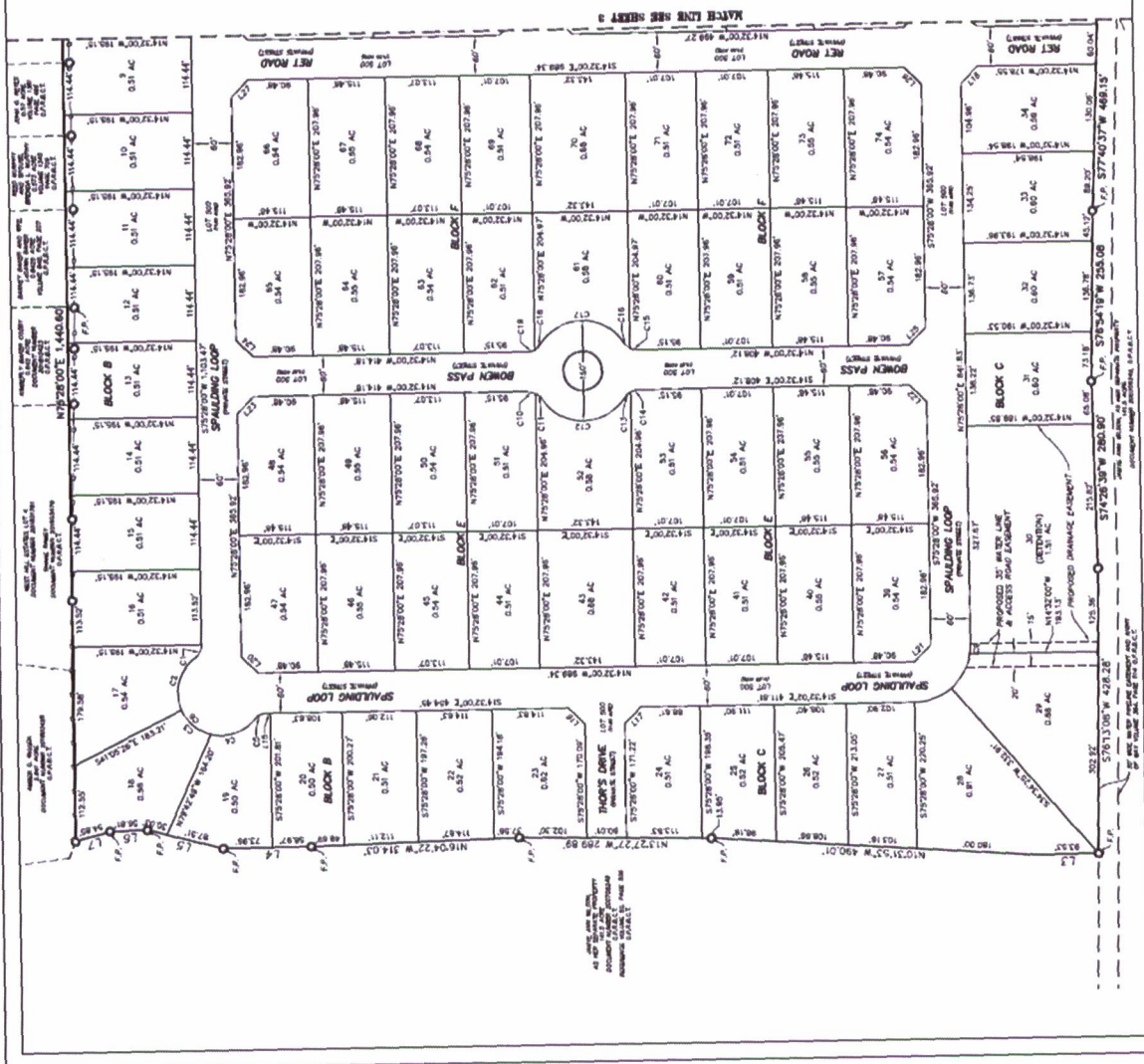
The Hilltop Group
 ENGINEERS | PLANNERS | SURVEY | ENVIRONMENTAL

1501 15th Street, Suite 200
 Burnet, Texas 78611

DATE: 11/15/2023	SCALE: AS SHOWN
PROJECT NO: 2023-001	DATE: 11/15/2023
CLIENT: HILLTOP GROUP	PROJECT: HILLTOP OAKS SUBDIVISION
DRAWN BY: [Name]	CHECKED BY: [Name]
DATE: 11/15/2023	DATE: 11/15/2023

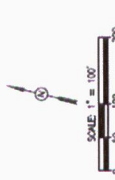


- LEGEND**
- △ Proposed easement (shaded)
 - Utility easement (shaded)
 - Existing easement (shaded)
 - Easement to be abandoned (shaded)
 - Easement to be created (shaded)
 - Easement to be modified (shaded)
 - Easement to be reserved (shaded)
 - Easement to be conveyed (shaded)
 - Easement to be terminated (shaded)
 - Easement to be transferred (shaded)
 - Easement to be assigned (shaded)
 - Easement to be released (shaded)
 - Easement to be waived (shaded)
 - Easement to be acknowledged (shaded)
 - Easement to be confirmed (shaded)
 - Easement to be corrected (shaded)
 - Easement to be amended (shaded)
 - Easement to be supplemented (shaded)
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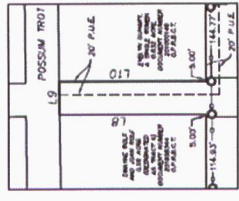


Plat Page 2

PRELIMINARY PLAT FOR HILLTOP OAKS SUBDIVISION
 A 76.06-ACRE TRACT OF LAND
 DESCRIBED IN DEED
 RECORDED UNDER DOCUMENT NUMBER 202103659
 OFFICIAL PUBLIC RECORDS OF BURNET COUNTY, TEXAS
 JOHN HAMILTON SURVEY, ABSTRACT NO. 405,
 CITY OF BURNET, BURNET COUNTY, TEXAS

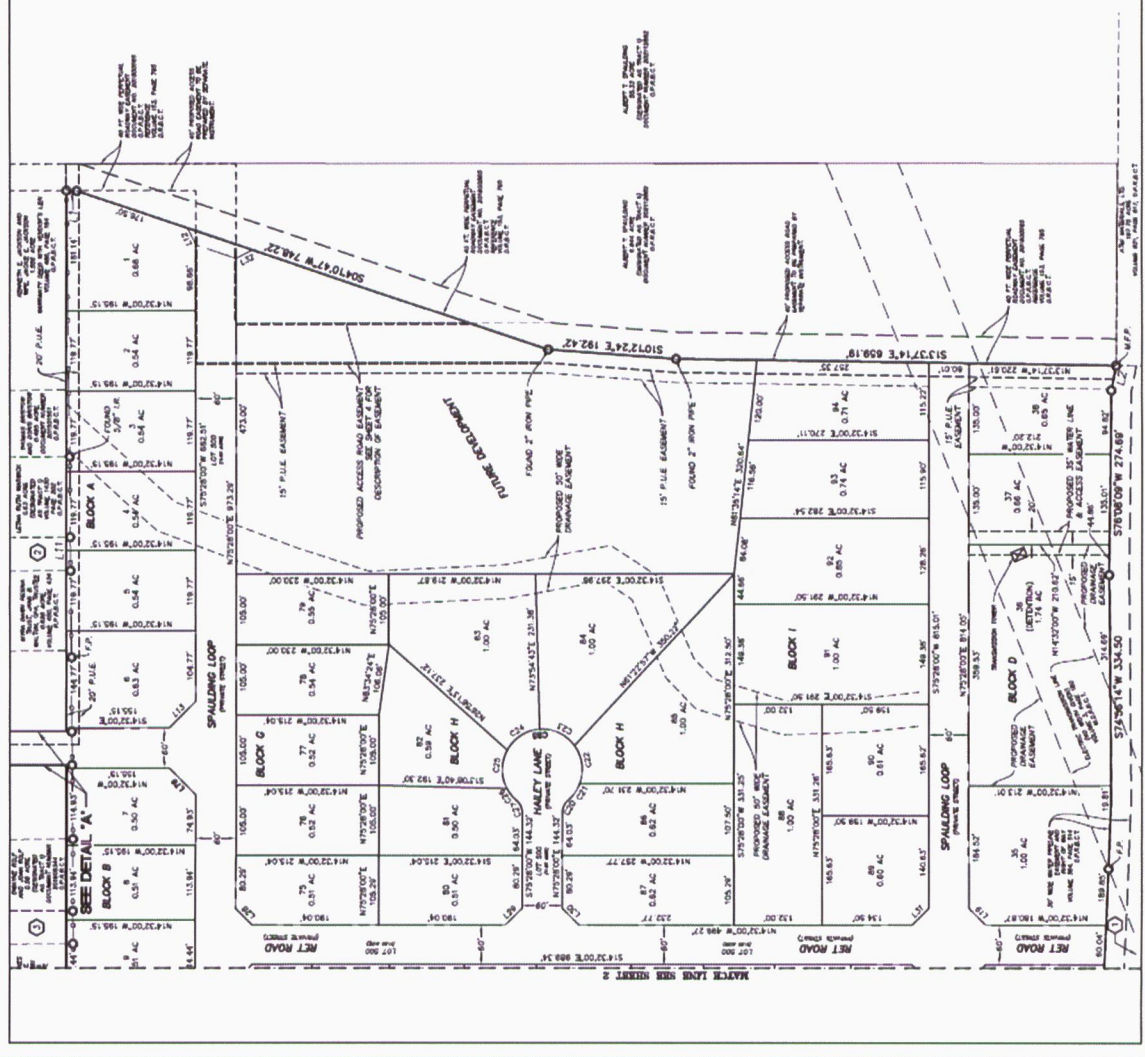


- 1. 15\"/>



DATE	04/20/2021
PROJECT NO.	202103659
SCALE	1\"/>
DATE	04/20/2021
PROJECT NO.	202103659
SCALE	1\"/>

"PRELIMINARY"
 THIS DOCUMENT IS NOT BE
 RECORDED FOR ANY PURPOSES



11/17/2022 10:21 AM