

RESOLUTION NO. R2024-46

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET,
TEXAS, APPROVING VARIANCES TO THE CODE OF ORDINANCES,
SECTION 98-48 – BLOCKS AND LOTS FOR THE FINAL PLAT OF
CREEKFALL PHASE 1 SUBDIVISION**

Whereas, on March 9th, 2021, City Council has approved the application for the preliminary plat of Creekfall Phase 1 Subdivision; and

Whereas, Code of Ordinances, Section 98-48, imposes lengths for residential blocks 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: **approving the variance allows the connectivity between Highway 29 and Westfall Street which can help alleviate some of the traffic at the main intersection.**
- The literal enforcement of this chapter would result in unnecessary hardship: **The property is a long linear property surrounded by undeveloped land which necessitates the need for the excess block length. The literal enforcement of the code would result in unnecessary hardship and prevent the property from developing properly.**
- 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

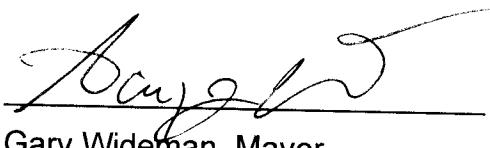
of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

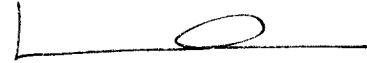
Section five. Effective Date. That this resolution shall take effect immediately upon its passage, and approval as prescribed by law.

PASSED AND APPROVED this the 11th day of June 2024.

CITY OF BURNET, TEXAS

ATTEST:


Gary Wideman, Mayor


Maria Gonzales, City Secretary

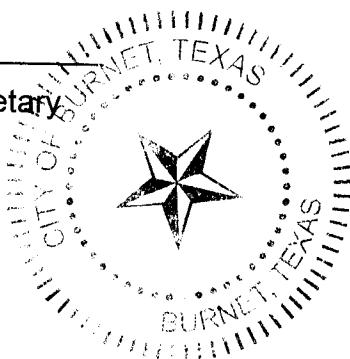
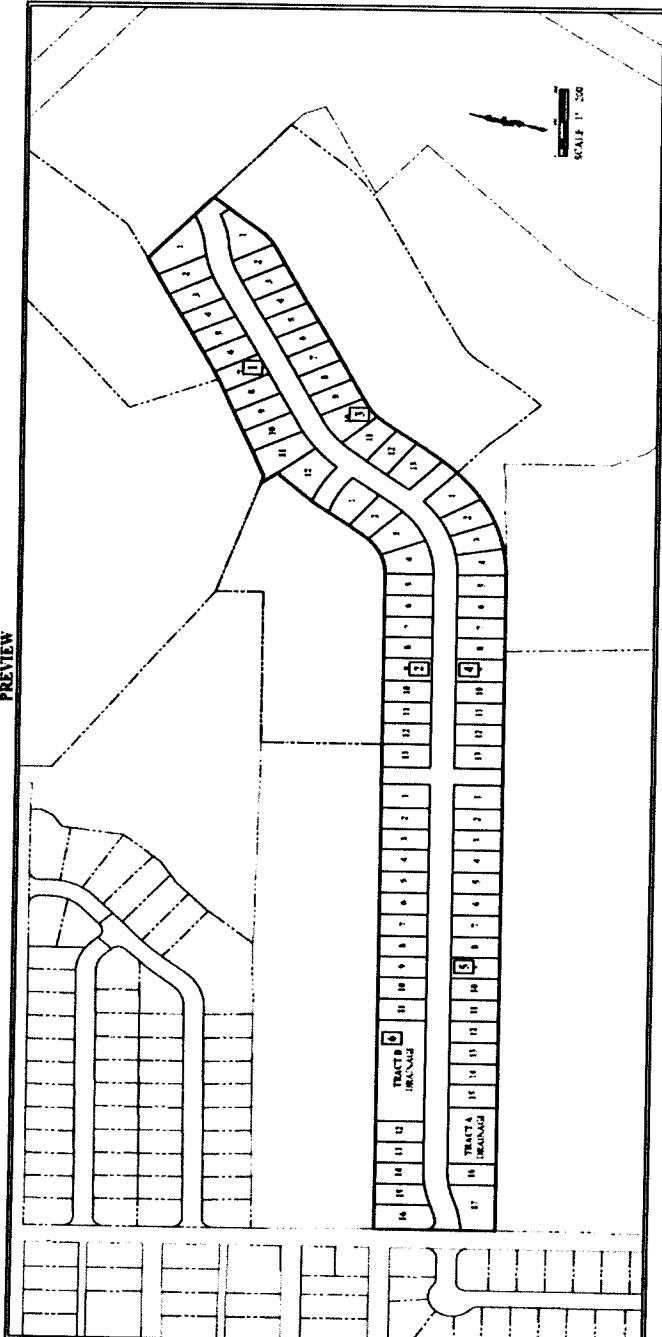


Exhibit "A"

Plat Page 1

**FINAL PLAT
CREEKFALL PHASE 1**
AN ADDITION TO THE CITY OF BURNET, BURNET COUNTY, TEXAS.
22.27 ACRES OUT OF THE SARAH ANN GUEST SURVEY.
ABSTRACT NO. 1525, BURNET COUNTY, TEXAS.

PREVIEW



ON BEHALF OF:
JADE DEVELOPMENT LLC, A TEXAS
LIMITED LIABILITY COMPANY
601 TAHOE,
MURKIN, TEXAS 78644

ENGINEERED:
JADE ENGINEERING &
DEVELOPMENT SERVICES
PO BOX 1212
HARLEM HEIGHTS, TEXAS 78644

PLATTOR:
JADE LAND SURVEYING, PLLC
PO BOX 1411
BUTLER, TEXAS 78644

PROPERTY TOTALS:

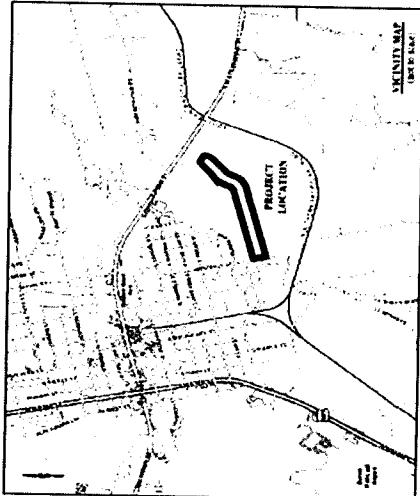
10.75 ±
TRACT 1
TRACT 2
BLOCKS 1 &
2
ROW ALIGNAGE - 100'
ROW LINDAR (111-141103)
TOTAL ACRES - 22.27

NOTES:

- 1 The property located herein are 1/4 sections derived from 1/4 sections taken from the SADDIS (2011) State Plane Coordinate System, Texas Grid Zone No. 401. All dimensions are horizontal survey distances. The Comptroller's coordinate factor (CF) = 100.75.
 - 2 This tract is shown to be within Burnet, TX - Area of Natural Flood Hazard, per FEMA's Flood Insurance Rate Map (FIRM) (prior to Burnet County, Texas, Flood Number 4202 NAD 1983, Effective 1/1/2013). This does not imply that this tract is, or will ever be, subject to flooding or flood damage. It is a risk estimate on the part of the government.
 - 3 This tract will have reliable water, wastewater will be planned, while utility providers or other agencies will provide.
 - 4 No drainage or utility connections shall be placed, while utility providers or other agencies will provide.
- Platting services done under the City of Burnet's zoning ordinance.

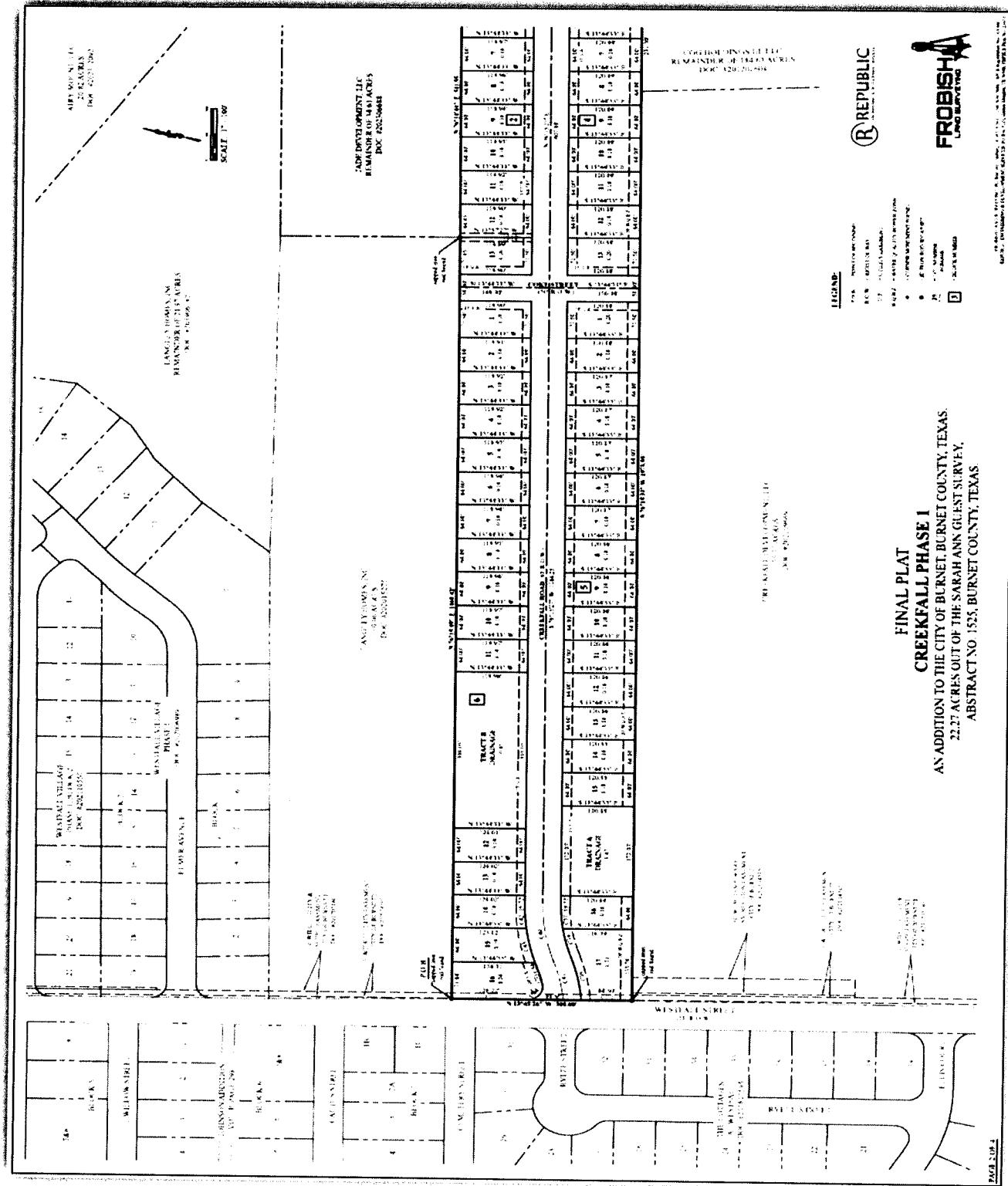


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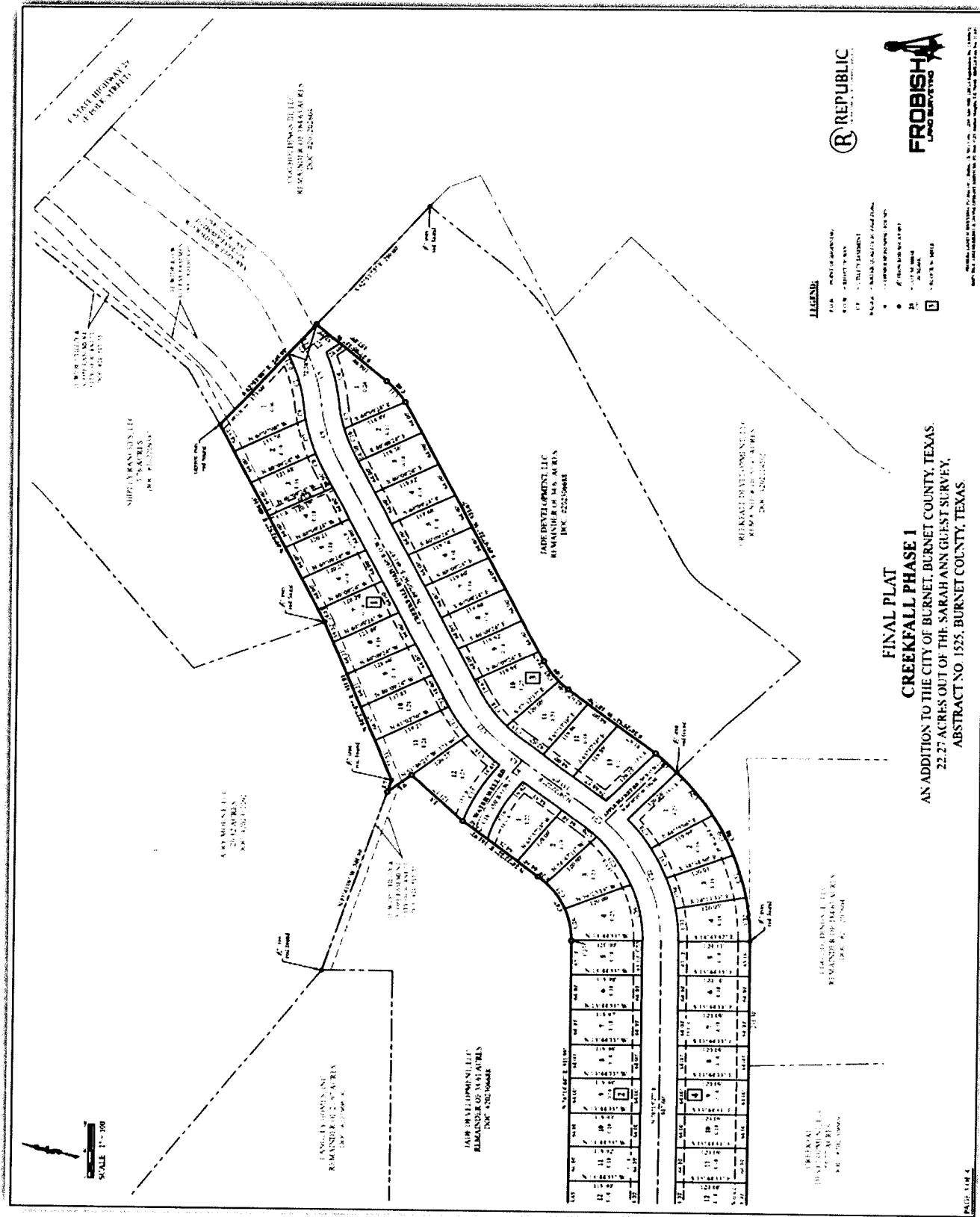


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Plat Page 3



Plat Page 4

CREEKFALL PHASE 1
FINAL PLAT
AN ADDITION TO THE CITY OF BURNET, BURNET COUNTY, TEXAS.
22.27 ACRES OUT OF THE SARAH ANN GUEST SURVEY.
ABSTRACT NO. 1525, BURNET COUNTY, TEXAS.

THE STATE OF TEXAS
COUNTY OF BURNET
The undersigned, a citizen of the City of Burnet, Texas and has been issued to comply with the Subdivision Ordinance of the City of Burnet, Texas.
WITNESSES MY HAND AND OFFICIAL SEAL, this _____ day of _____, 20____.

OWNER/DEVELOPER: JADE DEVELOPMENT, LLC, A TEXAS
LIMITED LIABILITY COMPANY
450 FM 1431
MARBLE FALLS, TEXAS 78654

ENGINEER: ALLEGRA ENGINEERING, A
PROFESSIONAL CONSULTING
DEVELOPMENT SERVICES
PO BOX 1122
HAWKER HEIGHTS, TEXAS 75448

SURVEYOR: FREDERIC LAND SURVEYING, PLLC
PO BOX 1411
PO BOX 1411
PHOTOCOPIES MADE
FREDERIC LAND SURVEYING, PLLC

REPUBLIC

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LTD SURVEYING