

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.

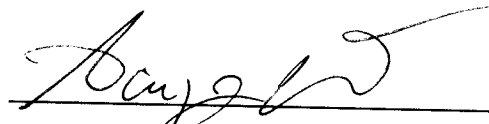
Section four. Open Meetings. It is hereby officially found and determined that the meeting at which this resolution was passed was open to the public and that public notice

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.

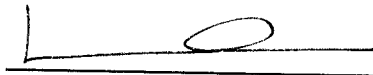
PASSED AND APPROVED this the 11th day of June 2024.

CITY OF BURNET, TEXAS



Gary Wideman, Mayor

ATTEST:



Maria Gonzales, City Secretary

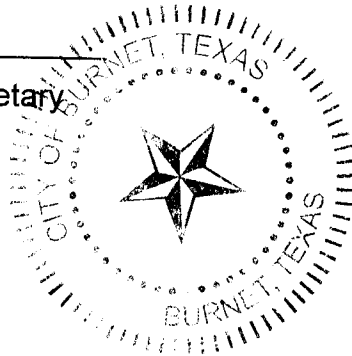
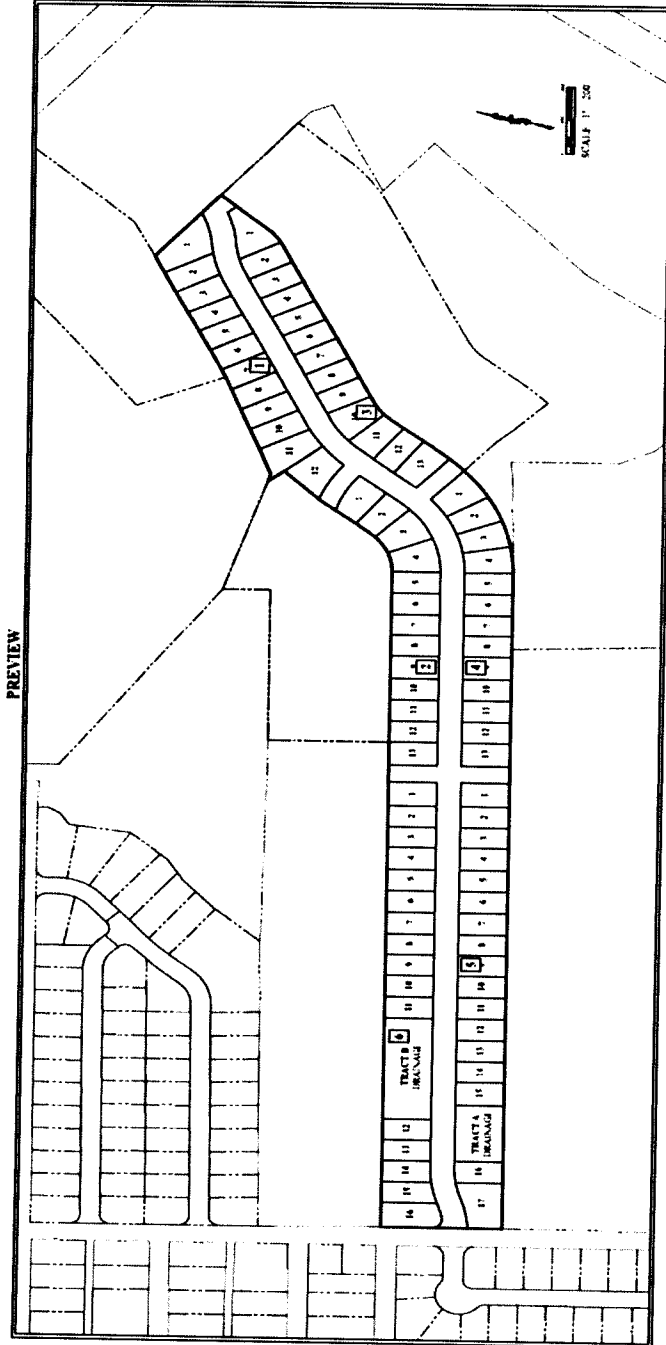


Exhibit "A" Plat Page 1

FINAL PLAT CREEKFALL PHASE I 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.



CONSTRUCTION OF THE PLAT
 THE PLAT WAS PREPARED BY
 LAND SURVEYING COMPANY
 400 FM 1431
 MARBLE FALLS, TEXAS 76644

ENGINEER
 JOHN R. HARRIS, ENGINEER #
 26333 PALM SPRING DRIVE
 P.O. BOX 123
 HARPER HILLS, TEXAS 76448

ALTERNATE
 SUBSTITUTION MARKETING, LLC
 1000 W. 10TH STREET
 BELTON, TEXAS 76713

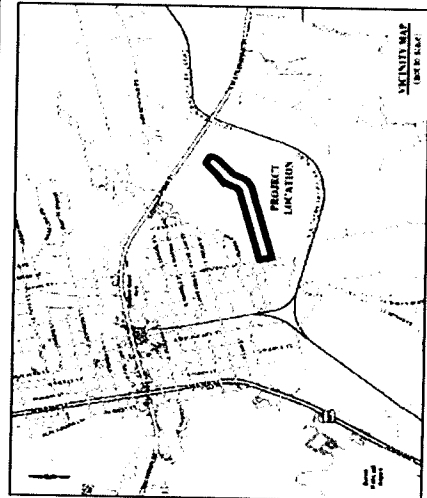


PROJECTIONS

LOTS: 42
 BLOCKS: 2
 ROWS: 5
 ROW AVERAGE: 4.58
 ROW LINEAR FEET: 4173.0
 TOTAL ACREAGE: 22.27

NOTES:

- The bearings and distances are as shown on the plat and were derived from L.P.S. observations based on the NAD 83 datum.
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- This plat is subject to the provisions of the Texas Subdivision Act, Chapter 208, Texas Property Code, and the Texas Subdivision Act, Chapter 208, Texas Property Code.
- The bearings and distances are as shown on the plat and were derived from L.P.S. observations based on the NAD 83 datum.
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THIS PLAT IS SUBJECT TO THE PROVISIONS OF THE TEXAS SUBDIVISION ACT, CHAPTER 208, TEXAS PROPERTY CODE, AND THE TEXAS SUBDIVISION ACT, CHAPTER 208, TEXAS PROPERTY CODE.

