

Public hearing and action: Resolution No. R2024-86

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING VARIANCES TO THE CODE OF ORDINANCES, SECTION 98-42 – TRANSPORTATION IMPROVEMENTS AND SECTION 98-48 – BLOCKS AND LOTS FOR THE PROPOSED PRELIMINARY PLAT OF THE RESERVE AT BURNET SUBDIVISION



The Reserve at Burnet

- Zoned R-1
- 168 acres
- 85 lots
 - One acre – Six acre lots
- 7 new streets
 - 6 cul-de-sacs
 - 3 blocks

Three variances:

Trump Drive and Hadley Lane exceed allowable length outlined in Code of Ordinances Sec. 98-42(b)(8), which states: *“In general, cul-de-sac shall not exceed 600 feet in length...”*

Blocks A, B, and C exceed allowable block length outlined in Code of Ordinances Sec. 98-48(1)(b), states: *“Residential blocks shall not exceed 600 feet nor be less than 300 feet in length...”*

12 lots exceed allowable depth to width outlined in Code of Ordinances Sec. 98-48(2)(g) which states: *“The ratio of average depth to average width shall not exceed two and one-half to one nor be less than one and one-half to one....”*



Staff Analysis:

There are two natural waterways that traverse two different parts of the property

Very large granite outcroppings throughout the 168 acres

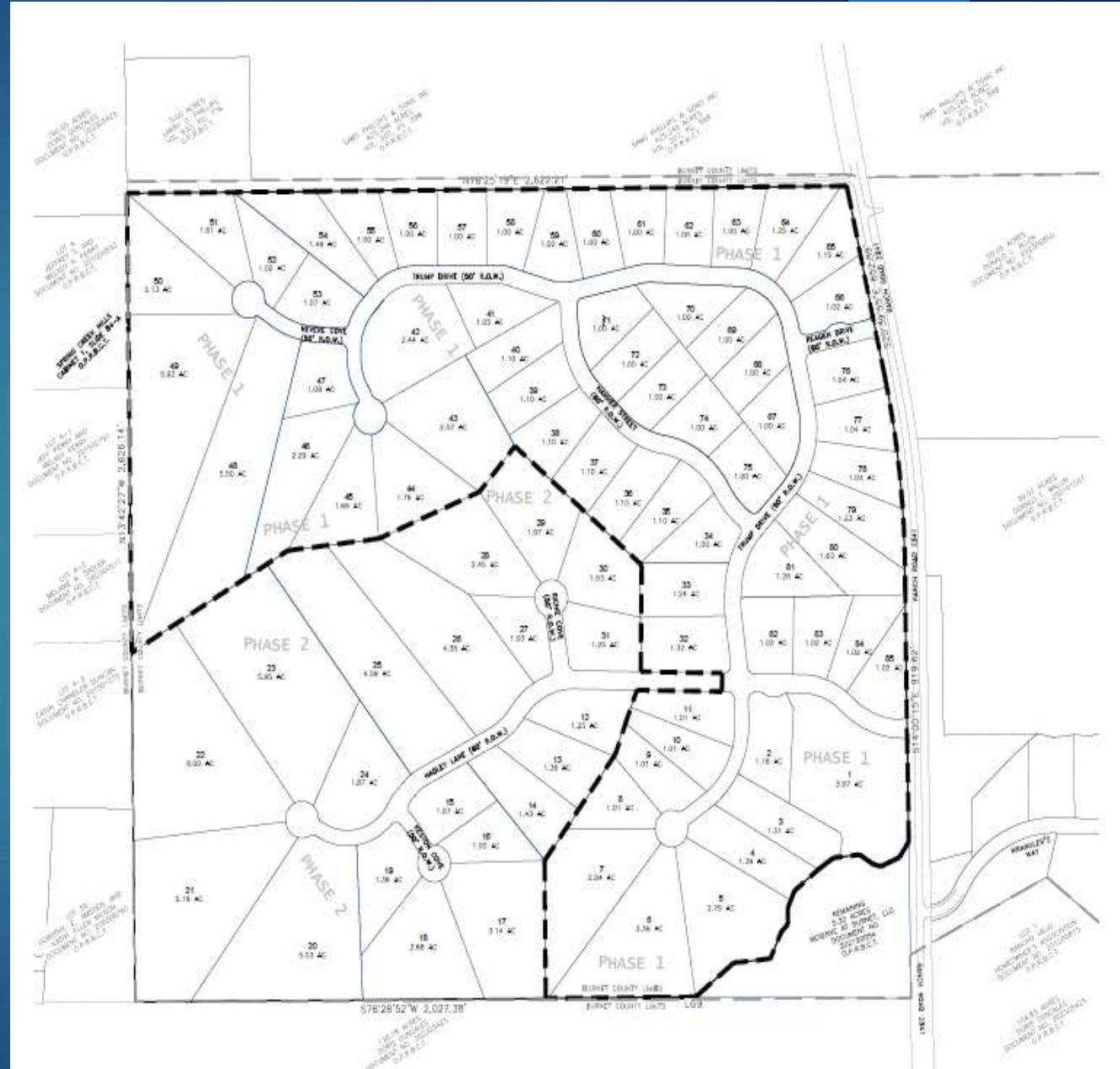
Over 4100 significant trees (trees that measure over eight-inch caliper)

Applicant only removing 275 trees and keeping the impervious cover under 20% to meet water quality requirements.

Due to the topography, the significant number of trees, and the large outcroppings of granite in trees and the literal enforcement of the code would result in unnecessary hardship.

Staff does believe the requested variance would meet the criterion of the code.

P&Z does recommend approval of Resolution R2024-86 as presented.





Open public hearing

Discuss and consider the
draft resolution

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