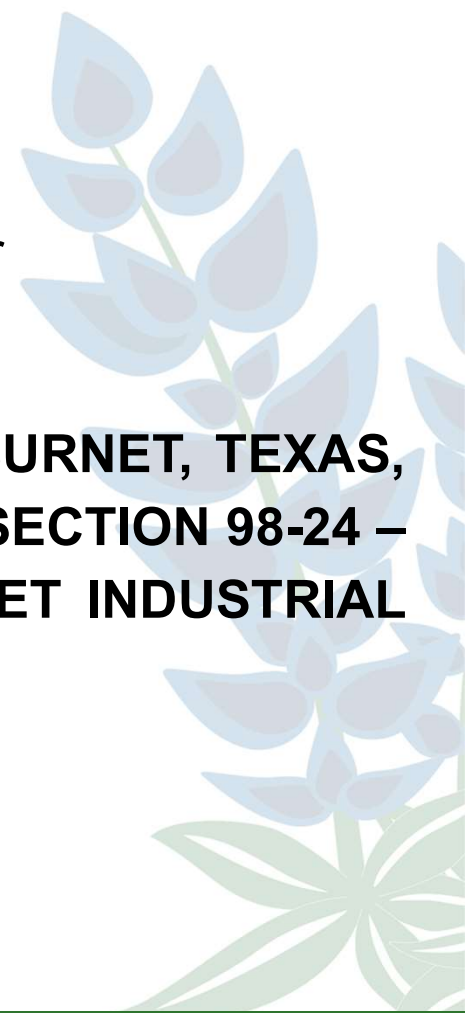


CITY OF BURNET

City Council Regular Meeting June 24, 2025

Discuss and consider action: Resolution No. R2025-48: L. Kimbler

**A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS,
APPROVING A VARIANCE TO THE CODE OF ORDINANCES, SECTION 98-24 –
FINAL PLAT FOR THE PROPOSED MINOR PLAT OF BURNET INDUSTRIAL
PARK, BLOCK 3, SUBDIVISION**



Bluebonnet Capital of Texas

CITY OF BURNET BACKGROUND & INFORMATION

- Minor Plat Burnet Industrial Park, Block 3
- 2.985 ac Commercial Subdivision
- Located intersection John Kelly Dr. & Industrial Blvd.
- Owned by Highland Lakes Health Fund
 - Future location of additional clinics

Requested variance: Sec. 98-24(c)(4)(g) “The proposed location of sidewalks for each street, to be shown as a dotted line inside of the proposed right-of-way lines.”

Applicant is requesting variance to be allowed to develop without sidewalks due to lack of sidewalks developed at surrounding properties.



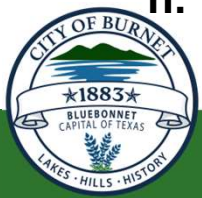
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VARIANCE CRITERIA:

Sec. 98-28: “In granting approval of a request for variance, the Commission and Council shall conclude that the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of this chapter would result in unnecessary hardship, and so that the variance observes the spirit of this chapter and concludes that substantial justice is done. The Commission and Council shall meet these requirements by making findings that:

- a. The public convenience and welfare will be substantially served;**
- b. The appropriate use of surrounding property will not be substantially or permanently impaired or diminished;**
- c. The applicant has not created the hardship from which relief is sought;**
- d. The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the owners of similar and surrounding property;**
- e. The hardship from which relief is sought is not solely of an economic nature;**
- f. The variance is not contrary to the public interest;**
- g. Due to special conditions, the literal enforcement of this chapter would result in an unnecessary hardship; and**
- h. In granting the variance the spirit of the ordinance is observed, and substantial justice is done.”**



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STAFF ANALYSIS:

Staff have reviewed the criteria in Sec. 98-28 and have made the following observations:

1. **Confirm that sidewalks have not been required for surrounding properties**
2. **The lack of sidewalks is not a hardship which the applicant has created not will the approval of such variance confer upon the applicant a special right not commonly shared with surrounding properties**
3. **The proposed development does include internal sidewalks ensuring safe and adequate pedestrian access within the site**
4. **Requiring sidewalks that terminate at the property boundaries, and do not connect to existing sidewalks may create confusion; requiring sidewalks would not provide meaningful connectivity and could be perceived as incomplete or purposeless.**

Staff believes the requested variance satisfies the applicable criteria outlined in the code and recommends approval



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Public Hearing

- **Public Hearing**
 - Limit 3 minutes per speaker
- **Discussion**
 - Discuss and consider proposed Resolution R2025-48



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