

Eagle's Nest Subdivision, Sec. 3 Variance

City Council Regular Meeting

December 9, 2025

Public hearing and action: Resolution No. R2025-84: L. Kimbler

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF BURNET, TEXAS, APPROVING A VARIANCE TO THE CODE OF ORDINANCES, SECTION 98-42 – TRANSPORTATION IMPROVEMENTS, FOR THE PROPOSED PRELIMINARY PLAT OF EAGLE'S NEST, PHASE 3 SUBDIVISION



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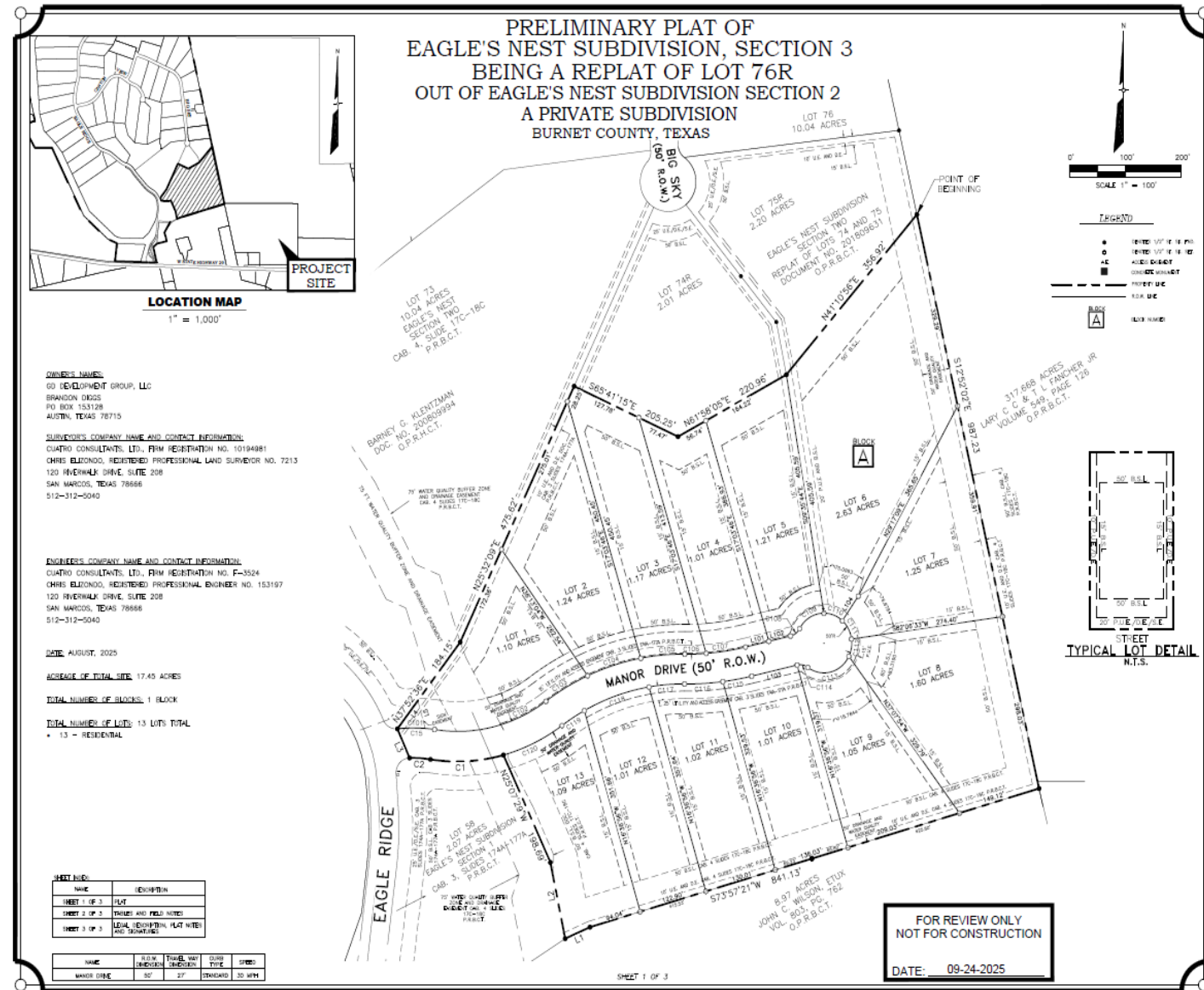
Eagle's Nest, Sec. 3

- 17.45 acres
- 13 lots
 - 1.01 acres to 2.63 acres
- One new cul-de-sac road: Manor Drive
 - 826 feet long

The requested variance (Exhibit C) pertains to the requirements outlined in Code of Ordinances Sec. 98-42(b)(8) which states: *"In general, culs-de-sac shall not exceed 600 feet in length, and shall have a turnaround of not less than 96 feet in diameter in residential areas..."*



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The City of Burnet Code of Ordinances Sec. 98-82 states the following regarding variances to the subdivision standards:

“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.

Staff Analysis:

One feasible point of ingress/egress from Eagle Ridge

Property abuts city limits

Surrounding Development

Dead-end street only viable method for providing access

Meets fire code for fire apparatus turnaround; Fire Marshal has approved

Allows property to be subdivided into one-acre tracts

Hardship is due to physical characteristics



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Questions?

Recommendation

- Staff recommends approval of Resolution No. R2025-84 as presented.



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