



Item Brief

Meeting Date

August 12, 2025

Agenda Item

Discuss and consider action: Ordinance No. 2025-35: D. Vaughn

AN ORDINANCE OF THE CITY COUNCIL OF BURNET, TEXAS, AMENDING CITY OF BURNET CODE OF ORDINANCES, CHAPTER 50 (ENTITLED "FLOOD DAMAGE PREVENTION") BY AMENDING SECTION 50-44 (ENTITLED "VARIANCE PROCEDURES"); PROVIDING CUMULATIVE, REPEALER AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE

Information

On July 5, 2025, the City of Burnet experienced a significant flooding event resulting in a Presidential Disaster Declaration. As a condition of federal assistance, the City is required to conduct Substantial Damage Estimations for structures located within FEMA-designated Special Flood Hazard Areas. Under FEMA regulations, any structure deemed Substantially Damaged, meaning the cost to repair equals or exceeds 50% of the structure's pre-damage market value, must be brought into compliance with current floodplain regulations.

Structures located in floodways are subject to even stricter FEMA requirements, including limitations on improvements that may cause increased flood levels during a base flood event. These rules can have significant impacts on property owners.

To ensure a fair and transparent process for residents, Ordinance No. 2025-XX amends Section 50-44 of the City's Code of Ordinances to clarify and formalize:

- The City Council's role as the official appeals board for reviewing challenges to Substantial Damage determinations and administrative decisions made by the Floodplain Administrator.
- The procedures for submitting appeals and requesting variances.
- The responsibilities of the City Manager in performing administrative review of appeal and variance applications.

Fiscal Impact

None

Recommendation

Staff recommends approval of Ordinance No. 2025-35 as presented.