



Planning & Development Services Department

Code Enforcement Update

DS-16-083

July 5, 2016

Dedicated Service – Every Day, For Everyone!



Property Blight Concerns

- Property Maintenance
- Junked Vehicles (JV)
- Signage

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Property Maintenance

Typical Violations:

- Exterior property including sheds, fences, pools, and grading
- Building exterior including paint, roofs, foundations, porches, windows, doors, and chimneys
- Building interior must be maintained in good repair, structurally sound and kept in a sanitary condition.
- All habitable rooms must have means for natural light.
- Bathrooms must have ventilation.
- Proper plumbing, mechanical and electrical operating systems
- Smoke alarms required in each bedroom, outside sleeping areas and each floor

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Property Maintenance

Code Actions:

- Board up unsecured openings (10 days).
- Fence repairs and major repairs (up to 30 days)
- Health and Safety concerns (1 to 3 days)
- Care of Premise violations (10 days)
- Citations written to responsible parties
- If owner fails, a dangerous building case is initiated through the Construction Board of Appeals.
- Banks, mortgage and property management companies are used to help gain compliance.

January to date - 331 cases

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Junked Vehicles (JV)

Texas Transportation Code, Subchapter E, §683.071-.078

Junked vehicle shall mean a vehicle that is **self-propelled** and

- Displays an expired license plate or does not display a license plate; and is
- Wrecked, dismantled, or partially dismantled, or discarded;
OR
- Is inoperable and has remained inoperable for more than:
 - 72 consecutive hours on public property; or
 - 30 consecutive days on private property.

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Junked Vehicles (JV)

Code Actions:

- Take photos, post door notice, post JV sticker.
- Notice sent to address, property owner, vehicle owner and lienholders
- Obtain returned mail receipts.
- Hearing is set no earlier than 11 days from notice.
- If not resolved, vehicle is ordered removed at hearing.
- Warrant obtained and demolisher removes vehicle
- Due to state-mandated notification requirements, it takes an average of 60 days to complete a JV case.

January to date - 94 Cases (6 removed by City)

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Signage

Signs in the ROW

Code officers remove daily and weekends.

Signs installed without permit

Officers obtain warrants to remove if owner fails.

Sign Maintenance

Must repair or remove

Abandoned Signs

Business activity ceased for more than 1 year on non-leased property and 2 years on leased property

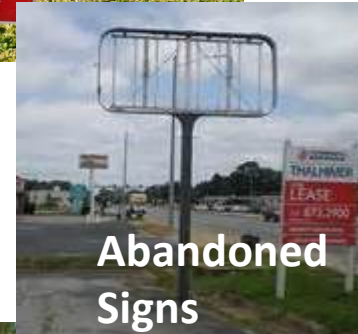
Political Signs

Allowed 90 days before election and must remove 10 days after

January to date - 146 Cases



Signs in ROW



Abandoned Signs



Political Signs

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Conclusion

Property Maintenance

- Exterior property and buildings kept in good repair and safe condition.

Junked Vehicles (JV)

- If vehicle meets the state definition of JV, the City will remove if owner fails to remedy.

Signage

- Not allowed in right-of-way and must be kept in good repair or the City will remove.

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Code Enforcement

Questions?

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