



**FARMERS  
BRANCH**

# Code Enforcement General Report

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Leo Bonanno  
Director of Neighborhood Services



# “Generic” Enforcement Process

1. Primary Inspection (Proactive / Reactive)
2. 48-Hour Courtesy Notice
3. Mail Notice of Violation to DCAD Owner
  - Timeframe varies depending on violation(s)
4. 24-Hour Warning
5. Citation and/or City Abatement
6. Case Closed





# “Specific” Enforcement Process

1. Primary Inspection (Proactive / Reactive)
2. 48-Hour Courtesy Notice
3. Re-Inspection
4. Mail Notice of Violation (10 Days)
5. Re-Inspection
6. 24-Hour Warning
7. Re-Inspection
8. Citation and/or Request for Court Hearing
9. Re-Inspection
10. Court Hearing
11. Tow Away Vehicle
12. Re-Inspection
13. Case Closed



# Easement Maintenance

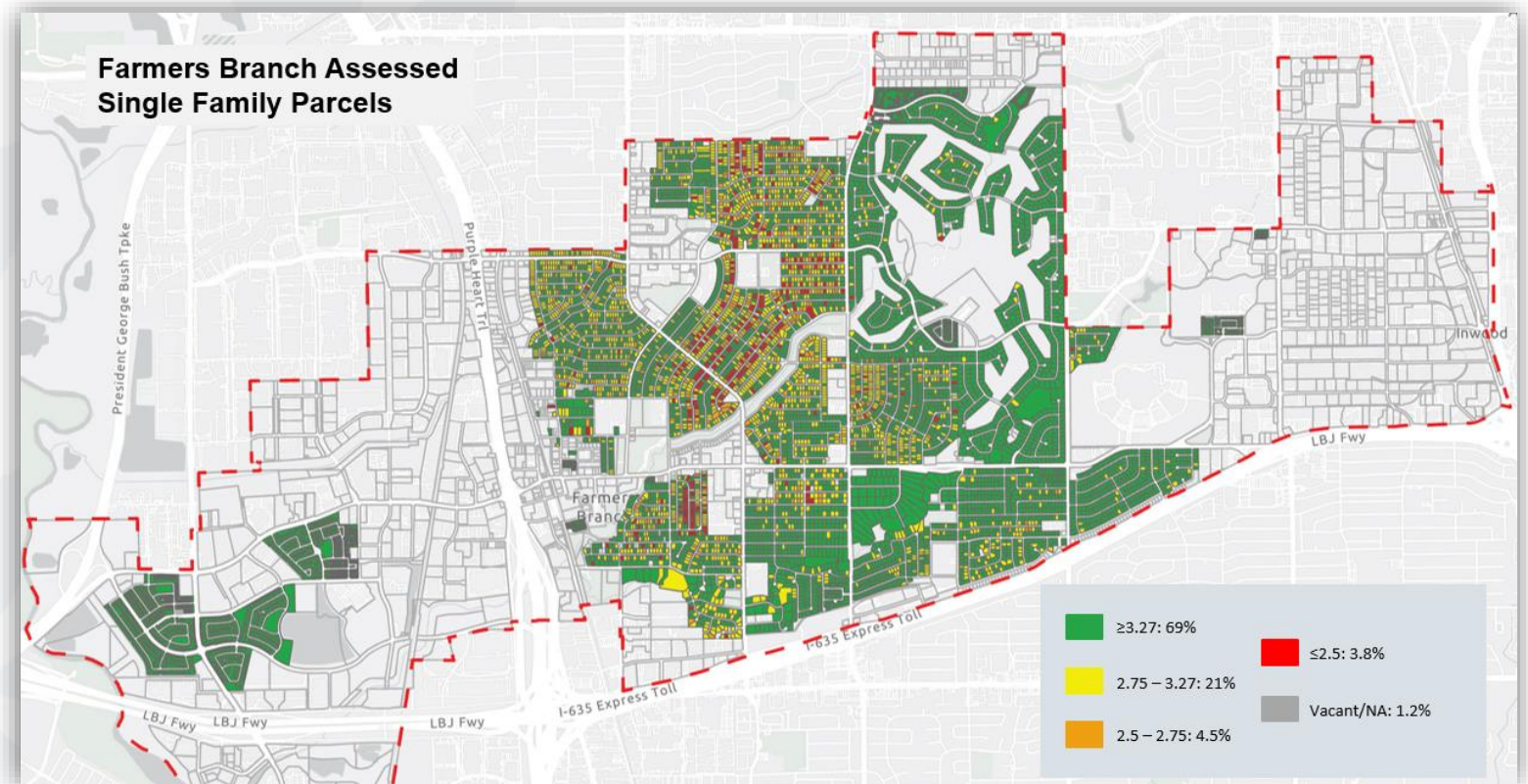
- Code Enforcement
  - Education
  - Enforcement
- Oncor Partnership
- Voluntary Consent





# Allocating Enforcement Resources

- Officer Observations
- Resident Feedback
- Council Feedback
- Regulatory Changes
- Third-Party Assessments



# Single-Family Rental Properties

## The Facts

The most common violations throughout the City on all property types are:

- Trash and Debris
- Outside Storage
- Vegetation

### Renters:

- Must abate most nuisance violations unless their lease states otherwise

### Owners:

- Must maintain valid COs and licenses
- Must abate non-nuisance violations
- Are ultimately responsible for all violations that occur on the property

## Code Enforcement Activity

- Increased education with every notice mailed
- Stricter enforcement for:
  - Certain Violations (i.e. Health and Safety)
  - Chronic Offenders
  - Disengaged Owners and Property Managers
- Stricter requirements for granting extensions
- More collaboration with other departments
- Does the 3 strike rule apply?

# RV Parking on Residential Properties



Some municipalities have special regulations for parking RVs, but regulations vary between cities. Examples:

## Arlington

- Prohibited if more than 30' long
- Parking allowed anywhere on the property

## Carrollton

- Prohibited if more than 33' long or more than 1.5 tons
- Front yard parking allowed only if the RV can't be "reasonably placed" in the back/side yard



## Grapevine

- All RVs parked in a driveway must have a free permit

## Richardson

- Prohibited in the front yard or driveway
- Side or rear parking must be screened from adjacent streets
- Parking variance required to obtain an exception

# Weekend Code Enforcement

Weekend patrols are back!

- Garage Sales
- Work without Permits
- Extreme Violations
- Shopping Carts





# Engage via FBTX Connect

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**FBTX Connect can be used to address the following and more:**

- Report a code violation
- Report a traffic or street concern
- Report a Parks concern
- Report a dead animal concern
- Report a water meter concern
- Schedule a special trash pick up
- Sign up for Emergency Alerts
- Sign up for the weekly enewsletter
- Contact the non-emergency police line

FBTX Connect is easiest to use on your mobile device.  
[Download the FBTX Connect App!](#)

Graffiti - Private Property

Junk and Inoperable Vehicle

Minimum Property Standard

Miscellaneous Code Enforcement Issue

Outside Storage

Parking

On-Demand Storage Container

Sign

Trash and Debris

Trash/Recycling Cart Complaint

Vegetation (Grass, Weeds, Trees)



# Questions