



**FARMERS
BRANCH**

Community Services Annual Report

November 4, 2014

Farmers Branch Strategic Plan Core Value # 3

- Provide strong, thriving commercial and residential neighborhoods through planning, land use, development, code enforcement, revitalization activities and programs.

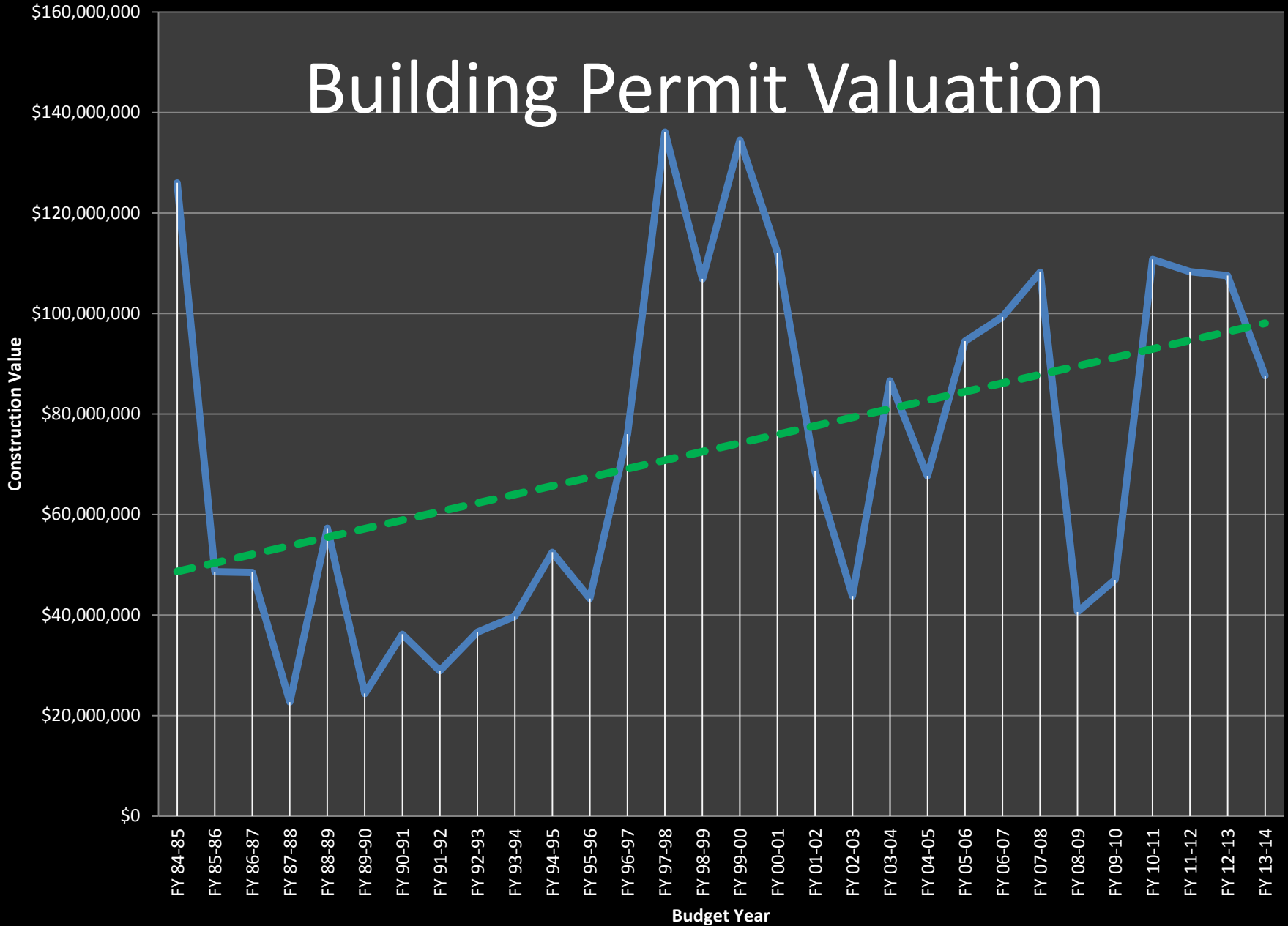
Building Inspection Mission

- The Building Inspections Department is committed to providing outstanding service by ensuring commercial buildings and residential homes that are constructed, altered or maintained meet the recognized standard for building safety through a cooperative effort with our citizens and developers, which impacts the overall quality of life of our residents.

Building Permits in FY 13-14

- 3 New Commercial Buildings
- 264 Commercial Remodels
- 31 New Houses
- 174 Residential Remodels
- 2088 Miscellaneous Permits
- **2560 Total Building Permits.**
 - \$87,651,302 in construction value.
 - \$636,608 in permit fees.

Building Permit Valuation



Building Inspection Performance Measures

- 8715 Inspections Performed in FY13-14.
 - 98% were completed within one day.
- Average review time for Commercial Permits is 5 Days, 8 Hours.
 - 99.5% were completed within 10 days.
- Average review time for Residential Permits is 3 Days, 7 Hours.
 - 99.5 % were completed within 5 days.

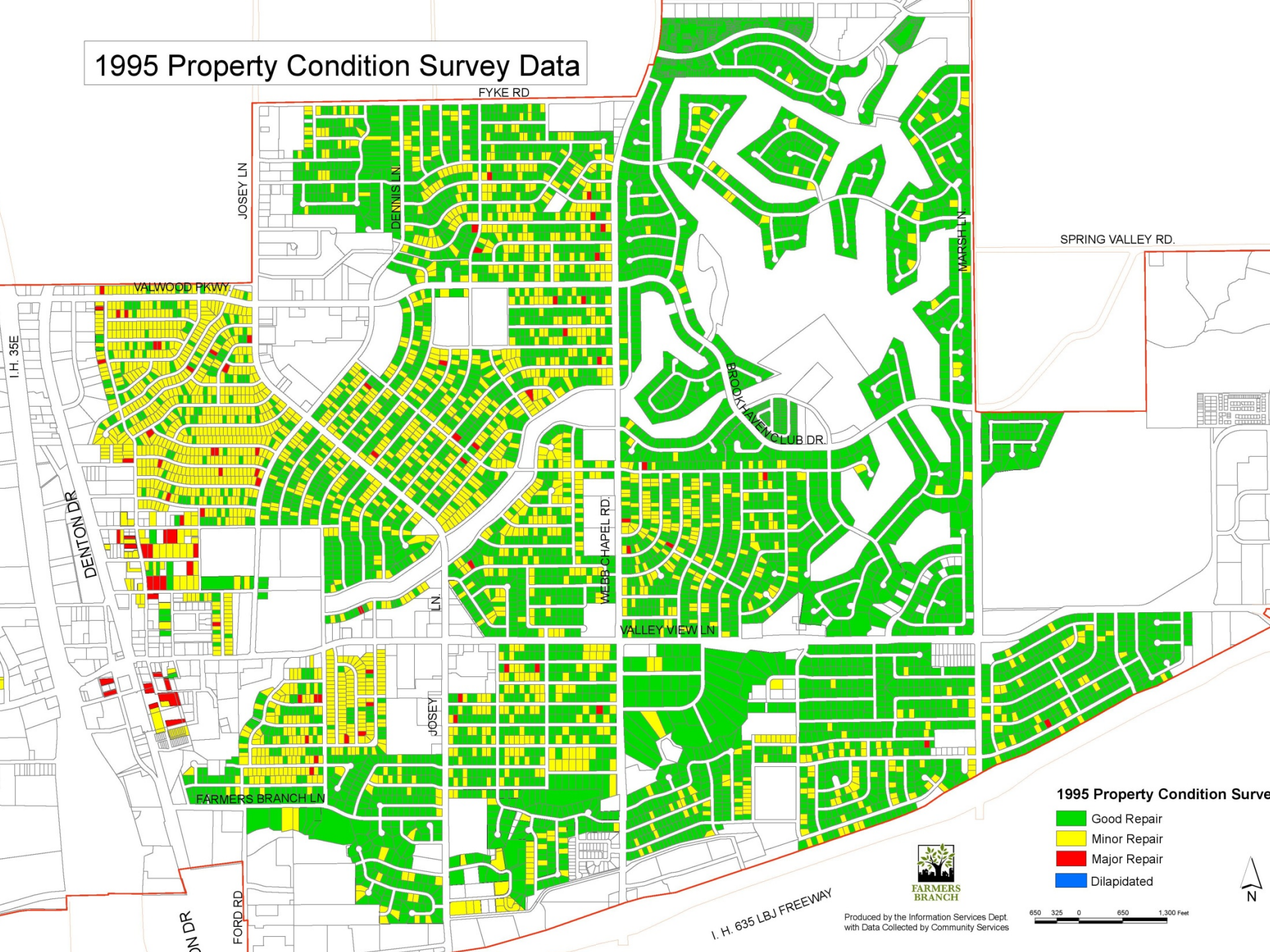
Pending Projects For FY 14-15

- 4 Apartment Complexes
 - Waters Edge Phase 2
 - Mercer Crossing Phase 2
 - Riverside Park
 - The Brickyard
- 2 New Commercial Buildings
 - Data Center Systems
 - Chamberlin Roofing
- Tenant Finish for Monotronics.

Code Enforcement Mission

- To administer a comprehensive code enforcement program that fosters voluntary compliance, effects prompt correction of noted violations, and is consistent, fair and equitable in its application

1995 Property Condition Survey Data



1995 Property Condition Survey

- Good Repair
- Minor Repair
- Major Repair
- Dilapidated

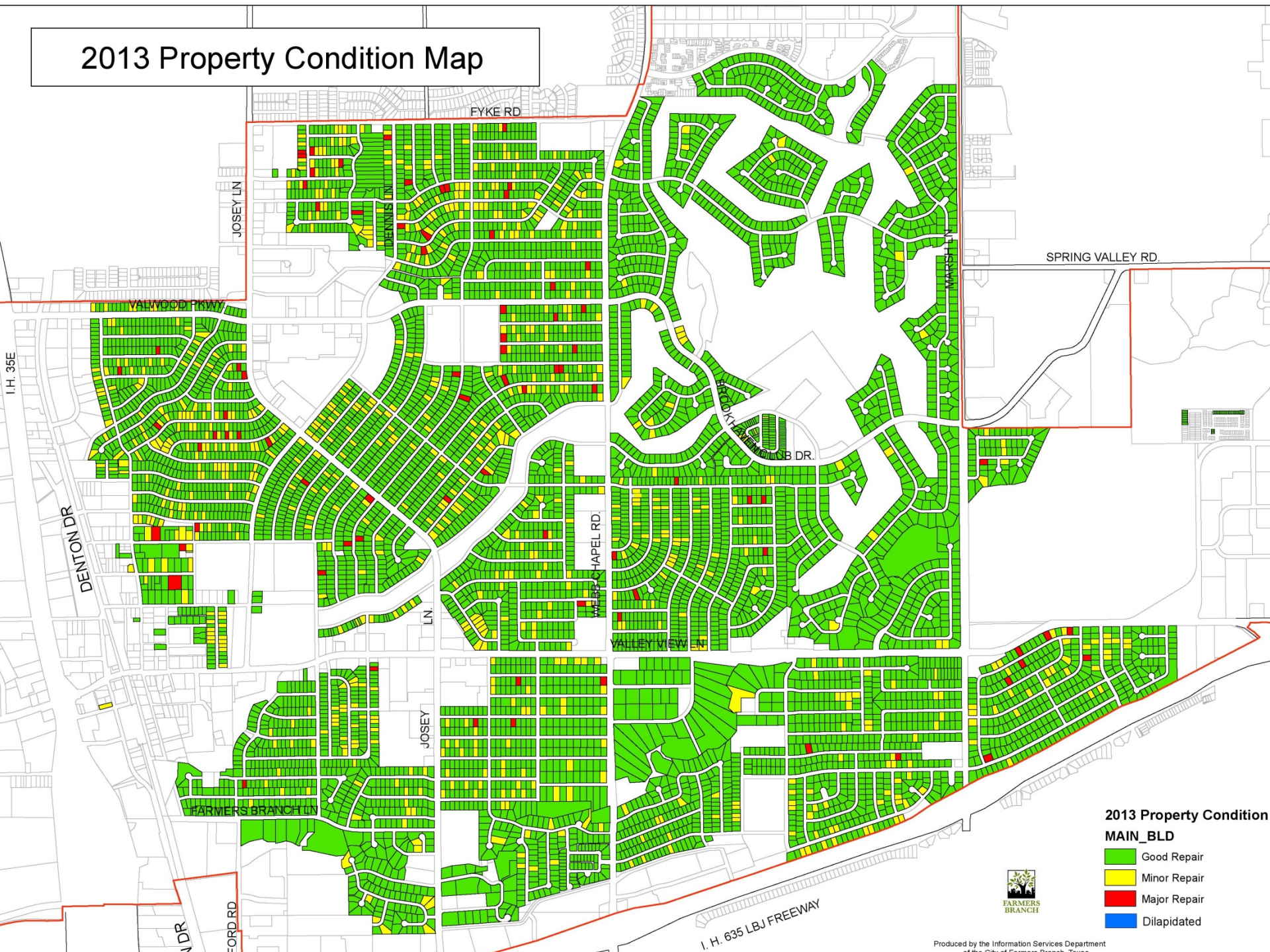


Produced by the Information Services Dept.
with Data Collected by Community Services

650 325 0 650 1,300 Feet



2013 Property Condition Map



2013 Property Condition

MAIN_BLD

- Good Repair
- Minor Repair
- Major Repair
- Dilapidated



1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16

A

CITY OF FARMERS BRANCH, TEXAS



Produced by the Information Services Dept.
of the City of Farmers Branch, Texas

Annual Proactive Inspections

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- 4
- 6

B

C

D

E

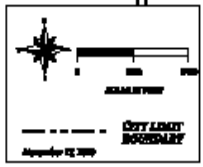
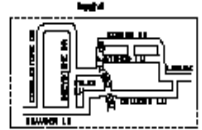
CARROLLTON

CARROLLTON

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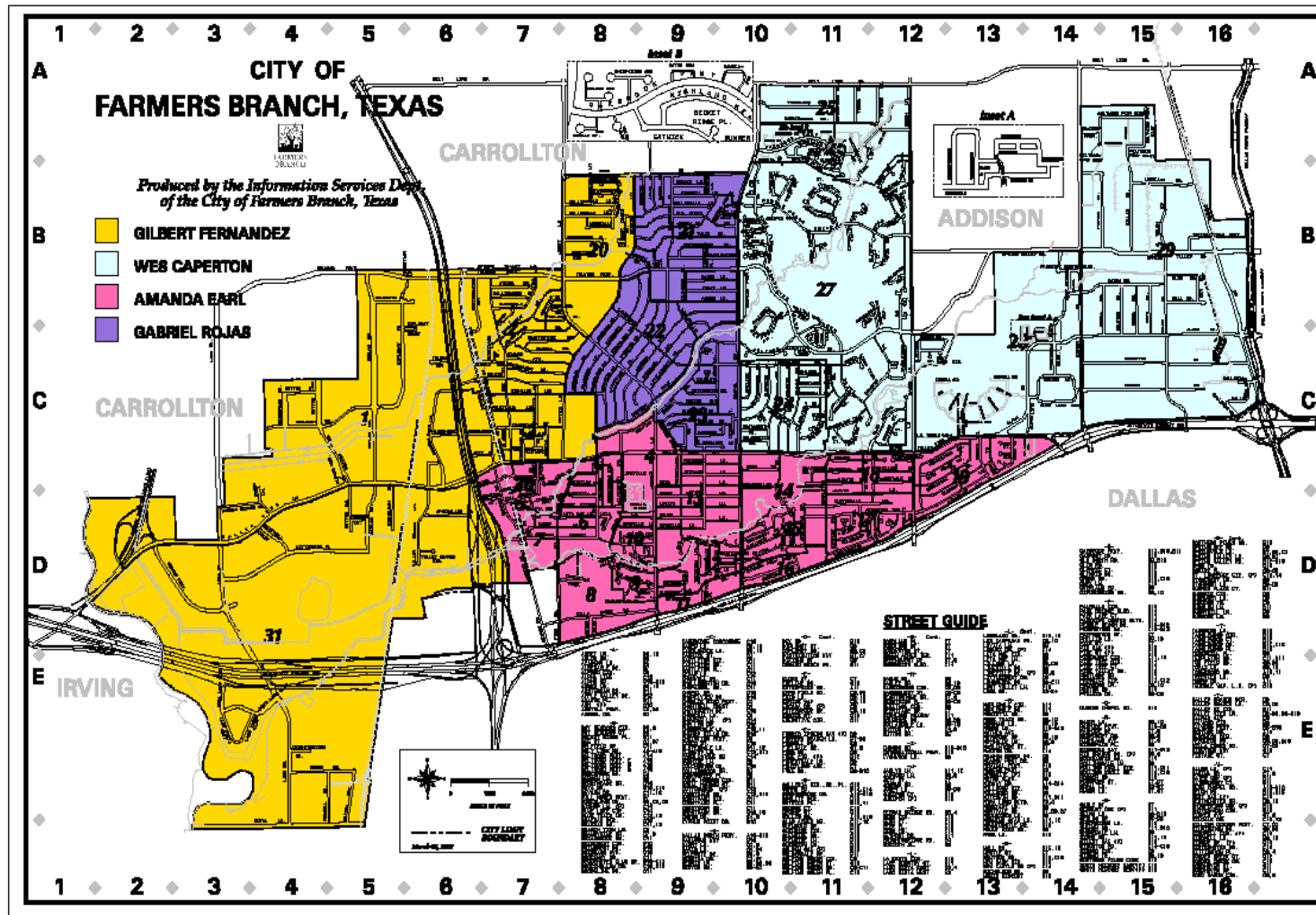
October 12, 2009

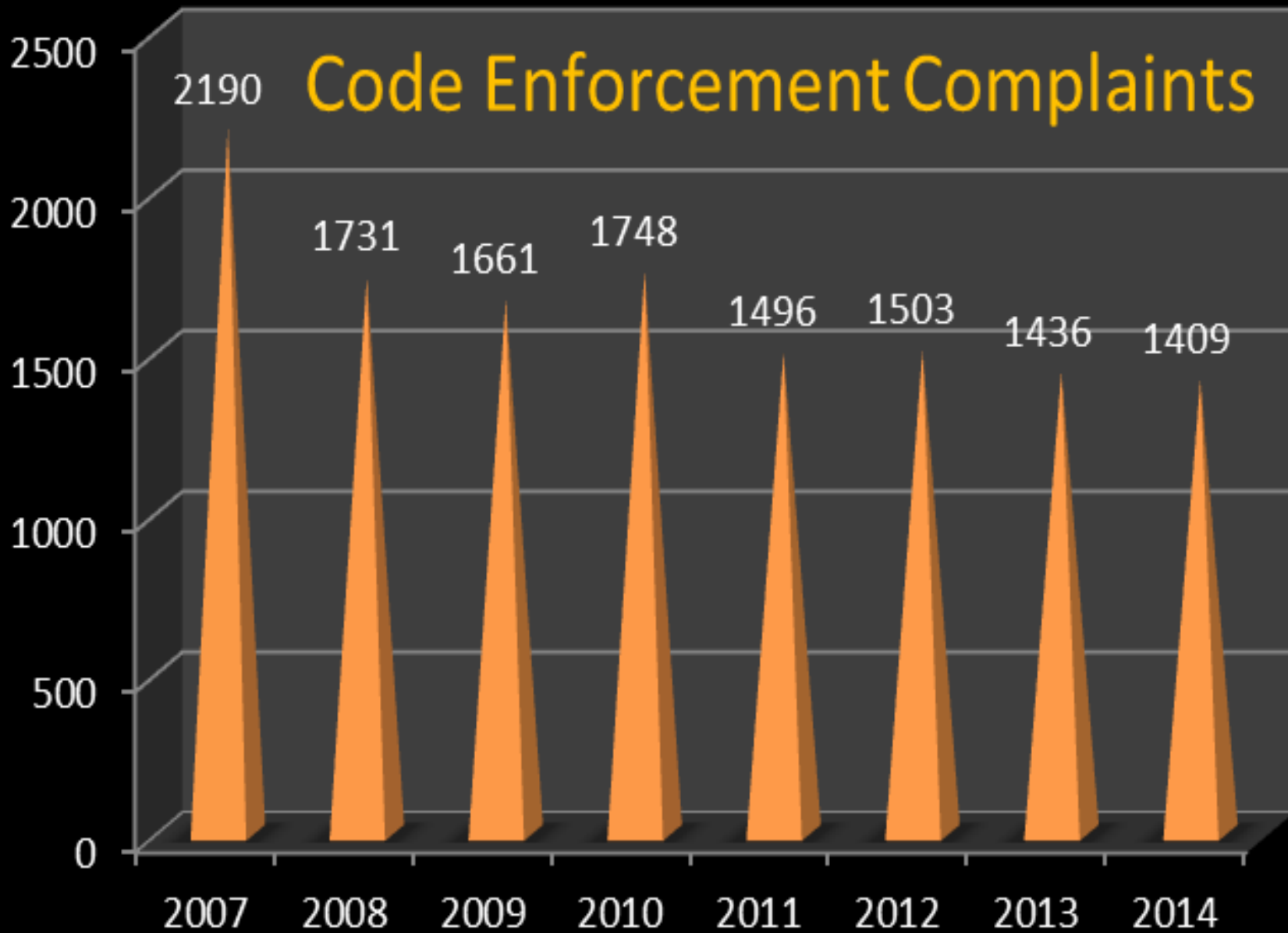
STREET GUIDE

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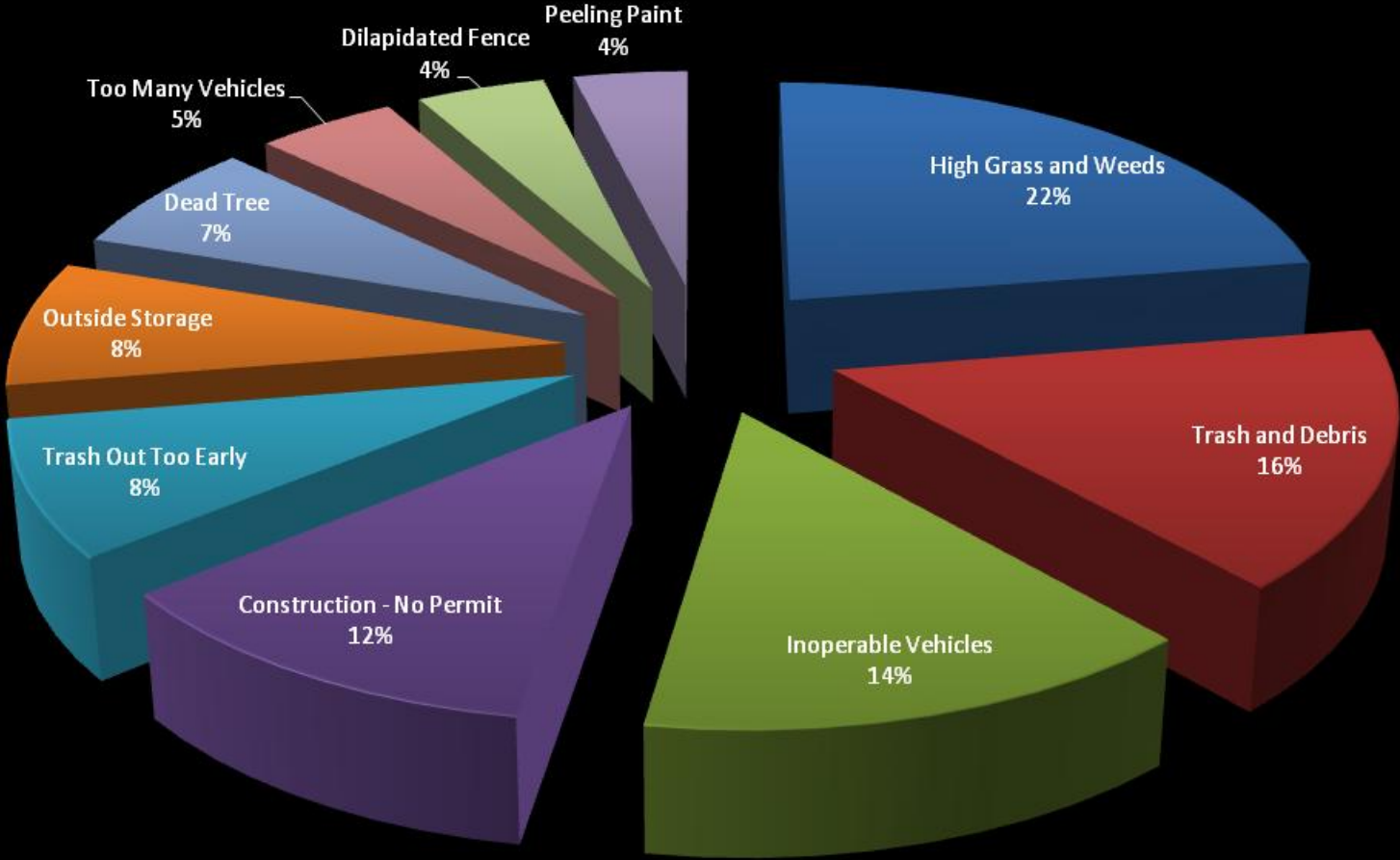
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Proactive Inspections/Patrol

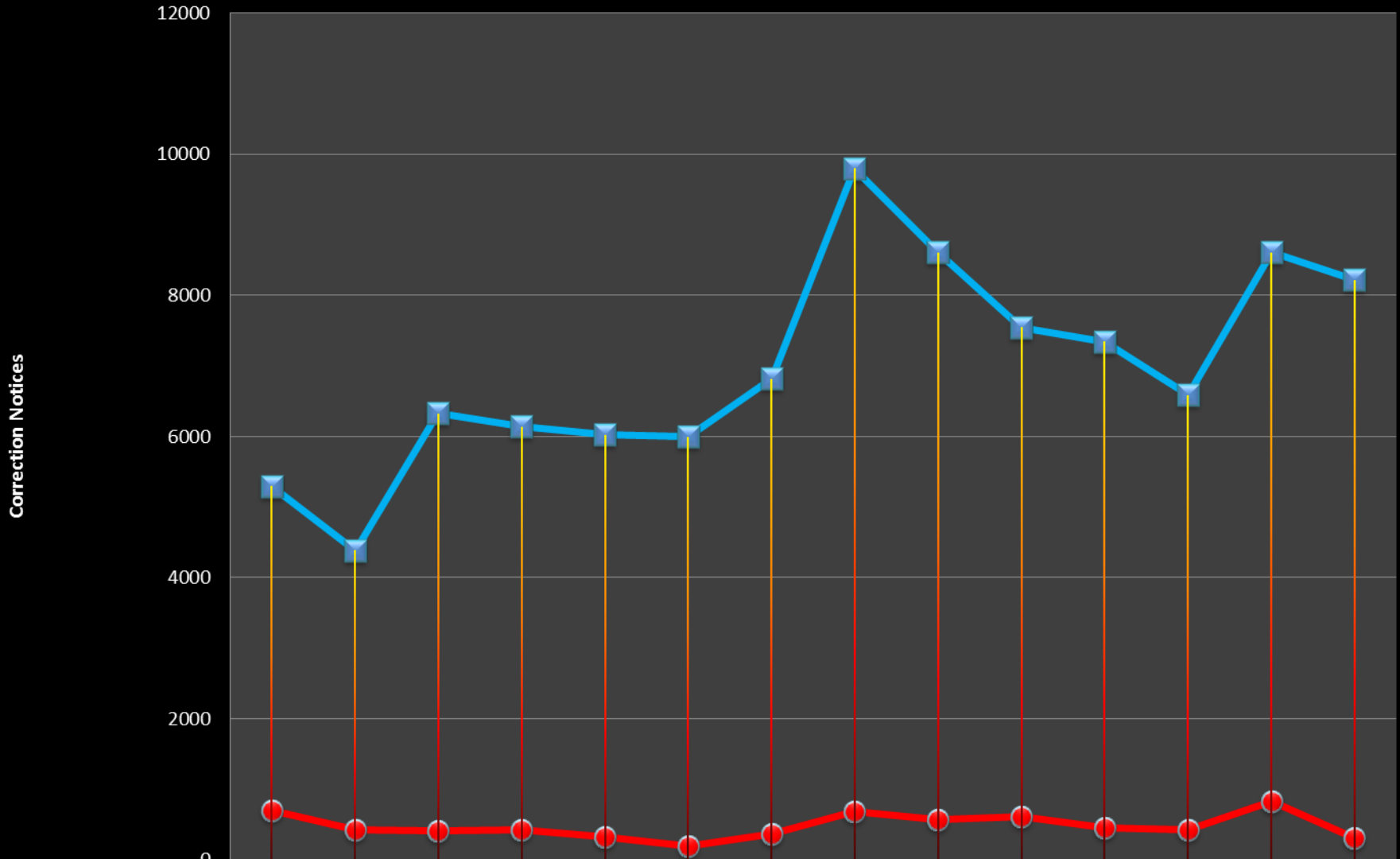




Top 10 Complaints



Notices and Citations



Correction Notices	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
	5298	4384	6329	6137	6026	5996	6816	9798	8608	7547	7344	6590	8607	8219
Citations	707	427	407	420	320	202	372	689	565	610	462	420	829	317

Certificate of Occupancy and Temporary Release of Utilities Inspections

- 456 Residential Certificate of Occupancy Inspections
 - 257 Owner Occupied
 - 199 Rental
- 72 Temporary Release of Utility – Residential
 - 56 Had items that needed to be corrected.
 - 3 Denied due to safety issues.

Single Family Rental License

- 779 Active Single Family Rental License
 - 34 notice for suspected rental homes without a license.
- In 2012 - 873 Active Single Family Rental License
 - 34 notices for suspected rental homes without a license.
- In 2011 - 811 Active Single Family Rental License
 - 27 Notices of suspected rental house without license.
- In 2010 – 759 Single Family Rental License
 - 26 suspected rental houses without license.
- In 2009 – 670 Single Family Rental License
 - At close of 2009 we had 74 open cases of suspected rental houses with no license.

Apartment Complexes

Annual Inspections

Every 6 Months Inspections

- Villa Gardens
- Courtyards at Valley View
- Villa Creek
- London Villa
- Cooks Creek
- Ventana at Valwood

- Waters Edge
- Mercer Crossing
- Laguna Vista
- Broadstone
- Evergreen
- Prairie Crossing
- Portofino
- Lakeview at Parkside
- Huntington Cove
- Brookhaven
- Villas at Parkside
- Chateau DeVille
- Macon Manor
- Havenhurst
- London Square
- Quarters Addition (4 plexs)

Top 10 for FY 2013-14

- High Grass and Weeds – 22%
- Outside Storage in the Yard – 8%
- Trash and Debris in yard – 5%
- Inoperable Vehicles - 5%
- Edging and Trimming – 4%
- Fence Violations 4%
- Construction without a Permit– 3%
- Overgrown or low hanging vegetation in paved alley or unpaved easement – 3%
- Peeling Paint – 3%
- Utility Vehicles – 2%

Other Significant Actions

- 317 Citations - \$52,559.00 Fines Assessed
- 2408 Fruitland – Fined more than \$15,000 for outside storage.
- 68 City performed abatements –\$13,947 Billed out for work.
 - Includes mowing, dead trees, fences, swimming pools and demolitions.



Questions or Comments