



ORDINANCE NO. 3940

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF FARMERS BRANCH, TEXAS, BY AMENDING ARTICLE XII (“VACANT BUILDINGS”) OF CHAPTER 56 (“PROPERTY MAINTENANCE”) TO AMEND SECTION 56-204, REGULATING VACANT STRUCTURES WITHIN THE CITY; PROVIDING A REPEALING CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Farmers Branch, Texas, finds that vacant buildings invite vandalism and crime, are often not maintained so as to prevent deterioration, are frequently the subject of neighborhood and community complaints of Code Enforcement violations, are often the cause of urban and suburban blight, and are a major cause of depressed property values; and

WHEREAS, the City Administration, in order to increase the safety of residential communities, to reduce and avoid urban blight, and to preserve and protect property values, has recommended the revision of existing regulations regarding vacant buildings and structures within the City; and

WHEREAS, the City Council of the City of Farmers Branch, Texas, finds it to be in the public interest and in the interest of public health and safety to amend the Code of Ordinances of the City of Farmers Branch to revise existing regulations regarding vacant buildings as provided for hereinafter.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, THAT:

SECTION 1. The Code of Ordinances of the City of Farmers Branch, Texas, is hereby amended by amending Article XII, “Vacant Buildings,” of Chapter 56, “Property Maintenance,” to revise Section 56-204 to read as follows (strike-throughs indicate deleted wording; underlines indicate added wording):

CHAPTER 56 PROPERTY MAINTENANCE

...

ARTICLE XII. – VACANT BUILDINGS

...

Sec. 56-204. - Inspections.

In addition to the initial registration and inspection, every three (3) months thereafter, the owner shall allow the enforcement authority to perform an inspection of the building and property. The enforcement authority shall provide a report to the owner denoting any issues found to be in non-compliance with any provisions of applicable codes adopted by the city. The enforcement authority shall determine what issues found during the inspection need immediate attention and issues that may be corrected prior to occupancy of the building. The enforcement authority shall impose the appropriate inspection fee, per inspection period, as incorporated into the City's Fee Schedule.

SECTION 2. All provisions of the ordinances and resolutions of the City of Farmers Branch in conflict with the provisions of this ordinance be and the same are hereby repealed and all other provisions of the ordinances and resolutions of the City not in conflict with the provisions hereof shall remain in full force and effect.

SECTION 3. An offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 4. If any section, paragraph, subdivision, clause, phrase or provision of this ordinance shall be judged to be invalid or unconstitutional by a court of competent jurisdiction, the same shall not affect the validity of this ordinance as a whole or any portion thereof other than the portion so decided to be invalid or unconstitutional.

SECTION 5. Any person violating any provision of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be fined a sum not to exceed Two Thousand Dollars (\$2,000.00) for each offense, and each day in which a violation occurs shall be a separate offense.

SECTION 6. This ordinance shall take effect from and after its passage and the publication of the caption of said ordinance as the law and the City Charter in such cases provide.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS, ON THE 5th DAY OF AUGUST 2025.

ATTEST:

APPROVED:

Erin Flores, City Secretary

Terry Lynne, Mayor

APPROVED AS TO FORM:

Nicole A. Hamilton Corr, City Attorney