



CITY COUNCIL COMMUNICATION

February 14, 2012

- SUBJECT:** Amend Portions of Chapter 14 “Buildings and Building Regulations” By Adopting New Regulations for the Abatement of Dangerous Buildings.
- SUBMITTED BY:** Mike Collins, Director of Planning and Economic Development
- REFERENCE NO:** Ordinance No. 1943
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ACTION REQUESTED:

Consider first and final reading of Ordinance No. 1943 amending portions of Chapter 14 “Buildings and Building Regulations” of the Code Ordinances by amending Article XII “Abatement of Dangerous Buildings”, amending Article X “Euless Minimum Housing Code” and repealing Article XIII “Secure Substandard of Dangerous Structures”.

ALTERNATIVES:

- Approve the request – *simple majority*
- Approve the request with modifications – *simple majority*
- Deny the request – *simple majority*

SUMMARY OF SUBJECT:

Staff recommends that City Council amend Chapter 14, Article XII “Abatement of Dangerous Structures”. The City is currently operating under the 1997 Unified Code for the Abatement of Dangerous Buildings. This amendment will update the existing code in a manner consistent with Chapter 214 of the Local Government Code and responsive to recent case law. The amended Article XII establishes a detailed process providing for a public hearing before the Housing and Structure Board and provides for a Judicial Review process. If a structure poses an immediate danger, the amended Article XII establishes additional authority to secure the structure prior to the public hearing, including provisions for immediate repairs in certain circumstances.

In addition, the ordinance would amend Chapter 14, Article X “Euless Minimum Housing Code”, Division 5 “Repair, Vacation, Demolition of Dwelling or Apartments”, to incorporate the proper cross-reference to Article XII and repeal Division 6 “Dangerous Dwelling Unit-Procedure for Elimination”, of Article X as it would no longer be necessary.

Finally, this ordinance would repeal Chapter 14, Article XIII “Secure Substandard or Dangerous Structures”, as it would no longer be necessary.

FINANCIAL CONSIDERATIONS:

Revenue Sources:

Expenditure Accounts:

Budgeted Fiscal Year(s):

Estimated Expenditure:

Over/Under Projection By:

Other Comments:

SUPPORTING DOCUMENTS:

- Ordinance No.1943

APPROVED BY:

_____ **LG** _____

City Manager's Office

_____ **KS** _____

City Secretary's Office