

## Item H-5

Consider an ordinance approving an amendment to the City of Keller Code of Ordinances Chapter 4 – Buildings, by replacing Article IV in its entirety regarding the regulation of substandard structures; providing a repealing clause; providing a maximum penalty of \$2,000.00; providing a severability clause; and establishing an effective date.

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## Background

- Currently, the city's only available process for pursuing substandard buildings is through citations in the municipal court.
- Recent substandard building cases, resulting from fires, took years to resolve and created concerns about potential negative property value impacts for surrounding neighbors.



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### Summary of Code Amendments:



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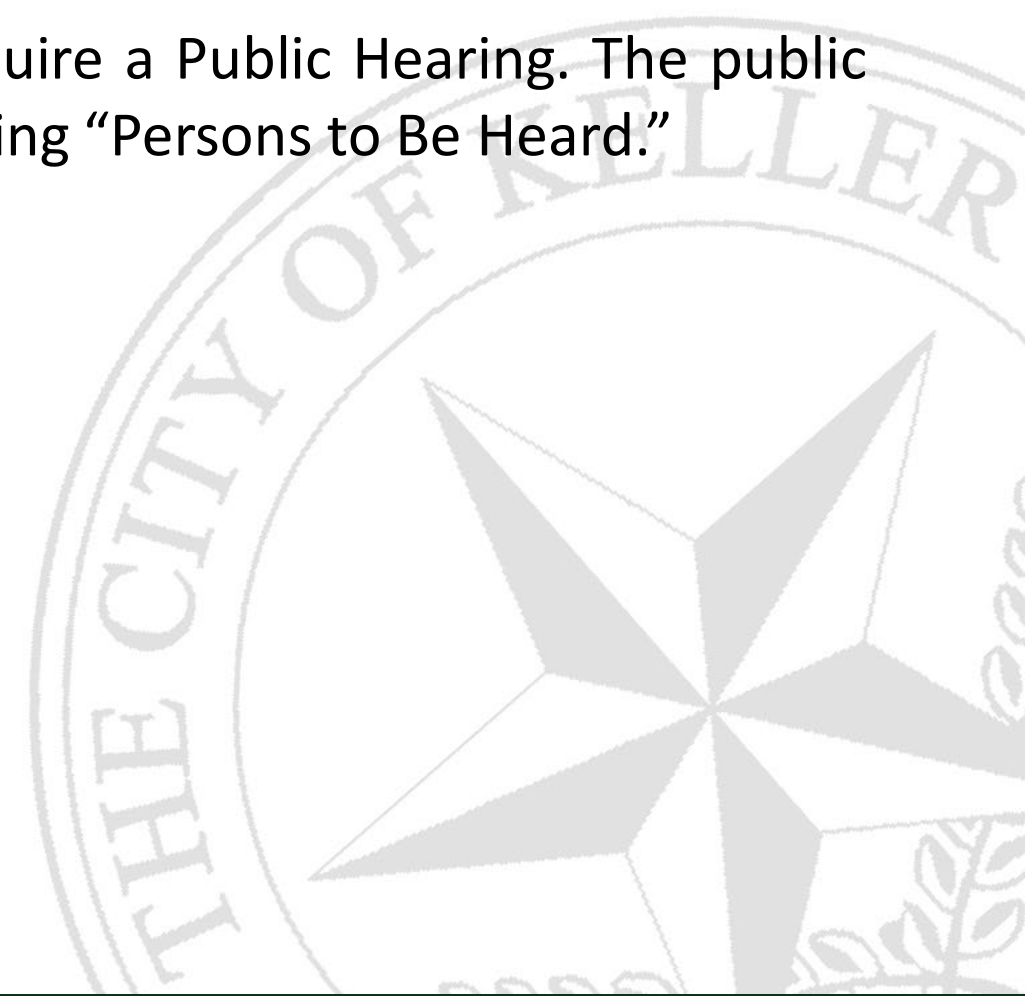
- Authorizes the city's Building Official, Fire Marshal, and Code Compliance Officers to enforce the Substandard Buildings Code.
- Creates a Building and Standards Commission (the same members as the Zoning Board of Adjustment) to hear and determine cases related to violations of the proposed ordinance.
- Provides detailed minimum standards for the use and occupancy of structures in the City of Keller. The minimum standards are intended to be used by the Building Official, Fire Marshal, and Code Enforcement Officers to determine if a building is substandard and a potential hazard to the public health, safety, and welfare.
- Establishes notice and public hearing procedures for the Building and Standards Commission to follow after the Building Official or Fire Marshal has found a building to be substandard. Rulings by the Commission are appealable to District Court.



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### Public Input:

Amendments to the Code of Ordinances do not require a Public Hearing. The public had an opportunity to speak on this agenda item during “Persons to Be Heard.”



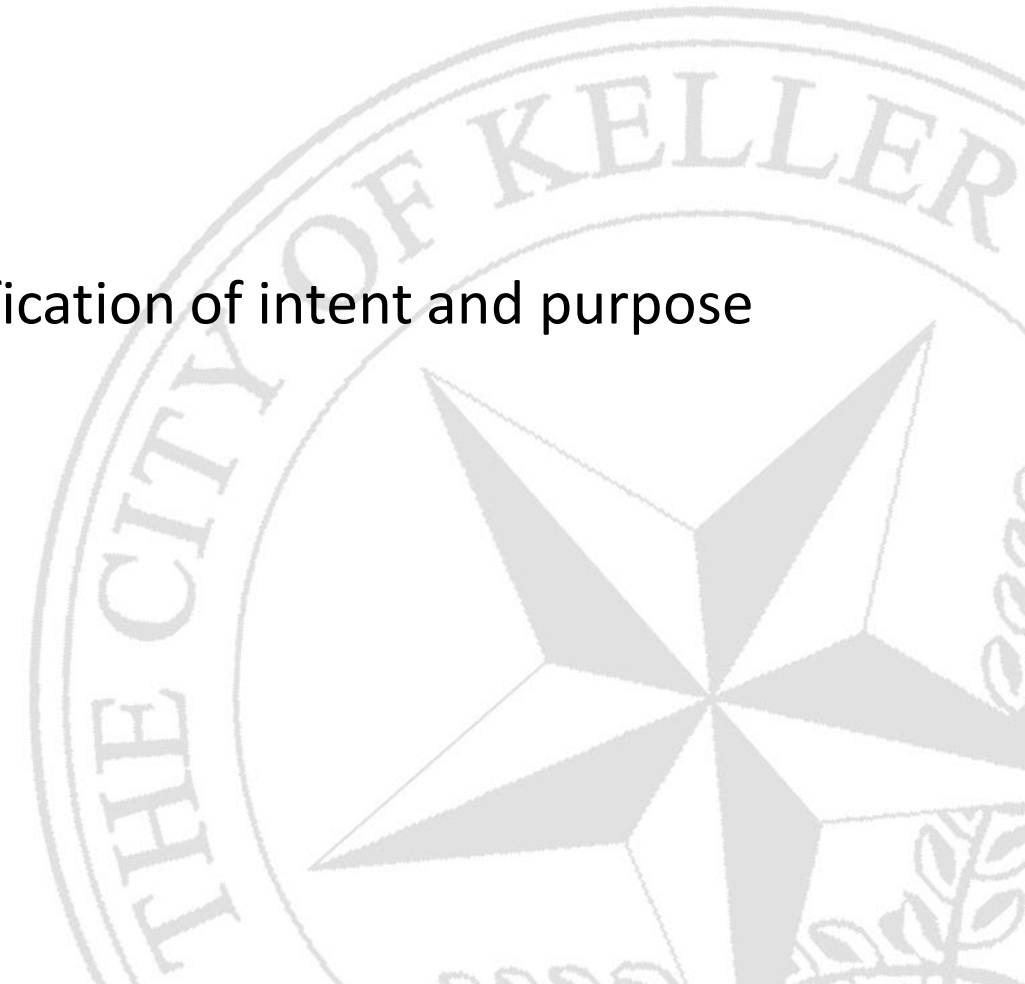
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### City Council Options:

- Approve as submitted
- Approve with modified or additional condition(s)
- Table the agenda item to a specific date with clarification of intent and purpose
- Deny







**Questions?**  
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