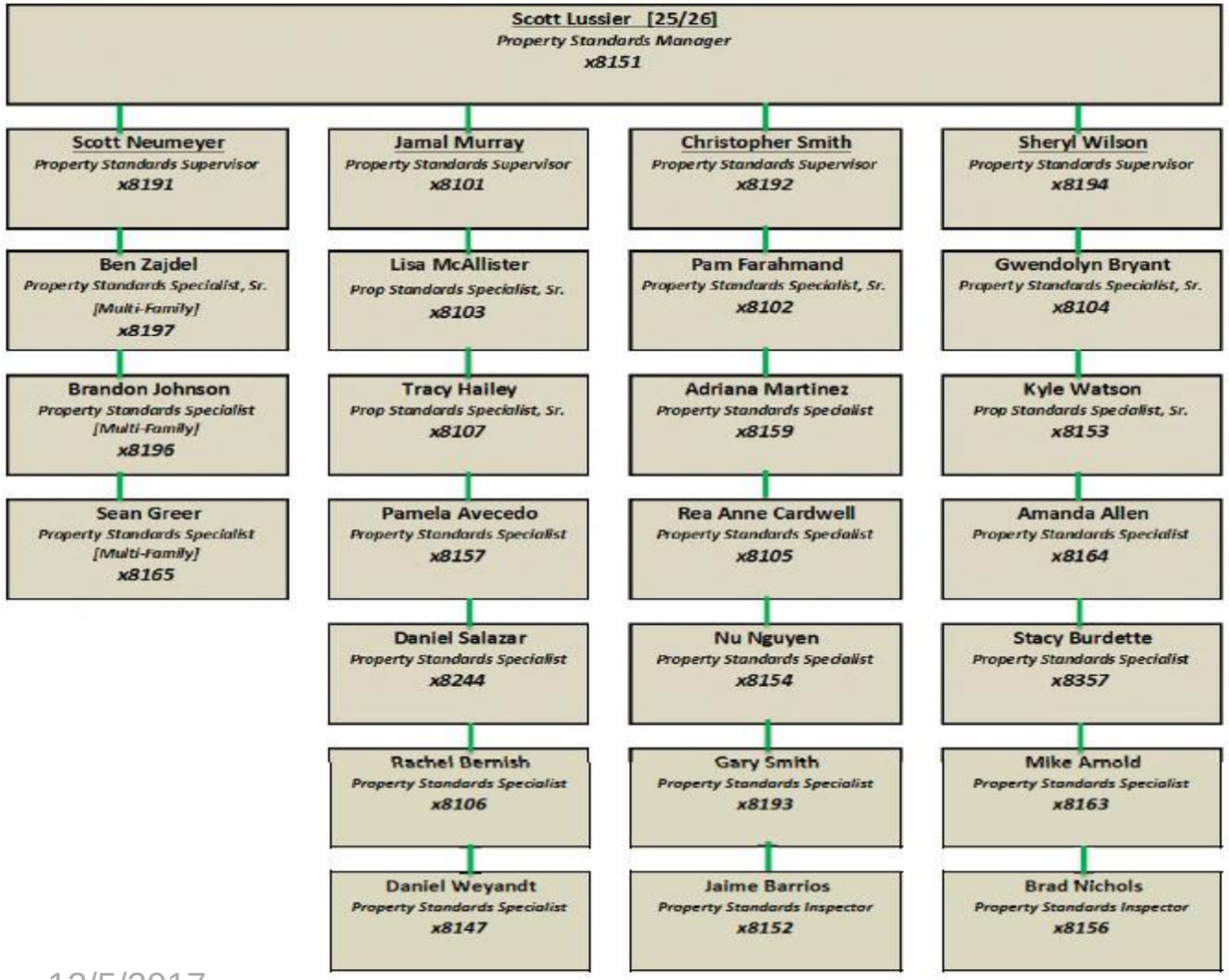
Property Standards Division

Overview and Notification

Lori Schwarz, Director
Neighborhood Services Department

Property Standards Division Overview



Property Standards Division

- 1 Manager
- 4 Supervisors
- 6 Sr. Property Standards Specialists
- 13 Property Standards Specialists
- 2 Property Standards Inspectors

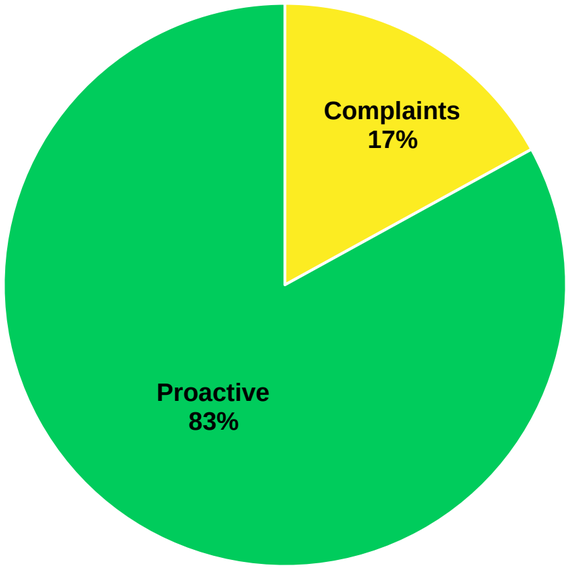
Certifications

- 22 Code Enforcement Officer
- 13 Property Maintenance and Housing
- 9 Zoning Inspector

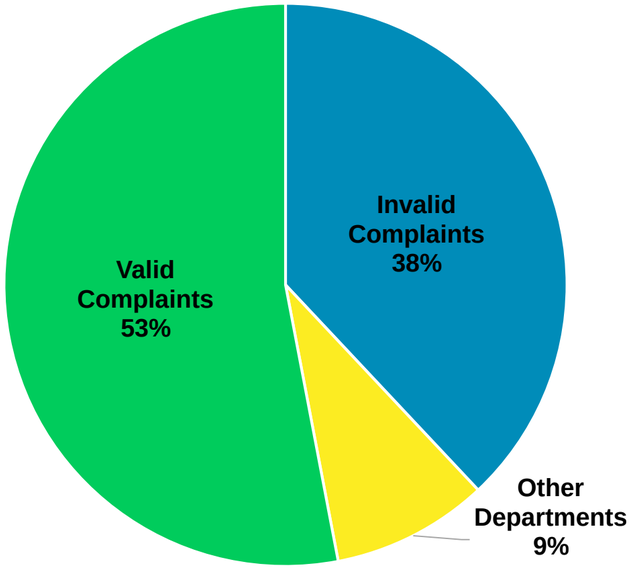
Property Standards Division Overview

FY 2015-2016

16,846 Cases Opened

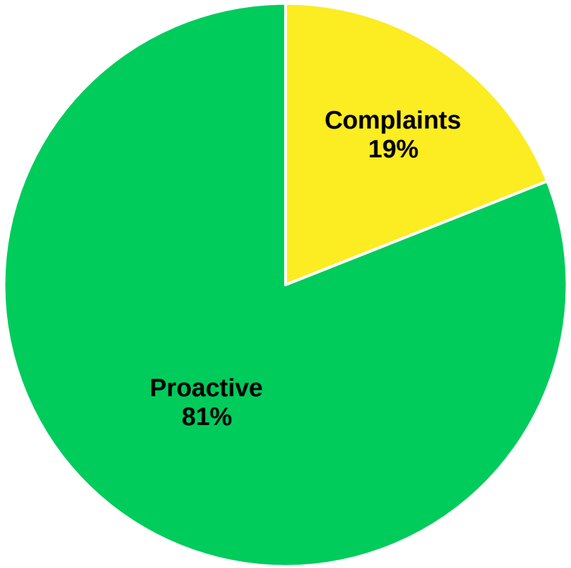


Complaint Breakdown

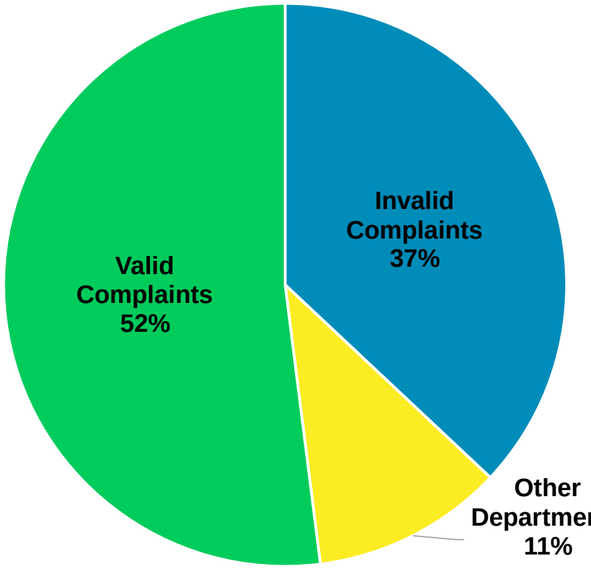


FY 2016-2017

16,286 Cases Opened



Complaint Breakdown



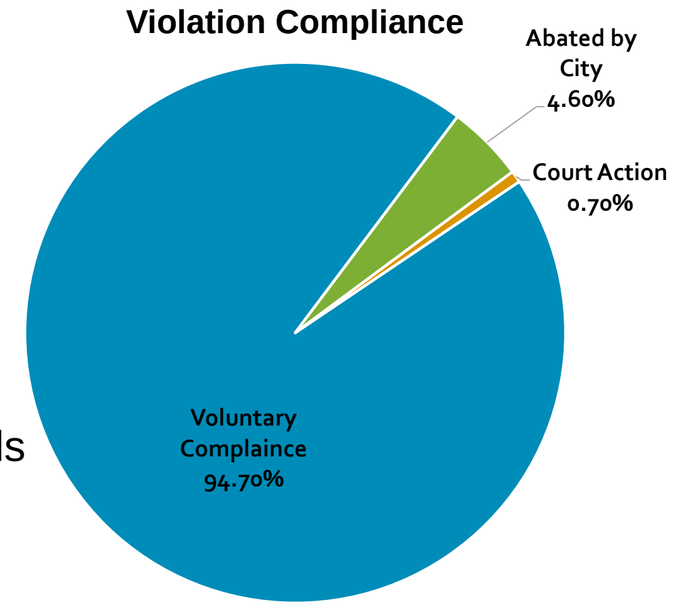
Property Standards Division Overview

FY 2015-2016

23,206 Violations Addressed

Top 5 Violations:

- High Grass and Weeds
- Low Tree Limbs
- Rubbish and Refuse
- Open Storage
- Electrical System Hazards

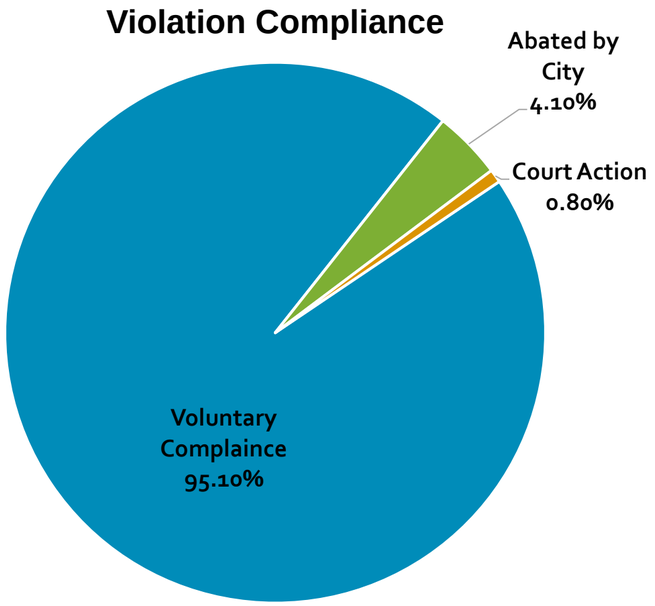


FY 2016-2017

23,238 Violations Addressed

Top 5 Violations:

- High Grass and Weeds
- Rubbish and Refuse
- Low Tree Limbs
- Open Storage
- Exterior Structure – Protective Treatment



Property Standards Division
Notifications



Types of Notifications

- Courtesy Notice
- Door Tag
- Vehicle Stickers
- Notice of Violation
- One-Time Posting

Property Standards Division Notifications

Courtesy Notices:

- No violation history for the property owner or occupant.
- Introduction of Property Standards Division
- Informs of a property maintenance concern.
- Requests contact with the Specialist
- 3 business days to make contact.



Plano
Neighborhood Services
Property Standards Division

Connecting community needs with community resources.
972.208.8150

Hello Plano resident,

The Property Standards Division routinely visits homes in your neighborhood to ensure they are maintained in accordance with adopted City standards. While inspecting your neighborhood, we identified a property maintenance concern at your home.

Please contact your specialist _____ as soon as possible to discuss remedies. You may also want to visit our website to review the common violations page at plano.gov/commonviolations prior to contacting our office.

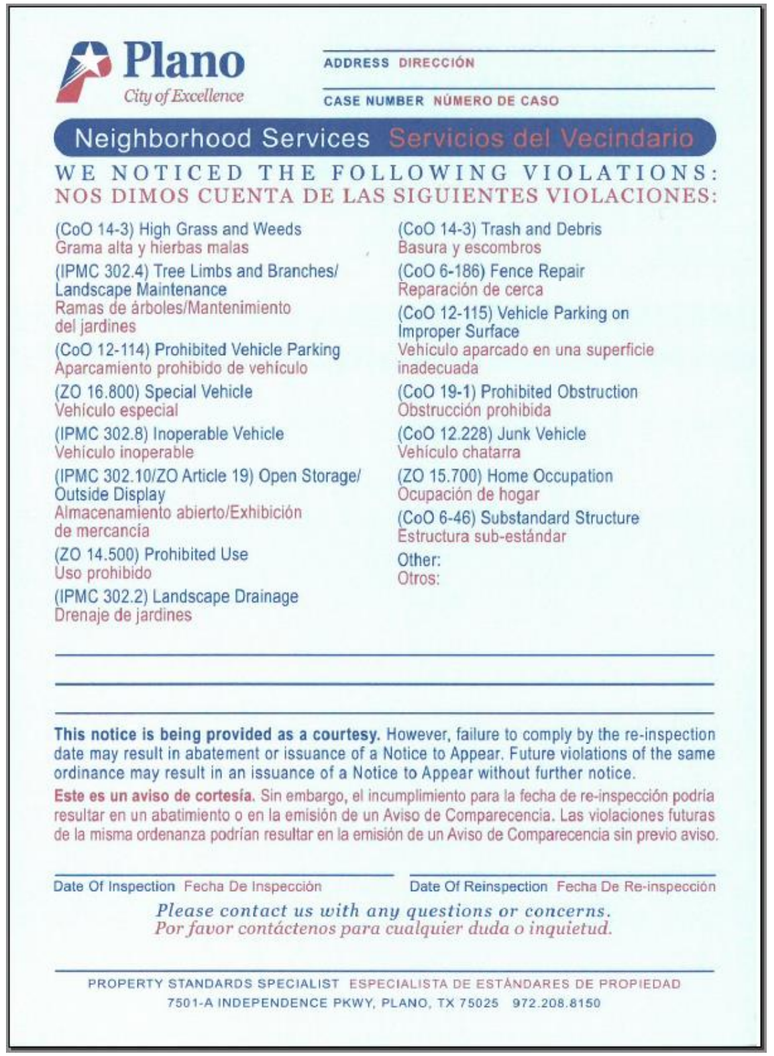
We appreciate your assistance in helping to keep Plano a great place to live!

Thank You!

Property Standards Division
Notifications

Door Tag:

- Issued for minor violations
- Allows 1 – 7 days to bring the property into compliance.
- May also be issued as a reminder following a Notice of Violation when property is not fully in compliance



Plano
City of Excellence

ADDRESS DIRECCIÓN

CASE NUMBER NÚMERO DE CASO

Neighborhood Services Servicios del Vecindario

WE NOTICED THE FOLLOWING VIOLATIONS:
NOS DIMOS CUENTA DE LAS SIGUIENTES VIOLACIONES:

(CoO 14-3) High Grass and Weeds
Grama alta y hierbas malas

(IPMC 302.4) Tree Limbs and Branches/ Landscape Maintenance
Ramas de árboles/Mantenimiento del jardines

(CoO 12-114) Prohibited Vehicle Parking
Aparcamiento prohibido de vehículo

(ZO 16.800) Special Vehicle
Vehículo especial

(IPMC 302.8) Inoperable Vehicle
Vehículo inoperable

(IPMC 302.10/ZO Article 19) Open Storage/ Outside Display
Almacenamiento abierto/Exhibición de mercancía

(ZO 14.500) Prohibited Use
Uso prohibido

(IPMC 302.2) Landscape Drainage
Drenaje de jardines

(CoO 14-3) Trash and Debris
Basura y escombros

(CoO 6-186) Fence Repair
Reparación de cerca

(CoO 12-115) Vehicle Parking on Improper Surface
Vehículo aparcado en una superficie inadecuada

(CoO 19-1) Prohibited Obstruction
Obstrucción prohibida

(CoO 12.228) Junk Vehicle
Vehículo chatarra

(ZO 15.700) Home Occupation
Ocupación de hogar

(CoO 6-46) Substandard Structure
Estructura sub-estándar

Other:
Otros:

This notice is being provided as a courtesy. However, failure to comply by the re-inspection date may result in abatement or issuance of a Notice to Appear. Future violations of the same ordinance may result in an issuance of a Notice to Appear without further notice.

Este es un aviso de cortesía. Sin embargo, el incumplimiento para la fecha de re-inspección podría resultar en un abatimiento o en la emisión de un Aviso de Comparecencia. Las violaciones futuras de la misma ordenanza podrían resultar en la emisión de un Aviso de Comparecencia sin previo aviso.

Date Of Inspection Fecha De Inspección

Date Of Reinspection Fecha De Re-inspección

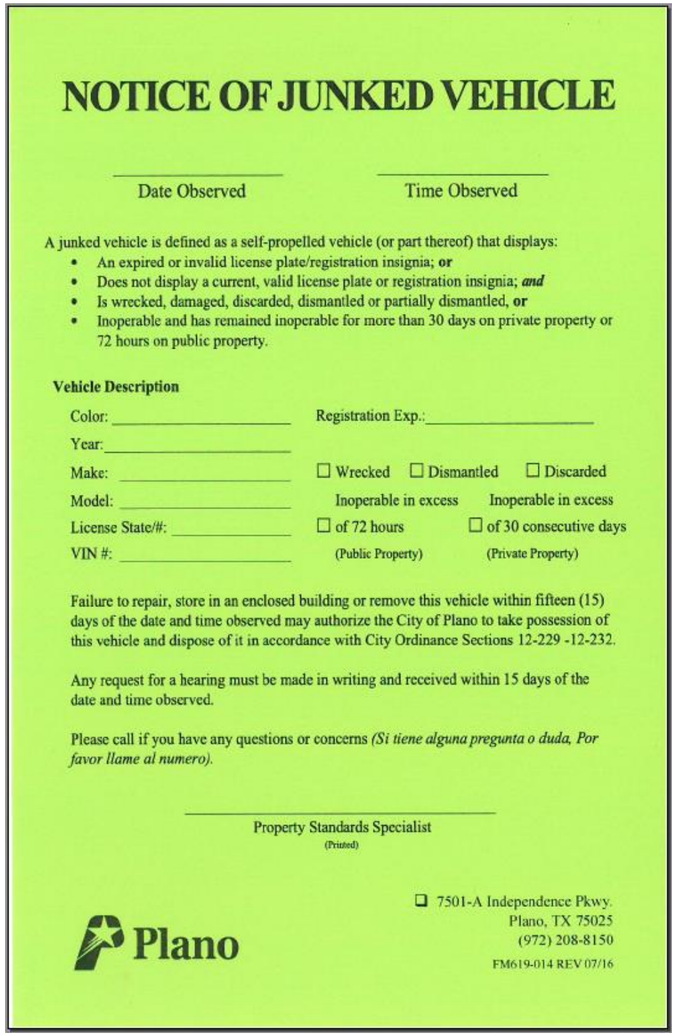
Please contact us with any questions or concerns.
Por favor contáctenos para cualquier duda o inquietud.

PROPERTY STANDARDS SPECIALIST ESPECIALISTA DE ESTÁNDARES DE PROPIEDAD
7501-A INDEPENDENCE PKWY, PLANO, TX 75025 972.208.8150

Property Standards Division
Notifications

Vehicle Stickers:

- Affixed to vehicles in violation of city codes and ordinances.
- Identifies violation and timeframe for the vehicle to be brought into compliance.
- Legal ownership unknown: may be required per ordinance.
- Private property: Property Standards Division.
- Public rights-of-way: Police Department



NOTICE OF JUNKED VEHICLE

_____ Date Observed

_____ Time Observed

A junked vehicle is defined as a self-propelled vehicle (or part thereof) that displays:

- An expired or invalid license plate/registration insignia; **or**
- Does not display a current, valid license plate or registration insignia; ***and***
- Is wrecked, damaged, discarded, dismantled or partially dismantled, **or**
- Inoperable and has remained inoperable for more than 30 days on private property or 72 hours on public property.

Vehicle Description

Color: _____ Registration Exp.: _____

Year: _____

Make: _____ ☐ Wrecked ☐ Dismantled ☐ Discarded

Model: _____ Inoperable in excess Inoperable in excess

License State/#: _____ ☐ of 72 hours ☐ of 30 consecutive days

VIN #: _____ (Public Property) (Private Property)

Failure to repair, store in an enclosed building or remove this vehicle within fifteen (15) days of the date and time observed may authorize the City of Plano to take possession of this vehicle and dispose of it in accordance with City Ordinance Sections 12-229 -12-232.

Any request for a hearing must be made in writing and received within 15 days of the date and time observed.

Please call if you have any questions or concerns *(Si tiene alguna pregunta o duda, Por favor llame al numero).*

_____

Property Standards Specialist

(Printed)

Plano

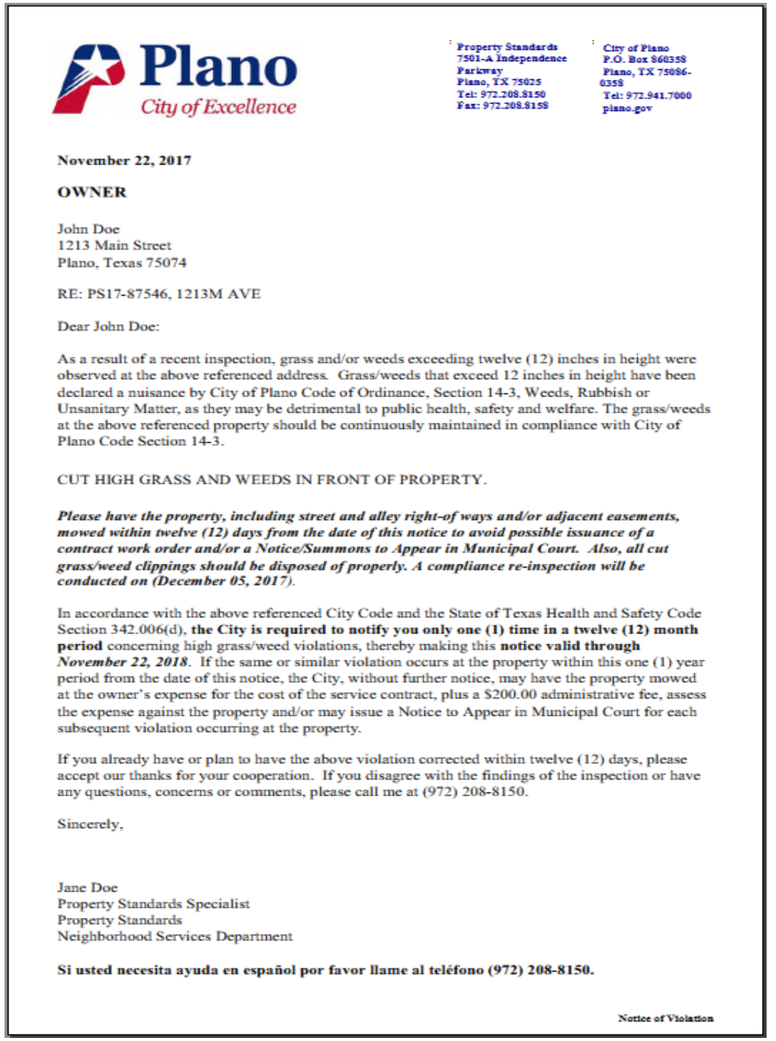
❑ 7501-A Independence Pkwy.
Plano, TX 75025
(972) 208-8150

FM619-014 REV 07/16

Property Standards Division
Notifications

Notice of Violation (NOV):

- Issued in the form of a letter and mailed
- Some NOV required to be sent by certified mail with a return receipt requested.
- Allow 12, 15, 30 or 60 days to bring the property into compliance depending on the violation.



Plano
City of Excellence

Property Standards
7501-A Independence Parkway
Plano, TX 75025
Tel: 972.208.8150
Fax: 972.208.8158

City of Plano
P.O. Box 860358
Plano, TX 75086-0358
Tel: 972.941.7000
plano.gov

November 22, 2017

OWNER

John Doe
1213 Main Street
Plano, Texas 75074

RE: PS17-87546, 1213M AVE

Dear John Doe:

As a result of a recent inspection, grass and/or weeds exceeding twelve (12) inches in height were observed at the above referenced address. Grass/weeds that exceed 12 inches in height have been declared a nuisance by City of Plano Code of Ordinance, Section 14-3, Weeds, Rubbish or Unsanitary Matter, as they may be detrimental to public health, safety and welfare. The grass/weeds at the above referenced property should be continuously maintained in compliance with City of Plano Code Section 14-3.

CUT HIGH GRASS AND WEEDS IN FRONT OF PROPERTY.

Please have the property, including street and alley right-of ways and/or adjacent easements, mowed within twelve (12) days from the date of this notice to avoid possible issuance of a contract work order and/or a Notice/Summons to Appear in Municipal Court. Also, all cut grass/weed clippings should be disposed of properly. A compliance re-inspection will be conducted on (December 05, 2017).

In accordance with the above referenced City Code and the State of Texas Health and Safety Code Section 342.006(d), **the City is required to notify you only one (1) time in a twelve (12) month period** concerning high grass/weed violations, thereby making this **notice valid through *November 22, 2018***. If the same or similar violation occurs at the property within this one (1) year period from the date of this notice, the City, without further notice, may have the property mowed at the owner's expense for the cost of the service contract, plus a $200.00 administrative fee, assess the expense against the property and/or may issue a Notice to Appear in Municipal Court for each subsequent violation occurring at the property.

If you already have or plan to have the above violation corrected within twelve (12) days, please accept our thanks for your cooperation. If you disagree with the findings of the inspection or have any questions, concerns or comments, please call me at (972) 208-8150.

Sincerely,

Jane Doe
Property Standards Specialist
Property Standards
Neighborhood Services Department

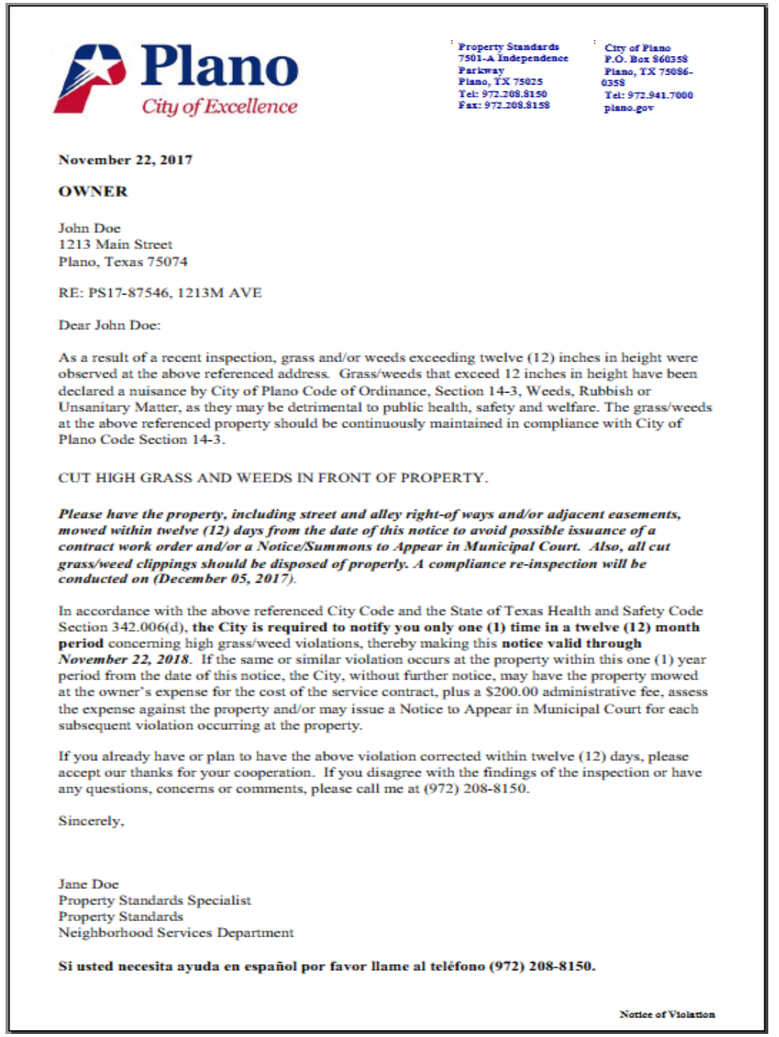
Si usted necesita ayuda en español por favor llame al teléfono (972) 208-8150.

Notice of Violation

Property Standards Division
Notifications

Notice of Violation (NOV):

- High grass and weeds or rubbish and refuse letters valid for 12 months from the date of issuance.
- Current state law requires that the municipality offer to abate graffiti free of charge prior to issuing a Notice of Violation.



Plano
City of Excellence

Property Standards
7501-A Independence Parkway
Plano, TX 75025
Tel: 972.208.8150
Fax: 972.208.8158

City of Plano
P.O. Box 860358
Plano, TX 75086-0358
Tel: 972.941.7000
plano.gov

November 22, 2017

OWNER

John Doe
1213 Main Street
Plano, Texas 75074

RE: PS17-87546, 1213M AVE

Dear John Doe:

As a result of a recent inspection, grass and/or weeds exceeding twelve (12) inches in height were observed at the above referenced address. Grass/weeds that exceed 12 inches in height have been declared a nuisance by City of Plano Code of Ordinance, Section 14-3, Weeds, Rubbish or Unsanitary Matter, as they may be detrimental to public health, safety and welfare. The grass/weeds at the above referenced property should be continuously maintained in compliance with City of Plano Code Section 14-3.

CUT HIGH GRASS AND WEEDS IN FRONT OF PROPERTY.

Please have the property, including street and alley right-of ways and/or adjacent easements, mowed within twelve (12) days from the date of this notice to avoid possible issuance of a contract work order and/or a Notice/Summons to Appear in Municipal Court. Also, all cut grass/weed clippings should be disposed of properly. A compliance re-inspection will be conducted on (December 05, 2017).

In accordance with the above referenced City Code and the State of Texas Health and Safety Code Section 342.006(d), **the City is required to notify you only one (1) time in a twelve (12) month period** concerning high grass/weed violations, thereby making this **notice valid through *November 22, 2018***. If the same or similar violation occurs at the property within this one (1) year period from the date of this notice, the City, without further notice, may have the property mowed at the owner's expense for the cost of the service contract, plus a $200.00 administrative fee, assess the expense against the property and/or may issue a Notice to Appear in Municipal Court for each subsequent violation occurring at the property.

If you already have or plan to have the above violation corrected within twelve (12) days, please accept our thanks for your cooperation. If you disagree with the findings of the inspection or have any questions, concerns or comments, please call me at (972) 208-8150.

Sincerely,

Jane Doe
Property Standards Specialist
Property Standards
Neighborhood Services Department

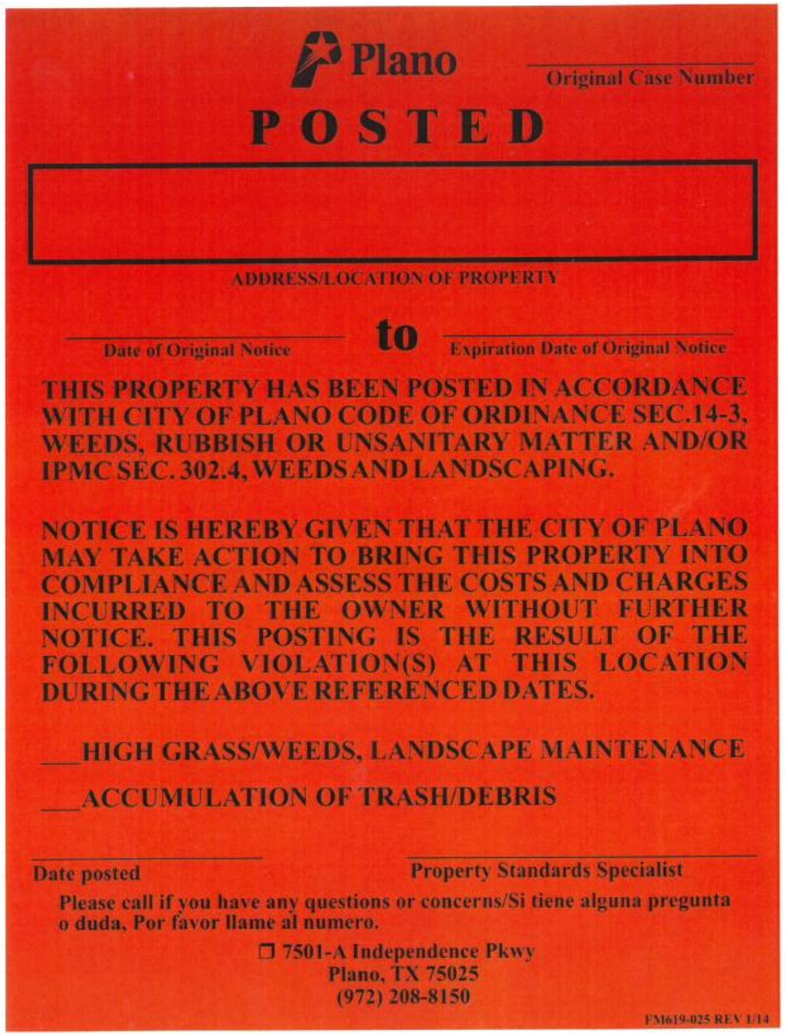
Si usted necesita ayuda en español por favor llame al teléfono (972) 208-8150.

Notice of Violation

Property Standards Division
Notifications

One-Time Postings:

- Final notification for high grass and weeds or rubbish and refuse violations during the 12 months the NOV is valid.
- Affixed on or near the front door of each building or attached to a stake driven into the ground if no buildings.


Plano

Original Case Number

POSTED

ADDRESS/LOCATION OF PROPERTY

Date of Original Notice to Expiration Date of Original Notice

THIS PROPERTY HAS BEEN POSTED IN ACCORDANCE WITH CITY OF PLANO CODE OF ORDINANCE SEC.14-3, WEEDS, RUBBISH OR UNSANITARY MATTER AND/OR IPMC SEC. 302.4, WEEDS AND LANDSCAPING.

NOTICE IS HEREBY GIVEN THAT THE CITY OF PLANO MAY TAKE ACTION TO BRING THIS PROPERTY INTO COMPLIANCE AND ASSESS THE COSTS AND CHARGES INCURRED TO THE OWNER WITHOUT FURTHER NOTICE. THIS POSTING IS THE RESULT OF THE FOLLOWING VIOLATION(S) AT THIS LOCATION DURING THE ABOVE REFERENCED DATES.

___HIGH GRASS/WEEDS, LANDSCAPE MAINTENANCE

___ACCUMULATION OF TRASH/DEBRIS

Date posted

Property Standards Specialist

Please call if you have any questions or concerns/Si tiene alguna pregunta o duda, Por favor llame al numero.

❒ 7501-A Independence Pkwy
Plano, TX 75025
(972) 208-8150

FM619-025 REV 1/14

Property Standards Division
Notifications

Notification Example:



Bulk Trash or Paid Collection Violation
(more than 5 days prior to collection)

No History: **Courtesy Notice**

Prior History: **12 Day Notice of Violation (NOV)**

Prior NOV: **One-time Posting and Work Order to Remove Trash**

Property Standards Division
Notifications



FY 2016-2017 Notifications

- **Courtesy Notices – 128**
  - First implemented in July 2017
- **Door Tags – 6,593**
- **Vehicle Stickers – 579**
- **Notice of Violations – 15,902**
- **One-Time Postings - 715**