



Neighborhood Issues at a Glance



February 19, 2015
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Neighborhood Issues

Overview

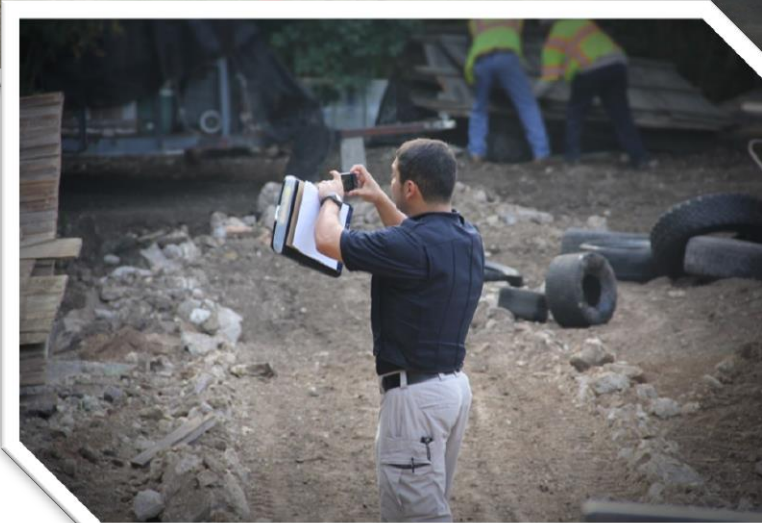
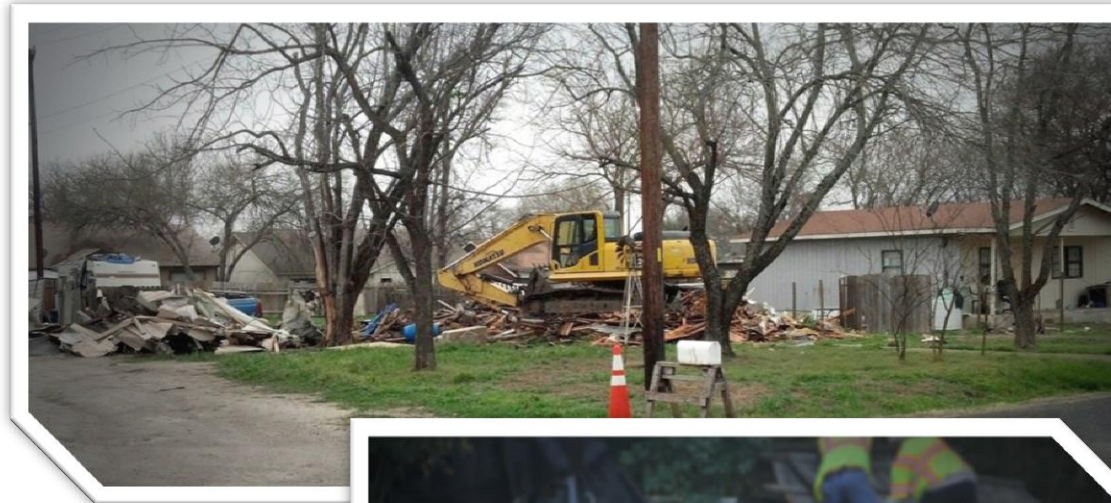
- Substandard Housing and Dangerous Structures
- Neighborhood Nuisances
- Land Use and Zoning



Neighborhood Issues

Substandard Housing and Dangerous Structures

- Maintenance of Housing Stock
 - Single family homes
 - Duplexes
 - Multi-family properties
- Tenant Displacement and Relocation
- Lack of Maintenance of Commercial Buildings
- Abandoned Structures



Neighborhood Issues

Neighborhood Nuisances

- High Grass and Weeds
- Trash and Debris
- Rodent and Insect Infestation
- Illegal Dumping
- Graffiti
- Noise Complaints
- Garbage and Recycling Carts



Neighborhood Issues

Land Use and Zoning

- Accessory Dwelling Units (ADU)
- Group Homes
- Stealth Dorms
- Short Term Rentals (STR)



Accessory Dwelling Units (ADU)

Council Resolution 20140612-062

- What is an Accessory Dwelling Unit?
- Where are they allowed?
- What Code regulations apply to them?



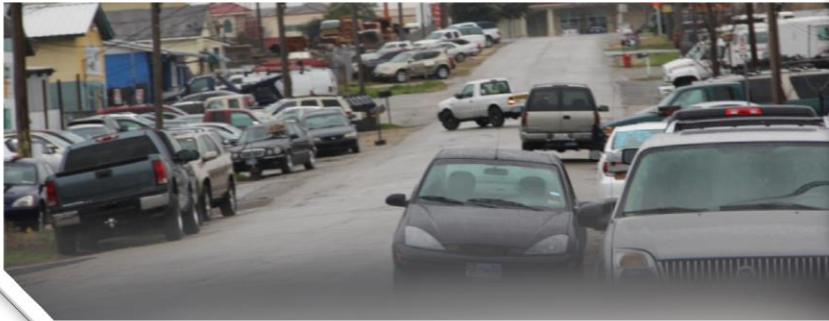
Group Homes

- Types of Group Homes
- Where are they permitted?
 - within residential neighborhoods
- Occupancy Limits
- Nuisance Complaints



Stealth Dorms

- Single family dwellings replaced by duplexes and large oversized homes
- High occupancy
- Impacts the characteristic of the neighborhood



The map displays the City of Dallas with a specific area highlighted in light green, indicating the proposed stadium site. This area is bounded roughly by Mopac to the west, Burnet to the north, and Airport to the east. Key neighborhoods within the highlighted area include Far West, Allandale, Martin Luther King Jr, and Pleasant Valley. Major roads shown include Mopac, Burnet, Airport, and various local streets like 35th, 38th, 45th, 51st, 5th, 6th, 12th, and 7th. The map also shows surrounding areas like Westbank, Brodie, Ben White, and St. Ann's. The Red River is visible on the left side of the map.

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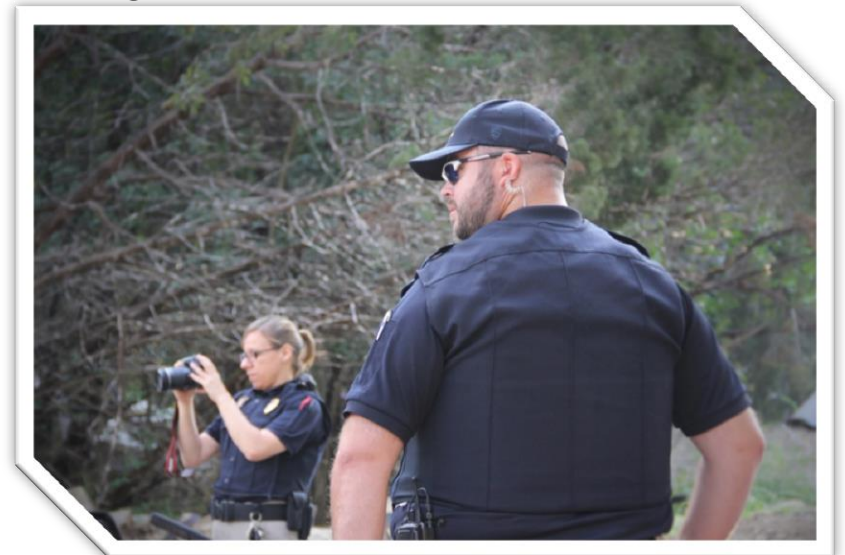
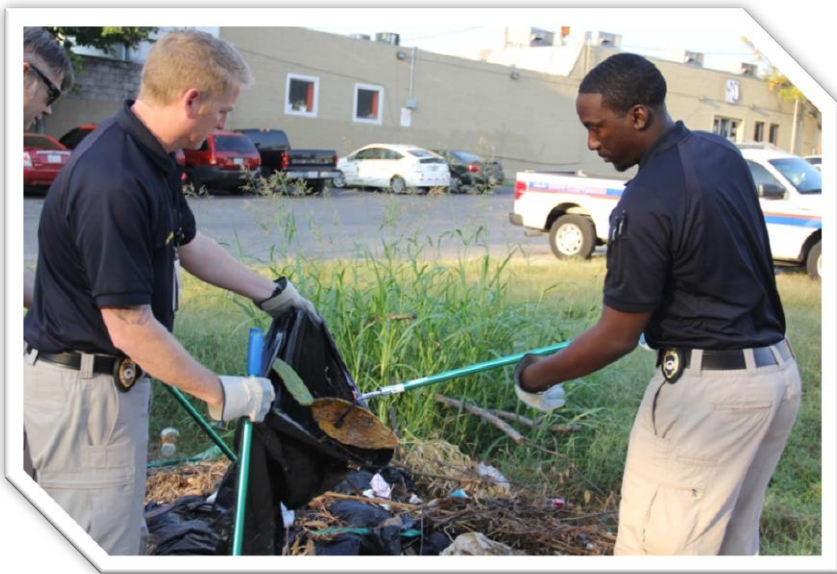
Short-Term Rentals (STR)

- Rentals of homes for 30 days or less
 - Vacation Rentals
 - Special Events
- Challenges to Regulate
- High Occupancy
- Noise Complaints



Code Enforcement and Compliance

- Neighborhood Code Teams
- Emergency Tenant Response and Relocation Plan (ETRP)
- Support, Abatement, Forfeiture and Enforcement Team (SAFE)
- Public Assembly of Code Enforcement (PACE)
- Repeat Offender Program
- Neighborhood Enforcement Team (NET)
- Licensing and Registration Programs



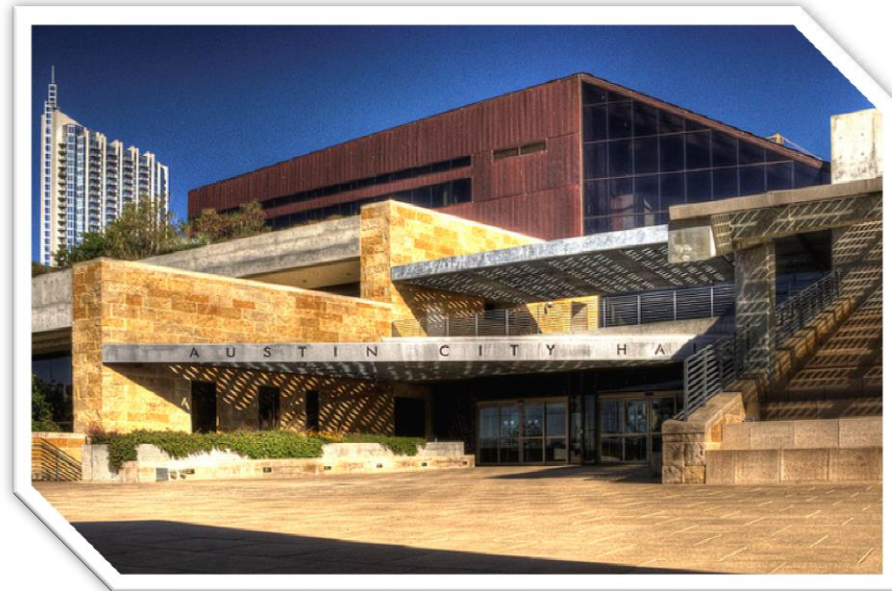
Critical Partnerships



City Council

Next 90-120 days

- Accessory Dwelling Units (ADU)
- Group Homes
- Short-Term Rental (STR) Registration and Enforcement
- Neighborhood Enhancement Team (NET) Pilot Program
- Boat Dock/Shoreline Access registration and enforcement



Neighborhood Issues

Visit us online: austintexas.gov/Code

“Together We Make the Community Better”

Call 3-1-1

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DEPARTMENT

