

**CITY OF DECATUR, TEXAS
ORDINANCE NO. 2025-10-37**

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS AMENDING CHAPTER 10 – “NUISANCES,” ARTICLE IV. – “UNSAFE, DANGEROUS OR HAZARDOUS BUILDINGS AND STRUCTURES,” SECTION 10-111 – “MINIMUM PROPERTY STANDARDS” OF THE CITY OF DECATUR’S CODE OF ORDINANCES; PROVIDING AMENDMENTS; PROVIDING A SAVINGS AND REPEALER CLAUSE; PROVIDING SEVERABILITY; PROVIDING A PENALTY FOR VIOLATIONS OF THIS ORDINANCE UPON CONVICTION IN AN AMOUNT NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00); AND PROVIDING FOR PUBLICATION AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Decatur is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and has established a Building Standards Commission to regulate violations of city ordinances within the City (the “Commission”); and

WHEREAS, the Commission determined it appropriate and necessary to recommend APPROVAL of such amendments to the Code of Ordinances; and

WHEREAS, the City Council finds that such amendments substantially further the preservation of property values and the promotion of economic development within the City, and are consistent with the City’s Comprehensive Plan; and

WHEREAS, after the considering the comments and recommendation by the Commission, as well as comments from the public, the City Council of the City of Decatur, Texas, considered all appropriate factors and determined that the amendments as recommended by the Commission serve the intent of the Decatur 2050 Comprehensive Plan; and the interest of orderly development; and the public health, safety and welfare, and the City Council desires to approve such requested amendments to the City’s Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DECATUR, TEXAS:

**SECTION 1.
INCORPORATION OF PREMISES/ FINDINGS**

The foregoing recitals are the findings of the City Council and are hereby incorporated into this Ordinance as if set forth fully herein.

SECTION 2. AMENDMENTS

Section 10-111(a), "Property standards," of Chapter 10 of Article IV Section 10-111 of the Code of Ordinances of the City of Decatur, Texas, is hereby amended to read in its entirety as follows, with all other provisions of Section 10-111 not expressly amended hereby remaining in full force and effect. (*New text shown with underline and deleted text shown in ~~strikethrough~~.* Codified text shall not show strikethroughs or underlines.)

"Sec. 10-111. Minimum property standards.

- (a) *Property standards:* An owner shall at all times maintain his property in compliance with the minimum standards set forth herein, as well as with all of the building, plumbing, electrical, mechanical, residential, housing, property maintenance, or fire codes, as adopted by the city, and shall:
- (1) Eliminate a hole, excavation, sharp protrusion, and any other object or condition that exists on the land and is reasonably capable of causing injury to a person;
 - (2) Securely cover or close a well, cesspool or cistern;
 - (3) Provide solid waste receptacles or containers when required by the city;
 - (4) Provide drainage to prevent standing water and flooding on the land;
 - (5) Remove dead trees and tree limbs that are reasonably capable of causing injury to a person; and
 - (6) Keep all the doors and windows of a vacant structure securely closed to prevent unauthorized entry.
 - (7) No person shall occupy as owner-occupant or let or sublet to another for occupancy any dwelling or dwelling unit designed or intended to be used for the purpose of living, sleeping, cooking, or eating therein, nor shall any vacant building (dwelling) for such purposes be permitted to exist, which does not comply with the following requirements:
 - (a) Sanitary facilities required. Every dwelling unit shall contain not less than a kitchen sink, lavatory, tub or shower, and a water closet, all in good working condition and properly connected to an approved water and sewer system. Every plumbing fixture and water and waste pipe shall be properly installed and maintained in good sanitary working condition, free from defects, leaks, and obstructions.
 - (b) Location of sanitary facilities. All required plumbing fixtures shall be located within the dwelling unit and be accessible to the occupants of same. The water closet and the tub or shower shall be located in a room affording privacy to the user.

(c) Hot and cold-water supply. Every dwelling unit shall have connected to the kitchen sink, lavatory, and tub or shower an adequate supply of both cold water and hot water. All water shall be supplied through an approved pipe distribution system connected to a potable water supply.

(d) Water heating facilities. Every dwelling shall have water heating facilities that are properly installed and maintained in safe and good working condition.

(e) Heating facilities.

(1) Every dwelling unit shall have heating facilities that are properly installed and which are maintained in safe and good working condition.

(2) Where a gas or electric central heating system is not provided, each dwelling unit shall be provided with sufficient fireplaces, chimneys, flues, or gas vents to which heating appliances may be connected so as to adequately heat same.

(f) Cooking and heating equipment. All cooking and heating equipment and facilities shall be installed in accordance with the City's building, gas, or electrical code and shall be maintained in a safe and good working condition.

(g) Garbage disposal facilities. Every dwelling unit shall have access to adequate garbage disposal facilities or garbage storage containers, the type and location of which facilities or containers comply with the City's regulations for solid waste disposal.

(h) Electric lights and outlets required. Every dwelling shall be wired for electric lights and convenience receptacles. Every habitable room of such dwelling shall contain at least one (1) separate floor or wall-type electric convenience outlet, and every kitchen, bathroom, laundry room, furnace room, corridors or hallways, and porches shall contain at least one supplied ceiling or wall-type electric light fixture. Every such outlet and fixture shall be properly installed in accordance with the city's codes and shall be connected to the source of electrical power in a safe manner."

SECTION 3. SAVINGS AND REPEALER

That this Ordinance shall be cumulative of all other ordinances of the City of Decatur and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance. Provided, however, that any complaint, action, claim, or lawsuit which has been initiated or has arisen under or pursuant to any such ordinance on the date of adoption of this

Ordinance shall continue to be governed by the provisions of such ordinance, and for that purpose the ordinance shall remain in full force and effect.

**SECTION 4.
SEVERABILITY**

That it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective, or unconstitutional phrase, clause, sentence, paragraph, or section.

**SECTION 5.
PENALTY**

It shall be unlawful for any person, corporation, or other entity to violate any provision of this Ordinance, and any person violating or failing to comply with any provision of this Ordinance shall be fined, upon conviction, an amount not to exceed Two Thousand Dollars (\$2,000.00).

**SECTION 6.
PUBLICATION/ EFFECTIVE DATE**

This Ordinance shall take effect on its final passage and publication as required by Charter and Texas law, and it is so ordained.

PRESENTED ON FIRST READING on the 13th day of October, 2025.

PASSED AND APPROVED by the City Council of the City of Decatur, Texas this 27th day of October, 2025, by a vote of 7 ayes, 0 nays, and 0 abstentions, at a regular meeting of the City Council of the City of Decatur, Texas.

APPROVED:



Mike McQuiston, MAYOR



ATTEST:


Asucena Delgado, TRMC, CMC, CITY SECRETARY

APPROVED AS TO FORM:


Pam H. Liston, CITY ATTORNEY