



Legislation Text

File #: 22-2524, Version: 1

STRATEGIC PRIORITY: Public Safety
AGENDA DATE: November 9, 2022
COUNCIL DISTRICT(S): All
DEPARTMENT: Office of Integrated Public Safety Solutions
EXECUTIVE: Jon Fortune

SUBJECT

An ordinance amending Chapter 27, “Minimum Property Standards,” of the Dallas City Code by : **(1)** providing a definition for “unsafe property”; **(2)** providing unsafe properties to be a public safety nuisance subject to abatement; **(3)** providing that unsafe properties must implement Crime Prevention Through Environmental Design principles; **(4)** providing a penalty not to exceed \$2,000.00; **(5)** providing a saving clause; **(6)** providing a severability clause; and **(7)** providing an effective date - Financing: No cost consideration to the City (see Fiscal Information)

BACKGROUND

Chapter 27 of the Dallas City Code establishes minimum property standards and enforcement requirements which govern every building in the City of Dallas.

Crime Prevention Through Environmental Design (CPTED) is the standard for criminal activity deterrence for the built environment. CPTED assessments and standards are used throughout the country and in private industry in design and construction of properties.

This amendment to Chapter 27 will provide the definition of a “Public Safety Nuisance” as a property that: (1) violates specific provisions of Article III of Chapter 27 in the previous 12 months OR is designated as a habitual criminal or habitual nuisance property as defined in Article VIII of Chapter 27; AND (2) is in an area identified by the City’s Office of Integrated Public Safety Solutions as being at an elevated public safety risk. Properties that meet this definition will be required to implement CPTED principles.

Notice of the requirement to implement CPTED standards will be provided to “unsafe properties” quarterly and will encourage voluntary compliance. In addition, the Office of Integrated Public Safety Solutions will conduct proactive outreach and messaging to encourage voluntary compliance.

CPTED Assistance will be provided to owners who seek City assistance with implementation of CPTED principles. The City will conduct CPTED assessments and provide recommendations to owners to improve the area surrounding their property. In addition, the City will provide additional technical incentives to property owners who wish to voluntarily comply with requirements. These resources may include sharing of design standards and guidance, connections with community groups to implement CPTED standards, or the establishment of crime watches.

Should an owner fail to implement CPTED principles following notification and engagement, the property may be designated as a habitual criminal or habitual nuisance property. The City may decide at this stage to utilize Section 31-10 of the Dallas City Code to abate the nuisance and lien the property for the associated costs.

The City may reserve the right to proceed to litigation under Chapter 125 if the owner fails to implement or maintain CPTED recommendations following criminal or nuisance property designation.

This scaled response model fills a current gap in enforcement levers by encouraging voluntary compliance and assistance while also reserving right to intensive enforcement for egregious violators.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

The Public Safety Committee was briefed regarding this matter on October 11, 2022.

FISCAL INFORMATION

No cost consideration to the City; ordinance enforcement of \$2,000.00 penalty may generate additional revenues to the City.