

11-8-22

ORDINANCE NO. **32344**

An ordinance amending Chapter 27, "Minimum Property Standards," of the Dallas City Code by amending Article V; providing a definition for "unsafe property"; providing that unsafe properties are a public safety nuisance subject to abatement; providing that unsafe properties must implement Crime Prevention Through Environmental Design principles; providing a penalty not to exceed \$2,000; providing a saving clause; providing a severability clause; and providing an effective date.

Now, Therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That Article V, "Reserved," of Chapter 27, "Minimum Property Standards," of the Dallas City Code is amended to read as follows:

**"ARTICLE V.**

**PUBLIC SAFETY NUISANCE [RESERVED].**

**SEC[S]. 27-17. PUBLIC SAFETY NUISANCE.**

(a) An unsafe property is a public safety nuisance and subject to abatement in accordance with Section 31-10. For purposes of this section, UNSAFE PROPERTY means any property that:

(1) either:

(A) has received a citation in the previous 12 months for violating Sections 27-11(c)(6), (d)(12), (d)(17), (h), or (j); or

(B) qualifies as a habitual criminal property or a habitual nuisance property as defined in Article VIII; and

(2) is located in an area identified by the office of integrated public safety solutions as being elevated risk by the risk terrain model. RISK TERRAIN MODEL means the risk assessment technique and diagnostic method for identifying the spatial attractors of criminal behavior and environmental factors that are conducive to crime.

(b) Unsafe properties must implement CPTED principles. CPTED means crime prevention through environmental design and is a multi-disciplinary approach to reducing criminal behavior through environmental design by integrating the following concepts, among others, on property: natural surveillance that eliminates hiding places for people to engage in crime unnoticed; clear delineation of private space from public space; and controlled access onto private property.

**SECS. 27-18 THRU 27-23. RESERVED.**

SECTION 3. That a person violating a provision of this ordinance, upon conviction, is punishable by a fine not to exceed \$2,000.

SECTION 4. That Chapter 27 of the Dallas City Code shall remain in full force and effect, save and except as amended by this ordinance.

SECTION 5. That any act done or right vested or accrued, or any proceeding, suit, or prosecution had or commenced in any action before the amendment or repeal of any ordinance, or part thereof, shall not be affected or impaired by amendment or repeal of any ordinance, or part thereof, and shall be treated as still remaining in full force and effect for all intents and purposes as if the amended or repealed ordinance, or part thereof, had remained in force.

SECTION 6. That the terms and provisions of this ordinance are severable and are governed by Section 1-4 of Chapter 1 of the Dallas City Code, as amended.

SECTION 7. That this ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so ordained.

APPROVED AS TO FORM:

CHRISTOPHER J. CASO, City Attorney

By   
Assistant City Attorney

Passed NOV 09 2022



## PROOF OF PUBLICATION – LEGAL ADVERTISING

The legal advertisement required for the noted ordinance was published in the Dallas Morning News, the official newspaper of the city, as required by law, and the Dallas City Charter, Chapter XVIII, Section 7.

DATE ADOPTED BY CITY COUNCIL NOV 09 2022

ORDINANCE NUMBER 32344

DATE PUBLISHED NOV 12 2022

ATTESTED BY: