

# Memorandum



DATE May 10, 2018

TO Honorable Members of the Public Safety and Criminal Justice Committee

SUBJECT **Vacant Lots and Car Washes**

On Monday, May 14, 2018, you will be briefed on Vacant Lots and Car Washes by the Dallas Police Department. This presentation discusses the issues and concerns on vacant lots and car washes. Goals will be articulated on how to improve quality of life and reduce crime in and near the immediate area. This presentation will speak to both efforts of compliance through a partnership with business owners and enforcement. The department will also present solutions by utilizing various city departments in abating non-crime nuisances, empowering the community and having productive land use.

The briefing is attached for your review.

Please contact me if you have any questions or need additional information.



Jon Fortune  
Assistant City Manager

[Attachment]

cc: Honorable Mayor and Members of the City Council  
T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Billierae Johnson, City Secretary  
Daniel F. Solis, Administrative Judge  
Kimberly Bizer Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager

Jo M. (Jody) Puckett, Assistant City Manager (Interim)  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Nadia Chandler Hardy, Chief of Community Services  
Raquel Favela, Chief of Economic Development & Neighborhood Services  
Theresa O'Donnell, Chief of Resilience  
Directors and Assistant Directors

# Vacant Lots and Car Washes

**Public Safety Criminal Justice Committee  
May 14, 2018**

**U. Reneé Hall  
Chief of Police  
Dallas Police Department**

**Albert R. Martinez  
Deputy Chief  
Dallas Police Department**



# Presentation Overview

- Vacant Lots and Car Washes
  - Purpose
  - Issues on vacant lots/car washes
  - Crime on vacant lots/ car washes
  - Goals
  - Enforcement
  - Next steps



# Background/History

- Vacant Lots and Car Washes
  - Awareness of issue
  - Working with Code and City Attorney's Office
  - Focus on southern areas due to regularity



# Purpose

- Vacant Lots and Car Washes
  - Issues
  - Goals
  - Enforcement
  - Solutions



# Issues on Vacant Lots

- Un-kept lots create cycle of deterioration
- High weeds
- Trash build up
- Becomes illegal dumping ground
- Quality of life issues for immediate neighborhoods
  - Increased crowds and traffic
  - Drug use
  - Loud music



# Crime on Vacant Lots

- Public intoxication
- Theft of property
- Arrests of wanted persons
- Drug-related arrests
- Robbery of individuals
- Assaults
- Aggravated assaults



# Goals

- Reduce crime
- Abate non-crime nuisances
- Stop the deterioration
- Productive land use
- Improve the quality of life generally in the neighborhood
- Empower the community





# Vacant Private Lots

- First Approach: Cooperative effort with property owners
  - Empowering the property owners and other members of the community
  - No Trespassing signs for private lots when Criminal Trespass Affidavit (CTA) is signed by owner
  - Maintain the property
  - Other CPTED principles
  - Reach out to neighboring property owners



# City Maintained Lots

- Partnering with other City departments is the best approach
- Examples:
  - No Trespassing
    - Criminal Trespass Affidavits (CTAs) are utilized
    - Code and Community Prosecution worked together to place No Trespassing signs for city-owned or maintained lots
    - DPD enforcement of No Trespassing signs
  - Restricted Parking
    - Community Prosecution, Streets, and DPD restricted parking around city-owned or maintained lots.



# Issues at Car Washes

- Open air drug sales
  - Noise
  - Traffic Congestion
  - Racing
- Prevents legitimate use of the property
- Becomes the hub for crime
  - Prostitution
  - Illegal selling of property
- Drugs and weapons
- Escalation to violent crimes

# Goals

- Reduce crime
- Abate nuisance concerns
- Productive land use
- Help the neighborhood's appeal
- New tax base



# Enforcement

- **Code Compliance**

- Minimum property standards
- Open and vacant
- Illegal vending



# Enforcement

- **Police**

- Have & will conduct police enforcement planned operations
- Determine type of criminal activity
- Leverage compliance by owner(s)
- Habitual Criminal Properties and RISK case

# Next Steps

- Establish intelligence database
  - Use existing technology
  - Documents the complaint
  - Tracks comprehensive efforts for compliance
  - Notes efforts by the property owners

# Next Steps

- Multi-layered City Department effort
  - City Attorney's Office (Community Prosecution and Collections)
  - Code Compliance
  - Police
  - Fire
  - Public Works
  - Transportation
  - Housing
  - Real Estate
  - Office of Homeless Solutions





# Next Steps

- Engage owners to implement crime prevention methods
- Encourage redevelopment of vacant properties

# Vacant Lots and Car Washes

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Albert R. Martinez  
Deputy Chief  
Dallas Police Department

