

ORDINANCE NO. 25-XXX
(PROPOSED DRAFT 08/19/2025,
Pursuant to requested changes following
the 07/15/2025 meeting).

AN ORDINANCE OF THE CITY OF SWEENEY, TEXAS, AMENDING CHAPTER 150 BY ADDING A NEW SECTION 150.04 TITLED EXTERIOR SECURITY CAMERAS; PROVIDING FOR INSPECTIONS; PROVIDING A PENALTY FOR EACH VIOLATION; PROVIDING FOR SEVERABILITY; AND PROVIDING THAT THIS ORDINANCE SHALL TAKE EFFECT AND BE IN FORCE AT THE DATE OF ITS PASSAGE.

WHEREAS, excessive levels of violence and criminal activity are detrimental to human health and welfare and result in impaired health, safety and welfare for residents of the City; and

WHEREAS, the City has seen the increased levels of violence and criminal activity especially around apartment complexes within the City; and

WHEREAS, the use of technology, including but not limited to video camera footage, is helpful to law enforcement in identifying and apprehending persons alleged to have committed violent crimes;

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

Section One (1):

The findings of fact contained in the preamble to this ordinance are determined to be true and correct and are hereby adopted as part of this ordinance.

Section Two (2):

Chapter 150 of the Code of Ordinances of the City of Sweeny is hereby amended by adding a new Section 150.04, which shall read as follows:

“CHAPTER 150. SECTION 150.04 EXTERIOR SECURITY CAMERAS

- (A) Apartment complexes, being any building or group of buildings, or portion thereof, which is designed, built, rented, leased, let or hired out to be occupied as greater than four (4) dwelling units or which is occupied as the home or residence of greater than four (4) families living independently from each other and maintaining separate cooking facilities shall, from and after the date of this ordinance, have a digital high resolution surveillance camera system sufficient to provide an overall view from the exterior of the building to the property line. The camera system must include all parking areas, gate entries and exit points, building doorways and exterior spaces.

- (B) Any contractor who installs security cameras pursuant to this ordinance shall obtain a permit from the City of Sweeny for each installation. A detailed location of each camera must be provided to the City of Sweeny Police Department or Fire Marshall, as well as the make and model of each camera and the camera system. The City of Sweeny Police Department or the Fire Marshal shall make regular inspections of the positioning of the cameras installed pursuant to this ordinance to ensure that they continue to comply with Section (C) of this ordinance.
- (C) It is specifically provided that exterior cameras may be placed in common outdoor areas like entrances, exits, driveways, sidewalks, parking lots, hallways, lobbies, courtyards and stairwells. Cameras may not be pointed towards windows, balconies and other areas where tenants have a reasonable expectation of privacy. Cameras may not be installed inside tenants units or other areas with a reasonable expectation of privacy, including but not limited to bathrooms, changing rooms and bedrooms.
- (D) Each camera system shall display the date and time of the recording for each camera. The camera system must be capable of providing a digital image with a minimum resolution of two megapixels, a minimum aspect ratio of 1920 horizontal pixels by 1080 vertical pixels and a minimum frame rate of 30 frames per second. The camera system shall have Wide Dynamic Range capabilities. The camera system shall be capable of exporting video footage in a non-proprietary MPEG-4 format.
- (E) Each camera system shall be maintained in proper working order at all times. Each camera system shall be operating at all times, including hours when the facility is not open for business.
- (F) The owner of any apartment complex defined in this ordinance shall within seventy-two (72) hours of a request, provide digital color video footage in connection with crime investigations to any State of Texas Law Enforcement Agency or Federal Law Enforcement Agency. Camera video data must be transferred to these organizations via a USB drive, Electronic Mail or digital file sharing transfer. Other than the providing video footage to law enforcement as provided herein, apartment complex owners shall limit access to security camera footage to prevent misuse and protect tenant privacy.
- (G) The owner or operator shall maintain a library of the recorded digital footage for not less than thirty (30) days.
- (H) A business subject to the requirements of this section shall have posted at all public exits and entrances, signs or decals indicating that surveillance cameras are in use. In addition all apartment complexes shall inform tenants about the presence of security cameras and by placing such notification into the tenant's lease agreement. All cameras placed pursuant to this ordinance shall be visible and noticeable.
- (I) Any person who shall willfully, intentionally or with criminal negligence violate any provision of this section shall be deemed guilty of a misdemeanor and shall be fined in

an amount of not more than \$500.00. Each day of violation shall constitute a separate offense.”

Section 3:

All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of the conflict only.

Section 4:

If any part of portion of this ordinance shall be determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair any remaining portions or provisions of this ordinance.

Section 5: This ordinance shall be effective from and after the date of its passage.

PASSED AND ADOPTED this _____ day of _____, 2025.

DUSTY HOPKINS, Mayor of the City of
Sweeny, Texas

ATTEST:

KAYDI SMITH, City Secretary