



**CITY OF SAN ANTONIO  
OFFICE OF THE CITY COUNCIL  
COUNCIL CONSIDERATION REQUEST**

TO: Mayor and City Council  
FROM: Councilman Alan E. Warrick, II  
COPIES TO: Sheryl Sculley, City Manager; Leticia Vacek, City Clerk; Andy Segovia, City Attorney; John Peterek, Assistant to the City Manager; Christopher Callanen, Assistant to City Council  
SUBJECT: Neighborhood Protection Policy  
DATE: January 18, 2017

Issue Proposed for Consideration

I ask for your support for the inclusion of the following item on the agenda of the earliest available meeting of the Governance Committee:

The vibrancy and stability of any great city is grounded on the quality of life of neighborhoods. In rare circumstances, this quality of life is greatly impacted by bad actors that operate contrary to zoning and code requirements and against public policy. This initiative seeks to prevent the disruption of peace by prohibiting those actors where Certificates of Occupancy have previously been revoked by the Director of Development Services, at least twice and for cause, from receiving a third Certificate of Occupancy for a determined period of time.

Brief Background

The City of San Antonio welcomes and encourages responsible business entities to operate within the City. However, on occasion there are bad actors that consistently disregard rules and regulations meant to protect the safety and welfare of all. This is especially concerning where industrial type operations are being performed in close proximity to residences.

According to San Antonio City Code Chapter 10, Article I, Section 10-12, if after the building official inspects a facility and finds no structural or zoning violations, the official *shall* issue a certificate of occupancy. In practice, an entity can have their certificate of occupancy revoked multiple times and still continue to operate throughout the city. In most instances, a certificate of occupancy is revoked only after giving the holder of the certificate multiple opportunities to cure any defects.

I propose adopting a penalty requiring the withholding of certificates of occupancy to businesses in commercial operations if their certificate of occupancy had previously been revoked at least twice. The penalty should provide for the withholding of a certificate of occupancy for a

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reasonable amount of time as will be decided upon adoption of the ordinance by the City Council.

Submitted for Council consideration by:

Councilman Alan E. Warrick, II, District 2

Supporting Councilmembers' Signatures (4 only)

District

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