



City of San Antonio

Legislation Details (With Text)

File #: 21-2814

Type: Staff Briefing - Without Ordinance

In control: Culture and Neighborhood Services Committee

On agenda: 4/5/2021

Title: Briefing on the City's current process for the review and consideration of dangerous structures and demolitions. [Roderick Sanchez, Assistant City Manager; Michael Shannon, Director, Development Services]

Sponsors:

Indexes:

Code sections:

Attachments: 1. Staff Presentation

Date	Ver.	Action By	Action	Result
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DEPARTMENT: Development Services

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: City Wide

SUBJECT:

A briefing on the City's current process for the review and consideration of "dangerous structures" to determine the feasibility of repair or demolition to abate safety hazards.

SUMMARY:

The Development Services Department (DSD) is responsible for ensuring the safety of structures in the City of San Antonio. This includes the investigation and review of "dangerous structures" in order to abate health and safety hazards in accordance with Chapters 6, 10 and 35 of our City code. This briefing will outline the current process for reviewing these properties along with demolition procedures as the last resort for those where repairs are not feasible.

BACKGROUND INFORMATION:

City Code Chapters 6, 10 and 35 currently outline the procedures for the application and issuance of demolitions permits through DSD to property owners that wish to demolish portions of and/or complete

structures. In addition to reviewing and issuing permits for owner-initiated demolitions, Development Services is responsible for investigating and reviewing “dangerous structures” in order to abate health and safety hazards in and around these structures. DSD works with the Office of Historic Preservation and Neighborhood and Housing Services Department and the owner of the property in order to ensure that all efforts and available resources are identified in order to repair the structure where possible.

ISSUE:

Development Service Department staff will present an overview of the demolition permitting and the “dangerous structure” review process as well as the overall number of demolitions that have occurred over the past three years. The City’s current process strikes the balance to ensure that the health and safety hazards associated with “dangerous structures” are handled through a thorough process while providing owners the opportunity to remain in their homes and preserve existing housing stock where feasible and safe to do so.

ALTERNATIVES:

This memo is for briefing purposes only.

FISCAL IMPACT:

There is no fiscal impact; this memo is for briefing purposes only.

RECOMMENDATION:

This presentation is for briefing purposes only.