

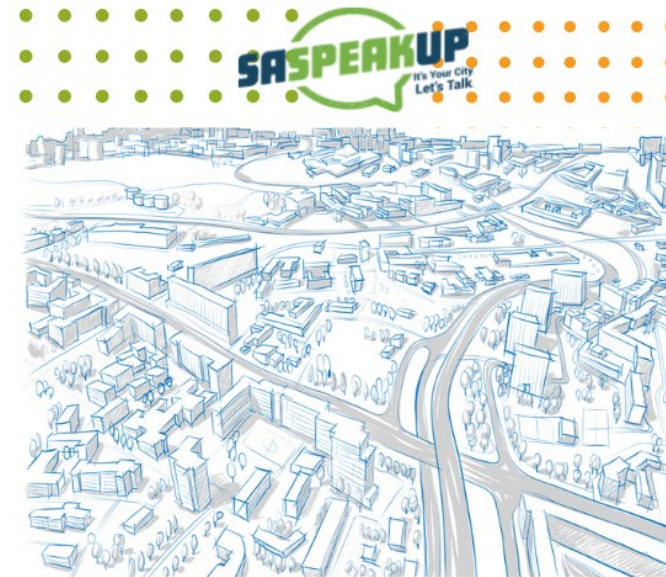
DEVELOPMENT SERVICES DEPARTMENT

TIER 1 NEIGHBORHOOD
COALITION (T1NC)

AUGUST 6, 2022

UDC PROCESS TIMELINE

- **July-August:** conduct public meetings-update on process
- **August 25:** PCDC Committee briefing and consideration
- **September 28 or October 5:** City Council B Session
- **October 20:** City Council A Session Consideration
- **November-December:** Training (internal and external) on new codes
- **January 1, 2023:** Effective date of new codes



UDC
2020

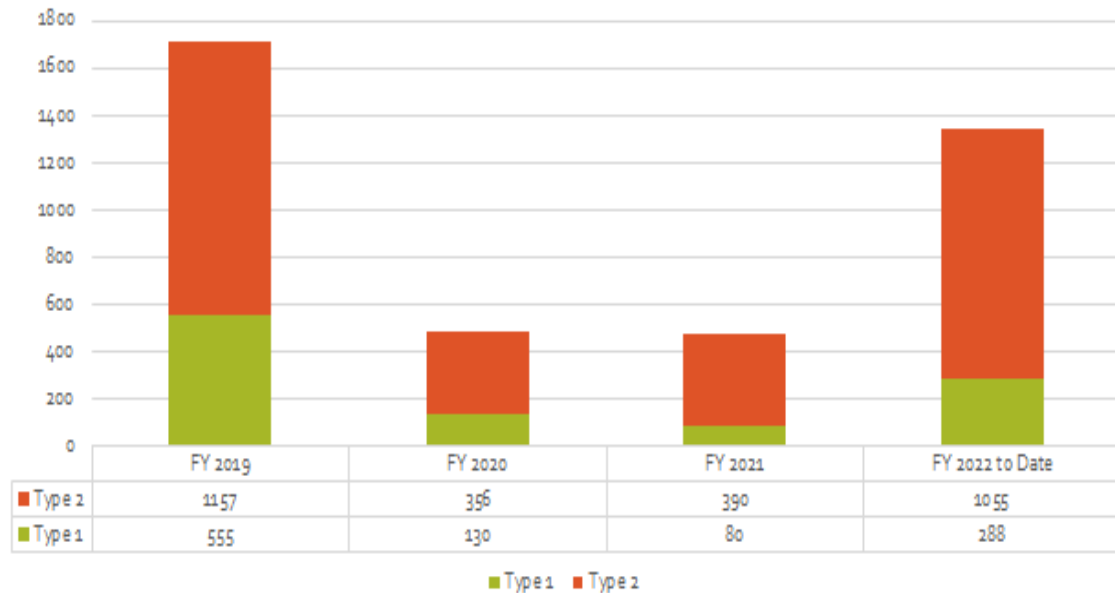


T1NC UDC AMENDMENT UPDATE

- **Recommended for Approval or Approval with Edits:**
 - 26-1 (D'ette Cole) Gas Stations – require "S" if near housing, schools, daycare, assisted living facility (with edits)
 - 16-8 (T1NC) Community Organization Registration – would allow community organizations to register by same means as neighborhood associations, receive notice (if a boundary is provided)
 - 16-10 : (T1NC) would enable Registered Community Organizations to register with the City, provided they supplied the same registration information currently required for neighborhood associations today
 - 23-6 (NHSD) Accessory Dwelling Units – removes barriers to ADU development, allows more than one-bedroom, separate utility meters, adds maximum two-story height, required parking (with edits)
 - 9-2 (BOA) Allow an 8-foot fence if property owner or immediate neighbor has a pool
 - 5-22 (DSD) Allow 8-foot fence if property abuts a railroad ROW
 - 16-1 (T1NC) R-1 Zoning District – waive off-street parking requirement, maximum 1.5 story height and for the R-2 and R-2 Zoning Districts – maximum 2.5 story height
 - 16-5 (T1NC) Half Story definition updated
- **Recommended for Denial:**
 - 29-1 (Marlene Hawkins) Communication Registry rather than Neighborhood Association and Community Organization Registration

SHORT TERM RENTAL - PERMITTING

Short Term Rental Registrations FY 2019 - FY 2022 (July 1, 2022)



Total of 4,011 Short Term Rental Units Registered

	FY 22 to Date	Total
STR Applications Received	1,285	4,656
Number of Issued Permits	1,343	4,011*
Total Type 1	288	1,053
Total Type 2	1,055	2,958
Number of Applications Denied	5	22
Number of Applications Withdrawn	25	221
Pending Applications**	402	402

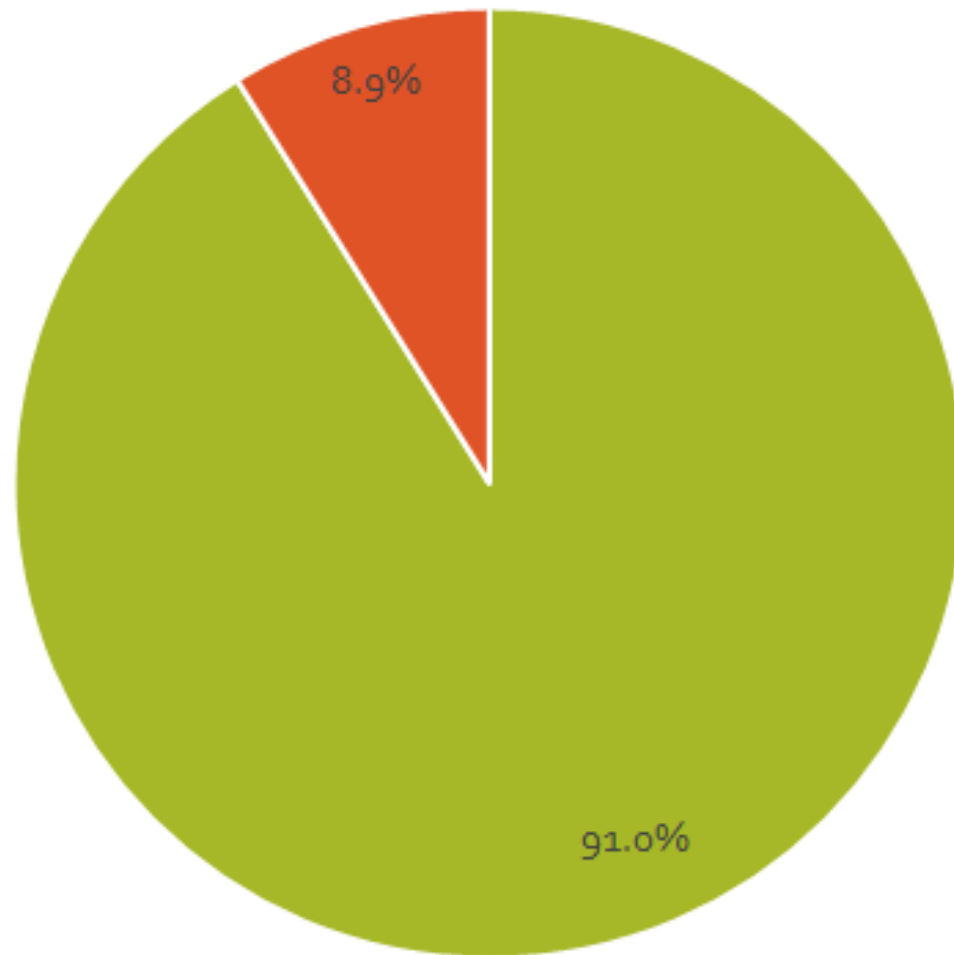
*Total number of permits includes grandfathered permits issued in FY 2019.

**Includes applications Pending BOA or Additional Information Required.

SHORT TERM RENTAL - PERMITTING

As of July 1, 2022, DSD has sent letters to 2,567 properties identified as operating an STR without a permit

- 2,486 properties are now compliant - either pulled a STR permit or no longer operating
- 81 processing investigations/violations



■ Compliant ■ Pending Compliance

SHORT TERM RENTAL - ENFORCEMENT

REPORTING A SUSPECTED UNPERMITTED STR

To report a suspected STR operating without the proper permit, you can:

- **Call 311** and report a violation for a short term rental operating without a permit
- **Go online to 311(311.sanantonio.gov)**, “Property Maintenance & Construction” and select “Short Term Rentals Permit”
- **Email DSDShortTermRentals@sanantonio.gov**. Include the property address and, if possible, the active listing as shown on the advertising website (like Airbnb, VRBO, Homeaway).



Enforcement Process:

- Inspection is done within 3 days average
- If in violation, a 14-day notice is issued
- If still in violation, a citation is issued for up to \$500 per day the property remains in violation of the STR ordinance.

SAPMC UPDATE

Adopt updated SAPMC Code (Chapter 6)

- 87 Proposed Amendments
 - 24 internal (2021 IPMC technical change)
 - 63 External
- 30 Approved
- 53 Not approved (29 identical proposals)
- 4 No action taken (general comments)

- Approval from the full BSB
- Consideration by City Council anticipated by Fall 2022
- 90-day period after City Council approval before enforcement



SAPMC UPDATE – SIGNIFICANT CHANGES

- Section 102.4 – Existing remedies - Clarified in SAPMC that **demolition and removal shall be regarded as a remedy of last resort**
- Section 107.2 – Adopted 2021 IPMC language – “**Inform the property owner or owner’s authorized agent of the right to appeal.**”
- Added general definition of ***Accumulation*** to SAPMC
- Amended general definition of ***Imminent Danger*** – “A condition which could cause a **reasonable likelihood of serious or life-threatening injury...**”
- Amended general definition of Cost of Such ~~Demolition~~ **Abatement** or Emergency Repairs
- Section 702.4 – Adopted amended general definition from IPMC – ***Emergency Escape and Rescue Opening***

2021

2021 SAN ANTONIO
PROPERTY
MAINTENANCE CODE

SAPMC

DEVELOPMENT SERVICES
DEPARTMENT



DIRECTOR'S REPORT

FY 2023 BUDGET TIMELINE

- **Apr 13:** Goal Setting Session with City Council
- **July 15:** DSD scheduled to meet with City Manager
- **Aug 11:** Proposed budget presented to City Council by City Manager
- **Aug – Sept:** City Council and Community Input
- **Sep 15:** Budget consideration by City Council



NOISE ORDINANCE TASK FORCE CCR AND PILOT PROGRAM

NOISE ORDINANCE TASK FORCE:

CCR submitted by CD1 and CD10 for creation of a Noise Ordinance Task Force to:

- Review the Noise Ordinance (Ch. 21 Art. III) in the code, AND
- Adjust code for easy understanding and enforcement
- Working with Sound Music Cities consultant
 - Phase I - completed on May 2nd, 2022
 - Phase II – completed on July 6th, 2022
 - Phase III – to be completed this month

MEETING SCHEDULE:

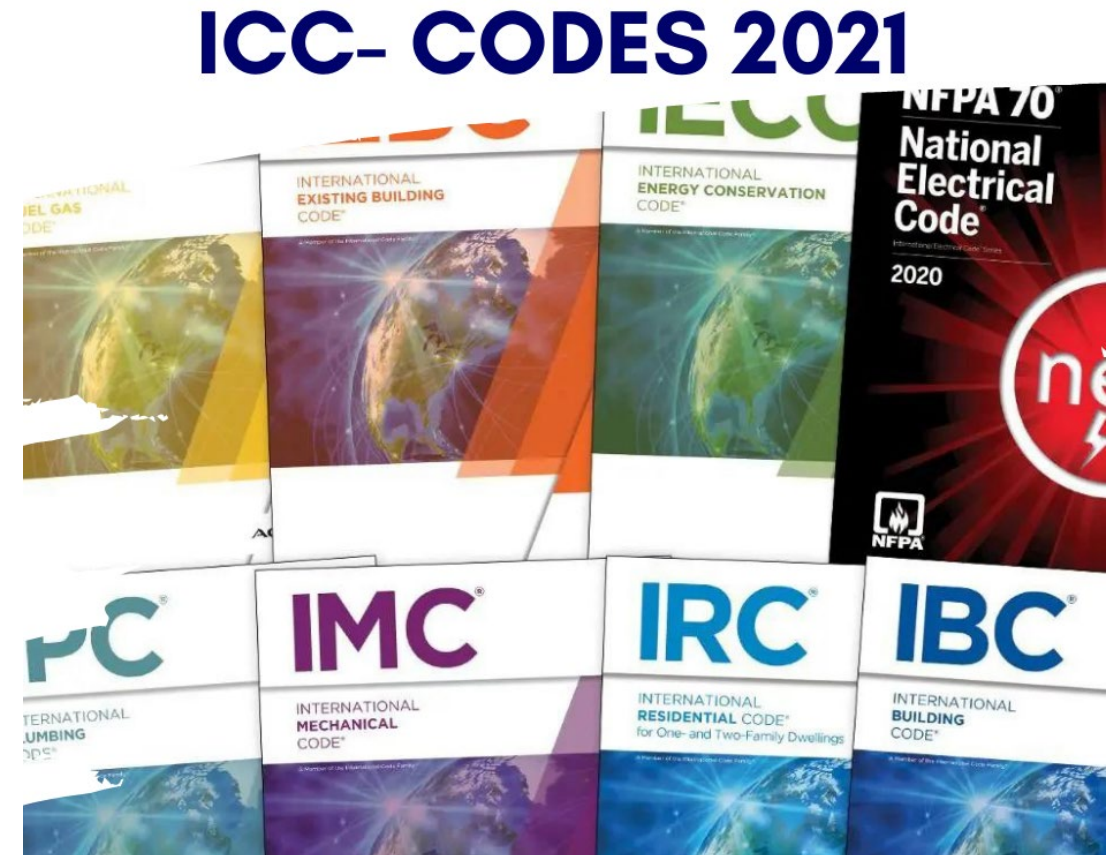
- Next mtg – August 16 at 6 p.m.

	Total Pilot Program Period
Calls received by non-emergency SAPD	8,408
Calls investigated by Code Enforcement	2,999
Violations confirmed and referred to SAPD	313
Citations issued by SAPD	155
Code unable to assess location safely	191

* through April 3, 2022

ICC BUILDING CODES PROCESS UPDATE

- Adopt the 2021 I-Codes and 2020 NEC:
 - Mechanical, Plumbing, Fuel Gas, Electrical, Building, Existing Bldg, Residential, Fire, Swimming Pool and Energy completed
 - Begin review of proposed amendments by the full BRFCAAB in June
- Approval from the full BRFCAAB – July 2022
- Consideration by City Council anticipated by November 2022
- 90-day period after City Council approval before enforcement



CLOSING & ANNOUNCEMENTS