

Code Connection

Message from our Director

Code Enforcement is charged with ensuring the City's ordinances and codes are followed so we all can have a safe, healthy neighborhood to enjoy, and a good quality of life.

Each neighborhood is unique, and this sometimes causes some confusion on what Code Enforcement can and cannot enforce. This is the case with PUDs, or planned unit developments, mostly characterized by having a gated entry to the community. The article in this issue explains what a PUD is, its benefits, and items considered as private property within PUDs.

This fiscal year, Code Enforcement staff met with community members and industry representatives to update the Mobile Living Parks Ordinance. Beginning October 1, registration will be issued through our Code Enforcement Section. Read on to know what our requirements are and what we're doing to keep these parks safe for its residents.

And speaking of residents, a few years ago, we created the Neighborhood Code Enforcement Task Force (NCETF) to provide a forum in which neighborhood representatives can meet with Code Enforcement to discuss the issues relevant to their community. Members are appointed through their city council district office. The task force meets quarterly and members become key participants in seeking solutions to common issues faced by many areas and, every three years, help us review the San An-

tonio Property Maintenance Code as we update the ICC Codes. In this issue, we highlight Fred Adams, our newest Council District 10 representative.

Two quick items I want to make sure I mention. The first is an brief update on BuidSA - Phase I (Land Development), about ready to be launched, allowing customers to process Land Development records such as plats, zoning, variances, and rights determination through our new online portal. This new platform will make the tracking and management of Land Development records more effective. It will also provide transparency of business transactions and maximize overall communications.

The second item is the 2018 San Antonio Property Maintenance Code. Passed in City Council this past June, it will become effective Oct. 1

If you see a code issue or graffiti in your neighborhood, please don't hesitate to contact us through:

- "311"
- or download the new "SA311" app onto your smart phone

Please continue to send your comments, ideas and suggestions to us at:

CodeConnection@sanantonio.gov

Best Regards,



Michael Shannon, PE, CBO
Director, Development Services

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Contact Us:

Cliff Morton Development & Business Services Center
1901 S. Alamo
San Antonio, Texas 78204

Hours: Monday - Friday
7:45 a.m. - 4:30 p.m.

To report Code Compliance issues call 311 or download City's "311" Phone App.

"Partnering with our Community to build and maintain a safer San Antonio"

What’s a PUD? – Jennifer Garza

A PUD, or planned unit development, allows for flexibility in the planning and construction of a community. Often denoted by a gated entry to a community, it allows a combination of land uses as long as they are developed in accordance with an approved plan that:

- protects adjacent properties
- encourages preservation and enhancement of natural amenities and cultural resources
- provides for a minimum amount of open space
- provides for a more efficient arrangement of land uses, buildings, circulation systems and infrastructure

- Encourages infill projects and the development of sites made difficult for conventionally designed development because of shape, size, abutting development, poor accessibility or topography
- Allows for private streets and gated entrances for new subdivisions



So what’s required in a PUD?

Height and yard requirements are restricted depending on the zoning of the property. For example, in single and multi-family zones, the height of the structures is restricted to 35 ft. Fences or walls located along a street, may extend to a height of 8 ft., subject to the clear vision area requirements. Setback re-

quirements in both residential and multi-family is 20 ft. Streets and sidewalks, utilities and easements within a PUD may be public or private.

Keep in mind that Code Enforcement can still enforce all city codes and ordinances, with the

exception of blocking the sidewalk if the PUD has private roads. Visual obstructions are still enforced.

For more information on PUDs, visit the Unified Development Code, Sec. 35-344.02, available online through Municode at https://library.municode.com/tx/san_antonio

Jennifer Garza is a Code Enforcement Supervisor.

Making a Difference Highlights Fred Adams, NCETF

San Antonio is fortunate to have so many residents committed to the success of its neighborhoods. Their tireless efforts help form and sustain the places we care about. In a new series, the Code Connection highlights one of the difference makers in our community.

“If I had to distill it all down, I’m just trying to make sure we can all achieve or maintain safe, clean, friendly neighborhoods.” Fred Adams proves that retirement is an abstraction for some. The end of a long, varied working life simply transitions to another pursuit, or sometimes multiple pursuits. Despite his claims, Fred Adams is as retired as San Antonio summers are cool

and brief. After the conclusion of a long career with the City of San Antonio, this former Human Resources administrator has turned his attention to enhancing the understanding of his neighbors and the next generation of public servants.

Mr. Adams’ pursuits are many. He’s served or led the Oak Grove Neighborhood Association in District 10 for many of the four decades he has lived in the area. It’s in this capacity that he’s advocated to instill his safe, clean, friendly neighborhood philosophy. “If you work really hard to maintain the quality of your neighborhood, it benefits everyone,” Adams says.

His advocacy for the care and quality of

neighborhoods extends to his position on the Neighborhood Code Enforcement Task Force (NCETF), which provides direction and feedback to DSD’s Code Enforcement. Formed in October 2012, the NCETF was one of the key elements in the plan to improve Code Enforcement’s operational effectiveness.

The NCETF meets quarterly with Code Enforcement and other City staff to identify and discuss those issues that matter the most to our neighborhoods. In addition, the task force serves as a forum to develop solutions and strategies that can be most effective.

When he’s not fiercely advocating for

and maintain a safer San Antonio”

An Update on Mobile Living Parks - Phil Laney

For the first time since the San Antonio City Council approved an ordinance strengthening the health and safety of mobile living parks, these properties will be completing their annual license registration with DSD’s Code Enforcement beginning FY 2019. Annual licenses are required to operate a mobile living park in San Antonio. Each one will be proactively inspected for health and safety on a monthly or quarterly basis.

Properties previously registering with San Antonio Metro Health will now register through us. Applicants are required to provide the following:

- **Zoning verification letter** - stating the use of the property complies with its current zoning
- If a septic system is in use, a **let-**

ter from Bexar County Development Services that a licensed plumber affirms the system is in sound condition.

- **National background check** of owners and operators

No changes were made to the fee. The cost for the license registration remains \$35.00 per useable mobile living park lot, occupied or unoccupied, as of October 1, 2018.

The registration period is from October 1 to October 31. Applicants will submit their materials during designated one-hour time periods throughout the month. Health and safety training required by the updated ordinance will be

provided during application processing. All submissions and training will take place at the Cliff Morton Business Development Center at 1901 S. Alamo.

It is important to make note that failure to comply with the requirements of this program could result in the suspension or revocation of license. Criminal and civil penalties may also be assessed.



If you are interested in more information on the annual license registration and training schedule, please visit sanantonio.gov/CES

Phil Laney is a Sr. Special Projects Manager over the Code Enforcement Special Units. He has been with the City of San Antonio for 7 years.

Task Force Member - Phil Laney

his neighbors and community, Fred Adams can be found in the front of the classroom. As an adjunct professor for the Public Administration Program with San Antonio College, Mr. Adams shares a lifetime of public service with his multi-generational students. Many of the courses he teaches are through the Lunch and Learn Program, providing City employees with the opportunity to earn an associate’s degree in public administration. Several active Code Enforcement Officers and other DSD staff have been pupils of Professor Adams. With former students going on to obtain upper degrees like doctorate and master’s, his commitment to training the up-

coming generation of public servants has been rewarded with the incredible joy of seeing his students achieve their personal goals.

It should come as no surprise that education and information are the motivating factors driving Fred Adams to pursue so many causes. For his work with neighborhoods, his mission is to overcome the lack of familiarity with code regulations allowing small violations to become larger ones. The flyers he provides to new residents in his neighborhood on property maintenance standards and his sharing of ideas with his fellow NCETF members are to inform residents of what’s expected. And it’s his mission of helping the next genera-

tion that drives him to continue teaching 25 years after he started.



DSD Academy

- Happens every third Saturday of the month, 9 to 11 a.m. at 1901 S. Alamo.
- It’s another way to connect with our staff and get the information you need about the City’s codes, ordinances and processes.
- It’s free!
- For more information, visit our webpage at:

www.sanantonio.gov/DSD/Resources



**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
DEPARTMENT**

Cliff Morton Development & Business
Services Center
1901 S. Alamo
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We're on the web!
www.sanantonio.gov/ces

Did You Know...

Oak Wilt is an incurable, deadly fungal disease affecting the tree's water-conducting system. All Oaks are susceptible, but some species more than others. Here are some tips from our City Arborist:

- Minimize pruning from Feb. 1 through Jul. 1, when Oak Wilt is most active
- Prune trees either in the middle of summer, when temperatures are hottest, or in late fall/early winter months when they can be the coldest
- Paint all cuts and wounds within 30 minutes
- Contractors are required to have a valid, city-issued tree maintenance license and proper training

If you suspect Oak Wilt in your neighborhood, contact the Texas Forest Service at (210) 494-1742. For more information, visit www.texasoakwilt.org. To see San Antonio's Property Maintenance Code, visit sanantonio.gov/dsd/codes. For all of San Antonio's Codes, go to: www.municode.com/library/TX/San_Antonio

Performance Measures - July/August 2018

	JUL.	AUG.	TOTAL	FY 2018 (FY = Oct. 2017 - Sept. 2018)
Cases initiated by Code Officers (Proactive)	6,347	6,458	12,805	77,660
Cases initiated through complaints/calls (Reactive)	1,751	1,727	3,478	17,593
Pro-activity Rate (Goal of 50%)	75%	75%	75%	78%
Response Time—Tier I (Goal of 2 business days)	1.3	1.5	1.4	1.3
Response Time—Tier II (Goal of 6 business days)	2.4	2.0	2.2	1.9
Compliance Rate (Goal of 90%)	96%	95%	95%	96%
Graffiti locations abated	3,907	6,022	9,929	48,602
Graffiti response rate (Goal of 3 business days)	1	1	1	1

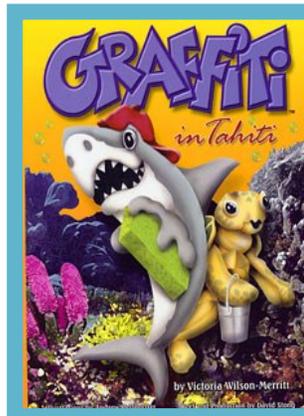
What You're Saying

"Professionalism is the only word for the service provided (by Mimi Ca-margo) for online permitting" - Resident

"I use the 311 app frequently for graffiti abatement. It's helpful because they ALWAYS DO THEIR JOB and many times the team in the field will call to inform me they found the graffiti and it's been handled. This department is clearly one of the best this city has and is performing an EXTREMELY important mission." - D. Callman

"Code Officers Mark Flores and Enrique Korrodi went above and beyond to facilitate and assist with a situation that could've potentially been very dangerous for anyone in the immediate area. Identifying and reporting a large fallen pecan tree that damaged power lines. They quickly moved into action and started contacting the necessary departments including SAPD to secure the area and ensure public safety. The Code Enforcement Officers displayed exceptional leadership in taking control of a dangerous situation." - J. Martinez

Graffiti Corner



Reaching youth before they start committing graffiti vandalism is critical in reducing blight. In her book, *Graffiti in Tahiti*, Victoria Wilson-Merritt writes a tale of Bert (shark) and Tom (turtle), who work together to spray paint their corral reef with found spray paint cans. They learn a hard lesson - graffiti is a crime and together with others clean-up the mess they made. Geared for first through fourth graders, the book is informative and teaches children the value of respect, and the caution of peer pressure.

If you would like a book reading for your school, please contact Lisa McKenzie-Villanueva at 210-207-5430 or via email at lisa.mckenzie@sanantonio.gov.