

Code Connection

Message from our Director

We have some interesting topics in this issue of Code Connection. The first is about Military Protection Areas (MPA), a new initiative in a long list of programs the City of San Antonio has been implementing since 2005 to protect the military mission. The MPA will give the City the ability to enforce some land use regulations to ensure compatible development around Camp Bullis and Lackland AFB in the Extraterritorial Jurisdiction (ETJ).

Something else we have been working on for the past 2 years is the Short Term Rentals (STR) ordinance, recently passed and now in effect. If you still don't have your permit, you can now fill out the application for both the Hotel Occupancy Tax and STR online through the new portal available on our webpage.

Coming this summer, residents will be able to pay and get your garage sale permits online. In the second phase of BuildSA, all code enforcement functions will be incorporated into one software as opposed to several different platforms. This will allow for more transparency and efficiency in how we do business with citizens.

Here at Development Services, including industry representatives and citizens is crucial in creating our task forces that ultimately help us shape new programs and initiatives. Recently, the City of San Antonio launched [SASpeakUp!](#), connecting citizens and giving them a forum

to participate.

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

Working hand in hand with residents is important in maintaining the quality of life, health and safety in our community. We look forward to continuing and strengthening this partnership in 2019.

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"

Military Protection Areas (MPA) - Staff

In 2005, Defense Base Realignment and Closure Commission (BRAC) transformed Fort Sam Houston into a leading military medical education training facility and made the military training missions at Camp Bullis vital to national security.

City Council approved a strategy to address, support and protect the Military’s Mission for Camp Bullis in 2008. Several initiatives have been implemented by DSD since then: Military Notification Area for developments within 5-mile radius of active military bases; Military Lighting Overlay and Sound Attenuation Districts to support night training missions; Tree Ordinance; Habitat Compliance Ordinance, Environmentally Sensitive Areas and the Southern Edwards Plateau - Habitat Conservation Plan to protect and

preserve endangered species. The MPA is yet another initiative to ensure compatible development near military bases where active training occurs.

On November 6, 2018, a special election was held for voters to consider two options: (1) annexation; and (2) no annexation, with the implementation of land use regulations. Option 2 was chosen, giving the City of San Antonio the authority to adopt an ordinance regulating and enforcing land use, and limited permitting in an MPA located in the Extraterritorial Jurisdiction (ETJ) near Lackland AFB and Camp Bullis. This proposed ordinance will help protect the military mission through limited permitting requirements, inspections and enforcement imposing related fees, fines, and other charges.

Since the election DSD has been partnering with the Planning Department,

City Attorney’s Office, Office of Military Affairs, Bexar County, and the military to develop land use regulations. Once the draft of the regulations is finalized, Development Services will conduct stakeholder and community meetings, as well as brief the Boards and Commissions. The current timeline anticipates presenting the regulations to City Council for consideration in June.

To learn more about this process and the detailed timeline, please visit our website at:

www.sanantonio.gov/DSD

Under “Resources,” and then “Codes & Ordinances.”

SASpeakUp! - Staff

SASpeakUp aims to connect our residents with their City government in the easiest way possible. Whether through surveys, social media posts, advertising, input meetings or other events, the tone of SASpeakUp is friendly, warm and inviting.

SASpeakUp takes complex policy ideas and projects and makes them easy to understand and interact with. SASpeakUp makes residents feel that their voices are heard and that they can

make a big difference with a little bit of effort.

It all started with a survey about your budget priorities... but now, it’s easier than ever to speak up to make your community a better place! San Antonio,



we need you to speak up. Bookmark this site (www.saspeakup.com) to see how you can make your voice heard by speaking up through quick surveys or meeting up with city staff at community events and open houses.



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

and maintain a safer San Antonio”

Coming Summer, Easy Way to Get Garage Sale Permits - Staff

BuildSA, when fully completed, will help DSD improve the delivery of its services by replacing disparate systems with leading technology. This past fall, we released the first phase consisting of processes associated with Land Development such as zoning, platting and construction inspections.

Part 2 of BuildSA will encompass Code Enforcement, starting this summer with garage sale permits. What will be new?

- Ability to easily purchase a garage sale permit online 24/7
- Online payment using a credit card or bank account
- Ability to request a “rain” check online

Reminders for garage sale permits:

- One permit per garage sale
- Each residence is allowed four garage sales per calendar year, per location, not to exceed one garage sale per quarter. The fourth garage sale at the same residence during a calendar year is free, but you must have the receipts showing payment of the garage sale for the three previous qualifying garage sales in order to obtain the free permit.
- Non-profit organizations, such as a church, can have up to 12 garage sales a year.
- With a permit, you can place one sign at the location of the sale and two off-premise signs with permit decals attached to each off-

premise sign.

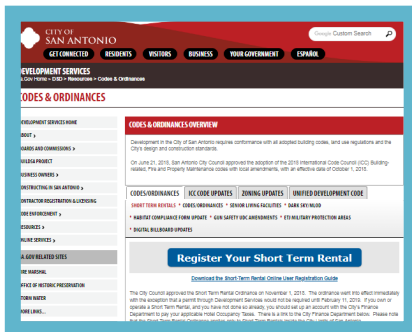
- Garage sale signs posted without the proper decal in a public right-of-way are considered abandoned trash and may be removed and discarded, without notice, by a citizen or the City of San Antonio.
- Signs posted on City right-of-way objects such as utility poles, street signs, traffic signs, street light poles, etc. are strictly prohibited and are considered misdemeanor offenses and are punishable through Municipal Court.

You can find more information on garage sale permits by checking our website at www.sanantonio.gov/CES

New online portal for Short Term Rentals (STRs)- Staff

With the recently approved ordinance, short term rentals (STRs) within the city limits of San Antonio are now required to register and acquire a permit.

Getting your permit and registering for the Hotel Occupancy Tax (HOT) is now easier than ever with our new [online portal](#). Registration fee is \$100 per application.



primary residence), and Type 2 (property is not occupied by either the owner or operator). There are density requirements if you own a Type 2, allowed by right up to 12.5% of the units

on a block face. If the STR is in a multi-family building, no more than 12.5% of the total number of units can be a Type 2 STR by right. Type 1 have no limitations.

Operating an STR without this permit can lead to offenses and fees. Each day in violation may be considered a separate offense AND each day a unit is oc-

cupied in violation of this ordinance may also be considered a separate offense and, upon conviction, may be subject to a minimum fine of \$500.00 per violation, per day.

We have staff available and ready to assist you with any questions and information you may need. Call us, we are happy to help!

Permit Information & Board of Adjustment (special exceptions) - Logan Sparrow at 210.207.8691 and Debora Gonzalez at 210.207.3074

HOT Accounts - Finance Department at 210.207.8667

Visit our website for more information www.sanantonio.gov/DSD

Keep in mind there are two types of STRs: Type 1 (owner or operator resides on the property and it is their



**CITY OF SAN ANTONIO
DEVELOPMENT SERVICES
DEPARTMENT**

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We're on the web!
www.sanantonio.gov/ces

Did You Know...

Here are some safety winter tips to keep you and your family safe:

- Plug space heaters directly into a wall outlet. Don't plug any other electrical devices into the same outlet or use an extension cord or power strip - it could overheat and result in a fire.
- Inspect heaters for cracked or broken plugs or loose connections before each use. If frayed, worn or damaged, don't use it.
- Never leave a space heater unattended. They are only meant to provide supplemental heat and should never be used to warm bedding, cook food, dry clothing, or thaw pipes.
- Never place heaters on cabinets, tables, furniture, or carpet - they can overheat and start a fire. After use, unplug and safely store.
- Test smoke alarms at least once a month.

To see the City's Property Maintenance Code: sanantonio.gov/dsd/codes.asp. For all of San Antonio's Codes, go to: www.municode.com/library/TX/San_Antonio

What You're Saying

"I can't say enough good things about Lisa McKenzie and the graffiti abatement team. Their response times are nothing less than amazing and without them I can't even begin to imagine what the city would start to look like. Many, many thanks to our graffiti abatement team!!" - *Resident D. Callman*

"Citizen stated Raul Melendez did a wonderful job when he recently came to his apartment, made sure everything was taken care of and followed up with citizen, great example of great employee of city of san antonio, very professional in every way, went above and beyond." - *Resident*

Performance Measures - Nov./Dec. 2018

	NOV.	DEC.	TOTAL	FY 2019 (FY = Oct. 2018 - Sept. 2019)
Cases initiated by Code Officers (Proactive)	4,358	4,010	8,368	14,715
Cases initiated through complaints/calls (Reactive)	986	803	1,789	3,532
Pro-activity Rate (Goal of 50%)	78%	79%	79%	78%
Response Time—Tier I (Goal of 2 business days)	1.7	1.4	1.5	1.6
Response Time—Tier II (Goal of 6 business days)	2.8	1.8	2.3	2.2
Compliance Rate (Goal of 90%)	94%	91%	92%	94%
Graffiti locations abated	4,703	4,507	10,221	14,924
Graffiti response rate (Goal of 3 business days)	1	1	1	1

Graffiti Corner

Our Graffiti Abatement Team cleans graffiti off buildings, traffic signs, retaining walls, drainage channels and city-owned parks. To report it call us at 311, download the "311" app or go to sanantonio.gov/ces. We partner with other agencies to remove graffiti in other locations. Some helpful phone numbers:

- *Texas Department of Transportation (TxDOT)* - highway signs, pillars and underpasses, (210) 623-4431
- *CPS Energy* - utility poles, pad mounts, transformers, (210) 353-2525
- *VIA Metropolitan Transit* - bus stops, buses, (210) 362-2020

Unsure? Call (210) 207-BUFF and we'll assess it and contact the proper department or agency. If you see graffiti in progress, call SAPD's non-emergency line at (210) 207-SAPD.

