



CITY OF SAN ANTONIO
**OFFICE OF HISTORIC
PRESERVATION**

**Briefing & Recommendation Relating to Historic
District Designation and
Demolition Penalties**

Item 14, City Council A Session, October 29, 2015

Background

- Council Consideration Request submitted by District 2 Councilman Warrick
 - Consideration of changes to historic district designation process
 - Initiation threshold
 - Voting process
 - Application life
 - Clarification of demolition penalty and when it applies

District Designation Overview

before 2010

- Minimum threshold: support from 51% of properties or property owners
- Concerns: lack of responsiveness; apathy
- Application valid for one year

2010 - 2012

- Minimum threshold: none
- Public process begins in 90 days from public hearing
- 51% verified opposition stops process

2012 - present

- Minimum threshold: 30% of properties to initiate the process
- Petition generated by proponents
- Application valid for two years

**** In all cases, abstention not considered as a vote in either direction**

Current Process

Application

- Application submitted to staff
- Applicant provides proposed boundaries and petition (30%)

Verification

- Staff verifies expressed support
- Staff confirms whether proposed area is eligible; possible survey

Notification

- Residents within proposed boundary receive notice
- Public information meeting is scheduled

Public Hearings

- Item goes to HDRC for its recommendation
- Zoning Commission, City Council

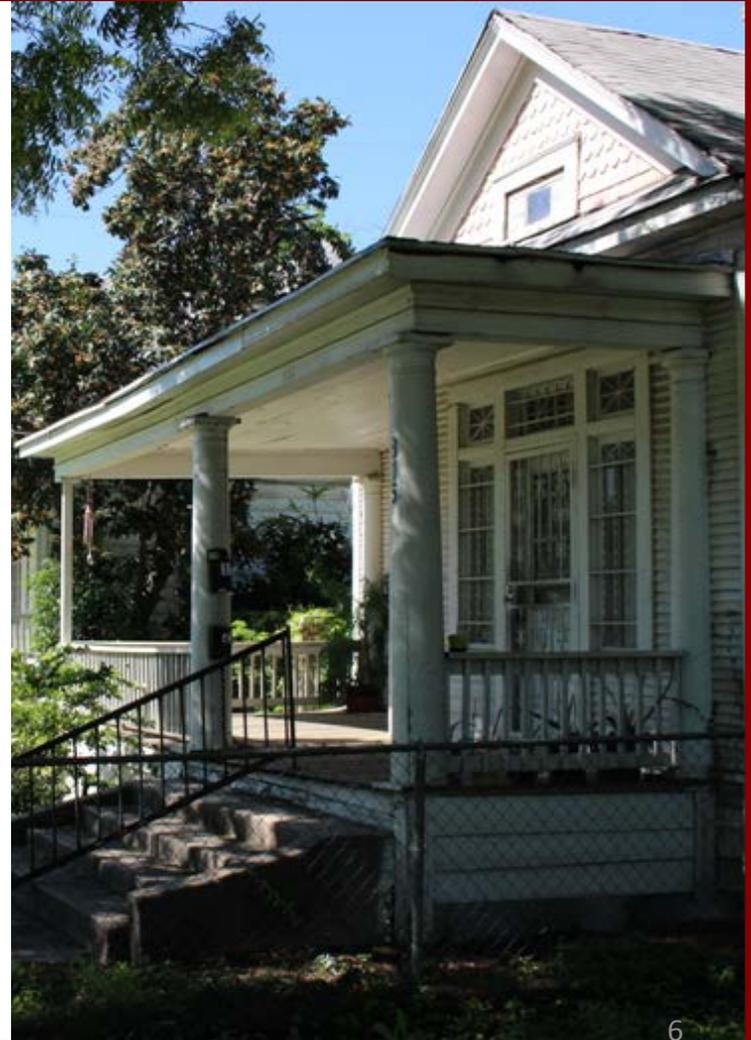
Current Process

- 30% petition only initiates the process; does not grant designation
- A record of all verifiable support or opposition is maintained throughout the process



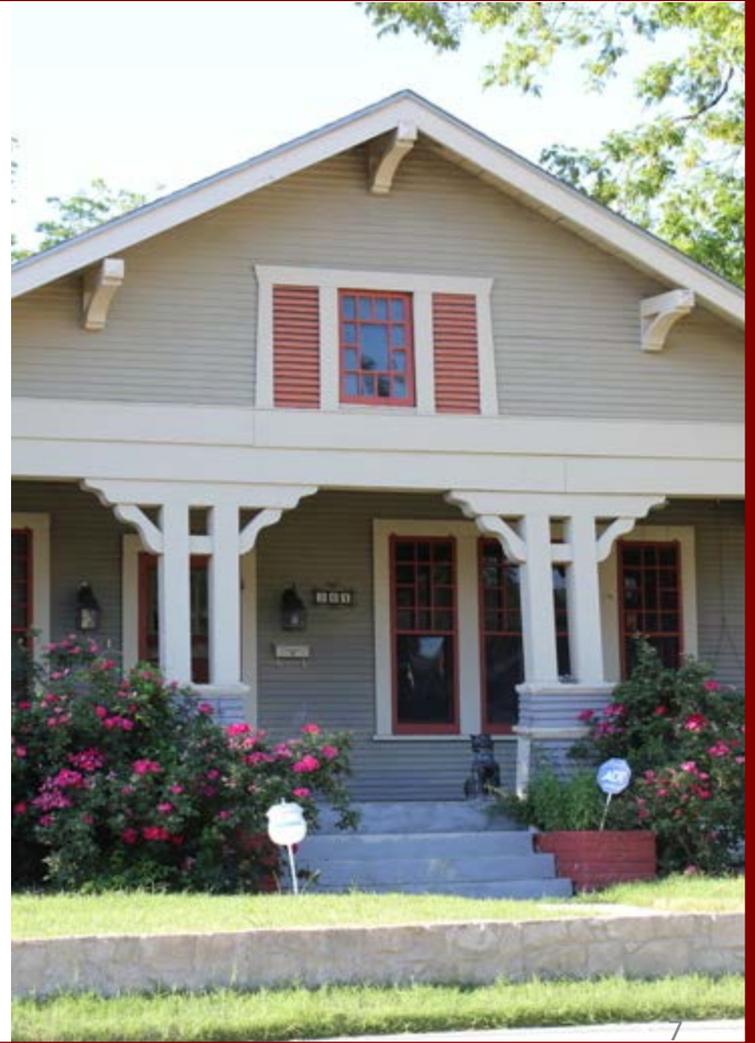
Initiation

- CCR proposes 51% minimum threshold for initiation of the public hearing process



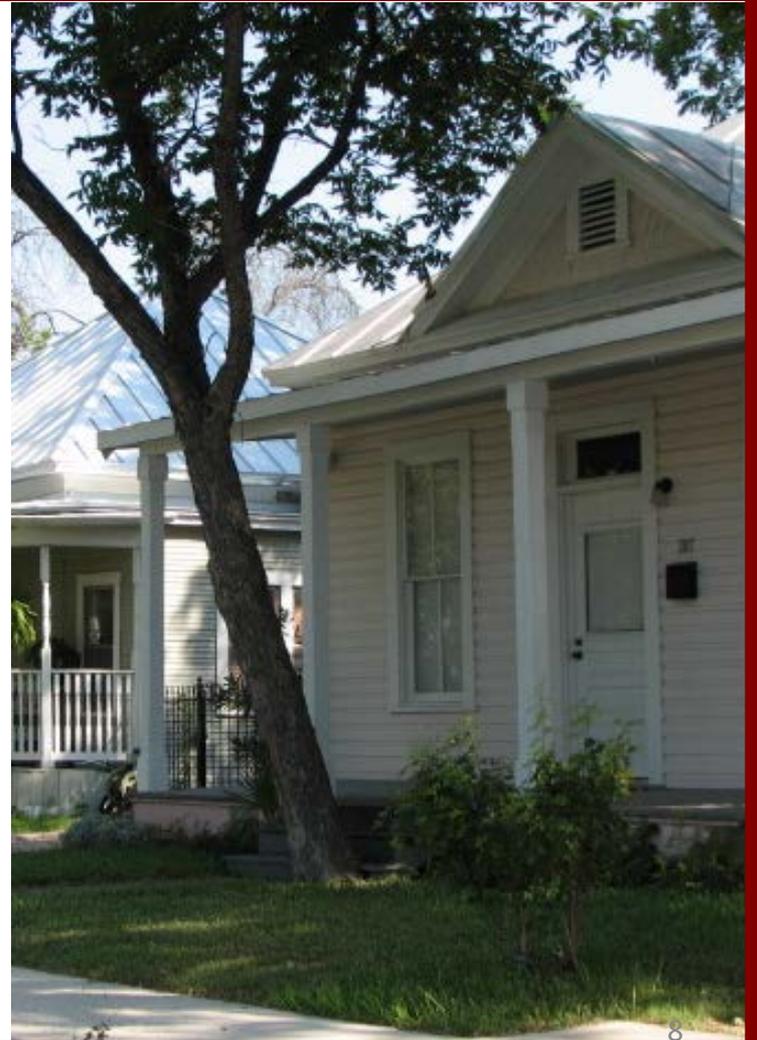
Voting Process

- CCR proposes a mailed ballot provided by the City of San Antonio

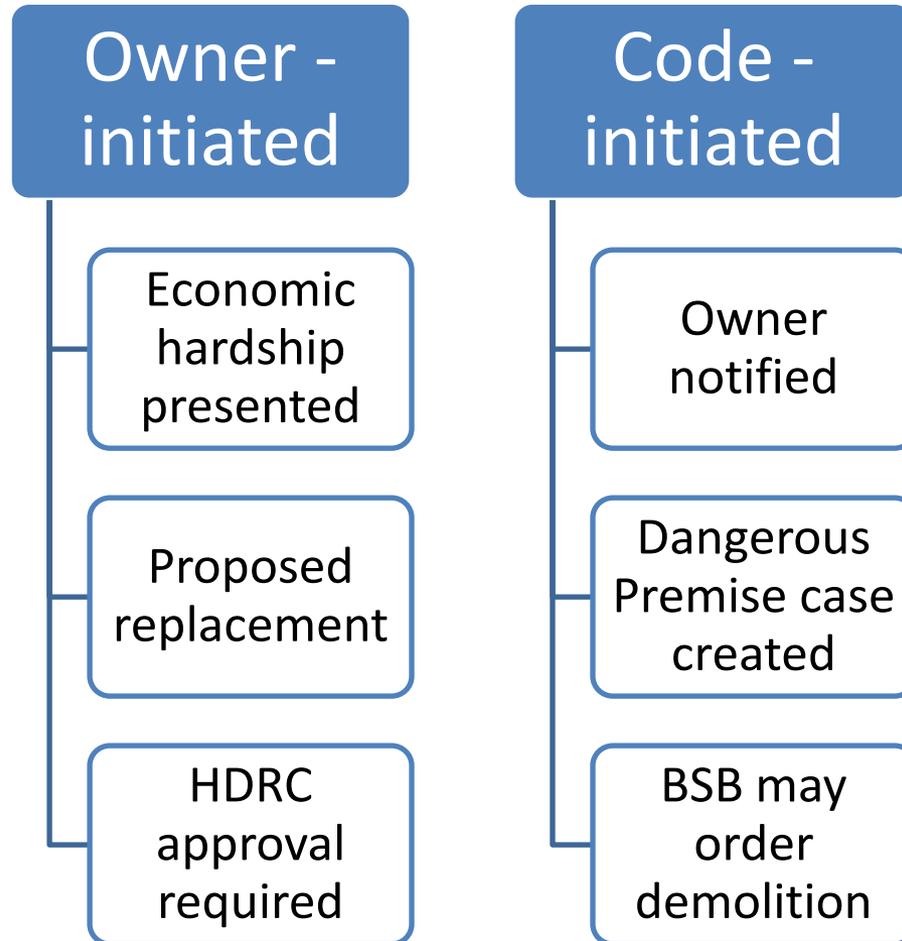


Voting Process

- CCR reduces the application life from two years to one year



Demolition Process



Penalties

- UDC Section 35-615;
Demolition by
Neglect
- If property is
demolished as a
public safety hazard,
five-year hold on
permits may apply



5-Year Penalty

- The 5-year penalty provides a disincentive to neglect properties to the point of demolition
- Safeguards properties purchased with the intent to demolish for new development
- Where there are plans for new development, the standard HDRC process should be followed
- Intended to apply in most extreme cases

Recommendation

- Staff concurs with the proposed changes to the historic district creation process
 - 51% minimum threshold
 - COSA facilitates voting
 - One year application life
- Staff recommends clarifying the language related to the penalty to eliminate confusion
 - At least two notices, two municipal court dispositions and consultation with the owner



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