

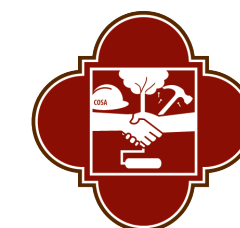


Demolitions

Culture and Neighborhood Services Committee – Item 6

April 5, 2021

Presented by: Michael Shannon, PE, CBO - Director



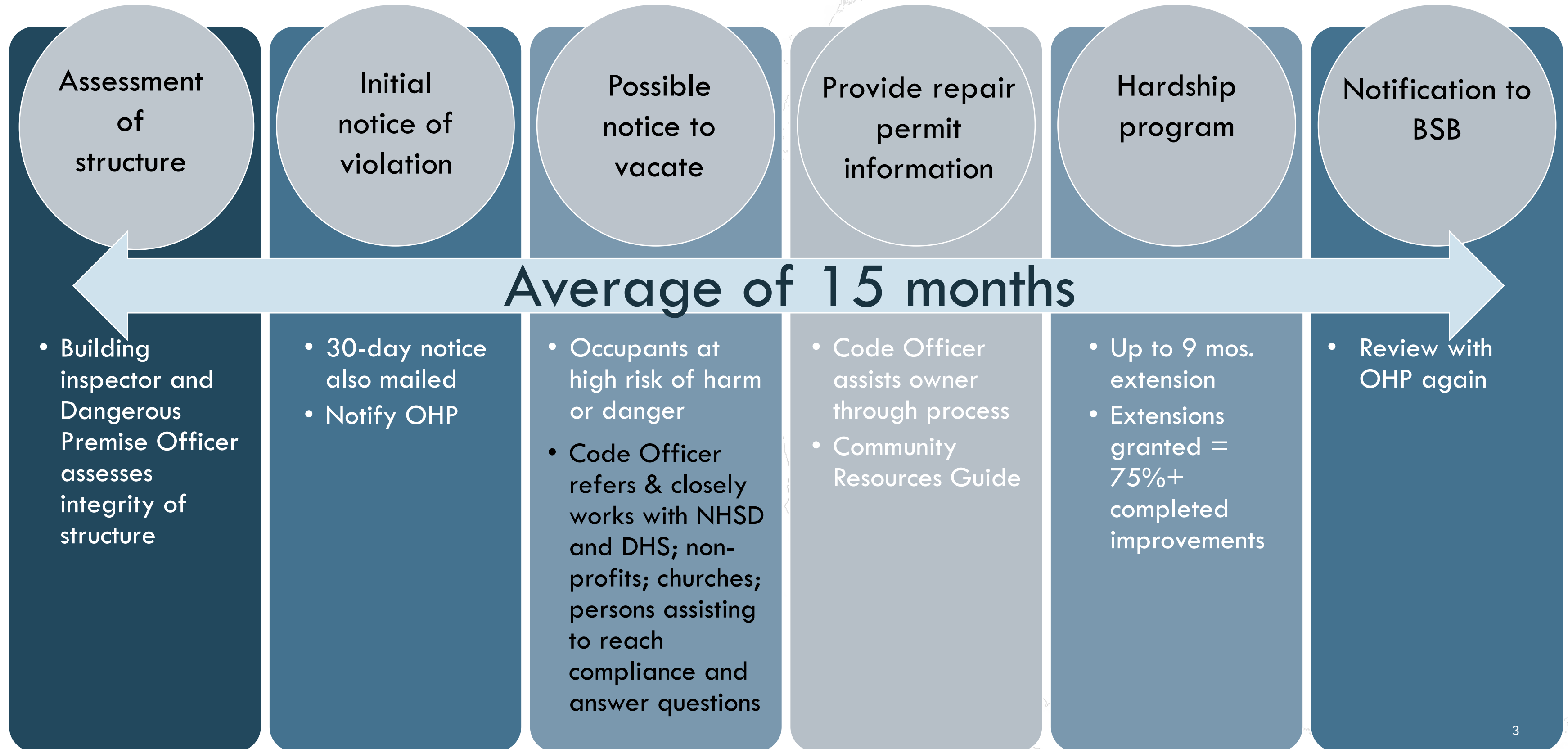
CITY OF SAN ANTONIO
**DEVELOPMENT SERVICES
DEPARTMENT**

Demolitions



- 2 types:
 - Owner-initiated
 - Has a permit and review process
 - Dangerous structures:
 - A hazard to the public health, safety, and welfare
 - Poses a threat or potential threat to life, health, property, or human safety.
 - Demolitions are **always** option of last resort
 - Take all the opportunities to help owners
- All demolitions are reviewed by the Office of Historic Preservation

Current process for dangerous structures





Process for Historic Landmarks

- Coordination with OHP concurrent with DP process
- If designated or have potential for designation, it is heard by Historic & Design Review Commission has 60 days to decide if structure should be designated a landmark
 - City Council designation must occur 180 days from notification
- Municipal court used to deter demolition by neglect
- If a landmark or in a historic district and has not received demolition recommendation from HDRC, case must be heard by full BSB
 - Historic professional member must be present



Building Standards Board

- Quasi-judicial board
 - Hears appeals to and violations of the San Antonio Property Maintenance Code (SAPMC)
 - Rules on cases and can order repairs or demolitions
 - 14 members appointed by City Council
- Board composition:
 - 2 architects (1 with experience in reuse of existing and historic buildings)
 - 2 engineers (1 with experience in reuse of existing and historic buildings)
 - 2 general contractors (1 with experience in reuse of existing and historic buildings)
 - 2 social workers
 - 2 health care professionals
 - 2 retirees 64⁺ years old
 - 2 veterans of U.S. Military
 - 1 professional property manager in lieu of a general contractor or social worker
 - Maximum of 2 substitutions



Building Standards Board Process



Pre-Board Conference meeting letter

- Packet includes:
 - FAQs
 - What to expect at BSB
 - Sample Scope of Work
 - Report with key findings

Case Summary Review

- DSD and OHP

BSB Notice of Hearing

- BSB hearing packet with outline and photos (pandemic process requirement)

Translator at BSB

- Since 2016

BSB orders issued

- Can appeal to District Courts within 30 days

Number of Demolitions

FY 2019 – FY 2021

Demolition Permits (FY 2019-2021)

Council District	1	2	3	4	5	6	7	8	9	10	Grand Total
2019	89	83	45	18	68	17	14	20	12	13	379
2020	69	67	39	18	63	9	7	12	7	12	303
2021	21	17	16	18	26	8	4	9	5	6	130

Demolitions by City (FY 2019-2021)

Council District	1	2	3	4	5	6	7	8	9	10	Grand Total
2019	17	14	15	2	39	8	2	0	1	1	99
2020*	14	10	13	3	25	3	2	0	0	2	72
2021*	3	3	1	4	8	0	1	0	0	0	20

* 71 pending due to Texas Supreme Court Emergency Order



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