

**CITY OF SAN ANTONIO
INTERDEPARTMENTAL MEMORANDUM
DEVELOPMENT SERVICES DEPARTMENT**

TO: Mayor and City Council

FROM: Florencio Peña III, Director, Development Services

THROUGH: Terry M. Brechtel, City Manager

COPIES: Roderick J. Sanchez, AICP Assistant Development Services Director; Ramiro Cavazos, Director, Economic Development Department; Dennis Campa, Director, Community Initiatives; File

SUBJECT: Fee Waiver for 939 W. Harding

DATE: September 30, 2004

SUMMARY AND RECOMMENDATIONS

An ordinance authorizing the waiver of all permit fees, including trade permit fees, for 939 W. Harding, as requested by Councilman Ron Segovia, District 3.

Staff does not recommend approval.

BACKGROUND INFORMATION

On September 9, 2004, Councilman Segovia initiated a Council Consideration Request to have development fees waived for 939 W. Harding. A homebuilder has offered to donate a new home to an elderly homeowner. The City's Code Compliance Department and Dangerous Structures Determination Board have been involved with this situation in assessing the dangerous nature of the home in which the elderly person resides.

On September 22, the Governance Committee recommended that the waiver of development fees be discussed by the entire City Council.

The approximate amount of development fees for the new residential home is \$700, not including demolition, sidewalks or driveway approaches. Human Development Services Funds cannot be utilized for this project since benefit to an individual would be realized, which violates the criteria for consideration. The Economic Development Incentive Scorecard System cannot rank the project since it does not meet any of the criteria.

Other alternatives for payment of Development Services fees are being pursued with the San Antonio Development Agency, Neighborhood Action Department and Community Initiatives Department.

Staff recommends denial of the request in order to not set a precedent for funding private projects outside the City's adopted incentive programs.

POLICY ANALYSIS


Development fees are established by ordinance as part of the budget process. Only City Council can waive development fees for projects that are not funded by the General Fund. City Council has only waived development fees seven times (Houston Street Project, Victory Outreach and five affordable showcase of homes projects) in the past five years.

FISCAL IMPACT

This ordinance would require a waiver of Development Services fees in the amount of approximately \$700. Development Services fees are part of the City's General Fund.

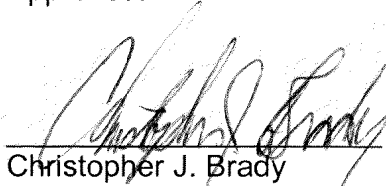
COORDINATION

This ordinance was coordinated with the Economic Development Department, and the Department of Community Initiatives.

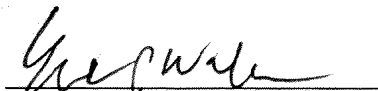


Florencio Peña III
Director, Development Services

Approved:



Christopher J. Brady
Assistant City Manager



Terry M. Brechtel
City Manager

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CITY OF SAN ANTONIO
OFFICE OF THE CITY COUNCIL
INTERDEPARTMENTAL CORRESPONDENCE

TO: Mayor and Councilmembers


FROM: Councilman Ron H. Segovia, District 3

COPIES TO: City Manager; City Clerk; City Attorney; Director of Development Services; Assistant to City Council and Mayor; File

RE: Fee Waiver for 939 W. Harding

DATE: September 9, 2004

Your support is requested to direct the Department of Development Services to waive all permit fees, including trade permit fees, associated with 939 W. Harding. A homebuilder has offered to donate a new home to this elderly property owner in Council District 3. The City's Code Compliance Department and Dangerous Structures Determination Board have also been involved with this situation in assessing the dangerous structure in which the elderly woman currently resides. Thank you for your consideration.

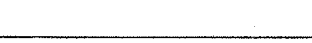

RON H. SEGOVIA, DISTRICT 3


EDWARD D. GARZA, MAYOR


ROGER O. FLORES, DISTRICT 1


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