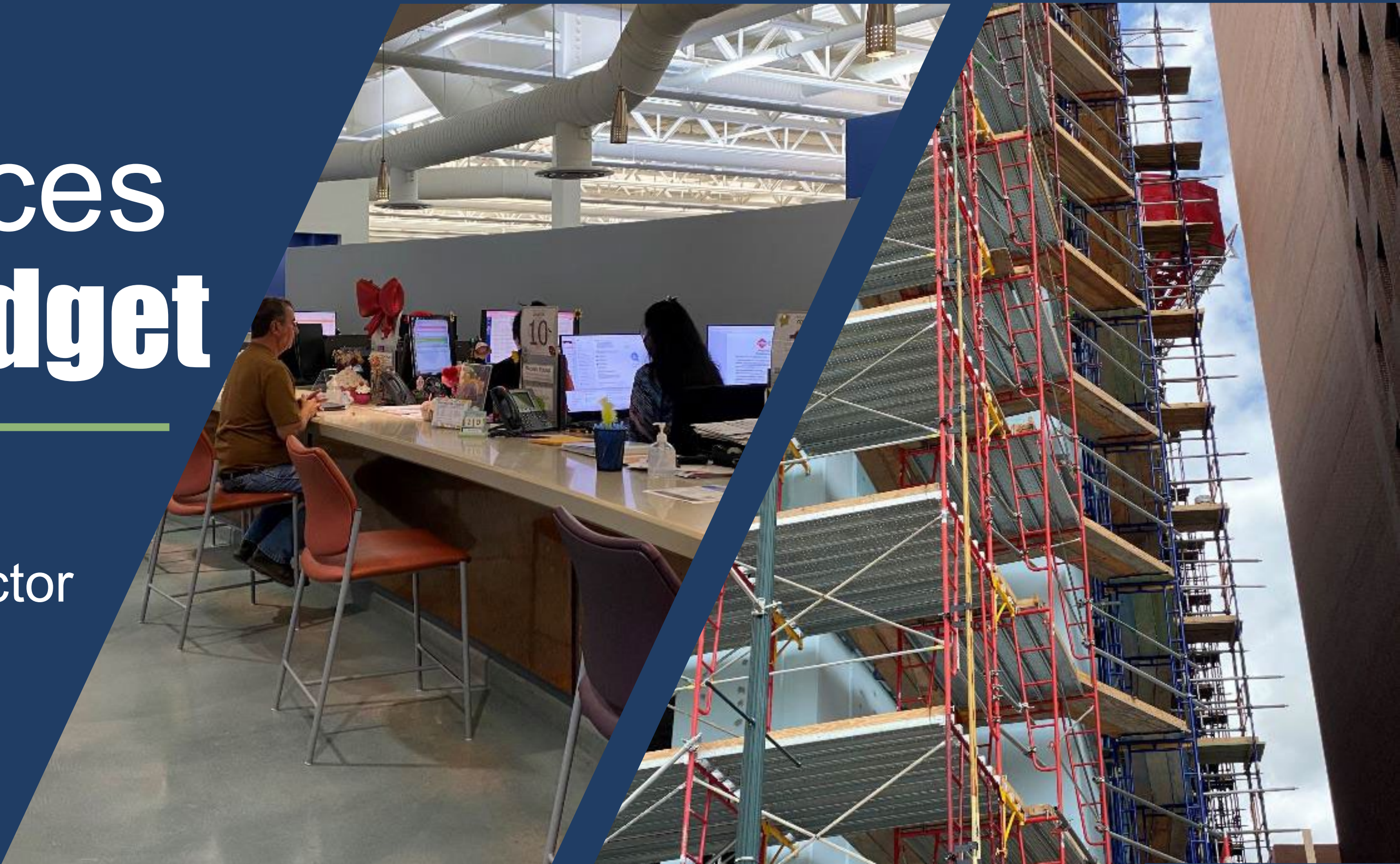
Development Services
FY 2026 Proposed Budget

City Council Budget Work Session

Presented by Amin Tohmaz, PE, CBO - Director

September 2, 2025



Overview

OUR MISSION

Partnering with our community to build and maintain a safer San Antonio.

AGENDA

- Department Introduction
- FY 2026 Proposed Budget
- Permit Activity Overview
- Department Overview
    - Short Term Rentals
    - Senior Assistance Program
    - Residential Streetlights
    - Code Enforcement Strategic Plan

Accreditations

Insurance Services Offices

- **February 2022 - "1" for commercial development & "2" for residential**
- Mandatory review every 5 years
- Factors evaluated:
  - Building codes, policies, & procedures
  - Staff Experience
  - Training
  - Permitting statistics

International Accreditation Service

IAS ACCREDITED Building Department

- **Last review - November 2024**
- No Corrective Action Requests found
- Voluntary evaluation every 2 years
- Code Enforcement accredited in 2020
- Helps identify areas where DSD could improve to better serve customers while building a safer San Antonio

Executive Team

Amin Tohmaz, PE, CBO
Director

Melissa Ramirez
Deputy Director
Field Services

- Building Inspections
- Strike Team
- Code Enforcement
- Proactive Apartment Inspections Team
- Senior Assistance Program
- Graffiti Abatement

Crystal Gonzales, PE, CBO
Assistant Director
Plan Review

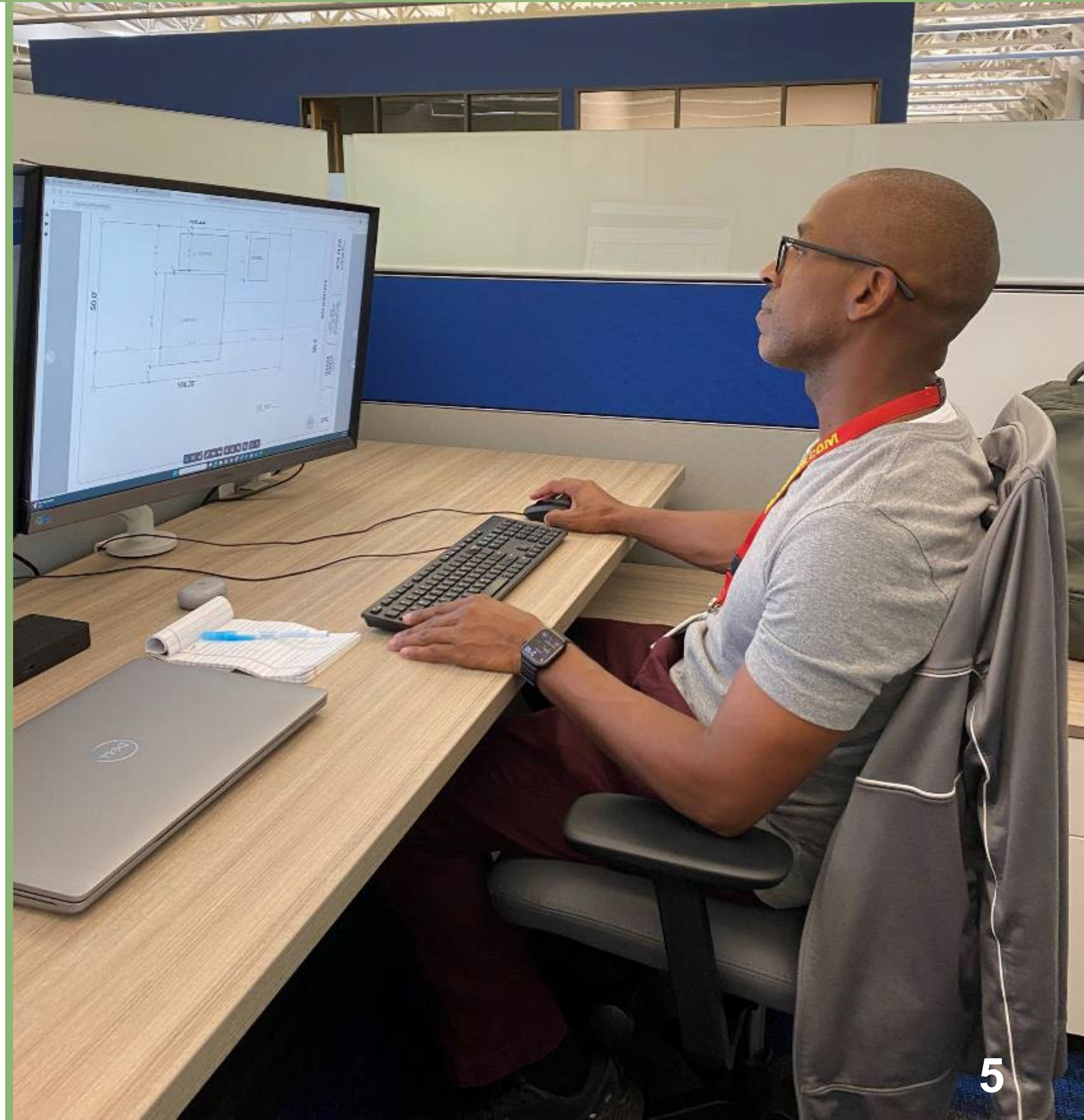
- Residential and Commercial Construction Permits
- Trades and Minor Structure Review
- School Team
- Affordable Housing Team

Logan Sparrow, AICP
Assistant Director
Land Development

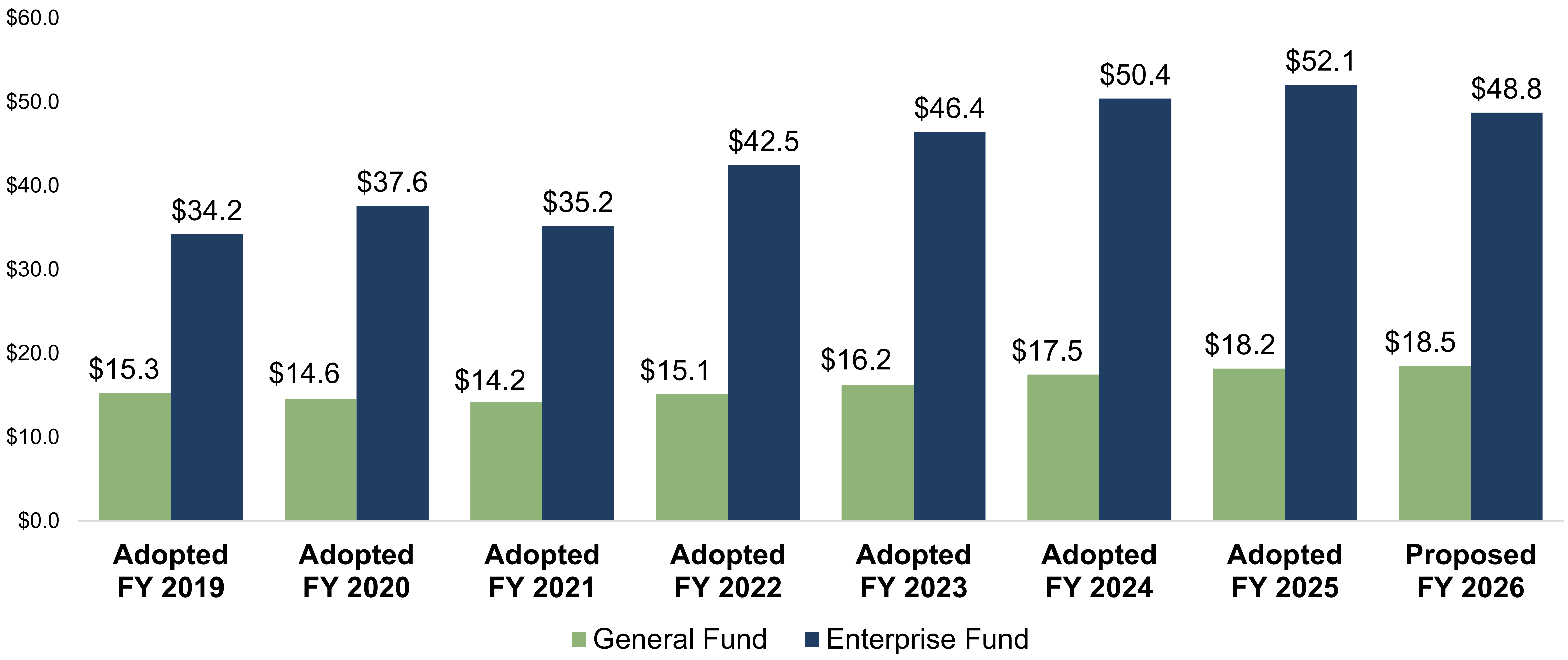
- Land Entitlement and Zoning
- Policy Administration
- Tree Preservation
- Traffic Review
- Short Term Rentals
- Residential Streetlights

Development Services - Enterprise Fund

- Enterprise Fund created in FY 2007
- Development revenues used to support development-related expenses
- Revenue and expense budgets fluctuate based on development activity
- Enhanced accountability by aligning revenues and expenses



Development Services Budget History ($ in Millions)

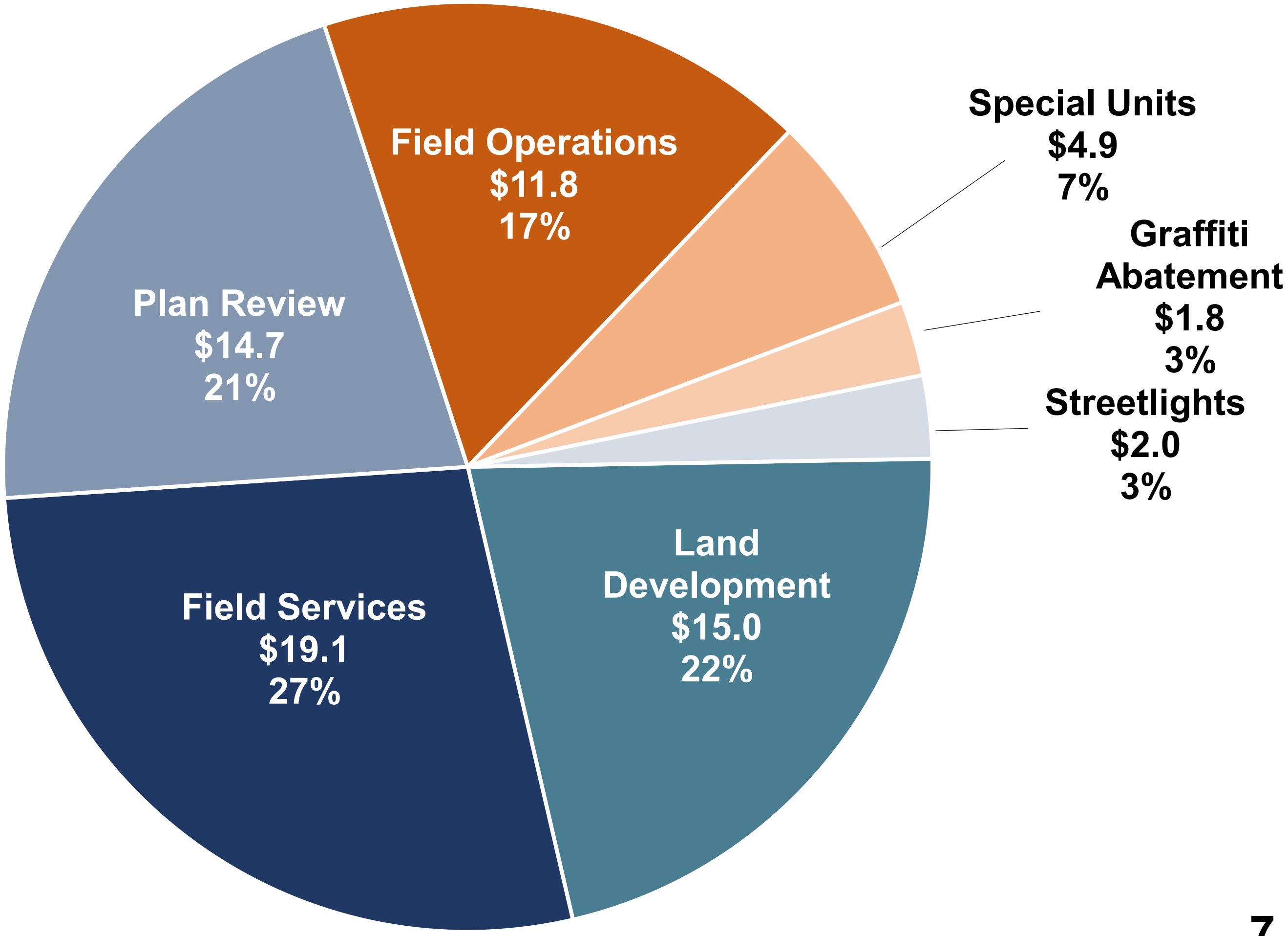


FY 2026 Proposed Budget: $69.3 Million

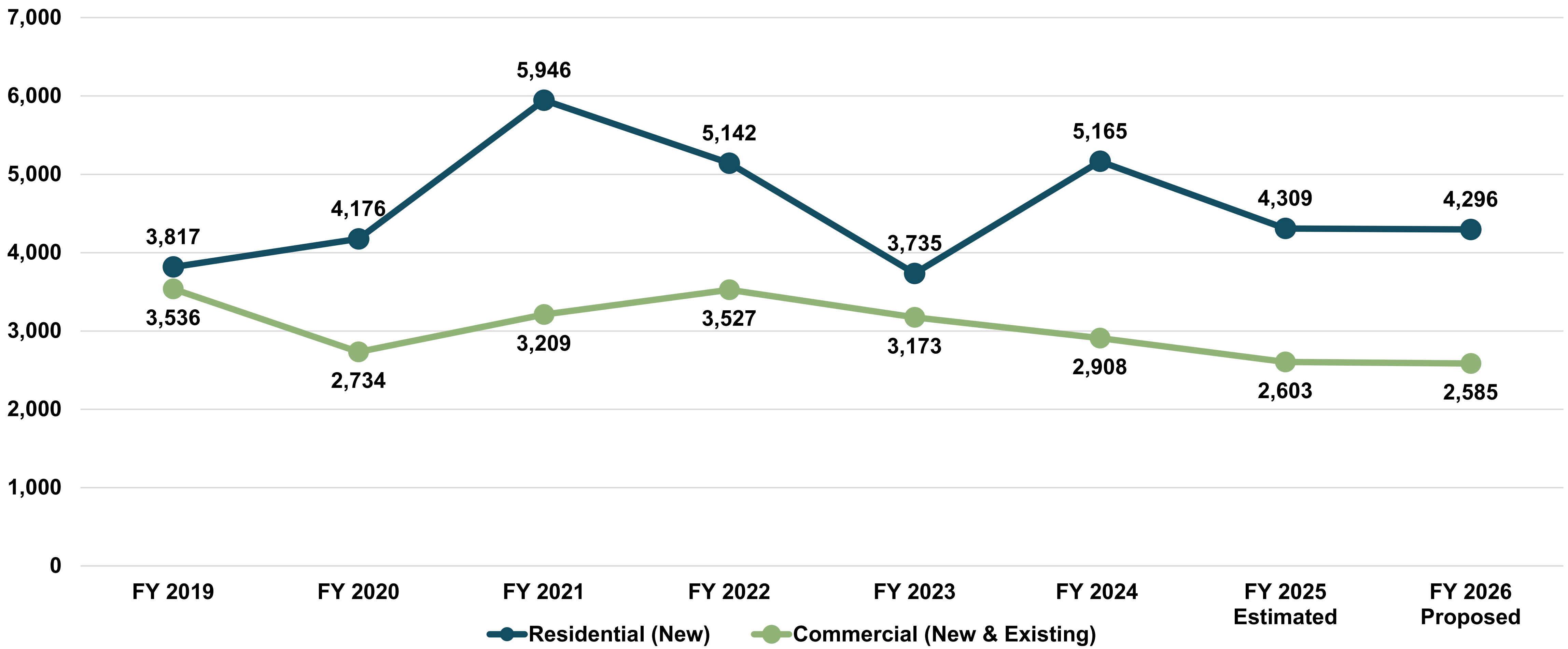
Fund ($ in Millions)	FY 2026 Proposed
General Fund*	$18.5
Enterprise Fund	48.8
Other Funds	2.0
Total	**$69.3**

*Total General Fund Proposed Budget is $18,959,602 of which $446,560 is transferred to Development Services

Positions	FY 2026 Proposed
General Fund	153
Enterprise Fund	350
Total	**503**



Development Services Permits



Plan Review Enterprise Fund

- Ensure building plans meet City standards, while providing timely and efficient permit issuance

Type of plan reviews performed:

- Fire
- Building
- Electrical, mechanical, plumbing
- Affordable housing
- Schools
- Energy

FY24 Actuals	FY25 (July 31)	
5,165	3,773	NEW RESIDENTIAL PERMITS ISSUED
2 DAYS	2 DAYS	RESIDENTIAL CYCLE TIME • GOAL: 3 DAYS
2,908	2,223	COMMERCIAL PERMITS ISSUED
16 DAYS	16 DAYS	COMMERCIAL CYCLE TIME • GOAL: 18 DAYS
22,231	18,744	WALK-IN TRANSACTIONS
196,114	167,288	CUSTOMERS ASSISTED

Building Inspections - Enterprise Fund

- Conducts all inspections required for building permits on private and public property, including:
  - Residential & Commercial Buildings
  - Electrical, Mechanical, Plumbing
  - Signs & Billboards
  - Airport Team
- Customers schedule inspections according to construction timelines
- Timely inspections help prevent project delays

FY24 Actuals	FY25 July 31	
273,884	210,587	TOTAL INSPECTIONS PERFORMED
99%	99%	PERCENT COMPLETED AS SCHEDULED GOAL: 95%

Land Development - Enterprise Fund

- Guide development projects through process efficiently and transparently

- Provides comprehensive review and approval of:
  - Master Development Plans
  - Land Plats
  - Tree Preservation Plans
  - Infrastructure Improvements
  - Traffic Impact Analyses
  - Zoning Applications

FY24 Actuals	FY2025 July	
232 9 DAYS	147 9 DAYS	MAJOR PLATS APPROVED GOAL: 20 DAYS
338 4 DAYS	267 5 DAYS	MINOR PLATS GOAL: 10 DAYS
500 6 DAYS	491 6 DAYS	ZONING VERIFICATION LETTERS GOAL: 10 DAYS

General Fund – Code Enforcement

FY2024 Actuals	FY2025 July 31	
1 DAYS	2 DAYS	RESPONSE TIME – TIER 1
2 DAYS	2 DAYS	RESPONSE TIME – TIER 2
90%	90%	45-DAY COMPLIANCE RATE TIER 1 & 2
79%	76%	PROACTIVITY RATE TIER 1 & 2
56,398	62,598	GRAFFITI SITES ABATED

Programs:

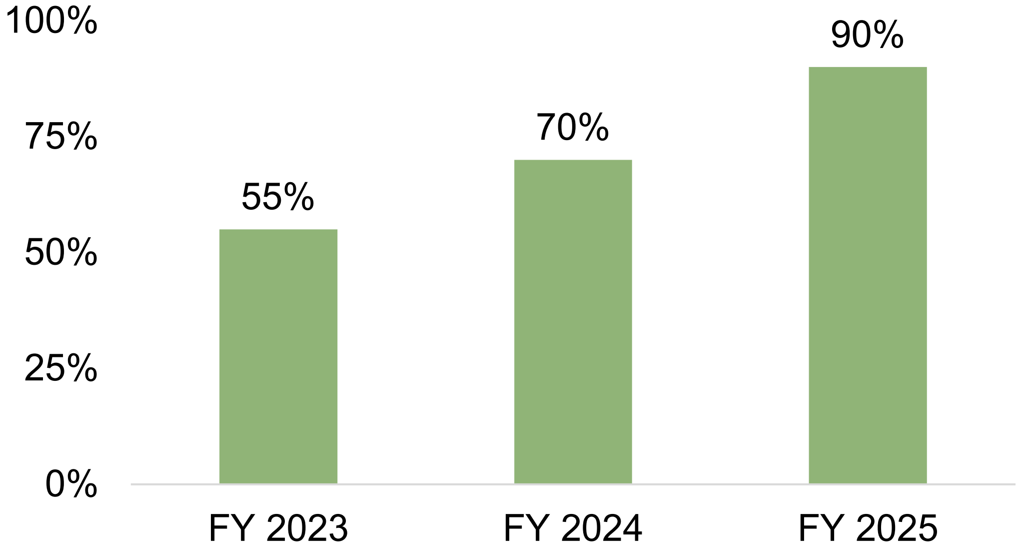
- Neighborhood Enhancement
- Graffiti Abatement
- Zoning & Permitting
- Senior Assistance Program
- Proactive Apartment Inspections Program
- Mobile Living Parks
- Metal Recycler Entities
- Used Auto Parts Recyclers

Fee Increases – Code Enforcement

SERVICE	DATE LAST UPDATED	CURRENT FEE	PROPOSED FEE	REVENUE INCREASE
Junk Yard License	Dec. 2012	$575	$1,000	$18,700
Metal Recycle License	Dec. 2012	$250	$1,000	$21,750
Donation Containers Permit Fee	Oct. 2009	$48	$240	$10,000
Dangerous Premises Abatement Administrative Fee	Nov. 2010	$180	$250	$6,553
Vacant Lots Administrative Fee	Nov. 2010	$180	$250	$7,360
Permit – Absentee Property Owners	Sept. 2013	$50	$500	$135,000

Short Term Rentals

- Dedicated Code Officer added in FY 2025
  - 1,449 investigations completed
  - 448 notices issued
    - 369 closed (82% compliance)
- Total active permits 3,278
- Top violations
  - Operating without permit
  - Hotel Occupancy Tax (HOT) delinquency



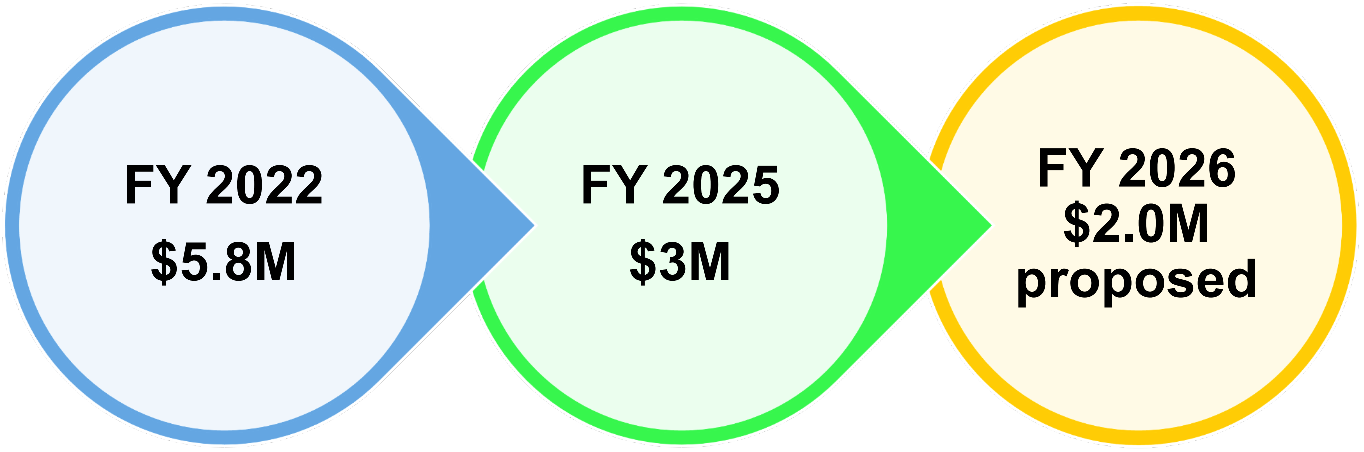
Council District	Total
1	830
2	619
3	138
4	280
5	202
6	201
7	321
8	296
9	191
10	200
Total	3,278

Residential Streetlights

Council District	Lights Warranted	Number Funded	Number Installed
1	711	103	95
2	359	119	117
3	321	108	104
4	370	119	114
5	42	39	39
6	400	112	111
7	624	125	110
8	300	117	95
9	369	96	74
10	779	96	68
TOTAL	**4,275**	**1,034**	**927**

Analyzed 3,292 miles of residential streets for spacing and gaps:

- 4,275 Lights warranted
- 1,034 Lights funded
- 3,241 Lights to be funded ($27.8 Million to $32.4 Million)



Proactive Apartment Inspections Program

Council District	Proactive (4/23 to 8/25)	Reactive (4/23 to 8/25)	Total
1	12,288	3,478	15,766
2	3,265	1,481	4,746
3	2,816	1,458	4,275
4	1,020	1,035	2,055
5	2,265	847	3,112
6	1,600	723	2,323
7	8,256	2,125	10,381
8	5,080	2,168	7,248
9	2,896	1,548	4,443
10	5,682	1,657	7,339
TOTAL	**45,168**	**16,520**	**61,688**

Program goal: Provide safer housing conditions for renters, ensuring San Antonio Property Maintenance Code standards are met.

- Enrolled: 25
- Graduated: 24
- Total: 49

Senior Assistance Program

PROPOSED BUDGET IN FY 2026 - $100,000

Program Details

- 57 completed (*2 pending)
- Done by approved City contractor
- Resident **not** billed for services
- Maximum 2 per year, per household

Eligibility for program

- Elderly or disabled
- Fixed income

Received confirmed violation for:

- Lawn, alley maintenance, hazardous trees
- Trash, debris
- Outside Placement

Council District	Number of Request (10/24 to 8/25)	Completed (10/24 to 8/25)
1	22	16
2	25	13
3	13	7
4	15	6*
5	16	10
6	5	3
7	4	4
8	0	0
9	1	0
10	2	0
TOTAL	**103**	**59**

Code Enforcement Strategic Plan

Completed preliminary work

- Hired consultant
- Assessed current procedures
- Analyzed strategic plans in other cities
- Initial planning meetings
- Staff listening sessions
- Community listening sessions

October 2025
Planning & Community Development Committee

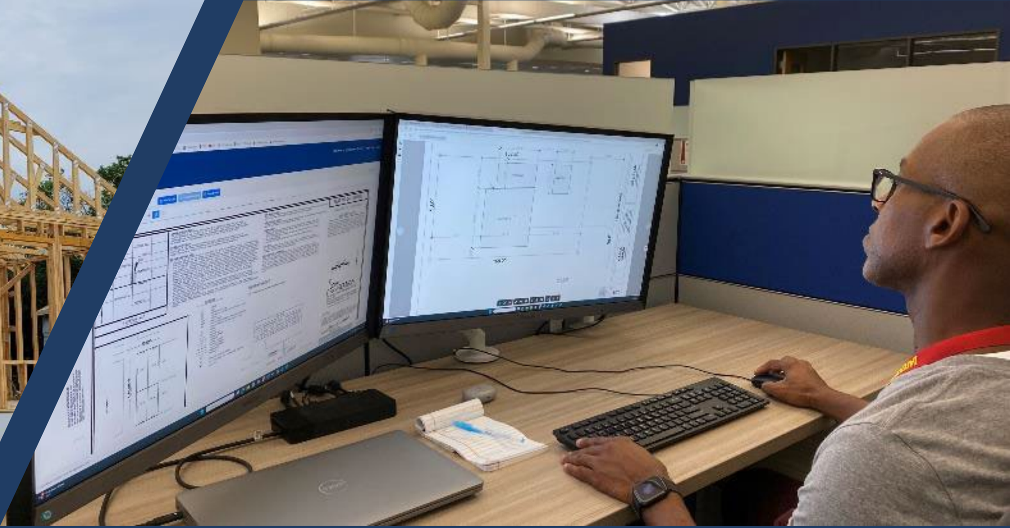
December 2025
B-Session

January 2026
City Council

Summary

- Continue exceptional levels of customer service
- Maintain performance for core services
- Partner with stakeholders as we innovate and seek process improvements



Development Services
FY 2026 Proposed Budget

City Council Budget Work Session

Presented by Amin Tohmaz, PE, CBO - Director

September 2, 2025