

Public Hearing  
for  
5616 Bandera Rd

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Assistant Fire Chief  
City Council Meeting  
March 21, 2023

# Summary

- Public Hearing for 5616 Bandera Rd. This property/building is considered a dangerous building per COLVCO.
- Options
  - Demolish
  - Mitigate
  - Nothing
  - Other
- City staff has concerns about the structure and property due to the condition of the property, lack of concern from the property owner, and numerous number of incidents that occur on the property.

# Purpose

- The purpose of this hearing is to give the property owner the ability to dispute the claims made against them and the property in front of the council.
- This also allows the council the ability to determine the best course of action for the property of concern.

# Background

- Built in 1950
- The property had a catastrophic flood in July 2020.
- R & R NAVIGATOR LLC was working with their insurance company and the COLV Planning and Zoning department after the flood to determine what would happen to the property.
- Property was sold 6 months after the flood event
- Current owner Cay Paso LLC (Adam Schiller) purchased the property in January 2021
- 6 major fire incidents have occurred since the new owner bought the property

# Background

- Owner has been unresponsive to the Fire department's request to clean or maintain the property
- Certified letters have been mailed
- Liens placed on the property (\$3,000)
- Property is vandalized and damaged
- No maintenance is being done to the property
- Fire department has secured the property twice and it needs to be done again
- Recently arrested a person with a felony warrant that was inside the vacant structure.































# Fiscal Impact

- City currently has a \$3,000 lien on the property and approximately 300 man-hours (average \$28/hr) devoted to the emergency responses and code enforcement of the property.
- The cost to have a third-party contractor remove the debris and dangerous structure is \$62,590. It would take the contractor 2 weeks to complete the task.

# S.E.E. Statement

Social Equity – Providing a clean a tenable area for citizens in the area while providing much needed accountability in the commercial business district.

Economic Development- Displays to prospective investors that the city will maintain commercial and residential areas to a minimum acceptable standard

Environmental Stewardship – Promotes cleanliness in commercial areas. Aslo will prevent further pollution into the natural waterways.