

RESOLUTION NO. 24 10 03

**RECOMMENDING THE ADOPTION OF PARKLAND DEDICATION PROCESSES, AND THE COMPLIANCE EXHIBIT AS A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN, IN ACCORDANCE WITH CHAPTER 212, SUBCHAPTER H, OF THE TEXAS LOCAL GOVERNMENT CODE.**

**WHEREAS**, the City of San Antonio adopted the SA Tomorrow Comprehensive Plan on August 11, 2016; and

**WHEREAS**, Chapter 213 of the Texas Local Government Code provides that the Comprehensive Master Plan may consist of a coordinated set of plans organized by subject and geographic area, and may be adopted and amended by ordinance following a public hearing and review by the Planning Commission; and

**WHEREAS**, changes to state law in 2023, House Bill 1526, Legislative Session 88(R), created Chapter 212, Subchapter H, of the Texas Local Government Code, entitled "Multifamily, Hotel, and Motel Parkland Dedication: Municipalities with Population of more than 800,000"; and

**WHEREAS**, Chapter 212, Subchapter H, of the Texas Local Government Code establishes the process for municipalities to require parkland dedication and fees; and

**WHEREAS**, Chapter 212, Subchapter H, of the Texas Local Government Code requires the municipality to designate all territory within its municipal boundaries as a suburban area, urban area, or central business district area and provides for amendments to the designation through the amendment of a municipal comprehensive plan; and

**WHEREAS**, Chapter 212, Subchapter H, of the Texas Local Government Code requires the municipality to set dwelling unit and density factors for the purpose of calculating parkland dedication fees; and

**WHEREAS**, the City of San Antonio's existing Parkland Dedication Ordinance does apply to multifamily uses, and does not apply to non-residential uses such as hotels and motels; and

**WHEREAS**, the Planning Commission has been briefed on the proposed area designation map ("Compliance Exhibit"), dwelling unit factors, and density factors, and has considered public comments and proposed changes to the draft compliance processes; and

**WHEREAS**, the Planning Commission has reviewed and found the compliance processes to be consistent with City policies, plans, and regulations, therefore meeting all requirements; and

**WHEREAS**, the San Antonio Planning Commission held a public hearing on October 11, 2023, at which time the public was given the opportunity to give testimony and present written evidence;

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:**

SECTION 1: The Parkland Dedication Processes, including the Compliance Exhibit as a component of the City's Comprehensive Master Plan and designating all territory within the municipal boundaries as a suburban area, urban area, or central business district area; and setting the dwelling unit factor for multifamily units to 0.005 and the density factor to one for the suburban area, four for the urban area, and 40 for the central business districts area, as provided for by Chapter 212, Subchapter H, of the Texas Local Government Code, is to be submitted to the City Council with this Commission's recommendation that it be adopted.

SECTION 2: The draft Parkland Dedication Processes in accordance with Chapter 212, Subchapter H, of the Texas Local Government Code was made available through the Planning Commission online agenda. The Compliance Exhibit is attached as **Exhibit A** and made a part hereof and incorporated herein for all purposes.

PASSED AND APPROVED ON THIS 11<sup>th</sup> DAY OF OCTOBER 2023.

Attest:

  
\_\_\_\_\_  
Executive Secretary  
San Antonio Planning Commission

Approved:

  
\_\_\_\_\_  
Matthew Proffitt, Chair  
San Antonio Planning Commission