



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 6

Agenda Date: April 16, 2025

In Control: Governance Committee Meeting

DEPARTMENT: Development Services Department

DEPARTMENT HEAD: Michael Shannon

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Council Consideration Request from Councilmember Marc Whyte (District 10) on a Comprehensive review of all developmental fees applied to residential projects.

SUMMARY:

On February 13, 2025, Councilmember Whyte submitted a Council Consideration Request (CCR) calling for a comprehensive review of all developmental fees applied to residential projects within the Development Services Department. This review should include the following:

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1. **Inventory of Fees:** A comprehensive list of all fees, including impact fees, permitting fees, inspection fees, and any other charges applicable to residential developments, along with a list of all programs funded with these fees.
2. **Comparative Analysis:** A benchmarking study comparing local fees with those in similar jurisdictions to assess competitiveness.
3. **Economic Impact Assessment:** An evaluation of how these fees affect housing affordability, home prices, the construction timeline, and development feasibility.

4. **Transparency & Justification:** Review the methodology used to calculate fees and whether they are proportionate to the services provided.
5. **Stakeholder Engagement:** Consultation with developers, builders, and community members to gather input and address concerns.
6. **Recommendations for Adjustments:** Identification of potential fee reductions, exemptions, or restructuring to support housing production, cost control, and a more efficient construction process - while maintaining necessary funding for infrastructure and services.

BACKGROUND INFORMATION:

As the CCR describes, developmental fees are critical to the regulatory framework governing residential construction. These fees contribute to essential infrastructure, public services, and administrative costs. Making housing more affordable in San Antonio is one of our top priorities. Accordingly, it is imperative to periodically assess the required development permits and fees to analyze their necessity and impact on housing affordability and project feasibility. A comprehensive review will clarify the cumulative costs imposed on residential developments and identify potential areas for adjustment or streamlining.

ISSUE:

N/A

FISCAL IMPACT:

N/A

ALTERNATIVES:

N/A

RECOMMENDATION:

Staff recommends this item be referred to the Planning and Community Development Committee (PCDC).