



City of San Antonio

Agenda Memorandum

File Number:
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Agenda Item Number: 3

Agenda Date: September 28, 2023

In Control: Planning and Community Development Committee

DEPARTMENT: Planning Department

DEPARTMENT HEAD: Rudy Nino

COUNCIL DISTRICTS IMPACTED: Citywide

SUBJECT:

Briefing on Compliance with House Bill 1526 - Parkland Dedication.

SUMMARY:

Briefing on Compliance with House Bill 1526 - Parkland Dedication.

BACKGROUND INFORMATION:

House Bill (H.B.) 1526 was passed during the 88th Texas Legislative Session. The bill relates to parkland dedication and “in-lieu-of dedication” fees for multi-family (three or more dwelling units), hotel, or motel projects. The bill does not impact the parkland dedication requirements or fees for single-family developments as provided for in the City’s Parkland Dedication Ordinance.

H.B. 1526 requires the City to designate all land within its territory as Suburban, Urban, or Central Business District for the purpose of calculating parkland dedication fees, no later than December 1, 2023. After City Council approves the area designations, the City must submit the map to the

county appraisal district for the purpose of calculating an average land value for each area. The average land valuation will be part of the formula utilized to calculate parkland dedication fees for multi-family developments, as provided in H.B. 1526. The bill also outlines fee determination and appeal processes for both the property owner and the City.

ISSUE:

H.B. 1526 does not define Suburban, Urban, or Central Business District and does not provide guidance for the application of the designations. Therefore, the City proposes to utilize the adopted SA Tomorrow Comprehensive Plan (2016) and Comprehensive Planning Program (2022) as the framework for applying the designations. The designations will not affect any aspect of the SA Tomorrow Sub-Area Plans, as they will only be used for determination of parkland dedication and fees.

The City has an adopted Downtown Area Regional Center Plan (one of the thirteen Regional Centers identified in the Comprehensive Plan), which includes the traditional downtown area and adjacent neighborhoods. This area is proposed to be designated as a Central Business District Area.

The Comprehensive Plan identifies twelve other Regional Centers as areas that currently contain, or are proposed to contain, fifteen thousand or more jobs by the year 2040. Given the level of current or anticipated density, these areas would be designated as Urban Areas. The Council-adopted Community Revitalization Action Group (CRAG) area, which is the 36 square-mile area around the downtown core, is proposed as an additional Urban Area to accommodate the anticipated density and goal of continuing to incentive development in the downtown and immediate surrounding area.

The balance of the city is proposed to be designated as Suburban Area due to the existing single-family residential character. These areas are not planned for significant urban growth.

The anticipated impact of this bill on the City's collection of parkland dedication fees is projected to be negligible. Only one multi-family project has been submitted for fee-in-lieu-of review since March 2022. The project generated approximately \$40,000 of parkland dedication fees. This same project, under the suburban designation using the City's proposed approach and methodology required by H.B. 1526, would generate approximately \$15,000 in fees.

The Planning Commission received a briefing on September 27, 2023, and is scheduled to hold a public hearing on the item on October 11, 2023. City Council consideration is scheduled for November 9, 2023.

FISCAL IMPACT:

This briefing is for informational purposes only.

ALTERNATIVES:

This briefing is for informational purposes only.

RECOMMENDATION:

Staff recommends the Proposed H.B. 1526 Compliance Exhibit be forwarded to City Council for formal adoption.