

# Memorandum



CITY OF DALLAS

DATE April 3, 2017  
TO Honorable Members of the Quality of Life & Environment Committee: Sandy Greyson (Chair),  
Tiffinni A. Young (Vice Chair), Rickey D. Callahan, Mark Clayton, Philip T. Kingston, B. Adam McGough  
SUBJECT **Park Land Dedication Update**

On Monday, April 10, 2017, you will be briefed on the Park Land Dedication Update. The briefing materials are attached for your review.

Please feel free to contact me if you have any questions or concerns.

A handwritten signature in black ink that reads "Willis C. Winters".

Willis C. Winters, FAIA, Director  
Park and Recreation Department

c: T.C. Broadnax, City Manager  
Larry Casto, City Attorney  
Craig D. Kinton, City Auditor  
Rosa A. Rios, City Secretary  
Daniel F. Solis, Administrative Judge  
Kimberly Bizzor Tolbert, Chief of Staff to the City Manager  
Majed A. Al-Ghafry, Assistant City Manager  
Theresa O'Donnell, Interim Chief of Economic Development & Neighborhood Services

Mark McDaniel, Assistant City Manager  
Eric D. Campbell, Assistant City Manager  
Jill A. Jordan, P.E., Assistant City Manager  
Joey Zapata, Assistant City Manager  
M. Elizabeth Reich, Chief Financial Officer  
Alan E. Sims, Interim Chief of Community Services  
Directors and Assistant Directors

# Park Land Dedication Update

Quality of Life and  
Environment Committee  
April 10, 2017

Willis Winters, Department  
Director  
Park and Recreation

David Cossum, Department  
Director  
Sustainable Development and  
Construction



**City of Dallas**

# Presentation Overview

- Background
- Purpose
- Next Steps

# Background

- Park Board requested a presentation on a park land dedication ordinance – November 16, 2017
- Staff briefed the Quality of Life and Environment Committee on overview of park land dedication – January 23, 2017
- Staff was asked by Council Committee to move quickly to develop an action plan and bring recommendations back for consideration

# Background

- Park and Recreation staff conducted research to determine how similar ordinances have been implemented within the State
- Briefed the City Manager's Office March 9<sup>th</sup> on results of research and analysis
- Directed by CMO to continue research and to engage Sustainable Development and Construction and the City Attorney's Office in the process

# Background

- As of 2016, 48 Texas municipalities have park dedication ordinances; including 4 of the 5 largest cities in the State

City	Population	Land Dedication	Fee In Lieu	Park Development Fee	Year Implemented
Houston	2,296,224	10 acres per 1000 population	\$700 per DU	NA	2007
San Antonio	1,469,845	4.76 per 1000 single family population	Acreage + fair market value + average development cost	NA	2001
Dallas	1,300,092	NA	NA	NA	NA
Austin	931,830	9.4 acres per 1000 population	\$1,030 per DU	\$521 per DU	1985
Fort Worth	833,319	6.25 acres per 1000 population	\$500 per DU and fee based upon fair market value	\$30,000 per acre plus infrastructure fee	1977

# Purpose

- New developments create a need for additional open space and park amenities
- Require developers to share the cost for new parks, open space and park amenities for new residents
- It is accomplished and enforced usually through the platting and/or building permitting process

# Next Steps

- Initiate ordinance development with Sustainable Development and Construction
  - Proposed ordinance must be incorporated in the Development Code
  - Associated fees will be collected by Sustainable Development at the point of plat and/or building permit
- Park and Recreation staff will continue to be involved and co-manage all facets of the project



# Next Steps

- Continue to perform due diligence on best practices associated with dedication requirements and implementation processes
- Coordinate with City Attorney's Office to determine the most appropriate Chapter of the Code for the proposed ordinance and the path for consideration and approval

# Next Steps

- Perform outreach to stakeholders in the development community regarding proposed ordinance
- Form a public/private workgroup made up of City staff and private stakeholders to develop dedication requirements and proposed fee structure
- Goal is to create a reasonable framework that provides the City with the ability to enhance our park system

# Next Steps

- Analyze and benchmark the City's overall development costs nationally with similar sized municipalities as well as with our regional competitors
- Data will help inform discussion on a proposed fee structure and help ensure Dallas remains competitive for development

# Next Steps

- Present detailed park land dedication implementation recommendations to Council Committee by June
- Present proposal to City Plan Commission Sub-Committee (Subdivision Review or Zoning Ordinance Advisory Committee) and then to City Plan Commission
- Forward City Plan Commission recommendations to City Council for consideration

# Appendix

- Surrounding Cities with Parkland Dedication Ordinances
  - Arlington
  - Colleyville
  - Denton
  - Flower Mound
  - Frisco
  - Grapevine
  - Plano
  - Keller
  - Lewisville
  - McKinney
  - Rockwall
  - Rowlett
  - Southlake
  - The Colony
  - Wylie

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