



Dallas Park & Recreation

# Park Land Dedication Update



PARK AND RECREATION BOARD

March 23, 2017

# Background

- A park land dedication ordinance is a requirement by a local government mandating that dwelling unit (DU) developers or builders either:
  - Dedicate land for a park or
  - Pay a fee-in-lieu (of dedication) to acquire park land and
  - Pay a fee to develop park facilities
    - Generally impacts new residential subdivisions, multifamily and office conversions to multifamily
    - This is typically accomplished and enforced through the platting/subdivision process and in some cases the building permitting process



# Background

- New residential and commercial development creates a need for additional open space and park amenities
- Park dedication requires developers to share the cost for new parks, open space and park facilities for new residents



# Background

- Parkland dedication was first used in Montana in 1919
- In 1955, Corpus Christi became the first municipality in Texas
- By 2016, 48 Texas municipalities had park dedication ordinances, including:
  - Houston
  - Austin
  - Fort Worth
  - El Paso
  - San Antonio
  - DFW suburbs (Arlington, Colleyville, Denton, Flower Mound, Frisco, Grapevine, Plano, Keller, Lewisville, McKinney, Rockwall, Rowlett, Southlake, The Colony, Wylie)

# Recent Activity

- Briefed Park and Recreation Board on November 17, 2016
- Briefed QoL Committee on January 23
  - Committee instructed staff to expedite process as much as possible and determine whether ordinance could be developed in-house without assistance of consultant
  - Committee wanted staff to present an action plan in March

# Update

- Staff has drafted an ordinance framework based upon research and analysis from around the state
- Presented framework to the City Manager's Office on March 9<sup>th</sup>
- CMO directed additional departments to begin working on the process required to implement a new ordinance

# Next Steps

- Park staff will begin meeting regularly with City Attorney's Office and Sustainable Development and Construction
- Multi department staff will analyze overall development costs (including revisions to Article X, park dedication, subdivision fees, etc.) and benchmark against peer and surrounding cities
- Staff will begin the process to revise the development code and meet with stakeholder groups
- Staff will provide regular updates to the Park and Recreation Board on progress and content of the ordinance



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