



Parks & Recreation Commission

Planning Department Staff Report

Parks & Recreation Commission Meeting: October 5, 2020

Project Planner: Robyn Miga, Consulting City Planner

Subject: Parkland Dedication Ordinance Workshop

Request: Feedback regarding the proposed Parkland Dedication Ordinance.

Staff Recommendation: No action is recommended at this time. This is a workshop item to discuss the ordinance that is proposed by staff, and modifications will be made based on discussion prior to the item coming back before the Parks & Recreation Commission on November 2, 2020.

Overview

The City of Dripping Springs' adopted Parkland Dedication Ordinance was last revised in 2007. Since 2007, the city has seen tremendous growth, both in the City limits, as well as extra-territorial jurisdiction (ETJ). In that, there was a definite need for an ordinance overhaul in order to assist city staff with enforceability, and for the ordinance to provide clear direction and process for parkland dedication for developers. Most importantly, with the adoption of the Parks, Recreation, and Open Space Master Plan in 2014, where the City outlined opportunities and community desires, it is in the best interest of the City to amend the Parkland Dedication Ordinance to further implement and extend those goals and objectives to see those enhancements incorporated through the parkland dedication process.

The Parkland Dedication Ordinance provides tools for the City to work with developers to implement the Parks, Recreation, and Open Space Master Plan, including providing for the details of the specifications, design guidelines, and types of recreation opportunities that are required/desired within a subdivision. The Parkland Dedication Ordinance provides another set of requirements for compliance as well. It is through the Parkland Dedication Ordinance that the City has the ability to mandate that a subdivision provide land and park amenities, either privately, publicly, through fee-in-lieu, or a combination of the three.

Discussion points for this ordinance include:

- Dedication Requirements;
- Approval Process for Parkland;
- Fee-in-lieu/Park Development Fee;
- Exemptions;
- Dwelling Units instead of using LUEs; and
- Updating the park dedication process and clarity of the ordinance.

Discussion

Discussion Item	Option 1	Option 2
Dedication Requirements	Residential Only, 1 acre/29 units, fewer than 29 units, 5% overall acreage shall be dedicated.	Open to feedback. No alternatives proposed.
Exemptions	1. Subdivisions with individual tracts larger than	Open to feedback. No alternatives proposed.

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	<p>5 acres, no public improvements, are not subject to parkland dedication.</p> <ol style="list-style-type: none"> 2. Subdivisions with 5 units or fewer are not subject to parkland dedication. An applicant cannot subdivide into several small projects to meet this exemption. 3. Properties in the Historic Districts with fewer than 25 dwelling units proposed are not subject to parkland dedication. 	
Approval process	<ol style="list-style-type: none"> 1. If the applicant meets the criteria of the ordinance outright, they do not have to go before the Commission or City Council. 2. If they want to deviate at all from the ordinance, they're required to apply for an alternative plan, which will go before Parks & Recreation Commission for recommendation, and City Council for final decision. 	Open to feedback. No alternatives proposed.
Fee-in-Lieu	<ol style="list-style-type: none"> 1. Fee-in-lieu is required instead of dedication of land for all properties that are not located in the city limits; 2. Where less than ½ acre would be required to satisfy parkland dedication; or 3. Is an option if an applicant would rather pay fee-in-lieu in accordance with the fee schedule instead of dedicating land. <p>If an applicant wants to propose a hybrid, this would likely be taken back to the Parks & Recreation Commission for recommendation, and City Council for final approval.</p>	Still have fee-in-lieu, but the city could accept land in the ETJ for parkland dedication.
Park Development Fee	The numbers for the fee were derived from a study conducted by an outside Parks' consultant, and took into consideration level of service, with a projected 21,000 in	<p>Some options for this to offset the fee for developers are as follows:</p> <ul style="list-style-type: none"> • Allow detention basins that include amenities, and the

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	<p>population by 2024.</p> <p>The Park Development Fee is in addition to land dedication/fee-in-lieu criteria.</p> <p>Fee:</p> <p>Neighborhood Park (service area within ½ mile radius), and based on an approximate 3 acre park model. \$828/dwelling unit.</p> <p>Community Park (serving a 2 mile radius), and based on an approximate 50 acre park model. \$1,619/dwelling unit.</p> <ul style="list-style-type: none"> • Developer can provide cost estimate for improvements they're already proposing in addition to land dedication to be subtracted from this amount. • Parks Commission would see the proposals, and make a recommendation for City Council to make a final decision. 	<p>construction costs to be subtracted from the development fee.</p> <ul style="list-style-type: none"> • Allow the construction of regional trails that connect to the larger parks to contribute to reducing this fee. <p>Open to suggestions and feedback.</p>
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Conclusion

While there are other changes proposed to the ordinance to increase user-friendliness, listed above are the major items that staff requests direction on to determine if the proposed amendments are aligned with the goals and objectives of the Parks & Recreation Commission. Overall, the major changes proposed are potentially eliminating commercial developments from the requirement of providing parkland dedication and/or fee-in-lieu, and implementing a park development fee that will be used for the development of parks and amenities for service areas within the city.

Furthermore, with the implementation of the park development fee, staff wanted to ensure that we were able to talk through the purpose of the fee, and potential options for offsetting this if a development was going above and beyond what's generally required.

Staff would like feedback on all proposed changes, as well as any feedback/ideas you all have regarding this ordinance.

Recommendation

No recommendation is requested.

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Meeting Schedule

Next Meetings:

November 2, 2020 – Parks & Recreation Commission - Recommendation

November 24 – Planning & Zoning Commission

December 8, 2020 – City Council