



Parks & Recreation Commission Planning Department Staff Report

Parks & Recreation Commission Meeting: December 2, 2020

Project Consultants: Brent Luck and Robyn Miga

Subject: Parkland Dedication Ordinance

Overview

The City of Dripping Springs' Parkland Dedication Ordinance was last revised in 2007, and since then, the city has seen tremendous growth both in the city limits, as well as the extraterritorial jurisdiction (ETJ). The population within the city limits has more than doubled since 2007, and with that, there is a definite need to revise the parkland dedication ordinance in an effort to ensure that the City's need for public parks and open space is met from the neighborhood, community, and regional park perspective to accommodate and serve the growing population of the city and surrounding area.

The proposed ordinance that is submitted for your review has been amended to show the latest population totals for the City and ETJ, an increase in the total acreage of public parkland to include Rathgeber Park and the Harrison Hills Greenbelt.

Those changes are:

Population (City & ETJ): 41,514 people
Total Existing Parkland: 590.99 acres (from 271.29 in 2015)

Rationale for Parkland Dedication and Park Development Fees

Current Level of Service	
Population (City & ETJ)	41,514 (based on DSISD Service area)
Total Existing Parkland	590.99 acres
Total Persons Per Acre	70 People
Land Dedication Requirements	
Persons per DU	3.03 (2019 Census)
Calculation	$41,514 / 590.99 = 70$ people per acre of parkland; 70 people / 3.03 PPH = 23.10 or 23 DU

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Dedication Criteria	1 acre of parkland/23 Dwelling Units
Fee-in-Lieu of Land Requirements	
Average Cost per Acre	Market Rate, determined by an appraisal performed at the time of the request
Dwelling Unit	Market Value Per Acre for each required acre of dedication (1 acre/23 DUs)
Park Development Fee	
Cost of 50 Acre Park	\$6,739,129
Number of persons per active recreation community parks	20,757
Calculation	$\$6,739,129 / 20,757 = \$324/\text{person}; \$324 \times 3.03 \text{ PPH}$
Fee Per Dwelling Unit	\$983

Ordinance Details

The following are the proposed major revisions to the Parkland Dedication Ordinance:

Parkland Dedication Criteria

- Parkland dedication would only be required for residential developments;
 - o Today this is also required for commercial developments.
- 1 acre/23 units, or 5-percent of the overall acreage for the project for developments with fewer than 23 units proposed;
 - o *This number shifted with the increase in population and with the addition of parkland dedication acreage. Today the ordinance requires 25/LUE.*
- Properties within the Historic Districts with fewer than 23 dwelling units proposed are not subject to parkland dedication; and

Fee-in-Lieu

- Fee-in-lieu is required instead of dedication of land for all properties not located within the city limits;
- Fee-in-lieu is required where less than 1 acre would be required to satisfy parkland dedication, or is an option if an applicant would rather pay fee-in-lieu in accordance with the fee schedule instead of dedicating land;
- If an applicant wants to propose a hybrid of fee-in-lieu and parkland dedication, this would be required to go before the Commission for recommendation, and City Council for final approval; and
- Fee-in-lieu amount is calculated as the average estimated fair market value per acre of land being

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subdivided within 24 months of the application for the plat/site development permit. This appraisal is a requirement to be provided by the developer.

- *The code today states that the value of the parkland dedication is determined by 5 times the average appraised value of all territory within the proposed subdivision in accordance with the most recent appraisal by Hays Central Appraisal District.*

Park Development Fee

- The proposed ordinance provides for a Park Development Fee and utilizes supplemental research as a backup for community parks.
- The proposed Park Development Fee, based on the calculation of the estimated cost of a 50 acre park, would be \$983/per dwelling unit. The applicant cannot request a reduction.

Surrounding Cities Comparison

City	Total Population (<i>approximate</i>)	Acreage/1000 population for Community Parks	Park Development Fee	Year OSMP Adopted
Kyle	46,874	13.2	\$600/dwelling unit	2016
Buda	16,449	17.8	\$40,000/acre of required parkland dedication.	2012
Boerne	17,106	5.85	Their current code does not have this requirement, but the draft UDC to be adopted in 2021 requires \$50,000/ acre of required dedication.	2017
San Marcos	63,509	The city does not have any community parks, as identified by the OSMP, but has 33 acres/1000 residents.	\$400/unit	2019

Conclusion

Based on direction from the Parks and Recreation Commission at the last several workshops regarding parkland dedication, staff and consultants have incorporated all requested changes, as well as made the amendments based on new population numbers, the increase in the cost for a community (or comparable) park, as well as the addition of the acreage for Rathgeber Park, and the Harrison Hills Greenbelt.

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Requested Action

Staff is recommending approval as presented.

Attachments

Exhibit 1 – Draft Ordinance