



MEETING DATE: April 16, 2025

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: To consider an ordinance amendment to the City of Mission Code of Ordinances Chapter 98 – Subdivisions, Article III – Minimum Requirement for Standards and Specifications, Section 98-144. Park Dedication of Fees in Lieu of Requirements, Subsection (D) Money in Lieu of Land, Amending the Park Fees Required per Dwelling Unit during the Subdivision Process - Cervantes

NATURE OF REQUEST:

Project Timeline:

- January 28, 2019 – The City Council adopted Ordinance #4760 increasing the subdivision processing park fees per dwelling unit from \$300 to \$500.
- December 12, 2023 – The Parks and Recreation Board discussed and agreed to increase the park fees from \$500 to \$650.
- January 9, 2024 – The Parks and Recreation Board was given a directive by the City Manager and Deputy City Manager to have a formal committee research the park fees proposal.
- March 27, 2025 – Consideration of amendment to the park fees by the Ordinance Review Committee (ORC). The Ordinance Review Committee voted to increase the park fees from \$500 to \$650 per dwelling unit and for the fee to be increased in the amount of \$25 per dwelling unit after each annual anniversary of the adoption of this ordinance amendment to be capped at \$750 per dwelling unit in order to be in alignment with the other municipalities.
- April 4, 2025 – In accordance with State and local law, notice of required public hearings published in the Progress Times.
- April 16, 2025 – Public Hearing and consideration of amendment to the park fees by the Planning and Zoning Commission (P&Z).
- April 28, 2025 – Public Hearing and consideration of amendment to the park fees by the City Council.

Summary:

- On January 28, 2019, the City Council adopted Ordinance #4760 increasing the park fees per dwelling unit during the subdivision process from \$300 to \$500. It was suggested during the meeting that the topic be readdressed in 3 or 4 years.
- On December 12, 2023, the Parks and Recreation Board considered an amendment to increase the park fees from \$500 to \$650, but for the fee to not be automatically recurring or increased unless the Board approved it.
- Staff researched the park fee requirements for other cities in the Rio Grande Valley and compared those results to Mission's. It was determined that the City of Mission is

charging less than Alton, Edinburg, McAllen and San Juan. Most cities also consider an inflation factor and increase the fee by \$25 each annual anniversary to be capped at \$750 per dwelling unit.

RECORD OF VOTE:

APPROVED:

DISAPPROVED:

TABLED:

_____ AYES

_____ NAYS

_____ DISSENTING _____

PARK FEE COMPARISON**PARK FEE COMPARISON
JANUARY 2025**

CITY	FEE/RES.	OTHER
Alamo	\$500/Res.	Upgraded fee in 2022
Alton	\$550/Res.	
Brownsville	\$500/dwelling unit	
Donna	\$500/Res.	Upgraded fee in 2022
Edinburg	\$600/Res.	Developer pays ½ & Builder Pays ½. \$300 ETJ
Harlingen	\$475/dwelling unit	Each Year Park Fee increases + \$25
La Feria	None	
McAllen	\$700/Res.	Each Year Park Fee increases + \$25
Mercedes	\$500/Res.	Established Park Fee Code in 2021
Mission	\$500/Res.	
Pharr	\$250/Res; \$1250/Acre	
Rio Grande City	\$360 per dwelling unit	
San Benito	None	
San Juan	\$725 per dwelling unit	Developer pays ½ & Builder pays 1/2; Each Year Park Fee increases + \$25
Weslaco	\$400/Res. \$250/Apt.	

PARK FEE HISTORY

Park Fee History

3/24/86 - City of Mission adopted Ordinance#1340 - Establishing Park Fees \$200 per dwelling unit.

4/25/05 - City of Mission increased the Park Dedication fee per dwelling to from \$200 to \$300

1/28/19 - City of Mission increased the Park Dedication Fee per dwelling from \$300 to \$500

*The Park's Advisory Board is recommending that the Park Dedication Fee be increased from \$500 to \$650

STAFF RECOMMENDATION

- Staff recommends amending the park fees in the amount of \$650.00 per dwelling unit. The fee shall increase in the amount of \$25.00 per dwelling unit after each annual anniversary of the adoption of this ordinance amendment, maximum fee to be capped at \$750.00 per dwelling unit.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE CITY OF MISSION CODE OF ORDINANCES CHAPTER 98-SUBDIVISIONS, ARTICLE III – MINIMUM REQUIREMENT FOR STANDARDS AND SPECIFICATIONS, SECTION 98-144. PARK DEDICATION OF FEES IN LIEU OF REQUIREMENTS, SUBSECTION (D) MONEY IN LIEU OF LAND, AMENDING THE PARK FEES REQUIRED PER DWELLING UNIT DURING THE SUBDIVISION PROCESS; PROVIDING REPEALER CLAUSE; PROVIDING SEVERABILITY CLAUSE; PROVIDING EFFECTIVE DATE; AND PROVIDING FOR PUBLICATION.

WHEREAS, The City of Mission is a home-rule municipality possessing the full power of local self-governance pursuant to Article XI, Section 5 of the Texas Constitution; and

WHEREAS, Pursuant to the laws of the State of Texas, including Section 51.001 of the Texas Local Government Code, the City Council has the authority to adopt an ordinance that, among other things, is for good government peace or order of Mission; and

WHEREAS, the required park fees charged during the processing of new residential subdivisions need to be reconsidered from time to time; and

WHEREAS, this ordinance amendment was reviewed and recommended by the Parks and Recreation Advisory Board and the City of Mission Ordinance Review Committee; and

WHEREAS, The Planning and Zoning Commission has reviewed the proposed amendment and has recommended approval; and

WHEREAS, the City Council of the City of Mission finds that it is in the best interest of the citizens of Mission to amend the Code of Ordinances as set forth below;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MISSION, TEXAS, THAT:

SECTION 1: That the City of Mission Code of Ordinances, Chapter 98-Subdivisions, Article III – Minimum Requirement for Standards and Specifications, Section 98-144 - Park Dedication of Fees in Lieu of Requirements, Subsection(d)(3) is hereby amended by adding the language underlined (added) and deleting the language that is stricken to read in full as follows:

(d)(3) To the extent that other sections of this section require, the dedication requirement shall be met by a payment in lieu of land at a per-dwelling-unit price set from time to time by ordinance of the city council, sufficient to acquire and develop land and to provide adjacent streets and utilities for a neighborhood park to serve the park zone in which such development is located. Unless changed by the city council, ~~such per-dwelling-unit price shall be computed on the basis of \$500.00~~ a payment in lieu of land in the amount of \$650.00 per dwelling unit shall be required prior to plat recording. The fee shall increase in the amount of \$25.00 per dwelling unit after each annual anniversary of the adoption of this ordinance amendment, maximum fee to be capped at \$750.00 per dwelling unit. Cash payments may be only used for the acquisition, development, or improvement of a neighborhood park, bicycle trails within the park zone, and/or streets and utilities adjacent to the neighborhood park located within the same park zone as the development, unless otherwise authorized by the city council for funding regional recreational parks that serves the needs of all or several park zones.

SECTION 2. REPEALER All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 3. SEVERABILITY If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and any remaining provision shall continue in effect notwithstanding the invalidity of such section, subsection, clause, phrase or portion.

SECTION 4. EFFECTIVE DATE This ordinance shall take effect immediately upon its passage and publication as required by law.

PASSED, APPROVED, AND ADOPTED THIS ____day of_____, 2025, at a regular meeting of the City Council Elective Commission of the City of Mission, Texas at which a quorum was present and which was held in accordance with TEXAS GOVERNMENT CODE, CHAPTER 551.

CITY OF MISSION

Norie Gonzalez Garza, Mayor

ATTEST:

Anna Carrillo, City Secretary

APPROVED AS TO FORM:

Patricia A. Rigney, City Attorney