

Parks and Private Parks

Chapter 42 Article III, Division 7

Budget and Fiscal Affairs Committee

February 3, 2026



PRESENTERS

Vonn Tran, Director - Planning & Development Department

- Background
- Ordinance Overview

Kenneth Allen, Director - Parks & Recreation Department

- Park and Recreation Dedication Fund Update
- Planned Projects
- Examples of Fund Expenditures

Tami Kim, Section Chief of Real Estate - Legal Department

- Texas Local Government Code 212
- Next Steps

Background Ordinance Overview

Vonn Tran, Director
Planning & Development Department

Background

YR 2003

Trust for Public Land national standard: 25.5 acres/1,000 residents

HOUSTON'S GOAL

Future residential developments to set aside 10 acres/1000 residents

Parks and Private Parks Ordinance

Provide adequate parks, recreational amenities, and open space for new residential development in the City of Houston.

Background

City Council Action History

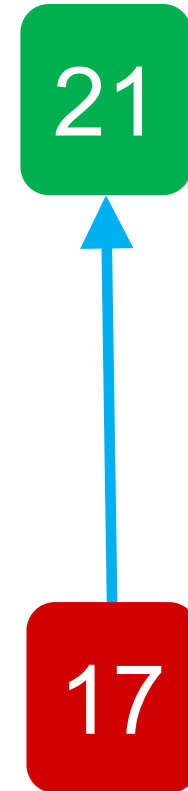
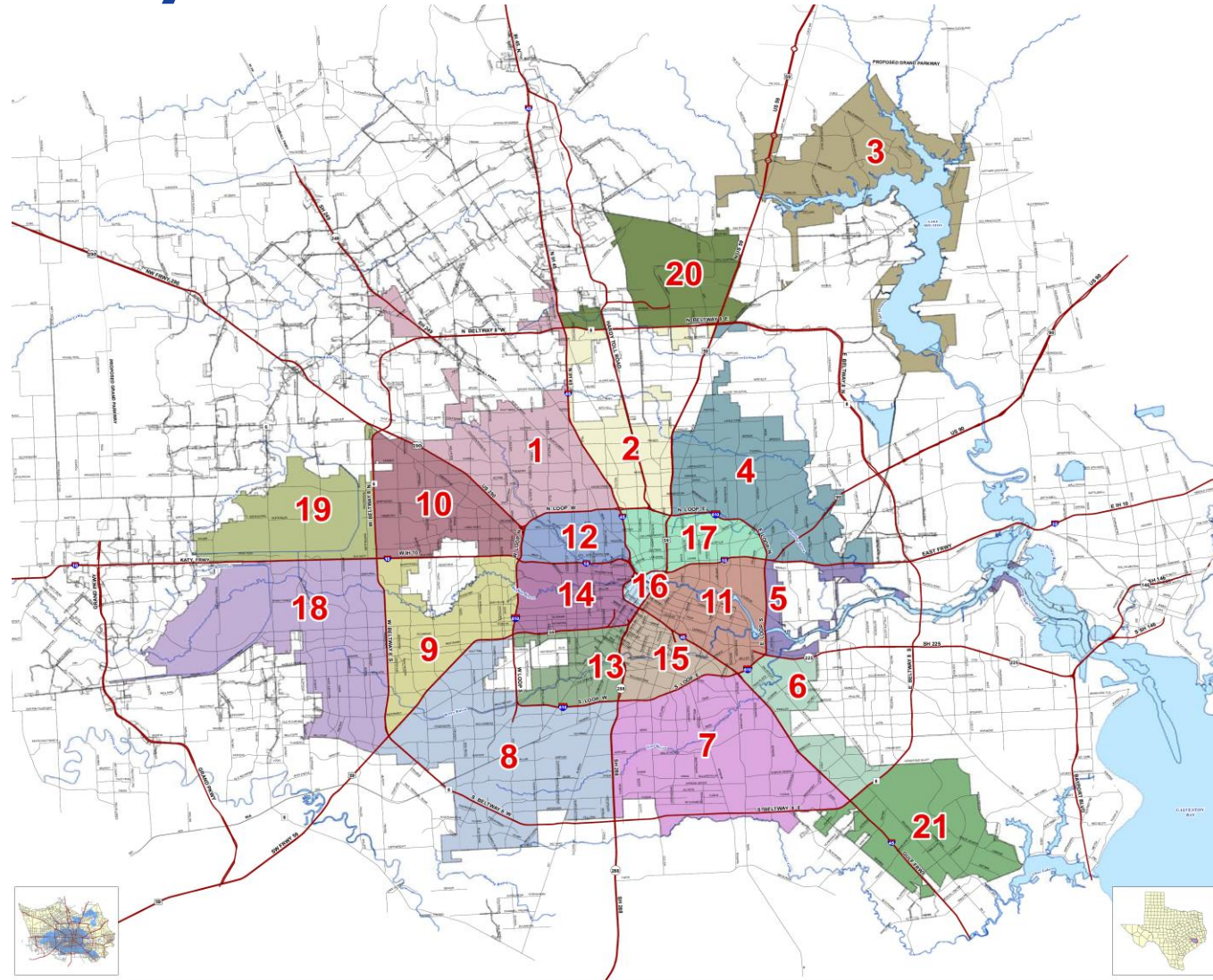
YR 2001: Parks Master Plan adopted

YR 2007: Parks Master Plan Update
Park and Recreation Dedication Fund Established
Amendment to Chapter 42,
Article III, Division 7: Parks and Private Parks

YR 2010: Memo - Increased Parks Sector from 17 to 21

YR 2015 : Parks Master Plan II
YR 2023: Parks Master Plan Update

City of Houston Park Sectors



Ordinance Overview

Applicability & Scope

(§42-251)

- New single family residential, multi-unit residential and multi-family developments
- Excludes replats by governmental entities

Park Dedication Requirements

(§42-252)

- Provide land dedication or pay fee in lieu of or a combination
- Land dedication formula: $(10 \text{ acres} \times \text{No. of Dwelling Units} \times 1.8) / 1000$
- Minimum sizes: ≥ 0.5 acre inside Loop 610, ≥ 1.0 acre outside Loop 610

Ordinance Overview

Fees in Lieu

(§42-253)

- \$700 per dwelling unit
- Credited to park sector's Fund
- Adjustments based on appraised land value

Amending Fees in Lieu

(§42-253)

- Planning Director & Parks Director present report to Planning Commission
- Planning Commission reviews report, holds a public hearing, and issues final report
- City Council considers new fee in lieu

Ordinance Overview

Deduction & Credits

(§42-254)

100% credit

- private park land
- Low/moderate-income single-family lots
- Greenbelt along creek bed
- Land linking parks

Park & Recreation Dedication Fund (§42-255)

- Obligated within 3 years of development completion
- Use only for park acquisition & improvements
- No maintenance, city staff overhead
- Indirect costs capped at 5%

Ordinance Overview

Park Location & Acceptance

(§42-256 & §42-257)

- Location ensures easy access in each sector
- Acceptance based on size & configuration, physical characteristics, environmental suitability

Administration

(§42-258 & §42-259)

- Planning Department - Platting processes within the city limits
- Parks Department - manage & expend funds per City's adopted parks master plan
- Parks Director oversees compliance and appeals

Summary

The **Parks and Private Parks Ordinance** ensures that as Houston grows, we maintain adequate parks, recreation, and open space.

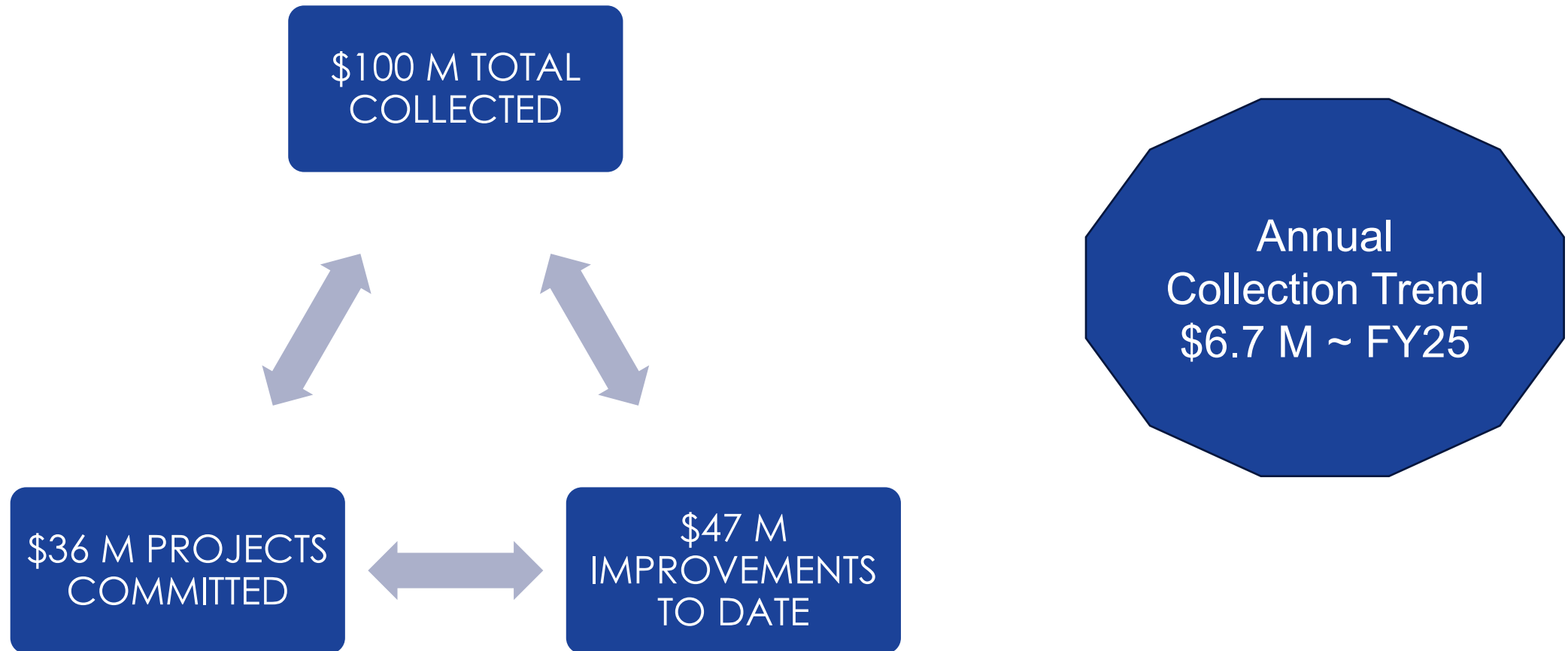
The **Park and Recreation Dedication Fund** allows the city to acquire land and develop park facilities to meet the needs of a growing population.

Park & Recreation Dedication Fund Update

Kenneth Allen, Director
Parks & Recreation Department

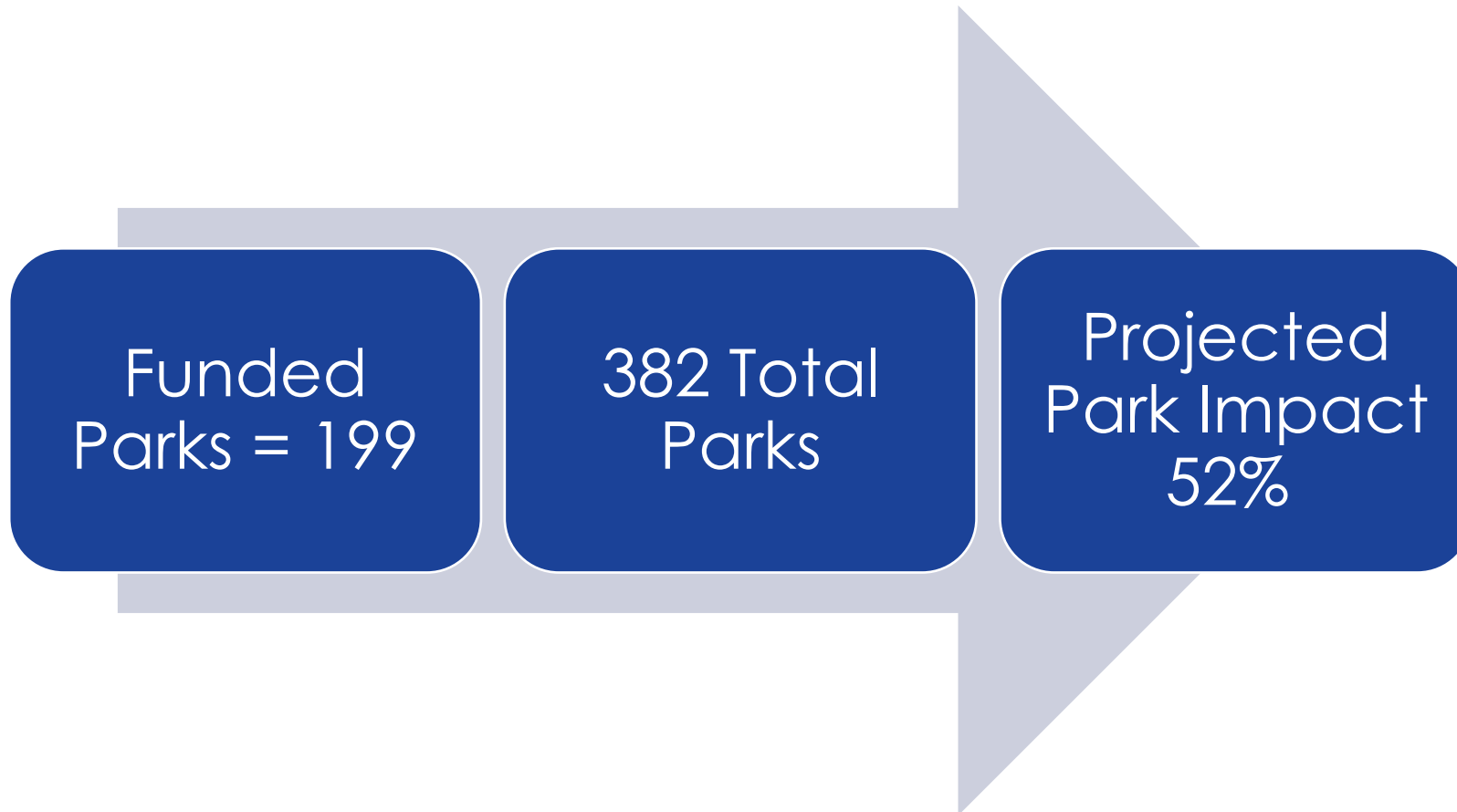
Park & Recreation Dedication Fund Update

Since 2007 Ordinance Inception



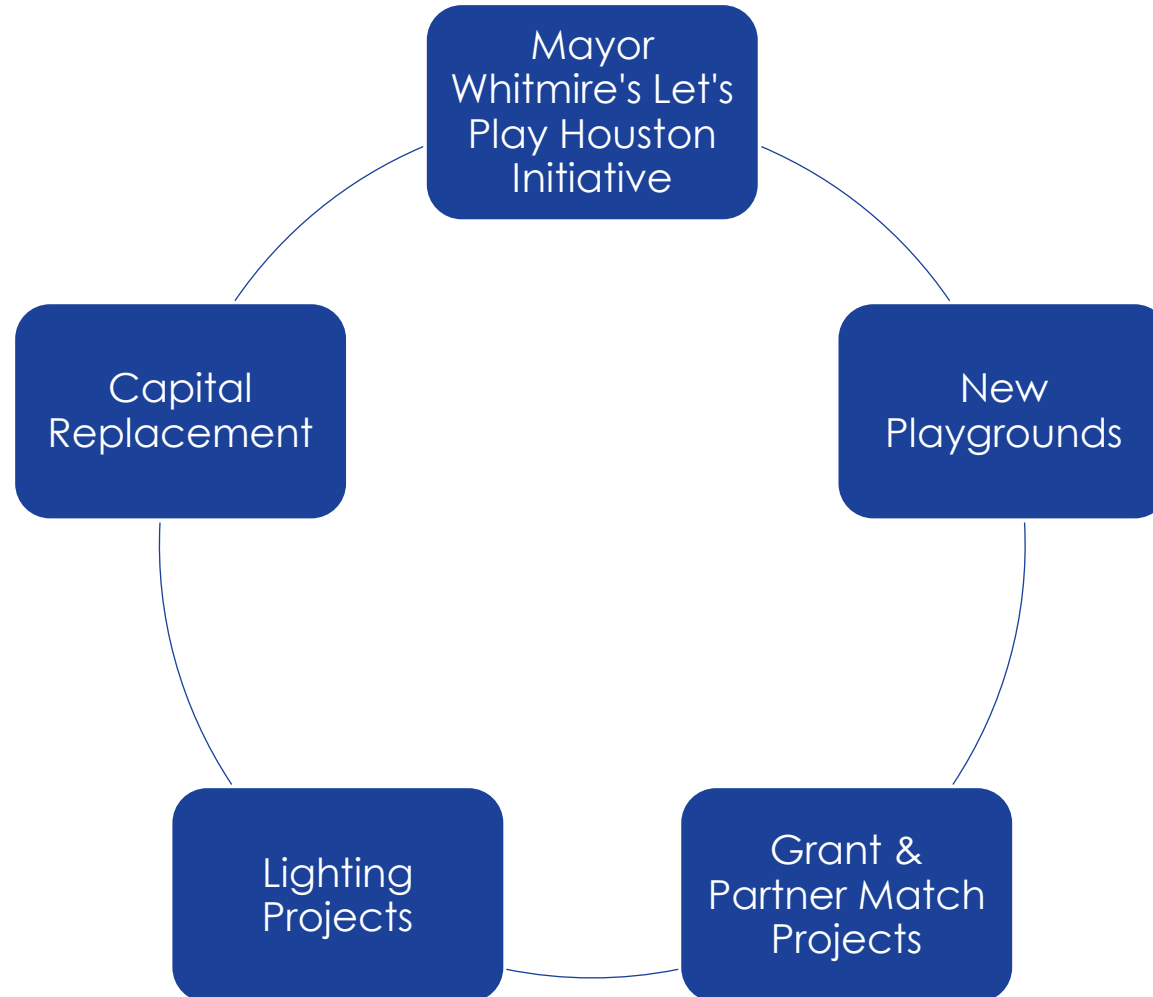
Park & Recreation Dedication Fund Update

Number of parks improved or targeted:



Park & Recreation Dedication Fund Update

Committed Projects In Progress



Park & Recreation Dedication Fund Update

HPARD Parkland Acquisition (2009 to Present)

65 Acres
Acquired

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graph TD; A[65 Acres Acquired] --> B[$14M Funds Utilized]; B --> C[Average Cost Per Acre $215K];
```

\$14M Funds
Utilized

Average Cost
Per Acre
\$215K

Park & Recreation Dedication Fund Update

Developer Parkland Dedication (2013 to Present)



A Lifeline for Houston's Parks

Winzer Park Before Photos



Winzer Park ~ After Photos



Winzer Park ~ After Photos



Winzer Park ~ New Development Aerial

Playground, Fitness Area, Sprayground, Tennis Courts, Walkway/Trail Connections



Nieto Park Before/After Photos



Chapter 212 of the Local Government Code

Tami Kim, Section Chief of Real Estate
Legal Department

Overview LGC §212.201, et al

EFFECTIVE: January 1, 2024.

APPLIES TO: Cities with population > 800,000 must comply with this statute to impose parkland dedication, dedication fee, or both dedication and fee for **multi-family, hotel, or motel** development.

INITIAL REQUIREMENTS:

- Public hearing to designate all territory as “suburban,” “urban,” or “Central Business District” (Section 212.209(a)).
- Notice to the appraisal districts
- Calculation of "average land value"
- Set a "dwelling unit factor" and "density factor"

Applicability

Applicable

Houston, Austin, Dallas, Fort Worth, San Antonio

Compliance to statute required for any land dedication or fee-in-lieu for Multi-family, Hotel/motel.
Imposition on commercial development prohibited.

City must decide to implement land dedication, fee or both

Type of Fee:

- Fee > 2% of median family income:
 - Hard to follow calculation
 - Exclusions for affordable housing
- Low Fee Option: minimum fee of <2% of median family income (~\$1,260/unit)
 - Easier calculation

Land Dedication Requirements:

- Land dedication may not exceed 10% of development
- Developer has choice of dedicating a portion of the maximum area required and paying a reduced fee
- Must determine fee and subtract the land value of land being dedicated.
- If this results in negative number, developer entitled to payment of the difference paid at time of recording interest.

Responses of Other Municipalities

	DALLAS	FORT WORTH	AUSTIN	SAN ANTONIO
RESPONSE	Repealed & replaced old ordinance	Repealed & replaced old ordinance; separate sections for SF and MF	Repealed & replaced old ordinance; separate sections for SF and MF	Does not appear to have changed their ordinance
TYPE OF FEE	Low Fee Option	Formular	Formular	--
SINGLE FAMILY	2% MFI/unit	7 acres per 1,000 people	9.4 acres per 1,000 people	--
MULTI-FAMILY	1% MFI/unit (1BR) 1.5% MFI/unit (2+BR)	LGC §212.210.	LGC §212.210.	--
HOTEL/MOTEL	1% MFI/unit	none	none	--

Next Steps

Amend the Park and Private Park requirements found in Chapter 42 of the City Code of Ordinances to bring into compliance with Chapter 212 of Texas Local Government Code.

Questions?

