

Parks and Private Parks

Chapter 212 Local Government Code

Chapter 42 Code of Ordinances

Budget and Fiscal Affairs Committee

March 3, 2026



PRESENTERS

Kenneth Allen, Director - Parks & Recreation Department

- Revenue disparity between park sectors

Vonn Tran, Director - Planning & Development Department

- Chapter 212 of the Local Government Code & Chapter 42 Code of Ordinances
- Process to create & amend park fees
- Compliance with Chapter 212 of the Local Government Code
- Timeline

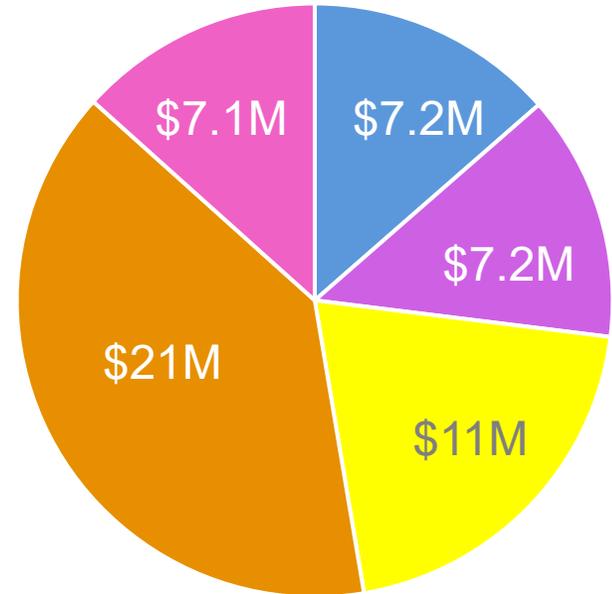
Park Sector Disparity

Kenneth Allen, Director
Parks & Recreation Department

Park Sector Disparity

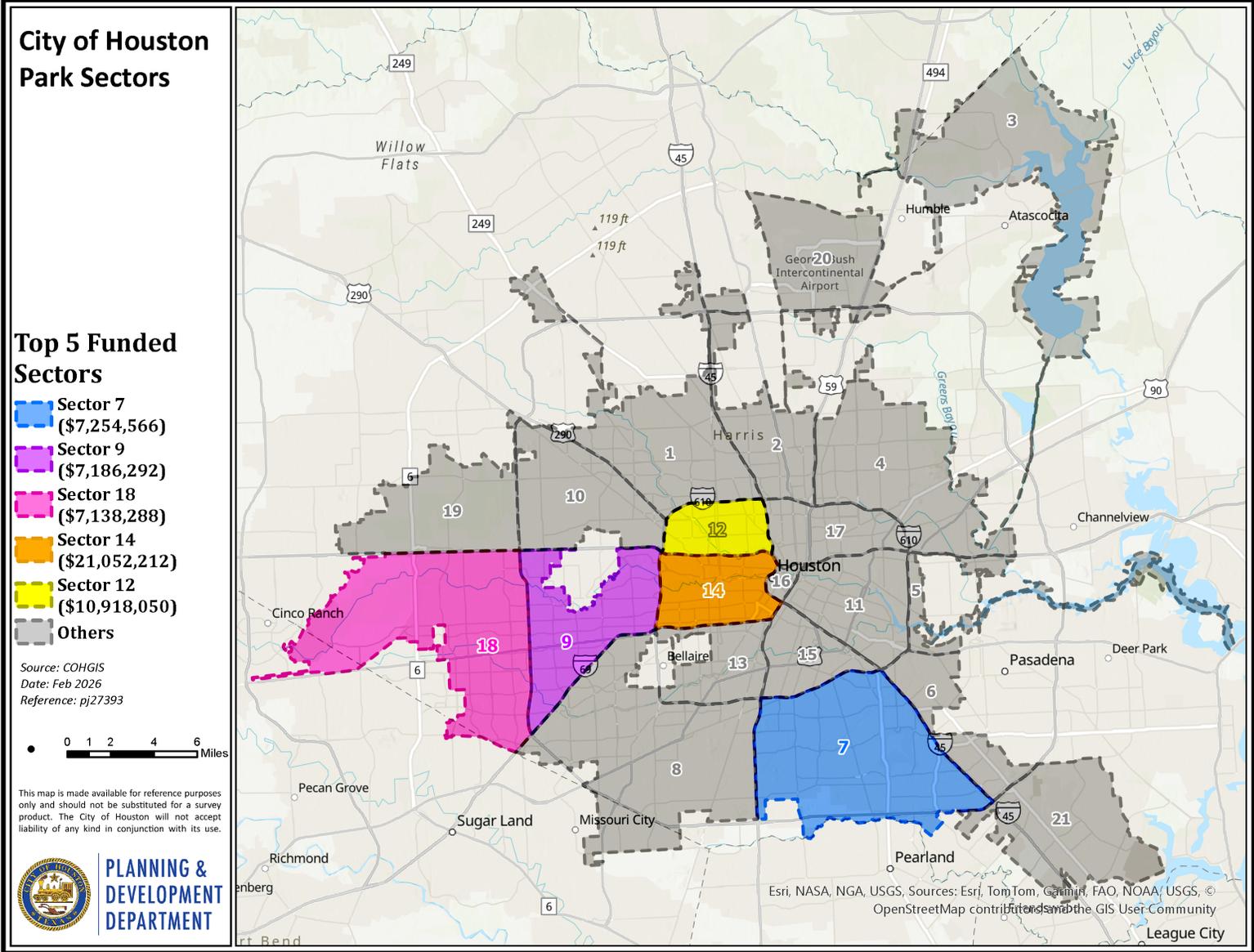
- ❖ **21 Park Sectors / \$100M Revenue**
- ❖ **Sector 14 generates 21% of revenue.**
- ❖ **53.5% of revenue collected in 5 of the 21 Park Sectors.**
- ❖ **Goal: Address need to balance investment across the remaining 16 Sectors**

Five Sectors - \$53.5M Distribution



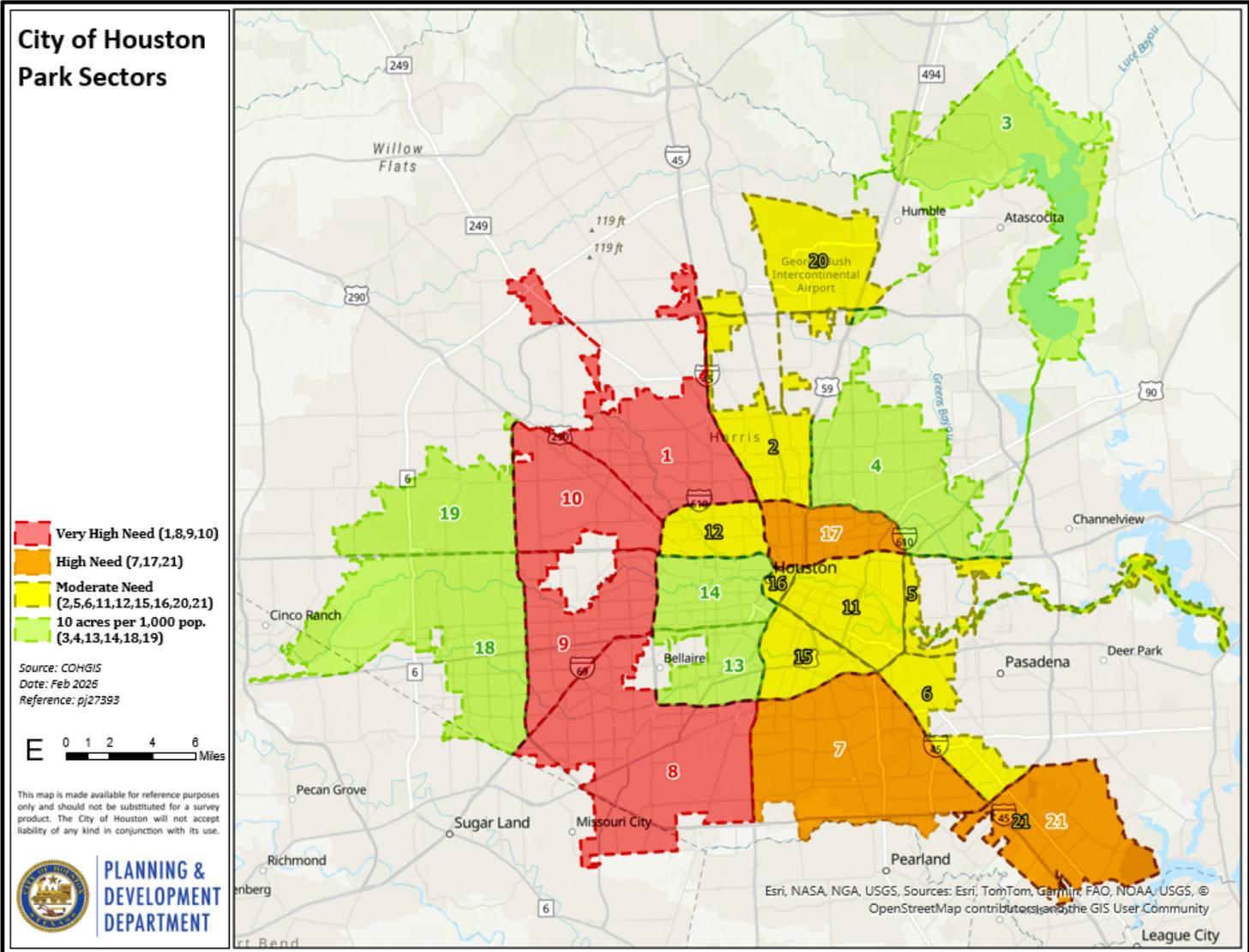
- 7 (SE outside loop)
- 9 (W outside loop)
- 12 (NW inside loop)
- 14 (Central W inside loop)
- 18 (SW outside beltway)

Park Sector Disparity



Park Sector Disparity

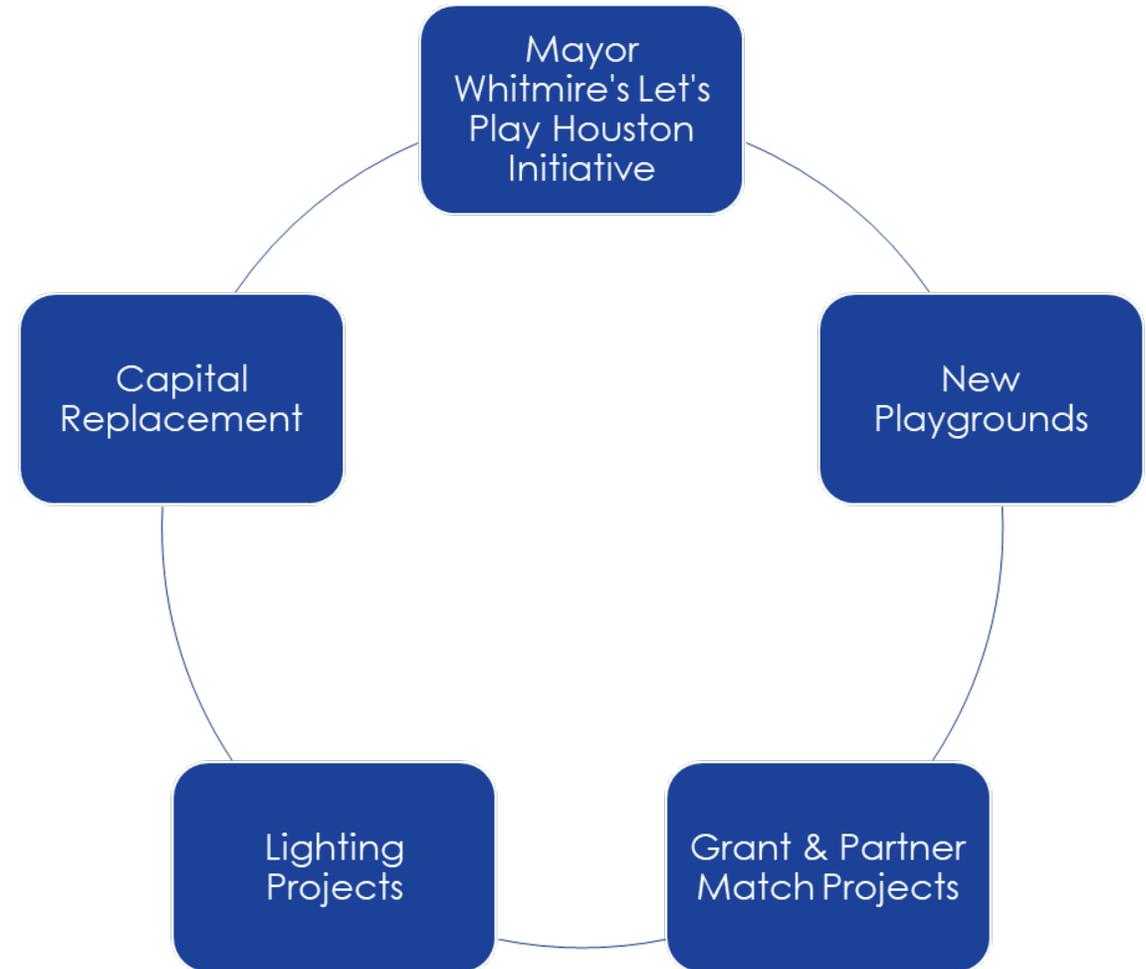
Park Land needs by Park Sector (10 acres per 1,000 residents)



Level Up Disparity Across Sectors

Recommendation:

Amend Chapter 42 to allow 30% of the revenue to be spent anywhere in the city to address critical need, priority projects, and acquire land to develop park facilities to meet the needs of a growing population.



Chapter 212 of the Local Government Code & Chapter 42 of the Code of Ordinance

Vonn Tran, Director
Planning & Development Department

Chapter 212 LGC (Multi-Family)

Applies to Multi-family

City must decide to implement land dedication, fee or both

Fees are collected at the time of issuance of Certificate of Occupancy

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

Chapter 42 Code of Ordinance (Multi Family & Single Family)

Applies to Single Family and Multi Family

Requires dedication of park land, fee in lieu or combination

Fees are collected at issuance of permit

Type of Fee:

- Fee \$700 per dwelling unit

Chapter 212 LGC (Multi-Family)

INITIAL REQUIREMENTS TO CREATE FEE

- 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"

Chapter 42 Code of Ordinance (Multi Family & Single Family)

PROCESS TO AMEND FEE

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

Compliance with Chapter 212 LGC

Amend the Park and Private Park requirements found in Chapter 42 of the City Code of Ordinances to comply with Chapter 212 LGC

Recommendations:

- Pursue low fee option for multi-family
- Explore fee only and no dedication of land for multi-family
- Explore extending the time to obligate funds (currently 3 years)

Timeline

# of days	Date	Actions
51	Thursday 4/23/26	Final redline of ordinance with changes
1	Friday 4/24/26	Place on Planning Commission Agenda
6	Thursday 4/30/26	Presentation at Planning Commission and call for a public hearing on 5/14/26;
14	Thursday 5/14/26	Public Hearing at Planning Commission
14	Thursday 5/28/26	Public Hearing at Planning Commission continued if needed
5	Tuesday 6/2/26	Presentation BFA Committee; forward to City Council

Questions?

