

**Major Proposed Parkland Dedication Code Changes
§25-1-601 to 25-1-607**

Code Section	Current Concept	Proposed Concept	Explanation
<p align="center">§ 25-1-601 – APPLICABILITY (exemptions)</p>	<p>The Code allows 5 exemptions:</p> <p>(1) a final plat that does not require a preliminary plan for fewer than five lots.</p> <p>(2) a subdivision that does not increase the number of dwelling units or lots by more than three;</p> <p>(3) a subdivision for which a preliminary plan was approved after June 30, 1984 and before July 8, 1985;</p> <p>(4) a subdivision or site plan within a MUD that has a consent agreement related to parks; and</p> <p>(5) a subdivision or site plan for which parkland was previously dedicated or payment made, except for the dwelling units or lots not paid</p>	<p>The proposed Code would delete the first three exemptions</p> <p>It would add as exemptions</p> <ul style="list-style-type: none"> • affordable dwelling units, and • subdivisions in the City’s extraterritorial jurisdiction that are within Travis County and governed by Title 30 (Austin/Travis County Subdivision Regulations) 	<ul style="list-style-type: none"> • Simplifies when the ordinance is applicable and removes special cases. • Moves language from another section to the Applicability section so it is clear that affordable units are exempt • Moves language from another section to the Applicability section so it is clear that subdivisions in the City’s ETJ in Travis County are subject to Title 30, not Title 25
<p align="center">§ 25-1-602– DEDICATION OF PARKLAND</p>	<p>Uses a formula that incorporates 5 acres per 1,000 residents as the existing parks level of service.</p>	<p>Changes the formula to the current level of service which is 9.4 acres per 1,000 residents.</p>	<ul style="list-style-type: none"> • Updates 1985 ordinance to the current amount of neighborhood parkland provided in the City. Formula is Park Acres / (Population/1,000)

Code Section	Current Concept	Proposed Concept	Explanation
<p>§ 25-1-604 – PRIVATE PARKLAND</p>	<p>Excludes yards, setback areas, and open spaces from counting toward parkland dedication.</p>	<p>Excludes <u>private personal</u> open space, but does not exclude <u>private common</u> open space as a possibility for parkland dedication credit.</p> <p>Allows recreational easements and parkland dedication in a setback area if needed for connectivity to a park or to an existing or planned urban trail.</p>	<ul style="list-style-type: none"> Creates an option to consider private common open space designed as active and open to the public for parkland dedication.
<p>§ 25-1-605 - PAYMENT INSTEAD OF LAND.</p>	<p>Fee = number of dwelling units X the parkland cost for each dwelling unit</p> <p>The Parkland Cost for each dwelling unit is based on a report by the city manager that analyzes the costs of acquiring and developing parkland and determines the proportionate share of those costs attributable to new residential development</p> <p>Ordinance 20070621-027, Part 4 set the fee at \$650 per dwelling unit and instructs the city manager to prepare a report every three years</p>	<p>Codifies a formula for calculating the fee in-lieu of land by establishing a “Parkland Cost Factor” of average land prices and a “Parkland Level of Service”</p> <p>Nullifies Ordinance 20070621-027, Part 4 and establishes an annual review of the fee to be placed in the City’s Annual Fee Schedule</p> <p><i>(See Proposed Parkland Fee Calculation Methodology Worksheet)</i></p>	<ul style="list-style-type: none"> Establishes a formula that can be easily reviewed and updated Places the fee in the City’s fee schedule and allows the fee to be updated annually based on current costs.
<p>§ 25-1-606 – PARKLAND DEVELOPMENT FEE (New Section)</p>	<p>Existing fee pays for land acquisition and development of that land.</p>	<p>Codifies a formula for a parkland development fee by establishing a “Park Development Cost Factor” (average cost of park facilities) and a “Park Facilities Level of Service”</p> <p>Allows for the building of amenities in-lieu of paying the development fee</p>	<ul style="list-style-type: none"> Establishes a formula for a park construction fee Codifies the ability to build recreation amenities open to the public as part of their parkland dedication (often done in PUDs)