

**ORDINANCE NO. 20160128-086**

**AN ORDINANCE AMENDING CITY CODE CHAPTER 25-1 AND ORDINANCE NO. 20070621-027 RELATING TO PARKLAND DEDICATION AND ASSOCIATED PARKLAND FEES.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The City Council makes the following findings:

- A. Core principles of the *Imagine Austin Comprehensive Plan* envision the City of Austin as a healthy community, with ample recreational opportunities and open space integrated into a compact and connected city.
- B. Since 1985, the City of Austin has required new development to dedicate parkland or pay a fee in-lieu of dedication consistent with well-established case law recognizing municipal authority to require parkland dedication.
- C. With the adoption of Resolution No. 20141211-219, the City Council initiated amendments to update the City of Austin's parkland dedication to better achieve the goals of *Imagine Austin* and better align the City's parkland requirements with those of peer cities.
- D. The current fee in-lieu of parkland dedication in Austin has not changed since 2007 and is among the lowest in the state and the country.
- E. The City's Parkland Dedication Fee Methodology Report ("Report") issued on November 19, 2014, concluded that the existing parkland dedication fee does not cover costs for acquiring and developing parkland and that the current formula for determining the amount of land required to be dedicated is insufficient to maintain the current quality of life.
- F. Professor John L. Crompton, a Texas expert on Parkland Dedication ordinances, advised the Parks and Recreation Department that a fair parkland dedication fee should maintain existing residents' level of park service and be based on a per-person assessment method.
- G. The amendments adopted by this ordinance reflect the findings in the Report, as well as the advice of Professor Crompton, and will ensure that new growth and development contribute its fair share towards maintaining the City's park system.

**PART 2.** City Code Chapter 25-1, Article 14 (*Parkland Dedication*) is amended to read:

**ARTICLE 14. - PARKLAND DEDICATION.**

**§ 25-1-601 GENERAL PROVISIONS [APPLICABILITY].**

(A) The City of Austin has determined that recreational areas in the form of public parks are necessary for the well-being of residents. The City has further determined that the approval of new residential development is reasonably related to the need for additional parkland and park amenities to serve new development. This article establishes a fair method for determining parkland dedication, or the payment of a fee in-lieu of dedication, to be required as a condition to the approval of new development in an amount proportionate to the impact of development on existing parks and established levels of service.

(B) Except as otherwise provided in this section [Subsections (B) and (C)], the parkland dedication requirements of this article apply to:

- (1) a residential subdivision [subdivisions] within the planning jurisdiction;
- (2) a site plan [plans] within the zoning jurisdiction that includes residential units or a hotel-motel use [with three or more dwelling units]; and
- (3) a residential building permit [permits], as provided under Section 25-1-608 [25-1-606] (*Dedication of Land or Payment In-Lieu at Building Permit*).

~~[(B) This article does not apply in the portion of the City's extraterritorial jurisdiction that is within Travis County. Parkland dedication for that area is governed by Title 30 (*Austin/Travis County Subdivision Regulations*).]~~

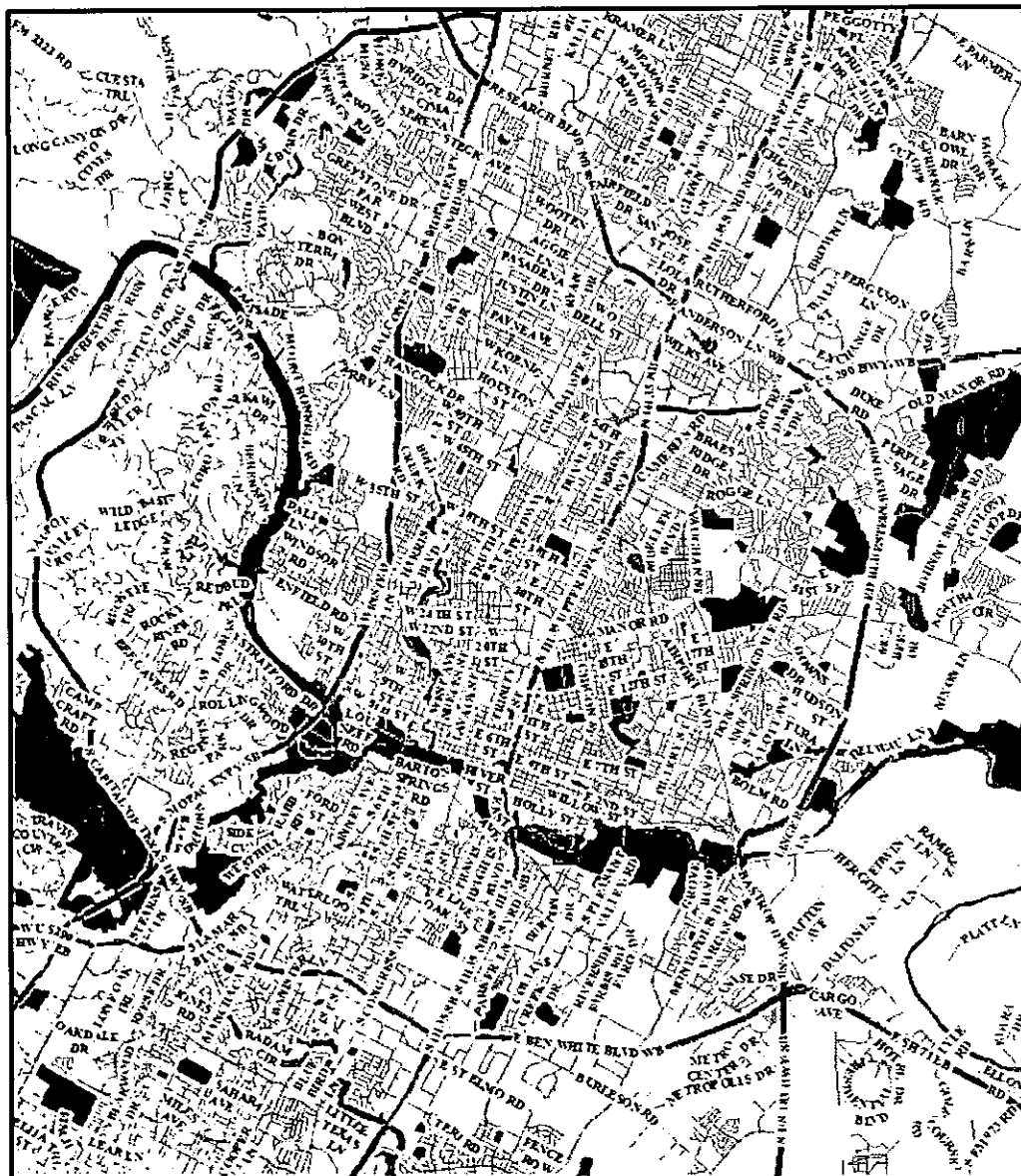
(C) The following are exempt from the requirements of this article:

- ~~(1) [a plat with not more than four lots designated for a single family residential use that may be approved without a preliminary plan;~~
- ~~(2) a resubdivision of land that does not increase the number of dwelling units or lots by more than three;~~
- ~~(3) a subdivision for which a preliminary plan was approved after June 30, 1984 and before July 8, 1985;~~
- ~~(4) a subdivision or site plan within a municipal utility district that has a consent agreement and land use plan approved by the City that provides for the dedication of parkland or recreational facilities or the payment of fees instead of dedication of the parkland or facilities; and~~

- (5) a subdivision or site plan for which parkland was previously dedicated or payment made under this title, except for the dwelling units or lots that exceed the number for which dedication or payment was made[-];
- (2) development within the City's extraterritorial jurisdiction that is within Travis County and governed by Title 30 (Austin/Travis County Subdivision Regulations); and
- (3) affordable dwelling units that are certified under the S.M.A.R.T. Housing Policy approved by the city council.

(D) The following definitions apply throughout this article:




- (1) ANNUAL OCCUPANCY RATE means the hotel-motel occupancy rate for the City of Austin, as reported annually by the Texas Economic Development & Tourism Office.
- (2) DEFICIENT PARK AREA MAP means a map depicting areas that the director has determined lack sufficient parkland based on locational criteria established by the Parkland Dedication Operating Procedures and the parkland policies of the Imagine Austin Comprehensive Plan.
- (3) DIRECTOR means the director of the Parks and Recreation Department.
- (4) DISTRICT PARK means a park of 31 to 100 acres with a two-mile service area.
- (5) GREENWAYS means a multi-functional linear park that:
  - (a) links two or more separate parks;
  - (b) serves as a wildlife corridor;
  - (c) provides flood control; or
  - (d) contains routes for non-motorized vehicles.
- (6) METRO PARK means a park of 200 or more acres that serves the entire city.
- (7) NEIGHBORHOOD PARK means a park of two to thirty acres with a one-mile service area.
- (8) PARKLAND DEDICATION URBAN CORE means an area bound by Highway 71/Ben White Boulevard to the south; Highway 183 to the east and north; Loop 1 (MOPAC) on the west to FM 2222; FM 2222 on the north to Loop 360; Loop 360 on the west to Lake Austin; Lake Austin on the west to Loop 1 (Mopac); and Loop 1 (MOPAC) on the west to Highway 71 (Ben White):



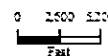
## Parkland Dedication Urban Core



### Legend

-  City of Austin Parks
-  Lakes
-  Parkland Dedication Urban Core

This product is for information purposes only and should not be used for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. This product has been produced by the Parks and Recreation Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding accuracy or completeness.



(9) POCKET PARK means a park of no more than two acres with a one-quarter mile service area.

### § 25-1-602 DEDICATION OF PARKLAND [REQUIRED].

(A) A [subdivider] subdivision or site plan applicant shall provide for the parkland needs of the residents by the dedication of suitable land for park and

recreational purposes under this article or by payment of a fee in-lieu of dedication under Section 25-1-605 (Fee In-Lieu of Parkland Dedication).

- (B) For a subdivision, the area to be dedicated must be shown on the preliminary plan and ~~[the]~~ final plat as "Parkland Dedicated to the City of Austin [and included in the dedication statement]." The subdivider shall dedicate to the City all parkland required by this article when a plat is approved, except that the director may defer dedication of parkland to site plan approval if development within the subdivision will require a site plan under Chapter 25-5 (Site Plan).
- (C) For a site plan, the area to be dedicated must be shown on the site plan as "Parkland Dedicated to the City of Austin" and in a deed to the City. The applicant shall dedicate the parkland required by this article to the City by deed [all parkland required by this article] before the site plan is ~~[approved]~~ released, except that dedication may be deferred until issuance of a certificate of occupancy if construction of amenities is authorized under Section 25-1-605 (Fee In-Lieu of Parkland Dedication) or Section 25-1-606 (Parkland Development Fee). In negotiating a deed under this section, the director may require that a reasonable portion of the total impervious cover permitted on the site be allocated to the dedicated parkland to allow for construction of parkland amenities without unduly impacting development of the proposed site plan.
- (D) For a building permit that is subject to Section 25-1-608 [25-1-606] (Dedication of Land or Payment In-Lieu at Building Permit), the area to be dedicated must be shown in a deed to the City. The applicant shall dedicate to the City all parkland required by this article before a building permit is issued.
- (E) Except as provided under Subsection (J) of this section, the [The] amount of parkland required to be dedicated to the City is ~~[five]~~ 9.4 acres for every 1,000 residents, as determined by the following formula:

$$\frac{9.4 \text{ [5]} \times (\text{Number of Units})}{\text{x (Residents Per Unit)}} = \text{Acres of parkland}$$

1000

- (F) In calculating the amount of parkland to be dedicated under this section, the number of residents in each dwelling unit is based on density as follows:

<b><u>Density Classification [Dwelling Units Per Acre]</u></b>	<b>Residents In Each Dwelling Unit</b>
<i>Low Density:</i> Not more than 6 <u>units per acre</u>	2.8
<i>Medium Density:</i> More than 6 and not more than 12 <u>units per acre</u>	2.2
<i>High Density:</i> More than 12 <u>units per acre</u>	1.7
<i>Hotel-Motel Density:</i> Total number of rooms	<u>1.7 x Annual Occupancy Rate</u>

(G) If the density of a development is not known:

- (1) the density is assumed to be the highest permitted in the zoning district, or if the property is not zoned, 24 dwelling units per acre; or
- (2) for a residential subdivision within the extraterritorial jurisdiction, the applicant [developer] may reduce the assumed density by [restricting density in a restrictive covenant] agreeing, in a manner that is enforceable by the City and approved by the city attorney, that any subsequent increases in density may require additional dedication of parkland under this section or payment of a fee in-lieu of dedication under Section 25-1-605 (Fee In-Lieu of Parkland Dedication).

(H) The subdivision [subdivider] or site plan applicant shall pay all costs of transferring the parkland to the City, including the costs of:

- (1) an environmental site assessment without any further recommendations for clean-up, certified to the City not earlier than the 120th day before the closing date;
- (2) a Category 1(a) land title survey, certified to the City and the title company not earlier than the 120th day before the closing date;
- (3) a title commitment with copies of all Schedule B and C documents, and an owner's title policy;
- (4) a fee simple deed;
- (5) taxes prorated to the closing date;
- (6) recording fees; and
- (7) charges or fees collected by the title company.

- (I) Development within a Planned Unit Development (PUD) zoning district may, if required by the ordinance adopting the PUD, be subject to additional parkland requirements and may be entitled to count dedicated parkland towards meeting open space requirements under Chapter 25-2, Article 2, Division 5 (*Planned Unit Developments*).
- (J) The amount of parkland required to be dedicated within the Parkland Dedication Urban Core may not exceed 15% of gross site area for the development required to provide the dedication except upon consent of the applicant or as authorized under this subsection.
- (1) The director may request that the Land Use Commission approve dedication in excess of the 15% cap, up to the amount required under Subsection (E) of this section, if doing so is necessary to:
- (a) address a critical shortage of parkland for an area identified in the Deficient Parkland Area Map; or
  - (b) provide connectivity with existing or planned parks or recreational amenities.
- (2) Before the Land Use Commission considers a request under this subsection for approval, the director shall present the request to the Parks Board for a recommendation.
- (3) In considering a request from the director under this subsection, the Land Use Commission may:
- (a) deny the director's request and limit the required dedication to no more than 15% of gross site area; or
  - (b) require additional parkland dedication beyond the 15% cap, up to the lesser of:
    - (i) the amount required under Subsection (E) of this section; or
    - (ii) the minimum amount the Land Use Commission finds to be necessary based on the criteria in Paragraph (1)(a)-(b) of this subsection and the Parkland Dedication Operating Procedures.
- (4) If an applicant dedicates less than the amount of land required for dedication under Subsection (E) due to the cap imposed by this subsection, the director shall require payment of a fee in-lieu of dedication under Section 25-1-605 (*Fee In-Lieu of Parkland Dedication*) for the remaining undedicated land.

(5) A request by the director under this subsection may be consolidated with an appeal by the applicant under Section 25-1-605(F) (Payment of Fee In-Lieu Dedication).

**§ 25-1-603 STANDARDS FOR DEDICATED PARKLAND.**

- (A) In addition to the requirements of this article, land [~~Land~~] to be dedicated as parkland must meet the requirements of this subsection[=].
- (1) Parkland must be easily accessible to the public and open to public view so as to benefit area residents, enhance the visual character of the City, protect public safety, and minimize conflicts with adjacent land uses.
- (2) On-street and off-street connections between residential neighborhoods shall be provided, wherever possible, to provide reasonable access to parks and open space areas.
- (3) In addition to the requirements of this subsection, parkland must comply with the standards in the Comprehensive Plan, the Park and Recreation [Action] Long-Range Plan, the Environmental Criteria Manual [Administrative Criteria Manual], and the Parkland Dedication Operating Procedures [this section].
- (B) The director [~~of the Parks and Recreation Department~~] shall determine whether land offered for dedication complies with the standards for dedication under Subsection (A) of this section and may require a subdivision or site plan applicant to provide information deemed necessary to determine compliance.
- (C) Unless otherwise required under the Parkland Dedication Operating Procedures, fifty [Fifty] percent of acreage in the 100 year floodplain that is dedicated as parkland may be credited toward fulfilling the requirements of this article if any [the] adjoining land within the 25 year floodplain[, if any,] is also dedicated as parkland. The land within the 25 year floodplain may not be credited toward fulfilling the requirements of this article.
- (D) Land identified on the [~~Critical Areas~~] Deficient Parkland Area Map maintained by the Parks and Recreation [~~Watershed Protection and Development Review~~] Department that does not otherwise comply with the standards for parkland dedication may be accepted as dedicated parkland if the director [~~of the Parks and Recreation Department~~] determines that the land will provide recreational or educational opportunities for the surrounding community. In this event, 50 percent of the acreage may be credited toward fulfilling the requirements of this article.



**§ 25-1-604 PRIVATE PARKLAND.**

- (A) The director [~~of the Parks and Recreation Department~~] may allow up to a [50] 100 percent credit toward fulfilling the requirements of:
- (1) Section 25-1-602 (Dedication of Parkland) [this article] for privately owned and maintained parkland [park and recreational facilities] or recreational easements that are available for use by the public and meet the standards of the Parkland Dedication Operating Procedures; and
  - (2) Section 25-1-606 (Parkland Development Fee) for recreational facilities that are located on privately owned and maintained parkland and available for use by the public.
- (B) The director [~~of the Parks and Recreation Department~~] may allow up to a 100 percent credit toward fulfilling the requirements of this article for private parkland in a subdivision or site plan located outside the city limits, if:
- (1) the director [~~of the Parks and Recreation Department~~] determines that the private parkland meets City parkland standards; and
  - (2) the land owner agrees to dedicate the private parkland to the City when the City annexes the land for all purposes.
- (C) If private parkland will include construction of recreational amenities, the applicant must post fiscal surety in an amount equal to the fee in-lieu provided for under Section 25-1-605 (Fee In-Lieu of Parkland Dedication) and the development fee required under Section 25-1-606 (Parkland Development Fee). The fiscal surety must be posted:
- (1) before final plat approval; or
  - (2) before site plan release, for any portion of the subdivision that will require a site plan.
- (D) [~~Private parkland excludes yards~~] Yards, setback areas, and private personal open spaces required by this title may not be counted as private parkland under this section, except for a required setback or yard that includes a public trail.
- (E) If private parkland is allowed, a recreation easement must be recorded prior to site plan or subdivision approval.

**§ 25-1-605 FEE IN-LIEU OF PARKLAND DEDICATION [PAYMENT INSTEAD OF LAND].**

- (A) The director [~~of the Parks and Recreation Department~~] may require or allow a [~~subdivider~~] subdivision or site plan applicant to deposit with the City a [~~each payment or fiscal security instead~~] fee in-lieu of [~~the~~] parkland dedication [~~of parkland~~] under Section 25-1-602 (*Dedication of Parkland*) if:
- (1) the director determines that payment of a fee in-lieu of dedication is justified under the criteria in Subsection (B) of this section; and
  - (2) the following additional requirements are met:
    - (a) less than six acres is required to be dedicated under Section 25-1-602 (*Dedication of Parkland*); or
    - (b) [~~(2)~~] the land available for dedication does not comply with the standards for dedication under Section 25-1-603 (*Standards for Dedicated Parkland*).
- (B) [~~A subdivider must make the deposit before the subdivision may be approved, except that for the portion, if any, of the subdivision that requires a site plan, the subdivider may defer the deposit until after a site plan is filed.~~] In determining whether to require dedication of land under Section 25-1-602 (*Dedication of Parkland*) or allow payment of a fee in-lieu of dedication under this section, the director shall consider whether the subdivision or site plan:
- (1) is located within the Deficient Park Area Map;
  - (2) is adjacent to existing parkland;
  - (3) has sufficient acreage to meet the standards for dedicated parkland under the Parkland Dedication Operating Procedures;
  - (4) is needed to address a critical need for parkland or to remedy a deficiency identified by the Deficient Park Area Map; or
  - (5) would provide increased connectivity with existing or planned parks or recreational amenities.
- (C) The director shall, at the request of an applicant, determine whether payment of a fee in-lieu of parkland dedication will be allowed prior to formal submittal of a site plan or subdivision application. The director may establish requirements for obtaining the determination in the Parkland Dedication Operating Procedures and may require an applicant to provide information relevant to the

criteria in Subsection (B) of this section. A determination issued under this subsection is valid for a period of one-year from the date of issuance. [A site plan applicant must make the deposit before the site plan may be approved.]

(D) The amount of the fee in-lieu of parkland dedication is established in the annual fee schedule based on a recommendation by the director in accordance with this subsection.

(1) Fee In-Lieu of Dedication:

<u>Density Classification</u>	<u>Fee In-Lieu Amount</u>
<u>Low Density: Not more than 6 units per acre</u>	<u>2.8 x Land Cost Per Person</u>
<u>Medium Density: More than 6 and not more than 12 units per acre</u>	<u>2.2 x Land Cost Per Person</u>
<u>High Density: More than 12 units per acre</u>	<u>1.7 x Land Cost Per Person</u>
<u>Hotel-Motel Density: Total number of rooms</u>	<u>1.7 x Land Cost Per Person x Annual Occupancy Rate</u>

(2) For purposes of determining the fee in-lieu under Subsection (C)(1):

$$\frac{\text{Land Cost Per Person}}{\text{Parkland Level-of Service}} = \text{Parkland Cost Factor}$$

where:

(a) “Parkland Cost Factor” is determined by the director based on the average purchase price to the City for acquiring an acre of parkland, excluding a metro or district park or golf course; and

(b) “Parkland Level-of-Service” is:

City Population

Net Park Acreage

where “City Population” is determined by the city demographer and “Net Park Acreage” is the total citywide acreage of neighborhood

parcs, pocket parks, and greenways, as determined by the director prior to adoption of the annual fee ordinance by the city council.

(E) If the director determines that payment of a fee in-lieu of parkland dedication is authorized under this section for only a portion of the land required to be dedicated under Section 25-1-602 (Dedication of Parkland), the director may allow an applicant to pay a fee in-lieu for that portion and require that the remaining land be dedicated. If an applicant dedicates parkland under Section 25-1-602 (Dedication of Parkland), the director may not include that acreage in calculating the fee in-lieu required by this section for any remaining land not included in the dedication.

(F) If the director rejects a request to pay a fee in-lieu of dedication under Subsection (B) of this section, the applicant may appeal the director's decision to the Land Use Commission consistent with the procedures in Article 7, Division 1 (Appeals) of this chapter. Before the Land Use Commission considers the appeal, the director shall present the case to the Parks Board for a recommendation, but failure by the Parks Board to act shall not prohibit the Land Use Commission from considering the appeal.

~~[deposit is determined by multiplying the number of dwelling units by the parkland cost for each dwelling unit, excluding the affordable dwelling units. The determination is made on the date of the deposit using the most recent parkland cost for each dwelling unit. In this subsection:~~

~~(1) The number of dwelling units is:~~

~~(a) for a deposit made at the time of subdivision, calculated in accordance with Section 25-1-602 (Dedication Of Parkland Required); or~~

~~(b) for a deposit made at the time of site plan, the number shown on the site plan.~~

~~(2) The parkland cost for each dwelling unit is:~~

~~(a) based on a report by the city manager that analyzes of the costs of acquiring and developing parkland and determines the proportionate share of those costs attributable to new residential development;~~

~~(b) approved by council; and~~

~~(c) periodically reviewed by the city manager and council.~~

~~(3) Affordable dwelling unit means a dwelling unit that is certified by the director of the Neighborhood Housing and Community Development~~

~~Department as being reasonably priced under the S.M.A.R.T. Housing Program standards adopted by council resolution for rental or purchase by a household earning not more than 80 percent of the median family income for the Austin statistical metropolitan area.~~

- ~~(E) A deposit must be placed in the City's Neighborhood Park and Recreation Improvement Fund. The deposit must be used for the acquisition or improvement of neighborhood parks that will benefit the residents of the subdivision or site plan and that are located in the service area defined by the Parks and Recreation Department.~~
- ~~(F) The City shall expend a deposit within five years from the date it is received. This period is extended by five years if, at the expiration of the initial five year period, less than 50 percent of the residential units in the subdivision or on the site plan have been constructed.~~
- ~~(G) If the City does not expend a deposit by the deadline described in Subsection (F), and the actual number of residential units constructed is less than the number assumed at the time the deposit was calculated, the owner may request a refund. The request must be in writing and filed with the director of the Parks and Recreation Department not later than 180 days after the expiration of the time period described in Subsection (F). A refund is calculated by multiplying the percentage of the reduction in the number of residential units times the amount of the deposit. A refund may not exceed the unexpended amount of a deposit.]~~

**§ 25-1-606 PARKLAND DEVELOPMENT FEE.**

- (A) Except as provided in Subsection (C), an applicant must pay a parkland development fee as a condition to subdivision or site plan approval in order to ensure that land is developed with recreational amenities sufficient for park use.
- (B) The amount of the development fee is established in the annual fee schedule based on a recommendation by the director in accordance with this subsection.
  - (1) Parkland Development Fee:

<u>Density Classification</u>	<u>Development Fee Amount</u>
<u>Low Density: Not more than 6 units per acre</u>	<u>2.8 x Park Development Cost Per Person</u>
<u>Medium Density: More than 6 and not more than 12 units per acre</u>	<u>2.2 x Park Development Cost Per Person</u>
<u>High Density: More than 12 units per acre</u>	<u>1.7 x Park Development Cost Per Person</u>
<u>Hotel-Motel Density: Total number of rooms</u>	<u>1.7 x Park Development Cost Per Person x Annual Occupancy Rate</u>

(2) For purposes of determining the development fee under Subsection (B)(1):

$$\text{Park Development Cost} = \text{Park Development Cost Factor}$$

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$$\text{Park Facilities Level-of Service}$$

where:

(a) “Park Development Cost Factor” is determined by the director based on the average cost of developing an acre of parkland up to the standards of a neighborhood park; and

(b) “Park Facilities Level-of-Service” is:

$$\text{City Population}$$

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$$\text{Number of Developed Parks}$$

where “City Population” is determined by the city demographer and “Number of Developed Parks” is the total number of parks developed with a recreational amenity or trail, as determined by the director prior to adoption of the annual fee ordinance by the city council.

(C) The director may allow an applicant to construct recreational amenities on public parkland or private parkland, if applicable, in-lieu of paying the development fee required by this section. In order to utilize this option, the applicant must:

- (1) post fiscal surety in an amount equal to the development fee;
- (2) if a dedication of land is required, construct recreational amenities prior to the dedication in a manner consistent with the Parkland Dedication Operating Procedures; and
- (3) document the required amenities concurrent with subdivision or site plan approval, in a manner consistent with the Parkland Dedication Operating Procedures.

**§ 25-1-607 FEE PAYMENT AND EXPENDITURE.**

(A) Payment of a fee required under Section 25-1-605 (*Fee In-Lieu of Parkland Dedication*) or Section 25-1-606 (*Parkland Development Fee*) must be paid as required by this subsection.

- (1) If a fee in-lieu of dedication or a parkland development fee is required as a condition to subdivision approval, the applicant must deposit the fee with the City before final plat approval. The applicant may defer payment of a fee until site plan approval unless development proposed within the subdivision is exempt from the requirement to submit a site plan under Section 25-5-2 (*Site Plan Exemptions*).
- (2) If a fee in-lieu of dedication or a parkland development fee is required as a condition to site plan approval, the applicant must deposit the fee with the City before the site plan may be approved.

(B) The director shall place fees paid under Section 25-1-605 (*Fee In-Lieu of Parkland Dedication*) and Section 25-1-606 (*Parkland Development Fee*) into separate funds and use the fees consistently with the requirements of this subsection.

- (1) Except as provided in Subsection (B)(3), the director shall use fees paid under Section 25-1-605 (*Fee In-Lieu of Parkland Dedication*) solely to acquire parkland or recreational easements that will benefit residents of the development for which the fees are assessed and are located within a service area designated by the director under the Parkland Dedication Operating Procedures.
- (2) The director shall use fees paid under Section 25-1-606 (*Parkland Development Fees*) solely to acquire and develop recreational amenities that will benefit residents of the development for which the fees are assessed and are located within a service area designated by the director under the Parkland Dedication Operating Procedures.
- (3) The director may use fees paid under Section 25-1-605 (*Fee In-Lieu of Parkland Dedication*) consistent with the purposes described in

Subsection (B)(2) if, within one year from the date the fees are appropriated for expenditure, the director determines that land which meets the requirements of Section 25-1-603 (*Standards for Dedicated Parkland*) is unavailable for purchase within the service area for which the fees were assessed.

(C) The City shall expend a fee collected under this article within five years from the date the fees are appropriated for expenditure by the director. This period is extended by five years if, at the end of the initial five-year period, less than 50 percent of the residential units within a subdivision or site plan have been constructed.

(D) If the City does not expend a fee payment by the deadline required in Subsection (C), the subdivision or site plan applicant who paid the fee may request a refund under the requirements of this subsection.

(1) A refund may only be requested for unbuilt units for which a fee in-lieu of dedication was paid. The refund request must be made in writing and filed with the Parks and Recreation Department not later than 180 days after the expiration of the deadline under Subsection (C).

(2) If the refund request is timely filed, the director shall:

(a) refund the amount of unspent fees that were collected under this article in connection with approval of a subdivision or site plan; and

(b) if a site plan for which fees were assessed was subsequently revised to reduce the number of units, recalculate the amount due based on the reduced number of units and refund any fees paid in excess of that amount.

**§ 25-1-608 [25-1-606] DEDICATION OF LAND OR PAYMENT IN-LIEU AT BUILDING PERMIT.**

(A) Dedication of parkland or payment in lieu of dedication, as determined by the director [~~of the Parks and Recreation Department~~] under this article, is required as a condition to obtaining a building permit for residential development located within a subdivision that:

(1) at the time of approval, was deemed to be exempt from a requirement to dedicate parkland or pay a fee in-lieu of dedication based on the assumption that development within the subdivision would be limited to non-residential uses; and

(2) has not subsequently developed with a use for which parkland was dedicated or a fee in-lieu of dedication was paid.



- (B) The amount of a fee in-lieu of parkland dedication under this section shall be calculated in accordance with Section 25-1-602 (*Dedication of Parkland*) and Section 25-1-605 (*Fee In-Lieu of Parkland Dedication*) [~~*(Payment Instead of Land)*~~].

**§ 25-1-607 - SUBMITTAL REQUIREMENTS.**

- ~~(A) The director of the Parks and Recreation Department may request that the subdivider or site plan applicant provide information relating to proposed parkland to determine whether the proposed parkland complies with this article.~~
- ~~(B) A subdivider or site plan applicant shall provide the information requested under this section.]~~

**§ 25-1-609 ADMINISTRATIVE AUTHORITY.**

- (A) The director is authorized to adopt administrative rules and take other actions that are necessary to implement this article.
- (B) The director shall, at a minimum, adopt the following by administrative rule under Chapter 1-2 (*Administrative Rules*):
- (1) a Deficient Park Area Map illustrating shortages in parkland; and
  - (2) Parkland Dedication Operating Procedures establishing:
    - (a) boundaries for service areas required by Section 25-1-607 (*Fee Payment and Expenditure*) for use of a fee in-lieu of parkland dedication and parkland development fee;
    - (b) general standards for dedicated parkland under Section 25-1-603 (*Standards for Dedicated Parkland*);
    - (c) methodology for determining:
      - (i) parkland cost factor and park level-of-service under Section 25-1-605 (*Fee In-Lieu of Parkland Dedication*); and
      - (ii) park development cost factor and facilities level-of-service under Section 25-1-606 (*Parkland Development Fee*); and
    - (d) other provisions deemed necessary for implementing this article.
- (C) Before initiating the administrative rules process, as required by Subsection (B) of this section, the director shall present a proposed Deficient Park Area Map and Parkland Dedication Operating Procedures to the Parks Board for a recommendation.

**PART 3.** Part 4 of Ordinance No. 20070621-027 is repealed.

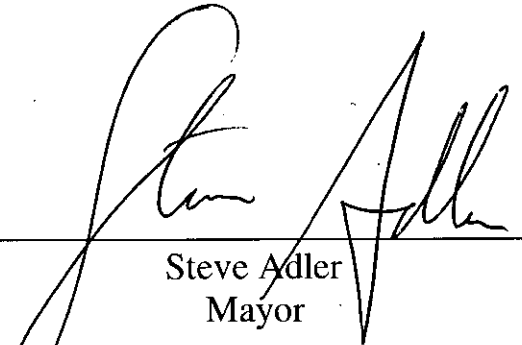
**PART 4.** The City Manager is directed to use the criteria in Exhibit A to this ordinance in applying Sections 25-1-602 (*Dedication of Parkland*) and 25-1-605 (*Fee In-Lieu of Parkland Dedication*) until the department adopts Parkland Dedication Operating Procedures by administrative rule, which shall supersede Exhibit A.

**PART 5.** This ordinance takes effect on February 8, 2016.


**PASSED AND APPROVED**

\_\_\_\_\_  
January 28, 2016

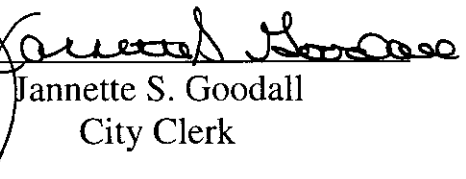
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

## **Exhibit A to Ordinance No. 20160128-086**

### ***Interim Parkland Dedication & Fee In-Lieu Criteria***

The following criteria shall be used to guide the Director's application of Section 25-1-602 (*Dedication of Parkland*) and Section 25-1-605 (*Fee In-Lieu of Parkland Dedication*) until the Director adopts Parkland Dedication Operating Procedures by administrative rule, at which time the criteria in that document will control.

#### **Criteria for Parkland Dedication Determinations**

- a. In determining whether to allow payment of a fee in-lieu or to require dedication of land, PARD will review preliminary plans, final plats, and site plans to determine whether land is required to address a critical need, deficiency in parkland or to provide connectivity. This may include meetings either before or after development applications are filed with the applicant on-site to discuss ideas for addressing parkland dedication requirements of City Code.
- b. If an applicant requests a determination prior to submittal of a subdivision or site plan application, as authorized by Section 25-1-605(C), PARD's determination will be binding for that project for a period of one year provided that the number of units in the submitted site plan or subdivision does not change by more than 10%.
- c. In determining whether to require land dedication, fee in-lieu of land dedication, or combination of the two, PARD will consider the criteria specified in the ordinance as well as the following additional considerations related to parkland deficiencies and gaps in greenway connectivity:
  - ✓ Whether a park, private parkland open to the public, or School Park is located within  $\frac{1}{4}$ -mile in the urban core or within  $\frac{1}{2}$ -mile outside the urban core of the development site.
  - ✓ Whether other residential developments are in process or are anticipated in proximity to the development site that would continue to pressure parkland development in the area.
  - ✓ The availability of superior sites for which a fee-in-lieu of land may be used to purchase alternate land.
  - ✓ Whether the proposed site can be configured to create a public park accessible to those in the neighborhood (i.e., can neighbors walk to the

site, or if they cannot can parking be provided at the site? Does the land provide safety by being visible from the Right of Way and having adequate road frontage?).

- ✓ Whether the project site can provide a connection to existing parkland or future parkland desired.
- ✓ Whether a park on the site would meet Imagine Austin goals for: gathering areas and outdoor play in corridors and centers; opportunities for healthy living for residents; provision of usable green infrastructure and bike and pedestrian connectivity.
- ✓ Whether the dedication of land will impact affordable housing