

Austin Parks and Recreation Department

# HB 1526 and Impacts to Parkland Dedication in Austin

Codes and Ordinances Joint Committee October 18, 2023

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# Overview

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# Background

Signed into Law	June 10, 2023
Impacts	Texas cities with population over 800,000
Applies to	Site plan and subdivision applications
Adoption deadline	December 1, 2023
Effective date (for new applications)	January 1, 2024

# Changes to the PLD Ordinance

## Existing PLD Requirements

9.4 acres of parkland per 1,000 residents

Commercial PLD Requirements

Based on **nexus** between new development and impact on parkland

Parkland dedication **capped at 15% in urban core & NOT capped** in suburban area

PLD fees paid at time of development permit (site plan or final plat)

## New HB 1526 PLD Requirements

0.075 - 3 acres of parkland per 1,000 residents

No Commercial PLD Requirements

Based on assumption that residents expect less **parkland in increasingly urban environments**

Parkland dedication **capped at 10% city-wide**

PLD fees paid at time of Certificate of Occupancy (CO)  
(1-to-5-year delay in fee collection)

# Term Sheet

- Applies to **multifamily and hotel/motel**; single and two-family not affected.
- City-wide designated geographic areas as “CBD, Urban and Suburban” to set average appraised property values for fee collection. **Staff proposed areas are consistent with Imagine Austin.**
- Parkland dedication can be satisfied with fee payment and or land dedication.

- **Formula if satisfying by fee payment:**

$$\text{Residential Fee} = \frac{DU \times .005 \times \text{Avg Land Value of Area}}{\text{Density Factor (1, 4 or 40)}}$$

$$\text{Hotel Fee} = \frac{DU \times .004 \times \text{Avg Land Value of Area}}{\text{Density Factor (1, 4 or 40)}}$$

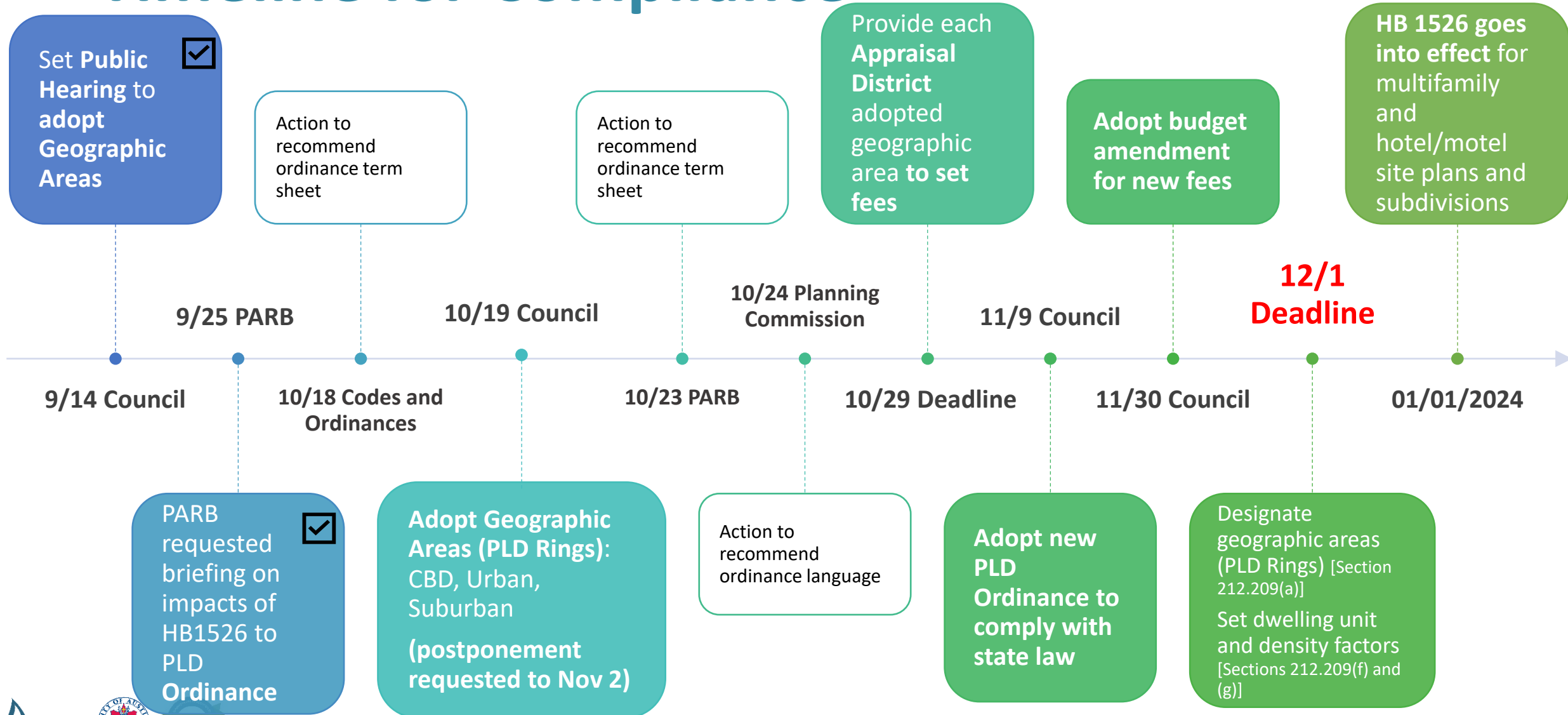
- **Formula if satisfying by land dedication:**

$$\text{Remaining Fee} = \text{Fee} \left( \frac{DU \times .005 \times \text{Avg Land Value of Area}}{\text{Density Factor (1, 4 or 40)}} \right) - \text{Value of Parkland (Acres} \times \text{Avg Land Value of Area)}$$

# Term sheet

- Only one fee type which can be used for acquisition or construction of new amenities.
- Dwelling unit and density factors prescribed by the bill set the new parkland level of service **between roughly 0.075 and 3 acres per 1,000 people.**
- Modified Appeals processes: **any park requirement can be appealed to Planning Commission**, and decision can be appealed to Council.
- Modified Standards for Dedicated Parkland and Private Parkland.
- Mentioned on Slide 4: **Commercial development exempt, Fees paid prior to Certificate of Occupancy, Modified PED Review, Land dedication capped at 10%.**

# Timeline for Compliance





# Questions?