

Austin Parks and Recreation Department

Parkland Dedication Requirements

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Parkland Dedication and Acquisition

Overview

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- Changes to Parkland Dedication Ordinance
- Ordinance Overview
- Geographic Areas
- Timeline for Compliance
- Questions

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 for Multifamily

Existing PLD Requirements

9.4 acres of parkland per 1,000 residents

Commercial PLD Requirements

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

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)

Ordinance Overview - Multifamily

- Applies to **multifamily and hotel/motel**; single and two-family calculations unchanged.
- City-wide designated geographic areas as “Central Business District (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:**

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

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

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

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

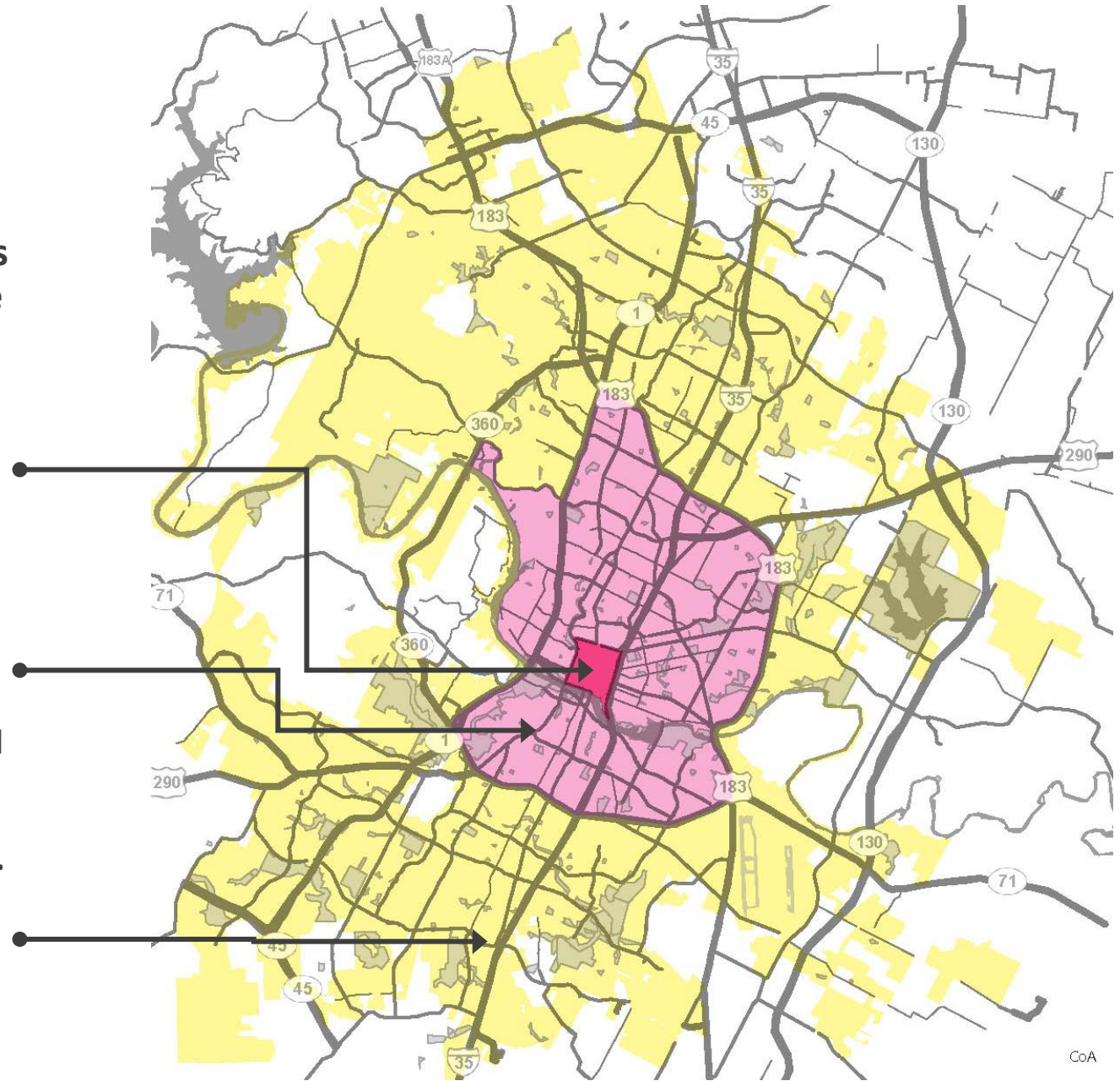
Ordinance Overview - Multifamily

- Only one fee type which will 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 Standards for Dedicated Parkland and Private Parkland.
- Mentioned on Slide 4: **Commercial development exempt**, Fees paid **prior to Certificate of Occupancy**, Land dedication capped at 10%.
- **Modifications to single family and multifamily:**
 - Modified Appeals processes: **any park requirement can be appealed to Planning Commission**, and decision can be appealed to Council.
 - Modified Parkland Early Determination Review

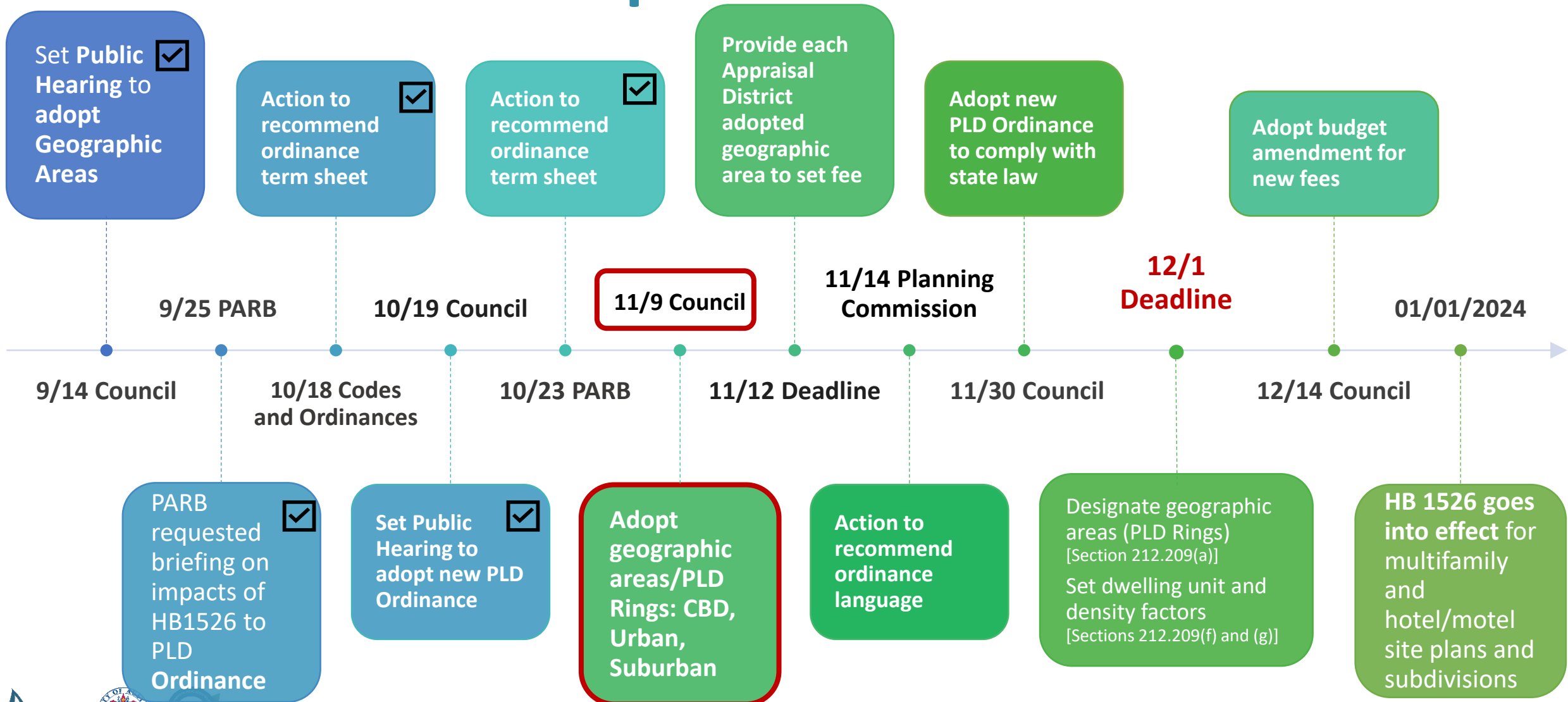
Geographic Areas

All areas of the city must be designated as either CBD (Central Business District), Urban or Suburban. Austin is adopting **existing areas for these designations, consistent with those already identified in Imagine Austin and the PARD Long Range Plans.**

- **CBD:** identified as the Downtown Austin Plan area (2011), part of the Austin Comprehensive Plan.
Park level of service: **0.075 acres/1000 residents.**
- **Urban:** existing urban core consistent with current PLD Ordinance, developed with stakeholder input in 2009 and 2016. Established in the PARD Long Range Plan (2020), which is part of the Austin Comprehensive Plan.
Park level of service: **0.75 acres/1000 residents.**
- **Suburban:** consistent with full and limited purpose areas outside of existing urban core.
Park level of service: **3 acres/1000 residents.**



Timeline for Compliance



Questions?