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PARKS AND RECREATION DEPARTMENT

## Customer Bulletin

Subject: Park Land Dedication and Development Ordinance 2018-33

Date: July 23, 2018

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Purpose: To communicate the effective date of the Park Land Dedication Ordinance (2018-33) and summarize requirements.

Effective Date: The effective date is Monday, August 13, 2018.

Explanation: On May 25, 2018 the City Council passed a new Park Land Dedication Ordinance for all new residential subdivisions with the implementation at 90-days upon final reading. The ninetieth day falls on a Sunday, August 12, 2018.

Any new completed applications submitted to the City, on or after to August 13, 2018 are subject to the new Park Land Dedication Ordinance and requirements.

Summary: The new Park Land Ordinance fees are based on existing level of service and current construction costs for neighborhood/community parks and current land values for the City of New Braunfels.

Similar to the 2006 Park Land Ordinance, there is a land requirement and park development fee required. The new formula requires one (1) acre of park land for every 168 dwelling units. Subdivisions that want to dedicate land to the city or develop a private park must dedicate a minimum of two (2) acres or what is required based on the formula, whichever is greater. If the park land requirement cannot be satisfied, the developer shall pay a fee in-lieu-of land (\$208 per dwelling unit). This fee is not eligible for reimbursement for public or private park land dedication.

Under the new ordinance, the park development fee is adjusted to accurately reflect the cost of building a public park. The approved ordinance sets the fee at \$2,038 per dwelling unit. City Council approved a three-year implementation schedule for the new park development fee. The first year is set at 75%, or \$1,528 per dwelling unit; 85% in year two and 100% in year 3.

The new ordinance maintains the provision for private park credit with modifications including, a 75% reimbursement of the park development fees paid for private park construction as long as certain park standards are met. A policy manual, *Park Land Dedication Manual*, was created to aid in the implementation of the new ordinance. It explains the ordinance requirements, the process required for each stage, and explains the park standards and requirements to satisfy the new ordinance.

The new ordinance sets a review of the ordinance every three (3) years. Park staff will provide an update after the first year of implementation per City Council request. Finally, the new ordinance changes the time frame in which the City must expend the park funds from ten (10) to seven (7) years.

Attachments: Ordinance 2018-33  
Park Land Dedication Manual

  
Park Development Manager