

ORDINANCE NO. 2025-

AN ORDINANCE AMENDING CHAPTER 125, ARTICLE VI OF THE CODE OF ORDINANCES OF THE CITY OF LEAGUE CITY, TEXAS, ENTITLED “PROVISION OF PARKLAND,” TO ESTABLISH A NEW SECTION 125-6.8 ENTITLED “WESTSIDE PARK OVERLAY DISTRICT” WITHIN THE UNIFIED DEVELOPMENT CODE TO IMPLEMENT THE CITY’S ADOPTED PARKLAND LEVEL-OF-SERVICE STANDARD AND ENSURE APPROPRIATE PARKLAND DEDICATION AND AMENITIES FOR NEW RESIDENTIAL DEVELOPMENT, PROVIDING FOR CODIFICATION, PUBLICATION, AND AN EFFECTIVE DATE

WHEREAS, in April/May 2025, the City Council adopted the Westside Master Plan, a comprehensive vision for approximately 3,500 undeveloped acres in western League City; and

WHEREAS, through more than 1,400 public comments, surveys, and community meetings, residents identified parks, trails, and open space as their highest priorities for the area; and

WHEREAS, the proposed amendment to Chapter 125, Article VI of the Unified Development Code directly implements these community priorities by creating a *Westside Park Overlay District* (POD) to ensure new residential development contributes land, trails, and amenities consistent with the City’s adopted standard of fifteen (15) acres of public parkland per 1,000 residents; and

WHEREAS, the Strategic Plan Advisory Committee (SPAC) has reviewed the proposed amendment, and the Parks Board (October 6, 2025) and the Planning and Zoning Commission (October 20, 2025) each voted unanimously to recommend approval; and

WHEREAS, the amendment advances the goals of the Parks & Trails Master Plan, the Westside Master Plan, and the Development Services Strategic Plan, including Strategic Planning Critical Success Factors #1 (Develop & Maintain our Infrastructure) and #4 (Quality Community Amenities); and

WHEREAS, the City Council finds that the parkland dedication standards in the Westside Park Overlay District are necessary to meet the documented recreational needs generated by new residential development and that these standards maintain an essential nexus between the impacts of such development and the public parkland required to serve future residents; and

WHEREAS, the City Council further finds that the required public and private parkland dedications, and the corresponding fee-in-lieu or credit options, are roughly proportional to the nature and extent of the impacts created by residential development within the Overlay District,

as supported by the City's adopted level-of-service standard of fifteen (15) acres of parkland per 1,000 residents and associated population-based methodology; and

WHEREAS, the Overlay District provides multiple compliance alternatives, including fee-in-lieu payments, amenity-based credits, and detention-based credits, ensuring flexibility and avoiding the imposition of unduly burdensome or infeasible dedication requirements; and

WHEREAS, the Overlay District is consistent with the City's Parks & Trails Master Plan and Westside Master Plan, each of which establishes evidence-based parkland service levels and identifies the west side of the City as an area of significant long-term parkland need; and

WHEREAS, after considering the evidence presented by staff, the recommendations of the Parks Board and Planning & Zoning Commission, and all relevant plans and data, the City Council finds that adoption of the Westside Park Overlay District promotes orderly development, ensures proportional public infrastructure, improves recreational accessibility, and enhances the health, safety, and welfare of League City residents;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEAGUE CITY, TEXAS, as follows:

Section 1. Chapter 125 of the Code of Ordinances of the City of League City, Texas, is hereby amended by adding a new Section 125-6.8, entitled "Westside Park Overlay District," as set forth in **Exhibit A**, attached hereto and incorporated herein for all purposes.

Section 2. Savings. All rights and remedies which have accrued in favor of the City under this Ordinance and amendments thereto shall be and are preserved for the benefit of the City.

Section 3. Severability. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid, unconstitutional or otherwise unenforceable by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

Section 4. Repealer. All ordinances and parts of ordinances in conflict herewith are hereby repealed but only to the extent of such conflict.

Section 5. Codification. It is the intent of the City Council of the City of League City, Texas, that the provisions of this Ordinance shall be codified in the City's official

Code of Ordinances as provided hereinabove.

Section 6. Publication and Effective Date. The City Secretary shall cause this Ordinance, or its caption, to be published in the official newspaper of the City of League City, upon passage of such Ordinance. This Ordinance shall become effective upon passage.

PASSED first reading the ____ day of _____, 2025.

PASSED AND ADOPTED the ____ day of _____, 2025.

NICK LONG
Mayor

ATTEST:

DIANA M. STAPP
City Secretary

APPROVED AS TO FORM:

MICHELLE L. VILLARREAL
City Attorney (mv)

EXHIBIT A

Sec. 125-6.8. Westside Park Overlay District

125-6.8.1 Purpose and Intent: The Westside Park Overlay District (“Overlay District”) is established to support high-quality residential development through tailored parkland dedication and private park standards within the area defined in Section 125-6.8.7 Exhibit. The overlay encourages innovative parkland solutions that balance public investment with enhanced community amenities while maintaining consistency with the most recent League City Parks and Trails Master Plan.

125-6.8.2 Applicability: The provisions of this section apply to all residential developments within the boundaries of the Overlay District as delineated in Section 125-6.8.7 Exhibit.

125-6.8.3 City Public Parkland Dedication Requirements:

(a) **Base Dedication Ratio.** Residential Developments within the Overlay District shall dedicate public parkland at a rate of 15 acres per 1,000 residents, consistent with the City’s Parks & Trails Master Plan.

a. In certain cases, where at least 30 acres of public parkland dedication is required, the City may consider a dedication of less than the acreage required by this ratio as long as the development provides additional park amenities – valued at the fair market cost of the undedicated acreage – to fully compensate for the reduction in land dedication.

(b) **Combined Land + Fee Option.** For residential developments estimated to generate between 1,000 and 1,500 residents, the City in its sole discretion, may require:

a. Dedication of 15 acres (to cover the first 1,000 residents), **plus**

b. A pro-rata fee in lieu based on the remaining residential population (up to 500 residents).

The payment shall be in an amount per dwelling unit as set by the City Council.

(c) **Fee-in-Lieu for Small Developments.** For any residential developments estimated to generate fewer than 1,000 residents, the City, in its sole discretion, may accept a cash payment in lieu of land dedication to satisfy the parkland requirement. The payment shall be in an amount per dwelling unit as set by the City Council.

125-6.8.4 Private Parkland Development and Credit System:

(a) All Private Parkland dedications must meet or exceed the base requirement of one acre per 75 dwelling units, per Section 125-6.6. If the residential development dedication of private parkland is less than ½ acre, a fee in lieu of dedication may be considered (see applicable fee schedule).

(b) Private Parkland must include a minimum 6-foot-wide, 4-inch-thick concrete pathway and at least one point of amenitization for every 0.5 acre, as listed in the amenity point schedule in the Parkland Dedication & Credit Policy. The concrete pathway shall be routed along the outer perimeter of the private parkland area, or otherwise integrated into the internal circulation system, to maximize pedestrian connectivity both within the development and to adjacent public sidewalks or trails. The concrete pathway and amenities shall be located so as to ensure safe, ADA-compliant access from surrounding streets, sidewalks, and trails. Amenities should be distributed to serve all portions of the private parkland and encourage equitable use of the area.

(c) Private Parkland acreage may be reduced by credits applied against the total dedication requirements as follows, provided that the combined total credit from all options does not exceed Fifty Percent (50%) of the private parkland obligation:

a. **Wet-Bottom Detention Credit:** Up to 25% of detention pond acreage for ponds at least 20 acres in size.

b. **Dry-Bottom Detention Credit:** Up to 25% of detention pond acreage for ponds at least 6 acres in size.

c. **Centralized Park(s) Credit:** Up to 10% of total private parkland dedication for centralized park(s) of at least 3 acres. Located within a 0.5-mile walking radius of at least 80% of all dwelling units in the development.

(d) Credit determinations based on the amenities and standards listed in Exhibits 1 and 2 of the Parkland Dedication & Credit Policy shall be reviewed and approved by the Executive Director of Development Services, or their designee.

125-6.8.5 Administrative Authority:

(a) The Executive Director of Development Services, or their designee, shall oversee and interpret the amenity-based credit system set forth in the Parkland Dedication and Credit Policy, including:

a. Approving credit calculations based on Exhibits 1 and 2; and

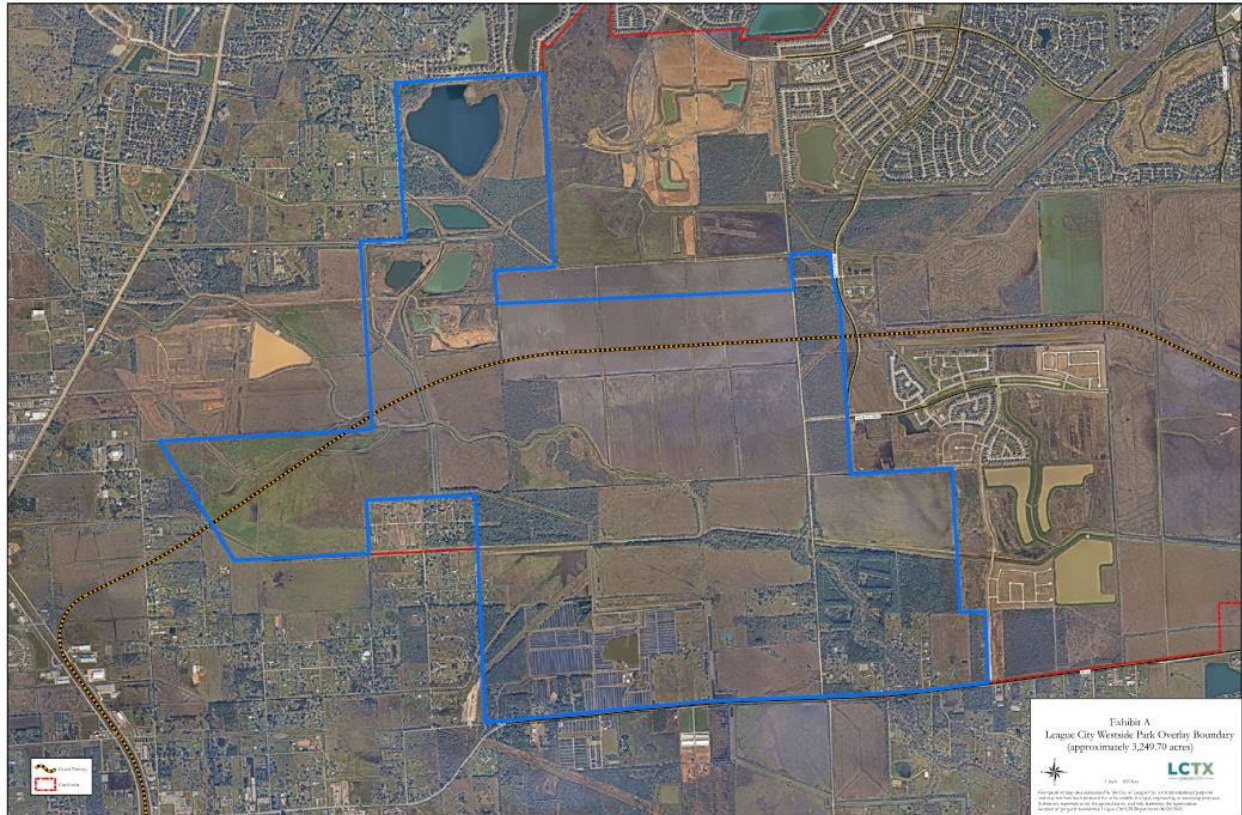
b. Authorizing minor amenity items or point-value adjustments not expressly listed in the policy.

(b) Any substantial variation or addition to the amenity types, point values, or minimum design standards identified in the Parkland Dedication & Credit Policy shall require the review and approval of the Parks Director, who shall evaluate such requests for consistency with the City's Parks & Trails Master Plan and community recreational objectives.

(c) Final determinations made under this section may be appealed to the City Council in accordance with the established procedures under the Unified Development Code.

125-6.8.6 Conflicts: Where a conflict arises between this section and other provisions of Article VI, the provisions of this section shall apply within the Overlay District.

125-6.8.7 Exhibit: The geographic boundaries of the Westside Park Overlay District are shown in Exhibit A: League City Westside Park Overlay Boundary shown below.



125-6.8.8 Voluntary Retroactive Application for Existing Subdivisions

(a) Any residential subdivision located within the City of League City, whether existing or currently under construction, may request to apply the provisions of the Westside Park Overlay District to its development, subject to the following conditions:

- a. The subdivision has satisfied, or will satisfy, all applicable public parkland and private parkland dedication requirements under Article VI;
- b. The request is submitted by the property owner, developer, or authorized agent; and
- c. The subdivision's parkland layout, design, and amenitization reasonably align with the intent and purpose of the Overlay District, including but not limited to connectivity, acreage ratios, and equitable access.

(b) Review Process

- a. Requests shall be submitted in writing to the Executive Director of Development Services, accompanied by documentation demonstrating compliance with Section 125-6.8.8(a).
- b. The Executive Director shall coordinate review with the Parks Director, who shall assess the functional equivalency of the subdivision's parkland improvements to the Overlay District standards.
- c. The Parks Director shall have authority to approve, conditionally approve, or deny the request based on consistency with the City's Parks & Trails Master Plan and overall recreational network objectives.

d. Approved requests shall be formalized through a written determination or, if necessary, amendment to any applicable development agreement.

(c) Effect of Approval

a. Once approved, the subdivision shall be treated as subject to the Westside Park Overlay District for the purpose of:

- Parkland crediting and amenity scoring;
- Evaluation of future platting phases or site modifications; and
- Application of any enhanced private parkland standards or credit policies.

b. No refund or reimbursement of prior fees, dedications, or constructed amenities shall be granted.

c. The City may require additional documentation or updates to the subdivision's park maintenance plan to ensure consistency with ongoing Overlay objectives.