



City of League City, TX

300 West Walker
League City TX 77573

Text File

File Number: 18-0718

Agenda Date: 12/11/2018

Version: 1

Status: Agenda Ready

In Control: Parks & Cultural Services

File Type: Agenda Item

.Title

Consider and take action on an ordinance amending Chapter 102 of the Code of Ordinances of the City of League City entitled "Subdivisions" to update guidelines for the donation and dedication of parkland by developers and subdividers of residential properties (Director of Planning and Development and Director of Parks and Cultural Services)

Planning and Zoning Commission recommended approval 8-0-0 on October 15, 2018.

..Background:

February 2006 - The current ordinance, Park Ordinance 2006-100, was adopted by City Council

October 4, 2018 - The Parks Board made a recommendation of approval, 3-1-0

October 15, 2018 - The Planning and Zoning Commission conducted a public hearing and recommended approval 8-0-0

December 11, 2018 - City Council is scheduled to hold a public hearing and hear the item on the first reading

January 8, 2019 - Subject to approval on first reading, City Council is scheduled to consider the request on second reading

Project Summary:

The proposed Park Ordinance will repeal and replace the current ordinance. The proposed Park Ordinance is consistent with the goals and priorities of the Parks, Trails, and Open Space Master Plan that was approved by City Council in November of 2017. The following regulations are included in the proposed ordinance:

Definitions

Private Park Dedication Requirement

*Under 75 dwelling units - dedication of minimum of one (1) acre or cash payment into the Park Development Fund set by City Council

*Require improvements constructed in accordance with a site plan that includes a proposed grading plan, landscape and beautification elements, site facilities, recreation facilities, and existing and proposed utilities

*Up to 25% credit of park dedication requirement if new detention facilities allow to be utilized for recreational purposes

*Reviewed and approved by Parks Director - improve development approval process

Park Donation

*Created criteria suitable for development and use as public parks

*Land may be accepted that does not meet all of the criteria in Subsection (a) if the land has substantial utility for public park or related purposes. Land under this subsection may be credited for up to 50% of the acreage being donated

*Option for a cash payment into the Park Development Fund in an amount per dwelling unit for

developments under 750 units or meet minimum requirement of ten (10) acre donation

*A donation to the City at the rate of one (1) acre per 75 dwelling units for developments over 750 units

*Reviewed and approved by Parks Director - improve development review process

This project addresses Strategic Planning Critical Success Factor #4: Quality Community Amenities, Initiative #6: Explore and create opportunities for development along Clear Creek, as well as utilization of detention, retention, and drainage easements, Subsection C: Update Park Ordinance to provide park fee and land credit to developers with the approval by the Director of Parks and Cultural Services, for drainage facilities projects.

Staff Recommendation:

Staff recommends approval of the proposed text amendments

Attachments:

1. Data sheet
2. Proposed Ordinance

CONTRACT ORIGINATION:

Planning and Development

Applicant: City of League City

Owner: City of League City

FUNDING

{ } Funds are available from Account # _____

{ } Requires Budget Amendment to transfer from Account # _____ to Account # _____

{x} NOT APPLICABLE

STRATEGIC PLANNING

{ x } Addresses Strategic Planning Critical Success Factor # 4 and Initiative #6

{ } NOT APPLICABLE