



Legislation Details (With Text)

File #: 25-0556 **Version:** 1 **Name:** Ch125: Westside Park Overlay District
Type: Agenda Item **Status:** Approved
File created: 11/19/2025 **In control:** Development Services
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Title: Consider and take action on an Ordinance 2025-48 amending Chapter 125, Article VI of the Unified Development Code entitled "Provision of Parkland", establishing a Westside Park Overlay District (POD) - Second Reading (Executive Director of Development Services)

Council approved first reading 8-0-0 on November 18, 2025.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ordinance No. 2025-48, 2. Parkland Dedication & Credit Policy.pdf, 3. Westside POD Summary, 4. Excerpt Minutes from October 6, 2025, Parks Board Meeting.pdf, 5. Excerpt Minutes from October 20, 2025, P&Z Commission Meeting.pdf

Date	Ver.	Action By	Action	Result
12/16/2025	1	City Council	Approved	Pass

Consider and take action on an Ordinance 2025-48 amending Chapter 125, Article VI of the Unified Development Code entitled "Provision of Parkland", establishing a Westside Park Overlay District (POD) - Second Reading (Executive Director of Development Services)

Council approved first reading 8-0-0 on November 18, 2025.

Approval of this ordinance will amend Chapter 125, Article VI - Provision of Parkland, to establish a Westside Park Overlay District governing approximately 3,500 acres of undeveloped property in western League City.

In May 2025, City Council adopted the Westside Master Plan, a comprehensive vision for approximately 3,500 undeveloped acres in western League City. Residents identified parks, trails, and open space as their highest priorities through more than 1,400 public comments, surveys, and community meetings.

The proposed amendment to Chapter 125, Article VI directly implements those priorities by creating a Westside Park Overlay District (POD) to ensure new residential development contributes land, trails, and amenities at a level consistent with the City's adopted standard of 15 acres of parkland per 1,000 residents.

The amendment has been reviewed by the Strategic Plan Advisory Committee (SPAC) and received unanimous recommendations of support from both the Parks Board (October 6, 2025) and the Planning and Zoning Commission (October 20, 2025).

Key provisions of the proposed amendment include:

- * Creates a Westside Park Overlay District (POD) with specific standards for public and private parkland dedication.
- * Requires 15 acres of public parkland per 1,000 residents within the POD (3 acres per 75 dwelling units).
- * Retains the 1 acre per 75 dwelling units requirement for private parkland.

- * Introduces a point-based amenity system and expanded credit opportunities (up to 50%) for detention or centralized private parks.
- * Ensures policy consistency with the Parks & Trails Master Plan, the Westside Master Plan, and the Development Services Strategic Plan.

Staff recommends approval of this amendment to the City's Unified Development Code's Chapter 125, Article VI - Provision of Parkland.

Attachments:

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3. Westside POD Summary
4. Excerpt Minutes from October 6, 2025, Parks Board Meeting
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FUNDING

NOT APPLICABLE

STRATEGIC PLANNING

Addresses Strategic Planning Critical Success Factors #1 - Develop & Maintain our Infrastructure and #4 - Quality Community Amenities