## Westside Park Overlay District (POD) Parkland Requirements – One-Sheet Summary

This sheet contrasts League City's existing park dedication rules with the proposed standards that would apply only inside the Westside Park Overlay District (POD). It is written for City Council members, developers, and consultants who need a quick reference.

Requirement	Inside Westside POD	Outside POD (City-wide
		today)
Public Parkland Dedication	Increases base dedication to	1 acre per 75 homes.
or Fee	• 15 acres per 1,000	Plats <750 homes must still
	residents (≈3 acre /	deed at least 10 acres or
	75 Dwelling Unit).	pay cash-in-lieu (currently
	<ul> <li>Developments with</li> </ul>	at \$3,000/DU).
	<1,000 residents	
	may pay fee based	
	on a per dwelling	
	unit fee (currently	
	\$3,000/DU)	
Private Parkland &	Same base quantity: 1 acre	1 acre per 75 homes if
Amenities within	per 75 homes, but ability to	subdivision ≥75 homes;
Subdivision	achieve up to 50% credit	smaller plats may pay fee.
	with quality amenitization	Maximum 25 % credit when
	of private park.	beautifying detention areas.
Credit & Waiver	Executive Director of	Parks Director administers;
Administration	Development Services	standard UDC appeal
	administers point values	process.
	and credit approvals.	
	Proposed items outside of	
	the approved list go to	
	Parks Director.	

## **Key Takeaways**

- Developments inside the POD must provide roughly triple the public-park land (or equivalent fees/amenities) compared to the current citywide requirement. This brings requirements in line with current approved Parks/Trails Master Plan.
- Private parks inside the POD require better amenities—loop trails and a points menu yet developers can offset up to 50% of the acreage required with qualified detention or a centralized park system.
- Small infill builders inside the POD avoid the 10-acre land minimum; they may satisfy the public obligation entirely with cash-in-lieu.
- Oversight shifts largely to Development Services, creating a streamlined, single-department process within the POD.