

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

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.

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