

City of League City

Parkland Dedication and Credit Policy

Engineering Department
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Parkland Dedication & Credit Policy

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Chapter 2 Intent

This Policy is intended to supplement the City's Code of Ordinance Chapter 125, Article VI – Provision of Parkland and the City's Master Parks & Trails Plan. The purpose of this policy is to further outline requirements related to the dedication and development of City (Public and Private) Parkland related to new development within the City and outline minimum design requirements and the availability of credit as it relates to private parkland associated with new development with the City.

Chapter 3 Current Regulations

Parkland dedication has been established through the City's Code of Ordinance Chapter 125, as may be amended from time to time, which specifies land donation as a prerequisite to plat approval for both City Parkland and Private Parkland.

Chapter 125 denotes the proper method of park donation for public parkland shall be based upon the number of dwelling units that the plat will authorize once approved, as follows:

- Seven hundred fifty (750) dwelling units or more. Prior to Final Plat approval the applicant shall complete donation to the city of parkland at the rate of one acre per 75 dwelling units established by the plat, provided the parkland proposed to be donated is suitable for park and recreational uses, as determined pursuant to section 125-6.4.
- Fewer than 750 dwelling units. The city council declares that development of a park less than ten acres in size is impractical and creates unreasonable and unnecessary maintenance and operating expenditures. Therefore, prior to approval of a plat establishing fewer than 750 dwelling units, the plat applicant shall elect and complete one of the two following methods of park donation:
 - A donation to the city of at least ten acres of parkland suitable for park and recreational uses, as determined pursuant to section 125-6.4; or
 - A cash payment into the park development fund in an amount per dwelling unit as set by the city council.

Chapter 125 denotes the proper method of park donation for private parkland may be satisfied by one or more of the three following methods:

- For a development that creates 75 or more dwelling units, suitable land shall be dedicated and developed as a private park to be maintained by the owner of the park, in the amount of one acre per 75 proposed dwelling units. The lot configuration shall be such that no dwelling unit is further than one-half mile from a private park within the same development. The parks and cultural services director shall have sole discretion regarding what proposed amenities shall be adequate to develop the private park, provided the amenities meet the following conditions:
 - The improvements are constructed in accordance with a site plan that includes a proposed grading plan, landscaping and beautification utilities, drawn at a scale of one inch to 20 feet or other suitable scale; and

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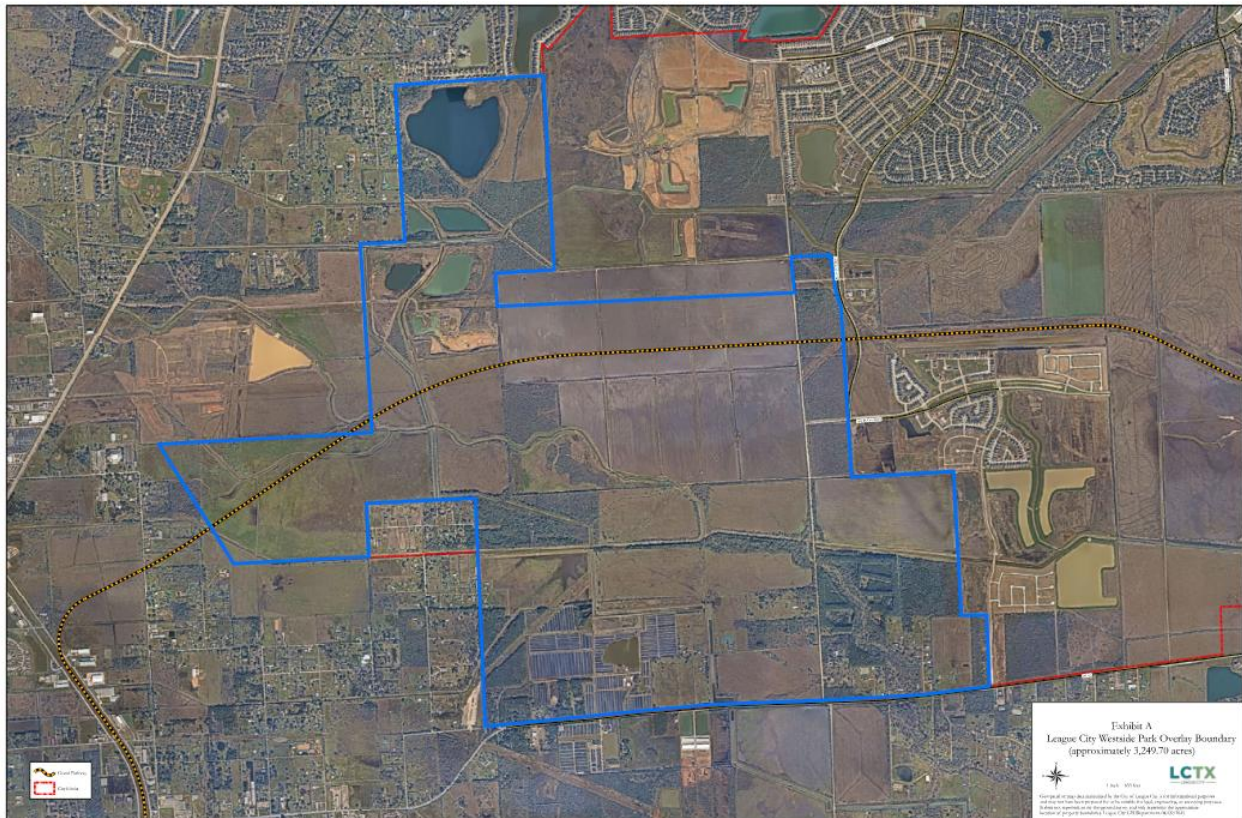
- The improvements are designed in compliance with the EDCM standards applicable to such improvements, and the developer provides the city with details related to materials, equipment, itemized list of direct costs, methods of construction, and warranties.
- For a development that creates fewer than 75 dwelling units, either a dedication and development of a private park of at least one acre as provided above, or a cash payment into the park development fund in the same amount per dwelling unit as set by the city council for park donation.
- Upon request by the plat applicant, the parks and cultural services director in his sole discretion may grant a credit of up to 25 percent of the private park dedication requirement for the construction of improvements to existing or new detention facilities, located near the development, that would in the parks and cultural services director's judgment allow the detention facilities to be utilized for recreation purposes.

The City's Parks and Trails Master Plan denotes the City's need for 15 acres of City Parkland per 1,000 residents; or 1 acre per 25 dwelling units.

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Chapter 4 The Westside Park Overlay District (POD)

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



Chapter 5 POD Requirements for Public Parks

The City currently allows for new development to pay a fee of \$3,000 per Dwelling Unit for new development in lieu of dedicating parkland (fees are established by City Council). Due to the City being approximately 65% built out allowing a fee in lieu of dedication within the POD boundary puts the City in jeopardy of not being able to meet the 15 acres of City Parkland for every 1,000 residents noted in the Parks and Trails Master Plan.

Taking this into consideration, planned residential developments in the POD will be required to adhere to the following:

- Residential Developments with an estimated 1,501 residents or more within the PUD shall be required to dedicate 15 acres of public parkland for every 1,000 residents. 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

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additional park amenities – valued at the fair market cost of the un-dedicated acreage – to fully compensate for the reduction in land dedication.

- Residential Developments with an estimated population of 1,000 residents to 1,500 residents, the City in its sole discretion, may require:
 - Dedication of 15 acres (to cover the first 1,000 residents), plus
 - A pro-rata fee in lieu based on the remaining residential population (up to 500 residents). The fee shall be in an amount per dwelling unit as set by the City Council.
- Residential Developments with an estimated population of less than 1,000 residents, the City, in its sole discretion, may accept a cash payment in lieu of land dedication in an amount per dwelling unit as set by the City Council to satisfy the Public Parkland requirements.

The minimum public park size to be dedicated is 10 acres. The average number of residents per dwelling unit in League City is currently 2.69.

The Executive Director of Development Services in conjunction with the Parks Director has the authority to determine how City parkland shall be split if the amount to be acquired is greater than 20 acres. For example, if the parkland acquisition is 30 acres, the Executive Director of Development Services will note if 1 – 30-acre park, 2 – 15-acre park, 3 – 10-acre parks or 1 – 10 acre and 1 – 20-acre parks are desired.

Chapter 6 POD Requirements for Private Parks

To help better emphasize quality Private Parkland, a point system will be used to help amenitize the private parks.

The new development will, at a minimum, provide a 6-foot-wide, 4-inch-thick concrete pathway either linking trails through the parkland and/or wrapping around the parkland and need to have at least 1 point of amenitization for every ½ acre of dedicated parkland. See **Exhibit #1** for list of amenities and related points (page 6).

While not required, Developers may choose to reduce the amount of Private Parkland required for a given development by two (2) methods:

- Method #1: Credit for utilization of Detention Facilities:
 - Developer may receive a credit for up to 25% of the Private Park dedication requirements for the construction of improvements to existing or new **wet-bottomed detention facilities**, located near the development. The ponds should be at least 20 acres in size each. The total required amenity points shall be proportional to the size of the detention facility. To be eligible for this type of credit, the detention facility would need to provide a minimum 6-foot-wide, 4-inch-thick concrete pathway around the pond and an amenitization plan using Exhibit #1 worth at least 10 points (proportional to facility size). A reduction of 1 point from the 10-point standard results in a 2.5% loss of credit.

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The following exhibit is a summary of the wet-bottom detention credit provisions:

Pond Size (Acres)	Credit Ratio	Amenity Points Required (0.5pts/Acre)	Point Shortfall Penalty
20	25% of 20ac. = 5ac.	10 pts	-2.5% credit per missing point
25	25% of 25ac. = 6.25ac.	12.5 pts	-2.5% credit per missing point
30	25% of 30ac. = 7.5ac.	15 pts	-2.5% credit per missing point
≥30	25% x (area)	0.5 x (area)	-2.5% credit per missing point

- Developer may receive a credit of 25% of the Private Park dedication requirements for construction of improvements to existing or new **dry-bottomed detention facilities**, located near the development that are at least 6 acres in size. To be eligible for this type of credit, the detention facility would need to provide a sporting field sized to meet the needs of the community and amenitization improvements worth a minimum of 2 points. The fields must remain usable when the dry detention facility contains a 5-yr storm event. See **Exhibit #2** for minimum size field requirements.
- Method #2: Centralized Park(s) Credit:
 - Developer may receive a credit of 10% of the Private Park dedication requirements if both of the following conditions are met:
 - All dwelling units in the development must lie within a 0.5-mile radius of at least one private park of any size.
 - At least 80% of the dwelling units in the development must lie within a 0.5-mile radius of a private park that meets all of the following:
 - The park is at least 3 acres in size.
 - A continuous 6-foot wide, 4-inch thick concrete pathway is placed around or through the park.
 - The park has an amenity plan delivering 1.75 points per 0.5 acre of parkland.
 - A Development's Amenity Center if on a 3 acre site or larger can be used to satisfy the 80 percent proximity test and will not be excluded from the 1.75 points per 0.5 acre calculation.
 - If more than 20% of the dwelling units fall outside the 0.5-mile radius of a either a qualifying park or an eligible Amenity Center, the development is ineligible for any centralized park credit.

The maximum credit that can be obtained is 50% of the total Private Park dedication required for the development, meaning that if 30 acres are required, a maximum credit that can be achieved is 15 acres.

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Exhibit #1 – Amenity Point List (1 point for every ½ acre of private parkland required)

	Amenity	Point Value
1	Basketball Court (full court)	4
2	Community Garden w/ Irrigation	1
3	Covered Pavilion w/ slab and w/ Picnic Tables & Grill (per every 200SF)	2.5
4	Covered Pavilion w/ slab (per every 200SF)	2
5	Fenced Dog Park (per acre)	3
6	Exercise Equipment – minimum 4 features	2
7	Pickleball Court (per 2 courts)	8
8	Picnic Tables (2 Tables w/ grills on slabs)	0.5
9	Picnic Tables (3 Tables on slabs, no grills)	0.5
10	Playground – minimum 4 features	3
11	Ropes Course	5
12	Sports Tennis (per 2 courts)	8
13	Sports – Practice Fields, graded (Softball/Baseball/Soccer/Football)	3
14	Spray Fountain Playscape (splashpad) – minimum 4 features	10
15	Pathway Lighting (500FT spacing / ½ footcandles) (per ¼ mile)	3
16	Connectivity to Regional Trails System (per ¼ mile)	1
17	Park Benches (2 benches per ½ acre of park, maximum 0.50 points)	0.25
18	Bike Rack (2 racks per ½ acre of park, maximum 0.25 points)	0.25
19	Parking Spaces for Parks larger than 3 acres (per 6 spaces)	2
20	Fishing Pier for stocked ponds (minimum 1 pier per 10 acres of pond size)	1
21	Kayak Launch for ponds 20 acres or larger (minimum 1 launch per 20 acres)	1
22	Linkage of Multiple Ponds exceeding 40 acres or larger (2 points per pond, maximum 4 points)	4
23	Grade separated Crossings when linking wet-bottomed ponds (2 points per crossing, maximum 4 points)	4
22	Mountain Bike Paths (<i>not applicable in all parks</i>) (per ¼ mile)	1
23	Sand Volleyball Courts (minimum 1 court outside of Amenity Center boundary)	2
24	Bocce Ball Courts (2 courts required, maximum 1 point)	1

Exhibit #2 – Minimum Sports – Practice Field Sizes (for credit associated with dry bottom detention)

	Field Type	Acreage Needed
1	Football Field	1.5
2	Baseball/Softball/Soccer Field	2

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Chapter 7 Example of Parkland Dedication Determinations within POD Developments

Example

A 1,200-lot subdivision is planned in League City. This subdivision will need to have a total of 48.42 acres of City Parkland (assuming 2.69 people/household) to meet the City's 15 acres of parkland per 1,000 resident requirement. The subdivision will also need another 16 acres of Private Parkland (1 acre per 75 propose dwelling units, similar to the dedication requirement of private parks outside the POD). The total parkland needed for this subdivision will be 64.42 acres.

Private Park Requirements:

The planned subdivision will have 2 detention ponds with an average size of 30 acres each and will utilize approximately 8 acres of dry detention to link the ponds together. The developer met with the Executive Director of Development Services to obtain approval and is proposing to amenitize the 2 – 30 acre ponds, the dry detention pond, and will ensure all properties are within 0.5-mile radius of a private park but is planning to centrally locate 2 parks that total 7 acres in size.

1. For each 30-acre wet-bottom detention facility, the following amenitization plan is proposed:
 - 6-foot-wide, 4-inch-thick concrete pathway around the pond
 - 3 Fishing Piers = 1.5 points
 - 1 Kayak Launch = 0.5 points
 - Exercise Equipment with 8 features = 4 points (2 points/4 features)
 - 4 Park Benches = 1 point
 - 1– 200 square foot covered pavilion on slab (2 points/200 SF)

These improvements total 9 amenity points for each pond, since this is less than 15 amenity points required for each pond, the maximum credit that could be given for each pond would be:

$$25\% - (15\text{pts} - 9\text{pts}) \times 2.5\% = 25\% - 15\% = 10.0\%$$

The amount of credit the developer could expect to get from each pond would be calculated as follows:

$$0.10 \times 30 \text{ acres} = \underline{3.00 \text{ acres}}$$

2. For the 8-acre dry detention facility, the amenitization plan is proposed:
 - Practice Field to be utilized for Baseball and Softball needs = 2 acres in size
 - Connect to regional trail system = 1 point
 - 2 Bike Racks = 0.5 points
 - 2 park benches = 0.5 points

These improvements meet the minimum field size requirements and total 2 points in additional amenitization, so the dry detention can receive the 25% credit for private parkland:

$$0.25 \times 8 \text{ acres} = \underline{2.00 \text{ acres}}$$

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3. For the Centralized Park(s) Credit, all proposed homesites fall within 0.5-mile radius of a private park and 80% of the homesites are within a 0.5-mile radius of either a 3 or 4 acre park. The 4-acre park is the planned community pool and clubhouse for the subdivision. While this counts toward the centralized park location, the 4-acre park site is not counted towards the amenity plan – only the 3-acre park would be counted. The developer is proposing the following amenitization for the 3-acre park:

- 6-foot-wide, 4-inch-thick pathway around the park
- 1-acre, fenced Dog Park = 3 points
- Playground with 4 features = 3 points
- 200 SF Covered Pavilion w/ Picnic Tables & Grill = 2.5 points
- 6-vehicle parking area = 2 points

These improvements total 10.5 points. The total required points for this size park is 10.5 points (3 acres x (1.75pts/0.5-acre)). Since the proposed amenity plan equals the required amenity points, the amount of credit the developer could expect for Centralized Park(s) Credit is 10% or 1.6 acres.

The total amount of credit to private parkland dedication the developer would receive based on the listed amenitization schedule would be as follows:

$$3.00 \text{ acres (wet det.)} - 2.00 \text{ acres (dry det.)} - 1.6 \text{ acres (central parks)} = \underline{6.60 \text{ acres}}$$

The total private parkland the developer would be required to provide is as follows:

$$16 \text{ acres required} - 6.6 \text{ acres of credit} = \underline{9.4 \text{ acres}}$$

This means that the Developer would need an additional 2.4-acre private parklands to be paired with the above noted 3- and 4-acre parks.

Public Park Requirements:

1. The Executive Director of Development Services would decide how the 48.42 acres of Public Park would need to be provided (1 big park or in 10-acre minimum increments spread through the development).