



Legislation Text

File #: 23-5770, **Version:** 1

Ordinance - An Ordinance of the City of Mansfield, Texas, Amending Sections 156.03(A) and (B), "Park Land Dedication", Section 156.05(D), "Cash in Lieu of Land", and Section 156.06(A), "Park Development Fee" of Chapter 156, "Park Land Dedication and Development Fee" of Title XV "Land Usage" of the Code of Mansfield, Texas to Reference an Amended Exhibit B; Providing for the Repeal of all Ordinances in Conflict; Providing a Severability Clause; Providing for Publication as Required by Law; and Providing an Effective Date

Consider Approving Ordinance

Approve Ordinance

The Park Land Dedication and Development Fee Chapter was created in 2003 and was last updated in November 2021. It was adopted to provide adequate recreational areas and amenities in the form of neighborhood parks as a function of subdivision development in the city and to make the park land dedication and park development fee requirements an integral part of the review and approval of residential developments, whether the developments consist of new construction on previously vacant land or rebuilding and redeveloping existing residential areas.

New developments or redevelopments that involve only the replacement or reconstruction of pre-existing dwelling units are exempt from the provisions of this chapter, provided that the developments do not increase the density of the preexisting dwelling units or involve a replat of the property.

Section 156.11 of the ordinance requires that the Director shall review the chapter every two years. Staff reviewed the average development cost of a typical neighborhood park for the development fee portion and does not recommend changing the current fees at this time.

For the land dedication portion, a gross market study of vacant tracts of land was completed in each of the city's geographic quadrants to provide a current land value for fee calculations. As land values have increased between 13-27% in Mansfield over the past two years, staff recommends adjusting the average park acre cost to \$120,000 for purposes of the ordinance administration. Following the established calculation method in the ordinance, the fee in lieu of land is proposed to increase from \$1,000 to \$1,200 per dwelling unit for single family residential, and from \$1,250 to \$1,500 per dwelling unit for multi family residential. The full calculation methodology is attached as Exhibit B for the ordinance.

As required by section 156.11 of the ordinance, the director reviewed the chapter and made recommendations to increase the fee in lieu of land following the results of a completed market analysis study.

N/A

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