



Legislation Text

File #: 21-4382, **Version:** 1

Ordinance - Consideration of an Ordinance to Amend the Mansfield, Texas Code of Ordinances: Chapter 156: Park Land Dedication and Development Fee

Consider Approving Ordinance

Approve Ordinance

The Park Land Dedication and Development Fee Chapter was created in 2003 and has not been updated since that time. 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.

Following the adoption of the 2020 Parks, Recreation, Open Space and Trails Master Plan, staff began the review process to update the park land dedication ordinance to comply with the new standards identified in the master plan. Sample ordinances from more than 50 cities were collected and reviewed through the process. 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. In addition, staff updated the average development cost of a typical neighborhood park for the development fee portion.

Three new sections were added to the chapter. Section 156.10 adds a requirement for dedication of land and trail construction for non-residential developments that are proposed in area that falls along the City's Trails Master Plan. Section 156.11 requires that the Director shall review the chapter every two years. Section 156.12 adds definitions for the chapter.

In addition to the proposed, updated fee schedule in Exhibit B, staff is proposing a revision of the park quadrant boundaries as shown in Exhibit A. By moving the east-west boundary line from Walnut Creek to Broad Street, the buildout population in each of the four geographic quadrants will be more equitable.

Section 156.04 was revised to require two acres of floodplain to equal one acre of non-floodplain land for conveyance purposes. Finally, the criteria for private park fee credit was revised in Section 156.07.

Following work sessions with the City Council on July 12th and August 9th, the Mansfield Park Facilities Development Corporation reviewed the proposed changes at numerous meetings and recommended adoption of the changes at their October 21, 2021 regular meeting.

The Park Land Dedication and Development Fee chapter has not been updated since adoption in 2003. A routine review of the ordinance is necessary to stay current with changes in park master plan standards, land values and park development costs.

N/A

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