



## AGENDA ITEM SUMMARY

### District Impacted

- ☐ 1 = Anzollitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☐ 5 = Colvin
- ☐ X All

<b>DATE</b>	<i>October 24, 2017 Workshop</i>
<b>DESCRIPTION</b>	Parkland Dedication and Park Impact/Improvement Fees
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Staff is seeking direction from City Council on how they would like staff to proceed with the review of the City of Boerne Parkland dedication ordinance.
<b>CONTACT PERSON</b>	Danny Zincke
<b>SUMMARY</b>	<p>During the recent development of the City of Boerne Parks, Recreation, and Open Space Master Plan it was recommended that the city should consider a review and update to the current parkland dedication ordinances.</p> <p>These ordinances are used as a tool to require new development to provide parkland and monies for the development of that parkland when they build in a community. These ordinances typically consist of 3 parts, land requirement, fee in lieu of option, and a development fee. Cities are required to develop a formula taking into account "rough proportionality" that show the methodology for the amount of required land and or fee per developed unit.</p> <p>The following is an excerpt from page 94 of the recently adopted City of Boerne Parks, Recreation, and Open Space Master Plan.</p> <p>Parkland dedication ordinances are a tool to ensure open space preservation and development is a priority through the growth of the community. The City of Boerne currently has Open Space Systems requirements in the Planning and Community Design Standards section of the Subdivision Ordinance. These requirements are opportunities for the community to realize open space preservation and park development, at a pace concurrent with subdivision development and household growth in the community. <u>It is recommended the current policies be reviewed to provide specific requirements for development of park facilities, which are in line with the recommended standards of the community as residential subdivision development occurs.</u> Specifically, Section 02, F. Recreational Parkland dedication</p>

requirement methodology should be updated to reflect 2016 demographics and current parkland levels of service, as determined in the Parks Master Plan. These are outlined more specifically below:

According to the current level of service, Boerne offers its residents 21.62 acres of parkland per 1,000 residents (roughly 0.02162 acres per person). As the subdivision guidelines apply to the City Limits and all lands within the ETJ, the population and household sizes from the ETJ will be used as a baseline for this methodology. Based on 2016 population (18,722 people) and number of households (7,120), there are on average 2.62 people per household, which equals to roughly 17.65 dwelling units per acre of developed parkland for Boerne residents. If Boerne residents and staff consider this standard appropriate for future residential development, Table 3-10 Required Open Space, should also be modified to reflect a per dwelling unit standard for parkland dedication.

Additionally, staff could consider updating the Fee in Lieu of parkland dedication to reflect a more straight forward methodology based on fair market value of undeveloped property and establish a per dwelling unit fee. The adjacent map (Parks Service Areas) shows the current park service areas in relation to Boerne city limits and ETJ. Fair market value should be established for each quadrant and development and consideration of service areas of current parks should weigh into the requirements for development. Incentives are also in place to encourage trail development and connectivity to the parks system. As sidewalk and bike lane development should continue to be incentivized, staff could consider adding these amenities into the credit system for the requirements (Section 3.03.006).

It is also recommended for the community to consider the dedication of conservation easements along creeks and waterways to protect the waterways and enable further trail connectivity throughout the community. This will not only serve to protect these riparian areas, but will also enhance the connectivity throughout the park trail system. The City of Boerne Stream Corridor Plan should be reviewed and updated to identify priorities for conservation easement dedication and this dedication activity should also be added into the crediting system to encourage developers to consider this in their overall site design.

Finally, open space dedication and parkland development should be a discussion of pre-development meetings with potential developers within the community. If open space is discussed as a value which should be enhanced, protected or preserved, for future development, developers will have the opportunity to appropriately respond to this

	<p>community value through site design. It is recommended park professionals or landscape architects be utilized through the process of development review, to encourage creative design which enhances the community and mindfully mitigates impacts to the community. Sustainable development requires clear communication of values while providing a certain amount of common sense and flexibility in the application.</p> <p>Should City Council desire to move forward with this recommended review staff can either review in house or enlist the help of a consultant to review and propose changes.</p>
<b>COST</b>	NA
<b>SOURCE OF FUNDS</b>	NA
<b>ADDITIONAL INFORMATION</b>	

This summary is not meant to be all inclusive. Supporting documentation is attached.