

A stylized, colorful illustration of a landscape. The foreground features rolling green hills with dark brown soil patches. On the left, there is a green tree, a purple flower, and an orange flower. A small red bird is flying in the sky above the tree. The background consists of light blue and white wavy lines representing a sky or distant hills.

Parkland Dedication Ordinance

City of Boerne

What is a Parkland Dedication Ordinance

- Parkland dedication is a local government requirement imposed on subdivision and site plan applications mandating the dedication of land for a park and/or the payment of a fee to be used by the governmental entity to acquire land and/or develop park facilities.

Parkland Dedication Ordinance

- Land Dedication
- Fee In Lieu Of Option
- Park Development Fee

Land Dedication

- Must establish methodology based on “Rough Proportionality” and adhere to the Nexus Principle.
- Should account for both single and multi-family developments
- Should contain restrictions on size, location, and suitability of dedicated land.
- Nexus Principle: The principle relates to the establishment of an “essential connection” between the demand generated by a development and the park or park improvement being constructed with the resources provided by the developer.

Fee In Lieu Of Option

- Used when the required land is too small or otherwise not useful for intended purpose.
- Multi-family developments
- Funds must be used for capital improvements.
- Must have a time frame in the ordinance that funds will be spent and they have to benefit the area they are extracted from.

Park Development Fee

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Example of the application of a Parkland Dedication Ordinance.

Nowhere Texas

Population: 20,000

Current Acres Parks: 1000

Units/Acre: 50 sdu 75 mdu

Park Dev Fee: \$1000 sdu \$500 mdu

Market Value Land/Acre: \$ 100,000

New Development

500 sdu's and 150 mdu's

500 Sdu= 10 acres + \$500,000

150 Mdu= 2 acres + \$75,000

Total= 12 acres + \$575,000 dev fee

Fee In Lieu Of= \$1,775,000

Impact \$3000 per SDU

Impact \$1834 per MDU

Current Ordinance Concerns

- Based on 2010 Census.
- Has no park development fee.
- Process does not include any review from Parks Department.
- Does not account for Multi-family developments.
- Can be hard to understand.

A stylized landscape illustration featuring rolling green hills in the foreground and background. The hills are rendered in various shades of green. On the left, a small tree with a brown trunk and a large, rounded canopy of pink and purple flowers stands on a hill. The sky is composed of horizontal bands of light blue and white, suggesting a hazy or layered atmosphere. The word "Questions" is written in a brown, cursive font in the center of the image.

Questions