



AGENDA MEMORANDUM

Public Hearing & First Reading for the City Council Meeting of March 22, 2022
Second Reading Ordinance for the City Council Meeting of March 29, 2022

DATE: March 22, 2022

TO: Peter Zaroni, City Manager

FROM: Dante Gonzalez, Interim Director, Parks and Recreation Department
DanteG@cctexas.com
(361) 826-3133

THRU: Neiman Young PhD., Assistant City Manager
Neimany@cctexas.com
(361) 826-3898

Community Enrichment Fund Ordinance Amendment

CAPTION:

Ordinance amending the Unified Development Code (UDC) to rename the Community Enrichment Fund to the Park Development Fund, eliminate the Park Development Fee, replace the calculation for a Fee in Lieu of Land to a flat fee of \$462.50 per dwelling unit with annual CPI fee adjustment beginning on January 1, 2024, and allow for existing and future Community Enrichment Fund expenditures within applicable Area Development Zones.

BACKGROUND:

Parks development fees, land dedication, and other tools to preserve the City's recreational space were established to meet the City's open space requirements in the Uniform Development Code or UDC. Green spaces or open spaces in projects are essential as these areas allow residents to partake in various outdoor activities. Moreover, open spaces allow fresh air to flow, which is otherwise impossible in the congested areas of a city.

The City currently maintains a two-step approach to collecting revenue to acquire or improve park space. This issue combined with an burdensome accounting process has led to miscommunication between the City staff and the development community. Considering this, City Council requested staff make recommendations to clarify the Community Enrichment Fund and simplify the collection of fees to create or improve open space.

In response to the City Council's request, staff from the City Manager's Office, Parks and Recreation Department, Strategic Innovation Office, Finance Department, Development Services Department, and Legal Department developed recommended amendments to the UDC to simplify the park fee process.

These amendments include charging a flat fee for residential development, accounting for the collection and expenditures of funding by Area Development Plans and indexing future years' fee in lieu of land dedication to Consumer Price Index.

These recommendations will help to simplify the open space process and gain buy-in from the development community. In addition, these recommendations will make expenditures against the Community Enrichment Fund more transparent.

RECOMMENDATION:

Staff recommends the City Council approve the proposed amendments.

LIST OF SUPPORTING DOCUMENTS:

Community Enrichment Fund Ordinance Amendment
Community Enrichment Fund Ordinance Presentation