

ORDINANCE NO. 2025-O-67

AN ORDINANCE AMENDING, ARTICLE III, SECTION 24.56.1 (PURPOSE), SECTION 24.56.2 (GENERAL REQUIREMENTS), SECTION 24.56.3 (TIME REQUIREMENTS FOR PARK IMPROVEMENTS DESIGN AND CONSIDERATION), SECTION 24.56.4 (SPECIAL FUND), 24.56.6 (PARK AND OPEN SPACE MASTERPLAN CONSIDERATION), 24.56.10 (APPENDIX, A AND APPENDIX B), OF THE PARKLAND DEDICATION ORDINANCE, WITHIN THE LAREDO LAND DEVELOPMENT CODE.

WHEREAS, the Parkland Dedication Ordinance is codified within the City of Laredo Land Development Code; and

WHEREAS, the Parkland Dedication Ordinance was adopted in April of 2008; and

WHEREAS, the purpose of the Ordinance is to ensure that citizens have the ability to be within a certain distance from park; and

WHEREAS, amendments to the original ordinance have become necessary in order to keep up rising construction costs and various issues encountered by city staff; and

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 24.56.1: Laredo Land Development Code, 24.56.1, entitled Purpose, is hereby amended as follows:

Section 24.56.1 PURPOSE

This section is adopted to provide recreational areas in the form of ~~neighborhood~~ parks as a function of subdivision and site development in the City of Laredo. This section is enacted in accordance with the home rule powers of the City of Laredo, granted under the Texas Constitution, and the statutes of the State of Texas, including, but not by the way of limitation, Texas Local Government Code Chapter 212 (Vernon 1988; Vernon Supp. 1999). It is hereby declared by the City Council that recreational areas in the form of parks are necessary and in the public welfare, and that the only adequate procedure to provide for same is by integrating such a requirement into the procedure for planning and developing property or subdivisions in the City. ~~consisting of new construction on vacant land.~~ *This ordinance is applicable when the proposed development creates a new increase in density.*

Therefore, the following requirements are adopted to affect the purposes stated above and shall apply to any land to be used for residential purposes:

Section 24.56.2: Laredo Land Development Code, Section 24.56.2 are hereby amended as follows:

Section 24.56.2 GENERAL REQUIREMENTS

Requirements for Parkland and Improvements shall cover both land dedications and park improvement fees for parkland for all types of residential development.

A. Parkland Dedication and Site Approval Process

1. Every master plan, plat or site plan that incorporates residential development (single family, multi-family or manufactured housing) that results in an increase in net density as determined by the City of Laredo Parks Department must designate park space to be dedicated as a ~~neighborhood~~ park unless otherwise provided for hereunder.
2. The proposed site of the park shall be shown on the master plan and shall be labeled "proposed park".
3. The designation on a master plan of "proposed park" shall in no way obligate the City of Laredo to accept the proposed park until such time as the park site has been approved as set forth herein and submitted and accepted by the City Council of the City of Laredo through a separate dedication instrument, the form of which shall be approved by the City Attorney of the City of Laredo.
4. Once a master plan has been submitted to the Planning and Zoning Department, as set forth above, a copy of the master plan shall immediately be submitted to the Parks & Recreation Department of the City of Laredo.
5. The Director of the City of Laredo Parks and Recreation Department shall review the master plan's proposed park site and formulate a written recommendation.
6. The written recommendations of the Parks and Recreation Department Director shall, within two business days, be submitted to the Planning and Zoning Department and shall be included with the comments on the master plan, plat or site plan, to be deliberated on and approved by the City of Laredo Planning and Zoning Commission. In the event the time frame set out above cannot be met, the Director of the Parks and Recreation Department may present his / her recommendation to the Planning and Zoning Commission at their meeting and submit the written recommendation within five working days after the meeting.
7. Upon approval of the master plan and park site the Director of the Parks and Recreation Department shall submit the park site to the City Council for "Parkland Site Reliance Approval". Said submission shall include the written recommendation of, the Parks and Recreation Director and the Planning and Zoning Commission.
8. "Parkland Site Reliance Approval" of the site or sites issued by the City Council is sufficient for the developer to rely on and to continue the development process. It shall insure acceptance of the parkland by the City in compliance with the Parkland Site Reliance Approval. The pendency of the Parkland Site Reliance Approval shall not be construed to prohibit a developer from proceeding with the platting of the first phase of the development.
9. As part of the master plan review process, a letter of approval will be issued to the developer from the Parks Director that shall stipulate the improvements to be built on the dedication parkland (whether improvements are to be made by the developer or the City), and the timeline for park design and construction completion.
10. In the event that a Developer makes any material and substantial change to the master plan, as determined by the Planning Director, the Developer shall be required to initiate the approval process for the park site or sites again.
11. Upon submission of a plat or site plan to the Building Department for a multi-family development, the requirements for parkland and improvements shall be reassessed to ensure consistency with the Parkland Dedication Ordinance.
12. Prior to acceptance of parkland, developer will provide a copy of CAD file of park boundary and contour data.

B. Land Dedication

1. Whenever parkland is included in a final plat to be filed of record with the County Clerk of Webb County for development of a residential area in accordance with the subdivision regulations of the City, such plat shall show the parkland to be dedicated and shall be labeled "~~open space~~ park land ." The plat shall include a fee simple dedication of the area of land to the City for park purposes or the parkland may be conveyed as a park by separate dedication instrument as approved by the City Attorney. Dedication and Park Improvement fees shall be calculated as per Appendix A, Fees and Calculations, attached herein and incorporated and made a part of this ordinance for all purposes. The Developer will have thirty-six (36) months of date of recordation of the first phase or issuance of Building Permit to build a park, or have eighteen (18) months to dedicate the park by either plat or metes and bounds in a separate instrument.

2. The required land dedication of this subsection may be met by a payment of money in lieu of land when permitted or required by the other provisions of this section.

3. Parkland for the entire approved master plan may be dedicated prior to the final approval of the first plat filed at the ~~developer~~ Park Director's discretion.

4. For plats of initial master plan phases and site development in which the initial plat does not include parkland but is subject to dedication of parkland and the master plan is phased through multiple plats the following shall apply:

a) Deferment Contract

(1) If the subdivision is proposed in phases and proposed parkland is shown on a master plan and the first phase or plat includes less than one hundred fifty (150) residential lots or dwelling units then the applicant may plat the first phase or plat and defer the dedication of parkland; however, no further subdivision plat within the master plan or the property subject to that master plan shall be accepted or approved unless and until parkland is dedicated as per the requirements of this ordinance. In no event shall any deferral continue more than ~~eighteen (18) months~~ thirty-six (36) months from the date the plat is filed of record with the Webb County Clerk. They will have 18 months to dedicate the park to the City if the developer is not building the park. The developer shall reserve parkland for dedication by entering into an enforceable contract, which shall include the provisions set forth in this section, with the City and approved by the City Attorney.

(2) No development which enjoys the deferral of the parkland dedication shall proceed to plat a subsequent phase irrespective of ownership, the transfer of ownership of the remainder of the undeveloped property subject to the original approved master plan, or the amendment of the master plan, until the provisions set forth in the preceding paragraph have been met.

(3) If the actual number of completed dwelling units exceeds the figure upon which the original dedication was based additional dedication shall be required and shall be made by Cash Payment in lieu of land as calculated in this ordinance.

(4) For multi-family development or development where parkland was neither previously dedicated nor payment made with the filing of a plat or the number of completed dwelling units. exceeds the figure upon which the original dedication was made, additional park land may be dedicated, private park land and improvements may be provided to accomplish the requirements of this ordinance (so long as the entire requirement of parkland for the multi- family development is met by the private park), or payment in lieu of land required by this section shall be made at the time of the building permit application and the funds so collected shall be used for improvements to the original park dedication.

C. Cash Payment In lieu of Land

1. A landowner or developer responsible for dedication under this section may, upon request, meet the requirements of section 24.56.2 B in whole or in part by cash payment in lieu of land, in the amount calculated pursuant to Appendix A and amended from time to time by City Council, sufficient to acquire

parkland or to improve existing parks. This request is subject to the recommendation of the Director of Parks and approval by City Council. The recommendation must be based upon the following criteria:

- a) A ~~neighborhood~~ park exists within the service area of the new neighborhood and has capacity to serve the new neighborhood or there is additional land adjacent to the park which will be acquired with the funds to meet the needs of the new neighborhood; or
- b) The master plan or plat subject to dedication has less than 150 residential units and a community park is within the neighborhood service area which has sufficient capacity to meet the needs of the neighborhood seeking the exception within the service area for a neighborhood park; or
- c) The development making request for cash in lieu of land has 35 or fewer residential units and the funds must be used to improve the nearest park.

2. The fee in lieu of land dedication requirements shall be due and payable prior to plat recordation. Cash payments in lieu of land may be used for acquisition of new parkland serving the subject development, improvements to existing parkland serving the subject development, or for capital replacements to existing park facilities serving the neighborhood, or any purpose reasonably related to new parks or new park facilities serving the subject development, ~~limited to include~~ the following purposes:

- i. speed humps for parks abutting roads if it is shown that the development and park activity have created an increase in auto and pedestrian traffic in the immediate vicinity;
- ii. traffic signals or signs after it is shown that the development and park activity have created an increase in auto and pedestrian traffic in the immediate vicinity; and
- iii. sidewalks abutting the park.

Any and all traffic control device installation shall comply with Chapter 19 of the City of Laredo Code of Ordinances.

D. City Option to Require Cash In Lieu of Land

The City may from time to time decide to purchase land for parks or own land in or near the area of actual or potential development. If the City does purchase park land or owns land, the City shall have the right to require subsequent park land dedications in the surrounding area to be in cash so long as the park has the capacity to serve the development's ~~neighborhood~~ park requirements, meets the service area requirements of a ~~neighborhood~~ park, the cash is used for ~~neighborhood~~ park capital improvements or capital replacements and the land is dedicated as a park. In the event the park is fully improved to ~~neighborhood~~ park standards and no capital replacements are anticipated within two years, the cash may be used for capital improvements to the park nearest the ~~neighborhood~~ development boundary as identified under Section 24.56.4 C, without crossing a major thoroughfare unless safe crossing is approved by the Traffic Department.

E. Park Improvement Fee

In addition to the land dedication there shall be a Park Improvement Fee, as may be amended from time to time by City Council, to provide improvements to the park to meet the standards for a neighborhood park, community park, metropolitan, or regional park to serve the service area in which such development is located. Park improvement fee is due prior to the time of filing the final plat or issuance of initial building permit, which also applies for commercial development if its housing, and shall be calculated as per Appendix A, Fees and Calculations, attached herein and incorporated and made part of this ordinance for all purposes. Each plat or site plan will not be eligible to be recorded until park improvement fees have been paid.

F. Park Improvements by Developer or Landowner

- 1. A landowner or developer may request that he construct park improvements and dedicate the land and the

improvements to the City, in fulfillment of the requirements of this Ordinance. Such improvements shall be in accordance with the need's assessment of the current Parks and Open Space Master Plan, as adopted by the City, include park amenities (based on current market value) with total cost based on the park improvement fee requirement and be completed within thirty-six (36) months of date of recordation of the first phase or issuance of building permit. Such improvements will include seating, service, walking, sports amenities playgrounds and open space as identified in Appendix B. Improvement plans and specifications shall be subject to the review and approval or disapproval by the Director of Parks. All park improvements shall be subject to inspection and approval by the City Engineering Department for compliance with the approved plans and specifications. Improvement plans and specifications must meet all applicable Federal, State, and local regulations. Once improvements are inspected and approved by the City Engineering Department the completed park shall be presented to City Council for acceptance as a park and the landowner or developer shall deed the park and improvements to the City within six (6) months of acceptance by City Council. The criteria listed in Section 24.56.7 still applies to the resulting park.

2. The landowner or developer shall post a financial guarantee for 100% of the cost of those park improvements which have not been completed and approved by the City Engineering Department and the thirty-six (36) month required time period for construction has expired. This guarantee shall be filed with the City prior to plat recordation of the next phase. The developer will have an additional 6 months extension to complete the park within the required time frame. The financial guarantee will be released after the following requirements are met:

- a) Improvements must have been constructed in accordance with the Approved Plans.
- b) All Parkland upon which the improvements have been constructed has been dedicated as required under this ordinance.
- c) All manufacturer warranties have been provided for any and all equipment.
- d) Improvements must meet all applicable Federal, State, and local regulations as of the time of the approval of plans and specifications.
- e) A Certificate of Completion of the park improvements has been issued by the City Engineer

3. Upon issuance of the Certificate of Completion, the landowner or developer shall warrant all improvements for a period of one (1) year. The City Manager or his designee shall release the financial guarantee upon issuance of the Certificate of Completion. The developer shall remain liable to the City for any and all warranty repairs for one year pursuant to the certificate of warranty.

4. The City may draw on the financial guarantee if:

- a) Landowner or developer fails to complete the improvements in accordance with the Approved Plans within the required timeframe
- b) Landowner or developer fails to dedicate the parkland on which the improvements are constructed within the required time frame at which point, funds will be used in the nearest park to meet the level of service of that subdivision.

5. Landowner or developer shall be liable for any deficiency between the amount of the guarantee and the cost of completion of the installation of improvements and the amount of any warranty work. (Amended Ord. No. 2019-O-036, § 24.56.2 (A (5, 6, 7, 8, 9), C (1), and F (1)), 3/18/19; Ord. No. 2021-O-001, § 24.56.2 (C (2)) 1/19/2021)

6. Upon submission of a plat or site plan to the Building Department for a multi-family development, a landowner or developer shall post a financial guarantee in the form of a Trust Agreement and will construct the recreational amenities as defined below to the same standard as provided herein. Upon

submission of all receipts and site inspection by the Parks and Recreation Department, the funds will be released and reimbursed to the Landowner or Developer. If landowner or developer cannot develop recreational space in accordance with this ordinance, the Park Improvement Fee and Fee in Lieu shall be assessed and paid prior to receiving building permit and the funds will be used to construct amenities at the nearest park.

Section 24.56.3 Laredo Land Development Code, Section 24.56.3 are hereby amended as follows:

Section 24.56.3 TIME REQUIREMENTS FOR PARK IMPROVEMENTS DESIGN AND COMPLETION

A. The timeline for park design and construction/completion for a one plat development (single phase development) shall begin at plat recordation and the park improvements shall be completed within ~~eighteen~~ thirty-six (36) months of plat recordation.

B. The timeline for park design and construction completion for phased developments ~~where in the master development plan calls for several dedicated park sites, where each plat includes dedicated parkland,~~ shall be established in the same manner as for single phase developments.

C. If, however, the master development plan calls for all required parkland dedication in one specific phase (plat) of the ~~development and the applicant has entered into a deferment agreement as identified above,~~ the timeline for park design and construction completion shall run as of the date of ~~the dedication of parkland outlined in the deferment agreement~~ recordation of the first plat in the series of plats subject to the approved master development plan and be completed within ~~eighteen~~ thirty-six (36) months ~~of the platting of the park~~. The Director of the Planning and Zoning Department and the Director of the Parks Department shall have the right to approve the order of phasing of the development so that development will reach the dedicated parkland ~~as soon as possible~~ within the timeline specified above. In no event shall more than three phases be developed before the park is platted and improved. In any event said park, including any temporary easements necessary to access the park. (For non-contiguous dedications, vehicular access may be provided by a forty feet (40') minimum width temporary access easement if no other access exists, subject approval of the Parks Director) shall be dedicated within eighteen (18) months of the date of final recordation of the first plat in the series of plats as per the approved master development plan or prior to the final recordation of the second phase (plat) whichever occurs first.

(Amended Ord. No. 2019-O-036, § 24.56.3, (A and C), 3/18/19)

Section 24.56.4: Laredo Land Development Code, Section 24.56.4, entitled Definitions, is hereby amended as follows:

Section 24.56.4 PRIOR DEDICATION; ABSENCE OF PRIOR DEDICATION

A. Parkland Dedication Credit shall be given for land dedicated and utilized in accordance with Section 24-57.9 of the Green Space Preservation Ordinance toward the dedication of parkland required by this ordinance or credit will be given for dedications pursuant to this ordinance.

B. If a landowner or developer wishes to dedicate additional parkland, the parkland dedication in excess of the requirements of this ordinance is deemed a Parkland Dedication Credit. The City may require and/or accept up to 1.56 additional acres per 256 (329) dwelling units from a developer for new development

C. Parkland Dedication Credit may be sold or transferred between projects at full credit for the requirements of this ordinance, provided that the receiving project is within ~~or crosses a one and a half a two (1-2-2) mile radius~~ of the project boundary of the site and does not cross a major thoroughfare, unless safe crossing is approved by the Traffic Department, from which the credit originated if such parkland dedication is made pursuant to this ordinance.

D. If a dedication requirement arose prior to passage of this section, that dedication requirement shall be

controlled by the “City of Laredo Annexation Agreement and Service Plan” under which the dedication requirement was incurred and approved by the Laredo City Council by and through an Annexation Ordinance. Additional dedication shall be required only for any increase in density and shall be based upon the ratio set forth in said City of Laredo Annexation Agreement and Service Plan.

E. The origination of Parkland Dedication Credits and their later use must be acknowledged by contract executed by the City Manager ~~in writing from the Director of Parks.~~

F. Parks not accessible to the general public, run by HOA's or an Apartment Management Company, may count towards the required parkland dedication as long as the Parks Department is not responsible for development, construction, or ongoing maintenance of said park and they meet the same requirements based on cost and size.

Section 24.56.5: Laredo Land Development Code, Section 24.56.5, entitled Special Fund, is hereby amended as follows:

Section 24.56.5 SPECIAL FUND

A. There is hereby established a special fund for the deposit of all sums paid in lieu of land or pursuant to this ordinance, any preceding ordinance or annexation agreement. Said fund shall be known as the “Parkland Acquisition and Park Improvement Fund”.

B. The Director of Parks shall prepare an annual budget for the expenditure of available funds in the Parkland Acquisition and Park Improvement Fund and it shall be included in the City's annual budget, the Capital Improvement Program and shall be approved by the Laredo City Council. Prior to the preparation of any budget, the Director of Parks shall ~~seek recommendations for the expenditure of Parkland Acquisition and Park Improvement Funds from the Laredo Parks and Recreation Board and~~ insure the expenditures are consistent with any Park Master Plan needs assessment. Parkland Acquisition and Park Improvement Fund shall be used for the acquisition, development or improvement of parkland or any purpose reasonably related to new parks or new park facilities serving the subject development, to include the following purposes:

- i. Speed humps for parks abutting roads if it is shown that the development and park activity have created an increase in auto and pedestrian traffic in the immediate vicinity;
- ii. Traffic signals or signs after it is shown that the development and park activity have created an increase in auto and pedestrian traffic in the immediate vicinity; and
- iii. Sidewalks abutting the park.

Expenditures from this fund are subject to the restrictions contained in Section 24.56.2 C 2. Any and all traffic control device installation shall comply with Chapter 19 of the City of Laredo Code of Ordinances.

C. The City shall account for all sums paid under this ordinance with reference to the individual developments and plats involved. Any funds paid for such purposes must be expended by the City within thirty-six (36) months after the filing of the final plat, or, if a phased development, the filing of each phase or section of the contributing subdivision.

D. Where funds or a dedication for a phased development have been paid or made for the entire development at one time, and the original developer does not complete all phases of the entire development, the funds or dedication so paid or made shall satisfy the park and money requirements of this ordinance for the undeveloped land and no further dedication or money shall be required unless there is an increase in density, in which case additional parkland and fees may be required.

(Amended Ord. No. 2021-O-001, § 24.56.5 (B). 1/19/2021)

Section 24.56.6: Laredo Land Development Code, Section 24.56.6, entitled Park and Open Space Master

Plan Consideration, is hereby amended as follows:

Section 24.56.6 PARK AND OPEN SPACE MASTER PLAN CONSIDERATION

Master Park System Plan

- A) There shall be a Master Park System Plan that will be reviewed and approved by the City Council of the City of Laredo prior to the City Council's annual budget hearings.
- B) The Master Park System Plan shall be reviewed and comments and recommendations shall be made by the Planning and Zoning Commission and the *Parks and Recreation Department Director* ~~Laredo Parks and Recreation Board~~ prior to submission of the Master Park System Plan to City Council.
- C) The Master Park System Plan shall consist of a map of the corporate limits of the City of Laredo and the extraterritorial jurisdiction of the City of Laredo. Additionally, the Master Park System Plan shall include the most current version of the City's recreational needs assessment and summary of priority items for Laredo Parks and Open Space.
- D) The Master Park System Plan shall include a graphical representation (map) of the site of developed parkland, undeveloped parkland, arterials, parkland subject to annexation agreements, proposed parkland and rivers, creeks, arroyos, streams, power line easements 60 feet in width or greater and pipe line easements 50 feet in width or greater and abandoned gas line easements.
1. Linear Park System refers to the parks and linear linkage system which connects parks.
 2. Linear Linkage System refers to rivers, creeks, arroyos, streams, power line easements 60 feet in width or greater and pipe line easements 50 feet in width or greater, or other easements or conveyances of 60 feet or wider which are intended to connect parks.
- E) Park location shall be based on the Master Park System Plan map and the Parks Director, ~~the Laredo Parks and Recreation Board~~, the Planning Director and the Planning and Zoning Commission shall give preference to Master Development Plans (Master Plans) which designate parkland which is accessible to and/or converges with the Linear Park System.
- F) Development which proposes in its Master Development Plan to locate a park (which meets park requirements under Section 24.56.7) next to or abutting a public elementary school, middle school or high school shall be given priority ~~and the location of the park shall not require approval of the Parks Director, Laredo Parks and Recreation Board, Planning and Zoning Commission~~ and the Master Development Plan shall be submitted contemporaneously with its submission to the Planning Department to the Parks Director for review and preliminary dedication approval of the park by the City Council ~~of the park~~. Upon final approval of the Master Development Plan by the Planning and Zoning Commission the Developer may submit a dedication deed to the Parks Director for consideration and acceptance of the park by the City Council. In no event shall the Developer complete more than twenty-five percent of the development without the submission of a dedication deed to the City Council and acceptance thereof.
- G) When a park is proposed to abut a school the Parks Director shall have the authority to negotiate a joint agreement with the school district subject to City Council approval.

Section 24.56.7: Laredo Land Development Code, Section 24.56.6, entitled Park and Open Space Master Plan Consideration, remains as follows:

Section 24.56.7 PARK TYPES

Mini Park

Definition Summary: A play lot or playground provides space for parental supervised recreation of toddlers and young children within a neighborhood.

Size Objectives: ½ acre to 1½ acres.

Service Area Objectives: Generally, within a neighborhood of a ½ mile radius or population of up to one thousand (1,000).

Location Objectives: Located in protected areas with separation (fencing or other buffer) from street traffic yet in areas with high visibility; serving local neighborhoods and may adjoin schools, libraries or police and fire facilities.

Orientation: Small geographic areas or neighborhoods. Serves youth in ages ranging from toddlers to 12 years, with adult supervision.

Function: Provides outdoor play experiences for the young under parental supervision. Generates neighborhood communication and provides physical and health opportunities, diversion from work and domestic chores. Promotes neighborhood solidarity.

Space, Design & Service Area: The size of a play lot or playground may range from as small as 2,500 sq. ft. to 1.5 acres. *

The amenities generally include sand play areas, play apparatus, play equipment and other special child-oriented features. The service radius in terms of distance from population served is limited to a ¼ mile.

* (NOTE: Stand-alone play lots require more land area than play lots incorporated into larger parks.) Mini

Parks are the smallest parks and are used to meet limited or isolated recreational needs.

Examples include parks in isolated development areas, limited populations, unique recreational opportunities, urban plazas, scenic overlooks and public use areas.

Typical Mini Park Elements

Active Use Facilities

- Volleyball Courts
- Playgrounds
- Horseshoe Pits
- Splash Areas
- Skateboard Areas
- Tot lots/Children's

Play Areas Passive Use

Facilities

- Picnic Areas
- Arbors
- Seating Areas
- Fountains*Scenic Overlooks
- Themed Gardens

Neighborhood Park

Definition Summary: A neighborhood park, by size, program and location, provides space and recreation activities for the immediate neighborhood in which it is located. It is considered an extension of neighborhood residents' "out-of-yard" and outdoor use area.

Size Objectives: Two (2) acres to fifteen (15) acres.

Service Area Objectives: Generally, a one-half (1/2) mile to a one and one-half mile radius (1.5), but to be further defined by arterial street patterns which form the limits of neighborhood or recreation service area. Population served may range from 1,000 and up to 5,000. The service standard for this park is 1 acre per 1,000.

Location Objectives: Centrally located for equitable pedestrian access within a definable neighborhood service area. In instances where the park is from 2 to 5 acres it is recommended that it be next to or adjoining or adjacent to an elementary, middle school or high school, or fire station/library, if possible.
Program Objectives: Compatible with the neighborhood setting and park site constraints. May include the following, which are determined with public input as to use and activities:

Limited Parking if any

Restrooms

Bike Racks

Tot Lot / Children's Play Area

Family Event / Group Picnic

Facility

Informal Family Picnic Area with Benches & Tables

Unstructured Turf Grass Play Area / Play or Practice Field for Children, Young Adults & Families

Sport Facilities - Compatible with Neighborhood Setting & Park Site Constraints

- 1) Basketball: half court, full court or tri-court configuration
- 2) Volleyball area
- 3) Softball field / soccer practice or game overlay
- 4) Other features as needs or site conditions allow
- 5) Skateboard Areas

Orientation: Serves all age groups, with an emphasis on youth and families in neighborhood settings.

Function: To provide a combination of active recreation and passive activities, both outdoor and indoor facilities, and special features as required or needed.

Neighborhood Parks remain the fundamental element of the park system, serving as the recreational and social focus of the neighborhood. Neighborhood Parks are developed for recreational activities for those living within the immediate area.

Typical Neighborhood Park

Elements Active Uses

- Multipurpose Ball Fields
- Basketball Courts
- Tennis Courts
- Playgrounds
- Open Play Areas
- Volleyball Courts
- Horseshoe Pits

Park Court Passive Uses

- Individual / Group Picnic Area
- Trails
- Open Spaces / Fields
- Gardens
- Seating Areas /Pavilion

Community Park

Definition Summary: A Community Park, by size, program and location, provides space and recreation activities for a defined service area, the entire city or significant geographic segment of the city's population.

Size Objectives: Approximately 15 acres up to 99 acres.

Service Area Objectives: Generally, a 2 to 5-mile radius.

Location Objectives: Centrally located if planned to serve a particular geographic segment of the city. Located adjoining or immediately adjacent to a collector street providing community-wide vehicular access, reducing neighborhood traffic impacts. Connected with off-street community trail and bike lane system whenever possible. Adjoining or adjacent to an elementary, middle or high school, library, police and fire facilities if possible.

Program Objectives: Compatible with the community setting and park site constraints. May include the following facilities:

Off-street parking calculated to satisfy demand of park and recreation activities provided. Includes bike racks and public transit station at the site and both on-site and street parking.

Restrooms

- 1) Should accommodate the level of park and recreation activities provided and number of people served and at a minimum include:

for male restrooms:

4 water closets
4 urinals
4 lavatories

for female restrooms:

6 water closets
4 lavatories

Restrooms should be located within a reasonable walking distance from children's play equipment and

other high-use areas at one or more sites.

Community Recreation Center

Park Maintenance & Equipment Storage

Building Tot Lot / Children's Play Areas

Picnic Shelters

Picnic Facilities

Sport / recreation facility fulfilling the overall city demand

Appropriate program elements include:

Community Pool/Water Feature

Soccer Fields

Softball, Little League Baseball, Junior Pony League Baseball

Football

Roller Hockey / Skate Board Area

Tennis courts

Basketball courts

Amphitheater / Performing Arts and

Pavilions Volleyball (indoor and outdoor)

Jogging Trails/Tracks

Other facilities as desirable and park site plan permissible

Concessions (Food and Beverage)

Orientation: Multi-purpose service area or a community-wide recreation / resource serving most or all of the population.

Function: Provides opportunities for indoor and outdoor recreation of a diverse mix of uses and experiences, including walking and bicycling, outdoor performances, various programmed and non- programmed field sports, swimming, and special events.

Typical Community Park

Elements Active Uses

- Ball Fields
- Volleyball Courts
- Basketball Courts

- Tennis Courts
- Archery Ranges
- Playgrounds
- Handball Courts
- Open Spaces / Fields
- Horseshoe Pits
- Swimming Pools
- Skate Park
- Shuffleboard Courts
- Bike Trails
- Hike Trails

Passive Uses

- Individual/Group Picnic Area Trails
- Open Spaces/Fields
- Gardens
- Cultural Activities Facilities
- Seating Areas/ Pavilions
- Nature Study

Metropolitan Park

Metropolitan parks are large park facilities that serve several communities. They range in size from 100-499 acres and serve the entire city. The metropolitan park is a natural area or developed area for a variety of outdoor recreation such as ball fields, playgrounds, boating, fishing, swimming, camping, picnicking, and trail systems.

Regional Park

Regional parks are very large multi-use parks that serve several communities within a particular region. They range in size from 500 acres and above and serve those areas within a one hour driving distance. The regional park provides both active and passive recreation, with a wide selection of facilities for all age groups. They may also include areas of nature preservation for activities such as sight-seeing, nature study area, wildlife habitat, and conservation areas.

Special Use Park

Definition Summary: A Special Use Park is often designed as a revenue-generating enterprise created to satisfy the demand for a particular sport, recreational activity or special event. A Special Use Park may also be a sports park combined with enterprise activities and administered as a community recreation resource.

Size Objective: The actual size is determined by land availability and facility market demand for special uses or recreation programs.

Service Area Objectives: Community or area-wide and determined by the type of recreation program, special events or use activities.

Location Objectives: Determined by the property opportunity, service area and size objectives.

Program Objectives: Special Use Parks require facility programming that is user- or market-driven and based on community needs or economic and service principles for public and private partnerships. The magnitude and type of special use facilities may include but are not limited to:

- a. Water Play Park

- b. Amphitheater
- c. Festival Swap Meet Farmers Market
- d. League Individual Sports Complex
- e. Fitness Entertainment Center
- f. Skateboard In-line Hockey Park
- g. Recreation Programs & Classes

Orientation: Provides recreation programming, sports and special event attractions and activities for all age groups.

Function: Special events, fairs, festivals, expositions, symposiums, sports, community gatherings, ethnic / cultural celebrations, plays and numerous other recreational programs and activities.

Space, Design & Service Area: The minimum size for special parks varies depending on intended use and programming.

The Special Use Parks classification covers a wide range of parks and recreation facilities oriented toward single-purpose use. Special Use Parks generally fall into three categories: (1) special event facilities; (2) passive recreation facilities; (3) specialized sport facilities.

Typical Special Use Park

Elements Special Event

Facilities

- Performing Arts Parks
- Theaters Community
- Amphitheaters

Passive Recreation Facilities

- Community Centers
- Senior Centers
- Arboretums
- Marinas
- Gardens
- Zoos
- Nature Center
- Museums / Historical Areas Specialized Sport Facilities
- Tennis Centers
- Skate Park
- Softball / Baseball Complexes
- Sports Stadiums
- Hockey Arenas
- Golf Courses
- Aquatic Parks
- Football Stadium
- Soccer Stadium
- And sport facilities

School-Park

Definition Summary: By combining the resources of two public agencies, the school park classification allows for expanding the recreation, social and educational opportunities available to the public in an

efficient and cost-effective manner.

Depending on the circumstances, school-park sites often complement other public recreation or open lands. As an example, an elementary/middle school site could also serve as a neighborhood park.

Likewise, middle or high school sports facilities could do double duty as a community park or as youth athletic fields. Depending on its size, one school-park site may serve in a number of capacities, such as a neighborhood park, youth athletic fields, and a location for recreation classes. Given the inherent variability of type, size and location, determining how a school-park site is integrated into the park system will depend on case-by-case circumstances. The important outcome in the joint-use relationship is that both the school district and the park system benefit from shared use of facilities and land area.

Size Objective: The optimum size of a school-park site depends on its intended use. The size criteria established for Neighborhood Park and Community Park classifications may apply.

Service Area Objectives: Neighborhood Park and Community Park classifications criteria should be used to determine school-park functions and area served. For planning purposes, the degree to which school lands, including buildings or facilities, meet community needs depends on the specific inter-local agreements formed.

Location Objectives: The location of a school-park site will be determined by the school district based on district policy. Coordinated city and school district planning allows for siting, acquisition and facility development to be responsive to community needs. Service areas for school-park sites will depend on the type of use and facilities provided.

Program Objectives: The criteria established for neighborhood parks and community parks should be used to determine how a school-park site is developed and programmed. Where feasible, if athletic fields are developed at a school-park site, they should be oriented toward youth rather than adult programs.

Establishing a clearly defined joint-use agreement between involved agencies is critical to making school-park relationships workable. This is particularly important with respect to acquisition, development, maintenance, liability, use, and programming of facilities issues.

The orientation of school-park projects is typically for neighborhood and community recreation services. The functions may include sports, recreation classes, passive recreation activities and other recreation programs suitable to an elementary, middle or secondary education school.

School-Parks serve the recreational needs of neighborhoods or large areas within the community. The school-park service area is generally consistent with the established population services design standard for the school.

School-parks accommodate recreation programs, sports activities and specialized recreation functions.

Typical School-Park Elements

Active Use Facilities

- Ball Fields
 - Basketball Courts
 - Tennis Courts
 - Playgrounds
 - Soccer Fields
 - Swimming Pools
 - Volleyball Courts
 - Running & Jogging Paths / Tracks
 - Handball Courts

- Gym Facilities

Passive Use

Facilities

- Individual/ Group Picnic Areas
- Dance Spaces
- Open Spaces/Fields
- Performance Arts Facilities
- Recreation Classrooms
- Nature Study Areas
- Festival Spaces

The preceding park classification models are provided to assist the department with a graphic definition of the size and character of each park classification used in this document. Actual design and configuration of new facilities will be influenced by property size, topography, surrounding land uses and design criteria for the specific park to be developed. The park design criteria should consider specific needs of the population within a given service area. Standards for park design should be carefully followed to ensure quality of facilities and recreation program services for each park.

Section 24.56.8: Laredo Land Development Code, Section 24.56.6, entitled Park and Open Space Master Plan Consideration, remains as follows:

Section 24.56.8 TRAIL & PATHWAY CLASSIFICATIONS

Pedestrians, bicyclists and users of various other non-motorized transportation modes need safe, convenient and direct routes linking neighborhoods with schools, and, parks. The ultimate goal is for residents of all age groups and skill levels to have the opportunity to travel on a wide variety of trails to reach destinations within and outside of the city.

The Master Park System Plan provides the framework for the establishment, growth and maintenance of a citywide trail system that will include linkages to trail systems for access to neighborhoods, schools and parks. In conjunction with the city's Transportation Plan, and various other municipal policies, the trail designations and classifications shall be included in, and are an integral part of the Master Park System Plan.

Types of Trails Standards for various types of trail, bikeway and path facilities.

Paved Class I Shared Use Paths: are provided to accommodate non-motorized wheel and pedestrian use. These are often located within a designated greenbelt and/or utility corridor. The need to accommodate multiple users requires a width of 10 to 14 feet, with 2-foot shoulders and a minimum 10-foot height clearance.

Class II Bike Lanes: are associated with roadways. Class II bike lanes are defined by standards as having a minimum 5-foot width-one foot wider than AASHTO minimums.

Class III Bike Routes (Shared Route): usually involve a combination of a wide curb lane (13-14 feet in width) and designation as a bicycle route. **Shared Use Soft Surface Trails:** are designed for a 6 to 10- foot trail width, and are intended for predominantly recreation use.

Local Soft Surface Trails: are intended for areas with a less intense use. Intended to preserve the natural setting in which it is located, local soft surface trails are narrower and have somewhat tighter design clearances, appropriate for pedestrian and limited mountain-bike use.

Local Paved Path: are often narrower (4 to 6 feet) than a typical Class I trail, these facilities are intended to have the same general design specifications for shoulders, grade and sight distance as other paved facilities.

Hillside Connection Trails: are trails intended to provide pedestrian access along steep terrain. These are narrower facilities (3 to 6 feet) with gravel or wood mulch surfaces. Due to steeper grades, these paths may not be suitable for persons with disabilities or for all types of bicycles.

Neighborhood Paths: are intended for locations alongside roadways. They may be either a paved or soft-surface facility. Generally, not intended for bicycle use, these facilities should have at least a 5-foot lateral separation from the roadway, although more is much preferred.

Section 24.56.9: Laredo Land Development Code, Section 24.56.6, entitled Park and Open Space Master Plan Consideration, remains as follows:

Section 24.56.9 PARKLAND CRITERIA, DEFINITIONS AND ADDITIONAL REQUIREMENTS

- A. Any land dedicated to the city under this section must be suitable for park and recreation uses.
- B. Prior to the dedication of land, the Developer/Owner shall make full disclosure of the presence of any hazardous substances and/or underground storage tanks (UST's) of which the Developer has any knowledge. The City, at its discretion, may proceed to conduct such initial environmental test and surveys on the land, as it may deem appropriate, and the Developer shall grant to the City and its agents and/or employees such reasonable access to the land as is necessary to conduct such surveys and tests. In the event the City elects to send its agents and/or employees onto the Developer's land it shall provide for hold harmless, indemnification and liability insurance as necessary to protect the Developer.
- C. If the results of such surveys and tests indicate a reasonable possibility of environmental contamination or the presence of UST's the City may require further surveys and tests be performed at the Developer's expense as the City may deem necessary prior to its acceptance of the dedication, or in the alternative, the Developer may or the City may require that the Developer identify alternative property or pay cash in lieu of such park land dedication.
- D. The park site shall be free of trash and debris. At the option of the City, the land shall be left in its natural condition or cleared. If the City opts to have the land remain in its natural condition and the developer disturbs the land then, if requested by the Director of the Parks Department in writing prior to the time of final plat approval, the developer shall return the disturbed land to a condition that is as close as possible to its original natural condition.
 - (1) Land that is in the unimproved floodway of a one hundred (100) year storm event according to the City's floodplain administrator is not eligible for fulfilling the dedication requirements of this ordinance.
 - (2) Land that is in a floodplain of a one hundred (100) year storm event is eligible for fulfilling the dedication requirements of this ordinance, provided that:
 - a. An amount equal to one and a half (1.5) times the amount of land required under this ordinance is dedicated.

The entirety of the floodplain that is located within the property boundaries of the development is dedicated The floodplain lands to be dedicated in fulfillment of this ordinance are suitable for recreational uses as determined by Director of Parks.

- b. The floodplain lands to be dedicated in fulfillment of this ordinance are not cleared, channelized, or altered.

(3) The land to be dedicated in fulfillment of this ordinance, as a general rule should have an overall property proportion ratio (width by depth) of two to one (2:1), unless otherwise approved by the Director of Parks. At least one side of the park shall have a minimum of 150 feet of frontage to a public street. Floodplain areas or parkland dedications along drainage ways/creeks/arroyos and power line easements greater than 100' in width are exempt from this requirement.

(4) Seventy five percent (75%) of the land to be dedicated in fulfillment of this ordinance must be less than an eight percent (8%) gradient in any direction.

(5) Criteria for floodplain areas or parkland dedications along drainage ways are stated in section 24.57.9.F of the Green Space Preservation Ordinance.

(6) The surface area of perpetually impounded water (wet ponds and / or lakes) are eligible to meet seventy-five (75%), [as these amenities are recognized as being located in the floodplain and natural drainage areas of the Green Space Preservation Ordinance (24-57.9 B 1)], of the parkland dedication requirements provided that there is sufficient land available for recreational amenities.

(7) The land to be dedicated in fulfillment of this ordinance along an unimproved creek shall not be cleared or altered except that the understory may be removed for purposes of public health, safety and welfare.

(8) Detention improvements may be accepted by the Laredo City Council upon recommendation of the Director of Parks and the Park and Recreation Board provided that the area to be considered is greater than 30 feet wide and meets the gradient requirements for parkland and shall not exceed fifty percent (50%) of the total park area to be dedicated and shall be credited at the rate of fifty percent (50%) of the required parkland dedication. If accepted as part of a park or parkland dedication, the following uses will be allowed for detention areas:

- a. Hike / Bike Trails
- b. Soccer Fields
- c. Practice Fields
- d. Other uses as approved by the Director of Parks

(9) Water, sanitary sewer and electric improvements shall be readily accessible to the park from an adjacent street right-of-way or public easement.

(10) Recreation facilities built by a landowner or developer within detention areas can be accepted pursuant to Section 24.56.2 F. Additional requirements apply to recreation facilities built within detention areas, including:

- a. All improvements must be built one (1) foot higher than the area inundated by a two (2) year storm event. Hydraulic and hydrology models used to calculate such areas must use hydrology generated by ultimate built-out of the contributing watershed (a.k.a. "ultimate hydrology").
- b. The area within the detention area that is lower than the area inundated by a two (2) year storm event must be design in such a way to drain completely. Use of trickle channels is encouraged.
- c. The cost of any drainage structures, control structures, excavation (except in direct relation to construction of recreational facilities), or other drainage related features shall not be included as meeting the requirements of Section 24.56.2 D.

d. Restrooms, concession stands, and similar buildings must be located out of the detention / retention area.

(11) If existing trails (maintained by the City of Laredo), parkland (maintained by the City of Laredo), or public schools abut the property, preference for the land to be dedicated in fulfillment of this ordinance should be given to the land abutting the existing trail or school.

(12) All parkland dedications and park development that is dedicated to the city in fulfillment of the requirements of this ordinance must be fully accessible to the general public without hindrance.

E. Parks should be easy to access and open to the public view, enhance the visual character of the city, protect public safety and minimize conflict with adjacent land uses. The following guidelines should be used in designing parks and adjacent development.

(1) Where physically feasible, park sites should be located adjacent to greenways (the linear linkage system), other parks, and/or schools in order to encourage both shared facilities and the potential co-development of new sites.

(2) A proposed subdivision adjacent to a park may not be designed to restrict reasonable access to the park from other area subdivisions. Street and linear linkage system connections to existing or future adjoining subdivisions may be required to provide reasonable access to parks.

(3) Where a non-residential use must directly abut a park, the use must be separated by a screening wall or fence and landscaping. Access points to the park may be allowed by the Planning and Zoning Commission if public benefit is established.

(4) It is desirable that a minimum of forty percent (40%) of the perimeter of a park should abut a public street. In all cases, the Planning and Zoning Commission shall approve the proposed street alignment fronting on city parks.

(5) Streets abutting a park shall be built in accordance with the thoroughfare plan and the standards of this ordinance; however, the City may require any residential street built adjacent to a park to be constructed to collector width to ensure access and prevent traffic congestion. Landowner or developer shall be entitled to oversize participation in such instance.

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C. If the results of such surveys and tests indicate a reasonable possibility of environmental contamination or the presence of UST's the City may require further surveys and tests be performed at the Developer's expense as the City may deem necessary prior to its acceptance of the dedication, or in the alternative, the Developer may or the City may require that the Developer identify alternative property or pay cash in lieu of such park land dedication.

D. The park site shall be free of trash and debris. At the option of the City, the land shall be left in its natural condition or cleared. If the City opts to have the land remain in its natural condition and the developer disturbs the land then, if requested by the Director of the Parks Department in writing prior to the time of final plat approval, the developer shall return the disturbed land to a condition that is as close as possible to its original natural condition.

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(2) Land that is in a floodplain of a one hundred (100) year storm event is eligible for fulfilling the dedication requirements of this ordinance, provided that:

a. An amount equal to one and a half (1.5) times the amount of land required under this ordinance is dedicated.

b. The entirety of the floodplain that is located within the property boundaries of the development is dedicated.

c. The floodplain lands to be dedicated in fulfillment of this ordinance are suitable for recreational uses as determined by Director of Parks.

d. The floodplain lands to be dedicated in fulfillment of this ordinance are not cleared, channelized, or altered.

(3) The land to be dedicated in fulfillment of this ordinance, as a general rule should have an overall property proportion ratio (width by depth) of two to one (2:1), unless otherwise approved by the Director of Parks. At least one side of the park shall have a minimum of 150 feet of frontage to a public street. Floodplain areas or parkland dedications along drainage ways/creeks/arroyos and power line easements greater than 100' in width are exempt from this requirement.

(4) Seventy five percent (75%) of the land to be dedicated in fulfillment of this ordinance must be less than an eight percent (8%) gradient in any direction.

(5) Criteria for floodplain areas or parkland dedications along drainage ways are stated in section 24.57.9.F of the Green Space Preservation Ordinance.

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b. The area within the detention area that is lower than the area inundated by a two (2) year storm

event must be design in such as way to drain completely. Use of trickle channels is encouraged.

c. The cost of any drainage structures, control structures, excavation (except in direct relation to construction of recreational facilities), or other drainage related features shall not be included as meeting the requirements of Section 24.56.2 D.

d. Restrooms, concession stands, and similar buildings must be located out of the detention / retention area.

(11) If existing trails (maintained by the City of Laredo), parkland (maintained by the City of Laredo), or public schools abut the property, preference for the land to be dedicated in fulfillment of this ordinance should be given to the land abutting the existing trail or school.

(12) All parkland dedications and park development that is dedicated to the city in fulfillment of the requirements of this ordinance must be fully accessible to the general public without hindrance.

E. Parks should be easy to access and open to the public view, enhance the visual character of the city, protect public safety and minimize conflict with adjacent land uses. The following guidelines should be used in designing parks and adjacent development.

(1) Where physically feasible, park sites should be located adjacent to greenways (the linear linkage system), other parks, and/or schools in order to encourage both shared facilities and the potential co-development of new sites.

(2) A proposed subdivision adjacent to a park may not be designed to restrict reasonable access to the park from other area subdivisions. Street and linear linkage system connections to existing or future adjoining subdivisions may be required to provide reasonable access to parks.

(3) Where a non-residential use must directly abut a park, the use must be separated by a screening wall or fence and landscaping. Access points to the park may be allowed by the Planning and Zoning Commission if public benefit is established.

(4) It is desirable that a minimum of forty percent (40%) of the perimeter of a park should abut a public street. In all cases, the Planning and Zoning Commission shall approve the proposed street alignment fronting on city parks.

(5) Streets abutting a park shall be built in accordance with the thoroughfare plan and the standards of this ordinance; however, the City may require any residential street built adjacent to a park to be constructed to collector width to ensure access and prevent traffic congestion. Landowner or developer shall be entitled to oversize participation in such instance.

Section 24.56.10: Laredo Land Development Code, Consideration and Approval, is hereby amended as follows:

Appeal from any decision by the Director of Parks in regards to the provisions of this ordinance shall be in writing, submitted to the Parks Director and the Planning Director and placed on the next agenda of the Planning and Zoning Commission. The Commission may decide contrary to such recommendations only by a concurring vote of a majority of the Planning and Zoning Commission members present.

A. Appeal for any decision by the Planning and Zoning Commission in regards to the provisions of this ordinance shall be by the City Council.

Appendix A “Parkland Dedication Fee Methodology” can be modified by City Council ordinance.

Appendix A

PARKLAND DEDICATION FEE METHODOLOGY

I. Current Desired Level of Service

~~1~~ [2] Acres per 1,000 Population (~~Neighborhood Parks~~)

II. Land Requirements

~~2000~~ [2022] data from U.S. CENSUS Figures – Total Population ~~476,576~~ [257,602]
~~3.90~~ [3.2] Person per Household (PPH) for Single Family and ~~2.82~~ [2.87] PPH for Multi-Family based on census information for owner and renter occupied units. The overall average from the Census is ~~3.70~~ [3.04] PPH (dwelling unit).

- SINGLE FAMILY :~~1~~ [2] acres per 1000 people; MULTIFAMILY 1 acre per 1000 people
1,000 people / ~~3.90~~ 3.04 PPH (based on decennial census) = ~~256~~ [329]
Dwelling Units / residential lots or 2.0 Acre per ~~256~~ [329] Units
Dwelling Units/ multifamily lots of 1 Acre per [329] Units

The minimum land requirement for parkland dedication is ~~one (1)~~ [two (2) acres] per one thousand population – for neighborhood, [*community or metropolitan parks.*]

III. ~~Neighborhood Park Acquisition Cost~~ (Determines Cash Payment In lieu of Land) Fee shall be determined on a per-acre basis at ~~\$45,000~~ [55,000.00] per acre or fraction thereof.

The fee shall be calculated by $A \times V$ = Cash Payment in Lieu of Land; where:

A is the required parkland dedication in acres, calculated to tenths of an acre. V is the per-acre valuation based upon ~~\$45,000~~ [55,000.00]

IV. ~~Neighborhood Park Improvement Fee~~

The developer will be required to pay the City ~~\$80,384.00~~ a park improvement fee for each dwelling which is a designated amount based on the density of the proposed development as identified below:

<u>Lot Description</u>	<u>Lot Size</u>	<u>Average Lots Per Acre</u>	<u>Fee per DU</u>
Multifamily	n/a	n/a	\$375.00
Extra Small lot	3,000-4,499 sq. ft.	16 lots per acre average	\$375.00
Small lot	4,500-5,999 sq. ft.	9 lots per acre average	\$666.67
Medium lot	6,000-9,999 sq. ft.	6 lots per acre average	\$1,000.00
Large lot	10,000sq. ft. and up	4 lots per acre average	\$1,500.00

The City may require up to 1.56 additional acres per ~~256~~ [329] dwelling units (calculated on 1000 population per 2 acres) by reducing the park improvement fee by ~~\$35,000~~ [45,000.00] per additional acre or fraction thereof (see examples #2 and #3).

Example #1: A plat containing ~~256~~ [329] Dwelling Units/**Large** Residential lot (1000

Population) Land Dedication per Section II of the Appendix..... = ~~1~~ [2 Acres]

Park Improvement fee per Section IV of the Appendix

~~256~~ [329] Dwelling Units/residential lot at ~~\$314.00~~ [1,500.00]..... = ~~\$80,384.00~~ [493,500.00]

Example #2: A plat containing ~~256~~ [329] Dwelling Units/**Medium** residential lot (1000 Population) and the City requiring One additional Acre

Land Dedication per Section II of the Appendix = ~~1~~ [2Acres]
Additional Land Dedication = 1 Acre
Total Land Dedication.....= ~~2~~ [3 Acres]
Park Improvement fee per Section IV of the Appendix
~~256~~ [329] Dwelling Units/residential lot at \$ ~~314.00~~ [1,000.00] = \$80,384.00 [329,000]
Additional Land Dedication Credit 1-acre x \$~~35,000~~ [45,000.00] =<\$~~35,000~~ [45,000.00]>
Net Park Improvement fee after credit = \$45,384.00 [284,000]

Example #3: A plat containing ~~256~~ [329] Dwelling Units/ **Small** residential lot (1000 Population) and the City requiring 1.56 additional Acres

Land Dedication per Section II of the Appendix = ~~1~~ [2Acres]
Additional Land Dedication = 1.56 Acres
Total Land Dedication.....=~~2~~ [3.56 Acres]
Park Improvement fee per Section IV of the Appendix
~~256~~ [329] Dwelling Units/residential lot at \$~~314.00~~ [666.67]..... = \$80,384.00 [219,334.43]
Additional Land Dedication Credit 1.56-acre x \$~~35,000~~ [45,000.00]=<\$[70,200.00]
Net Park Improvement fee after credit = \$25,784.00 [149,134.43]

Section Appendix B: Laredo Land Development Code, Appendix B, is hereby amended as follows:

Appendix B

PARK AMENITIES EXAMPLES

Number determined by Parks Department as the size and quantity will vary based on location and money owed for Park Improvement Fees.

<u>Table 1</u>	<u>Table 2</u>	<u>Table 3</u>	<u>Table 4</u>	<u>Table 5</u>
<u>Seating</u>	<u>Service</u>	<u>Walking</u>	<u>Sports Amenity</u>	<u>Playgrounds</u>
-Benches	-Trashcans	-Sidewalks	-Basketball	-Toddler age
-Picnic Tables	-Bike Repair Stations	-Bike trails	-Soccer	-2-5 age
-Shades	-Water Fountains	-Bike Paths	-Volleyball	-5-12 age
-Bleachers	-Pet Waste Stations	-Asphalt trails	-Football	-Fitness Stations
-ADA Versions	-LED Lighting	-Fishing Piers	-Pickleball	-Skateparks
	-Chicken Wire	-Concrete Bridge	-Tennis	-Swimming
	-BBQ Pits	-Pedestrian Bridge	-Baseball/Softball	Pool
	-Parking lot w/ ADA Spaces	-Rubber Surfacing (PIP)	-Frisbee Golf	-Swings
	-Community Garden	-ADA Ramps	-Golf	-Seesaws
	-Restrooms		-Mini Golf	-Spring Riders
			-Kayak Ramp	-Merry Go rounds
			-Boat Ramp	-ADA Versions
				-Dog Park
				-Splash pads

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2025.

DR. VICTOR TREVINO
MAYOR

ATTEST:

MARIO MALDONADO
CITY SECRETARY

APPROVED AS TO FORM:

DOANH “ZONE” T. NGUYEN
CITY ATTORNEY