



City of Dallas

Development Code Amendment Parkland Dedication

**Parks, Trails and the
Environment Committee
November 3, 2025**

Ryan O'Connor, Deputy Director
La'Kisha Girder, Manager-Parks Planning
Partnership and Strategic Initiatives
Dallas Park and Recreation

Purpose



- Consideration of amendments to Chapter 51A, the Dallas Development Code, Division 51A-4.1000, “Park Land Dedication”, and related sections, pursuant to the requirements of Texas House Bill 1526, 88th Legislature.



Summary



- The proposed code amendments recommends changes to park land dedication requirements for a fee-in-lieu of park land dedication for residential and lodging uses in the City of Dallas pursuant to the requirements of Texas Senate Bill 929, 88th Legislature.
- Using the legal mandate to amend the ordinance as an opportunity, we are recommending a simplification of the requirements so that all interested parties can easily be informed



Background



- Park Land Dedication Ordinance No. 30934 went into effect July 1, 2019, as Division 51A-4.1000. Park Land Dedication of the Dallas Development Code
 - Required fees for fee-in-lieu and park development
 - Ordinance established 7 park nexus zones to generate and spend fees
 - Expenditure of fees was limited to land acquisition and park development
 - Affected single family, multifamily and hotel/motel developments
 - Offered credits for certain types amenities and flexibility for dedicating land and developing parks within developments
- Ordinance developed through a process of working with park advocates and representatives of the development community
- Through implementation of the ordinance, staff learned that the credits and flexibility were not utilized, and all developers chose to pay a fee for reasons related to simplicity and timing



Background (continued)



- In May 2023, the Texas Legislature amended Chapter 212 of the Local Government Code through H.B. No. 1526, which is applicable to all Texas municipalities with a population over 800,000
 - Dallas
 - Houston
 - San Antonio
 - Austin
 - Fort Worth
- H.B. No. 1526 applies to all plan applications filed on or after January 1, 2024, necessitating modifications to our current ordinance



State Law-HB 1526



- Affects multifamily and hotel/motel developments – excludes single family
- Municipalities to determine whether to require land dedication, fee assessment or both
- Establishes two ways to derive fees
 - Calculation based upon formula that utilizes appraisal districts land values, number of units in a development, density factor, and dwelling unit factor
 - Flat per unit cost not to exceed 2% median family income (MFI)
- Limits City's ability to require a land dedication (acquisition) to no more than 10% of development site
- If City chooses to require dedication, must purchase the land at fair market value minus the fee calculation
- Fees and/or land dedication must be satisfied prior to issuance of Certificate of Occupancy
- Affordable housing (reserved dwelling) units are excluded from the fee calculation



New Ordinance Recommendations



- Utilize ability to require land dedications (acquisitions) on a case-by-case basis and charge a fee utilizing State law thresholds
- Would only require a land dedication in very limited instances in areas of high need of park access
- Redraw park dedication zone boundaries crafting 5 (from 7) that will create larger geographical areas
 - Will allow for more flexibility on where to invest resources
 - Funds will accrue more quickly
- Staff recommends utilizing the maximum of 2% MFI (flat fee) methodology
 - 2% for single family
 - 2% for multifamily uses (2 or more bedrooms)
 - 1% for multifamily uses (1 bedroom)
 - 1% for hotel/motel uses
- Remove unused credit mechanisms and fee exemptions from current ordinance
- Increase indirect (including staff) costs from 10% to 20% of project expenses



Timeline and Recent Actions



- Park Board was briefed in October 2023 and directed us to use the method that would generate the most revenue
 - Park Board passed a resolution supporting staff's recommendation for parkland dedication fees on February 20, 2025
- Zoning Advisory Ordinance Committee (ZOAC)
 - October 22, 2024
 - December 3, 2024
 - Approved with no amendments
- City Plan Commission (CPC)
 - February 13, 2025
 - Two key amendments
 - Credit to developer of 50% of total fee if they develop a trailhead associated with their development
 - Reduced staff recommended fee rates by 50%
 - All other elements of ordinance were approved such as exemption for affordable housing, shrinking of zones from 7 to 5, etc.



Timeline and Recent Actions



- Parks, Trails and the Environment Committee was briefed on June 2, 2025
- Meeting with The Real Estate Council (TREC) was held on August 25, 2025
 - Discussed fee adjustments for multifamily one bedroom and 2+ bedrooms
- Follow up with the Dallas Builders Association
- Additional support from City Attorney's Office and Planning and Development departments
- Updated ordinance revisions occurred in summer 2025
 - Discuss an updated proposed fee structure
- Parks, Trails and the Environment Committee briefing on November 3, 2025



Proposed Fee Structures (2024)



	Single Family	Multifamily (1 bedroom)	Multifamily (2+ bedrooms)	Hotel/Motel
Maximum Fee Allowable (2%)	2% Dallas MFI (.02)(\$65,400) = \$1,308 per dwelling unit	2% Dallas MFI (.02)(\$65,400) = \$1,308 per dwelling unit	2% Dallas MFI (.02)(\$65,400) = \$1,308 per dwelling unit	2% Dallas MFI (.02)(\$65,400) = \$1,308 per dwelling unit
Staff Recommendation	2% Dallas MFI (.02)(\$65,400) = \$1,308 per dwelling unit	1% Dallas MFI (.01)(\$65,400) = \$654 per dwelling unit	2% Dallas MFI (.02)(\$65,400) = \$1,308 per dwelling unit	1% Dallas MFI (.01)(\$65,400) = \$654 per dwelling unit
Development Community Recommendation	2% Dallas MFI (.02)(\$65,400) = \$1,308 per dwelling unit	1% Dallas MFI (.01)(\$65,400) = \$654 per dwelling unit	1.5% Dallas MFI (.015)(\$65,400) = \$981 per dwelling unit	1% Dallas MFI (.01)(\$65,400) = \$654 per dwelling unit
Current Ordinance	\$1165 per dwelling unit	\$457 per dwelling unit	\$917 per dwelling unit	\$500 per dwelling unit
CPC Recommendation	1% Dallas MFI (.01)(\$65,400) = \$654 per dwelling unit	0.5% Dallas MFI (.005)(\$65,400) = \$327 per dwelling unit	1% Dallas MFI (.01)(\$65,400) = \$654 per dwelling unit	0.5% Dallas MFI (.005)(\$65,400) = \$327 per dwelling unit



Proposed Fee Structures (2025)



	Single Family	Multifamily (1 bedroom)	Multifamily (2+ bedrooms)	Hotel/Motel
Maximum Fee Allowable (2%)	2% Dallas MFI (.02)(\$67,670) = \$1,355.20 per dwelling unit	2% Dallas MFI (.02)(\$67,670) = \$1,355.20 per dwelling unit	2% Dallas MFI (.02)(\$67,670) = \$1,355.20 per dwelling unit	2% Dallas MFI (.02)(\$67,670) = \$1,355.20 per dwelling unit
Staff Recommendation	2% Dallas MFI (.02)(\$67,670) = \$1,355.20 per dwelling unit	1% Dallas MFI (.01)(\$67,760) = \$677.60 per dwelling unit	2% Dallas MFI (.02)(\$67,670) = \$1,355.20 per dwelling unit	1% Dallas MFI (.01)(\$67,760) = \$677.60 per dwelling unit
Development Community Recommendation	2% Dallas MFI (.02)(\$67,670) = \$1,355.20 per dwelling unit	1% Dallas MFI (.01)(\$67,760) = \$677.60 per dwelling unit	1.5% Dallas MFI (.015)(\$67,760) = \$1,016.40 per dwelling unit	1% Dallas MFI (.01)(\$67,760) = \$677.60 per dwelling unit
Current Ordinance	\$1165 per dwelling unit	\$457 per dwelling unit	\$917 per dwelling unit	\$500 per dwelling unit
CPC Recommendation	1% Dallas MFI (.01)(\$67,760) = \$677.60 per dwelling unit	0.5% Dallas MFI (.005)(\$67,760) = \$338.80 per dwelling unit	1% Dallas MFI (.01)(\$67,760) = \$677.60 per dwelling unit	0.5% Dallas MFI (.005)(\$67,760) = \$338.80 per dwelling unit

Table 3:Fee Calculations Metroplex Select Cities-
Update Table



	Single Family	Multifamily (1 bedroom)	Multifamily (2 or more bedrooms)	Hotel/Motel
Southlake	\$6,500/DU	\$6,500/DU	\$8,700.00/DU	...
Plano	\$2,865.43/DU	\$1,442.66/DU	...	...
Forney	\$1,548/DU	\$604/DU	...	...
Arlington	\$1,275-\$1,410/DU	\$1,275-\$1,410/DU	\$1,275-\$1,410/DU	...
Maximum Fee Allowable (2%)	\$1,308/DU	\$1,308/DU	\$1,308/DU	\$1,308/DU
Staff Recommendation	\$1308/DU	\$654/DU	\$1,308/DU	\$654/DU
Development Community Recommendation	\$1,308/DU	\$654/DU	\$981/DU	\$654/DU
Mansfield	\$1,250/DU	\$1,250/DU	...	...
Current Dallas Ordinance	\$1165/DU	\$457/DU	\$917/DU	\$500/DU
Dallas CPC Recommendation	\$654/DU	\$327/DU	\$654/DU	\$327/DU

Land Dedication-Proposed Version #1



Current Text: [D]edication must be shown on the preliminary and final plat. If the director determines that the owner of property is required to dedicate land, the minimum size of land dedicated for a park is 0.5 acre.

Proposed Text Version 1: The director may require land to be dedicated if it is located within 0.5 mile from 1,000 residents or more and is farther than 0.5 miles from the nearest park.



Land Dedication-Proposed Version #2

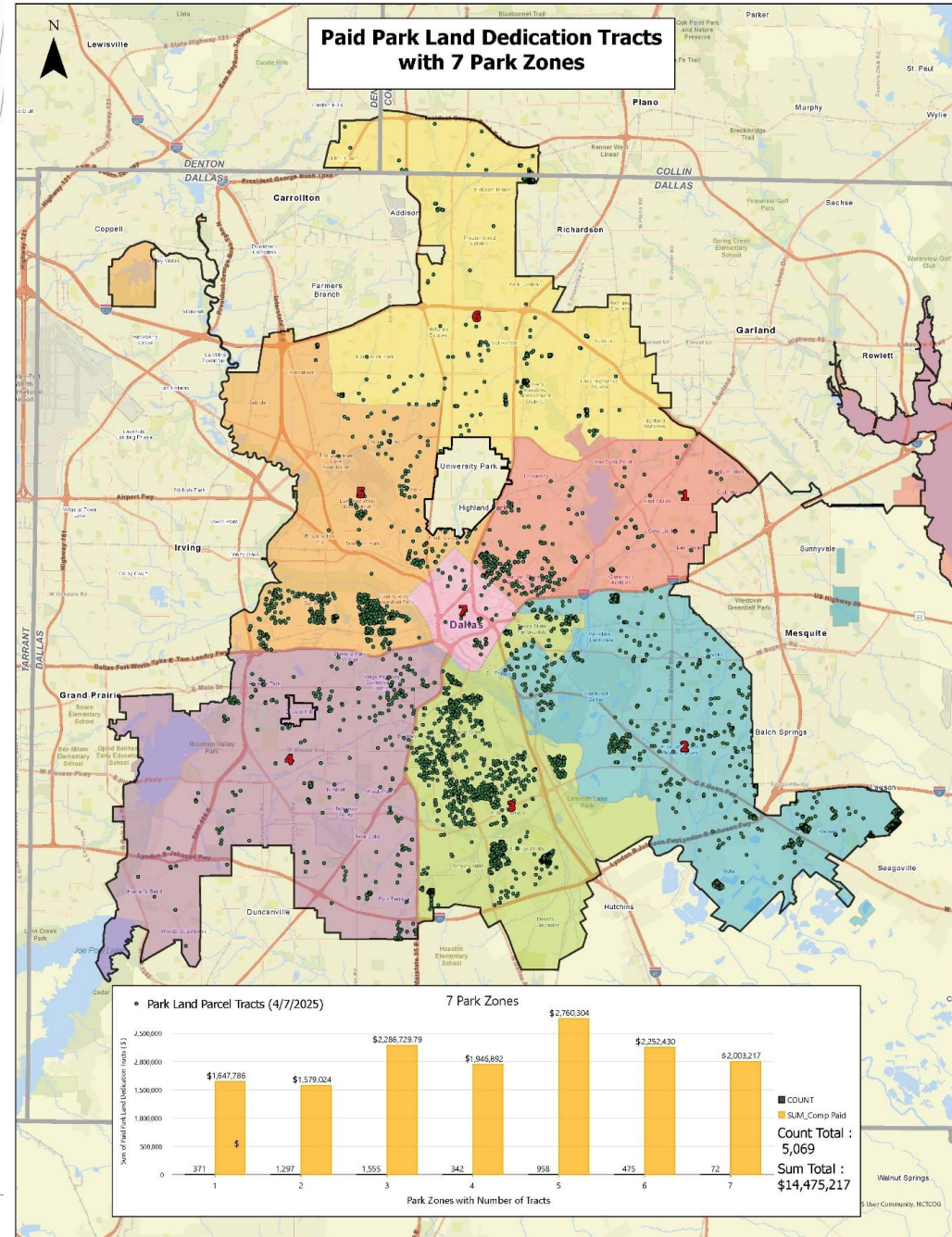


Current Text: [D]edication must be shown on the preliminary and final plat. If the director determines that the owner of property is required to dedicate land, the minimum size of land dedicated for a park is 0.5 acre.

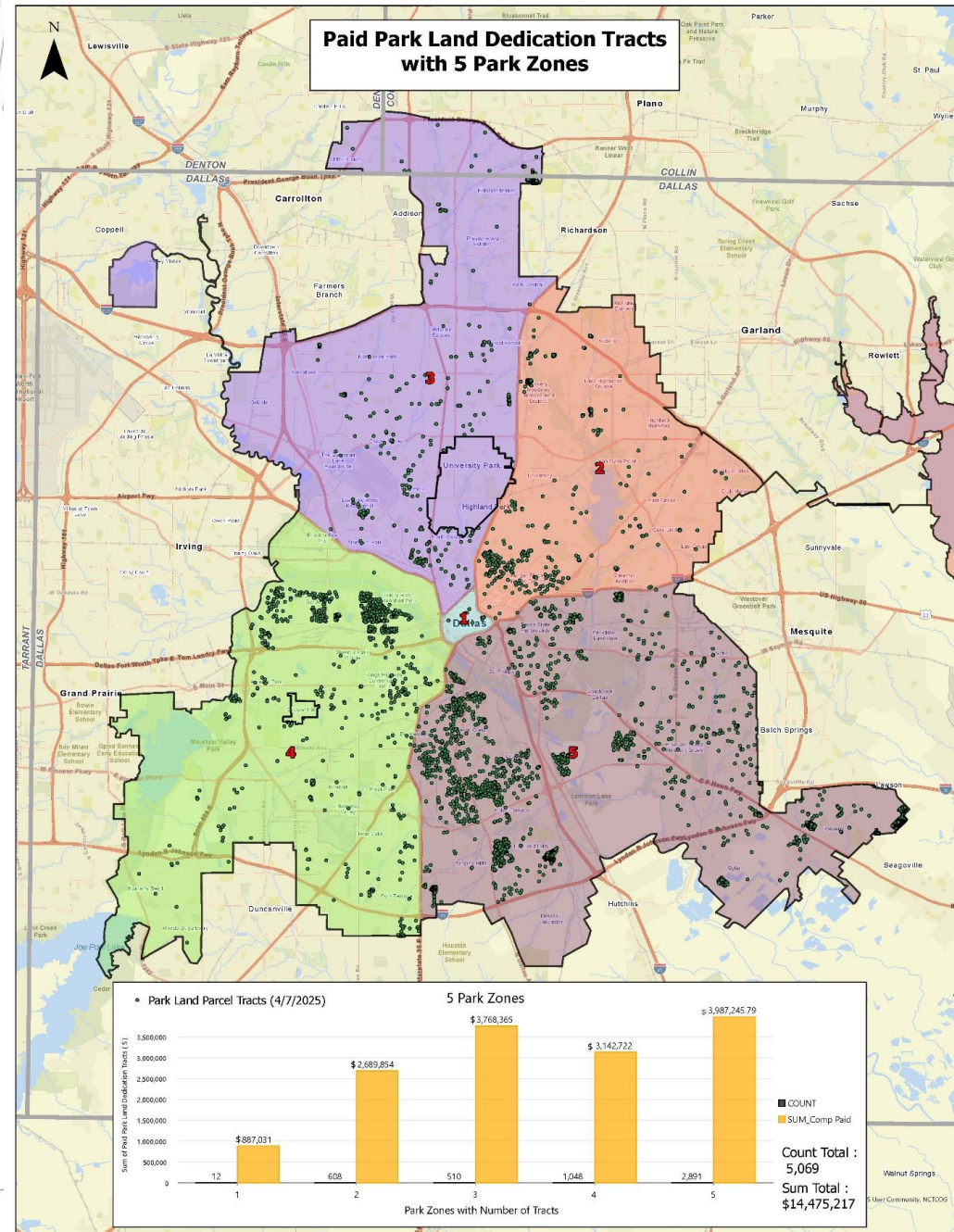
Proposed Text Version 2: The director may require land to be dedicated if the property increases park access for 1,000 or more residents as measured by the 0.5 mile park access standard. If director requires on-site dedication of land, City Council must approve the expenditure of funds for the acquisition of park land unless it can be approved administratively.



Current Park Nexus Zones (Seven)



Park Nexus Zones (Five) Staff's Recommendation



Next Steps



- Work with Planning & Development, Housing and all private development City staff to update the plan application process to reflect the new park land dedication ordinance
- Ensure development community and residents are aware of the upcoming changes to ordinance
- Prepare web page for parkland dedication and templates for property owner letter of determination requests and final letters
- Schedule the proposed new ordinance for the City Council for consideration on November 12, 2025





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Appendix A-Dallas Fee Calculations Per Dwelling Unit



	Single Family	Multifamily (1 bedroom)	Multifamily (2 or more bedrooms)	Hotel/Motel
Current Ordinance	\$1165/DU	\$457/DU	\$917/DU	\$500/DU
Staff Recommendation	0.02 x \$65,400= \$1,308/DU	.01 x \$65,400= \$654/DU	0.02 x \$65,400 = \$1,308/DU	.01 x \$65,400= \$654/DU
Percent Increase based on Current Ordinance Fee	12.27%	43.11%	42.64%	30.80%
CPC Recommendation	.01 x \$65,400= \$654/DU	.005 x \$65,400= \$327/DU	.01 x \$65,400= \$654/DU	.005 x \$65,400= \$327/DU
Percent Decrease Based on Current Ordinance Fee	-43.86%	-28.44%	-28.68%	-34.60%



Appendix B-Dallas Fee Calculations Per Dwelling Unit



	Single Family	Multifamily (1 bedroom)	Multifamily (2 or more bedrooms)	Hotel/Motel
Current Ordinance	\$1165/DU	\$457/DU	\$917/DU	\$500/DU
Maximum Fee Allowable (2%)	0.02 x \$65,400= \$1,308/DU	0.02 x \$65,400= \$1,308/DU	0.02 x \$65,400 = \$1,308/DU	0.02 x \$65,400= \$1,308/DU
Percent Increase based on Current Ordinance Fee	12.27%	186.21%	42.64%	161.6%
Development Community Recommendation	.02 x \$65,400= \$1,308/DU	.01 x \$65,400= \$654/DU	.015 x \$65,400= \$981/DU	.01 x \$65,400= \$654/DU
Percent Increase Based on Current Ordinance Fee	12.27%	43.11%	6.97%	30.8%



Rough Proportionality



- Dallas has a current population of **1,326,087 (2025)**; and
- 16,865 acres of neighborhood and community parkland;
- This means the ratio of residents per acre is **$1,326,087/16,865=1$ resident per 78.6 acres (We will round up to 79 acres)**.
- Based on **79 acres per person** and the average number of people per dwelling unit is **2.8 persons** for a single family dwelling;
- This means **79 acres per person/2.8 persons per dwelling unit=1 dwelling unit (DU) per 28.2 acres**
- Average value of land in the CBD area is **\$4,053,832** per acre; so, **$\$4,053,832/28.2 \text{ acres} = \$143,752.91$** per single family dwelling unit in the CBD area.
- Average value of land in the Urban area is **\$425,205** per acre; so, **$\$425,205/28.2 \text{ acres} = \$15,078.19$** per single family dwelling unit in the Urban area.

