

Options for Developers/Applicants Submitting Subdivision Plats (DRC) or Site Plans (3300 Main)

CHPATER 42-251 PARKS AND OPEN SPACE ORDINANCE

The primary purpose of the ordinance is to provide adequate parks, recreational amenities, and open space for new residential areas in the City of Houston. The ordinance will require developers to dedicate acreage in the amount of 10 acres per 1,000 residents or pay \$700 per dwelling unit (subject to change on an annual basis). Read the ordinance available at www.houstontx.gov/redirect/municodes.html

Complete only one of the following sections. Complete Section A if you are not dedicating a Public Park or establishing a Private Park.

A. Payment of fees in lieu only (no Public Park or Private Park dedication)

Submittal Requirements

On the face of plat or the site plan proposing any residential development provide the following:

Note on the face of the plat or site plan:

“ NO BUILDING PERMIT OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF HOUSTON, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS THE FUNDS REQUIRED UNDER PROVISIONS OF SECTION 42-253 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY”.

Calculation as a chart on the face of the plat or site plan:

a	Number of Existing Dwelling Units (DU) <input type="checkbox"/> <i>I hereby certify that the information provided herein is true...</i>	a
b	Number of Proposed DU	b
c	Net Number of DU	(b-a)

No land is being established as Private Park or dedicated to the public for Park purposes.

The amount to be paid in lieu of dedication shall be calculated at permitting based on the number of incremental dwelling units. Provide the following data:

1. **Number of Existing Dwelling Units**

2. **Number of Proposed Dwelling Units**

3. **Number of Incremental Dwelling Units**

Complete Section B if you are dedicating a Public Park or establishing a Private Park only or are providing a combination of land and fees for any residential development.

B. Park Land Dedication to the Public or for Private Park within the proposed residential (single-family or multi-family) subdivision (or a combination of land and fees)

Submittal Requirements

The following items must be submitted (attached to the DRC) with the preliminary subdivision application or provided in CD with the site plan at 3300 Main for any land being dedicated to the public or established as a Private Park:

- 1. The Park land area within the subdivision being dedicated must contain the following information:***
 - a. Coordinates (x,y)***
 - b. Boundary, acreage (minimum of 0.5 contiguous acres inside the 610 loop or 1.0 contiguous acres outside the 610 loop) and square footage of all of the land dedicated.***
 - c. Record information of all property surrounding the land being dedicated (specify name of bayou if property is adjacent to a bayou) as per 42-58.***
 - d. Graphical requirements meeting 42-42 and 42-44 standards.***
 - e. Land being dedicated to the public for park purposes must be hatched and clearly show the dimensions of the dedicated land and the dedication shall state “xx s.f are hereby dedicated to the public for park purposes”.***
 - f. Land being proposed as a Private Park must be shown as a reserve (as defined in 42-192) and provide the boundary, acreage (minimum of 0.5 contiguous acres inside the 610 loop or 1.0 contiguous acres outside the 610 loop) and square footage of all of the reserve(s) restricted to Private Park.***
- 2. Title Report and Metes and Bounds must include the Park land being dedicated (inside and outside the subdivision).***
- 3. Topographic and utility survey of the Park land being dedicated (attached as pdf or provided in CD).***
- 4. Environmental Site Assessment (ESA) Phase I; provide ESA Phase II if necessary (attached as pdf or provided in CD).***
- 5. A site plan showing amenities and an itemized list of amenities, if any are provided in the proposed park.***

6. Complete the following information and provide this table on the face of plat:

a	Number of Existing Dwelling Units (DU) <input type="checkbox"/> I hereby certify that the information provided herein is true	a
b	Number of Proposed DU	b
c	Number of Incremental DU	(b-a)
d	Acres Land required= 10 acres x 1.8 x (c)Number of incremental DU /1,000	10ac x 1.8 x c/1,000
e	Private Park	X Acres provided
f	Land dedicated to Public for Park purposes	X Acres provided
g	Acres of Land dedicated as greenbelt	X Acres provided
h	Acres of Land dedicated as park link	x Acres provided
i	Total Net acreage remaining	d-(e+f+g+h)
j	Percentage Rate of the then-current fee to be paid per DU	i x 100/d%

The percentage rate of the then current fee from (j) will be applied to the total number of dwelling units proposed. (Example if the result of (j) is 90%, the then current fee is \$700 per dwelling unit, then the calculation would be 90% x \$700 = \$630 per DU.

All land dedicated to the public for park purposes or established as private parks must meet the standards outlined in 42-256, 42-257, 42-258 and the Parks Master Plan available at www.houstontx.gov/parks/pdfs/2007masterplan-final.pdf

Park Land Dedication to the Public or for Private Park outside the proposed subdivision within the same Park Sector

Complete 7 to 11 if you are dedicating land within the same Park Sector but outside the proposed subdivision.

The following items must be submitted in addition to items 1-6:

- 7. A separate AutoCAD drawing with x,y coordinates showing the location of the land being dedicated.**
- 8. Property Address**
- 9. Key Map location**
- 10. HCAD/FBCAD/MCAD**
- 11. Park Sector** *(link to website for Park Sector map)*

If 6.j is greater than 0, then add the following note on the face of the plat or site plan:

“NO BUILDING PERMIT OR OTHER PERMIT, EXCEPT PERMITS FOR CONSTRUCTION OF PUBLIC IMPROVEMENTS, WILL BE ISSUED BY THE CITY OF HOUSTON, TEXAS, FOR CONSTRUCTION WITHIN THE SUBDIVISION UNTIL SUCH TIME AS THE FUNDS REQUIRED UNDER PROVISIONS OF SECTION 42-253 OF THE CODE OF ORDINANCES OF THE CITY OF HOUSTON, TEXAS, HAS BEEN SUBMITTED AND ACCEPTED BY THE CITY”.

If a Private Park is being established, add the following note to the face of the plat or site plan:

“RESERVE RESTRICTED TO PRIVATE PARK PURSUANT TO CHAPTER 42 OF THE CODE OF ORDINANCES, CITY OF HOUSTON, TEXAS. THIS PRIVATE PARK DESIGNATION MAY NOT BE CHANGED WITHOUT APPROVAL OF THE PLANNING COMMISSION OF THE CITY OF HOUSTON, TEXAS.”

City Standards for Improvements

Park Land Dedication to the Public or for Private Park

All land dedicated to the public for park purposes or established as private parks must meet the standards outlined in 42-256 and 42-257 and the Parks Master Plan available at www.houstontx.gov/parks/pdfs/2007masterplan-final.pdf

Standards for Equipment/Amenities in a Private Park

As outlined in the City of Houston, General Services Department, Parks Capital Improvement Program, Standard Details at and the Parks Master Plan available at www.houstontx.gov/parks/pdf08/HPARD%20Design%20Standards.pdf

Additional Resources

Sector Map and Site Plan/Plat Notes

A Sector Map (21 Park Sectors) and Parks and Open Space Plat Notes can be found at [www.houstontx.gov/planning/DevelopmentRes/devregs links.htm](http://www.houstontx.gov/planning/DevelopmentRes/devregslinks.htm)

An interactive map of Park Sectors is available at <http://mycity.houstontx.gov/public/>