

Proposed Amendments to
Chapter 42, Division 7
Parks and Private Parks
to comply with
LGC 212.201-212.213

Planning Department & Parks Department

April 30, 2026



Topics

- I. Chapter 212.201 LGC & Chapter 42, Division 7
- II. Fee In Lieu Analysis
- III. Recommend Changes for Compliance
- IV. Park Sector Report & Current Findings
- V. Additional Changes
- VI. Summary of Proposed Changes
- VII. Comments
- VIII. Establish Public Hearing

I. LGC 212.201 – 212.213 & Chapter 42, Division 7
II. Fee In Lieu Comparison
III. Changes for Compliance

Vonn Tran, Director
Planning & Development Department

Chapter 212 LGC (Multi-Family)

Applies to Multi-family

City must decide to implement land dedication, fee or both

Fees are collected at the time of issuance of Certificate of Occupancy

Type of Fee:

- Fee > 2% of median family income:
- Low Fee Option: <2% of median family income

*Based on US Census Median Household income of \$64,813 for Houston (2020-2024)

Chapter 42 Code of Ordinance (Multi Family & Single Family)

Applies to Single Family and Multi Family

Requires dedication of park land, fee in lieu or combination

Fees are collected at issuance of permit

Type of Fee:

- Fee \$700 per dwelling unit

Chapter 212 LGC (Multi-Family)

INITIAL REQUIREMENTS TO CREATE FEE

- Public hearing to designate all territory as “suburban,” “urban,” or “Central Business District” (Section 212.209(a)).
- Notice to the appraisal districts
- Calculation of "average land value"
- Set a "dwelling unit factor" and "density factor"

Chapter 42 Code of Ordinance (Multi Family & Single Family)

PROCESS TO AMEND FEE

- Planning Director & Parks Director present report to Planning Commission
- Adjustments based on appraised land value
- Planning Commission reviews report, holds a public hearing, and issues final report
- City Council considers new fee in lieu

Fee In Lieu Analysis

Multi-family

| FEE PER DU | DESCRIPTION |
|------------------|---|
| \$ 700.00 | Current (Since 2007) |
| \$ 1,470.00 | If adjusted to land value change of 121% from 2010 to 2025 |
| \$ 1,113.00 | If adjusted along with CPI* |
| \$ 1,296.26 | At 2% of median household income** (low fee, multi-family) |
| \$ 972.20 | At 1.5% of median household income** (Dallas – 2 BR multi-family) |
| \$ 648.13 | At 1% of median household income** (Dallas – 1 BR multi-family) |

*The calculation uses CPI data from 2007 (207.342) compared to early 2026 (approx. 330.213).

**US Census Median Household income of \$64,813 for Houston (2020-2024)

Compliance with Chapter 212 LGC

Amend the Park and Private Park requirements found in Chapter 42 of the City Code of Ordinances to comply with Chapter 212 LGC

Recommend changes for multi-family:

- Designating all territory as “suburban,” “urban,” or “Central Business District” to meet criteria for setting fee
- Adopting low fee option
- Adopting fee only and no dedication of land
- Collecting fees at issuance of Certificate of Occupancy
- Adding a process for appeal

IV. Park Sector Report & Current Findings

Kenneth Allen, Director
Parks & Recreation Department

Park & Recreation Dedication Fund Update

Since 2007 Ordinance Inception

Total Fees Collected

- \$100 million

City of Houston

- 382 Parks

199 Parks Improved through Fund

- 52% (~\$33 million in improvements)

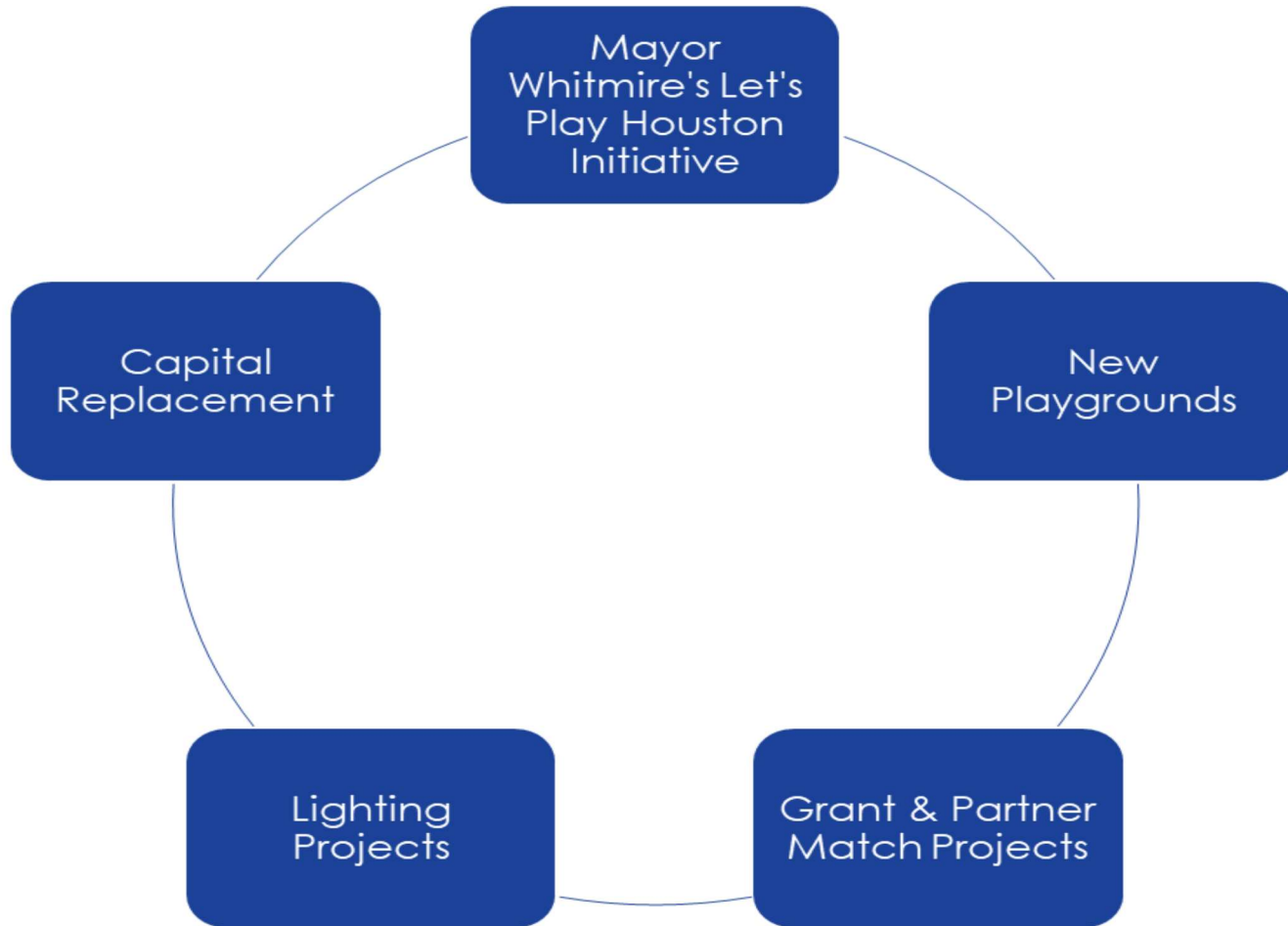
64 Acres Acquired through Fund

- ~\$14 million

\$36 million obligated

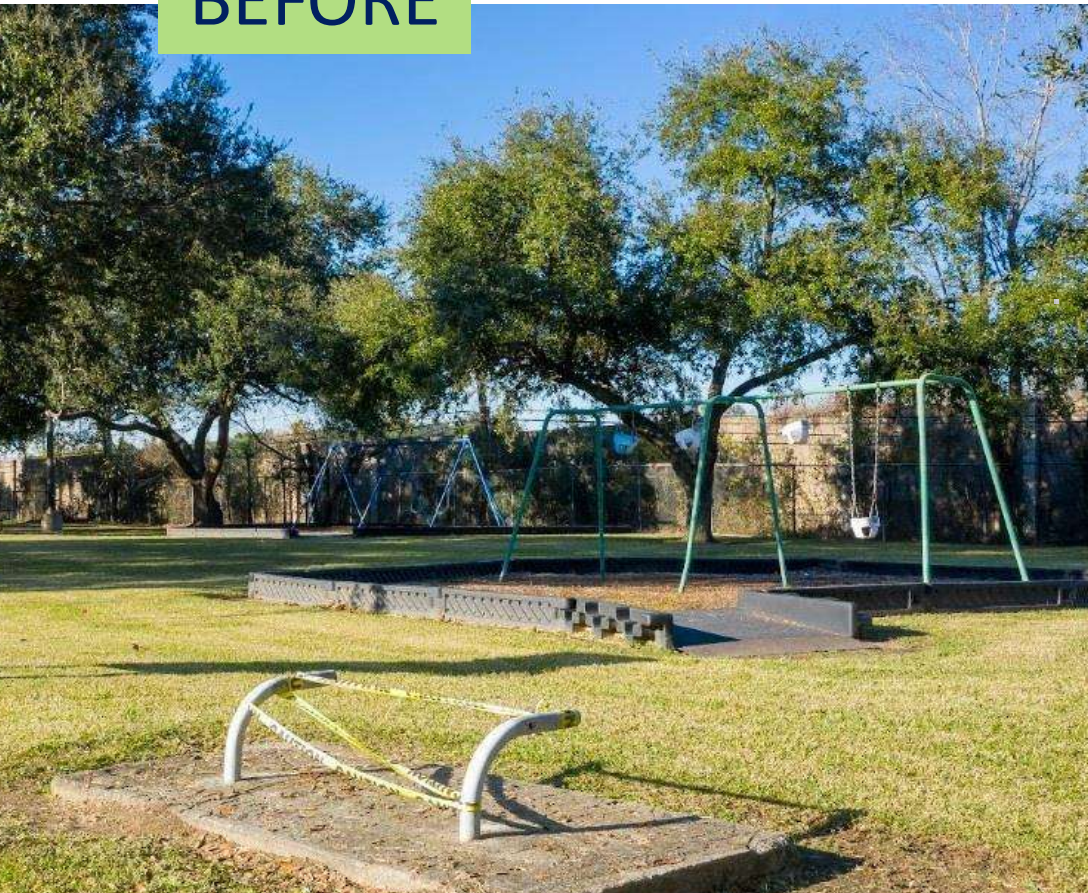
- Projects in progress or in planning

HPARD Priority Projects in Progress or Planning



A Lifeline for Houston's Parks – Mayfair Park

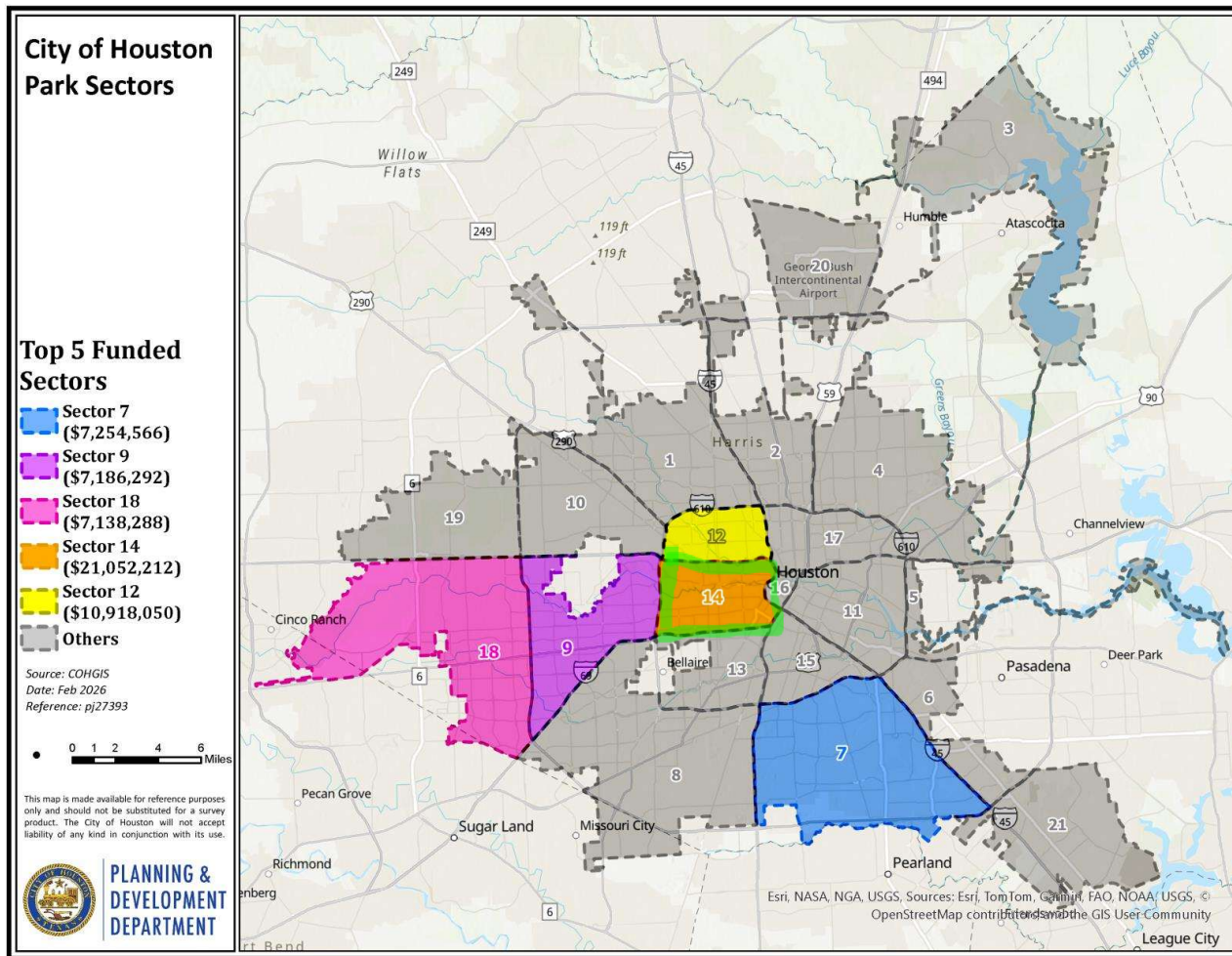
BEFORE



AFTER

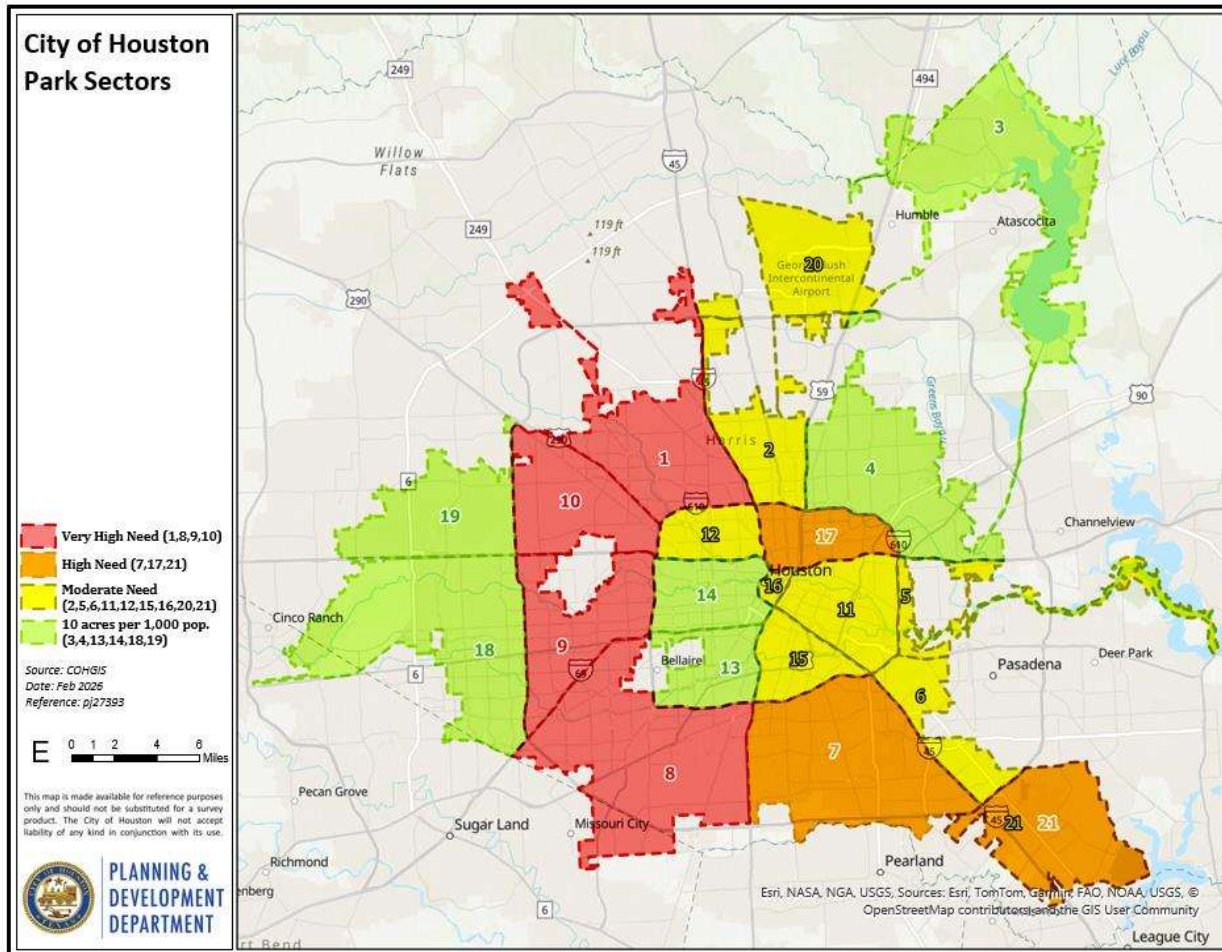


Park Sector Findings – Top 5 Funded Sectors



Park Land Needs by Park Sector

(Based on standard of 10 acres per 1,000 residents)



V. Additional Changes

VI. Summary of Proposed Changes

Vonn Tran, Director
Planning & Development Department

Additional Changes

- Allowing for 30% of fees collected to be used in different park sectors
- Extending time from 3 years to 5 years for paid funds to be obligated
- Revising from parks board to parks director authority to manage and expend funds

Summary of Proposed Changes

LGC 212

- Designating all territory as “suburban,” “urban,” or “Central Business District” to meet criteria for setting fee
- Adopting low fee option
- Adopting fee only and no dedication of land (multi-family)
- Collecting fees at issuance of Certificate of Occupancy (multi-family)
- Adding a process for appeal (multi-family)

ADD'L

- Allowing for 30% of fees collected to be used in different park sectors
- Extending time from 3 years to 5 years for paid funds to be obligated
- Revising from parks board to parks director having authority to manage and expend funds

VII. Comments
VIII. Establish a Public Hearing for *May 14, 2026*

