

**To the Mayor and Members of the City Council****February 20, 2024**

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SUBJECT: INCENTIVES TO BUILD DOG PARKS IN MULTIFAMILY DEVELOPMENTS

This Informal Report is in response to City Council's request on methods to incentivize developers to build dog parks in multifamily developments.

Off-leash dog parks continue to be popular facilities. Current city-owned facilities are located at Gateway Park (Fort Woof Dog Park), North Z. Boaz Dog Park (Z Bonz Dog Park), Palmilla Springs Park, First Flight Park, and Calhoun Park (Calhound Dog Park).

The Neighborhood and Community Park Dedication Policy allows residential developers to include the construction of dog parks in multifamily and single-family developments in lieu of paying required neighborhood parkland and development fees. Partial fee credit is provided for a private amenity - residents only dog park, and full credit is given for a publicly accessible dog park. Examples of such developments include:

Multifamily:

Alliance Apartments: private amenity - residents only
The Opal: private amenity - residents only
Berkshire: private amenity - residents only
Palladium – Oak Grove: private amenity - residents only
Burnett Lofts: private amenity - publicly accessible
The Aviator West 7th (First Flight Park): public park
The Bowery at Southside (Calhoun Park): public park

Single Family:

Palmilla Springs (Palmilla Springs Park): public park

In coordination with the Park and Recreation Department, the Development Services Department has the following opportunities to promote this option to meet the park exaction requirement, particularly when land dedication is not feasible nor desirable:

1. The pre-development conference (PDC) when developers are obtaining feedback from staff on proposed developments.
2. Zoning and site plan applications, which must be considered by the Zoning Commission and City Council.

For additional information, please contact D.J. Harrell, Development Services Director, at 817-392-8032 or Richard Zavala, Park & Recreation Director, at 817-392-5711.

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City Manager