



## **Memorandum:**

To: Planning and Zoning Commission  
From: Wes Morrison, City Planner  
Date: February 3, 2014  
RE: 2035 Comprehensive Plan Approved Amendments - Parks

The City Council recently amended the 2035 Comprehensive Plan to reflect the current parks inventory and surplus/deficiency calculations including revising HOA park land to be accounted at 100% as opposed to a previous weighted average, and to reflect a needs assessment based on the 2013 population of 90,234 and the build-out population of 178,175. The new table of the surplus/deficiency developed based on 2013 population show that the total parks requirement of 10 acres/1,000 is currently deficient by the amount of 355.68 acres.

## 2013 Parks Inventory & Needs

The existing parks inventory and surplus/deficits calculations were updated in September 2013 to reflect the following:

- the latest parks inventory
- HOA parks accounted for at 100 percent
- needs assessment based on the 2013 population of 90,234 and build-out population of 178,175

The 2013 existing inventory is shown in Table 7-2. The surplus/deficits calculations are shown in tables 7-3 and 7-4.

Table 7-2, Existing Parks

Park	Acres
<b>Regional</b>	<b>485.67</b>
Challenger 7 Park	337.27
Dr. Ned & Fay Dudney Clear Creek Nature Center	148.40
<b>Citywide/Special Parks</b>	<b>136.73</b>
Big League Dreams	39.99
Boat Ramp	1.47
City Pool	1.87
Hometown Heroes Park	28.71
Helen's Garden	1.47
Heritage Park	9.50
League Park	2.18
Chester L. Davis Sportsplex	51.53
<b>Community</b>	<b>385.66</b>
Bay Colony West	106.64
Countryside	5.81
Countryside Park	48.60
Kilgore Tract	26.46
Lobit Park	27.24
Myrtle Park	50.91
Dick Benoit League City Prairie Preserve	44.39
Walter Hall	75.65
<b>Neighborhood</b>	<b>21.89</b>
Bayridge Park	1.82

Park	Acres
Centerpointe	8.07
Ghirardi WaterSmart Park	3.00
Newport	9.00
<b>HOA</b>	<b>287.53</b>
Amber Lane	0.87
Austin Park	0.93
Bay Colony	4.53
Bay Colony Pointe	4.01
Bay Colony Pointe West	3.04
Bay View	7.81
Bayou Brae	0.97
Birdsong	0.76
Brittany Bay	2.40
Brittany Lakes	16.67
Casa Marina Del Sol	0.06
Cedar Landing	9.97
Centerfield	5.13
Centerpointe	2.21
Claremont Park	9.11
Clear Creek Village	4.09
Compass Rose	0.37
Coronado Subdivision	1.49
Countryside North	2.76
Countryside South	2.34
Creekside Estates	5.72
Cypress Bay	1.36
Dove Meadows	1.73
Glen Cove	2.27
Greenridge	1.08
Harbour Park	1.84
Hidden Lakes	2.39
Lakes of South Shore	2.46
Leisure Lakes	2.67
Magnolia Creek	4.51
Magnolia Estates	6.56
Mar Bella	7.42

Park	Acres
Marina Bay Park	1.66
Marina Del Sol	1.51
Mariners Park	0.79
Meadow Bend	4.54
Oak Creek	11.78
Oaks of Clear Creek	5.64
Palm Key	0.42
Park on Clear Creek	53.53
Park on Egret Bay	1.84
Peninsula	1.01
Sabal Park	2.57
Sedonna	21.82
South Shore	1.22
South Shore Harbour	3.68
South Shore Village	2.78
The Landing	1.85
The Township	2.44
Tuscan Lakes	4.64
Twin Oaks	1.56
Victory Lakes	2.39
Village of Tuscan Lakes	2.44
Villages of Oak Creek	12.16
Waterford Harbour	3.36
Waterford Oaks	1.09
Westover	3.16
Westover Park	8.92
Westover Park Community Assoc	0.86
Westwood	5.06
Whispering Lakes Ranch	3.11
Wilshire Place	0.20
<b>Greenways</b>	<b>76.60</b>
Rustic Oaks	46.97
Magnolia Creek	29.63
<b>Total</b>	<b>1,394.08</b>

Table 7-3, Acreage Standards and 2013 Park Acreage Surpluses/Deficits

2013 Population 90,234

	Existing Total (acres)	Developed (acres)	Required (acres)	Surplus/Deficiency Total	Surplus/Deficiency Developed
Citywide/Special 1 acre/1,000 residents	136.63	136.63	90.23	46.40	46.40
Community 5 acres/1,000 residents	385.66	157.26	451.17	-65.51	-293.91
Neighborhood * 3 acres/1,000 residents	309.42	176.17	270.70	38.72	-94.53
Greenway/Trails 1 acre/1,000 residents	76.60	76.60	90.23	-13.63	-13.63
Total 10 acres/1,000	908.31	546.66	902.34	5.97	-355.68

\*Neighborhood parks includes HOA parks

Table 7-4, Acreage Standards and Build Out Population Park Acreage Surpluses/Deficits

Build Out Population: 178,175

	Existing Total (acres)	Developed (acres)	Required (acres)	Surplus/Deficiency Total	Surplus/Deficiency Developed
Citywide/Special 1 acre/1,000 residents	136.63	136.63	178.18	-41.55	-41.55
Community 5 acres/1,000 residents	385.66	157.26	890.88	-505.22	-733.62
Neighborhood 3 acres/1,000 residents	309.42	176.17	534.53	-225.11	-358.36
Greenway/Trails 1 acre/1,000 residents	76.60	76.60	178.18	-101.58	-101.58
Total 10 acres/1,000	908.31	546.66	1781.75	-873.44	-1235.09

\*Neighborhood parks includes HOA parks