

**RESOLUTION NO. 10520**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS, ADOPTING AN AMENDMENT TO THE 2019 OUR GARLAND PARKS, RECREATION, AND CULTURAL ARTS STRATEGIC MASTER PLAN ("PLAN"); AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Garland recognizes the need to draft a park land acquisition policy ("Policy"), a copy of which is attached hereto as Exhibit "A" ("Plan amendment"), that seeks to provide guidance and best practices to the City Council and City staff towards strategic and equitable investment of public park land;

**WHEREAS**, the City of Garland desires to incorporate and define Pocket Parks as a subcategory of "Specialized Space - Specialty Use" parks as described within the Plan;

**WHEREAS**, five initial areas to acquire land have been identified and outlined in the Policy; and

**WHEREAS**, the City Council has been briefed by the City Manager and staff, has determined the Plan amendment is beneficial and reasonable, and now desires to adopt the amendment.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GARLAND, TEXAS:**

**Section 1**

That the City Council of the City of Garland, Texas, hereby officially adopts the Park Land Acquisition Policy as an amendment to the 2019 Our Garland Parks, Recreation, and Cultural Arts Strategic Master Plan, a copy of which is hereto attached as Exhibit "A" and incorporated herein for all purposes for park land acquisition.

**Section 2**

That adoption of the Policy shall not commit the City to specific funding obligations or implementation strategies but shall provide guidance to the City Council for future consideration of park land acquisition to enhance parks, recreation, and cultural arts services for its citizens.

**Section 3**

That this Resolution shall be and become effective immediately upon and after its adoption and approval.

**PASSED AND APPROVED** this the 14th day of December, 2021.

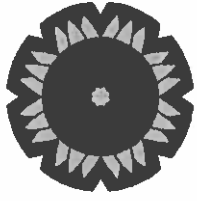
**CITY OF GARLAND, TEXAS**

  
\_\_\_\_\_  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
City Secretary





# Policy Report

---

## PARK LAND ACQUISITION

### STRATEGIC FOCUS AREAS

Growing Economic Base  
Commercially Thriving Downtown  
Well-Maintained City Infrastructure  
Enhanced Quality of Life through Amenities, Arts, and Events  
Safe Community  
Vibrant Neighborhoods and Commercial Centers  
Reliable, Cost Efficient Utility Services  
Customer-Focused City Services  
Sound Governance and Finances  
Future-Focused City Organization

### ISSUE

The City of Garland desires to codify a park land acquisition policy that seeks to provide guidance and best practices to the City Council and City staff towards strategic and equitable investment of public park land.

In addition, pocket parks are being explored as an additional category or subcategory within the current park classifications found in the Strategic Master Plan. If desired to be incorporated as a clearly defined classification into the Strategic Master Plan, an amendment may be brought forward for formal consideration by the City Council for adding Pocket Parks and including accompanying definitions and recommendations for typical improvements.

### OPTIONS

This report is intended to provide a preliminary draft towards a Policy Report for consideration by the Garland City Council at a future date to be determined by the Community Services Committee.

### BACKGROUND

The City of Garland completed the 2020 Strategic Plan for Parks, Recreation and Cultural Arts, which provides recommendations for parks and recreation services in the City. The Plan includes guidance for park land acquisition strategies that seek to address deficiencies in levels of services as illustrated in the Strategic Priority Investment Areas map (Figure 5.19). Public input that was conducted throughout the development of the Plan indicates a strong desire for more park land and new parks, particularly in underserved areas. Park needs may be met in many of the underserved areas through existing parks, but where parks do not currently exist, park land acquisition will be

## PARK LAND ACQUISITION POLICY

Page 2

necessary. New parks will be needed in some growing areas in order to provide a level of service comparable to the rest of Garland in terms of access to facilities and proximity to accessible open space. Land for new parks should be set aside during and as part of the development process, and park land dedication should be prioritized during redevelopment efforts. Parks and open space must be considered vital infrastructure for redevelopment projects and initiatives to best accomplish this goal.

Developing and formalizing a park land acquisition policy will establish a basis towards improving equitable access to public parks for Garland residents. In order to meet national standards of providing 13.5 acres of park land per 1,000 population, the Plan recommends that the City increases its land holdings by approximately 900 acres. This goal can be accomplished through the approaches to park land acquisition as is further described below. The Community Services Committee has requested that City staff provide information to advance the discussion towards a comprehensive park land acquisition policy. The subject areas that will be discussed during this meeting include but are not limited to the following:

1. Develop a checklist to guide the park land acquisition policy
2. Establish a toolbox for resources to assist with park land acquisition
3. Identify the first five areas of greatest need of new park land within Garland
4. Define pocket parks and establish standards for size and provisions of amenities

### **RECOMMENDATION**

Staff recommends the following for consideration by the Community Services Committee:

#### **Park land acquisition checklist:**

- Real Property considerations:
  - Underserved areas (equity, access, priority investment zones)
  - Contiguous land to existing parks
  - Connectivity; vehicular and pedestrian (ease of access)
  - Floodplain
  - Proximity to residential properties
- Development costs:
  - Park amenities
  - Site utilities
  - Visibility; safety; CPTED
  - Parking
  - Access
- Legal constraints
  - Existing property entitlements or easements
  - Easement acquisition
  - ROW access
  - Railroad permitting

#### **Park land Acquisition Toolbox (resources available to acquire park land):**

- Economic Development

## PARK LAND ACQUISITION POLICY

Page 3

- Planning and Zoning
- Garland Tax Assessor and City Surveyor
- Office of Neighborhood Vitality
- Field research
- Tax liens
- Land donation
- Land dedication
- Long-term leases
- Fee simple
- Partnerships with public and private agencies

### **First five areas of greatest need (see attachment):**

1. Area 1 (District 5 between NW Hwy and Kingsley & Centerville and Shiloh)
2. Area 2 (District 6 between Forest and Walnut & Plano and Jupiter)
3. Area 3 (District 8 between Miller and Forest & Saturn and Shiloh)
4. Area 4 (District 6 between Walnut and Buckingham & City limits and Jupiter)
5. Area 5 (District 5 between Kingsley and Miller & Saturn and Shiloh)

### **Pocket Parks**

Staff recommends that Pocket Parks may be classified under the subcategory of "Specialized Space - Specialty Use" parks, which are specialized for single purpose recreational activities that meet the special needs of its intended use.

Pocket Parks are loosely defined as small, outdoor spaces between ¼ and 1 acre in size most often located in an urban area surrounded by commercial buildings or houses on small lots with few places for people to gather, relax, or to enjoy the outdoors. They are generally recognized as public park spaces that are built with the intention of providing benefits of a public park to the community within the park's immediate vicinity. The intention of pocket parks is to fill in gaps of park space within a neighborhood and to provide communal gathering space to which people can bike and walk.

Due to the limited size of pocket parks, the provision of amenities should be based upon the needs and desires of the surrounding neighborhoods. Typical facilities may include paved areas with seating and shade, interpretive and wayfinding signage, public art, landscape enhancements, and other points of interest that facilitate expression of the community's identity and provides temporary respite within a neighborhood where households have limited yard space and limited access to public open space.

### **CONSIDERATION**

Staff requests the Community Services Committee to consider the recommendations outlined above for the potential creation of a park land acquisition policy. Any feedback and potential modifications made to this report during this meeting will be incorporated into an updated report to be presented to the City Council in a future meeting for formal consideration.

**PARK LAND ACQUISITION POLICY**  
Page 4


**ATTACHMENT(S)**

- GIS Map exhibit
- Figure 5.19 – Strategic Priority Investment Areas
- Pocket Park Example Photos

**Submitted By:**

  
\_\_\_\_\_  
Ziad Kharrat  
Parks Special Projects Administrator

**Approved By:**

  
\_\_\_\_\_  
Andy Hesser (Oct 14, 2021 13:34 CDT)  
Andy Hesser  
Managing Director

Date: 10/14/2021

Date: 10/14/2021

**References for Pocket Parks:**

- National Recreation and Parks Association (NRPA) Issue Brief. Creating Mini-Parks for Increased Physical Activity.  
<https://www.nrpa.org/contentassets/f768428a39aa4035ae55b2aaff372617/pocket-parks.pdf> (accessed June 1, 2021)
- Trust for Public Land (TPL). Pocket Park Toolkit.  
[https://www.tpl.org/sites/default/files/Pocket%20Park%20Tool%20Kit\\_FINAL.pdf](https://www.tpl.org/sites/default/files/Pocket%20Park%20Tool%20Kit_FINAL.pdf) (accessed June 1, 2021)

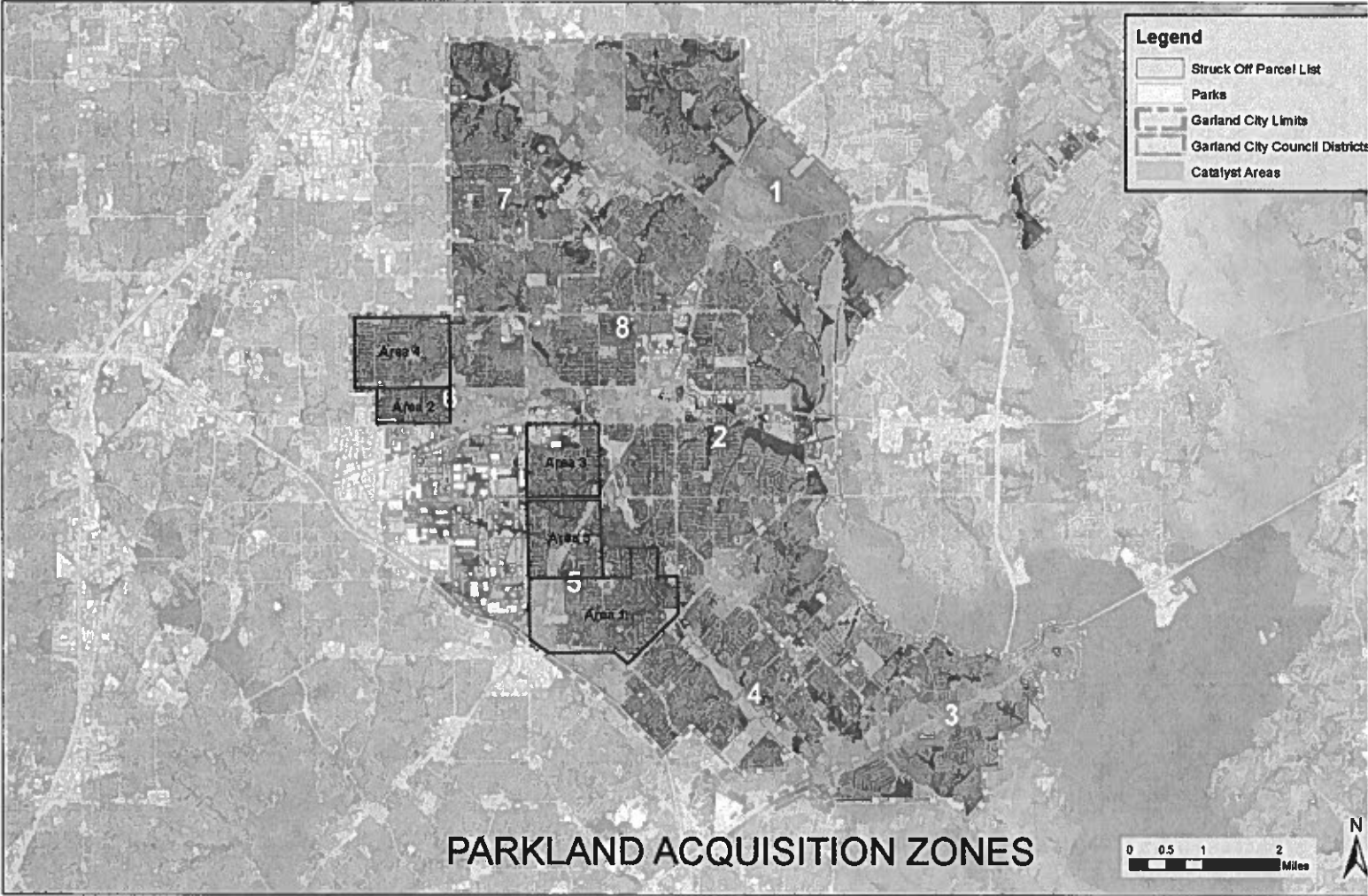
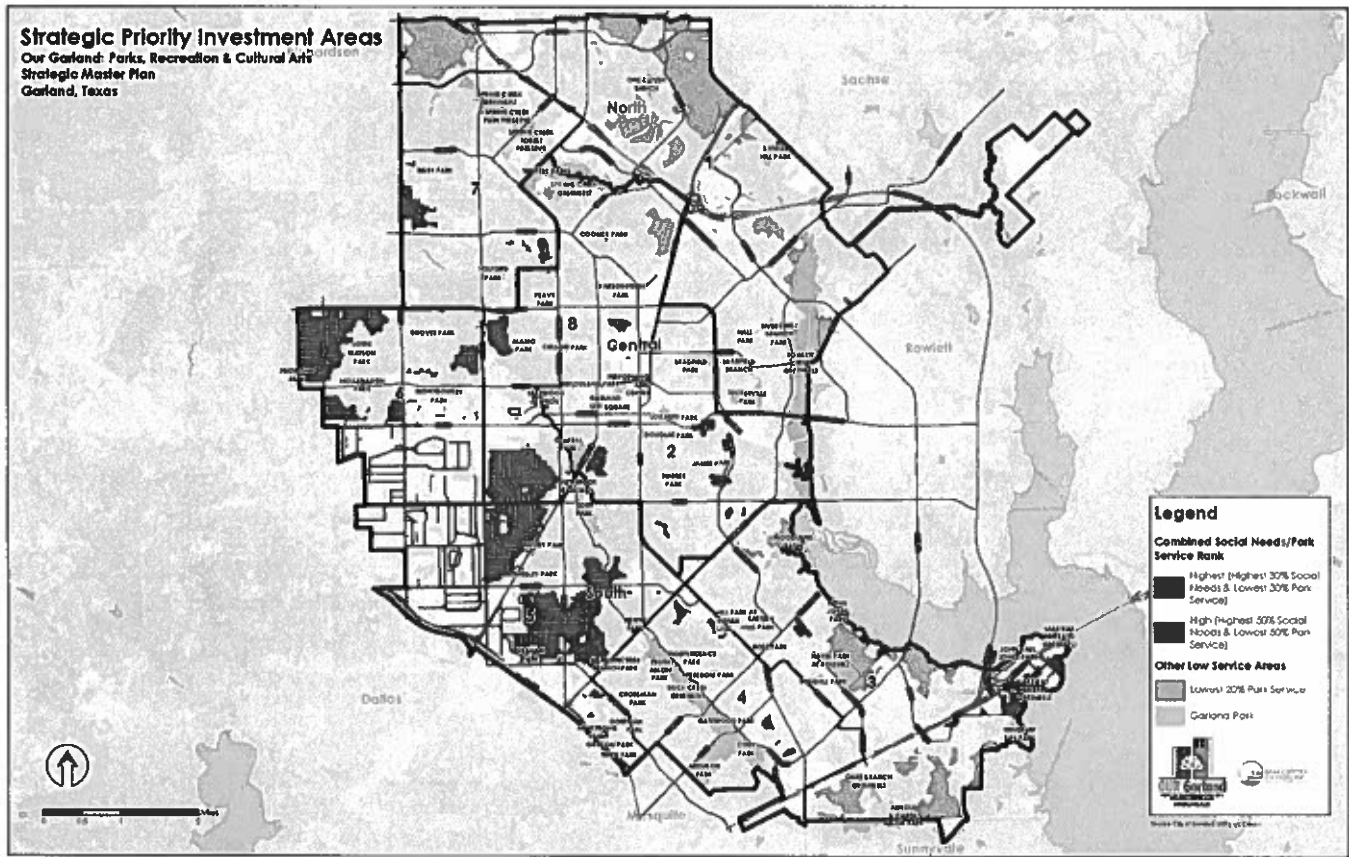


Figure 5.19: Strategic Priority Investment Areas





# Gallery Garden Pocket Park in Marshalltown Business District



Gallery Garden Park

Photo Credit: Marshalltown Convention & Visitors Bureau



# FONDY PARK



Solar-powered Fondy Park complements the Fondy Market by adding a performance stage, exercise play space with monkey and thousands of native plants to attract pollinators. Fondy Park was designed by Janelle Knight, residential, for residents.

## DID YOU KNOW?

Fondy Park acts like a sponge with over 50% of the site collecting stormwater, fighting climate change & helping you keep your \$100,000 rain.



## ECOTOUR

Learn about our local food and water usage, explore on foot or on horseback (bring your own horse) to see Fondy Park.

### SITE #11

- Water Conservation
- Recycle
- Native Plants

Share your photos to earn a gift card to Fry's or Home Depot. Help fund environmental improvements.

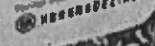
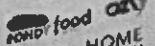
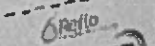






Photo by Charles Birnbaum, 2009. The Cultural Landscape Foundation

