



Affordability Impact Statement

City of Austin Parkland Drainage Easements

Case number: C20-2025-009

Initiated by: Planning Commission, [July 2025 Consent Agenda](#)

Date: 9/15/2025

Proposed Regulation

The proposed amendment to [25-7-152 \(E\)](#) of the City Code would add a provision allowing an administrative variance for site development permits on City-owned parkland. If ever the subject property were sold through a process and voter referendum outlined in [Chapter 26](#) of the Texas Parks and Wildlife Code, however, the new property owner would still be required to dedicate the easement as part of any future development per the code.

This change is expected to improve fiscal and administrative efficiency for public park development and capital projects.

25-7-152 of the City Code currently requires a property owner to dedicate a public drainage easement encompassing the 100-year floodplain located on their property when they submit a site development permit application. The code already includes provisions allowing the Director to grant an administrative variance under certain circumstances.

The Parks and Recreation Department and Watershed Protection Department are in longstanding agreement that the change proposed in this amendment is appropriate and beneficial. Currently, each parkland development project must provide evidence of this agreement to apply for and receive a variance individually. Codifying this exception in 25-7-152 (E) will streamline the process and reduce unnecessary administrative work for both departments.

Land Use/Zoning Impacts on Housing Costs

The proposed changes would have **neutral** impacts on housing costs:

- These proposed changes primarily relate to development and capital projects for public parks and should not affect housing costs or capacity through land use or zoning changes.

Impact on Development Cost

The proposed changes would have **neutral** impacts on development cost:

- These proposed changes primarily relate to development and capital projects for public parks and should not affect housing development costs or capacity.

Impact on Affordable Housing

The proposed changes would have **neutral** impacts on affordable housing:

- These proposed changes primarily relate to development and capital projects for public parks and should not affect income-restricted housing costs or capacity.

Overall Impact

The proposed changes would have **neutral** overall impact:

- These changes to City Code may improve fiscal and administrative efficiency for the Parks and Recreation Department and the Watershed Protection Department, but do not appear to significantly impact housing affordability.

The scale of the impact will be:

- City of Austin parkland.

Other Policy Considerations

- N/A

Manager's Signature

