

Division 23-3B-2: Dedication

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23-3B-2010 Dedication of Parkland

- (A) **Dedication Required.** An applicant for subdivision or site plan approval must provide for the parkland needs of the residents by the dedication of suitable land for park and recreational purposes under this article or by payment of a fee in-lieu of dedication under Section 23-3B-3010 (Fee In-Lieu of Parkland Dedication).
- (B) **Subdivision Dedication.** For dedication made at subdivision, the area to be dedicated must be shown on the preliminary plan and final plat as “Parkland Dedicated to the City of Austin.” The subdivider shall dedicate to the City all parkland required by this article when a plat is approved, except that the director may defer dedication of parkland to site plan approval if development within the subdivision will require a site plan under Chapter 23-6 (Site Plan).
- (C) **Site Plan Dedication.**¹
- (1) For dedication made at site plan the area to be dedicated must be shown on the site plan as “Parkland Dedicated to the City of Austin” and in a deed to the City. The applicant shall dedicate the parkland required by this article to the City by deed before the site plan is released, except that dedication may be deferred until issuance of a certificate of occupancy if construction of amenities is authorized under Section 23-3B-3010 (Fee In-Lieu of Parkland Dedication) or Section 23-3B-3020 (Parkland Development Fee).
 - (2) In negotiating a deed under this section, the director may require that a reasonable portion of the total impervious cover permitted on the site be allocated to the dedicated parkland to allow for construction of parkland amenities without unduly impacting development of the proposed site plan.
- (D) **Building Permits.** For a building permit that is subject to Section 23-3B-2040 (Dedication of Land or Payment In-Lieu at Building Permit), the area to be dedicated must be shown in a deed to the to the City. The applicant shall dedicate to the City all parkland required by this article before a building permit is issued.
- (E) **Criteria for Land Dedication.**
- (1) **Level of Service.** Except as provided under Subsection (H), the amount of parkland required to be dedicated to the City is 9.4 acres for every 1,000 residents, as determined by the following formula:
$$(9.4 \times \text{Number of Units} \times \text{Residents per Unit}) / 1,000 = \text{Acres of Parkland}$$
 - (2) **Densities**
 - (a) In calculating the amount of parkland to be dedicated under this section, the number of residents in each dwelling unit is based on the following densities: