



City of Austin

Recommendation for Action

File #: 24-4183, **Agenda Item #:** 20.

3/21/2024

Posting Language

Authorize the negotiation and execution of all documents and instruments necessary or desirable to acquire in fee simple approximately 3.2855 acres (143,116 square feet) for park and recreation purposes, located at 7506 Shadywood Drive, Austin, Texas 78745 and situated in the William Cannon League, being Lot 2A, Amended Plat of the Amended Plat of Lot 14, Block C, Beaconridge V and Tract 1A, Block K, Meadowcreek Section One, and Lot 1, Block C, Beaconridge V, a subdivision of record in Document No. 201300240, Official Public Records of Travis County, Texas, from Larry Chabira for a total amount not to exceed \$730,000 including closing costs.

Lead Department

Financial Services Department.

Fiscal Note

Funding is available in the Capital Budget of the Parks and Recreation Department.

For More Information:

Michael Gates, Financial Services Department, 512-974-5639; Brandon Williamson, Financial Services Department, 512-974-5666; Randy Scott, Parks and Recreation Department, 512-974-9484.

Additional Backup Information:

The property is an irregularly shaped tract improved with two stand-alone single-family residences, comprised of 1,008 square feet and 654 square feet, built in 2001 and 1974, respectively. Approximately 70% of the site is located within the floodplain. The property is located along South Boggy Creek, north of West Dittmar Road, and between South First Street and South Congress Avenue. This parcel was originally designated as private parkland for this South Austin neighborhood and owned by the local HOA until the HOA disbanded and the current owner acquired the property in the resulting tax foreclosure sale.

As identified in the Parks and Recreation Department's long-range plan, *Our Parks, Our Future*, this acquisition will function as a neighborhood park, being restored to its original land use, as well as a continuation of the South Boggy Creek Greenbelt, which addresses parkland deficiency in District 2 and closes the gap in the South Boggy Creek Greenbelt system. Most of the site is gently sloped, suitable for both active and passive recreational amenities. The site also runs along South Boggy Creek and is adjacent to documented environmental features, including a spring and wetland area. The site has direct access from Shadywood Drive and has the potential to be accessed from Dittmar Road through the creek.

This acquisition is a voluntary transaction. There was a previous tenant who was living on the property without a written lease in place. According to the property owner, sufficient notice to vacate was provided, and the tenant vacated the property in February 2024, prior to this voluntary transaction.