



City of Austin

Recommendation for Action

File #: 25-2552, **Agenda Item #:** 52.

12/11/2025

Posting Language

Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire in fee simple approximately 0.2736 acres (11,918 square feet) of land generally located at 1804 Astor Place, Austin, Texas 78721, being all of Lot 62, Grant Park subdivision, according to the map or plat thereof recorded in Volume 6, Page 107, Plat Records, Travis County, Texas, from National Realty Investors, Inc., a Texas corporation, for park and recreation purposes, for a total amount not to exceed \$260,000, including closing costs. Funding: \$260,000 is available in the Capital Budget of Austin Parks and Recreation.

Lead Department

Austin Financial Services.

Fiscal Note

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

For More Information:

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

Additional Backup Information:

This proposed acquisition of approximately 11,918 square feet (0.2736 acres) is for park and recreation purposes. Approximately 25% of the sloped site is in the floodplain, and there are several large trees across the site, as well as a developed stand of trees at the rear of the site, adjacent to Tannehill Branch Creek. Access is from Astor Place, directly south of E. Martin Luther King, Jr. Blvd.

The proposed fee simple acquisition fills a gap in the Astor Place Greenbelt and provides access to Tannehill Branch Creek and E. Martin Luther King, Jr. Blvd., bringing the overall greenbelt to 1.71 acres. The four parcels south of this site, which comprise the existing greenbelt, were acquired in 2013. There is no known development that has occurred on the greenbelt sites.

In acquiring this parcel, the greenbelt's visibility will be improved with approximately 200 feet of frontage on E. Martin Luther King Jr. Blvd. Additionally, approximately 45 feet along Tannehill Branch Creek will be added to the greenbelt with the possibility of a future connection to Morris Williams Golf Course, which is directly across the street.

An independent third-party appraisal was procured to establish the fair market value of the proposed acquisition. The appraisal supports the purchase price of \$250,000. The amount of the purchase price plus closing costs is not to exceed \$260,000.