



City of Austin

Recommendation for Action

File #: 26-1832, **Agenda Item #:** 43.

5/28/2026

Posting Language

Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire, in fee simple, approximately 0.281 acres of land to expand Guitarland Neighborhood Park, on behalf of Austin Parks and Recreation. The acquisition consists of approximately 0.281 acres (12,240 square feet) of land, improved with a single-family residence and an accessory dwelling unit, being all of Lot 5, Block K, Meadowcreek - Section One, a subdivision of record in Volume 64, Page 27 of the Plat Records of Travis County, Texas, and located at 7508 Shadywood Drive, Austin, Texas 78745, from Lawrence Chabira, for a total amount not to exceed \$467,000, including closing costs. Funding: \$467,000 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 is for park and recreation purposes and consists of approximately 0.281 acres of land located at 7508 Shadywood Drive, Austin, Texas 78745. The property has a single-family residence and an accessory dwelling unit, built in 1973 and 2003, respectively. The property is in District 2, north of W. Dittmar Road, between South First Street and South Congress Avenue.

This acquisition will expand the recently acquired Guitarland Neighborhood Park, purchased in 2024. The property will improve access to the park from Shadywood Drive and increase opportunities for active and passive recreation. Approximately 12 percent of the property is within the 100-year floodplain and within Zone C of the Wildlife Urban Interface. This transaction is funded through parkland dedication funds.

An independent third-party appraisal was procured to establish the fair market value of the proposed acquisition. The appraisal supports the purchase price of \$456,315. The amount of the purchase price plus closing costs is not to exceed \$467,000.