



# City of Austin

## Recommendation for Action

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**File #:** 26-1440, **Agenda Item #:** 22.

4/9/2026

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### **Posting Language**

Authorize negotiation and execution of all documents and instruments necessary or desirable to acquire real property on behalf of Austin Parks and Recreation for park and recreation purposes. The acquisition consists of fee simple ownership of approximately 49.217 acres collectively and generally located at 11904 Old San Antonio Road, Austin Texas 78652, situated out of the S. F. Slaughter League in Travis County, Texas, and Lot 1, of Wunneburger Estates I, a subdivision in Travis County, Texas, from Gunning Webb Tunnel Trail, Ltd., a Texas limited partnership, Onion Creek Old San Antonio, Ltd., a Texas limited partnership, and Onion Creek Assemblage, Ltd., a Texas limited partnership, for a total amount not to exceed \$13,440,000 including closing costs. Funding: \$13,440,000 is available in the Capital Budgets of Austin Financial Services and Austin Parks and Recreation.

### **Lead Department**

Austin Financial Services.

### **Fiscal Note**

Funding is available in the Capital Budgets of Austin Financial Services and 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:**

The property comprises of five Travis County Appraisal District parcels, totaling approximately 49.217 acres, located along Old San Antonio Road, bordering Old San Antonio District Park to the south and Wunneberger Neighborhood Park to the southeast. There are six single-family homes on the property, along with several smaller outbuildings.

There are two existing access roads, one branching off Old San Antonio Road just north of the bridge over Onion Creek, and the other off Tunnel Trail to the west. There is a third potential access point through the 65-foot-wide parcel that touches Old San Antonio Road to the east.

The property contains approximately 785 feet of natural frontage along the north shore of Onion Creek, opposite Old San Antonio District Park. Approximately 5 percent of the site is within the 100-year floodplain. Except for the creek bank, the site is relatively flat, with shaded areas beneath mature trees and large open areas suitable for open-field play.

As identified in the Parks and Recreation Department's long-range plan, Our Parks, Our Future, this acquisition will greatly expand the existing park system that includes Wunneberger Neighborhood Park, Old San Antonio District Park, and the Onion Creek greenbelt. Further, this acquisition meets the goals outlined in City Council Resolution 20240814-024, directing the City Manager to create a dedicated land acquisition fund that the City can utilize to acquire land for parkland and open space, and in so doing, protect the City's water supply, improve drainage, and mitigate flood risks.

This property scored among the highest on a prioritization matrix developed by a cross-departmental team, including Austin Parks and Recreation, Austin Water, Austin Watershed Protection, and Austin Climate Action and Resilience, to meet the water quality, protection, and recreation goals outlined in the resolution. The property is partially funded with parkland dedication funds and with certificates of obligation established by the resolution.

An independent third-party appraisal was procured to establish the fair-market valuation of the proposed acquisition. The appraisal supports the purchase price of \$13,356,453. The amount of the purchase price plus closing costs is not to exceed \$13,440,000.