

Mayor and Council Communication

DATE: 03/29/22

M&C FILE NUMBER: M&C 22-0243

LOG NAME: 80HARRIET CREEK RANCH PARK SANITARY SEWER MAINTENANCE AREA

SUBJECT

(CD 7) Conduct Public Hearing and Authorize the Use of a Portion of Harriet Creek Ranch Park for a Sanitary Sewer Maintenance Area

(**PUBLIC HEARING** - a. Report of City Staff: Lori Gordon; b. Citizen Presentations; c. Council Action: Close Public Hearing and Act on M&C)

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct a public hearing under the guidelines set forth by the Texas Parks and Wildlife Code, Chapter 26, Protection of Public Parks and Recreational Lands;
 2. Find that no feasible or prudent alternative exists for the use of Harriet Creek Ranch Park for the installation of a sanitary sewer line and associated maintenance area;
 3. Find that the proposed sanitary sewer line and associated maintenance area includes all reasonable planning to minimize harm to the parkland, including that all infrastructure and equipment will be constructed as specified on the attached exhibits and as noted in the discussion below; and
 4. Close the public hearing and authorize the use of approximately 1.596 acres of dedicated parkland at Harriet Creek Ranch Park for the proposed sanitary sewer line and associated maintenance area.
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DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the use of a portion of parkland at Harriet Creek Ranch Park for the installation of a sanitary sewer line and associated maintenance area.

The Park & Recreation Department (PARD) has been approached by the City of Fort Worth Development Services Department (Development Services Department) requesting the use of a portion of Harriet Creek Ranch Park to construct a sanitary sewer line (M-195A) and associated maintenance area.

The proposed sanitary sewer line will be located through the center of the park between Cowboy Trail and Harriet Creek Drive.

The proposed sanitary sewer line requires a 25 - 30 foot wide maintenance area. The proposed maintenance area equates to approximately 1.596 acres for the 2,700 linear feet of sanitary sewer line. The temporary construction workspace is approximately 77,009 square feet, which equates to approximately 1.768 acres. The park will be restored to previous condition or better upon completion.

The City Forester has identified 27 trees that require removal, equating to 397 caliper inches, with a mitigation fee amount of \$86,800.00 and the potential for an additional 10 trees, equating to 123 caliper inches, with a mitigation fee amount of \$24,600.00 for a total tree mitigation fee amount of \$111,400.00 to be paid by the Developer into the Tree Mitigation Fund for the loss of trees on parkland before any construction on parkland begins. After construction is completed and the parkland is restored to previous conditions or better, the City Forester will reevaluate the final number of trees removed to determine a final costs for tree mitigation. Any funds remaining from the \$111,400.00 will be refunded to the Developer. The existing trees in proximity to the proposed construction will be protected with fencing. The project consultant will continue to work with the City Forester to reduce the impact of tree loss in the park.

On December 15, 2021, the Park & Recreation Advisory Board endorsed staff's recommendation to the City Council to authorize the use of a portion of Harriet Creek Ranch Park for a sanitary sewer maintenance area.

In accordance with State law, public notice of the hearing was advertised in the *Fort Worth Star-Telegram* on March 8, 15, and 22, 2022. An exhibit map was available for public review on the Park & Recreation Department website.

Signage was posted at the site noting the proposed use and providing instructions for directing comments to the department. An email announcing the proposed conversion was sent to both Harriet Creek Ranch Homeowner's Association and Clara Love Elementary School on February 28, 2022. Staff will note any public comment received during the public hearing Report of City staff.

Harriet Creek Ranch Park is located in COUNCIL DISTRICT 7.

Harriet Creek Ranch Park - located at 16215 Cowboy Trail, north of SH 114, east of Elementary Drive, south of Sam Reynolds Road and west of FM 156.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendations, funds will be deposited into the Tree Mitigation Fund for the removal of the trees. The Park & Recreation Department (and Financial Management Services) is responsible for the collection and deposit of funds from the Developer.

Submitted for City Manager's Office by: Valerie Washington 6192

Originating Business Unit Head: Richard Zavala 5704

Additional Information Contact: Richard Zavala 5704