

Mayor and Council Communication

DATE: 09/12/23

M&C FILE NUMBER: M&C 23-0782

LOG NAME: 80ROLLING HILLS PARK UTILITY EASEMENTS AND MAINTENANCE AREAS

SUBJECT

(CD 8) Conduct a Public Hearing and Authorize the Use of a Portion of Rolling Hills Park for Utility Easements and Permanent Maintenance Areas

(PUBLIC HEARING - a. Report of City Staff: Lori Gordon; b. Public Comment; 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 Rolling Hills Park for utility easements and permanent maintenance areas;
3. Find that the proposed utility easements and permanent maintenance areas include all reasonable planning to minimize harm to the parkland;
4. Close the public hearing and authorize the use of approximately 0.324 acres of Rolling Hills Park property for utility easements and approximately 0.392 acres of Rolling Hills Park property for permanent maintenance areas; and
5. Authorize the use of approximately 0.851 acres of dedicated parkland at Rolling Hills Park for temporary construction workspace.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the use of a portion of public parkland for proposed utility easements and permanent maintenance areas in support of a production greenhouse facility within Rolling Hills Park.

The Fort Worth Botanic Garden | Botanical Research Institute of Texas is proposing to construct and operate a production greenhouse facility on four (4) acres within the tree farm at Rolling Hills Park. The greenhouse facility will be located on the northeast section of the tree farm site. The facility will include seven (7) greenhouse bays with dimensions 36 feet wide by 96 feet long for a total facility area of 20,160 square feet. Future development will also include a headhouse/office facility. To support daily operations at the new greenhouse facility, utility easements for natural gas and electricity are required and permanent maintenance areas for water and sanitary sewer are required.

Utility Easements

- The proposed electrical line requires a 15' wide easement for approximately 238 linear feet, which equates to approximately 0.082 acres through parkland.
- The proposed natural gas line requires a 10' wide easement for approximately 1,054 linear feet, which equates to approximately 0.242 acres through parkland.

Maintenance Areas

- The proposed water line requires a 10' wide permanent maintenance area for approximately 1,355 linear feet, which equates to approximately 0.311 acres through parkland.
- The proposed sanitary sewer line requires a 10' wide permanent maintenance area for approximately 353 linear feet, which equates to approximately 0.081 acres through parkland.

Installation of these utilities require an adjacent temporary construction workspace that is approximately 1,855 linear feet by 20' wide totaling 37,100 square feet or approximately 0.851 acres. The park, including the roadway, will be restored to previous condition or better upon completion of the work.

The City Forester has determined that two trees located along a drainage area may need to be removed and that no mitigation fee will be due (one hackberry and one cedar elm, under 6 inch diameter). The remaining trees in proximity to the proposed construction will be protected with fencing.

In accordance with State law, public notice of the hearing was advertised in the *Fort Worth Star-Telegram* on August 22, August 29, and September 5, 2023. Project information exhibit map was made available for public review on the Park & Recreation Department website.

Signage was posted July 10, 2023 informing the public of the proposed use and providing instructions for directing comments to the department. An email announcing the proposed conversion was sent to the Glen Eden, Glen Park, Glencrest Civic League, Highland Hills, and Oakridge Terrace Neighborhood Associations on August 11, 2023. Staff will note any public comment received during the public hearing Report of City staff.

Rolling Hills Park is located in COUNCIL DISTRICT 8.

Rolling Hills Park - located at 2525 Joe B. Rushing Road, north of Joe B. Rushing Road, east of Campus Drive, south of East Seminary Drive and west of Wichita Street.

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 these recommendations will have no material effect on City Funds.

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