

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 11/18/25M&C FILE NUMBER: M&C 25-1075

LOG NAME: 21OPEN SPACE RANDOL MILL 48 ACRE ACQUISTION

SUBJECT

(CD 11) Authorize the Acquisition of a Fee Simple Interest in Approximately 48.60 Acres of Land Located at 5501 Randol Mill Road, Fort Worth, Tarrant County, Texas 76112 in an Amount Up to \$1,500,000.00 from TR 2908 TEX, a Protected Series of Tan Ru Enterprises, LLC. for the Open Space Conservation Program, Authorize the Payment of Closing Costs in an Amount Up to \$25,000.00, Authorize Up to \$25,000.00 for Pre-Acquisition Costs and Staff Time, Adopt Appropriation Ordinance, and Amend the Fiscal Years 2026-2030 Capital Improvement Program

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest in approximately 48.60 acres of land located at 5501 Randol Mill Road, Fort Worth, Tarrant County, Texas 76112 in an amount up to \$1,500,000.00 from TR 2908 Tex, a Protected Series of Tan Ru Enterprises LLC;
2. Authorize the payment of closing costs in an amount up to \$25,000.00;
3. Authorize the expenditure of an amount up to \$25,000.00 for pre-acquisition costs and staff time;
4. Adopt the attached appropriation ordinance adjusting estimated receipts and appropriations in the General Gas Lease Capital Project Fund by increasing estimated receipts and appropriations in the OSAcq – 5501 Randol Mill project (City Project No. 106527) in the amount of \$1,550,000.00 and decreasing estimated receipts and appropriations in the Open Space Appropriations project (City Project No. PA0001) by the same amount;
5. Authorize the City Manager or designee to accept the conveyance, to execute the necessary contract of sale and purchase, and to execute and record the appropriate instruments; and
6. Amend the Fiscal Years 2026-2030 Capital Improvement Program.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to seek approval to acquire 48.60 acres of land located at 5501 Randol Mill Road, Fort Worth, Tarrant County, Texas 76112 from TR 2908 Tex, a Protected Series of Tan Ru Enterprises LLC, in accordance with the Open Space Conservation Program's mission to preserve high quality natural areas in Fort Worth.

The Open Space Working Group assessed the property utilizing the Open Space Prioritization Tool online map, which identifies the property as “very high priority” for conservation based on available data as well as site visits performed by City staff. The site is situated along the Trinity River and includes an old-growth riparian tree canopy and is adjacent to Quanah Parker Park. The Open Space Conservation Program reserves the right to develop or sell for development, a small area located outside of the floodplain along Randol Mill Road for the purpose of creating opportunities for trail-oriented development, for example infrastructure for kayak rentals and/or a kayak launch, which would support the Trinity River National Water Trail.

This acquisition will support Fort Worth Mayor Mattie Parker’s Good Natured Greenspace Initiative goal of preserving 10,000 acres of greenspace across Fort Worth in the next five years while growing and enhancing the City’s park system and also supports the Open Space Conservation Program goals.

An independent appraisal established fair market value for the property, and the property owners have agreed to a negotiated amount of \$1,500,000.00 for the fee simple interest in the 48.60 acres of land. The real estate taxes will be pro-rated with the seller being responsible for taxes due up to the closing date. The City will pay estimated closing costs in an amount up to \$25,000.00. Funding for this acquisition will come from the Open Space Conservation Program. This M&C also authorizes funding in an amount up to \$25,000.00 for pre-acquisition costs and staff costs associated with the acquisition process, including initial site investigation activities, appraisal, earnest money, staff time, Environmental Site Assessments, and other applicable costs associated with evaluating and acquiring the property. Funding for this acquisition will be provided from the General Gas Lease Capital Prj in the Open Space Conservation Program.

Any unused funding upon project completion will be returned to the Open Space Appropriations Project (City Project No. PA0001).

The following table demonstrates the funding for the acquisition:		
Activity	Fund	Amount
Fee Simple Interest in approximately 48.60 acres	33005 – General Gas Lease Capital Prj (City Project No. PA0001)	\$1,500,000.00

Pre-Acquisition & Staff Charges	33005 – General Gas Lease Capital Prj (City Project No. PA0001)	\$25,000.00
Estimated Closing Costs	33005 – General Gas Lease Capital Prj (City Project No. PA0001)	\$25,000.00
	Total:	\$1,550,000.00

This property is located in COUNCIL DISTRICT 11.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are currently available in the Open Space Appropriations programmable project within the General Gas Lease Capital Prj Fund, and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the General Gas Lease Capital Prj Fund for the OSAcq – 5501 Randol Mill project to support the approval of the above recommendations and acquisition of land. Prior to an expenditure being incurred, the Property Management Department and City Manager's Office have the responsibility of verifying the availability of funds.

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Expedited