

# Mayor and Council Communication

**DATE:** 09/21/21

**M&C FILE NUMBER:** M&C 21-0729

**LOG NAME:** 80ALLIANCE PARK EXPANSION

**SUBJECT**

(CD 7) Accept the Dedication of Approximately 6.92 Acres of Land from MCA Litsey Creek Owner, LP as an Addition to Alliance Park

---

**RECOMMENDATION:**

It is recommended that the City Council accept the dedication of approximately 6.92 acres of land from MCA Litsey Creek Owner, LP, in accordance with the *Neighborhood and Community Park Dedication Policy*, as an addition to Alliance Park.

---

**DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to accept the dedication of parkland in north Fort Worth in accordance with the *Neighborhood and Community Park Dedication Policy* for additional land to be added to an existing community park due to increased density from nearby residential development.

The 6.92 acres of land is being dedicated as part of the development of the Litsey Creek Cottages subdivision development project under Preliminary Plat No. PP-20-056 and Final Plat No. FP-21-052 adjoining Alliance Park. MCA Litsey Creek Owner, LP, the developer, worked with the Park & Recreation Department (PARD) to provide parkland for the expansion of Alliance Park.

The legal description is as follows:

- Being a 6.92 acre tract of land situated in the Archibald Robinson Survey, Abstract No. 1119, and the Allen Henderson Survey, Abstract No. 596, City of Fort Worth, Denton County, Texas and being a portion of a called 55.888 acre tract of land described as Tract 1 in the Special Warranty Deed to Litsey Creek Investments, LLC, recorded in Instrument No. 2020-189636, Official Records, Denton County, Texas.

The acceptance of the 6.92 acres of unimproved land will be incorporated into the existing 163.75 acre Alliance Park, making it a total of 170.67 acres. The estimated value of the property is \$304,480.00 (\$44,000.00 per acre).

A summary of increased PARD operating & maintenance (O&M) costs are as follows:

O&M	FY2022
PARD Maintenance	\$7,855.00
PARD Forestry	\$3,089.00
<b>Total</b>	<b>\$10,944.00</b>

As of July 31, 2021, the cumulative total of all previously approved M&Cs increased the department's acreage by an estimated 42.85 acres and estimated annual maintenance by \$308,857.00 beginning in FY2022. The expansion of Alliance Park is estimated to increase the department's acreage by 6.92 acres and annual maintenance by \$10,944.00.

The Litsey Creek Cottages subdivision is located north of Alliance Gateway, south of Litsey Road, and east of North Beach Street.

The parkland is located in COUNCIL DISTRICT 7, Mapsco 8C.

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 the financial records of the City will be updated to reflect this dedication based upon the Capital Asset Policy contained within the Financial Management Policy Statements. The Director of Finance also certifies that approval of the above recommendation will not result in additional appropriations in the Fiscal Year 2021 Budget.

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

**Originating Business Unit Head:** Richard Zavala 5704

**Additional Information Contact:** David Creek 5744

