

Mayor and Council Communication

DATE: 01/27/26

M&C FILE NUMBER: M&C 26-0064

LOG NAME: 80TWIN MILLS PARK & LITTLE ACORN PARK - CHAPTER 26

SUBJECT

(CD 7) Conduct Public Hearing, Authorize the Use of Portions of Twin Mills Park and Little Acorn Park for Stormwater Infrastructure, Establish Maintenance Areas, and Authorize Temporary Workspace Areas

(PUBLIC HEARING - a. Staff Available for Questions: Joel McElhany; 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 and prudent alternative exists for the use of portions of Twin Mills Park and Little Acorn Park for stormwater infrastructures;
3. Find that the proposed use of portions of Twin Mills Park and Little Acorn Park for stormwater infrastructures includes all reasonable planning to minimize harm to parkland;
4. Close the public hearing and authorize the use of approximately 88 square feet or 0.002 acres of Twin Mills Park for a 32-foot long drainage culvert headwall extension and approximately 1,419 square feet or 0.033 acres of Little Acorn Park for a 90-foot long drainage culvert headwall and a 25' x 55' rock riprap apron;
5. Establish an approximately 0.050 acre temporary workspace area in Twin Mills Park and an approximately 0.033 acre temporary workspace area in Little Acorn Park;
6. Establish a 3, 745 square feet or 0.86 acres of maintenance area at Twin Mills Park and a 1,419 square feet or 0.033 acres of maintenance area at Little Acorn Park for maintenance of stormwater infrastructures; and
7. Authorize the City Manager or his designee to execute and record the appropriate instruments.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the City of Fort Worth Transportation and Public Works Department (TPW) the use of approximately 88 square feet or 0.002 acres of Twin Mills Park for a 32-foot long drainage culvert headwall extension, and approximately 1,419 square feet or 0.033 acres of Little Acorn Park for a 90-foot long drainage culvert headwall and a 25' x 55' rock riprap apron, in accordance with the Texas Parks and Wildlife Code - Chapter 26, Protection of Public Parks and Recreational Lands.

TPW is in the design phase for the reconstruction of West Bailey Boswell Road from an existing 4-lane undivided rural roadway to a 4-lane divided urban roadway, to include curb and gutter, shared-use pedestrian and bicycle paths, street lighting, drainage improvements to prevent flooding, vehicle turn lanes and traffic signals (Project). The Project limits are from Boat Club Road to Wind River Road, approximately 1.79 miles in length. The Project will improve vehicle and pedestrian safety and mobility, improve drainage to mitigate flooding, and enhance roadway operation.

The City Forester has determined that no park trees require removal for the Project within Twin Mills Park. The City Forester has identified seven (7) trees that require removal within Little Acorn Park, equating to 72 caliper inches. The trees include: one (1) Mulberry, two (2) Hackberry, and four (4) Willow, of which three (3) of the Willow trees are dead. Based on the condition of these seven (7) trees, the City Forester has determined that no mitigation fees will apply for the work to be performed in Little Acorn Park. Trees within 50 feet of the Project in both parks will be protected as a precautionary measure.

On December 17, 2025, Registered Neighborhood Associations within one mile of both parks were notified of the public hearing pertaining to the use of parkland for Stormwater Maintenance Areas.

In accordance with state law, the parkland conversion was advertised in both the *Fort Worth Star-Telegram* and *The Dallas Morning News* newspapers on January 4, 2026, January 11, 2026, and January 18, 2026. The area of parkland conversion advertised was 0.86 acres for Twin Mills Park; however, upon further review, 88 square feet or 0.002 acres is required for Twin Mills Park.

TPW will transfer funds for publication in the amount of \$1,625.00 to Park & Recreation Department for advertising in both the *Dallas Morning News* and *Fort Worth Star-Telegram* papers. Funding is budgeted in the 2022 Bond Program Fund for the TPW Department for the purpose of funding the West Bailey Boswell project.

Upon authorization of this parkland conversion, the installation and maintenance of the permanent stormwater infrastructures will be performed only within the designated Temporary Workspace Areas and Maintenance Areas identified. The Twin Mills Temporary Workspace Area is approximately 2,181 square feet or 0.050 acres and the Little Acorn Park Temporary Workspace Area is approximately 1,440 square feet or 0.033 acres. The Twin Mills Temporary Maintenance Area is approximately 0.86 acres or 3, 745 square feet and the Little Acorn Park

Maintenance Area is approximately 1,419 square feet or 0.033 acres. These areas do not require a parkland conversion and will remain parkland.

The Project is anticipated to start construction in March 2026 and last approximately twenty-one (21) months, of which one (1) month is construction in both parks. Upon completion of construction, disturbed areas within both parks will be returned to previous conditions or better.

Twin Mills Park and Little Acorn Park are both in COUNCIL DISTRICT 7.

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 funds are available in the current capital budget, as previously appropriated, in the 2022 Bond Program Fund for the Bailey Boswell West project to support the approval of the above recommendations. Prior to any expenditure being incurred, the Transportation and Public Works Department has the responsibility to validate the availability of funds.

Submitted for City Manager's Office by: Dana Burghoff 8018

Originating Business Unit Head: Dave Lewis 5717

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