

Mayor and Council Communication

DATE: 06/25/24

M&C FILE NUMBER: M&C 24-0578

LOG NAME: 21CPN 101014 P51 SENDERA RANCH SHOPS BY SLATE LLC - FEE SIMPLE

SUBJECT

(CD 10) Authorize the Acquisition of a Fee Simple Interest in Approximately 1.231 Acres Located at 1200 Avondale-Haslet Road, Haslet, Tarrant County, Texas 76052 from Sendera Ranch Shops By Slate LLC in the Amount of \$800,000.00 and Pay Estimated Closing Costs in an Amount Up to \$8,000.00 for a Total of \$808,000.00 for the Avondale-Haslet Road Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest in approximately 1.231 acres of land owned by Sendera Ranch Shops by Slate LLC situated in the Bramlett & Ryan Survey, Abstract Number 227 and the C.Boyd Survey, Abstract Number 212, Tarrant County, Texas and also known as 1200 Avondale-Haslet Road, Haslet, Texas 76052 (City Project No. 101014);
2. Find that the total purchase price of \$800,000.00 is just compensation and pay estimated closing costs in an amount up to \$8,000.00 for a total cost of \$808,000.00; and
3. Authorize the City Manager or designee to execute the necessary contracts of sale and purchase, to accept the conveyances, and to execute and record the appropriate instruments.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to seek approval to acquire a portion of the property located at 1200 Avondale-Haslet Road, Haslet, Tarrant County, Texas 76052 for the Transportation and Public Works Department (TPW) to reconstruct and widen Avondale-Haslet Road from Willow Creek Drive to the eastern city limits of the City of Haslet at John Day Road (City Project No.101014). This project consists of widening and reconstructing approximately 2.4 miles of the existing two-lane asphalt roadway to a four-lane, divided, concrete urban arterial. The roadway improvements include improved drainage collection and drainage crossings designed for a 100-year storm, street illumination, ten-foot shared-use paths, and traffic signal improvements at three intersections along Avondale-Haslet Road.

Title research and commitment provided by Providence Title identified Sendera Ranch Shops by Slate, LLC as the vested owners.

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$800,000.00 as total compensation for the needed property interest (as shown below). The City of Fort Worth will pay estimated closing costs in an amount up to \$8,000.00.

Upon City Council approval, staff will proceed with acquiring the needed Fee Simple interest.

In addition, Sendera Ranch Shops by Slate, LLC has agreed to dedicate approximately 62,121 square feet of Right-of-Way needed for Sendera Ranch Boulevard.

Parcel No.	Legal Description	Acreage / Property Interest	Property Price
51	1200 AvondaleHaslet Road, Haslet, Texas 76052 Bramlett & Ryan Survey, Abstract Number 227 and the C. Boyd Survey Abstract Number 212 Tarrant County	1.231 Acres / Fee Simple	\$800,000.00
	Total Cost to Acquire Property		\$800,000.00
	Estimated Closing Costs		\$8,000.00
	Total Cost to Acquire All Properties with Closing Costs		\$808,000.00

Funding is budgeted in the 2018 Bond Program Fund for the TPW Dept Highway & Streets Department's for the purpose of funding the Avondale-Haslet Road Project, as appropriated.

This property is located in COUNCIL DISTRICT 10.

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 2018 Bond Program Fund for the Avondale Haslet Road project to support approval of the above recommendations and acquisition of easement. Prior to any expenditure being incurred, the Property Management and Transportation and Public Works Departments have the responsibility to validate the availability of funds.

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

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