

# Mayor and Council Communication

**DATE:** 02/24/26

**M&C FILE NUMBER:** M&C 26-0138

**LOG NAME:** 21PARD 3205 PEARL AVENUE

**SUBJECT**

(CD 2) Authorize Acquisition of a Fee Simple Interest in Approximately 0.1606 Acres of Land Located at 3205 Pearl Avenue, Fort Worth, Tarrant County, Texas 76106 from Jorge Molina in the Amount of \$65,000.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00, Dedicate the Property as Parkland as an Addition to Marine Creek Linear Park, Adopt Appropriation Ordinance, and Amend the Fiscal Years 2026-2030 Capital Improvement Program

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**RECOMMENDATION:**

It is recommended that the City Council:

1. Authorize the acquisition of a fee simple interest in approximately 0.1606 acres of land located at 3205 Pearl Avenue, Fort Worth, Tarrant County, Texas 76106 from Jorge Molina in the amount of \$65,000.00, and pay estimated closing costs in an amount up to \$5,000.00;
2. 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;
3. Adopt the attached appropriation ordinance increasing estimated receipts and appropriations in the Park & Recreation Department Dedication Fees Fund, in the amount of \$70,000.00, from available Park Planning Fees within Park Planning District 4.12-5 (City Project No. UN8148), for the purpose of funding the Marine Creek Linear Park land acquisition project (City Project No. 106477);
4. Dedicate the property as Parkland as an addition to Marine Creek Linear Park; and
5. Amend the Fiscal Years 2026-2030 Capital Improvement Program.

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**DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to seek approval to acquire land located at 3205 Pearl Avenue, Fort Worth, Tarrant County, Texas 76106 for the Park & Recreation Department (PARD) in accordance with the Neighborhood and Community Park Dedication Policy and the GREENprint Fort Worth: Parks, Recreation, Open Space, and Public Realm Master Plan, which calls for the provision of adequate park and recreational areas.

Jorge Molina (Seller) has agreed to sell the property for a total purchase price of \$65,000.00. An independent appraisal supports the purchase price. The mineral estate will not be acquired, and the deed will contain a surface use waiver for the exploration of the mineral estate. The real estate taxes will be prorated, and the Seller will be responsible for taxes up to the closing date. The City will pay closing costs in an amount up to \$5,000.00.

Funding for this project was not included in the Fiscal Year 2026-2030 Capital Improvement Program due to the unpredictability of parkland acquisitions. The action in this M&C will amend the FY2026-2030 Capital Improvement Program as approved in connection with Ordinance 27979-09-2025.

Funding is budgeted in the PARD Dedication Fees Fund for the Park & Recreation Department for the purpose of funding the Pearl Avenue project.

This property is located in COUNCIL DISTRICT 2.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that funds are currently available within the PPD 4.12-5 project within the PARD Dedication Fees Fund and upon approval of the above recommendations and adoption of the attached appropriation ordinance, funds will be available in the PARD Dedication Fees Fund for the Acq. - 3205 Pearl Ave. project to support the acquisition of land. Prior to incurring any expenditure, the Park & Recreation Department is responsible for validating the availability of funds.

**Submitted for City Manager's Office by:** Valerie Washington 6199

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