

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 06/24/25 M&C FILE NUMBER: M&C 25-0616

LOG NAME: 21CPN 103061 P2 LEBOW CHANNEL MITIGATION NE 36TH STREET

SUBJECT

(CD 2) Authorize Acquisition of Fee Simple Interest in Approximately 0.176056 Acres from Real Property Owned by JBB, LLC. Located at 2004 NE 36th Street, Fort Worth, Tarrant County, Texas 76106 and being All of Lot 7, Block 17, Sabine Place Addition, in the Amount of \$65,000.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$70,000.00 for the Lewbow Channel Mitigation Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of a fee simple interest in approximately 0.176056 acres from real property owned by JBB, LLC. Situated in Lot 7, Block 17, Sabine Place Addition, Tarrant County, Texas in the amount of \$65,000.00 and pay estimated closing costs in an amount up to \$5,000.00 for a total cost of \$70,000.00 (City Project No. 103061);
2. Find that the total purchase price of \$65,000.00 is just compensation; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The fee simple interest is needed to construct the Lebow Channel Mitigation Project (City Project No. 103061) for channel and culvert improvements at NE 36th Street in connection with the Upper Lebow flood mitigation improvements. Appropriations were previously authorized for property acquisition with M&C 25-0373.

The Lebow Channel area is a critical and high priority for flood mitigation. Five fatalities have occurred in the project area, where there are eight hazardous roadway overtopping locations and over 200 structures within the FEMA floodplain. The City developed an overall concept plan for the Lebow watershed and has worked on it since 2001. M&C 23-1058 and 24-0280 provide additional details regarding the Lebow Channel Flood Mitigation project and grant funding that was applied for.

An independent appraisal established the property's fair market value and the property owner has agreed to the negotiated amount of \$65,000.00 as total compensation for the needed fee simple interest (as shown below). The City of Fort Worth will pay estimated closing costs in an amount up to \$5,000.00.

Upon City Council approval, staff will proceed with acquiring the fee simple interests.

Owner	Parcel	Property Location	Legal Description	Acreage/Interest	Amount
JBB, LLC	2	2004 NE 36th Street	Lot 7, Block 17, Sabine Place Addition	0.176056 Acres / Fee Simple	\$65,000.00
				Closing Costs	\$5,000.00
				Total Cost	\$70,000.00

Funding is budgeted in the Transportation Impact Fee Cap Fund for the purpose of funding the Cantrell Sansom Road Widening project, as appropriated.

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.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that funds are available in the current capital budget, as previously appropriated, in the Stormwater Capital Projects Fund for the Lebow Channel Flood Mitigation project to support the approval of the above recommendations and award of the acquisition. Prior to any expenditure being incurred, the Transportation & Public Works Department has the responsibility to validate the availability

of funds.

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

**Originating Business Unit Head:** Marilyn Marvin 7708

**Additional Information Contact:** Jeremy Van Rite 2574