

# Mayor and Council Communication

**DATE:** 03/25/25

**M&C FILE NUMBER:** M&C 25-0278

**LOG NAME:** 80THOMAS PLACE PARK SSMA – CHAPTER 26

## **SUBJECT**

(CD 7) Conduct Public Hearing and Authorize the Use of Approximately 0.07 Acres of Dedicated Parkland at Thomas Place Park for a Sewer Line Maintenance Area

(**PUBLIC HEARING** - a. Report of City Staff: Lori Gordon; b. Public Comment; c. Council Action: Close Public Hearing and Act on M&C)

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## **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 or prudent alternative exists for the use of Thomas Place Park for sewer line maintenance area;
3. Find that the proposed sewer line maintenance area includes all reasonable planning to minimize harm to the parkland;
4. Close the public hearing and authorize the use of approximately 0.07 acres of parkland at Thomas Place Park for the sewer line maintenance area;
5. Authorize the use of approximately 0.07 acres of parkland at Thomas Place Park for temporary construction workspace; and
6. Authorize the City Manager or his designee to execute and record the appropriate instruments.

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## **DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to authorize the City of Fort Worth Water Department's (Water Department) use of parkland within Thomas Place Park (Park) for a permanent maintenance area for installation of sanitary sewer line.

The Water Department has requested the use of a portion of Park for a permanent sewer maintenance area for the installation of a new 8 inch sanitary sewer line (Project). The new sanitary sewer line will replace an existing sewer line traversing private property immediately south of the park. The sewer maintenance area is necessary for the Water Department to construct and maintain the new 8 inch sanitary sewer line.

The proposed sanitary sewer line will be located along the southern edge of the park, off-set approximately 9 feet from the property line. The proposed sanitary sewer line requires a 15 foot wide by 200 linear foot permanent maintenance area that equates to approximately 3,030 square feet or 0.07 acres. In addition, a temporary construction workspace area totaling approximately 3,030 square feet or 0.07 acres is required for construction of the project.

Construction is anticipated to begin in the Spring of 2025 and last approximately one month within the park. The method of construction selected within the park is to tunnel bore to minimize disturbance to the park and trees.

The City Forester has determined that no park trees require removal for this project. Trees within 75 feet of the new sewer line will be protected during construction. The park will be restored to previous conditions or better upon completion of the project.

In accordance with the Texas Parks and Wildlife Code - Chapter 26, the City of Fort Worth seeks to use a portion of the park for a permanent sanitary sewer maintenance area.

In accordance with state law, the parkland conversion will be advertised in the *Fort Worth Star-Telegram* and *Dallas Morning News* on March 2, 2025, March 9, 2025, and March 16, 2025.

On November 20, 2024, the Park & Recreation Advisory Board endorsed staff's recommendation to the City Council to authorize the use of portions of Thomas Place Park for a sanitary sewer maintenance area.

An email announcing the proposed change of use was sent to registered Neighborhood Associations within 1.5 miles of the park before February 21, 2025 and posted on the City's Web page.

In addition, signage was posted at the project site informing the public of the proposed change of use and providing instructions for directing comments to the Park & Recreation Department. The sign will remain posted through the public hearing process.

Thomas Place Park is located in COUNCIL DISTRICT 7, south of Camp Bowie Boulevard, west of Clover Lane, north of Bryce Avenue, and east of Hillcrest Street.

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 approval of these recommendations will have no material effect on City Funds.

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

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

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