

Mayor and Council Communication

DATE: 09/17/24

M&C FILE NUMBER: M&C 24-0797

LOG NAME: 80LITTLE ACORN PARK

SUBJECT

(CD 7) Accept Dedication of Approximately 24.007 Acres of Land and Facility Improvements in North Fort Worth from D.R. Horton - Texas, Ltd. for Little Acorn Park in Accordance with the Neighborhood and Community Park Dedication Policy

RECOMMENDATION:

It is recommended that the City Council accept the dedication of approximately 24.007 acres of land and facility improvements from D.R. Horton - Texas, Ltd. in accordance with the Neighborhood and Community Park Dedication Policy for Little Acorn Park.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to accept the dedication of parkland and facility improvements for the creation of a new park in north Fort Worth in accordance with the Neighborhood and Community Park Dedication Policy. The 24.007 acres of land is required for the ongoing development of the Bailey Park subdivision development project under Preliminary Plat No. PP-20-043 and Final Plat Nos. FP-22-056 and FS-22-293.

The legal descriptions are as follows:

- Being 11.806 acres of land, intending to be all of Lots 1XR, Block 1, and Lots 15XR, Block 1, Bailey Park, an addition to the City of Fort Worth, as filed in Instrument No. D223048800, Official Real Property Records, Tarrant County, Texas; and
- Being 12.201 acres of land, intending to be all of Lot 33X, Block 1, Bailey Park, an addition to the City of Fort Worth, as filed in Instrument No. D222282418, Official Real Property Records, Tarrant County, Texas.

In addition to the parkland dedication, the developer constructed the following facilities/amenities: a playground, ten benches, and approximately 2,500 linear feet of trail traversing the park at a total cost of \$780,900.00, exceeding the neighborhood park development fee requirement of \$369,464.91.

The estimated value of the land, without improvements, is \$1,683,649.32 (\$1.61 per square foot).

The subdivision developer has agreed to enter into an Adopt-A-Park Agreement for mowing, litter removal services, installation and maintenance of an irrigation system, as well as the planting, replacement and maintenance of new trees and plantings. The City will be responsible for the maintenance of the constructed amenities and the tree canopy.

Little Acorn Park is estimated to increase the department's acreage by 24.007 acres and annual maintenance by \$19,457.00 beginning in Fiscal Year (FY) 2025. Funding will be budgeted within the General Fund and the Community Tree Planting Prog Fund for FY 2025 subject to appropriation.

The parkland is located north of W. J. Boaz Road, south of and along W. Bailey Boswell Road, east of Bowman Roberts Road and west of N. Old Decatur Road in the Bailey Park subdivision.

The parkland is located 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 the financial records of the City will be updated to reflect this dedication based upon the Capital Asset Policy contained within the Financial Management Policy Statements.

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