

Mayor and Council Communication

DATE: 04/09/24

M&C FILE NUMBER: M&C 24-0303

LOG NAME: 80NORTHWEST COMMUNITY PARK AND CREEKWOOD PARK - CHAPTER 26

SUBJECT

(CD 7 and CD 10) Conduct Public Hearing and Authorize the Use of Parkland within Northwest Community Park and Creekwood Park for Utility Easements and Maintenance Areas for the new Northwest Community Center

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

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 Northwest Community Park and Creekwood Park for utility easements and maintenance areas for the new Northwest Community Center;
 3. Find that the proposed utility easements and maintenance areas includes all reasonable planning to minimize harm to the parkland;
 4. Close the public hearing and authorize within Northwest Community Park the use of approximately 0.264 acres for two utility easements and approximately 0.31 acres for one maintenance area, and within Creekwood Park the use of approximately 0.15 acres for one maintenance area; and
 5. Authorize within Northwest Community Park the use of approximately 1.15 acres of dedicated parkland for temporary construction workspace and within Creekwood Park the use of approximately 0.5 acres of dedicated parkland for temporary construction workspace.
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DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the use of parkland within Northwest Community Park and Creekwood Park for utility easements and maintenance areas for the new Northwest Community Center.

The 2018 Bond Program included funding for design and construction of a new 20,000 square foot community center at Northwest Community Park. The new community center will include a gymnasium, fitness area, and meeting rooms.

To support daily operations at the new community center, utility easements for natural gas and electricity are required. In addition, a permanent maintenance area for water is required.

Utility Easements

- The proposed electrical line through Northwest Community Park requires a 10 foot-wide easement for approximately 539.5 linear feet, which equates to approximately 0.124 acres of parkland; and
- The proposed natural gas line through Northwest Community Park requires a 10 foot-wide easement for approximately 607.7 linear feet, which equates to approximately 0.140 acres of parkland.

Maintenance Areas

- The proposed water line through Northwest Community Park requires a 15 foot-wide permanent maintenance area for approximately 900 linear feet, which equates to approximately 0.31 acres of parkland; and
- The proposed water line through Creekwood Park requires a 15 foot-wide permanent maintenance area for approximately 445 linear feet, which equates to approximately 0.15 acres of parkland.

Careful selection for the community center location, easements, and permanent maintenance area was taken into consideration to maximize opportunity and access to the community center, while minimizing negative impact to both Northwest Community Park and Creekwood Park.

In accordance with the Texas Parks and Wildlife Code, Chapter 26, the City of Fort Worth seeks to use a portion of Northwest Community Park for two utility easements and one maintenance area and a portion of Creekwood Park for one maintenance area to support a new community center.

This item was presented to the Park & Recreation Advisory Board on February 28, 2024 as Action Item VII.C. Staff is available to answer questions regarding this item.

In accordance with state law, the conversion will be advertised in the *Fort Worth Star-Telegram* on March 19, March 26, and April 2, 2024.

An email announcing the proposed change of use was sent to the presidents of the registered Neighborhood Associations within one and a half miles of both parks before March 8, 2024 and posted on the City Web page.

Signage was posted at both parks informing the public of the proposed change of use and providing instructions for directing comments to the Park & Recreation Department. Signage will remain posted through the public hearing process.

Northwest Community Park is located in COUNCIL DISTRICTS 7 and 10, west of Blue Mound Road, north of Bailey Boswell Road, east of Wagley Robertson Road, and south of Heritage Trace Parkway.

Creekwood Park is located in COUNCIL DISTRICT 7, west of Blue Mound Road, north of Bailey Boswell Road, east of Wagley Robertson Road, and south of Heritage Trace Parkway.

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

Submitted for City Manager's Office by: Jessica L. McEachern 5804

Originating Business Unit Head: Richard Zavala 5704

Additional Information Contact: Joel McElhany 5745