

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 11/11/25M&C FILE NUMBER: M&C 25-1046

LOG NAME: 214220 LAKEWOOD

SUBJECT

(CD 7) Authorize the Voluntary Acquisition of a Fee Simple Interest and Improvements in Lot 20 of Hodgkins Addition, City of Lake Worth, Tarrant County, Texas, Located at 4220 Lakewood Drive, Lake Worth, Texas 76135, from Barbara Killian, for the Appraised Fair Market Value of \$3,543.00 and Pay Estimated Closing Costs in an Amount Up to \$5,000.00 for a Total Cost of \$8,543.00, for the Purposes of Platting Block 9 within the City of Fort Worth

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the voluntary acquisition of a fee simple interest in Lot 20 in the Hodgkins Addition, located at 4220 Lakewood Drive, Lake Worth, Texas 76135, from Barbara Killian for \$3,543.00;
2. Authorize the payment of closing costs in an amount up to \$5,000.00;
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments; and
4. Dedicate this land for necessary access and leasehold frontage associated with platting Block 9 within the City of Fort Worth.

DISCUSSION:

The Real Property Division of the Property Management Department is in the process of platting Lake Worth's Block 9 area to allow leaseholders the opportunity to purchase their leaseholds (Lake Worth Leases) before their leases expire on January 31, 2032.

The purpose of this Mayor and Council Communication (M&C) is to authorize the acquisition of Lot 20 in the Hodgkins Addition (Property) by the City to allow for road frontage access to the Lots and adjacent Lake Worth Leaseholds for platting purposes.

The Property is currently owned by Barbara Killian (Lake Worth), separating the Lake Worth Leases from the current roadway, essentially landlocking adjacent Lot 18 in Block 9 (Lot), owned by the City of Fort Worth (City), from being platted according to the City ordinance.

Acquisition of the Property is necessary to connect the Lot to the existing roadway and the road frontage access will allow current Lake Worth leaseholders to obtain ingress and egress from their existing property.

The Property is further described as follows:

| Owner           | Legal Description                                                       | Purchase Price | Closing Costs | Total      |
|-----------------|-------------------------------------------------------------------------|----------------|---------------|------------|
| Barbara Killian | Lot 20, Hodgkins Addition, 4220 Lakewood Drive, Lake Worth, Texas 76135 | \$3,543.00     | \$5,000.00    | \$8,543.00 |

An independent appraisal, obtained by the City, established the fair market value of \$3,543.00 for the Property.

Barbara Killian has agreed to sell the property to the City for \$3,543.00 and the City will pay buyer closing costs up to but not to exceed \$5,000.00. There is no relocation assistance or moving costs provided to the seller as this is a voluntary sale.

Funding is budgeted in the Lake Worth Gas Lease Cap Legacy Fund within the Lake Worth Platting project, as appropriated.

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

The property 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 funds are available in the current capital budget, as previously appropriated, in the Lake Worth Lease Gas Cap Legacy Fund for the Lake Worth Platting project to support the approval of the above recommendations and land acquisition. The financial records of the City will be updated to reflect this dedication based upon the Capital Assets Policy contained within the Financial Management Policy Statements.

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

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

**Additional Information Contact:** Stuart Young 8379