

Mayor and Council Communication

DATE: 03/11/25

M&C FILE NUMBER: M&C 25-0228

LOG NAME: 21P00087007 - TXDOT SOUTHEAST CONNECTOR DRAINAGE EASEMENT

SUBJECT

(CD 5) Authorize the Conveyance of Approximately 0.230 Acres in Drainage Easements Located at 5900 E. Rosedale Street, Fort Worth, Tarrant County, Texas 76112 in the Wade H. Hudson Survey, Abstract 718, and Being a Portion of Block 1-R, Lot A, Randolph Valley Subdivision to the State of Texas Through the Texas Department of Transportation for the Southeast Connector Project for a Total Amount of \$99,238.00 in Accordance with Section 272.001(b)(5) of the Texas Local Government Code

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize the conveyance of approximately 0.230 acres in drainage easements located at 5900 E. Rosedale Street, Fort Worth, Tarrant County, Texas 76112 in the Wade H. Hudson Survey, Abstract 718, and being a portion of Block 1-R, Lot A, Randolph Valley Subdivision to the State of Texas through the Texas Department of Transportation for the Southeast Connector Project for a total amount of \$99,238.00 in accordance with Section 272.001(b)(5) of the Texas Local Government Code; and
2. Authorize the City Manager or his designee to execute and record the appropriate instruments conveying the easement interest.

DISCUSSION:

The State of Texas, acting by and through the Texas Department of Transportation (TxDOT), is currently planning improvements for the proposed Southeast Connector Project in the cities of Fort Worth, Arlington, and Forest Hill, and is acquiring the needed real property interests through eminent domain.

The Southeast Connector, a \$1.6 billion project, will rebuild and widen approximately sixteen miles of Interstate Highway (IH)-20 and IH-820. IH-20 will widen to ten main lanes from IH-820 to US 287 and IH-820 will widen to eight main lanes from IH-20 to Spur 303 (Rosedale Street). The IH-20, IH-820, and US 287 interchanges will also be reconstructed. The Texas Transportation Commission designated the Southeast Connector project as part of the statewide Texas Clear Lanes initiative, a program to address the most congested chokepoints in the state. The Southeast Connector Project is estimated for completion in 2028.

A drainage easement on City fee-owned property, located at 5900 E. Rosedale Street, Fort Worth, Tarrant County, Texas 76112 in the Wade H. Hudson Survey, Abstract 718, and being a portion of Block 1R, Lot A1A, Randolph Valley Subdivision, is required for the project.

The subject property consists of approximately 4.78 acres (208,224 square feet) of vacant commercial land located at the southwest corner of IH-820 and East Rosedale Street.

The drainage easement to be conveyed is approximately 0.230 acres (10,024 sf) to be used for drainage purposes. The easement will be located at the far southeast corner of the subject property and is roughly square-shaped, with dimensions of approximately 100.30 x 99.95 feet. The appraiser determined that the acquisition is not an economic unit and that the highest and best use is in conjunction with the subject property as a whole. The appraiser determined that the easement rights were 90% of the fee simple rights and valued the easement at \$99,238.00 (10,024 sf x \$11.00/sf x .90).

TxDOT is managing the design and construction of this project. TxDOT requested assistance from the City of Fort Worth with the drainage easement acquisition needed for the project.

The drainage easement to be conveyed to the State of Texas is more particularly described as follows:

GRANTOR	ADDRESS/LEGAL DESCRIPTION	ACREAGE
City of Fort Worth	Drainage Easement 5900 E. Rosedale Street, Fort Worth, Texas 76112	0.230 Acres
	Total Acreage	0.230 Acres

This property is located in COUNCIL DISTRICT 5.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the above recommendations and authorization of the easement conveyance, funds will be deposited into the General Fund. The Property Management Department and the Financial Management Services Department have the responsibility for the collection and deposit of funds due to the City.

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