

Mayor and Council Communication

DATE: 01/27/26

M&C FILE NUMBER: M&C 26-0070

LOG NAME: 80CHADWICK FARMS PARK TRA METER STATION - CHAPTER 26

SUBJECT

(CD 10) Conduct Public Hearing, Authorize the Use of a Portion of Chadwick Farms Park for Permanent Wastewater, Access, and Electrical Easements, and Authorize a Temporary Workspace Area

(PUBLIC HEARING - a. Staff Available for Questions: Joel McElhany; 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 and prudent alternative exists for the use of a portion of Chadwick Farms Park for permanent wastewater, access, and electrical easements;
3. Find that the proposed use of a portion of Chadwick Farms Park for wastewater, access, and electrical easements includes all reasonable planning to minimize harm to the parkland;
4. Close the public hearing and authorize the use of approximately 0.014 acres of parkland for a wastewater easement, approximately 0.011 acres of parkland for an access easement, and approximately 0.116 acres of parkland for an electrical easement;
5. Establish an approximately 0.250 acre temporary construction workspace area; and
6. Authorize the City Manager or his designee to execute and record the appropriate instruments.

DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the Trinity River Authority of Texas (TRA) to use parkland within Chadwick Farms Park (Park) for three permanent easements in accordance with the Texas Parks and Wildlife Code - Chapter 26, Protection of Public Parks and Recreational Lands. The three easements total approximately 6,126 square feet or 0.141 acres within the Park.

<u>EASEMENTS</u>	<u>SQUARE FOOTAGE</u>	<u>ACRES</u>
Wastewater Easement	~ 618 square feet	~ 0.014 acres
Access Easement	~ 475 square feet	~ 0.011 acres
Electrical Easement	~ 5,033 square feet	~ 0.116 acres
Total Easements	~ 6,126 square feet	~ 0.141 acres

TRA evaluated replacement of an existing wastewater meter station located on the Premier Christian Academy property, just north of the Park. TRA determined that due to the nature of the wastewater meter station, the station must be relocated downstream of the Town of Northlake point of entry. TRA's preferred location for the relocation of the wastewater meter station is south of the Park parking lot, adjacent to Cleveland Gibbs Road.

The City Forester has determined that no park trees require removal for the project.

In accordance with state law, the parkland conversion was advertised in both the *Fort Worth Star-Telegram* and *The Dallas Morning News* newspapers on January 4, 2026, January 11, 2026, and January 18, 2026. TRA made payment in the amount of \$1,625.00 to Park & Recreation Department for advertising in both newspapers.

On December 19, 2025, Registered Neighborhood Associations within one mile of the park were notified of the public hearing pertaining to the use of parkland for a wastewater meter station.

Upon authorization of this parkland conversion, the installation of the permanent wastewater meter station, access easement, and electrical easement will be performed only within the designated Temporary Workspace Area, totaling approximately 10,890 square feet or 0.250 acres within the Park. The workspace area does not require a parkland conversion and will remain parkland.

The project is anticipated to start construction in April 2026 and last approximately four months. Upon completion of construction, disturbed areas will be repaired with sod and returned to previous conditions or better.

Chadwick Farms Park is in COUNCIL DISTRICT 10.

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: Dana Burghoff 8018

Originating Business Unit Head: Dave Lewis 5717

Additional Information Contact: Joel McElhany 5745