

# Mayor and Council Communication

DATE: 08/24/21

M&C FILE NUMBER: M&C 21-0628

LOG NAME: 80LAKEPOINTE PARK

**SUBJECT**

(CD 7) Accept Dedication of Approximately 8.642 Acres of Parkland from Centex Homes for Lakepointe Park

**RECOMMENDATION:**

It is recommended that the City Council accept the dedication of approximately 8.642 acres of parkland from Centex Homes in accordance with the *Neighborhood and Community Park Dedication Policy* for Lakepointe Park.

**DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to accept the dedication of parkland for the creation of a new park in northwest Fort Worth in accordance with the *Neighborhood and Community Park Dedication Policy*. The 8.642 acres of land is required for the ongoing development of the Parks at Boat Club subdivision development project under Preliminary Plat No. PP-05-068 and Final Plat No. FP-17-044.

Centex Homes, the developer, worked with the Park & Recreation Department (PARD) to provide suitable parkland to serve this residential development. PARD Dedication Fees funds will be utilized for future improvements and the park will remain in reserve status until development occurs.

The legal description is as follows:

- An 8.642 acre parcel of land situated in the G. T. Walters Survey, Abstract No. 1696 and the B. Thomas Survey, Abstract No. 1497, intending to be all of Lot 134X, Block 8, The Parks at Boat Club Addition, and being a portion of land described by deed to Centex Homes, as recorded in Clerk's Instrument No. D219040788, Plat Records, Tarrant County, Texas.

The estimated value of the 8.642 acres is \$319,978.69 (\$37,026.00 per acre). Lakepointe Park is estimated to increase the department's acreage by 8.642 acres and annual maintenance by \$27,226.00. The operating costs are estimated to begin in the fourth quarter of Fiscal Year (FY) 2021. A summary of increased PARD operating & maintenance (O&M) costs are as follows:

O&M	FY2021	FY2022
PARD Maintenance	\$6,331.00	\$25,324.00
PARD Forestry	\$476.00	\$1,902.00
<b>Total</b>	<b>\$6,807.00</b>	<b>\$27,226.00</b>

As of June 30, 2021, the cumulative total of all previously approved M&Cs increased the department's acreage by an estimated 42.85 acres and estimated annual maintenance by \$308,857.00 beginning in FY2022. When the site is developed, additional funding will be requested for maintenance operations of future facilities and the resultant increase in use.

The Parks at Boat Club subdivision is located north of W. Baily Boswell Road, south of Park Drive, east of Boat Club Road and west of Old Decatur Road.

The parkland is located in COUNCIL DISTRICT 7, Mapsco 32L and 32M.

This M&C does not request approval of a contract with a business entity.

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. The Director of Finance also certifies that approval of the above recommendation will not result in additional appropriations in the Fiscal Year 2021 Budget.

**Submitted for City Manager's Office by:** Valerie Washington 6192

**Originating Business Unit Head:** Richard Zavala 5704

**Additional Information Contact:**

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