

# Mayor and Council Communication

**DATE:** 08/26/25

**M&C FILE NUMBER:** M&C 25-0808

**LOG NAME:** 80BELTMILL PARK

**SUBJECT**

(CD 7) Accept Dedication of Approximately 12.334 Acres of Land and Facility Improvements in North Fort Worth from D.R. Horton - Texas, Ltd. for Beltmill Park

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**RECOMMENDATION:**

It is recommended that the City Council accept the dedication of approximately 12.334 acres of land and facility improvements from D.R. Horton - Texas, Ltd. for Beltmill Park.

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**DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to accept the dedication of parkland and facility improvements for the creation of a new neighborhood park in north Fort Worth in accordance with the Neighborhood and Community Park Dedication Policy. The 12.334 acres of land is required for the Cedarbrook subdivision development project under Preliminary Plat No. PP-21-071 and Final Plat No. FP-22-086.

The legal description is as follows:

- 12.334 acres of land, being all of Lot 13X, Block 18, Cedarbrook, an addition to the City of Fort Worth, Tarrant County, Texas, as filed in Instrument No. D223059041, Official Real Property Records, Tarrant County, Texas.

In addition to the parkland dedication, the developer constructed the following facilities and amenities: one playground, eight benches, one half multi-use court with basketball hoop, one shelter with three picnic tables and a trash receptacle, approximately 1,000 linear feet of trail traversing the park with two additional trash receptacles, and two pet waste collection stations. Thirty-four new trees were planted.

The estimated value of the land is \$558,759.80, without improvements (\$1.04 per square foot). The value of the improvements is \$508,815.00.

The subdivision developer has agreed to enter into an Adopt-A-Park Agreement for mowing, litter removal services and installation and maintenance of an irrigation system, as well as the planting, replacement and maintenance of new trees and plantings. The City will be responsible for the maintenance of the constructed amenities and the tree canopy.

Beltmill Park is estimated to increase the department's acreage by 12.334 acres and annual maintenance by \$5,883.00 beginning in Fiscal Year 2026. Funding will be budgeted in the General Fund for the Park & Recreation Department for Fiscal Year 2026 for maintenance.

The park is located north of E Bailey Boswell Road, east of Business 287 and west of Wagley Robertson Road in the Cedarbrook subdivision development in north Fort Worth.

The parkland 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.

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that the financial records of the City will be updated to reflect these dedications 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 2025 Budget.

**Submitted for City Manager's Office by:** Dana Burghdoff 8018

**Originating Business Unit Head:** Dave Lewis 5717

**Additional Information Contact:** Joel McElhany 5745