

Mayor and Council Communication

DATE: 10/12/21

M&C FILE NUMBER: M&C 21-0802

LOG NAME: 80CIBOLO HILL PARK

SUBJECT

(CD 7) Accept Dedication of Approximately 15.21 Acres of Land from Meritage Homes of Texas, LLC, and GRBK Edgewood, LLC, for Cibolo Hill Park

RECOMMENDATION:

It is recommended that the City Council accept the dedication of approximately 15.21 acres of parkland from Meritage Homes of Texas, LLC and GRBK Edgewood, LLC in accordance with the *Neighborhood and Community Park Dedication Policy* for dedicated parkland to be named Cibolo Hill 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 15.21 acres of land is required for the ongoing development of the Cibolo Hill subdivision development project under Preliminary Plat No. PP-19-014 and Final Plat No. FP-19-093. Meritage Homes of Texas, LLC, and GRBK Edgewood, LLC, the developers, worked with the Park & Recreation Department (PAR) to provide suitable parkland to serve this new residential development.

The legal description is as follows:

- A 15.21 acre parcel of land situated in the J. A. Gill Survey, Abstract No. 570 and the Benjamin Thomas Survey, Abstract No. 1497, intending to be all of Lot 16X, Block 26, Cibolo Hill Addition, and being a portion of land described by deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Clerk's Instrument No. D219292876, Deed Records, Tarrant County, Texas.

The estimated value of the 15.21 acres is \$380,280.00 (\$25,002.00 per acre). The park will remain in reserve status until development occurs.

Cibolo Hill Park is estimated to increase the department's acreage by 15.21 acres and annual maintenance by \$13,048.00 beginning in Fiscal Year (FY) 2022. Upon development of the park, additional operational funding will be required in order to maintain the capital improvements.

As of August 31, 2021, the cumulative total of all previously approved M&Cs increased the department's acreage by an estimated 71.84 acres and estimated annual maintenance by \$445,447.00 beginning in FY 2023.

The Cibolo Hill subdivision is located north of Eagle Mountain Parkway, south of Bonds Ranch Road, and west of North Saginaw Boulevard.

The parkland is located in COUNCIL DISTRICT 7, Mapsco 18Z.

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

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