

Mayor and Council Communication

DATE: 03/11/25

M&C FILE NUMBER: M&C 25-0239

LOG NAME: 21CPN 103649 P4.2&4.2A LOGAN LAND DEV - SOUTHSIDE II CROWLEY I

SUBJECT

(CD 8) Authorize Acquisition of Approximately 0.196 Acres in Permanent Water Easements and 0.283 Acres in Temporary Construction Easements from Property Owned by Logan Land Development, L.P. Located at 500 West Rendon Crowley Road and 12327 Hemphill Street, Fort Worth, Tarrant County, Texas 76028 in the Amount of \$134,213.00 and Pay Estimated Closing Costs in an Amount Up to \$2,000.00 for a Total Cost of \$136,213.00 for the Southside II Water Main Alignment - Crowley I Project

RECOMMENDATION:

It is recommended that the City Council:

1. Authorize acquisition of approximately 0.196 acres in permanent water easements and 0.283 acres in temporary construction easements from property owned by Logan Land Development, L.P. located at 500 West Rendon Crowley Road and 12327 Hemphill Street, Fort Worth, Tarrant County, Texas 76028 for the Southside II Water Main Alignment Study - Crowley I Project (City Project No. 103649);
2. Find that the total purchase price of \$134,213.00 is just compensation and pay estimated closing costs in an amount up to \$2,000.00 for a total cost of \$136,213.00; and
3. Authorize the City Manager or his designee to accept the conveyance and record the appropriate instruments.

DISCUSSION:

The land rights in the subject property are needed to provide additional water capacity to the City of Crowley to support the rapid development in the area (City Project No. 103649). The project includes the installation of approximately 7,750 linear feet of 24-inch water transmission main. Sections of the water main will be constructed by methods other than the open cut, including the crossings of West Rendon Crowley Road, Hemphill Street, Union Pacific Railroad, and Interstate Highway 35W. The remainder of the project will be installed by open cut at an average depth around 6-8 feet to top of pipe. The project is anticipated to begin construction in fall of 2026.

An independent appraisal established the property's fair market value and the property owner has agreed to the amount of \$134,213.00 as total compensation for the needed property interests as shown below. The City of Fort Worth will pay estimated closing costs in an amount up to \$2,000.00.

Upon City Council approval, staff will proceed with acquiring the needed water easement and temporary construction easement interests.

Ownership	Parcel	Property Location	Legal Description	Acreage / Interest	Amount
Logan Land Development, L.P.	4.2	500 West Rendon Crowley Road and 12327 Hemphill Street, Fort Worth, Tarrant County, Texas 76028	William Stone Survey, Abstract 1400, Tract 1C02 & 1G02, Tarrant County, Texas	0.196 Acres / Water Facility Easement	\$99,075.00
Logan Land Development, L.P.	4.2a	500 West Rendon Crowley Road and 12327 Hemphill Street, Fort Worth, Tarrant County, Texas 76028	William Stone Survey, Abstract 1400, Tract 1C02 & 1G02, Tarrant County, Texas	0.283 Acres / Temporary Construction Easement	\$35,138.00
				Improvements + Cost to Cure	\$0.00
				Damages	\$0.00
				Estimated Closing Costs	\$2,000.00
				Total Cost	\$136,213.00

Funding is budgeted in the W&S Revenue Bonds Series 2023 Fund for the purpose of funding the Southside II Water Main Alignment Study - Crowley I Project, as appropriated.

This property is located in COUNCIL DISTRICT 8.

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 funds are currently available in the current capital budget, as previously appropriated, in the W&S Rev Bond Series 2023 Fund for SS II W Main Align (Study) project to support approval of the above recommendations and acquisition of easement. Prior to an expenditure being incurred, the Property Management and Water Department have the responsibility of verifying the availability of funds.

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