

Mayor and Council Communication

DATE: 09/12/23

M&C FILE NUMBER: M&C 23-0781

LOG NAME: 80PALMILLA SPRINGS PARK

SUBJECT

(CD 7) Accept Dedication of Approximately 21.614 Acres of Land and Facility Improvements in West Fort Worth from HMH Palmilla Springs Development, Inc. for Palmilla Springs Park in Accordance with the Neighborhood and Community Park Dedication Policy

RECOMMENDATION:

It is recommended that the City Council accept the dedication of approximately 21.614 acres of land and facility improvements from HMH Palmilla Springs Development, Inc. in accordance with the Neighborhood and Community Park Dedication Policy for Palmilla Springs Park.

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 park in west Fort Worth in accordance with the Neighborhood and Community Park Dedication Policy. The 21.614 acres of land is required for the ongoing development of the Palmilla Springs subdivision development project under Preliminary Plat No. PP-05-077 and Final Plat No. FP-20-056.

The legal description is as follows:

- Being 21.614 acres of land being all of Lots 1X, 2X, and 3X, Block 11, Palmilla Springs, an addition to the City of Fort Worth, Tarrant County, Texas as filed in Instrument No. D221051065, Real Property Records, Tarrant County, Texas, and being a portion of land described in deed to HMH Palmilla Springs Development, Inc., as filed in Instrument No. D220150414, Real Property Records, Tarrant County, Texas.

In addition to the parkland dedication, the developer constructed the following facilities and amenities: a playground, ten benches, a shelter with one trash receptacle, two low water crossings, one dog park, eight pet waste collection stations, and approximately 2,000 linear feet of trail traversing the park.

The estimated value of the land, without improvements, is \$376,602.00 (\$0.40 per square foot).

The subdivision developer has agreed to enter into an Adopt-A-Park Agreement for mowing, litter removal services, 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. Should the Palmilla Springs Homeowners Association default, the City's maintenance costs will increase substantially.

Palmilla Springs Park is estimated to increase the department's acreage by 21.614 acres and annual maintenance by \$14,960.00 beginning in FY2025. As of April 30, 2023, the cumulative total of all previously approved M&Cs increased the department's acreage by an estimated 37.334 acres and estimated annual maintenance by \$1,001,069.00 beginning in Fiscal Year (FY) 2024.

The parkland is located north of IH30W, south of Chapin Road, east of FM1029-Old Weatherford-Chapin Road and west of Chapel Creek Boulevard in the Palmilla Springs subdivision.

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.

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.

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