

Mayor and Council Communication

DATE: 05/20/25

M&C FILE NUMBER: M&C 25-0453

LOG NAME: 80VINEYARDS AT HERITAGE PARK SWMA - CHAPTER 26

SUBJECT

(CD 4) Conduct Public Hearing and Authorize the Use of Approximately 0.084 Acres of Dedicated Parkland at Vineyards at Heritage Park for a Stormwater Maintenance Area

(**PUBLIC HEARING** - a. Staff Available for Questions: Lori Gordon; b. Public Comment; c. Council Action: Close Public Hearing and Act on M&C)

RECOMMENDATION:

It is recommended that the City Council:

1. Conduct a public hearing under the guidelines set forth by the Texas Parks and Wildlife Code, Chapter 26, Protection of Public Parks and Recreational Lands;
 2. Find that no feasible and prudent alternative exists for the use of Vineyards at Heritage Park for a stormwater maintenance area;
 3. Find that the proposed stormwater maintenance area includes all reasonable planning to minimize harm to the parkland;
 4. Close the public hearing and authorize the use of approximately 0.084 acres of parkland at Vineyards at Heritage Park for a stormwater maintenance area; and
 5. Authorize the City Manager or his designee to execute and record the appropriate instruments.
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DISCUSSION:

The purpose of this Mayor and Council Communication (M&C) is to authorize the use of parkland within Vineyards at Heritage Park (Park) for a permanent stormwater maintenance area.

The developer for Valley Brook Phase 8 residential development (Development) through the consultant Baird Hampton & Brown, Inc. has requested the use of a portion of the Park for a permanent stormwater maintenance area (Maintenance Area). The proposed maintenance area is to provide adequate drainage of stormwater (Project) for a new fourteen single family residential homes located on the 5000 block of Dunraven Trail.

The Project location was selected to allow stormwater from the development to drain west of the property line into an existing creek channel within park. The proposed maintenance area is approximately 3,659 square feet, which equates to 0.084 acres. A temporary workspace area of approximately 13,444 square feet, which equates to 0.31 acres is required to construct the project.

The City Forester has identified twenty-eight (28) trees within the park that are impacted due to the proposed project requiring a tree mitigation fee in the amount of \$41,000. Eleven (11) trees totaling 85 diameter inches requiring removal and a tree mitigation fee in the amount of \$17,000.00. Seventeen (17) trees totaling 120 diameter inches are identified for potential removal and a tree mitigation fee in the amount of \$24,000.00. Trees identified as potential removal will be reevaluated by the City Forester two years after construction completion to determine condition of health. A refund of fees up to the amount of \$24,000.00 may be issued for trees in a suitable condition of health.

In accordance with the Texas Parks and Wildlife Code - Chapter 26, the City of Fort Worth seeks to use a portion of Vineyards at Heritage Park for a permanent stormwater maintenance area.

On March 26, 2025, the Park & Recreation Advisory Board endorsed staff's recommendation to the City Council to authorize the use of portions of Vineyards at Heritage Park for a stormwater maintenance area.

In accordance with state law and the Fort Worth City Charter, the parkland conversion was advertised in the *Fort Worth Star-Telegram* and *Dallas Morning News* on May 4, 2025, May 11, 2025, and May 18, 2025. The park use fee in the amount of \$12,078.00 was paid by the developer into the Park Rec Land Protection Fund for construction of stormwater infrastructure improvements on public parkland and legal advertisement for the public hearing pertaining to those stormwater improvements.

An email announcing the proposed change of use was sent to registered Neighborhood Associations within 1.5 miles of the park before April 18, 2025, and posted on the City's Web page.

Vineyards at Heritage Park is in COUNCIL DISTRICT 4, east of Silver Creek Road, south of Lake Haven Circle, west of Lake Worth, and north of Heron Drive.

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 approval of these recommendations will have no material effect on City funds.

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

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