

**To the Mayor and Members of the City Council****February 15, 2022**

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**SUBJECT: LAKELAND ADDITION INHOLDINGS AND THE FORT WORTH
NATURE CENTER & REFUGE**

The purpose of this Informal Report is to provide an overview of the history of the residential inholdings in the Fort Worth Nature Center & Refuge (FWNCR), and the proposed use of excess fund balance to reserve funding for the purchase of remaining properties.

FWNCR Master Plan

The City Council adopted the FWNCR Master Plan via M&C G-13998 on June 17, 2003. Proposed physical improvements and land use recommendations to the Nature Center included acquisition of the Lakeland Addition homes from willing sellers as properties became available.

History of Lakeland Addition Properties

The City of Fort Worth began acquiring properties in the Lake Worth watershed during construction of the new lake in the 1910s. The area comprising the Lakeland Addition was owned by the Swift-Armour Meatpacking Company and was used as a weekend retreat and hunting club. The City elected not to use eminent domain to purchase the property as it had elsewhere around the lake to protect the watershed.

In the 1930s/1940s Swift-Armour sold the property to Mr. J. D. Teague who subdivided the property creating the Lakeland Addition.

The neighborhood has no City water or sewer service. At one time residents obtained water from a community well and all the houses had their own septic systems. The community well was eventually outlawed by the City and residents were required to have a separate well on their property. Many of the lots are too small to have adequate legal separation between the water well and the septic lines.

In the early 2000s, in lieu of spending millions of dollars to extend water and sewer lines to the Lakeland Addition, the Water Department determined it would be less expensive to buy out all of the residents. Their program of purchasing from willing sellers began in 2002, just prior to the finalization and adoption of the FWNCR's 2003 Master Plan.

In 2004, \$200,000 was included in the City's bond program for Lakeland property purchases. Utilizing these funds, the Park & Recreation Department (PARD) acquired two properties in 2005 and 2006 at a cost of \$163,000.

In 2008 the FWNCR Conservancy borrowed from the Conservancy's FWNCR Endowment to enable the City to purchase one property at a cost of \$174,055. The endowment was repaid with funds from the Water Department's Lake Worth Gas Lease revenue.

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Since 2012 the City has utilized interfund loans from the PARD's Park Dedication Policy (PDP) fee interest funds to acquire Lakeland Addition properties. As identified in M&Cs these loans are to be repaid upon leasing of the minerals contained in the Fort Worth Nature Center properties and distribution pursuant to the City's Financial Management Policy Statements.

The first property was purchased in 2012 with the remainder of the 2004 Bond funds and PDP fees. A total ten properties have been acquired with PDP interfund loans at a cost of \$1,671,851. In total the City has expended \$2,482,645 for all acquisitions including closing costs.

Lakeland Addition Properties

The original Lakeland addition contained 75 platted lots. The City has acquired 31 lots leaving 44 lots to be purchased.

During FY2021, the PARD worked with Code Compliance to demolish 13 homes previously purchased. Two homes included in the purchase approved by Council on January 25, 2022 will be demolished by Code Compliance as part of their FY2022 operating budget.

Future Acquisition Strategy

On February 8, 2022 (M&C 22-0088) Council approved the assignment of \$5,000,000 in excess Fund Balance for the purchase of additional Nature Center properties. Upon funding of the appropriation, the Property Management Department will begin contacting the remaining land owners. Demolition of structures will be funded by these funds and work will be coordinated through Code Compliance.

Attached to this Informal Report are maps depicting the properties acquired by the City, the remaining properties planned for acquisition and an area map showing the location of the Lakeland Addition within the FWNCR.

If you have questions about this information, please contact Richard Zavala, Park and Recreation Director at 817-392-5711.

David Cooke
City Manager

CFW PROPERTIES - LAKELAND DEVELOPMENT

January 25, 2022



Google earth

Imagery Date: 7/14/2015 lat 32.840603° lon -97.469545° elev 626 ft eye alt 2346 ft

PROSPECTIVE PROPERTIES - LAKELAND DEVELOPMENT

January 25, 2022



Google earth

FORT WORTH



FORT WORTH NATURE CENTER & REFUGE

Hardwicke Interpretive Visitor Center

Marsh Boardwalk

Lotus Marsh

Canoe Launch

Limestone Ledge

West Fork of the Trinity River

LEGEND

- Hardwicke Interpretive Visitor Center** Information, exhibits & gift shop
- Hardwicke Entrance**
- Bison Range**
- Roads**
- Parking**
- Restrooms**
- Service Center**
- Scenic Overlook**
- Bird Blind**
- Picnic Area**
- Dumpster**
- Private Property**
- Trails** (Trails are marked with their corresponding symbol. They are color coded here for clarity.)

- Canyon Ridge** Scenic connecting trail of ridgetop vistas, shady canyons and marsh views, one way.... 3.25 miles
- Caprock** Views along a fossil shell outcrop with steep climbs. From Hardwicke, round-trip..... 0.52 miles
- Crosstimbers** Loop trail through ancient forest, round-trip..... 3.37 miles
- Deer Mouse** Trail connecting Prairie and Riverbottom, one way... 0.78 miles
- Forked Tail Creek** Forested trail accessible from Wild Plum and Riverbottom Trails, one way..... 0.62 miles
- Greer Island** Levee crossing to forested interlocking trails, round-trip from parking area..... 1.5 miles
- Limestone Ledge** A paved nature trail suitable for short walks or wheelchairs, round-trip..... 0.21 miles
- Marsh Boardwalk** Boardwalk loop over wetland, round-trip..... 0.24 miles
- Oak Motte** Meander through grasslands and clusters of red and live oaks, a.k.a. mottes, loop round-trip.. 2.16 miles
- Prairie** Open prairie trail leading to Prairie Dog Town, round-trip.. 1.13 miles
- Riverbottom** Follows along river, Caprock to Boardwalk..... 1.23 miles
Caprock to Canyon Ridge..... 2.72 miles
- Wild Plum/Wild Plum South** Connects Oak Motte and Riverbottom Trails along bison range through wild plum thickets, one way... 1.1 miles

Prairie Dog Town

Bison Range

Wild Plum South

Oak Motte

Broadview Park CCC Site

LAKELAND ADDITION

Lakeland Addition denoted by hash lines. Nature Center developed around Lakeland Addition after 1965 founding.

Lake Worth

Lone Point (CCC Structure)

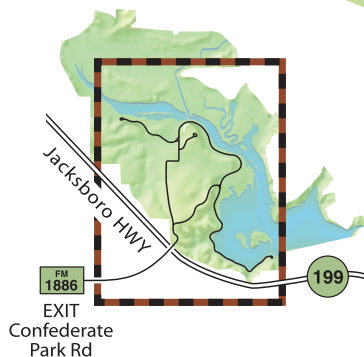
Greer Pavilion

Greer Island

Canoe Launch

Rest-A-While (CCC Structure)

Entrance



"But by far the richest and most beautiful district of country I have ever seen, in Texas or elsewhere, is watered by the Trinity and its tributaries."
— J. Pope, 1854 from his report while exploring a route for the Pacific Railroad.



200 ft 100 m 1/4 mile 1/2 mile 1/2 Km