

# Mayor and Council Communication

**DATE:** 03/29/22

**M&C FILE NUMBER:** M&C 22-0245

**LOG NAME:** 80THOMAS PLACE PARK SANITARY SEWER MAINTENANCE AREA

## **SUBJECT**

(CD 7) Conduct Public Hearing and Authorize the Use of a Portion of Thomas Place Park Located at 4201 Lafayette Avenue for a Sanitary Sewer Maintenance Area of 0.067 Acres for the Installation of an 8-inch Sanitary Sewer Line

**(PUBLIC HEARING** - a. Report of City Staff: Lori Gordon; b. Citizen Presentations; c. Council Action: Close Public Hearing and Act on M&C)

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## **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 or prudent alternative exists for the use of Thomas Place Park for the installation of a sanitary sewer line and associated maintenance area along the southern property line;
  3. Find that the proposed sanitary sewer line and associated maintenance area includes all reasonable planning to minimize harm to the parkland, including that all infrastructure and equipment will be constructed as specified on the attached exhibits and as noted in the discussion below; and
  4. Close the public hearing and authorize the use of approximately 0.067 acres of dedicated parkland at Thomas Place Park for the proposed sanitary sewer line and associated maintenance area to include approximately 0.051 acres of temporary construction workspace.
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## **DISCUSSION:**

The purpose of this Mayor and Council Communication (M&C) is to authorize the use of a portion of parkland at Thomas Place Park for the installation of approximately 200 linear feet of sanitary sewer line (L-8275) with associated infrastructure improvements along the south and east side of the Park.

The City of Fort Worth Water Department (Water Department) is requesting the use of a portion of Thomas Place Park for installation of a new 8-inch sanitary sewer line to replace an existing circa 1919 sanitary sewer line that traverses the adjacent private property. The existing sanitary sewer line is not located within an easement and requires relocation for redevelopment of the private lot.

The new 8-inch sanitary sewer line will be located along the southern and a portion of the eastern edge of the park, off-set approximately 8' from the property line. The new sanitary sewer line requires a 15-foot wide Maintenance Area that equates to approximately 0.067 acres for the approximately 200 linear feet of sanitary sewer line. The construction method is bore and the construction work space for the line will be located in the maintenance area or public right-of-way. If there is damage to the park, the park will be restored to previous condition or better upon completion.

Construction is anticipated to begin March 1, 2022 and finish the second week of June 2022. The Park will remain open during construction. The City Forester has determined one tree located in the alley will need to be removed, which is an undesirable species (Chinaberry) and no mitigation fee will be due. The remaining existing trees in proximity to the proposed construction will be protected with fencing.

In accordance with the Texas Parks and Wildlife Code, Chapter 26, the City of Fort Worth seeks to use a portion of Thomas Place Park for a permanent maintenance area. All mandated aspects of the Chapter 26 process including advertising for 30 days and the public hearing will be met.

Signage was posted at the site noting the proposed use and providing instructions for directing comments to the Department. An email announcing the proposed conversion was sent to the president of the Arlington Heights Neighborhood Association and principal of W. C. Stripling Middle School on February 25, 2022. Staff will note any public comment received during the public hearing Report of City Staff.

In accordance with State law, public notice of the hearing was advertised in the *Fort Worth Star-Telegram* on March 8, 15, and 22, 2022. An exhibit map was available for public review on the Park & Recreation Department website and at the Park & Recreation Department administrative offices located at 4200 South Freeway, Suite 2200, Fort Worth, Texas 76115.

Thomas Place Park is located in COUNCIL DISTRICT 7.

**Thomas Place Park** - located at 4201 Lafayette Avenue, south of Lafayette Avenue, west of Clover Lane, north of Bryce Avenue and east of Hillcrest Street 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.

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**FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that this action will have no material effect on City Funds.

**Submitted for City Manager's Office by:** Valerie Washington 6192

**Originating Business Unit Head:** Richard Zavala 5704

**Additional Information Contact:** Lori Gordon 5743