

Mayor and Council Communication

DATE: 04/06/21

M&C FILE NUMBER: M&C 21-0257

LOG NAME: 80PARKVIEW HILLS PH6

SUBJECT

(CD 2) Accept the Donation of Approximately 18.432 Acres of Land from Barham & Harris Development One, L.P., Being All of Lot 15, Block 29 and Lot 22, Block 26 of the Parkview Hills Addition, as an Expansion of Anderson Park Located at 5052 Cromwell-Marine Creek Road

RECOMMENDATION:

It is recommended that the City Council:

1. Accept the donation of approximately 18.432 acres of land from Barham & Harris Development One, L.P., being all of Lot 15, Block 29 and Lot 22, Block 26 of the Parkview Hills Addition, as an Expansion of Anderson Park located at 5052 Cromwell-Marine Creek Road;
2. Authorize the City Manager or his designee to execute the appropriate documents and to record the instrument conveying the land to the City; and
3. Dedicate the property as parkland upon conveyance as an addition to Anderson Park.

DISCUSSION:

The purpose of this Mayor & Council Communication (M&C) is to accept land as an addition to an existing park in northwest Fort Worth. Barham & Harris Development One, L.P., the developer, worked with the Park & Recreation Department to provide suitable land to serve the growing community. With the addition of this land dedication, Anderson Park will be 54.654 acres.

The legal descriptions are as follows:

- A 4.907 acre tract of land situated in the J. Askew Survey, Abstract No. 16, as described by deed to Barham & Harris Development One, L.P., Instrument No. D218185276, Deed Records, Tarrant County, Texas, and intending to be all of Lot 15, Block 29, Parkview Hills Addition, recorded in Clerk's Instrument No. D220275337, Plat Records, Tarrant County, Texas.
- A 13.525 acre tract of land situated in the A. Albright Survey, Abstract No. 1849, as described by deed to Barham & Harris Development One, L.P., Instrument No. D218185276, Deed Records, Tarrant County, Texas, intending to be all of Lot 22, Block 26, Parkview Hills Addition, recorded in Clerk's Instrument No. D220275337, Plat Records, Tarrant County, Texas.

In July 2001, a preliminary plat was submitted for the future Parkview Hills community which is north of and adjacent to Anderson Park. At the time of the preliminary plat submission, parkland in the surrounding area served the existing population, and had the capacity to serve the proposed Parkview Hills population. Subsequently, final platting and an increase in population in adjacent communities presented the City with a scenario whereby future residential development would render parkland deficient in this area.

The Department believes that the acceptance of this land donation is representative of a public private partnership between the City and the development community, and meets the goal of providing parkland to existing and future residents of the growing northwest sector of the City.

The acceptance of the 18.432 acres of unimproved parkland will be an addition to the existing 36.222 acre Anderson Park, making it a total of 54.654 acres. Although the land is being donated to the City at no cost, the estimated value of the property is \$802,897.92 (\$1.00 per square foot).

As of January 31, 2021, the cumulative total of all previously approved M&Cs increased the department's acreage by an estimated 239.38 acres and estimated annual maintenance by \$824,767.00 beginning in FY2022. The addition to Anderson Park is estimated to increase the department's acreage by 18.432 acres and annual maintenance by \$25,418.00 beginning in FY2022.

The Parkview Hills subdivision is located north of Cromwell-Marine Creek Road, south of WJ Boaz Road, east of Bowman Roberts Road and west of Old Decatur Road.

The parkland is located in COUNCIL DISTRICT 2.

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. Any assets recorded on the City's financial statements associated with this land will be adjusted upon approval.

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

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