



Legislation Text

File #: 24-715, Version: 1

STRATEGIC PRIORITY: Quality of Life, Arts & Culture
AGENDA DATE: March 27, 2024
COUNCIL DISTRICT(S): 7
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

A public hearing, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Lawnview Park located at 5500 Scyene Road, by Dallas Water Utilities for the construction of a 16-inch water line totaling approximately 40,846 square feet (0.94 acres) of land and a 30-inch wastewater line totaling approximately 81,664 square feet (1.88 acres) of land, for the public benefit; [and, at the close of the public hearing consideration of a resolution authorizing the proposed use of parkland pursuant to Chapter 26 of the Texas Parks and Wildlife Code](#) - Estimated Revenue: Capital Gifts, Donation and Development Fund \$724.30

BACKGROUND

The City of Dallas owns municipal parkland known as Lawnview Park (approximately 38.5 acres) located at 5500 Scyene Road, on the east side of Dallas. The park is currently used for active recreation; the future Trinity Forest Spine Trail will run along the Park's western boundary.

Dallas Water Utilities (DWU) currently maintains a 16-inch water main, constructed over 70 years ago, that runs through the center of the park and a 15-inch wastewater main, constructed over 40 years ago, which runs through the north side of the park. DWU needs to replace the water and wastewater mains due to the age and material of the pipes to improve water quality and provide higher reliability by constructing a new water main and increased capacity and higher reliability by constructing a new wastewater main. This use will require an approximate 40,846 square feet (0.94 acres) public utility easement for the construction of 16-inch water line and approximately 40,846 square feet (0.94 acres) of land for a 30-inch wastewater line in parkland (**Exhibit A**). The existing 16-inch water main and 15-inch wastewater main and reservation area shall be abandoned by DWU.

The project will require open trench construction for a period of 12 months. DWU acknowledges that the Trinity Forest Spine Trail is planned to be constructed along the west side of the park and will coordinate with Dallas Park & Recreation Department (PKR) staff on construction scheduling. This project is needed to provide for increased water volume, higher water pressure and improved water quality, increased wastewater capacity, and higher reliability for Dallas residents in this area.

In consideration for this conveyance by easement, DWU will pay the fair market value of \$27,564.00 for these easements, as determined by an independent appraisal, and public hearing advertising costs of \$724.30.

In compliance with the law, the City must determine that there is a need, that there is no feasible and prudent alternative, and that all reasonable care will be taken not to damage the remainder of the park property and to mitigate any disruption of park services.

In accordance with the Texas Parks and Wildlife Code, Chapter 26 (Sections 26.001 through 26.004) the City Council must advertise and hold a public hearing on the change of use of parkland.

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On February 8, 2024, the Park and Recreation Board authorized a public hearing to be held on March 27, 2024.

On February 28, 2024, the City Council authorized a public hearing to be held on March 27, 2024, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Lawnview Park located at 5500 Scyene Road, by Dallas Water Utilities for the construction of a 16-inch water line totaling approximately 40,846 square feet (0.94 acres) of land and a 30-inch wastewater line totaling approximately 81,664 square feet (1.88 acers) of land.

FISCAL INFORMATION

Estimated Revenue: Capital Gifts, Donation and Development Fund \$724.30

MAP

Attached