Legislation Details (With Text)

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On agenda:	2/14/2024			**Final action:**	
Title:	Authorize 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 Bachman Creek Greenbelt located at 3900 Shorecrest Drive, by Dallas Water Utilities for the construction of an 8-inch wastewater line totaling approximately 1,682 square feet of land, and a 30-inch stormwater line totaling approximately 1,580 square feet of land, for the public benefit and execution of a development agreement with UG Bluffview LP for the reconstruction of trail affected by the easement - Financing: No cost consideration to the City (see Fiscal Information)				
Sponsors:					
Indexes:	13				
Code sections:					
Attachments:	1. Map, 2. Resolution, 3. Exhibit A, 4. Exhibit B				

Date	Ver.	Action By	Action	Result

STRATEGIC PRIORITY: Quality of Life, Arts & Culture

AGENDA DATE: February 14, 2024

COUNCIL DISTRICT(S): 13

DEPARTMENT: Park & Recreation Department

EXECUTIVE: John D. Jenkins

SUBJECT

Authorize 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 Bachman Creek Greenbelt located at 3900 Shorecrest Drive, by Dallas Water Utilities for the construction of an 8-inch wastewater line totaling approximately 1,682 square feet of land, and a 30-inch stormwater line totaling approximately 1,580 square feet of land, for the public benefit and execution of a development agreement with UG Bluffview LP for the reconstruction of trail affected by the easement - Financing: No cost consideration to the City (see Fiscal Information)

BACKGROUND

The City of Dallas owns municipal parkland known as Bachman Creek Greenbelt (41 acres) located at 3900 Shorecrest Drive, just north of Dallas Love Field Airport. Bachman Creek Greenbelt is a community park offering a variety of park amenities.

Dallas Water Utilities (DWU) maintains an eight-inch wastewater line and 18-inch stormwater line in the park which services an adjacent property located at 3842 West Northwest Highway called Bluffview Square on Bachman Creek Addition. This adjacent owner, UG Bluffview LP, a Texas limited partnership (UGB), is redeveloping its property. In order to meet current City sewer and stormwater design standards, and facilitate redevelopment of UGB's property, DWU needs to relocate the wastewater line and increase the size of the existing stormwater line, both lines currently located in the park. This work requires that DWU acquire new easements within the parkland for this project.

The existing eight-inch wastewater line in the park connects to an existing 45-inch wastewater line in the park. This utility line will be relocated to the west in the park. This relocation will require DWU to abandon the existing 8-inch wastewater line and obtain a wastewater easement of approximately 1,682 square feet in the new location **(Exhibit A)**. The new 8-inch wastewater line will connect to the same existing 45-inch wastewater line.

The existing 18-inch stormwater line in the park must be increased in size to a 30-inch stormwater line to accommodate increased runoff from the adjacent development into Bachman Lake and to meet current City stormwater standards. Although the stormwater line will be in the same location as the current stormwater line, the larger size of the utility line, and the depth of the utility line, will require an increase in the area of parkland needed for the easement. The drainage easement for this increased size utility line is approximately 1,580 square feet **(Exhibit B)**.

This DWU project is needed to meet the increased stormwater demand and need to relocate the wastewater utility line.

In consideration for these conveyances by easement, DWU will pay the fair market value of $39,147.00 for these easements, as determined by an independent appraisal, and public hearing advertising costs of $653.70. Additionally, DWU shall demolish and reconstruct the existing approximately 600-foot long, eight-foot-wide asphalt hike and bike trail along the entire property frontage of the adjacent property.

UGB shall be solely responsible for all costs associated with this stormwater and wastewater line project including all costs contained within this action including but not limited to: costs required for the payment of the fair market value and recordation of the easement, public hearing advertising costs, demolition and reconstruction of approximately 600 feet of Bachman Lake Park Trail, and City of Dallas Real Estate costs.

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 January 11, 2024, the Park and Recreation Board authorized a public hearing to be held on

March 27, 2024 to receive comments on the proposed use of a portion of Bachman Creek Greenbelt located at 3900 Shorecrest Drive, by Dallas Water Utilities for the construction of an 8-inch wastewater line totaling approximately 1,682 square feet of land, and a 30-inch stormwater line totaling approximately 1,580 square feet of land, for the public benefit.

FISCAL INFORMATION

This action has no cost consideration to the City. Public hearing advertising costs, not to exceed $653.70, will be reimbursed by the developer.

MAP

Attached

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