



Legislation Text

File #: 21-1650, Version: 1

STRATEGIC PRIORITY: Quality of Life
AGENDA DATE: September 22, 2021
COUNCIL DISTRICT(S): 3
DEPARTMENT: Park & Recreation Department
EXECUTIVE: John D. Jenkins

SUBJECT

Authorize a public hearing to be held on October 27, 2021, pursuant to Chapter 26 of the Texas Parks and Wildlife Code, to receive comments on the proposed use of a portion of Glendale Park, totaling approximately 147,692 square feet (3.40 acres) of land, located at 1515 East Ledbetter Drive, by Dallas Water Utilities for the construction of a 72-inch wastewater line to replace the existing wastewater line - Financing: No cost consideration to the City

BACKGROUND

The City of Dallas owns municipal parkland known as Glendale Park (63 acres) located at 1515 East Ledbetter Drive on the south side of Dallas. Glendale Park is a community park offering a variety of park amenities. A master plan for the park was approved by the Park and Recreation Board in 2019 and construction plans for Phase 1 implementation were completed in 2020.

Dallas Water Utilities (DWU) currently has a 54-inch wastewater line along the Five Mile Creek side of the park. This wastewater line has reached the end of its functional life. In 2019 a section of the pipeline failed and required an emergency repair. Additionally, the current wastewater line is undersized for anticipated future capacity needs as determined by DWU master planning efforts.

DWU evaluated several alignments for replacement of the existing line and proposes to install a 72-inch wastewater line, and two parallel semi-elliptical wastewater lines in areas where there is not adequate depth for a 72-inch line. The improvements will connect to the existing line located on the south side the park and the existing line at East Ledbetter Drive on the north side. This project is needed to meet the increased wastewater demand for Dallas residents in this area and to replace the existing line that has reached the end of its useful life.

DWU agrees as condition of the conveyance of easements to:

1. Permit future construction of any park amenities and other improvements within the easement.

2. That future construction, maintenance, and operations of DWU utilities within the parkland will be coordinated with the Park & Recreation Department operations to minimize disruption of use and operation of the park.
3. DWU shall request approval from the Director of the Park & Recreation Department should DWU's operations, maintenance, or construction require DWU to disrupt, demolish, or modify any improvements, vegetation, or terrain within the easement or parkland, except for in a situation which affects the public's immediate health, safety, or welfare, in which case DWU shall notify the Director of the Park & Recreation Department as soon as possible of such activities. In any case, repair or replacement of park improvements, vegetation damaged, or damage to terrain as the result of DWU activities, shall be at the discretion of the Director of the Park & Recreation Department, and shall be at DWU's sole cost with no cost to the Park & Recreation Department.
4. Any existing DWU utilities which DWU abandons shall revert to parkland upon abandonment and existing DWU reservations and easements of such areas shall be abandoned. When the proposed wastewater line within the proposed easement in this action is abandoned, the easement shall revert to parkland.

In consideration for this conveyance by easement, DWU has agreed to provide good and valuable consideration in the amount of \$1,000,000.00 which will be applied towards the Glendale Park Phase 1 construction project budget. It is anticipated that DWU's project will begin January 2022 and be completed in eight to twelve months. After DWU completes its project the Park & Recreation Department's Phase 1 redevelopment of the park will commence.

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 September 15, 2021, the Park and Recreation Board authorized a public hearing to be held on October 27, 2021.

FISCAL INFORMATION

No cost consideration to the City.

MAP

Attached