

Mayor and Council Communication

DATE: 03/10/26

M&C FILE NUMBER: M&C 26-0158

LOG NAME: 06VA-25-016 ALLEY BLOCK 51 NORTH FORT WORTH ADDITION

SUBJECT

(CD 2) Adopt Ordinance Vacating an Alley between East Central Avenue and East Northside Drive to be Replatted with the Adjoining Property for Commercial Redevelopment and Waive Any and All Purchase Fee Value of the Vacated Land in Accordance with City Policy

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the attached ordinance vacating an alley between East Central Avenue and East Northside Drive to be replatted with the adjoining property for commercial redevelopment; and
 2. Waive any and all purchase fee value of the vacated land in accordance with City policy.
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DISCUSSION:

Flanagan Land Solutions, LLC, on behalf of Nicholas Martin, has requested a vacation of an alley for replat with the adjacent property for future commercial redevelopment of the northeast corner of the block zoned Planned Development Mixed Use (PD/MU-1).

The alley is located in Block 51, North Fort Worth Addition, between East Central Avenue and East Northside Drive. There are multiple owners within the block, but Nicolas Martin, the owner of lots 6A thru 9, is the owner seeking to redevelop his property. The Subdivision Ordinance prohibits dead end alleys. Therefore, the applicant was required to engage all property owners on the block to vacate the entire alley and replat all lots to incorporate the respective one-half of the alley.

The City Plan Commission recommended approval of this request on September 17, 2025. An acceptable final plat (FS-25-235) has been received in accordance with the Subdivision Ordinance.

The City of Fort Worth (City) originally obtained the above-mentioned right-of-way through plat dedication. The City does not own any fee interest in the right-of-way or own any property adjacent to the right-of-way and did not expend any City funds to obtain the right-of-way. In accordance with the City's policy regarding street and alley vacation transactions approved by the City Council on March 6, 2007 (Mayor and Council Communication (M&C) G-15624), staff recommends waiving the purchase price of this right-of-way.

This project 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.

Submitted for City Manager's Office by: Jessica McEachern 5804

Originating Business Unit Head: D.J. Harrell 8032

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