# City of Fort Worth, Texas Mayor and Council Communication

DATE: 05/13/25

## M&C FILE NUMBER: M&C 25-0399

LOG NAME: 06VA-24-029 COOK CHILDRENS STREETS AND ALLEYS

## SUBJECT

(CD 9) Adopt Ordinances Vacating Portions of Cooper Street, 7<sup>th</sup> Avenue, W. Terrell Avenue, Southland Avenue, an Alley in Block 5 of the Grandview Addition, and Alley in Block 10 of the Fields Welch Addition, between Pennsylvania Avenue and Pulaski Street, to be Replated with the Adjoining Property for a Potential Hospital Expansion for Cook Children's Healthcare System

## **RECOMMENDATION:**

It is recommended that the City Council:

- Adopt ordinances vacating portions of Cooper Street, 7<sup>th</sup> Avenue, W. Terrell Avenue, Southland Avenue, an alley in Block 5 of the Grandview Addition, an alley in Block 9 of the Grandview Addition, and an alley in Block 10 of the Fields Welch Addition, between Pennsylvania Avenue and Pulaski Street, to be replatted with the adjoining property for a potential hospital expansion for Cook Children's Healthcare System; and
- 2. Waive any and all purchase fee value of the vacated land in accordance with City policy.

#### **DISCUSSION:**

Dunaway Associates, on behalf of Cook Children's Healthcare System, has requested vacation of these streets and alleys to be replatted with the adjacent property for a future project on the Cook Children's Healthcare System hospital campus. The City Plan Commission recommended approval of this request at its meeting on February 19, 2025. An acceptable final plat (FS-24-280) has been received in accordance with the Subdivision Ordinance.

The property adjoining the proposed street and alley vacations is zoned "G" Intensive Commercial with the exception of the east/west leg of Southland Avenue and the alley in Block 5, zoned "NS-T5-I" Near Southside/Urban Center/Institutional/Industrial to the south of both parcels. The expansion of the hospital campus has dictated a different form of development with a prior rezoning of parcels to "G" and the requested closure of these streets and alley. The review also considered the previous actions to vacate other portions of rights-of-way within the campus as shown within the boundary of the plat. To ensure adequate circulation, West Terrell Avenue was retained as a public access easement along with the portion of West 7th Avenue included in this application. A portion of West Cannon Street (VA-24-030) located in the western half of the hospital campus was approved for vacation by City Council on April 8, 2025.

The City of Fort Worth (City) originally obtained the above mentioned rights-of-way through plat dedication. The City does not own any fee interest in the rights-of-way or own any property adjacent to the rights-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 Mayor and Council Communication (M&C) G-15624, staff recommends waiving the purchase price of these rights-of-way.

This project is located in COUNCIL DISTRICT 9.

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.

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