

City of Fort Worth, Texas

# Mayor and Council Communication

DATE: 08/26/25 M&C FILE NUMBER: M&C 25-0769

LOG NAME: 06VA-24-003 NORTH STOCKYARDS VACATIONS

SUBJECT

(CD 2) Adopt Ordinances Vacating a Portion of N. Commerce Street, a Portion of the Alley in Block 83, and All of the Alley in Block 66 M. G. Ellis Addition, Between NE 29th Street and NE 31st Street, to be Replatted with the Adjoining Property for a Mixed-Use Development

RECOMMENDATION:

It is recommended that the City Council:

1. Adopt the attached ordinances vacating a portion of N. Commerce Street, a portion of the alley in Block 83, and all of the alley in Block 66 M. G. Ellis Addition, between NE 29th Street and NE 31st Street, to be replatted with the adjoining property for a mixed-use development; and
2. Waive any and all purchase fee value of the vacated land in accordance with City policy.

DISCUSSION:

Kimley-Horn and Associates, Inc., on behalf of Oldham Goodwin Capital, LLC, has requested a vacation of these street and alley rights-of-way to be replatted with the adjoining property for a mixed-use development. These streets and alleys are paper streets and do not provide connectivity within the development or to any surrounding developments. These rights-of-way are infeasible to construct for access. For example, the 25-foot-wide portion of N. Commerce Street, the eastern half of the road, when vacated will accommodate the construction of the proposed multifamily development on Lot 9. The existing topographic conditions of the multifamily site require extensive retaining walls that were going to encroach into this right-of-way. In coordination with Transportation Development Services the applicant is seeking to abandon this portion of the right-of-way to avoid this encroachment. The City Plan Commission recommended approval of this request at its meeting on June 11, 2025. An acceptable final plat (FP-24-022) has been received in accordance with the Subdivision Ordinance.

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 any adjacent property 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 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 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.

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