

# Mayor and Council Communication

**DATE:** 12/10/24

**M&C FILE NUMBER:** M&C 24-1045

**LOG NAME:** 06VA-24-012 AND VA-24-013 JENNINGS AVE UTSW MONCRIEF CENTER

## **SUBJECT**

(CD 9) Adopt Ordinance Vacating Two Portions of South Jennings Avenue to be Replatted with the Adjoining Property and Authorize the Direct Sale of Approximately 0.0026 Acres of South Jennings Avenue Located at the Northwest Corner of South Jennings Avenue and West Magnolia Avenue to the Adjoining Property Owner, the Board of Regents of the University of Texas System, for a Total Cost of \$5,600.00 in Accordance with Section 272.001(b)(2) of the Texas Local Government Code for the Expansion of the University of Texas Southwest Moncrief Cancer Center

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## **RECOMMENDATION:**

It is recommended that the City Council:

1. Adopt the attached ordinance vacating two portions of South Jennings Avenue to be replatted with the adjoining property for an expansion of the University of Texas Southwest Moncrief Cancer Center;
2. Waive the purchase price for the vacation of the portion of right-of-way that was dedicated by plat in accordance with City policy;
3. Authorize the direct sale of approximately 0.0026 acres of South Jennings Avenue located at the Northwest Corner of South Jennings Avenue and West Magnolia Avenue to the adjoining property owner, the Board of Regents of the University of Texas System, for a total cost of \$5,600.00 in accordance with Section 272.001(b)(2) of the Texas Local Government Code; and
4. Authorize the City Manager or his designee to execute and record the appropriate instruments to complete the vacation of the right-of-way and the conveyance of the property.

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## **DISCUSSION:**

Dunaway Associates, Inc., on behalf of University of Texas Southwest (UTSW) Moncrief Cancer Center, has requested vacation of these portions of South Jennings Avenue to be replatted with the adjoining property for an expansion of the existing cancer center. The City Plan Commission recommended approval of this request at its meeting on July 10, 2024. An acceptable final plat (FS-24-148) has been received in accordance with the Subdivision Ordinance.

The City of Fort Worth (City) originally obtained one portion of the subject right-of-way (VA-24-013) through plat dedication. The City does not own any fee interest in this 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 for this portion of right-of-way that is to be vacated and released to the adjacent property owner.

The City obtained the other portion of the subject right-of-way (VA-24-012) in fee through a deed recorded on February 20, 1936 in Volume 1275, Page 405 of the Official Real Property Records of Tarrant County Texas, According to Section 272.001(b)(92) of the Local Government Code, streets or alleys owned in fee may be conveyed to an adjacent property owner without notice and bidding. An appraisal was performed to establish the right-of-way's fair market value. The value of the right-of-way was determined to be \$5,600.00, which has been paid to the Property Management Department. By approval of this M&C, the City Council authorizes the execution and recording of the appropriate instruments to convey this property to the adjacent property owner, the Board of Regents of the University of Texas System.

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.

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## **FISCAL INFORMATION / CERTIFICATION:**

The Director of Finance certifies that upon approval of the above recommendations and adoption of the attached ordinance, funds will be deposited into the General Capital Projects Fund. The Property Management Department (and Financial Management Services) is responsible for the collection and deposit of funds due to the City.

**Submitted for City Manager's Office by:** Dana Burghdoff 8018

**Originating Business Unit Head:** D.J. Harrell 8032

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