City of Fort Worth, Texas

Mayor and Council Communication

DATE: 04/28/26 **M&C FILE NUMBER:** M&C 26-0292

LOG NAME: 06VA-25-011 MORPHY, BRYAN AND ST JOSEPH JPS HOSPITAL

SUBJECT

(CD 9) Adopt Ordinance Vacating a Portion of E. Morphy Street and Bryan Avenue and All of St. Joseph Court Located Between Magnolia Avenue and Allen Avenue to be Replatted with the Adjoining Property for Consolidation of and New Construction for the John Peter Smith Hospital Campus and Waive Any and All Purchase Fee Value of the Vacated Land in Accordance with City Policy

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RECOMMENDATION:

It is recommended that the City Council:

1. Adopt an ordinance vacating a portion of E. Morphy Street and Bryan Avenue and all of St. Joseph Court located between Magnolia Avenue and Allen Avenue to be replatted with the adjoining property for consolidation of and new construction for the John Peter Smith Hospital campus; and
2. Waive any and all purchase fee value of the vacated land in accordance with City policy.

DISCUSSION:

Teague Nall and Perkins, on behalf of the Tarrant County Hospital District, has requested a vacation of the above-mentioned rights-of-way, all of which will be replatted with the adjoining property to allow for consolidation of the John Peter Smith (JPS) hospital campus and construction of a new hospital tower and Central Utility Plant (CUP). The City Plan Commission recommended approval of this request at its October 15, 2025 meeting. A final plat application (FS-25-310) has been received and is under review in accordance with the Subdivision Ordinance.

The City of Fort Worth (City) originally obtained the identified 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 rights-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 the identified 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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