



MEETING AGENDA
CITY PLAN COMMISSION
Wednesday, February 22, 2023
Work Session 12:30 p.m.
Public Hearing: 1:30 p.m.

Work Session

In-Person:
City Council Conference Room 2020
200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

Public Hearing

In-Person:
City Council Chamber
200 Texas Street
2nd Floor – City Hall
Fort Worth, Texas 76102

Videoconference:

<https://fortworthtexas.webex.com/fortworthtexas/onstage/g.php?MTID=e169464aaf09d8ec2cf2ef6f06a84c6cd>

Meeting/Access Code: 2555 272 7508
Registration Required

Teleconference:
(817) 392-1111 or 1-650-479-3208
Meeting/Access Code: 2555 272 7508

Viewing Only:
Television: Charter 190; One Source 7; Verizon 5; AT&T Uverse 99
City of Fort Worth Website Homepage: [Watch Live Online](#)

The location identified on this agenda is the location at which the presiding officer will be physically present and presiding over the meeting. Members of the City Plan Commission may be attending remotely in compliance with the Texas Open Meetings Act.

For more information on attending or speaking at this meeting either through Videoconference or Teleconference, please visit the City’s website:

<https://www.fortworthtexas.gov/government/boards/list-boards-commissions/virtual-meetings>

To view the docket for this meeting visit: <http://fortworthtexas.gov/calendar/boards/>

****Any member of the public who wishes to address the Commission regarding an item on the listed agenda must sign up to speak no later than 5:00 PM on February 21, 2023. To sign up to speak in person at the meeting, contact Stuart Campbell at stuart.campbell@fortworthtexas.gov or 817-392-2412. To sign up to speak virtually, register through WebEx in accordance with the directions set out on the City’s website above. Please note that the City of Fort Worth is using a third-party vendor to assist with City meetings. If there are service interruptions, including call in number changes, we will provide alternative call in numbers on our website whenever possible.**

COMMISSION MEMBERS

Vicky Schoch, CD 1	_____	Don Boren, Chair CD 8	_____
Kathy Hamilton CD 2	_____	Vacant, CD 9	_____
Jim Tidwell, CD 3	_____	Matthijs Melchiors, Alternate	_____
Matt Kotter, CD 4	_____	Josh Lindsay, Alternate	_____
Will Dryden, CD 5	_____	Andrew Scott, Alternate	_____
Vacant, CD 6	_____	Jarrett Wilson, Alternate	_____
Edward Deegan, CD 7	_____		

I. WORK SESSION: 12:30 P.M. City Council Conference Room 2020

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|---|---------------|
| A. Correspondence & Comments | Staff & Chair |
| B. Review of Cases on Today’s Agenda | Staff |
| C. Discussion on Forest Park Improvements | Staff |
| D. Resolution Delegating Authority for Final Plat Approvals | Staff & Law |

II. PUBLIC HEARING: 1:30 P.M. City Council Chamber

- A. CALL TO ORDER: STATEMENT OF OPEN MEETINGS ACT
- B. ANNOUNCEMENTS
- C. APPROVAL OF FEBRUARY 8, 2023 MEETING MINUTES
- D. NEW CASES (3)

1. AX-23-001 Litsey Creek II (Owner-Initiated Annexation Request): Proposed for Residential Type Development. ETJ - Denton County. Future Council District 7.

- a. Being a 15.96 acre tract or parcel of land situated in the Archibald Robinson Survey, Abstract Number 1119, Denton County, Texas, and said tract being part of the remaining portion of a called 117.364 acre tract of land described in a Warranty Deed

to Nolin Ragsdale as recorded in Volume 1609, Page 83, Deed Records, Denton County, Texas, said tract being part of the remaining portion of a called 40.00 acre tract of land described in a Warranty Deed to I Am One, Inc. as recorded in Volume 4318, Page 1547, Deed Records, Denton County, Texas, said tract being part of the remaining portion of a called 5.000 acre tract of land described in a Special Warranty Deed to Lovjot Mashiana, Majot Mashiana and Amarjit Mashiana as recorded in Document Number 2020-138337, Official Public Records, Denton County, Texas, said tract being all of a called 2.000 acre tract of land described in a Special Warranty Deed to Lovjot Mashiana, Majot Mashiana and Amarjit Mashiana as recorded in Document Number 2020-138823, Official Public Records, Denton County, Texas, and said tract being the remaining portion of a called 5.001 acre tract of land described in a General Warranty Deed With Vendor's Lien to Randal Dwayne Mahan as recorded in Document Number 2013-66390, Official Public Records, Denton County, Texas; and

Being a 17.79 acre tract or parcel of land situated in the Archibald Robinson Survey, Abstract Number 1119, the M.E.P. & P.R.R. Co. Survey, Abstract Number 906 and the H. Perry Survey, Abstract Number 1022, Denton County, Texas, said tract being part of the remaining portion of a called 117.364 acre tract of land described in a Warranty Deed to Nolin Ragsdale as recorded in Volume 1609, Page 83, Deed Records, Denton County, Texas, said tract being part of the remaining portion of a called 40.00 acre tract of land described in a Warranty Deed to I Am One, Inc. as recorded in Volume 4318, Page 1547, Deed Records, Denton County, Texas, and said tract being part of the remaining portion of a called 5.000 acre tract of land described in a Special Warranty Deed to Lovjot Mashiana, Majot Mashiana and Amarjit Mashiana as recorded in Document Number 2020-138337, Official Public Records, Denton County, Texas

- b. General Location: East of I-35 West, South of the Chadwick Farms Subdivision along Litsey Road.
- c. Applicant: Seth Carpenter, Republic Property Group
- d. Applicant Requests: Approval of a recommendation to City Council for approval of the proposed land uses in the Litsey Creek II Annexation application (AX-23-001) that are inconsistent with the Comprehensive Plan.
- e. DRC Recommends: Approval of a recommendation to City Council for approval of the proposed land uses in the Litsey Creek II Annexation application (AX-23-001) that are inconsistent with the Comprehensive Plan.

2. **FP-23-004** **HCA Health Services Addition, Lots 3 and 4, Block 1, (Conditional Approval): 2 Commercial Lots. Council District 4.**

- a. Being 23.746 acres situated in the William McCowen Survey, Abstract No. 999. Located in the City of Fort Worth, Tarrant County, Texas
- b. General Location: South of Alliance Town Center, north of North Tarrant Parkway, east of N. Riverside Drive and west of Interstate 35W.
- c. Applicant: Pacheco Koch Consulting Engineers

- d. Applicant Requests: Conditional approval of the final plat upon: 1) recordation of the offsite easements (private drainage, water and sanitary sewer) by separate instrument prior to final plat recordation; and 2) meeting the platting comments in the staff report.
- e. DRC Recommends: Conditional approval of the final plat upon: 1) recordation of the offsite easements (private drainage, water and sanitary sewer) by separate instrument prior to final plat recordation; and 2) meeting the platting comments in the staff report.

3. **FS-22-180 Forest Park Addition, Lot 1, Block A, Lot 1, Block B, Lot 1, Block C and Lot 1, Block D (Conditional Approval): 4 Non-Residential Lots. Council District 9.**

- a. Being 196.40 acres situated in the Maria Josefa Arocha Survey, Abstract No. 2, Adolph Gouhenant Survey, Abstract No. 612, San Antonio and Mexican Gulf Railroad Company Survey, Abstract No. 1481, Adam Vogt Survey, Abstract No. 1586, Anthony B. Conner Survey, Abstract No. 305, William D. Conner Survey, Abstract No. 288 and the Ethelbert S. Harris Survey, Abstract No. 688, located in the City of Fort Worth, Tarrant County, Texas.
- b. General Location: South of W. Rosedale Street, east of Rogers Road, Winton Terrace E. and Colonial Parkway, west of Forest Park Boulevard and north of McPherson Avenue.
- c. Applicant: City of Fort Worth Park and Recreation Department
- d. Applicant Requests: Conditional approval of the final plat upon: 1) recordation of onsite water and sanitary sewer easements by separate instrument prior to final plat recordation; and 2) meeting the platting comments in the staff report.
- e. DRC Recommends: Conditional approval of the final plat upon: 1) recordation of onsite water and sanitary sewer easements by separate instrument prior to final plat recordation; and 2) meeting the platting comments in the staff report.

E. OTHER MATTERS OF BUSINESS (1)

4. **Resolution to Delegate Authority to Conditionally Approve Final Plats. All Council Districts.**

DRC Recommends: Approval of a resolution to delegate authority to staff to conditionally approve final plats that comply with the Subdivision Ordinance that only need easements by separate instrument to be recorded in the deed records.

Adjournment: _____

ACCESSIBILITY STATEMENT

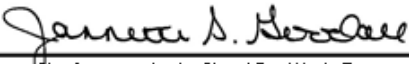
Fort Worth Council Chamber is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

DECLARACIÓN DE ACCESIBILIDAD

Cámara del Concilio de Fort Worth es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

EXECUTIVE SESSION

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

<p>I, the undersigned authority, do hereby certify that this Notice of Meeting was posted on the City of Fort Worth official bulletin board, places convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time <u>Friday, February 17, 2023 at 10:15 a.m.</u> and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.</p>	 _____ City Secretary for the City of Fort Worth, Texas
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