



Stephanie Boardingham, Mayor
Keith R. Smith, Mayor Pro Tem
Carlie Jones, Deputy Mayor Pro-Tem
Anthony Cook, Place 2
Timey Boardingham, Place 3
Silas Robinson, Place 4
Jesus Rivas, Place 6

Venus Wehle, City Manager
Amy Anderson, City Secretary
Courtney Goodman-Morris, Asst. City Attorney

Agenda
Regular City Council Meeting
April 1, 2025 - 6:00 PM

Notice is hereby given that on April 1, 2025, the City Council of the City of Forest Hill will hold a Regular Meeting at 6:00 PM, in the City of Forest Hill Council Chambers, 3219 California Parkway, Forest Hill, Texas, 76119, for the purpose of considering the following items:

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this agenda.

1. Call to Order

Invocation

Pledge of Allegiance to the U.S. Flag and the Texas Flag

2. Presentations, Proclamations, and Recognitions

- a) Presentation to the Hernandez family on behalf of the City of Forest Hill.
- b) Proclamation honoring National Animal Care and Control Appreciation Week.
- c) Proclamation honoring National Public Safety Telecommunicators Week.
- d) Proclamation honoring National Administrative Professionals Week.
- e) Update from Southpoint Constructors on the Southeast Connector Project.

3. Citizen Testimony

At this time, any person who desires to speak on any item posted on the agenda or any person with business before the City Council not scheduled on the agenda may speak to the City Council provided that a "Speaker's Request Form" has been completed and provided to the City Secretary no later than the posted start time of the City Council meeting. Speakers are limited to a maximum of three (3) minutes. The Council cannot respond to matters not listed on the agenda until scheduled at a future meeting. Please direct all comments to the full Council. Citizens are to refrain from personal attacks and the use of profane language.

4. Mayor and Council Reports

- a) Report on the Mayor's Youth Advisory Council Summit held on Saturday, March 22, 2025.
- b) Report on the Coffee and Iced Tea with the Mayor event held on Thursday, March 27, 2025.
- c) Report on Citizens Testimony from the March 11, 2025 Council meeting.

5. Departmental Updates

- a) Report on Keep Texas Beautiful Silver Star recognition.
- b) Report on Scenic City designation.
- c) Recognition of Councilman Timey Boardingham on his Texas Municipal League Certified Municipal Officer Certification.
- d) Recognition of Mayor Stephanie Boardingham on her Texas Municipal League Certified Municipal Officer Certification.
- e) Recognition of Mayor Stephanie Boardingham on her Texas Municipal League 2024 President's Award.
- f) Report on the Citywide Cleanup Day to be held on Saturday, April 12, 2025.
- g) Report on the 2025 Easter event to be held on Saturday, April 12, 2025.
- h) Report on office closure on April 18, 2025 in observance of Good Friday.
- i) Report on Commissioner Miles' "Listening Session" on Tuesday, April 22, 2025.

6. Consent Agenda

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items unless a Council Member so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- a) Consider approval of the meeting minutes for the March 11, 2025 meeting.
- b) Consider approval of Resolution 2025-13, a resolution for the City of Forest Hill, Texas, amending the authorized signatories for the City's five accounts with TexPool.
- c) Consider approval of Resolution 2025-14, a resolution of the City of Forest Hill, Texas, amending the authorized signatories for the City's account with US Bank.
- d) Consider approval of Resolution 2025-15, a resolution of the City of Forest Hill, Texas, amending the authorized signatories for the City's account with Chase Bank.
- e) Consider approval of Resolution 2025-16, a resolution of the City of Forest Hill, Texas, amending the authorized signatories for the City's four accounts with First Financial Bank.

7. Public Hearing

a) **Case #PZ 2025-01 Public Hearing**

To receive public comments regarding a request for rezoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit to allow for an Extended Stay Hotel/Motel (LI-SUP) for a 1.875-acre tract of property commonly known as 4101 California Parkway East, Forest Hill, Texas 76119 with the legal description being Lot 1R, Block A of the Forest Hill Business Park Addition in the City of Forest Hill, Tarrant County, Texas as requested by PH Forest Hill, LLC.

Case #PZ 2025-01 Deliberation

Discuss and consider action on Ordinance 2025-02, regarding a rezoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit allowing for an Extended Stay Hotel/Motel (LI-SUP) for a 1.8751-acre tract of property commonly known as 4101 California Parkway East, Forest Hill, Texas 76119 with the legal description being Lot 1R, Block A of the Forest Hill Business Park Addition in the City of Forest Hill, Tarrant County, Texas as requested by PH Forest Hill, LLC.

b) **Case #PZ 2025-03 Public Hearing**

To receive public comments regarding a request to amend the Comprehensive Zoning Ordinance of the City and Map of the City of Forest Hill by granting a rezoning for a 0.5089-acre tract of property legally described as being part of the David Strickland Survey, Abstract 13, Tract 34D 76 TR 34D and 34DI, in the City of Forest Hill, Tarrant County, Texas from GB (General Business) to General Business with a Specific Use Permit to allow for Alcoholic Beverage Sales/Off-Premise Consumption (GB-SUP) said property being commonly known as 4900 Mansfield Highway in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

Case #PZ 2025-03 Deliberation

Discuss and consider action on Ordinance 2025-07, an ordinance of the City of Forest Hill, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a rezoning for a 0.5089-acre tract of property legally described as being part of the David Strickland Survey, Abstract 13, Tract 34D 76 TR 34D and 34DI, in the City of Forest Hill, Tarrant County, Texas, from GB (General Business) to General Business with a Specific Use Permit to allow for Alcoholic Beverage Sales/Off-Premise Consumption (GB-SUP), said property commonly know as 4900 Mansfield Highway in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

8. Deliberation Agenda

- a) Discuss and consider approval of Ordinance 2025-08, an ordinance of the City of Forest Hill, Texas, amending the Code of Ordinances, Chapter 8, "Offenses and Additional Provisions," by adding a new Article 8.10, "Restriction on Registered Sex Offenders."
- b) Discuss and consider approval of Ordinance 2025-09, an ordinance of the City of Forest Hill, Texas, amending the Code of Ordinances Chapter 11 "Traffic and Vehicles" at Article 11.06 "Parking" Division 2 "Restrictions on Specific Streets" by repealing Section 11.06.047 "Permit for Parking on Portion of Shamrock Lane".

- c) Discuss and consider action to restate the Citizens on Patrol Program.
- d) Discuss and consider action to amend the City Council Relations Policy and Code of Ethics such that the Council may place up to 2–3 items on the Agenda. Any number of items beyond this number may be approved by 2 other Council members.

9. Executive Session

- a) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice with regard to interpretation and enforcement of various provisions of the City Council Relations Policy and Code of Ethics.

10. Next Meeting

- a) May 6, 2025 at 6:00 p.m.

11. Adjournment

Right to Convene Into Executive Session:

*If during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Sections 551.071 – consultation with an attorney; 551.072 – deliberation regarding purchase, exchange, lease or value of real property; 551.073 – deliberation regarding a prospective gift; 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; 551.076 – implementation of security personnel or devices; 551.087 – deliberation regarding economic development negotiation; 551.089 – deliberation regarding security devices or security audits; and/or other matters as authorized under the Texas Government Code. If a Closed or Executive session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session to take action, if necessary, on the items addressed in the Closed or Executive session.

Certificate

I, Amy L. Anderson, City Secretary, do hereby certify that a copy of the April 1, 2025 City Council agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the [City's website](#), in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: March 28, 2025

TIME OF POSTING: 4:00 p.m.

Amy L. Anderson, TRMC, CMC
City Secretary

The Forest Hill City Hall and Council Chamber are wheelchair accessible. Access to the building and special parking is available at the Main Entrance at the north end of the building. Spanish language interpreters, deaf interpreters, Braille copies, or any other special needs will be provided to any person requesting a special service with at least 48 hours' notice. Please call the City Secretary's office at 817-568-3040.



Mayor and Council Communication Consent Agenda 6a

DATE: April 1, 2025

FROM: Amy L. Anderson, City Secretary

ITEM: Consider approval of the meeting minutes for the March 11, 2025 meeting.

BACKGROUND: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. March 11, 2025 meeting minutes

MOTION: Motion to approve under Consent Agenda



Stephanie Boardingham, Mayor
Keith R. Smith, Mayor Pro-Tem
Carlie Jones, Deputy Mayor Pro Tem
Anthony Cook, Place 2
Timey Boardingham, Place 3
Silas Robinson, Place 4
Jesus Rivas, Place 6

Venus Wehle, City Manager
Amy Anderson, City Secretary
Courtney Goodman-Morris, Asst. City Attorney

**MINUTES
REGULAR COUNCIL MEETING
March 11, 2025 - 6:00 P.M.**

The City Council of the City of Forest Hill met on the above date at 6:00 p.m., with Mayor Boardingham presiding. The following Council members and Officials were present: Carlie Jones, Anthony Cook, Timey Boardingham, Silas Robinson, Keith R. Smith, Jesus Rivas, City Manager Venus Wehle, Asst. City Attorney Courtney Goodman-Morris, and City Secretary Amy Anderson.

Councilman Robinson arrived at 6:50 p.m.

Councilman Rivas left the dais at 6:44 p.m. and returned at 6:58 p.m.

Before the Call to Order, Mayor Boardingham read a statement regarding the balloon release event held on March 10, 2025.

1. Call to Order

With a quorum present, Mayor Boardingham called the meeting to order at 6:01 p.m.

Invocation – led by Mayor Pro Tem Smith

Pledge of Allegiance to the U.S Flag and the Texas Flag led by Mayor Boardingham

2. Presentations, Proclamations, and Recognitions:

- a) Proclamation honoring Women’s History Month 2025.
- b) Recognition of honorees for Women’s History Month 2025.
- c) Proclamation for First Responders Wellness Week 2025.
- d) Proclamation celebrating Read Across Forest Hill Month 2025.
- e) Presentation of the City of Forest Hill Year in Review 2024.

All presentations were presented in their entirety.

3. Citizen Testimony:

At this time, any person who desires to speak on any item posted on the agenda or any person with business before the City Council not scheduled on the agenda may speak to the City Council provided that a “Speaker’s Request Form” has been completed and provided to the City Secretary no later than the posted start time of the City Council meeting. Speakers are limited to a maximum of three (3) minutes. The Council cannot respond to matters not listed on the agenda until scheduled at a future meeting. Please direct all comments to the full Council. Citizens are to refrain from personal attacks and the use of profane language.

Lyndia Thomas-6941 Windy Hill Road, Forest Hill, TX

- Addressed Council on her concerns for the City, Police Department, and Mayor's Youth Advisory Council at Uplift Ascend Preparatory.

Sonja Coleman-6920 Shenandoah Drive, Forest Hill, TX

- Addressed Council on City communication.

Shannen Johnson-Boone-3612 Brambleton Place, Forest Hill, TX

- Addressed Council on her high usage water bill from August 2022.

Kenneth Williams-3358 E. California Parkway, Forest Hill, TX

- Addressed Council on representation, type of government, the event held on March 10, 2025, litigation, and his property.

Norma Garcia-Lopez-4209 Dorsey Street, Forest Hill, TX

- Addressed Council on school closures, Mayor's Youth Advisory Council, public safety, and being an immigrant community.

Leslie Jasperson-7309 Woodbridge Drive, Forest Hill, TX

- Addressed Beckie Hayes' political signs.

4. Mayor and Council Reports:

- a) Report on the Black History Month 2025 event.
- b) Update on the City's tiny libraries.
- c) Update on new park equipment at Hangar Park.
- d) Report on ICE fears at the City's elementary schools.
- e) Report on the potential elementary school closures by FWISD.

All reports were provided in their entirety.

5. Departmental Updates:

- a) Report on the Spring clean-up event to be held on Saturday, April 12, 2025.
- b) Report on the Volunteer Income Tax Assistance (VITA) program.
- c) Report on the Municipal Animal Services microchip clinic to be held on Saturday, March 15, 2025.
- d) Report on Coffee and Iced Tea with Mayor Boardingham to be held on Thursday, March 27, 2025.
- e) Report on the 2025 Easter event to be held on Saturday, April 12, 2025.

All reports were provided in their entirety.

6. Consent Agenda:

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items unless a Council Member so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- a) Consider approval of the meeting minutes for the February 4, 2025 meeting.
- b) Consider excusing the absence of Deputy Mayor Pro Tem Carlie Jones from the February 4, 2025 Council meeting.
- c) Consider excusing the absence of Councilman Anthony Cook from the February 4, 2025 Council meeting.
- d) Consider approval of Resolution 2025-12, a resolution of the City of Forest Hill, Texas, accepting an approximately 0.527-acre sanitary sewer pipeline easement and right-of-way from ONCOR Electric Delivery Company, LLC as Grantor.
- e) Consider approval of Resolution 2025-06, a resolution of the City of Forest Hill, Texas, awarding a contract to Patcon Services, LLC, a Texas Limited Liability Company, in an amount not to exceed \$178,869.90 for the construction of water line improvements for Woodbridge Drive (Falmouth Drive to Lee Drive), Community Development Block Grant CARES Act Round 4, Project No. B20-48-0001-26-15; authorizing the City Manager to negotiate and execute any and all necessary documents.

Councilman Robinson made a motion to approve Consent Agenda Item 6a through 6e.

Mayor Pro Tem Smith seconded the motion.

Motion passed with the following vote:

7 Ayes Jones, Cook, T. Boardingham, Robinson, Smith, Rivas, Boardingham
0 Nays
0 Abstain
0 Absent

7. Public Hearing: None

8. Deliberation Agenda:

- a) Discuss and consider approval of the Quarterly Investment Report for the period ending December 31, 2024.

Sharon Jungman, Finance Director, presented the report to the Council.

Venus Wehle, City Manager, thanked Sharon for providing the report and said the funds are healthy.

Councilman Rivas asked Ms. Jungman to provide the balances of each account, which she did. Total investments are \$39,587,423.14

Mayor Boardingham made a motion to approve the Quarterly Investment Report for the period ending December 31, 2024.

Deputy Mayor Pro Tem Jones seconded the motion.

Motion passed with the following vote:

7 Ayes Jones, Cook, T. Boardingham, Robinson, Smith, Rivas, Boardingham
0 Nays
0 Abstain
0 Absent

- b) Discuss and consider action on the appointments of student members to the Uplift Ascend Preparatory Mayor's Youth Advisory Council.

Mayor Boardingham made a motion to appoint Cy'More Tampiin and Morgan James to the Uplift Ascend Preparatory Mayor's Youth Advisory Council.

Mayor Pro Tem Smith Seconded the motion.

Motion passed with the following vote:

7 Ayes Jones, Cook, T. Boardingham, Robinson, Smith, Rivas, Boardingham
0 Nays
0 Abstain
0 Absent

9. Executive Session: Council convened into Executive Session at 7:55 p.m.

- a) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice with regard to pending litigation, to wit: Eddie Burns vs. City of Forest Hill, Cause No. 450-2024-03841/450-2024-07400.
- b) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice with regard to interpretation and enforcement of various provisions of the City Council Relations Policy and Code of Ethics.
- c) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney, to receive legal advice with regard to pending litigation, to wit: New Spirit of Prayer Ministries vs. City of Forest Hill, Cause No. 017-348994-23 in the 17th Judicial District Court of Tarrant County.

10. Reconvene into Regular Session: Council reconvened into Regular Session at 9:10 p.m.

11. Take any action necessary pursuant to Executive Session.

- a) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice with regard to pending litigation, to wit: Eddie Burns vs. City of Forest Hill, Cause No. 450-2024-03841/450-2024-07400.
- b) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice with regard to interpretation and enforcement of various provisions of the City Council Relations Policy and Code of Ethics.
- c) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney, to receive legal advice with regard to pending litigation, to wit: New Spirit of Prayer Ministries vs. City of Forest Hill, Cause No. 017-348994-23 in the 17th Judicial District Court of Tarrant County.

No action was taken.

12. Next Meeting: April 1, 2025

13. Adjournment:

Mayor Boardingham adjourned the meeting at 9:11 p.m.

ATTEST:

APPROVED:

Amy L. Anderson, TRMC, CMC
City Secretary

Stephanie Boardingham, Mayor



Mayor and Council Communication Consent Agenda 6b

DATE: April 1, 2025

FROM: Sharon Jungman, Finance Director

ITEM: Consider approval of Resolution 2025-13, A resolution of the City of Forest Hill, Texas, amending the authorized signatories for the City's five accounts with TexPool.

BACKGROUND:

With the addition of a new Senior Accountant for the Finance Department, the City must add Jennifer Thompson as an authorized representative to the TexPool accounts.

Once the Resolution is passed and sent to TexPool, Jennifer Thompson, Senior Accountant, will be issued a personal identification number to transact business with TexPool.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Resolution 2025-13

MOTION: Motion to approve under Consent Agenda

CITY OF FOREST HILL, TEXAS

RESOLUTION NO. 2025-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS, AMENDING THE AUTHORIZED SIGNATORIES FOR THE CITY'S FIVE ACCOUNTS WITH TEXPOOL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Forest Hill has established accounts with TexPool; and

WHEREAS, City staff has recommended that the names of the City's authorized signatories for its TexPool accounts be amended to add the new Senior Accountant, Jennifer Thompson; and

WHEREAS, the City Council finds it to be in the best interest of the City to authorize this amendment to the City's authorized representatives for its TexPool accounts;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS THAT:

SECTION 1. Venus Wehle, an authorized representative on the TexPool Accounts, is hereby authorized and directed to transmit a certified copy of this resolution directing TexPool:

(1) to add Jennifer Thompson, the Senior Accountant of the City of Forest Hill, as an authorized signatory of the City with regard to its TexPool Bank account; and

(2) that Jennifer Thompson be authorized to transmit funds for deposit in the TexPool accounts and are further authorized to withdraw and/or transfer funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

SECTION 2. This resolution shall take effect immediately upon its passage.

DULY RESOLVED AND ADOPTED ON THIS THE 1st DAY OF APRIL 2025, BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS.

APPROVED:

Stephanie Boardingham, Mayor

APPROVED AS TO FORM:

Courtney Goodman-Morris, Asst. City Attorney

ATTEST:

I, Amy Anderson, City Secretary of the City of Forest Hill, Texas, a municipality duly organized and existing under the laws of the State of Texas, do hereby certify that I am the keeper of the records and minutes of the proceedings of the City Council of the City of Forest Hill, Texas and that on the 1st day of April 2025 there was duly and legally held a meeting of said City Council, at which a quorum of the City Council was present and acting throughout, and at said meeting the resolution set forth above, Resolution No. 2025-13 was adopted.

I further certify that the following are the true and official names and signatures of all persons authorized to sign for and on behalf of the City of Forest Hill, Texas, with regard to the matters set forth in Resolution No. 2025-13.

Jennifer Thompson

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AS THE CITY SECRETARY OF THE CITY OF FOREST HILL, TEXAS, AND HAVE ATTACHED HERETO THE OFFICIAL SEAL OF THE CITY THIS 1ST DAY OF APRIL 2025.

(S E A L)

**Amy L. Anderson, TRMC, CMC
City Secretary**



Mayor and Council Communication Consent Agenda 6c

DATE: April 1, 2025

FROM: Sharon Jungman, Finance Director

ITEM: Consider approval of Resolution 2025-14, A resolution of the City of Forest Hill, Texas, amending the authorized signatories for the City's account with US Bank.

BACKGROUND:

With the addition of a new Senior Accountant for the Finance Department, the City must add Jennifer Thompson as an authorized representative to the US Bank account.

Once the Resolution is passed and sent to US Bank, Jennifer Thompson, Senior Accountant, will be issued a personal identification number to transact business with US Bank.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Resolution 2025-14

MOTION: Motion to approve under Consent Agenda

CITY OF FOREST HILL, TEXAS

RESOLUTION NO. 2025-14

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS, AMENDING THE AUTHORIZED SIGNATORIES FOR THE CITY'S ACCOUNT WITH US BANK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Forest Hill has established an account with US Bank; and

WHEREAS, City staff has recommended that the names of the City's authorized signatories for its US Bank account be amended to add the new Senior Accountant, Jennifer Thompson; and

WHEREAS, the City Council finds it to be in the best interest of the City to authorize this amendment to the City's authorized representatives for its US Bank account;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS THAT:

SECTION 1. Venus Wehle, an authorized representative on the US Bank Account, is hereby authorized and directed to transmit a certified copy of this resolution directing US Bank:

(1) to add Jennifer Thompson, the Senior Accountant of the City of Forest Hill, as an authorized signatory of the City with regard to its US Bank account; and

(2) that Jennifer Thompson be authorized to transmit funds for deposit in the US Bank accounts and are further authorized to withdraw and/or transfer funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

SECTION 2. This resolution shall take effect immediately upon its passage.

DULY RESOLVED AND ADOPTED ON THIS THE 1st DAY OF APRIL 2025, BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS.

APPROVED:

Stephanie Boardingham, Mayor

APPROVED AS TO FORM:

Courtney Goodman-Morris, Asst. City Attorney

ATTEST:

I, Amy Anderson, City Secretary of the City of Forest Hill, Texas, a municipality duly organized and existing under the laws of the State of Texas, do hereby certify that I am the keeper of the records and minutes of the proceedings of the City Council of the City of Forest Hill, Texas and that on the 1st day of April 2025 there was duly and legally held a meeting of said City Council, at which a quorum of the City Council was present and acting throughout, and at said meeting the resolution set forth above, Resolution No. 2025-14 was adopted.

I further certify that the following are the true and official names and signatures of all persons authorized to sign for and on behalf of the City of Forest Hill, Texas, with regard to the matters set forth in Resolution No. 2025-14.

Jennifer Thompson

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AS THE CITY SECRETARY OF THE CITY OF FOREST HILL, TEXAS, AND HAVE ATTACHED HERETO THE OFFICIAL SEAL OF THE CITY THIS 1ST DAY OF APRIL 2025.

(S E A L)

**Amy L. Anderson, TRMC, CMC
City Secretary**



Mayor and Council Communication Consent Agenda 6d

DATE: April 1, 2025

FROM: Sharon Jungman, Finance Director

ITEM: Consider approval of Resolution 2025-15, A resolution of the City of Forest Hill, Texas, amending the authorized signatories for the City's account with Chase Bank.

BACKGROUND:

With the addition of a new Senior Accountant for the Finance Department, the City must add Jennifer Thompson as an authorized representative to the Chase Bank account.

Once the Resolution is passed and sent to Chase Bank, Jennifer Thompson, Senior Accountant, will be issued a personal identification number to transact business with Chase Bank.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Resolution 2025-15

MOTION: Motion to approve under Consent Agenda

CITY OF FOREST HILL, TEXAS

RESOLUTION NO. 2025-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS, AMENDING THE AUTHORIZED SIGNATORIES FOR THE CITY'S ACCOUNT WITH CHASE BANK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Forest Hill has established an account with Chase Bank; and

WHEREAS, City staff has recommended that the names of the City's authorized signatories for its Chase Bank account be amended to add the new Senior Accountant, Jennifer Thompson; and

WHEREAS, the City Council finds it to be in the best interest of the City to authorize this amendment to the City's authorized representatives for its Chase Bank account;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS THAT:

SECTION 1. Venus Wehle, an authorized representative on the Chase Bank Account, is hereby authorized and directed to transmit a certified copy of this resolution directing Chase Bank:

(1) to add Jennifer Thompson, the Senior Accountant of the City of Forest Hill, as an authorized signatory of the City with regard to its Chase Bank account; and

(2) that Jennifer Thompson be authorized to transmit funds for deposit in the Chase Bank accounts and are further authorized to withdraw and/or transfer funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

SECTION 2. This resolution shall take effect immediately upon its passage.

DULY RESOLVED AND ADOPTED ON THIS THE 1st DAY OF APRIL 2025, BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS.

APPROVED:

Stephanie Boardingham, Mayor

APPROVED AS TO FORM:

Courtney Goodman-Morris, Asst. City Attorney

ATTEST:

I, Amy Anderson, City Secretary of the City of Forest Hill, Texas, a municipality duly organized and existing under the laws of the State of Texas, do hereby certify that I am the keeper of the records and minutes of the proceedings of the City Council of the City of Forest Hill, Texas and that on the 1st day of April 2025 there was duly and legally held a meeting of said City Council, at which a quorum of the City Council was present and acting throughout, and at said meeting the resolution set forth above, Resolution No. 2025-15 was adopted.

I further certify that the following are the true and official names and signatures of all persons authorized to sign for and on behalf of the City of Forest Hill, Texas, with regard to the matters set forth in Resolution No. 2025-15.

Jennifer Thompson

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AS THE CITY SECRETARY OF THE CITY OF FOREST HILL, TEXAS, AND HAVE ATTACHED HERETO THE OFFICIAL SEAL OF THE CITY THIS 1ST DAY OF APRIL 2025.

(S E A L)

**Amy L. Anderson, TRMC, CMC
City Secretary**



Mayor and Council Communication Consent Agenda 6e

DATE: April 1, 2025

FROM: Sharon Jungman, Finance Director

ITEM: Consider approval of Resolution 2025-16, A resolution of the City of Forest Hill, Texas, amending the authorized signatories for the City's four accounts with First Financial Bank.

BACKGROUND:

With the addition of a new Senior Accountant for the Finance Department, the City must add Jennifer Thompson as an authorized representative to the First Financial Bank accounts.

Once the Resolution is passed and sent to First Financial Bank, Jennifer Thompson, Senior Accountant, will be issued a personal identification number to transact business with First Financial Bank.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Resolution 2025-16

MOTION: Motion to approve under Consent Agenda

CITY OF FOREST HILL, TEXAS

RESOLUTION NO. 2025-16

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS, AMENDING THE AUTHORIZED SIGNATORIES FOR THE CITY'S FOUR ACCOUNTS WITH FIRST FINANCIAL BANK; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Forest Hill has established accounts with First Financial Bank; and

WHEREAS, City staff has recommended that the names of the City's authorized signatories for its First Financial Bank accounts be amended to add the new Senior Accountant, Jennifer Thompson; and

WHEREAS, the City Council finds it to be in the best interest of the City to authorize this amendment to the City's authorized representatives for its First Financial Bank accounts;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS, THAT:

SECTION 1. Venus Wehle, an authorized representative on the First Financial Bank Accounts, is hereby authorized and directed to transmit a certified copy of this resolution directing First Financial Bank:

(1) to add Jennifer Thompson, the Senior Accountant of the City of Forest Hill, as an authorized signatory of the City with regard to its First Financial Bank account; and

(2) that Jennifer Thompson be authorized to transmit funds for deposit in the First Financial Bank accounts and are further authorized to withdraw and/or transfer funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

SECTION 2. This resolution shall take effect immediately upon its passage.

DULY RESOLVED AND ADOPTED ON THIS THE 1st DAY OF APRIL 2025, BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS.

APPROVED:

Stephanie Boardingham, Mayor

APPROVED AS TO FORM:

Courtney Goodman-Morris, Asst. City Attorney

ATTEST:

I, Amy Anderson, City Secretary of the City of Forest Hill, Texas, a municipality duly organized and existing under the laws of the State of Texas, do hereby certify that I am the keeper of the records and minutes of the proceedings of the City Council of the City of Forest Hill, Texas and that on the 1st day of April 2025 there was duly and legally held a meeting of said City Council, at which a quorum of the City Council was present and acting throughout, and at said meeting the resolution set forth above, Resolution No. 2025-16 was adopted.

I further certify that the following are the true and official names and signatures of all persons authorized to sign for and on behalf of the City of Forest Hill, Texas, with regard to the matters set forth in Resolution No. 2025-16.

Jennifer Thompson

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AS THE CITY SECRETARY OF THE CITY OF FOREST HILL, TEXAS, AND HAVE ATTACHED HERETO THE OFFICIAL SEAL OF THE CITY THIS 1ST DAY OF APRIL 2025.

(S E A L)

**Amy L. Anderson, TRMC, CMC
City Secretary**

Mayor and Council Communication Public Hearing and Deliberation 7a

DATE: April 1, 2025

FROM: Venus Wehle, City Manager

ITEM: **Case #PZ 2025-01 Public Hearing**

To receive public comments regarding a request for rezoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit to allow for an Extended Stay Hotel/Motel (LI-SUP) for a 1.875-acre tract of property commonly known as 4101 California Parkway East, Forest Hill, Texas 76119 with the legal description being Lot 1R, Block A of the Forest Hill Business Park Addition in the City of Forest Hill, Tarrant County, Texas as requested by PH Forest Hill, LLC.

Case #PZ 2025-01 Deliberation

Discuss and consider action on Ordinance 2025-02, regarding a rezoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit allowing for an Extended Stay Hotel/Motel (LI-SUP) for a 1.8751-acre tract of property commonly known as 4101 California Parkway East, Forest Hill, Texas 76119 with the legal description being Lot 1R, Block A of the Forest Hill Business Park Addition in the City of Forest Hill, Tarrant County, Texas as requested by PH Forest Hill, LLC.

BACKGROUND:

The applicant, Mr. Akash Patel, owner of the Woodspring Suites Hotel, is requesting permission to operate an “Extended Stay Hotel” located at 4101 E. California Parkway in Forest Hill. The current zoning of the property is LI – Light Industrial.

The suggested stipulations for the Specific Use Permit (SUP) are:

1. The Specific Use Permit allowing extended stay hotel/motel use shall be specific to the owner:

PH Forest Hill, LLC
4101 California Pkwy E.
Forest Hill, TX 76119

2. The SUP shall be specific to the owner/applicant and may not be transferred to another person, entity, or location without the approval of the City Council of the City of Forest Hill, Texas.
3. Property must be platted.
4. Annual inspection of the building and all rooms required by the City of Forest Hill Building Official.

5. At the request of the City, all official booking documents relative to hotel tax revenue collection may be reviewed by authorized City officials.
6. All repairs to building must be properly permitted. This includes but is not limited to the elevator, plumbing, electrical, mechanical, HVAC, sprinklers, and any other work that may require repair.
7. Exterior of building must be maintained in an aesthetically pleasing manner and not fall into a state of disrepair.
8. Signage to maintained and operable at all times.
9. Parking lot and all improved surfaces must be maintained in an aesthetically pleasing manner and not fall into a state of disrepair.
10. No 18-wheeler parking on premises unless with valid room rental documentation.
11. No off-premise parking of vehicles, including trucks allowed at any time.
12. The building and all rooms including office and storage spaces cannot be used as an apartment or living quarters.
13. No on-site owner or manager apartment or living quarters allowed.
14. Rooms cannot be utilized as an "apartment" as defined in the City of Forest Hill Zoning Ordinance.
15. Rooms cannot be utilized as permanent living quarters.
16. Rooms cannot be operated as a personal business entity, such as selling food or other items.
17. No partial day rentals allowed.
18. Room rentals and/or occupancies shall be limited to no more than 60 (sixty) consecutive days.
19. All guest check-ins must be recorded in a system that retains guest identification and room assignments, accessible to city authorities if needed for verification.
20. Proper identification required at check-in. A copy of the ID is to be kept on file and be available if requested.
21. AC units, electrical breaker boxes, transformer units, and switch panels are to hidden from public view by decorative stone and/or decorative metal fencing.
22. Telephone system must ID room number when guests call 911.
23. Building to include interior & exterior cameras with web-based monitoring for Police and Fire Department. The system must be accessible from the web without having to download any special players, or software.
24. Camera recordings are to be made available to law enforcement and fire personnel upon request. Live view and recordings must be web accessible by Police and Fire Departments 24/7/365.
25. All landscaping must be irrigated and be maintained in an aesthetically pleasing manner.
26. Backflow testing required annually.
27. Lighting (exterior) must include:
 - ❖ Entire grounds must be well lit to make the grounds adequately visible
 - ❖ No shadowy areas; lighting does not reflect into the street, interfering with traffic visibility or adjacent residences.
28. Owner must submit emergency operations plan and a 24 hour contact to Police and Fire Departments.
29. Parking areas must be kept free from debris, trash, and stains at all times.
30. Trash receptacle must be enclosed and doors/gates to remain locked except on regularly scheduled pick up days; area surrounding the receptacle must be kept free from debris, trash and stains. Receptacles must be of adequate size to accommodate waste produced by customers.
31. The building must meet all fire safety requirements as set forth by the City of Forest Hill Fire Department, including routine fire inspections, and must maintain operational fire suppression and alarm systems at all times.

32. Hotel management must enforce a noise control policy to prevent disturbances to neighboring properties. This includes addressing guest noise complaints in a timely manner.
33. Security staff must be present on-site during peak hours to enhance guest and community safety, ensuring compliance with property rules and regulations.
34. Designate and enforce no-smoking areas in compliance with City health codes, including adequate signage and ventilation.
35. Regular pest control services must be conducted, and records of treatments should be maintained and made available upon request by City officials.
36. Ensure that all common areas and facilities are kept in clean, sanitary, and safe conditions as per City health and sanitation guidelines.
37. Ensure that areas such as maintenance rooms, utility rooms, and other non-guest areas are securely locked and restricted from guest access.
38. Develop and maintain a comprehensive fire safety and evacuation plan in accordance with IFC Chapter 4, Section 403.7.1.1. Conduct regular fire drills and staff training session to ensure preparedness.
39. Ensure all means of egress comply with IFC Chapter 10, including clear exit pathways, proper signage, and illumination.
40. Install and maintain automatic sprinkler systems and fire alarms as required by IFC Chapter 9, ensuring they are fully operational and regularly inspected.
41. Verify that the building provides adequate radio coverage for emergency responders, as stipulated in IFC Section 510.
42. Schedule and facilitate annual fire inspections by the City of Forest Hill Fire Department to ensure ongoing compliance with fire safety standards.
43. Maintain all emergency lighting and exit signage in accordance with IFC requirements, ensuring visibility and functionality during emergencies.
44. Properly store and manage any hazardous materials on-site, complying with IFC Chapter 50 regulations.
45. Maintain unobstructed access for fire department vehicles and personnel, as required by IFC Chapter 5.
46. Ensure that smoke control systems are installed and maintained per IFC Chapter 9 standards.
47. Violations of City codes or failure to comply with required annual inspections could result in the temporary or permanent revocation of the Certificate of Occupancy.
48. Violations of SUP stipulations could render Specific Use Permit null and void without necessity of hearing and the Certificate of Occupancy revoked.

The SUP stipulations have been provided to the owner.

The case was presented to the Planning and Zoning Commission on March 3, 2025. The Planning and Zoning Commission Chair will be present to provide the recommendation of the members of the Commission to the City Council.

FISCAL IMPACT: N/A

LEGAL REVIEW: Reviewed by the City Attorney as to form and legality.

ATTACHMENTS:

1. P & Z Case #2025-01 Background Information

2. Ordinance 2025-02 Specific Use Permit Extended Stay Hotel/Motel Woodspring Suites

MOTION:

Motion to approve or deny Ordinance 2025-02, regarding a rezoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit allowing for an Extended Stay Hotel/Motel (LI-SUP) for a 1.8751-acre tract of property commonly known as 4101 California Parkway East, Forest Hill, Texas 76119 with the legal description being Lot 1R, Block A of the Forest Hill Business Park Addition in the City of Forest Hill, Tarrant County, Texas as requested by PH Forest Hill, LLC.

SPECIFIC USE PERMIT APPLICATION

3219 California Pkwy, Forest Hill, TX 76119

Phone: (817) 806-4561 Fax: (817) 984-8254

NOTE: THE REQUEST IS FINAL ONLY WHEN THE FOREST HILL CITY COUNCIL HAS TAKEN FINAL ACTION ON IT. THE APPLICANT IS CAUTIONED NOT TO MAKE ANY FINANCIAL OR LEGAL COMMITMENTS TO THE PROPERTY UNTIL FINAL DISPOSITION OF THE REQUEST

DATE: 12/16/24

PROPERTY ADDRESS: 4101 East California Parkway

CITY: Forest Hill STATE: Tx ZIP CODE: 76119

LEGAL DESCRIPTION* (LOT, BLOCK & SUBDIVISION): LOT 1R, Block A

NOTE: IF PROPERTY IS UNPLATTED, ATTACH METES AND BOUNDS DESCRIPTION TO APPLICATION AND PROVIDE ELECTRONIC COPY IN WORD DOCUMENT FORMAT)

AREA IN ACRES: 1.875 PRESENT ZONING: Light Industrial

PRESENT USE: Extended Stay Hotel

DESCRIBE SPECIFIC USE REQUESTED: Extended Stay Hotel

REASON FOR REQUEST: Obtaining new C.O by new ownership

APPLICANT'S NAME: Akash Patel

APPLICANTS ADDRESS: 4101, East California Parkway

CITY, STATE, ZIP: Forest Hill, Tx - 76119

PHONE: 225-441-1002

ALTERNATE PHONE: 817-536-0010

FAX: _____

EMAIL: phforesthill1@gmail.com

OWNER'S NAME: Same as above

OWNER'S ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE: _____

ALTERNATE PHONE: _____

FAX: _____

EMAIL: _____

*AUTHORIZED REPRESENTATIVE: _____

*Requires submittal of separate Authorized Representative form with application

REPRESENTATIVE'S ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE: _____

ALTERNATE PHONE: _____

FAX: _____

EMAIL: _____

SPECIFIC USE PERMIT APPLICATION

PLEASE READ CAREFULLY BEFORE SIGNING:

I attest that the above information is true and accurate to the best of my knowledge that I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission and City Council hearing. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the City.

I understand that in the event the undersigned is not present or represented at the public hearing the Planning and Zoning Commission and City Council shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Planning and Zoning Commission and the City Council.

I reserve the right to withdraw this proposal at any such time, except during notice periods, upon written request filed with the Planning & Zoning Secretary and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Planning and Zoning Commission hearing shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Attesting to inaccurate or false information on this zoning application can result in conviction of a misdemeanor and fine not to exceed \$2,000.

Apatel DATE 12/16/24
SIGNATURE OF PROPERTY OWNER

Apatel DATE 12/16/24
SIGNATURE OF PROPERTY OWNER

DATE _____
SIGNATURE OF AUTHORIZED REPRESENTATIVE

FILING FEE: \$500⁰⁰ DATE PAID: 12/16/24 RECEIVED BY: V. Wehle

PAYMENT TYPE: ☐ CASH ☒ CHECK NO. 1017 ☐ CREDIT CARD

SET FOR P&Z AGENDA: Feb. 3, 2025

SET FOR COUNCIL AGENDA: Feb. 4, 2025

SPECIFIC USE PERMIT APPLICATION

DOCUMENTS REQUIRED

The items listed in the **Documents Required** checklist must be received no later than 5:00 PM on the submittal deadline (refer to schedule) and are required to qualify as an adequate submittal to be placed on the upcoming agenda. Upon determination of its inadequacy, the submittal will not be accepted and will be promptly returned to the applicant. For all Submittals, please submit **One (1) copy of all items**, unless otherwise noted. Blue or black line prints should be a **folded** 24" by 36" and **folded** 12" by 9". One 11" by 17" reduction of each plan is required with all submittals.

Staff Appl

- ☐ ☒ Specific Use Permit application
- ☐ ☐ A notarized letter from the property owner authorizing a representative to present the request, if the property owner will not be presenting the request.
- ☐ ☒ Non-refundable application fee of \$500.00
- ☐ ☒ Documents required checklist, completed and signed by applicant
- ☐ ☒ Technical requirements check list, completed and signed by applicant
- ☐ ☐ If request is for (a) portion of a platted lot or (b) an unplatted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by a licensed engineer or surveyor must be provided electronically in Microsoft word or compatible software and in hard copy
- ☐ ☒ A recorded copy of the Warranty Deed showing proof of ownership of the property with the volume and page number where it was filed with the Tarrant County Clerk.
- ☐ ☒ Original tax certificate(s) from the Tarrant County Tax Collector's Office (each costs \$10, payable at the tax office) proving that all property taxes have been paid.
- ☐ ☒ One (1) folded copies of the following, min. sheet size 18"x24", max. 24"x36":
 - Site layout (required)
 - Landscape Plan (required)
 - Building elevations (recommended)
- ☐ ☒ One (1) 11" by 17" reduction of each plan. (required)

Preparer's Signature: A Patel

Printed Name: Akash Patel

Date: 12/16/24

SPECIFIC USE PERMIT APPLICATION

TECHNICAL REQUIREMENTS

The site layout plan should be drawn to scale and showing the general layout of the project, together with essential requirements such as off-street parking facilities, size, height, construction materials and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening using walls, fences and landscaping; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of 200 feet.

The following elements should be shown:

Staff Appl SITE LAYOUT (Required)

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Location map, north arrow, graphic scale |
| ☐ | ☒ | Building orientation |
| ☐ | ☒ | Access points, driveways and firelanes |
| ☐ | ☒ | Parking |
| ☐ | ☒ | Square footage of all buildings |
| ☐ | ☒ | Outside storage or display areas |
| ☐ | ☒ | Loading docks |
| ☐ | ☒ | Signage |
| ☐ | ☒ | Recycling and trash dumpsters |

LANDSCAPE PLAN (Required)

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Landscape plan per Section 10.600 and any other specific landscaping requirements, noting all required and proposed landscape setbacks, transitional buffers, parking, landscaping and other screening |
|--------------------------|-------------------------------------|--|

BUILDING ELEVATIONS (Recommended)

- | | | |
|--------------------------|-------------------------------------|---|
| ☐ | ☒ | Building elevations of all sides, showing dimensions including height, building materials, color, texture, design |
|--------------------------|-------------------------------------|---|

Preparer's Signature: Akash Patel

Printed Name: Akash Patel

Date: 12/16/24

Criteria For Determining The Merit Of Rezoning and Zoning Amendment Requests For the City of Forest Hill

Purpose: It is the intent of this listing of criteria to not limit future rezoning requests for certain uses to a designated geographical area of the city; but rather to allow the placement of future rezoning requests for certain uses in any area of Forest Hill, based upon the individual merits of each application.

Criteria: Each application shall be considered with respect to promoting the health, safety, and general welfare of the community. In pursuit of this goal, each future rezoning or zoning amendment requests for certain uses shall be measured and considered by the following criteria:

1. Does the request represent an application of recognized planning principles that encourages the future growth of the community in an orderly and economically beneficial manner?
2. Does the request introduce a land use that would be considered compatible with the existing land uses in the area, using general planning principles?
3. Does the request contribute to the well being of the community such that it maintains or increases the value of private property in the vicinity?
4. Does the request contribute to the well being of the community by encouraging additional economic development?
5. Would the impact of the request, on the immediate thoroughfare corridor, be such that value and commerce would be encouraged to continue and grow?

The consideration of any and all requests to rezone private property for certain uses shall meet the above five part test. All criteria shall be met in the affirmative in order to recommend approval of the application.

General Information

1. There is a non-refundable fee payable to the City of Forest Hill before the application is considered to be complete.
2. The applicant must be the owner of the property. However, if the property owner will not be presenting the request, he must submit a notarized letter authorizing a representative to present the request.
3. Property owners within 200 feet of the property will be notified by letter prior to the Planning and Zoning Commission and City Council hearings.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

FOREST HILL WSS LLC, a Texas limited liability company (called "Grantor"), in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by **PH FOREST HILL LLC**, a Texas limited liability company, whose address is c/o Prosper Hospitality, L.L.C., 1125 Executive Circle, Suite 140, Irving, Texas 75038, Attention: Mayur (Mike) Patel, Managing Partner (called "Grantee"), and in further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note ("Note") in the principal sum of Five Million Seven Hundred Forty Thousand and 00/100 (\$5,740,000.00), payable to the order of Veritex Community Bank, a Texas state bank ("Lender"), as therein provided and bearing interest at the rate(s) therein specified, the payment of which Note is secured by the Vendor's Lien herein retained, and is additionally secured by a deed of trust (the "Deed of Trust") of even date herewith to Curtis L. Anderson, as trustee for the benefit of Lender, the receipt and sufficiency of which consideration is hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents GRANTS, BARGAINS, SELLS and CONVEYS unto Grantee, the real property in Tarrant County, Texas, described on Exhibit A attached to and made a part of this Special Warranty Deed for all purposes, together with (i) all of Grantor's right, title and interest in all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in any adjacent streets, roads, alleys, easements and rights-of-way, (ii) all of Grantor's right, title and interest in all improvements and buildings on such real property, and (iii) all of Grantor's right, title and interest in all fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (said real property, together with such rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "Property").

This conveyance is made and accepted subject solely to those items on Exhibit B attached to this Special Warranty Deed to the extent same are valid and affect the Property (such matters being referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, forever, subject to the Permitted Exceptions; and, subject to the Permitted Exceptions, Grantor binds itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

BUT IT IS EXPRESSLY AGREED THAT the vendor's lien as well as the Superior Title in and to the Property is retained by Grantor against the Property until the Note and all interest thereon, and all sums secured by the lien of the Deed of Trust are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to Lender, its successors and assigns, without warranty by, or recourse against, Grantor.

Real property ad valorem taxes and assessments having been prorated to the date of this Special Warranty Deed, Grantee assumes and agrees to pay when due all such ad valorem property taxes and assessments for the year 2024 and subsequent years.

Executed as of November 1, 2024.

GRANTOR:

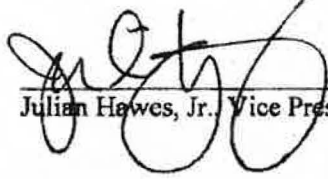
FOREST HILL WSS LLC,
a Texas limited liability company

By: PROVIDENT HOSPITALITY HOLDINGS WSS 1-7 LLC,
a Delaware limited liability company,
its Managing Member

By: PROVIDENT WSS PARTNERS LLC,
a Texas limited liability company,
its Manager

By: PROVIDENT WSS 1-7 MANAGER LLC,
a Texas limited liability company,
its Manager

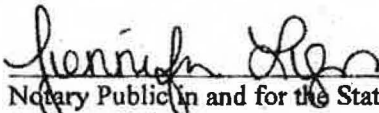
By: PRA GP NO. 2, INC.,
a Texas corporation, its Manager

By: 
Julian Hawes, Jr. Vice President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 24 day of October, 2024, by Julian Hawes Jr., the vice president PRA GP No. 2, Inc., a Texas corporation, the manager of Provident WSS 1-7 Manager LLC, a Texas limited liability company, the manager of Provident WSS 1-7 Partners LLC, a Texas limited liability company, the manager of Provident Hospitality Holdings WSS 1-7 LLC, a Delaware limited liability company, the managing member of Forest Hill WSS LLC, a Texas limited liability company, on behalf of said limited liability company.

My Commission Expires: 4.18.27


Notary Public in and for the State of Texas
Jennifer Leger
Printed Name

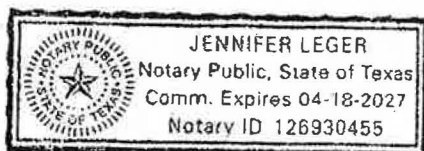


EXHIBIT A

PROPERTY

WoodSpring Suites – Forest Hill

BEING A TRACT OF LAND OUT OF THE J. COLLETT SURVEY, ABSTRACT NO. 261, LOCATED IN THE CITY OF FOREST HILL, TEXAS, BEING ALL OF LOT 1R, BLOCK 1, FOREST HILL BUSINESS PARK, ACCORDING TO THE AMENDING PLAT RECORDED IN CABINET A, SLIDE 11631, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND SOUNDS AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1R, BLOCK 1, SAID POINT BEING AT THE INTERSECTION OF THE EAST LINE OF CRAWFORD LANE EAST (50 FOOT RIGHT-OF-WAY), AND THE NORTH LINE OF CALIFORNIA PARKWAY EAST-SERVICE ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, 231.38 FEET WITH THE EAST LINE OF SAID CRAWFORD LANE EAST TO A ONE-HALF INCH IRON ROD FOUND FOR CORNER, BEING THE NORTHWEST CORNER OF SAID LOT 1R;

THENCE NORTH 89 DEGREE 51 MINUTES 20 SECONDS EAST, 351.00 FEET TO A ONE- HALF INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, 234.04 FEET TO A ONE-HALF INCH IRON ROD SET FOR CORNER, SAID POINT BEING IN THE NORTH LINE OF CALIFORNIA PARKWAY EAST-SERVICE ROAD;

THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, 351.00 FEET ALONG THE NORTH LINE OF SAID OF CALIFORNIA PARKWAY EAST-SERVICE ROAD TO THE POINT OF BEGINNING AND CONTAINING 81,681 SQUARE FEET OR 1.875 ACRES OF LAND.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2024, and subsequent years.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat recorded in/under [Cabinet A, Slide 116311], Map Records, Tarrant County, Texas:

Purpose: 24' firelane, access & utility easement Affects: as shown

Purpose: 10' utility easement Affects: as shown

A building set-back line, as disclosed by said map/plat.

Affects: 25' as shown

as shown on survey dated September 04, 2019, last updated October 18, 2019, signed December 2, 2019, prepared by David Nix, RPLS No. 6727, Blew & Associates P.A.

3. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Midstream Gas Services, L.L.C.

Purpose: As provided in said document Recording Date: December 4, 2008

Recording No: under Clerk's File No. [D2084456411], Real Property Records, Tarrant County, Texas.

Affects: as therein described

as shown on survey dated September 04, 2019, last updated October 18, 2019, signed December 2, 2019, prepared by David Nix, RPLS No. 6727, Blew & Associates P.A.



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00041200969
AD NUMBER: 14185 A 1R
CERTIFICATE NO : 140254531

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

PH FOREST HILL, LLC

1125 EXECUTIVE CIRCLE SUITE 140
IRVING TX 75038

DATE : 12/12/2024

FEE : \$10.00

PROPERTY DESCRIPTION

FOREST HILL BUSINESS PARK ADDN
BLOCK A LOT 1R

0004101 CALIFORNIA PKWY E
1.8751 ACRES

PROPERTY OWNER

FOREST HILL WSS LLC
C/O PROVIDENT REALTY ADVISORS INC
10210 N CENTRAL EXPWY STE 300
DALLAS TX 75231

PAGE 1 OF 1

YEAR	TAX UNIT	AMOUNT DUE
2024	CITY OF FOREST HILL	\$0.00
2024	Tarrant County	\$0.00
2024	JPS HEALTH NETWORK	\$0.00
2024	TARRANT COUNTY COLLEGE	\$0.00
2024	FORT WORTH ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : PH FOREST HILL, LLC

ACCOUNT NUMBER: 00041200969

TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Patricia Jimenez Deputy





TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

Comptroller.Texas.Gov

August 23, 2024

PH FOREST HILL LLC
1125 EXECUTIVE CIR STE 140
IRVING TX 75038-2522

Taxpayer number	32096331247
File number	0805662495
Webfile number	FQ766032

Dear Taxpayer:

Congratulations on registering your company with the Texas Secretary of State. The company you registered is subject to the Texas franchise tax, which my office administers. Accordingly, we have created a franchise tax account based on the information you provided at the time of registration. The Texas franchise tax is a privilege tax imposed on each taxable entity formed or organized in Texas or doing business in Texas. For general information, see the Franchise Tax Overview on our website at <https://comptroller.texas.gov/taxes/franchise/>.

Your next step is to set up an online account in our Webfile system, which is quick and easy. With Webfile, you will be able to file and pay your taxes, and keep your contact information up to date so you do not miss any important notices. As part of the account setup process, please complete our online Franchise Tax Accountability Questionnaire within 30 days. **Just follow these steps:**

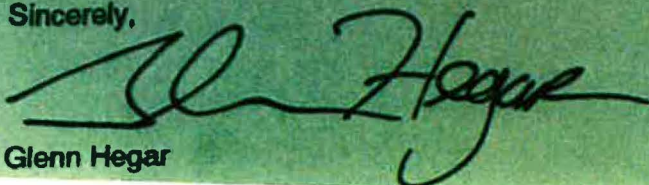
- Visit <https://comptroller.texas.gov/taxes/franchise/questionnaire.php> (or, from www.Comptroller.Texas.Gov, select Webfile eSystems Login) and then "Create Profile." Returning users – log in and skip the next step.
- To complete your profile setup, follow the prompts and receive an email with a validation link. Your profile is now ready for login.
- After logging in, scroll down to Popular Services and select "Complete Franchise Tax Accountability Questionnaire."
- Enter your taxpayer number and select "Continue."
- Enter your Webfile number from this letter and select "Continue."
- Complete the Franchise Tax Accountability Questionnaire.

Your company's first franchise tax report is due on 05/15/2025. Beginning with reports due in 2024, you will not owe a franchise tax report if your company's total revenue is at or under the no tax due threshold, but you must still file a Public Information Report or Ownership Information Report. We will send you a reminder with filing instructions before the due date.

Customer service is my top priority, and my staff is ready to help you with questions related to your business's state tax responsibilities. Visit our agency website, www.Comptroller.Texas.Gov, to find publications, answers to frequently asked questions, tax rules, electronic reporting options and more. If you have any questions, please contact us at <https://comptroller.texas.gov/about/contact/>.

I appreciate the work you do and the contributions you make to Texas. I wish you the best of luck in all your business endeavors.

Sincerely,



Glenn Hegar

0000577



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

December 4, 2024

PH FOREST HILL LLC
4101 E CALIFORNIA PKWY
FOREST HILL TX 76119-7467

RE: Hotel Occupancy Tax Questionnaire

Dear Taxpayer:

We are pleased to inform you that we have processed your Hotel Occupancy Tax Questionnaire.

TAXPAYER NUMBER: 32096331247

FILING TYPE: MONTHLY

WEBFILE NUMBER: RT684007

FIRST DUE DATE: 12/20/2024 for period 11/01/2024 - 11/30/2024

Using the WebFile number above, you can file your reports and pay online through WebFile at www.comptroller.texas.gov/taxes/file-pay/.

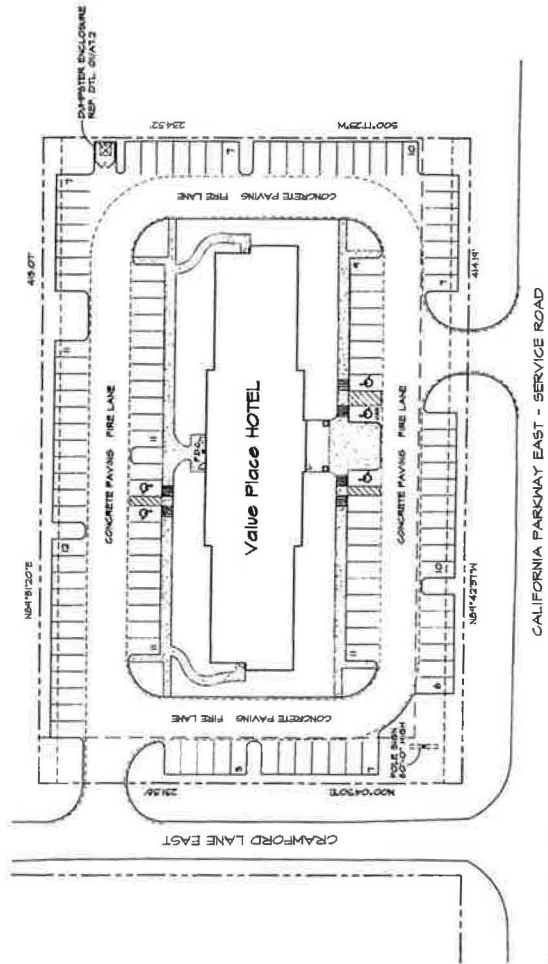
If you need assistance with your account, please call 800-252-1385.

Sincerely,

Miscellaneous Taxes Section



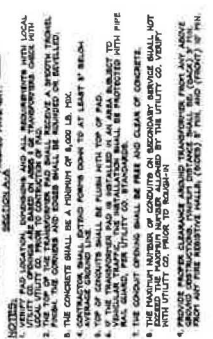
SITE PROGRAM DATA	
SITE AREA:	1.75 ACRES
SITE ZONING:	"U" - LIGHT INDUSTRIAL
SITE DESCRIPTION:	LOT 1, BLOCK 1, QUANAH HOSPITALITY PARTNERS, LP
PROPOSED USE:	HOTEL - RU - 3000 BIC
BUILDING SIZE:	48,500 SQUARE FEET
BUILDING HEIGHT:	FOUR (4) STORES
SITE SQUARE FOOTAGE:	42,000 TO MID-ROOF
RELEASING COVERAGE:	21,681 SQ. FT.
SITE COVERAGE:	13.1%
PARKING REQUIRED:	13 SPACES
PARKING PROVIDED:	1 SPACE PER EACH ROOM
HANDICAP PARKING REQUIRED:	34 TOTAL SPACES
HANDICAP PARKING PROVIDED:	8 SPACES
TYPICAL PARKING SPACE:	4'-0" x 10'-0"



SC: 1" = 30'-0"

ARCHITECTURAL SITE PLAN - Value Place HOTEL

NOTE:
 REFER TO CIVIL ENGINEER SHEET # C4
 FOR EMISSION CONTROL DETAILS
 NOTE:
 REFER TO CIVIL ENGINEER SHEET # C5
 FOR PAVEMENT PARKING DETAILS

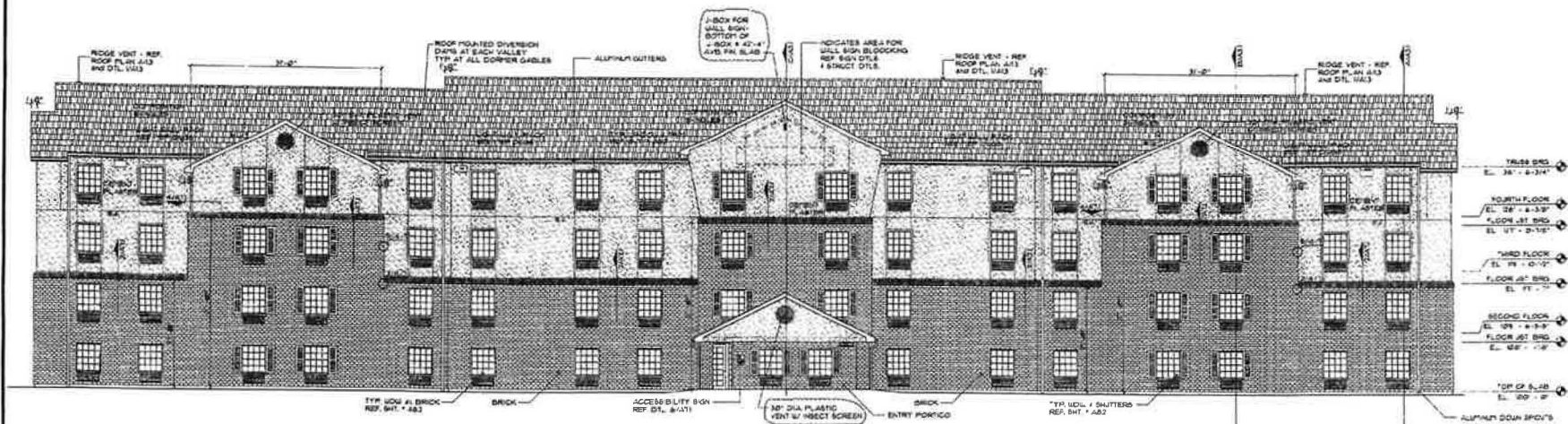


02 TRANSFORMER PAD DETAIL (TH-100 R2/2)





Project # 3016
S. Tebb & Associates Inc.
 Consulting Engineers - Architects / Interiors
 18041 Sanger Road, Dallas, Texas 75244
 © COPYRIGHT 2004



A FRONT ELEVATION - VALUE PLACE HOTEL - FOREST HILL, TEXAS

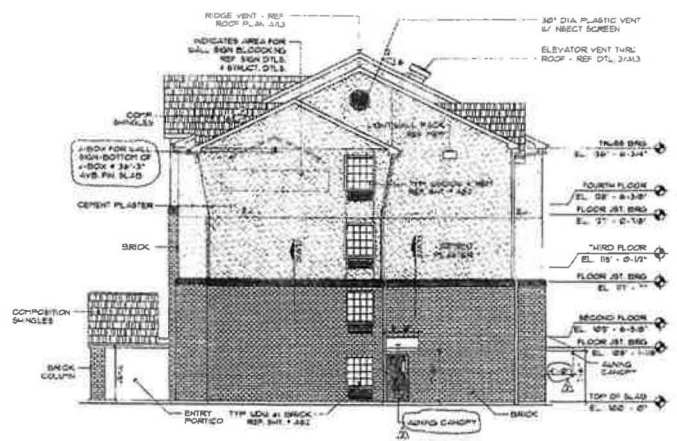
TYPICAL NOTE:
ALL STUCCO FINISHES TERMINATE WITH A GALV. METAL "V" STOP AND CONT. CAULKING AT ALL ADJOINING MATERIALS.

NOTE:
VERIFY FINISH FLOOR ELEVATIONS BY STRUCTURAL DESIGN DETAILS.

- COLOR SCHEDULE**
- NOTE: VERIFY ALL COLORS W/ SAMPLES PRIOR TO INSTALLATION.
- COLOR: ACHE BRICK-KING SIZE ROYAL OAK BLEND
 - COLOR: CEMENT STUCCO SHERWIN-WILLIAMS "B8 8148-WOOD GRN"
 - COLOR: "HARDIEPLANK" TRIM DOORITS AND ATTIC VENTS MATCH STUCCO SHADE
 - COLOR: FIXED-HOLOBD SHUTTERS WHITEGRAL COLOR TO BE SELECTED BY OWNER
 - COLOR: 36" DIAMETER ROOF VENT WHITEGRAL COLOR TO MATCH ROOF COLOR
 - COLOR: PTAC GRILLES-PAIN-TABLE ALUMINUM TO MATCH ADJACENT MATERIALS
 - COLOR: ALUMINUM DOWNPOUTS COLOR TO BE SELECTED BY OWNER
 - COLOR: CANVAS AWNINGS COLOR TO BE SELECTED BY OWNER
 - COLOR: JEFFALY SHINGLES 3 TAB FIBERGLASS WEATHERED WOOD

GENERAL NOTE
"JAMES HARDIE" PRODUCTS ARE THE PREFERRED EXTERIOR MATERIALS FOR SHUTTERS AND TRIM. SUBSTITUTIONS ONLY WITH OWNER AUTHORIZATION.

NOTE:
COORDINATE DOWN SPOUTS WITH A113



C TYP. SIDE ELEVATION - VALUE PLACE HOTEL - FOREST HILL, TEXAS

TYPICAL NOTE:
ALL STUCCO FINISHES TERMINATE WITH A GALV. METAL "V" STOP AND CONT. CAULKING AT ALL ADJOINING MATERIALS.

DATE: 4-8-06
REVISIONS:
1. 11-30-06
2. 12-15-06

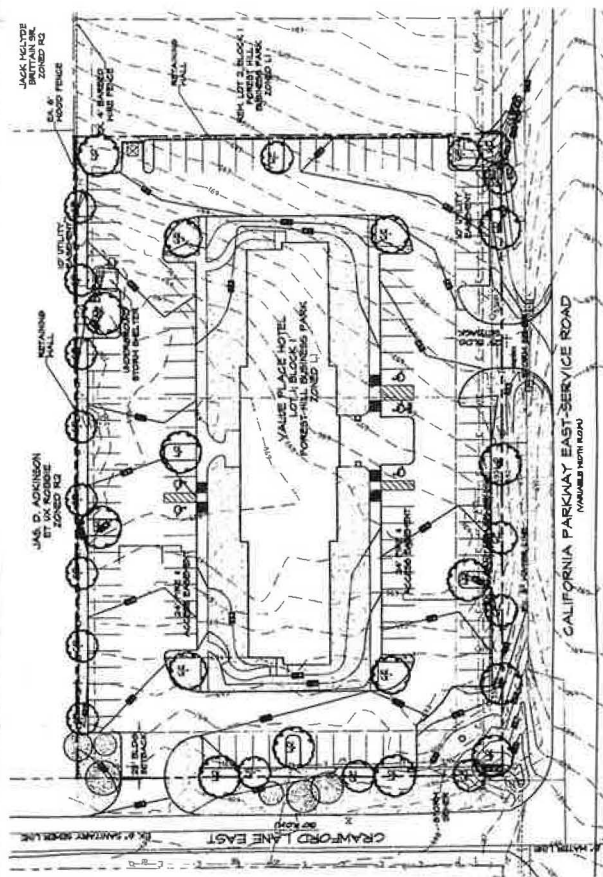
VALUE PLACE HOTEL
FOREST HILL, TEXAS
GUANAH HOSPITALITY PARTNERS, LP



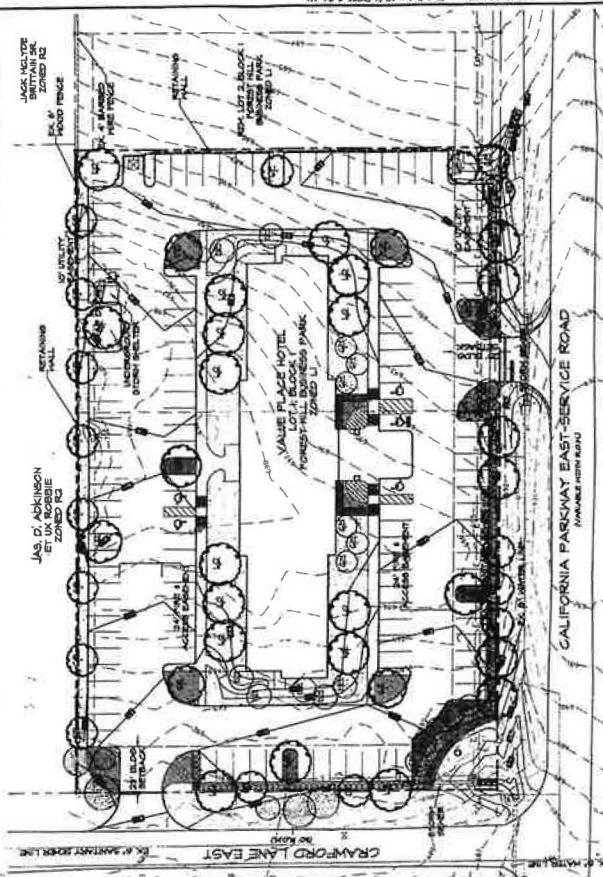
IKEMIRE ARCHITECTS
PLANNING INTERIORS
ARCHITECTURE
11660 DALLAS FERRY, SUITE 1150 DALLAS, TX 75242-2486 FAX 972-248-1503

A2.1

JOB # 26059



LANDSCAPE PLAN - MINIMUM REQUIREMENTS

[illegible]

LANDSCAPE PLAN - ENHANCED

PLANT KEY/LEGEND/LIBRI		PLANT	SIZE
1	1	1	1
2	2	2	2
3	3	3	3
4	4	4	4
5	5	5	5
6	6	6	6
7	7	7	7
8	8	8	8
9	9	9	9
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100	100	100	100



LOCATION MAP
NOT TO SCALE

[illegible]

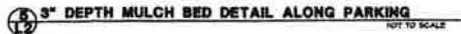
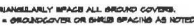
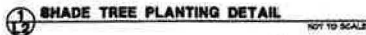
JB James & Boyd, Inc.
10000 Dallas Parkway, Suite 200
Dallas, Texas 75249
872.248.7878 office
872.248.1414 fax
www.james-boyd.com

PROJECT NO.	QUAD0080
SHEET NO.	L1
PRELIMINARY LANDSCAPE PLAN LOT 1R, BLOCK A FOREST HILL BUSINESS PARK ADDITION CITY OF FOREST HILL, TARRANT COUNTY, TEXAS	

BENCHMARKS:

BENCHMARKS:

CHISELED "X" ON CENTER OF EAST HEADWALL OF WHIRLITA STREET BRIDGE OVER NORTH BRANCH OF NORTH FORK OF SOUTH CREEK. ELEVATION: 467.68' OR SPRING SET, E. SIDE OF POWER POLE AT S.W. CORNER LOT 1, SITUATED ± 50' N. OF CL CALIFORNIA PARKWAY & ± 33' E. OF CL CRANFORD LN. EAST. ELEVATION: 461.81'



- Page 44 of 111



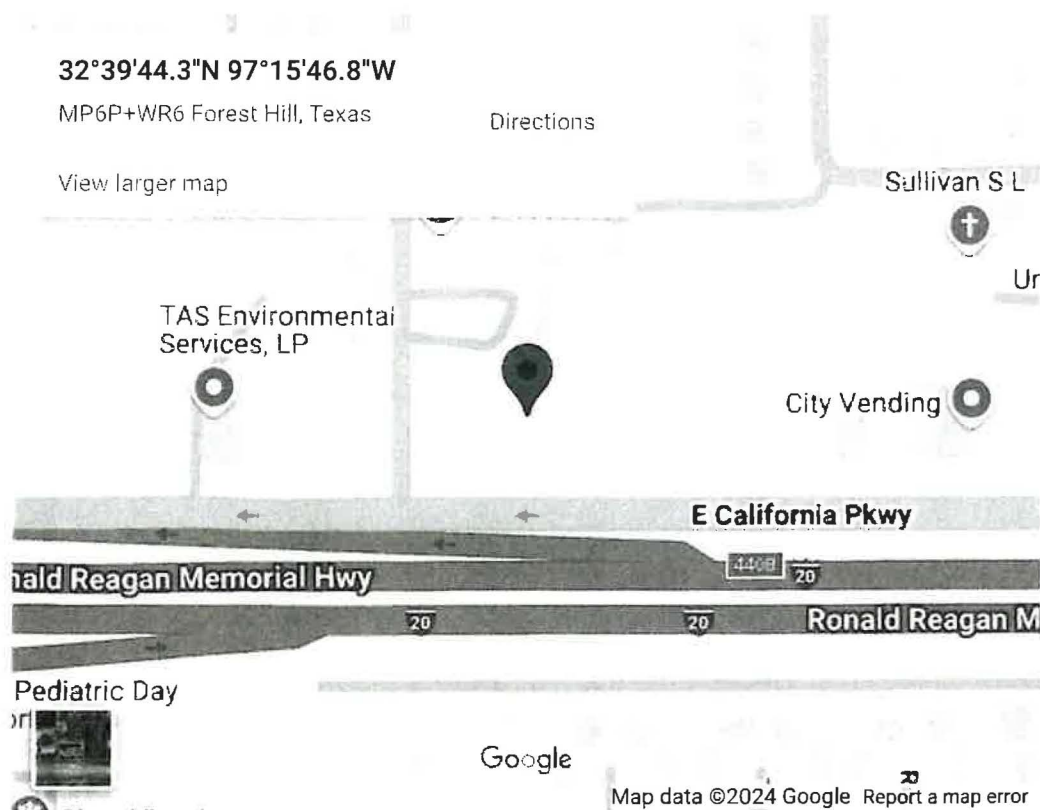
For property tax statements and general tax information please search the Tarrant County Tax Office's website using your TAD Account Number: [Property Tax Website](#)

Account: 41200969

Address: 4101 CALIFORNIA PKWY E

[Export Property Page](#)

Location



This map, content, and location of property is provided by Google Services.

Address: 4101 CALIFORNIA PKWY E

City: FOREST HILL

Georeference: 14185-A-1R

Subdivision: FOREST HILL BUSINESS PARK ADDN

Neighborhood Code: Motel/Hotel General**Latitude:** 32.6622984718**Longitude:** -97.2629946316**TAD Map:** 2072-360**MAPSCO:** TAR-092V

Property Data

Legal Description: FOREST HILL BUSINESS PARK ADDN Block A
Lot 1R**Jurisdictions:**

CITY OF FOREST HILL (010)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: F1**Year Built:** 2007**Personal Property Account:** N/A**Agent:** None**Site Number:** 80872324**Site Name:** WOODSPRING SUITES**Site Class:** MHExtStay - Motel/Hotel-Extended Stay**Parcels:** 1**Primary Building Name:** WOODSPRING SUITES / 41200969**Primary Building Type:** Commercial**Gross Building Area⁺⁺⁺:** 43,308**Net Leasable Area⁺⁺⁺:** 43,308**Percent Complete:** 100%**Land Sqft^{*}:** 81,681**Land Acres^{*}:** 1.8751**Pool:** N**Notice Sent Date:** 5/1/2024**Notice Value:** \$4,884,276**Protest Deadline Date:** 5/31/2024

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Property Documents

Documents

2024 Documents

- [Value Notice 2024-05-01](#)
- [Hearing Notice 2024-06-03](#)
- [Agreed Order 2024-07-05](#)
- [Agreed Order 2024-07-05](#)

2023 Documents

Show Documents



Owner Information

Current Owner:

PH FOREST HILL LLC

Primary Owner Address:

1125 EXECUTIVE CIR STE 140
IRVING, TX 75038

Deed Date: 11/1/2024

Deed Volume:

Deed Page:

Instrument: [D224197910](#)

Previous Owners:

Name
FOREST HILL WSS LLC
Date
12/3/2019
Instrument
D219283700

Deed Volumne**Deed Page****Name**

820 AT FOREST HILL LLC

Date

11/30/2006

InstrumentD206382142**Deed Volumne**

0000000

Deed Page

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Name

HUDGINS REALTY II LTD

Date

1/1/2006

Instrument

000000000000000

Deed Volumne

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Deed Page

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\$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year

2024

Improvement Market

\$4,639,233

Land Market

\$245,043

Total Market

\$4,884,276

Total Appraised+

\$4,884,276

Year

2023

Improvement Market

\$4,036,638

Land Market

\$163,362

Total Market

\$4,200,000

Total Appraised+

\$4,200,000

Year

2022

Improvement Market

\$3,861,638

Land Market

\$163,362

Total Market

\$4,025,000

Total Appraised+

\$4,025,000

Year

2021

Improvement Market

\$4,336,638**Land Market****\$163,362****Total Market****\$4,500,000****Total Appraised+****\$4,500,000****Year****2020****Improvement Market****\$3,578,551****Land Market****\$163,362****Total Market****\$3,741,913****Total Appraised+****\$3,741,913****Year****2019****Improvement Market****\$4,679,590****Land Market****\$163,362****Total Market****\$4,842,952****Total Appraised+****\$4,842,952**

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

Exemptions / Special Appraisal

There are no exemptions for this property.

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

QUICK LINKS

[Home](#)
[My Dashboard](#)
[Create Account](#)

RESOURCES

[Forms](#)
[Interactive Maps](#)
[Calendar](#)
[Taxpayer Liaison](#)
[Property Tax Assistance](#)
[News](#)
[Data Downloads](#)
[Rates](#)
[Reports](#)
[Public Information](#)
[Act Request](#)
[Property Tax Transparency in Texas](#)

ABOUT

[Board of Directors](#)
[Tarrant Appraisal](#)
[Review Board](#)
[Careers](#)
[Procurement](#)
[Quick Links](#)
[Take A Survey](#)
[Contact Us](#)

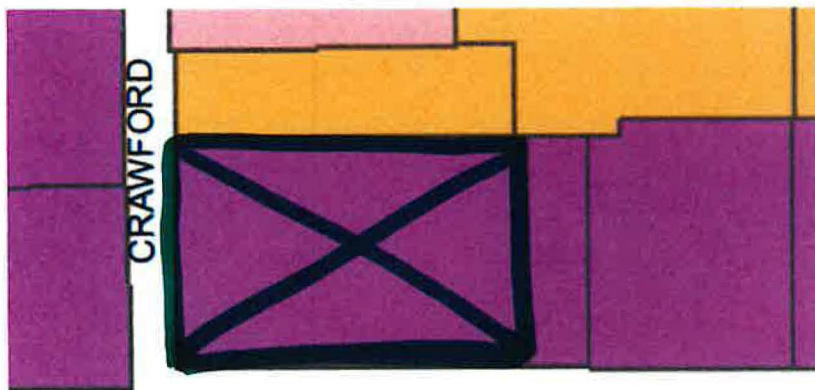
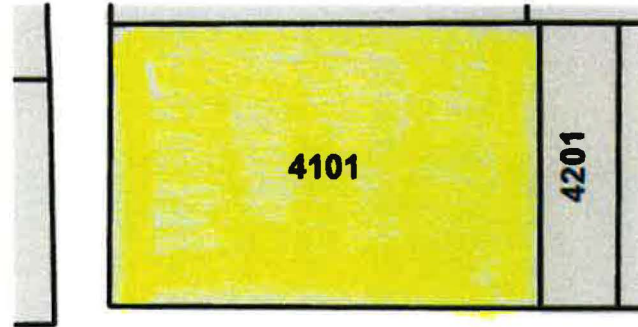
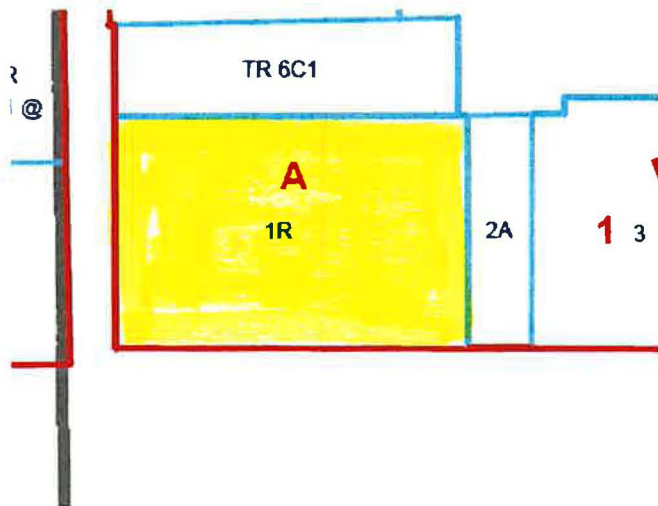
Contact

Tarrant Appraisal
District
2500 Handley -
Ederville Road

Business Hours

Monday - Friday
8:00am - 5:00pm

4101 California Parkway East



USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Copy Shop							X	X	X	X	X	A small commercial printing shop which sells on-site most of the items printed, along with associated items.
Craft and Antique Retail Center								S	S			An indoor facility specializing in the selling of antiques, handicrafts, and other new retail items, including plants, books, and trinkets. Handicrafts shall be defined as items that are made completely by hand or by using simple tools that may include woodcrafts, scrapbooking materials, jewelry, canvas works, crocheted materials, knitted materials, embroidered items, pottery, dolls, baskets, glass items, metal items, etc. Antiques shall be defined as goods, materials, articles, or merchandise at least one hundred (100) years of age which derive value from age and/or furniture, made or manufactured in a former period, such as an eighteenth century roll-top desk. This definition shall not be construed as allowing second hand retail sales or the rental of booths or space to additional vendors not being the applicant of the Certificate of Occupancy. This definition may include the selling of consignment items.
Department Store							X	X	X	X	X	A large store offering a variety of comparison and consumer goods at a retail price and shall not include the selling of used or consignment items.
Drapery, Sewing, or Weaving Shop							X	X	X	X	X	A shop offering custom made draperies and other sewn goods and hand or machine woven goods for sale.
Drive-Thru Convenience Store							S	X	X	X	S	A facility offering convenience items to consumers without the requirement of the consumer leaving their vehicle.
Drug Store or Pharmacy							X	X	X	X	X	An establishment offering over-the-counter and prescription drugs and allied products for retail sale.
Electrical Sales and Service								X	X	X		An establishment selling electrical supplies and parts and/or providing the servicing and installation of electrical equipment and fixtures with no outside storage being allowed.
Electronic-Cigarette/Vaporizer Store									X	X		A business establishment for which more than fifty (50%) percent of the gross floor area is dedicated to the storage, mixing, display and/or retail sale of electronic cigarette devices, vaporizer devices, nicotine-enriched solutions, and/or liquid products that are manufactured for use with e-cigarettes or vaporizer devices.
Electronics Store (Retail)							X	X	X	X	X	A retail facility which offers for purchase electronics that may include but is not limited to televisions, surround sound systems, stereo systems, and similar items.
Extended Stay Hotel/Motel								S	S	S	S	Any building containing six or more guest rooms intended or designed to be used, or which are used, rented, or hired out to be occupied or which are occupied for sleeping purposes for guests and contain kitchen facilities for food preparation including but not limited to such facilities as refrigerators, stoves, and ovens.
Exterminating Service Facility								S	X	X	S	A business providing extermination services for household pests, including insects and rodents.
Factory Outlet, Retail or Wholesale Store							X	X	X	X	X	An establishment that offers goods and products to the public that are obtained direct from the manufacturer at prices that reflect savings due to the reduced cost of said direct distribution.
Fairgrounds or Exhibition Area								S	X	X		An outdoor area for public gathering including fairs, celebrations, carnivals, circuses, or like events.
Farm Machinery and Implement Sales and Service									X	X		An enclosed area designed for sales and repair of farm machinery and equipment.



January 09, 2025

Commercial Recorder

ATTN: Legal Notices

Via email: recorder@flash.net; commercialrecorder@gmail.com

Dear Sir or Madam:

Please publish the following Legal Notice in the Monday, January 13, 2025 issue of the *Commercial Recorder*. This notice will run for one day only. The invoice may be sent to the City of Forest Hill Permit and Planning Department for processing at 3219 California Parkway, Forest Hill, TX 76119.

Legal Notice

Notice of Public Hearings

The Forest Hill Planning and Zoning Commission will hold the first of two Public Hearings on Monday, February 3, 2025 at 6:00 p.m. in the Forest Hill Council Chambers, located at 3219 California Parkway, Forest Hill, TX 76119. The Forest Hill City Council will conduct the second Public Hearing on this matter on Tuesday, February 4, 2025 at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the request is available at Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, TX 76119 or any other information may be acquired by calling (817) 568-3009.

1. Case #PZ 2025-01:

To conduct a public hearing to receive citizen's comments regarding a Specific Use Permit to allow for an Extended Stay Hotel/Motel in a "LI" Light Industrial zoning district. The property is commonly known as 4101 California Parkway East, Forest Hill, Texas, 76119 with the legal description being Lot 1R, Block A of the Forest Hill Business Park Addition in the City of Forest Hill, Tarrant County, Texas as requested by PH Forest Hill LLC.

If you have any questions, please contact me at (817) 568-3009.

Thank you,

Venus M. Wehle, PCED

Venus M. Wehle, PCED

City Manager

City Planner

vwehle@foresthilltx.org

Commercial RECORDER

Court and Commercial Daily

ESTABLISHED 1903

VOL. 123 — NO. 8
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MONDAY MORNING, JANUARY 13, 2025

commercialrecorder.com
(ISSN 1091-3998) SINGLE COPY 75¢

Low on Cash

by Daris Howard

Having ten children and quite a few foster children, there were times when the money for our family seemed like it should have been on the endangered species list. But by working hard and budgeting carefully, we always got by. But one day, I had some significant concerns.

I was working at my office during my lunch break at the college when I received a call.

"Hello, is this Daris?" the man on the other end asked. "It is," I replied.

"This is Frank Hamblin at the dealership."

I knew Frank well, and it was definitely his voice. One thing about living in a rural community, I knew nearly everyone at the businesses in town. But I still couldn't figure out what truck he was talking about.

"So, did my wife bring our pickup in for an oil change or something?" I asked.

He laughed. "No. This is the new pickup that came in today on the car transport. Your wife

When we were first married, we found the perfect way to budget. If I wanted something expensive, Donna said we couldn't afford it. If she wanted something expensive, I said the same thing. That pretty much took care of things. There were a few times I had purchased a gift for her as a surprise that was a bit more than we usually spent, but we are talking a couple hundred dollars, not thousands. I could hardly get my voice to work. "The new pickup?" I questioned.

Our "farm" consisted of less than four acres, with a couple cows, a horse, some lambs, and a bunch of chickens. I would love a truck like that, but I was sure my little pickup would do what I needed. But one thing I called him.

"About that new truck," he said. "I was talking to the other salesman and realized I had the wrong person. The last name was the same, he worked at the college, and his wife was named Donna. I'm sorry about the confusion."

hearing, the first publication to be at least 20 days before the return day of the Citation.

Herein Fail not, but on the return hereinabove named have you then and there before said Court, this Writ, with your return thereon, showing how you have executed the same.

Issued and given under my hand and seal of said Court at Tarrant County, Texas, this the 12th day of December, 2024.

THOMAS A. WILDER
Clerk of District Courts of Tarrant County, Texas
By /s/ Karel Jackson
Karel Jackson, Deputy
NOTICE: You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 AM. on the Monday next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

12-30 1-6-13-20

**THE STATE OF TEXAS
DISTRICT COURT,
TARRANT COUNTY
CITATION BY
PUBLICATION**
Cause No. 325-760458-24
IN RE: A CHILD
TO: THOMAS JOAQUIN SANCHEZ And to all whom it may concern GREETINGS:
You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this ci-

after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

12-30 1-6-13-20

**THE STATE OF TEXAS
DISTRICT COURT,
TARRANT COUNTY
CITATION BY
PUBLICATION**
Cause No. 360-753180-24
IN RE: YANNAH INEZ STEWART, ET AL
TO: JAZMINE REBECCA STEWART And to all whom it may concern GREETINGS:
You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on the Monday next following the expiration of 20 days after you were served this citation and ORIGINAL PETITION IN SUIT AFFECTING THE PARENT-CHILD RELATIONSHIP a default judgment may be taken against you. The Petition of KIMBERLY IVY HENDERSON, BRYAN ADAIR HENDERSON as Petitioners Was filed in 360th Court of Tarrant County, Texas; on 24th day of June, 2024 Against JAZMINE REBECCA STEWART numbered 360-753180-24, and entitled: IN RE: YANNAH INEZ STEWART, ET AL, the suit requests. Said child was born on THE 10TH DAY OF MARCH, 2012 -YANNAH INEZ STEWART THE 9TH DAY OF FEBRUARY, 2011 -IZAYAH WALTER STEWART

**UNKNOWN HEIRS AT LAW OF
BRENT LEE KEY, ET AL**
TO: THE UNKNOWN HEIRS AT LAW OF BRENT LEE KEY
Whose residence is unknown, GREETINGS:

You said DEFENDANT are Hereby Commanded to appear by filing a written answer to PLAINTIFF'S ORIGINAL PETITION before the 236th District Court of Tarrant County, Texas at or before 10 o'clock A.M. of the Monday next after the expiration of 42 days from the date of issuance of this Citation, said Monday being January 27, 2025, then and there to NEWREZ LLC, D/B/A SHELLPOINT MORTGAGE SERVICING as Plaintiffs Filed in said Court on August 07, 2024 Against THE UNKNOWN HEIRS AT LAW OF BRENT LEE KEY as Defendant
Said suit being numbered 236-355435-24 on the docket of said Court, the nature of which demand is as follows, to-wit: SEE ATTACHED: REQUEST FOR ISSUANCE OF CITATION BY PUBLICATION

SYNOPSIS

The Original Petition seeks an order to foreclose the lien on the property and assert a claim to the property located at 815 Xavier Drive, Arlington, Texas 76001, legally described as:

LOT 3, BLOCK 15 OF STONEBROOK ESTATES SUBDIVISION, SECTION 1, AN ADDITION TO THE CITY OF ARLINGTON, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-176, PAGE 66 PLAT RECORDS, TARRANT COUNTY, TEXAS.

THE STATE OF TEXAS

To the Sheriff, Constable or Clerk of the Court of any County of the State of Texas, Greeting: You are hereby commanded to serve the foregoing Citation by making

**Kelly Carrutners,
Owner**
**Said application
has been made to
the Texas Alcoholic
Beverage Commission in accordance
with the provisions of the Texas
Alcoholic Beverage
Code.**

1-13-14

**An Application has
been made for a
Wine Only Package
Store Permit for
Reza L.L.C. doing
business as Casino
Beach Food Mart
located at 7601
Jacksboro Hwy, Ste
100, Fort Worth,
Tarrant County,
Texas 76135.**

**Abbas E. Habib,
Manager/Member**
**Said application
has been made to
the Texas Alcoholic
Beverage Commission in accordance
with the provisions of the Texas
Alcoholic Beverage
Code.**

1-10-13

of the application and determined that the application meets all of the requirements of a standard permit authorized by 30 TAC § 116.611, which would establish the conditions under which the plant must operate. The executive director has made a preliminary decision to issue the registration because it meets all applicable rules. The application, executive director's preliminary decision, and standard permit will be available for viewing and copying at the TCEQ central office, the TCEQ Dallas/Fort Worth regional office, and at the Fort Worth Public Library - Golden Triangle, 4264 Golden Triangle Boulevard, Fort Worth, Tarrant County, Texas 76244, beginning the first day of publication of this notice. The facility's compliance file, if any exists, is available for public review at the TCEQ Dallas/Fort Worth Regional Office, 2309 Gravel Drive, Fort Worth, Texas. Visit www.tceq.texas.gov/goto/cbp to review the standard permit.

Public Comment/Public Meeting. You may submit public comments or request a public meeting. See Contacts section. The TCEQ will consider all public comments in developing a final decision on the application. **The deadline to submit public comments or meeting requests is 30 days after newspaper notice is published.** Issues such as property values, noise, traffic safety, and zoning are outside of the TCEQ's jurisdiction to consider in the permit process.

The purpose of a public meeting is to provide the opportunity to submit comments or ask questions about the application. A public meeting about the application will be held if the executive director determines that there is

consider the comments and prepare a response to all relevant and material, or significant public comments. The executive director's decision on the application, and any response to comments, will be mailed to all persons on the mailing list. If no timely contested case hearing requests are received, or if all hearing requests are withdrawn, the executive director may issue final approval of the application. If all timely hearing requests are not withdrawn, the executive director will not issue final approval of the permit and will forward the application and requests to the Commissioners for their consideration at a scheduled commission meeting. The Commission may only grant a request for a contested case hearing on issues the requestor submitted in their timely comments that were not subsequently withdrawn.

If a hearing is granted, the subject of a hearing will be limited to disputed issues of fact or mixed questions of fact and law relating to relevant and material air quality concerns submitted during the comment period. Issues such as property values, noise, traffic safety, and zoning are outside of the Commission's jurisdiction to address in this proceeding. **Mailing List.** You may ask to be placed on a mailing list to receive additional information on this specific application. See Contacts section.

Information Available Online. For details about the status of the application, visit the Commissioners' Integrated Database (CID) at www.tceq.texas.gov/goto/cid. Once you have access to the CID using the link, enter the registration number at the top of this notice.

City of North Richland Hills

Notice of Public Hearing for the City Council of North Richland Hills, Texas

Notice is hereby given to all interested persons that the City Council of North Richland Hills, Texas will conduct a public hearing on Monday evening, January 27, 2025 at 7:00 PM in the City Council Chambers, 4301 City Point Dr., North Richland Hills, Texas, to consider the reconstruction of David Court for the 51st Year Community Development Block Grant (CDBG) program.

All interested parties will be given an opportunity to appear and be heard and express their views. Please contact the Neighborhood Services Department concerning any questions, at 4301 City Point Dr., North Richland Hills, Texas, 76180, 817-427-6651.

1-13

NOTICE TO BIDDERS

The City of North Richland Hills is accepting responses for:

RFB 25-015 RUTH ROAD - GLENVIEW DRIVE TO CITY POINT WEST

RFB responses must be submitted by: 2:00 PM Tuesday, February 11, 2025.

Those interested in participating in this competitive process may download the specifications from www.publicpurchase.com, or bid forms may be obtained from the Purchasing Department at 4301 City Point Drive, North Richland Hills, TX 76180 Monday through Friday (8:00 AM to 5:00 PM).

"UPLOADED BIDS" on forms prepared by the Engineer will be received by the Purchasing Manager via Public Purchase.

Legal Notice

Notice of Public Hearings

The Forest Hill Planning and Zoning Commission will hold the first of two Public Hearings on Monday, February 3, 2025 at 6:00 p.m. in the Forest Hill Council Chambers, located at 3219 California Parkway, Forest Hill, TX 76119. The Forest Hill City Council will conduct the second Public Hearing on this matter on Tuesday, February 4, 2025 at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the request is available at Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, TX 76119 or any other information may be acquired by calling (817) 568-3009.

1. Case #PZ 2025-02:

To conduct a public hearing to receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance of the City of Forest Hill by changing the Official Zoning Map and the zoning classification of property legally described as being part of the Park Forest Addition Block 4, Lot 2 in the City of Forest Hill, Tarrant County, Texas zoned GB (General Business) to add a Specific Use Permit to allow for alcohol sales for Alcoholic Beverage Sales On-Premise Consumption at 3228 SE Loop 820 in the City of Forest Hill, Tarrant County, Texas. The applicant is Yan Qi Lin of Mulan Asian Kitchen.

1-

IF 47 12929 PARKMINGTON DRIVE FORT WORTH TX 76106
GREGORY PAUL DEASON 64 ROBERT DALE ASHLEY NICOLE LEWIS 41 STEVE MORRELL
CASTRO 59 2325 EDGEWOOD TERR FORT WORTH 76103
CHRISTINA RENEE BEARD 48 ANDREW COLE SHAYLA LASHAWN LEMAR 38 ALEXANDRIA
NATHALY PETE PHOTOGRAPH 34 ELIZABETH ANN WORTH TX 76106
DORMA SHARON PARKER 79 DRUCILLA K.
HERNANDEZ 29 3109 NW 26TH ST FORT
RIGOBERTO GARCIA 29 NORA SUJHEIL GARAY
APR 21 FORT WORTH TX 76132
SERGIO BENITEZ ARCE 41 MARTIANA DE LA
CRUZ MARTINEZ MORAN 40
NATHALY PETE PHOTOGRAPH 34 ELIZABETH ANN WORTH TX 76106
DORMA SHARON PARKER 79 DRUCILLA K.



**PZ Case #2025-01
200 foot letters
4101 California Parkway East**

Applicant: PH Forest Hill, LLC
1125 Executive Circle, Suite 140
Irving, TX 75038

Address: **3929 California Parkway E**
PSW 2022 Opportunity Fund, LLC
1703 Peyco Dr. N
Arlington, TX 76001

Address: **3933 California Parkway E**
PSW 2022 Opportunity Fund, LLC
1703 Peyco Dr. N
Arlington, TX 76001

Address: **4201 California Parkway E**
United Land Holdings Ltd.
6400 Hartman Rd.
Forest Hill, TX 76119

Address: **4251 California Parkway E**
United Land Holdings Ltd.
6400 Hartman Rd.
Forest Hill, TX 76119

Address: **6401 Crawford Ln E**
Gerardo Palacios/Maria Maldonado
6401 Crawford Ln E
Forest Hill, TX 76119

Address: **6409 Crawford Ln E**
Gerardo Palacios/Maria Maldonado
6401 Crawford Ln E
Forest Hill, TX 76119

Address: **6400 Nell St.**
Miguel Loza
2607 Hopkins Dr.
Grand Prairie, TX 75052



January 13, 2025

Dear Sir or Madam:

The Forest Hill Planning and Zoning Commission will hold a public hearing on Monday, February 3, 2025 at 6:00 pm in the Forest Hill Council Chambers, located at 3219 California Parkway, Forest Hill, TX 76119. The Forest Hill City Council will conduct a second Public Hearing on these matters on Tuesday, February 4, 2025 at 6:00 pm in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the request is available at Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, TX 76119 or any other information may be acquired by calling (817) 568-3009.

Case #PZ 2025-01

To conduct a public hearing to receive citizen's comments regarding a Specific Use Permit to allow for an Extended Stay Hotel/Motel in a "LI" Light Industrial zoning district. The property is commonly known as 4101 California Parkway East, Forest Hill, Texas, 76119 with the legal description being Lot 1R, Block A of the Forest Hill Business Park Addition in the City of Forest Hill, Tarrant County, Texas as requested by PH Forest Hill LLC.

This letter is a notification of a public hearing of property that is within 200 feet of your property. You are not required to appear, but should you wish to address the Planning and Zoning Commission or City Council with comments on the proposed case, you will be afforded the opportunity to speak.

If you have any questions, please contact me at (817) 568-3009.

Thank you,

A handwritten signature in dark ink, appearing to be "Venus M. Wehle", written over a light blue circular stamp.

Venus M. Wehle, PCED
City Manager
City Planner

CITY OF FOREST HILL
ORDINANCE NO. 2025-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP AND THE ZONING CLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS BEING PART OF THE FOREST HILL BUSINESS PARK ADDITION, LOT 1R, BLOCK A, IN THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS FROM LIGHT INDUSTRIAL (LI) TO LIGHT INDUSTRIAL WITH A SPECIFIC USE PERMIT TO ALLOW EXTENDED STAY HOTEL/MOTEL USE (LI-SUP); REPEALING ALL CONFLICTING ORDINANCES, ORDERS, OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, notice of a public hearing before the Planning and Zoning Commission and the City Council was published in the official newspaper for the City of Forest Hill at least fifteen (15) days before such hearing; and

WHEREAS, public hearings to allow the Specific Use Permit at the property herein described were held before both the Planning and Zoning Commission (February 3, 2025 and March 3, 2025) and the City Council (February 4, 2025 and April 1, 2025), and the Planning and Zoning Commission has heretofore made a recommendation concerning the Specific Use Permit; and

WHEREAS, the City Council is of the opinion that the Specific Use Permit herein initiated furthers the purpose as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Forest Hill:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance and Comprehensive Zoning Map of the City of Forest Hill, Texas, is hereby amended by changing the zoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit to allow Extended Stay Hotel/Motel (LI-SUP) for property located at 4101 California Parkway East, legally described as being part of the Forest Hill Business Park Addition, Lot 1R, Block A, in the City of Forest Hill, Tarrant County, Texas (the "Property").

SECTION 2: The Property shall be used, maintained, operated, and developed in accordance with the Code of Ordinances and regulations of the City of Forest Hill, Texas, and the following specific conditions which shall control in the event of conflict.

1. The Specific Use Permit allowing extended stay hotel/motel use shall be specific to the owner:

PH Forest Hill, LLC
4101 California Pkwy E.
Forest Hill, TX 76119

2. The SUP shall be specific to the owner/applicant and may not be transferred to another person, entity, or location without the approval of the City Council of the City of Forest Hill, Texas.
3. Property must be platted.
4. Annual inspection of the building and all rooms required by the City of Forest Hill Building Official.
5. At the request of the City, all official booking documents relative to hotel tax revenue collection may be reviewed by authorized City officials.
6. All repairs to building must be properly permitted. This includes but is not limited to the elevator, plumbing, electrical, mechanical, HVAC, sprinklers, and any other work that may require repair.
7. Exterior of building must be maintained in an aesthetically pleasing manner and not fall into a state of disrepair.
8. Signage to maintained and operable at all times.
9. Parking lot and all improved surfaces must be maintained in an aesthetically pleasing manner and not fall into a state of disrepair.
10. No 18-wheeler parking on premises unless with valid room rental documentation.
11. No off-premise parking of vehicles, including trucks allowed at any time.
12. The building and all rooms including office and storage spaces cannot be used as an apartment or living quarters.
13. No on-site owner or manager apartment or living quarters allowed.
14. Rooms cannot be utilized as an "apartment" as defined in the City of Forest Hill Zoning Ordinance.
15. Rooms cannot be utilized as permanent living quarters.
16. Rooms cannot be operated as a personal business entity, such as selling food or other items.
17. No partial day rentals allowed.
18. Room rentals and/or occupancies shall be limited to no more than 60 (sixty) consecutive days.
19. All guest check-ins must be recorded in a system that retains guest identification and room assignments, accessible to city authorities if needed for verification.
20. Proper identification required at check-in. A copy of the ID is to be kept on file and be available if requested.
21. AC units, electrical breaker boxes, transformer units, and switch panels are to hidden from public view by decorative stone and/or decorative metal fencing.
22. Telephone system must ID room number when guests call 911.

23. Building to include interior & exterior cameras with web-based monitoring for Police and Fire Department. The system must be accessible from the web without having to download any special players, or software.
24. Camera recordings are to be made available to law enforcement and fire personnel upon request. Live view and recordings must be web accessible by Police and Fire Departments 24/7/365.
25. All landscaping must be irrigated and be maintained in an aesthetically pleasing manner.
26. Backflow testing required annually.
27. Lighting (exterior) must include:
 - ❖ Entire grounds must be well lit to make the grounds adequately visible
 - ❖ No shadowy areas; lighting does not reflect into the street, interfering with traffic visibility or adjacent residences.
28. Owner must submit emergency operations plan and a 24 hour contact to Police and Fire Departments.
29. Parking areas must be kept free from debris, trash, and stains at all times.
30. Trash receptacle must be enclosed and doors/gates to remain locked except on regularly scheduled pick up days; area surrounding the receptacle must be kept free from debris, trash and stains. Receptacles must be of adequate size to accommodate waste produced by customers.
31. The building must meet all fire safety requirements as set forth by the City of Forest Hill Fire Department, including routine fire inspections, and must maintain operational fire suppression and alarm systems at all times.
32. Hotel management must enforce a noise control policy to prevent disturbances to neighboring properties. This includes addressing guest noise complaints in a timely manner.
33. Security staff must be present on-site during peak hours to enhance guest and community safety, ensuring compliance with property rules and regulations.
34. Designate and enforce no-smoking areas in compliance with City health codes, including adequate signage and ventilation.
35. Regular pest control services must be conducted, and records of treatments should be maintained and made available upon request by City officials.
36. Ensure that all common areas and facilities are kept in clean, sanitary, and safe conditions as per City health and sanitation guidelines.
37. Ensure that areas such as maintenance rooms, utility rooms, and other non-guest areas are securely locked and restricted from guest access.
38. Develop and maintain a comprehensive fire safety and evacuation plan in accordance with IFC Chapter 4, Section 403.7.1.1. Conduct regular fire drills and staff training session to ensure preparedness.
39. Ensure all means of egress comply with IFC Chapter 10, including clear exit pathways, proper signage, and illumination.
40. Install and maintain automatic sprinkler systems and fire alarms as required by IFC Chapter 9, ensuring they are fully operational and regularly inspected.
41. Verify that the building provides adequate radio coverage for emergency responders, as stipulated in IFC Section 510.

42. Schedule and facilitate annual fire inspections by the City of Forest Hill Fire Department to ensure ongoing compliance with fire safety standards.
43. Maintain all emergency lighting and exit signage in accordance with IFC requirements, ensuring visibility and functionality during emergencies.
44. Properly store and manage any hazardous materials on-site, complying with IFC Chapter 50 regulations.
45. Maintain unobstructed access for fire department vehicles and personnel, as required by IFC Chapter 5.
46. Ensure that smoke control systems are installed and maintained per IFC Chapter 9 standards.
47. Violations of City codes or failure to comply with required annual inspections could result in the temporary or permanent revocation of the Certificate of Occupancy.
48. Violations of SUP stipulations could render Specific Use Permit null and void without necessity of hearing and the Certificate of Occupancy revoked.

SECTION 4: All ordinances, orders, or resolutions heretofore passed and adopted by the City Council of the City of Forest Hill, Tarrant County, Texas are hereby repealed to the extent that said ordinances, orders, or resolutions, or parts thereof, are in conflict herewith.

SECTION 5: Any person, firm, or corporation violating any provision of this ordinance as read with the comprehensive zoning ordinance of the City of Forest Hill shall be deemed guilty of a misdemeanor the final conviction thereof fined an amount not to exceed \$2,000.00. Each and every day any such violation shall continue shall be a separate violation punishable hereunder.

SECTION 6: The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause of this ordinance an alternative method of publication as provided by law.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS THIS THE 1ST DAY OF APRIL 2025.

APPROVED:

Stephanie Boardingham, Mayor

ATTEST:

APPROVED AS TO FORM:

Amy L. Anderson, TRMC, CMC
City Secretary

Courtney Goodman-Morris
Asst. City Attorney



Mayor and Council Communication Public Hearing and Deliberation 7b

DATE: April 1, 2025

FROM: Venus Wehle, City Manager

ITEM: **Case #PZ 2025-03 Public Hearing**

To receive public comments regarding a request to amend the Comprehensive Zoning Ordinance of the City and Map of the City of Forest Hill by granting a rezoning for a 0.5089-acre tract of property legally described as being part of the David Strickland Survey, Abstract 13, Tract 34D 76 TR 34D and 34DI, in the City of Forest Hill, Tarrant County, Texas from GB (General Business) to General Business with a Specific Use Permit to allow for Alcoholic Beverage Sales/Off-Premise Consumption (GB-SUP) said property being commonly known as 4900 Mansfield Highway in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

Case #PZ 2025-03 Deliberation

Discuss and consider action on Ordinance 2025-07, an ordinance of the City of Forest Hill, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a rezoning for a 0.5089-acre tract of property legally described as being part of the David Strickland Survey, Abstract 13, Tract 34D 76 TR 34D and 34DI, in the City of Forest Hill, Tarrant County, Texas, from GB (General Business) to General Business with a Specific Use Permit to allow for Alcoholic Beverage Sales/Off-Premise Consumption (GB-SUP), said property commonly know as 4900 Mansfield Highway in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

BACKGROUND:

The applicant, Mr. Ali Zoubi, conducting business at the EZ Mart, is requesting permission to sell alcoholic beverages off-premises at the convenience store located at 4900 Mansfield Highway in Forest Hill.

The suggested stipulations are as follows:

The Specific Use Permit shall be specific to the owner:
Ali Zoubi
1301 Northwest Hwy.
Garland, TX 75041

- (1) Owner shall abide by all City Ordinances and Regulations now in effect, or which shall be hereinafter enacted.
- (2) Owner shall abide by Texas House Bill 1024 relating to the pick-up and delivery of alcoholic beverages for off-premise consumption.
- (3) Specific Use Permit (SUP) shall be specific to the business owner/applicant and shall not be transferred to another person, company, entity, or location.
- (4) Off-premise alcohol sales shall be limited to liquor, beer and wine.
- (5) No on-premise consumption of alcohol products allowed at any time.
- (6) The business owner shall ensure that the business parking lot remains clear of trash, including but not limited to food containers, cans, bottles, broken glass, and all other waste at all times.
- (7) The building and parking lot where off-premise alcoholic beverages are sold must be well-lit at all times.

The SUP stipulations have been provided to the owner, and he has agreed to abide by them. The stipulations have been reviewed by the City Attorney for legality.

The case was presented to the Planning and Zoning Commission on March 3, 2025. The Planning and Zoning Commission Chair will be present to provide the recommendation of the members of the Commission to the City Council.

FISCAL IMPACT: N/A

LEGAL REVIEW: Reviewed by the City Attorney as to form and legality.

ATTACHMENTS:

1. P & Z Case #2025-03 Background Information
2. Ordinance 2025-07, Specific Use Permit to allow Alcoholic Beverage Sales/Off-Premise Consumption at 4900 Mansfield Highway.

MOTION:

Motion to approve or deny Ordinance 2025-07, an ordinance of the City of Forest Hill, Texas, amending the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a rezoning for a 0.5089-acre tract of property legally described as being part of the David Strickland Survey, Abstract 13, Tract 34D 76 TR 34D and 34DI, in the City of Forest Hill, Tarrant County, Texas, from GB (General Business) to General Business with a Specific Use Permit to allow for Alcoholic Beverage Sales/Off-Premise Consumption (GB-SUP), said property commonly know as 4900 Mansfield Highway in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.



SPECIFIC USE PERMIT APPLICATION

3219 California Pkwy, Forest Hill, TX 76119
Phone: (817) 806-4561 Fax: (817) 984-8254

NOTE: THE REQUEST IS FINAL ONLY WHEN THE FOREST HILL CITY COUNCIL HAS TAKEN FINAL ACTION ON IT. THE APPLICANT IS CAUTIONED NOT TO MAKE ANY FINANCIAL OR LEGAL COMMITMENTS TO THE PROPERTY UNTIL FINAL DISPOSITION OF THE REQUEST

DATE: October 28, 2024

PROPERTY ADDRESS: 4900 Mansfield Hwy

CITY: Forest Hill STATE: TX ZIP CODE: 76119

LEGAL DESCRIPTION* (LOT, BLOCK & SUBDIVISION): _____

STRICKLAND, DAVID SURVEY Abstract 13 Tract 34D 76 TR 34D & 34D1

NOTE: IF PROPERTY IS UNPLATTED, ATTACH METES AND BOUNDS DESCRIPTION TO APPLICATION AND PROVIDE ELECTRONIC COPY IN WORD DOCUMENT FORMAT)

AREA IN ACRES: .5089 PRESENT ZONING: GB (general business)

PRESENT USE: Commercial Use; Convenience store with automotive fuel sales

DESCRIBE SPECIFIC USE REQUESTED: Alcoholic beverage sales/off-premise consumption

REASON FOR REQUEST: A request for the existing convenience store to sell alcoholic beverages off-premise (change of legal business ownership only)

APPLICANT'S NAME: Ali Zoubi

APPLICANTS ADDRESS: 1301 Northwest Hwy

CITY, STATE, ZIP: Garland, TX 75041

PHONE: 945.200.1053

ALTERNATE PHONE: 214.389.2295

FAX: n/a

EMAIL: sonicforesthill@gmail.com

OWNER'S NAME: GPM FHTX001 LLC c/o Oak Street Real Estate Capital, LLC

OWNER'S ADDRESS: 30 N. LaSalle Street, Suite 4140

CITY, STATE, ZIP: Chicago, IL 60602

PHONE: 212-419-3000

ALTERNATE PHONE: _____

FAX: N/A

EMAIL: oakstreetAM@blueowl.com

*AUTHORIZED REPRESENTATIVE: Crystal Lemus, Masterplan

*Requires submittal of separate Authorized Representative form with application

REPRESENTATIVE'S ADDRESS: 2201 Main St Ste 1280

CITY, STATE, ZIP: Dallas, TX 75201

PHONE: 214.389.2295

ALTERNATE PHONE: 903.805.1496

FAX: n/a

EMAIL: clemus@masterplantexas.com

SPECIFIC USE PERMIT APPLICATION

PLEASE READ CAREFULLY BEFORE SIGNING:

I attest that the above information is true and accurate to the best of my knowledge that I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission and City Council hearing. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the City.

I understand that in the event the undersigned is not present or represented at the public hearing the Planning and Zoning Commission and City Council shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Planning and Zoning Commission and the City Council.

I reserve the right to withdraw this proposal at any such time, except during notice periods, upon written request filed with the Planning & Zoning Secretary and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Planning and Zoning Commission hearing shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Attesting to inaccurate or false information on this zoning application can result in conviction of a misdemeanor and fine not to exceed \$2,000.



SIGNATURE OF PROPERTY OWNER

DATE

11/26/24

SIGNATURE OF PROPERTY OWNER

DATE

SIGNATURE OF AUTHORIZED REPRESENTATIVE

DATE

01/02/25

FILING FEE: _____ DATE PAID: _____ RECEIVED BY: _____

PAYMENT TYPE: ☐ CASH ☐ CHECK NO. _____ ☐ CREDIT CARD

SET FOR P&Z AGENDA: _____

SET FOR COUNCIL AGENDA: _____

October 29, 2024

Mrs. Venus Wehle, City Manager
City of Forest Hill

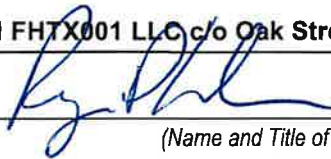
RE: 4900 Mansfield Hwy Forest Hill, Texas 76119

Dear Mrs. Wehle:

The undersigned owner hereby authorizes MASTERPLAN to represent the undersigned in all matters regarding a Specific Use Permit for the property described above. Each party is responsible for their own costs and expenses incurred in connection with the preparation, negotiation, and delivery of the agreement.

Owner: GPM FHTX001 LLC c/o Oak Street Real Estate Capital, LLC



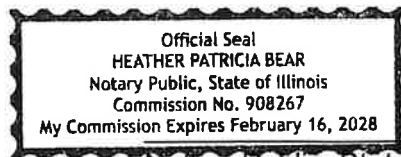
By: 
(Name and Title of Person Signing for Entity)

Before me, the undersigned authority, on this day personally appeared Ryan Phelan, managing Director
(Name of person signing for Entity) (Title of person signing)

of GPM FHTX001 LLC dba Oak Street Real Estate Capital, LLC, known to me to be the person
(Name of entity)

whose name is subscribed to this letter, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of said corporation.

Given under my hand and seal of office on this 26 day of November
2024.



Notary Public, State of IL

My commission expires 2/16/2028

SPECIFIC USE PERMIT APPLICATION

DOCUMENTS REQUIRED

The items listed in the **Documents Required** checklist must be received no later than 5:00 PM on the submittal deadline (refer to schedule) and are required to qualify as an adequate submittal to be placed on the upcoming agenda. Upon determination of its inadequacy, the submittal will not be accepted and will be promptly returned to the applicant. For all Submittals, please submit **One (1) copy of all items**, unless otherwise noted. Blue or black line prints should be a **folded** 24" by 36" and **folded** 12" by 9". One 11" by 17" reduction of each plan is required with all submittals.

Staff Appl

- ☐ ☒ Specific Use Permit application
- ☐ ☒ A notarized letter from the property owner authorizing a representative to present the request, if the property owner will not be presenting the request.
- ☐ ☒ Non-refundable application fee of \$500.00
- ☐ ☒ Documents required checklist, completed and signed by applicant
- ☐ ☒ Technical requirements check list, completed and signed by applicant
- ☐ ☒ ~~N/A~~ If request is for (a) portion of a platted lot or (b) an unplatted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by a licensed engineer or surveyor must be provided electronically in Microsoft word or compatible software and in hard copy
- ☐ ☒ A recorded copy of the Warranty Deed showing proof of ownership of the property with the volume and page number where it was filed with the Tarrant County Clerk.
- ☐ ☒ Original tax certificate(s) from the Tarrant County Tax Collector's Office (each costs \$10, payable at the tax office) proving that all property taxes have been paid.
- ☐ ☒ One (1) folded copies of the following, min. sheet size 18"x24", max. 24"x36":
 - Site layout (required)
 - Landscape Plan (required)
 - Building elevations (recommended)
- ☐ ☒ One (1) 11" by 17" reduction of each plan. (required)

Preparer's Signature: Crystal Lemus

Printed Name: Crystal Lemus

Date: 1/16/2025

SPECIFIC USE PERMIT APPLICATION

TECHNICAL REQUIREMENTS

The site layout plan should be drawn to scale and showing the general layout of the project, together with essential requirements such as off-street parking facilities, size, height, construction materials and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening using walls, fences and landscaping; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of 200 feet.

The following elements should be shown:

Staff Appl SITE LAYOUT (Required)

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Location map, north arrow, graphic scale |
| ☐ | ☒ | Building orientation |
| ☐ | ☒ | Access points, driveways and firelanes |
| ☐ | ☒ | Parking |
| ☐ | ☒ | Square footage of all buildings |
| ☐ | ☒ | Outside storage or display areas |
| ☐ | ☒ | Loading docks |
| ☐ | ☒ | Signage |
| ☐ | ☒ | Recycling and trash dumpsters |

LANDSCAPE PLAN (Required)

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Landscape plan per Section 10.600 and any other specific landscaping requirements, noting all required and proposed landscape setbacks, transitional buffers, parking, landscaping and other screening |
|--------------------------|-------------------------------------|--|

BUILDING ELEVATIONS (Recommended)

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | NA Building elevations of all sides, showing dimensions including height, building materials, color, texture, design |
|--------------------------|-------------------------------------|--|

Preparer's Signature: Crystal Lemos

Printed Name: Crystal Lemos

Date: 1/16/2025

Criteria For Determining The Merit Of Rezoning and Zoning Amendment Requests For the City of Forest Hill

Purpose: It is the intent of this listing of criteria to not limit future rezoning requests for certain uses to a designated geographical area of the city; but rather to allow the placement of future rezoning requests for certain uses in any area of Forest Hill, based upon the individual merits of each application.

Criteria: Each application shall be considered with respect to promoting the health, safety, and general welfare of the community. In pursuit of this goal, each future rezoning or zoning amendment requests for certain uses shall be measured and considered by the following criteria:

1. Does the request represent an application of recognized planning principles that encourages the future growth of the community in an orderly and economically beneficial manner?
2. Does the request introduce a land use that would be considered compatible with the existing land uses in the area, using general planning principles?
3. Does the request contribute to the well being of the community such that it maintains or increases the value of private property in the vicinity?
4. Does the request contribute to the well being of the community by encouraging additional economic development?
5. Would the impact of the request, on the immediate thoroughfare corridor, be such that value and commerce would be encouraged to continue and grow?

The consideration of any and all requests to rezone private property for certain uses shall meet the above five part test. All criteria shall be met in the affirmative in order to recommend approval of the application.

General Information

1. There is a non-refundable fee payable to the City of Forest Hill before the application is considered to be complete.
2. The applicant must be the owner of the property. However, if the property owner will not be presenting the request, he must submit a notarized letter authorizing a representative to present the request.
3. Property owners within 200 feet of the property will be notified by letter prior to the Planning and Zoning Commission and City Council hearings.



I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Tarrant County, Texas.

To verify the authenticity of this copy, capture the QR code or visit:
<https://tarrant.tx.publicsearch.us/verifycert/SY9jK9Rj>



Mary Louise Nicholson
Tarrant County Clerk

Digitally signed by: Mary Louise Nicholson
Date: Jan 13, 2025 12:11 PM -06:00

D221329280 11/10/2021 09:13 AM Page: 1 of 4 Fee: \$31.00 Submitter: Capital Title of Texas, LLC
Electronically Recorded by Tarrant County Clerk in Official Public Records

MARY LOUISE NICHOLSON
COUNTY CLERK

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF TARRANT §

THAT, YATES GROUP, INC., a Texas Corporation, formerly known as E-Z Mart Stores, Inc., a Texas corporation, successor by merger to JEY Investments, Ltd., a Texas limited partnership, (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto GPM FHTX001 LLC, a Delaware limited liability company, (hereinafter referred to as "Grantee"), whose address is c/o Oak Street Real Estate Capital, 125 S. Wacker Drive, Suite 1220, Chicago, Illinois 60606, the following described property (the "Property"), to-wit:

The tract or parcel of real property described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all easements, rights-of-way, privileges, liberties, hereditaments, strips and gores, streets, alleys, passages, ways, waters, water courses, rights and appurtenances thereto belonging or appertaining, and all of the estate, right, title, interest, claims or demands whatsoever of Grantor therein and the streets and ways adjacent thereto, either in law or in equity; subject, however, to those matters set forth on Exhibit "B" (the "Permitted Exceptions") attached hereto and made a part hereof by reference for all purposes, and also subject to easements, rights of way, zoning, ordinances and restrictions of record, and any outstanding oil, gas, or other minerals reserved or conveyed by prior owners of record.

TO HAVE AND TO HOLD the Property, together with any and all of the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, its successors and assigns FOREVER, and the Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors, legal representatives and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

[Signature Page Follows]



I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Tarrant County, Texas.

To verify the authenticity of this copy, capture the QR code or visit:
<https://tarrant.tx.publicsearch.us/verifycert/SY9jK9Rj>



Mary Louise Nicholson
Tarrant County Clerk

Digitally signed by: Mary Louise Nicholson
Date: Jan 13, 2025 12:11 PM -06:00

D221329280

EXECUTED on October 25, 2021.

GRANTOR:

YATES GROUP, INC.
A Texas Corporation

By:
Name: Sonja Y. Hubbard
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF BOWIE §

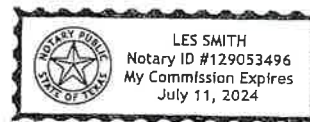
BEFORE ME, the undersigned authority, on this day personally appeared Sonja Y. Hubbard, as President of Yates Group, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25 day of October, 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:

Oak Street Real Estate Capital
125 S. Wacker Drive, Suite 1220
Chicago, Illinois 60606
Attention: Heather Bear





I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Tarrant County, Texas.

To verify the authenticity of this copy, capture the QR code or visit:
<https://tarrant.tx.publicsearch.us/verifycert/SY9jK9Rj>



Mary Louise Nicholson
Tarrant County Clerk

Digitally signed by: Mary Louise Nicholson
Date: Jan 13, 2025 12:11 PM -06:00

Page 3 of 4

D221329280

Page 3 of 4

EXHIBIT "A"

LEGAL DESCRIPTION

Being 1.599 acres of land located in the DAVID STRICKLAND SURVEY, Abstract No. 1376, Forest Hill, Tarrant County, Texas, and being the combined total of the two Tracts of land to Metzger Dairy, Inc., recorded in Volume 6923, page 1865 of the Deed Records of Tarrant County, Texas, and to Metzger Dairies, Inc. by the deed recoded in Volume 8418, Page 1523 of the Deed Records of Tarrant County, Texas. Said 1.599 acres being more particularly described by metes and bounds, as follows:

BEGINNING at a "X" cut in concrete at the most Northerly corner of the aforesaid Metzger Dairy, Inc. Tract recorded in Volume 6923, Page 1866 of the Deed Records of Tarrant County, Texas, and said point of beginning lying in the Southwest right-of-way line of Mansfield Highway (Old U.S. Highway No. 287, a 100 foot wide public right-of-way), and said point of beginning being located by deed at a point lying South 190 feet, and South 61°52' East, 105 feet from the most Southerly Northeast corner of the J. Collett Survey, Abstract No. 260;

THENCE, South 61°52'00" East, 248.10 feet along the Northeast boundary line of said Metzger Dairy and Metzger Dairies Tract, and the Southwest right-of-way line of said Mansfield Highway, to a 1/2" iron rod set, at the East corner of said Metzger Dairies Tract, from which a 3/8" iron rod found, bears North 61°52'00" West, 6.00 feet and said 1/2" iron rod set lies at the North corner of the Tract of land conveyed to Jack B. Smith, Jr. and wife, Deborah K. Smith by the deed recorded in Volume 11535, Page 2386 of the Deed Records of Tarrant County, Texas;

THENCE, South 28°19'25" West, 300.68 feet along the Southeast boundary line of said Metzger Dairies Tract, and the Northwest boundary line of said Smith Tract to a 3/8" iron rod found at the South corner of said Metzger Dairies Tract, and the West corner of said Smith Tract, and lying in the Northeast right-of-way line of Bisbee Street;

THENCE, along the southwest boundary line of said Metzger Dairies and Metzger Dairy Tracts, the Northeast right-of-way line of said Bisbee street, and along a line 90.0 feet, Northeast of and parallel to the centerline of the Union Pacific Railroad, as follows:

1. North 61°36'54" West, 153.96 feet to a 1/2" iron rod set;
2. North 61°52'00" West, 7.00 feet to a 1/2" iron rod set at the intersection of the East right-of-way line of Anglin Drive;

THENCE, along the West boundary line of the aforesaid Metzger Dairy, Inc. Tract recorded in Volume 6923, Page 1866 of the Deed Records of Tarrant County, Texas and the East right-of-way line of said Anglin Drive (a 40 foot wide right-of-way), as follows:

1. North 02°00'00" East, 271.50 feet to a 1/2" iron rod set at the beginning at a non-tangent curve to the right;
2. Northeasterly 76.64 feet along said non-tangent curve to the right having radius of 40.00 feet, a central angle of 109°46'22", and a chord bearing North 58°51'41" East 64.44 feet, to the PLACE OF BEGINNING, containing 1.599 acres 69,631 square feet) of land.



I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Tarrant County, Texas.

To verify the authenticity of this copy, capture the QR code or visit:
<https://tarrant.tx.publicsearch.us/verifycert/SY9jK9Rj>



Mary Louise Nicholson
Tarrant County Clerk

A handwritten signature in black ink that reads "Mary Louise Nicholson".

Digitally signed by: Mary Louise Nicholson
Date: Jan 13, 2025 12:11 PM -06:00

Page 4 of 4

D221329280

Page 4 of 4

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All encumbrances, restrictions, covenants, conditions, and matters of title record.
2. Real estate taxes which are a lien not yet due and payable.
3. Encroachments and other matters which would be disclosed by an accurate survey or an inspection of the premises.
4. Zoning and all other restrictions, regulations and ordinances applicable to the Property. Interest of others in oil, gas and mineral rights, if any, recorded in the public records.



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcountytx.gov
In God We Trust

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004162331
AD NUMBER: A1376 34D 20
CERTIFICATE NO : 141671047

COLLECTING AGENCY

RICK D. BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

GPM FHTX001 LLC

125 S WACKER DR STE 1220
CHICAGO IL 60606

DATE : 1/16/2025

FEE : \$10.00

PROPERTY DESCRIPTION

STRICKLAND, DAVID SURVEY ABS
TRACT 13 TRACT 34D 76 TR 34D &
34D1

0004900 MANSFIELD HWY
0.509 ACRES

PROPERTY OWNER

GPM FHTX001 LLC
C/O OAK STREET REAL ESTATE
CAPITAL
125 S WACKER DR STE 1220
CHICAGO IL 60606

PAGE 1 OF 1

YEAR	TAX UNIT	AMOUNT DUE
2024	CITY OF FOREST HILL	\$0.00
2024	Tarrant County	\$0.00
2024	JPS HEALTH NETWORK	\$0.00
2024	TARRANT COUNTY COLLEGE	\$0.00
2024	FORT WORTH ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : GPM FHTX001 LLC
ACCOUNT NUMBER: 00004162331
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Patricia Jimenez Deputy





Online Rendition will be available from your Dashboard starting Friday, January 3rd.

Homestead Exemption Application Information

Tarrant Appraisal District will be closed on Monday, January 20th in observance of Martin Luther King, Jr. Day!

Account: 04162331

Address: 4900 MANSFIELD HWY

[Export Property Page](#)

Location

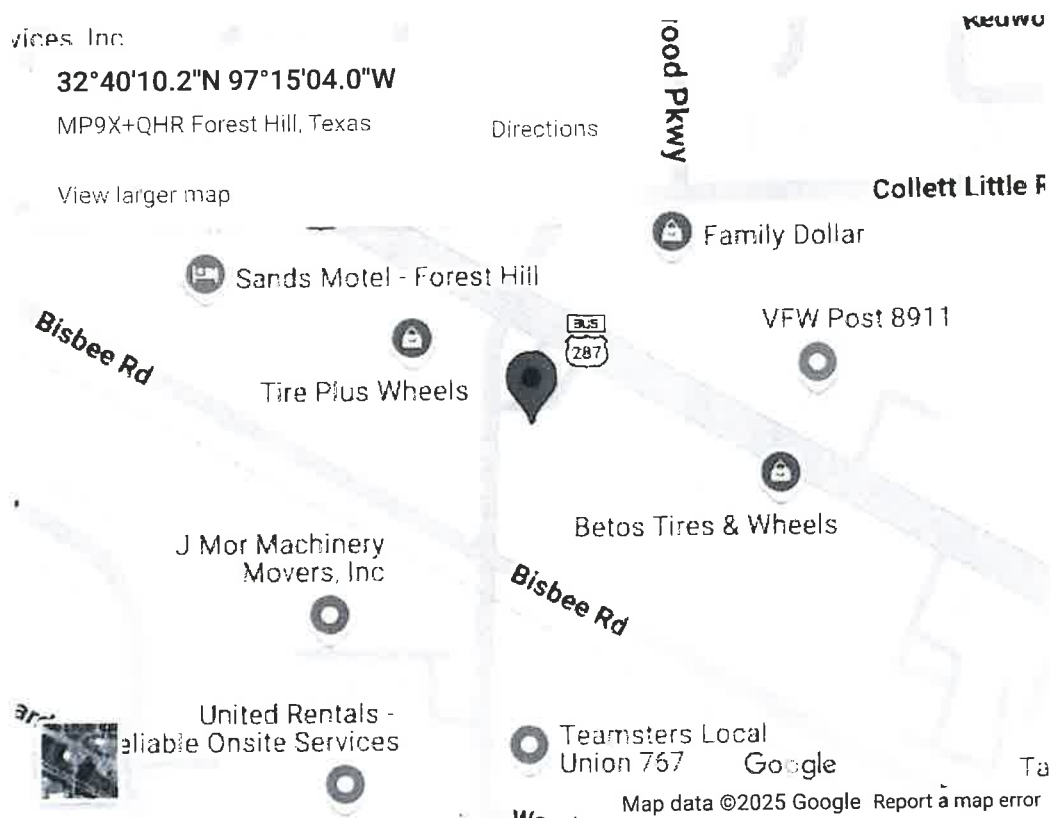
Services, Inc.

32°40'10.2"N 97°15'04.0"W

MP9X+QHR Forest Hill, Texas

[Directions](#)

[View larger map](#)



This map, content, and location of property is provided by Google Services.

Address: 4900 MANSFIELD HWY
City: FOREST HILL
Georeference: A1376-34D
Subdivision: STRICKLAND, DAVID SURVEY
Neighborhood Code: Service Station General
Latitude: 32.6694875968
Longitude: -97.2511190877
TAD Map: 2072-364
MAPSCO: TAR-093N

Property Data

Legal Description: STRICKLAND, DAVID SURVEY Abstract 13 Tract
34D 76 TR 34D & 34D1

Jurisdictions:

CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: F1

Year Built: 1985

Personal Property Account: 14784314

Agent: RYAN LLC (00320)

Site Number: 80332064

Site Name: EZ MART

Site Class: SSMiniMart - Svc Station-Mini Mart with Fuel

Parcels: 1

Primary Building Name: EZ MART / 04162331

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 2,266

Net Leasable Area⁺⁺⁺: 2,266

Percent Complete: 100%

Land Sqft^{*}: 22,172

Land Acres^{*}: 0.5089

Pool: N

Protest Deadline Date: 5/31/2024

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Property Documents

Documents

2025 Documents

No documents to display.

2024 Documents

Show Documents

Owner Information

Current Owner:

GPM FHTX001 LLC

Primary Owner Address:

125 S WACKER DR STE 1220
CHICAGO, IL 60606

Deed Date: 10/25/2021

Deed Volume:

Deed Page:

Instrument: D221329280

Previous Owners:

Name
YATES GROUP INC

Date
10/10/2018

Instrument
39771900

Deed Volume

Deed Page

Name

E-Z MART STORES INC

Date

5/31/2014

Instrument

D214153191

Deed Volumne

Deed Page

Name

JEY INVESTMENTS LTD

Date

8/23/1996

Instrument

00126790000602

Deed Volumne

0012679

Deed Page

0000602

Name

YATES FAELLEN;YATES JIM

Date

6/2/1995

Instrument

00119840000001

Deed Volumne

0011984

Deed Page

0000001

Name

E-Z MART STORES INC

Date

6/1/1995

Instrument

00119830002292

Deed Volumne

0011983

Deed Page

0002292

Name

METZGER DAIRIES INC

Date

12/31/1900

Instrument

00000000000000

Deed Volumne

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Deed Page

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\$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year

2025

Improvement Market

Value Pending

Land Market

Value Pending

Total Market

Value Pending

Total Appraised+

Value Pending

Year

2024

Improvement Market

\$209,266

Land Market

\$77,602

Total Market

\$286,868

Total Appraised+

\$286,868

Year

2023

Improvement Market

\$195,901

Land Market

\$62,082

Total Market

\$257,983

Total Appraised+

\$257,983

Year

2022

Improvement Market

\$175,848

Land Market

\$62,082

Total Market

\$237,930

Total Appraised+

\$237,930

Year

2021

Improvement Market

\$181,165

Land Market

\$33,258

Total Market

\$214,423

Total Appraised+

\$214,423

Year

2020

Improvement Market

\$183,775

Land Market

\$33,258

Total Market

\$217,033

Total Appraised+

\$217,033

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

Exemptions / Special Appraisal

There are no exemptions for this property



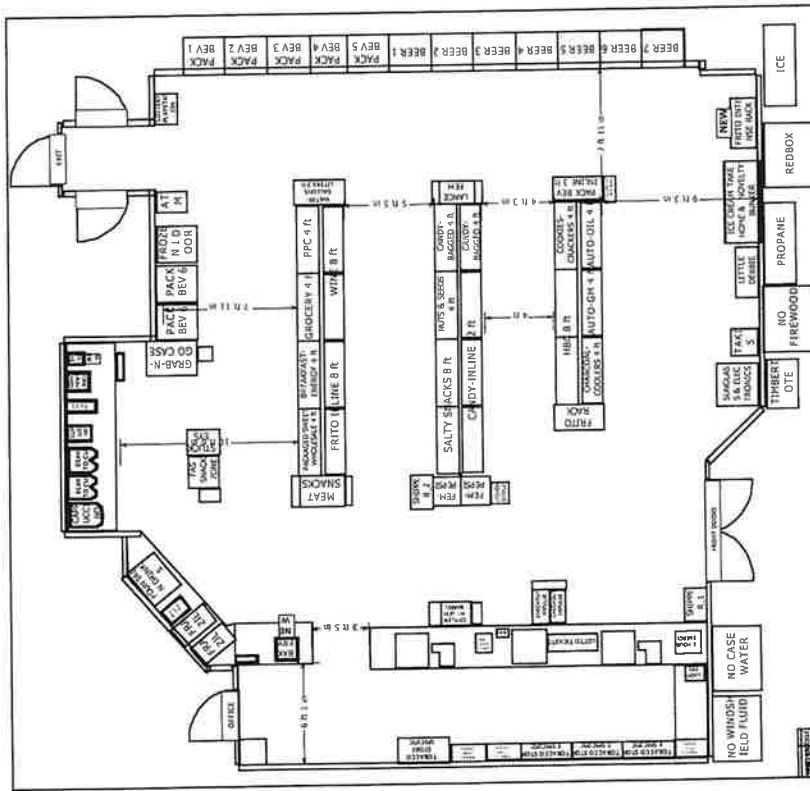
4340 E-Z Mart

4900 Mansfield Hwy. - Fort Worth, TX - 8174787451

FEB RESET PREP 2024

Set Date:

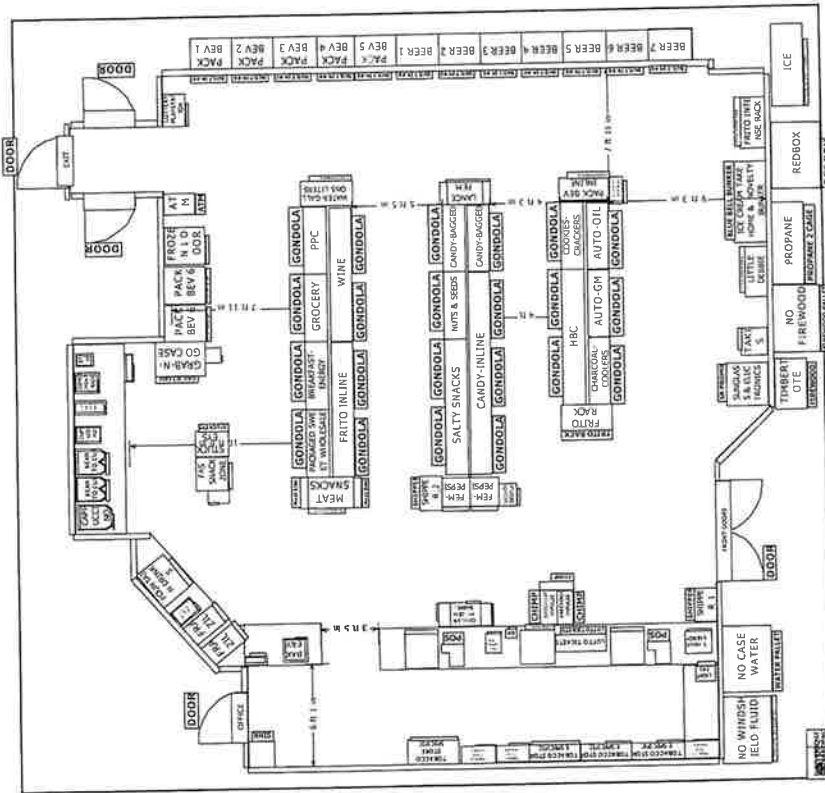
12/13/2024



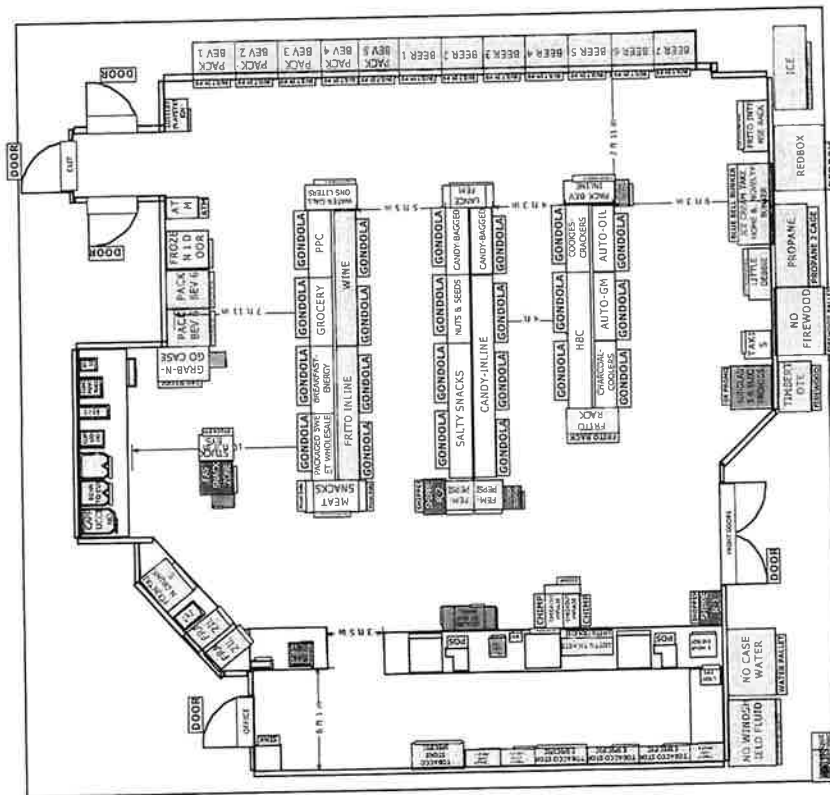
PUMPS

Page: 1 of 6

For issues or questions, contact SpacePlanning@GPMInvestments.com

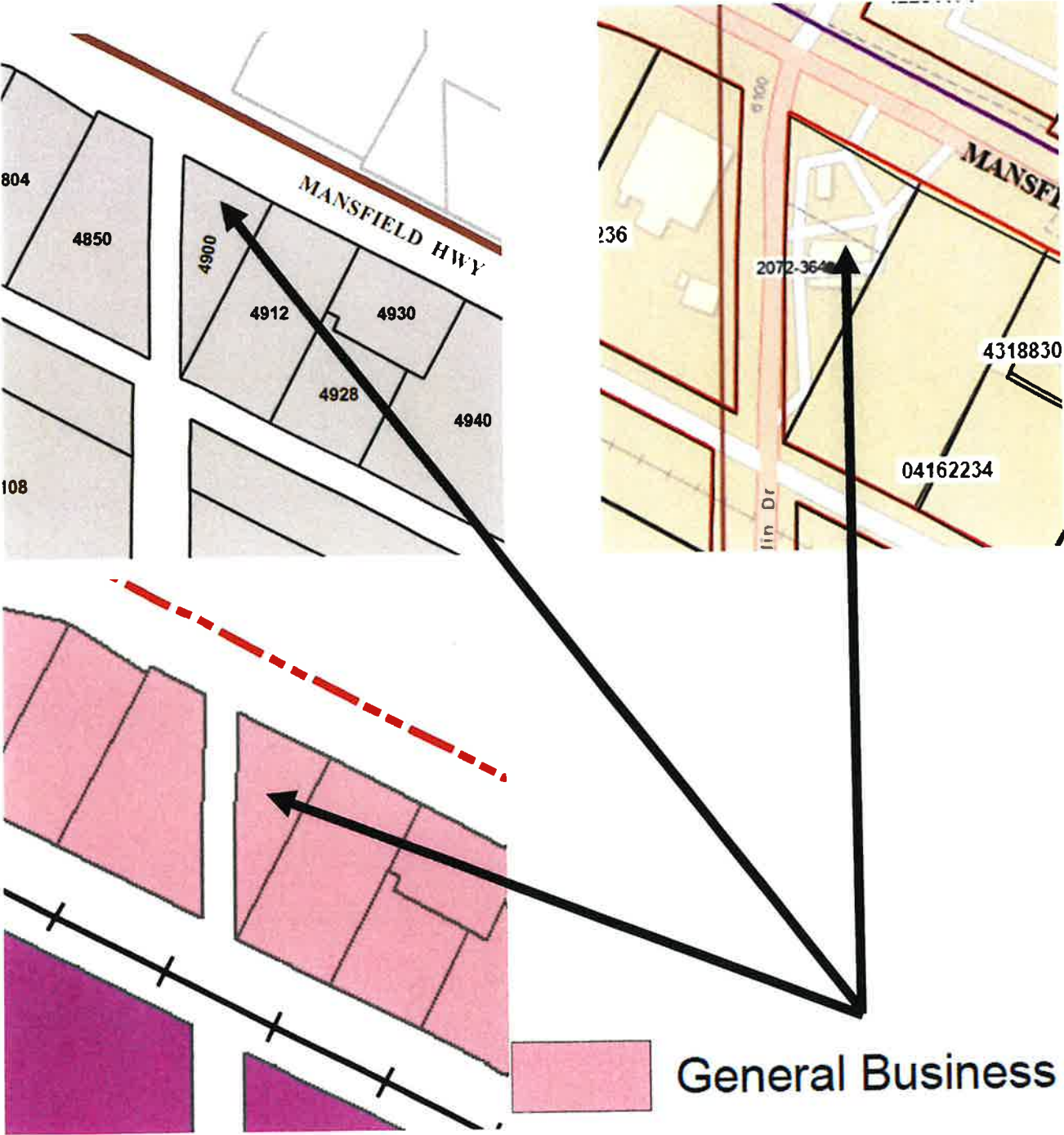


PUMPS



PUMPS

4900 Mansfield Highway, Forest Hill, Texas 76119



Entertainment, Recreation, and Food Uses		R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Alcoholic Beverage Sales/Off-Premise Consumption								S	S	S	S	S	An establishment which offers to its patrons a variety of alcoholic beverages packaged for consumption away from the premises.
Alcoholic Beverage Sales/On-Premise Consumption								S	S	S	S	S	An establishment which offers to its patrons alcoholic beverages or mixed alcoholic beverages for consumption in opened containers or vessels.
Amusement Center, Indoor								X	X	X	X	X	A facility providing game equipment for entertainment and amusement as its primary source of income. Games contained in the facility may include coin-operated machines utilizing balls, pins, and baskets, video equipment, and pinball. Other equipment may include skill games such as pool, billiards, bowling, shuffleboard, darts, and batting cages. Any combination of these games may be used in the facility. Games of wagering and chance, including 8-liners, categorized as gambling are prohibited and not included in this use.
Amusement Center, Outdoor									S	X	X	X	An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open which includes but is not limited to a miniature golf course, go-cart track, bumper boats, roller coasters, paint ball courses, and other associated entertainment type rides. This shall include water parks, amusement parks, carnivals, etc.
Assembly/Dance/Banquet Hall								X	X	X	X	X	A building and associated facilities for lease, rent or hire dedicated to social or recreational activities without the serving of alcohol.
Bakery (Retail)								X	X	X	X	X	An establishment which produces bakery goods and various confectionery items, such as rolls, bread, cakes, etc. for direct sale to the consumer.
Bar, Nightclub									S	S	S	S	A place where spirituous, vinous, malt or other alcoholic beverages are sold for consumption on premises; provided however, that incidental holding areas within restaurants for customers awaiting seating and in which alcoholic beverages are served shall not be construed to be "bars" so long as such holding area or areas do not exceed 25% of the total square footage of the restaurant, excluding kitchen areas, and the gross sales for alcoholic beverages within the restaurant excluding such holding areas do not exceed 20% of the gross receipts of the restaurant; and, further, provided that restaurants which derive 20% or less of their gross receipts from the sale of alcoholic beverages shall not be construed to be "bars".
Batting Cages									X	X	X	X	A private, commercial enterprise offering outdoor batting cages to the general public for a fee or charge.
Bingo Establishment									S	S	S	S	An establishment, operated by a licensed non-profit organization, which offers a specific game of chance, commonly known as bingo or lotto, in which prizes are awarded on the basis of designated numbers or symbols on a card conforming to number or symbols selected at random. Establishment and operators must meet all regulations as required by the Texas Alcoholic Beverage Commission.
Bowling Alley									X	X	X	X	A facility housing a series of wooden lanes on which a hard ball is rolled down in an effort to knock down wooden pins, usually having facilities for food or drink. Should this use include the selling of alcoholic beverages, then a Specific Use Permit shall be required.
Cafeteria/Cafe/Restaurant/Fast Food								X	X	X	X	X	A commercial eating establishment where snacks or meals are vended for consumption primarily on the premises. This definition is intended to include establishments with delivery offered to automobiles away from the main building.

SPECIFIC USE PERMIT STIPULATIONS:

The Specific Use Permit is hereby made subject to the following condition(s) and requirement(s) for off-premise consumption of alcoholic beverages.

The Specific Use Permit shall be specific to the owner:

Ali Zoubi
1301 Northwest Hwy.
Garland, TX 75041

- (1) Owner shall abide by all City Ordinances and Regulations now in effect, or which shall be hereinafter enacted.
- (2) Owner shall abide by Texas House Bill 1024 relating to the pick-up and delivery of alcoholic beverages for off-premise consumption.
- (3) Specific Use Permit (SUP) shall be specific to the owner/applicant and shall not be transferred to another person, company, entity, or location.
- (4) Off-premise alcohol sales shall be limited to liquor, beer and wine.
- (5) The business owner shall ensure that the business parking lot remains clear of trash including but not limited to food containers, cans, bottles, broken glass and all other waste.
- (6) The building and parking lot where off-premise alcoholic beverages are sold must be well lit at all times.

I have reviewed these stipulations and I agree to them for my application to the City of Forest Hill.



Signed by:

A handwritten signature in black ink, appearing to read "Ali Zoubi", is written over a horizontal line.

Ali Zoubi, applicant

2/21/2025

Date

A handwritten signature in black ink, appearing to read "Ryan Phelan", is written over a horizontal line.

Owner Representative, GPM FHTX001

2/20/2025

Date



February 10, 2025

Mr. John Bondurant Jr.
Commercial Recorder
ATTN: Legal Notices – via email: recorder@flash.net

Dear Mr. Bondurant:

Please publish the following Legal Notice in the **Thursday, February 13, 2025** issue of the *COMMERCIAL RECORDER*. This notice will run for one day only. The invoice may be sent to the City of Forest Hill Planning Department for processing at 3219 California Parkway, Forest Hill, TX 76119.

Legal Notice
Notice of Public Hearings

The Forest Hill Planning and Zoning Commission will hold a public hearing on **Monday, March 3, 2025**, at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. The Forest Hill City Council will conduct a second public hearing on these matters on **Tuesday, March 4, 2025**, at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the Zoning Ordinance and the proposed changes are available for viewing at the Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, TX 76119. Any other information may be obtained by calling the City of Forest Hill at 817-568-3009.

Case # PZ 2025-03

To receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance of the City of Forest Hill by changing the Official Zoning map and the zoning classification of property legally described as being part of the David Strickland Survey, Abstract 13 Tract 34D 76 TR 34D and 34D1 in the City of Forest Hill, Tarrant County, Texas zoned GB (General Business) to add a Specific Use Permit to allow alcohol sales for off-premise consumption at 4900 Mansfield Highway, in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

If you have any questions, please contact Venus Wehle at 817-568-3009. Thank you.

Venus M. Wehle, PCED

Venus M. Wehle, PCED
City Manager
City Planner
vwehle@foresthilltx.org/817-568-3009

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SPCA of Texas Launches LGBTQ+ Advisory Council to Enhance Community Engagement



An SPCA of Texas Volunteer shows off an adoptable dog to a potential new family at Dallas Pride at Fair Park.

DALLAS — The SPCA of Texas is proud to announce the launch of its LGBTQ+ Advisory Council, a strategic initiative to strengthen ties with North Texas' LGBTQ+ community and allies and foster inclusivity in its mission to provide care and services to pets place to live, work, and play,"

said Chris Luna, JD, President & CEO of the SPCA of Texas. "The LGBTQ+ community has been a longtime supporter of the SPCA of Texas through adoptions and donations. With the launch of our LGBTQ+ Advisory Council, we're deepening our commitment to inclusivity by seeking guidance from community leaders to better serve all residents and their pets."

The SPCA of Texas has a history of celebrating diversity, exemplified by its recognition in the Dallas Voice as the "Best Place to Adopt a Pet" for over ten years, and its enthusiastic participation in the annual Dallas Pride Parade. These milestones underscore the organization's ongoing efforts to welcome and celebrate all members of the community.

In 2025, the SPCA of Texas is planning new initiatives aimed at strengthening connections with the LGBTQ+ community and allies, including:

- **Mobile Adoption Events:** The SPCA of Texas will host pet adoption events in welcoming spaces such as Sue Ellen's, The Round-Up Saloon, and other LGBTQ+-friendly venues across the North Texas region.

- **Permanent Retail Space:** We have begun establishing a permanent LGBTQ+-oriented retail presence in the SPCA of Texas' Dallas Animal Care Center to support the organization's mission offering pet supplies and branded merchandise with proceeds benefiting the pets and people it serves.

- **Enhanced Community Outreach:** The LGBTQ+ Advisory Council will provide vital insights and feedback to help shape programs, events, and services tailored to the community's needs.

- **North Texas LGBT Chamber of Commerce:** The SPCA of Texas has recently joined the chamber to underscore our commitment to equality and to be involved in the community. The SPCA of Texas will also continue its successful "Pet of the Week" in the Dallas Voice, which profiles pets available for adoption.

The SPCA of Texas invites members of the community to join this journey by sending an email expressing interest in joining the advisory council to lgbtq@spca.org. Interested individuals and organizations can support the SPCA of Texas' efforts by volunteering, adopt-

ing, fostering, attending events, or making a donation. More information about upcoming events and initiatives can be found at spca.org.

About SPCA of Texas

Founded in 1938, the SPCA of Texas is a 501(c)(3) non-profit animal welfare organization that operates two shelters, one spay/neuter clinic, one mobile adoptions vehicle and an animal rescue center, all located in Dallas and Ellis Counties, and maintains a team of animal cruelty investigators who rescue hundreds of animals from cruelty each year in North Texas counties. Moreover, the SPCA of Texas serves as an active resource center for an array of services that bring people and animals together to enrich each other's lives.

The SPCA of Texas is not affiliated with any other entity and does not receive general operating funds from the City of Dallas, State of Texas, federal government or any other national humane organization. SPCA of Texas is dedicated to providing every animal exceptional care and a loving home. To learn more about the SPCA of Texas, visit spca.org.

An Untapped Approach to Ease the Texas Diabetes Burden

AUSTIN, TEXAS — As the incidence of newly diagnosed diabetes continues to increase among U.S. children and adolescents, DentaQuest, part of Sun Life U.S. and a leading dental benefit provider in the state of Texas, is working to raise awareness about the connection between oral health and diabetes.

"Making the connection between oral health and diabetes in Texas could be an untapped approach to easing the diabetes burden in the Lone Star State," said Dr. Michael Jacques, Texas Dental Director of Clinical Management for DentaQuest.

A November 2024 federal report found nearly 1 in 6 U.S. adults has diagnosed or undiagnosed diabetes. In Texas, every year, more than 135,000 adults are diagnosed with diabetes, which was the eighth leading cause of death in the U.S. in 2022.

While many conversations point to GLP-1 medications or how lifestyle habits and underlying health issues relate to diabetes incidence and outcomes,

one critical area that often gets overlooked is the link between diabetes and oral health.

"Research shows poor oral health has a direct impact on an individual's overall health. As a dentist, I see the connection firsthand," continued Jacques. "But for many, the links between diabetes and oral health are not commonly understood. We can, and should, do more to ensure Texans understand the impact of good oral health on their larger health and wellness."

Dentists can be one of the first lines of defense in spotting undiagnosed diabetes. A routine dental exam can uncover underlying oral health issues that are key indicators of diabetes, such as bad breath or dry mouth.

Jacques also noted that, "By normalizing the integration of diabetes care and dental care, leaders at DentaQuest and dental providers across the country are drawing attention to how important improving oral health is to mitigate higher-cost health concerns."

Early detection, intervention, and treatment can make an immense difference in overall outcomes and could help rein in the substantial direct and indirect costs for diabetes in Texas, a figure that totaled an estimated \$25.6 billion in 2017.

DentaQuest focuses on member outreach services and programs to increase access to medical, dental and community-based services, with a philanthropic focus on addressing diabetes. For example, its Chronic Conditions Outreach Programs includes member coordinators who provide educational materials about diabetes, and can even assist members with making dentist appointments or finding a primary care doctor equipped to help facilitate treatment.

While periodontal disease doesn't cause diabetes or vice versa, the two can influence each other. In fact, having diabetes increases the risk of gum disease by 86%. For those over age 50, having diabetes also means you are 46% more likely

to have fewer than 20 teeth left

and 56% more likely to have severe tooth loss (3 or fewer teeth).

Recent research shows that failure to receive preventive oral health care results in higher overall health care spending. According to the study, periodontal treatment was associated with reduced overall health care costs of 12% for commercially insured patients and 14% for patients with Medicaid, compared to those who did not receive treatment.

Other research shows even just a 1% reduction in high blood sugar levels is associated with a 13% reduction in total diabetes-related health care costs. All of this underscores the need to educate, diagnose, and treat oral health.

"The healthcare system must evolve and make oral health an essential part of overall health. But everyone can help reduce the diabetes burden with a simple annual dental visit, it's a resolution we all should work to keep in the New Year," Jacques

About DentaQuest

The Sun Life U.S. dental business, including DentaQuest, is dedicated to improving the oral health of all through purpose-driven, outcomes-based solutions. We make dental benefit plans fit better for everyone through Preventistry® — an inclusive approach centered on preventive, quality care, expanded access and solutions built on valued relationships across the health care ecosystem. We manage dental and vision benefits for approximately 36 million Americans. For 30 years, we have delivered cost-effective benefit plans and services for employer groups, individuals, health plans, and government-sponsored dental programs. We are the largest Medicaid and CHIP dental benefits administrator in the U.S., by membership. We also support direct patient care through an expanding network of 80 dental practices in underserved communities across the United States. Learn more about the Sun Life U.S. dental business at SunLife.com/dental and DentaQuest.com.

PZ CASE #2025-03

4900 Mansfield Highway - 200 foot letters

APPLICANT ADDRESS: 4900 MANSFIELD HIGHWAY

ADDRESS: 6108 ANGLIN DR.

PROPERTY OWNER:
HWP INVESTMENTS INC
6024 OLD HEMPHILL RD STE C
FORT WORTH, TX 76134

ADDRESS: 6109 ANGLIN DR.

PROPERTY OWNER:
GENERAL WAREHOUSEMEN & HELPERS
6109 ANGLIN DR
FOREST HILL, TX 76119-7536

ADDRESS: 4928 BISBEE ST.

PROPERTY OWNER:
JACK AND DEBORAH SMITH
700 TIMBERLINE ST
KENNEDEALE, TX 76060-2432

ADDRESS: 4804 MANSFIELD HIGHWAY

PROPERTY OWNER:
DAI INVESTMENTS LLC SERIES B
129 ORAM ST
ARLINGTON, TX 76010

ADDRESS: 4850 MANSFIELD HIGHWAY

PROPERTY OWNER:
NIZAR DOAR
4852 MANSFIELD HWY
FOREST HILL, TX 76119-7562

ADDRESS: 4912 MANSFIELD HIGHWAY

PROPERTY OWNER:
GPM FHTX001 LLC
125 S WACKER DR STE 1220
CHICAGO, IL 60606

ADDRESS: 4930 MANSFIELD HIGHWAY

PROPERTY OWNER:
SEBASTIAN PROPERTIES LLC
3327 TOPEKA AVE
DALLAS, TX 75212



February 13, 2025

Dear Property Owner/Resident:

The Forest Hill Planning and Zoning Commission will hold a Public Hearing on Monday, March 3, 2025 at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, Texas, 76119. The Forest Hill City Council will conduct a second Public Hearing on these matters on Tuesday, March 4, 2025 at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, Texas, 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the request is available for viewing at the Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, Texas, 76119. Any other information may be acquired by calling (817) 568-3009.

Case # PZ 2025-03

To receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance of the City of Forest Hill by changing the Official Zoning map and the zoning classification of property legally described as being part of the David Strickland Survey, Abstract 13 Tract 34D 76 TR 34D and 34D1 in the City of Forest Hill, Tarrant County, Texas, zoned GB (General Business) to add a Specific Use Permit to allow alcohol sales for off-premise consumption at 4900 Mansfield Highway, in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

This letter is a notification of a Public Hearing of property that is within 200 ft. of your property. You are not required to appear, but should you wish to address the Commission or Council with comments on the proposed cases, you will be afforded the opportunity to speak.

If you have any questions, please contact me at (817) 568-3009 or via email at vwehle@foresthilltx.org.

Thank you,

Venus M. Wehle, PCED
City Manager
City Planner
vwehle@foresthilltx.org

CITY OF FOREST HILL

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP AND THE ZONING CLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS BEING PART OF THE DAVID STRICKLAND SURVEY, ABSTRACT 13, TRACT 34D 76 TR 34D AND 34DI IN THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS ZONED GB (GENERAL BUSINESS) TO ADD A SPECIFIC USE PERMIT TO ALLOW ALCOHOL BEVERAGE SALES FOR OFF-PREMISE CONSUMPTION; REPEALING ALL CONFLICTING ORDINANCES, ORDERS, OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, notice of a public hearing before the Planning and Zoning Commission and the City Council was published in the official newspaper for the City of Forest Hill at least fifteen (15) days before such hearing; and

WHEREAS, public hearings to allow the Specific Use Permit at the property herein described were held before both the Planning and Zoning Commission (March 3, 2025) and the City Council (April 1, 2025), and the Planning and Zoning Commission has heretofore made a recommendation concerning the Specific Use Permit; and

WHEREAS, the City Council is of the opinion that the Specific Use Permit herein initiated furthers the purpose as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Forest Hill:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance and Comprehensive Zoning Map of the City of Forest Hill, Texas, is hereby amended by granting a Specific Use Permit to allow Alcoholic Beverage Sales/Off-Premise Consumption at 4900 Mansfield Highway, legally described as being part of the David Strickland Survey, Abstract 13, Tract 34D 76 TD 34D and 34DI, in the City of Forest Hill, Tarrant County, Texas.

SECTION 2: The Specific Use Permit established and described in the section herein shall be and is hereby made subject to the following condition(s) and requirement(s):

- (a) The Specific Use Permit shall be specific to the owner:

Ali Zoubi
1301 Northwest Hwy.
Garland, TX 75041

SECTION 3: The Specific Use Permit established and described in the section herein shall be and is hereby made subject to the following conditions and requirements:

- (1) Owner shall abide by all City Ordinances and Regulations now in effect, or which shall be hereinafter enacted.
- (2) Owner shall abide by Texas House Bill 1024 relating to the pick-up and delivery of alcoholic beverages for off-premise consumption.
- (3) Specific Use Permit (SUP) shall be specific to the business owner/applicant and shall not be transferred to another person, company, entity, or location.
- (4) Off-premise alcohol sales shall be limited to liquor, beer and wine.
- (5) No on-premise consumption of alcohol products allowed at any time.
- (6) The business owner shall ensure that the business parking lot remains clear of trash including but not limited to food containers, cans, bottles, broken glass and all other waste at all times.
- (7) The building and parking lot where off-premise alcoholic beverages are sold must be well lit at all times.

SECTION 4: All ordinances, orders, or resolutions heretofore pass and adopted by the City Council of the City of Forest Hill, Tarrant County, Texas are hereby repealed to the extent that said ordinances, orders, or resolutions, or parts thereof, are in conflict herewith.

SECTION 5: Any person, firm, or corporation violating any provision of this ordinance as read with the comprehensive zoning ordinance of the City of Forest Hill shall be deemed guilty of a misdemeanor the final conviction thereof fined an amount not to exceed \$2,000.00. Each and every day any such violation shall continue shall be a separate violation punishable hereunder.

SECTION 6: The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause of this ordinance an alternative method of publication as provided by law.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
FOREST HILL, TARRANT COUNTY, TEXAS THIS THE 1ST DAY OF APRIL 2025.**

APPROVED:

Stephanie Boardingham, Mayor

ATTEST:

APPROVED AS TO FORM:

**Amy L. Anderson, TRMC, CMC
City Secretary**

**Courtney Goodman-Morris
Asst. City Attorney**



Mayor and Council Communication Deliberation Item 8a

DATE: April 1, 2025

FROM: Police Chief, David Hernandez

ITEM: Discuss and consider approval of Ordinance 2025-08, an ordinance of the City of Forest Hill, Texas, amending the Code of Ordinances, Chapter 8, "Offenses and Additional Provisions," by adding a new Article 8.10, "Restriction on Registered Sex Offenders."

BACKGROUND:

The implementation of a new City ordinance prohibiting certain sex offenders from residing or loitering within designated areas of Forest Hill is a significant step forward in safeguarding our community.

This ordinance aligns with our Police Department's new mission statement, which emphasizes creating a safe environment through proactive approaches and collaborative partnerships. By adopting this measure, we reinforce our commitment to protecting the most vulnerable members of our community, particularly our children and families, while fostering a sense of safety and security for all residents.

Creating buffer zones around schools, parks, playgrounds, and other child-centered facilities ensures families can enjoy public spaces without fear. Our proactive approach demonstrates the City of Forest Hill's dedication to being forward-thinking, prioritizing community well-being, and taking decisive actions that reflect the concerns of our residents.

With effective policies like this ordinance and a vigilant community, we can reduce crime, enhance public safety, and continue making Forest Hill a safe and thriving place to live, work, and raise families.

FISCAL IMPACT: N/A

LEGAL REVIEW: Reviewed by the City Attorney as to form and legality.

ATTACHMENTS:

1. Ordinance 2025-08

MOTION:

Motion to approve or deny Ordinance 2025-08, an ordinance of the City of Forest Hill, Texas, amending the Code of Ordinances, Chapter 8, "Offenses and Additional Provisions," by adding a new Article 8.10, "Restriction on Registered Sex Offenders."

CITY OF FOREST HILL
ORDINANCE NO. 2025-08

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FOREST HILL, TEXAS, CHAPTER 8 “OFFENSES AND ADDITIONAL PROVISIONS” BY ADDING A NEW ARTICLE 8.10 “RESTRICTIONS ON REGISTERED SEX OFFENDERS;” PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Forest Hill is committed to protecting the health, safety, and welfare of its residents, particularly children; and

WHEREAS, the presence of registered sex offenders near places where children normally congregate such as schools, and day care centers presents a significant risk to the public safety; and

WHEREAS, the City has authority, under Texas law, to enact reasonable restrictions to regulate the residency of convicted sex offenders within its jurisdiction;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS, THAT:

SECTION 1: The Code of Ordinances of the City of Forest Hill, Texas, is hereby amended at Chapter 8, “Offenses and Additional Provisions” by adding a new Article 8.10 “Restrictions on Registered Sex Offenders” to read in its entirety as follows:

“Sec. 8.10.001 Definitions

The following words, terms and phrases, when used in this article, shall have the meaning described to them in this article, except where the context clearly indicates a different meaning:

Child means an individual younger than 17 years of age.

Childcare facility means a family day care home which provides regular care to no more than four children under 14 years of age, excluding children related to the caretaker, and provides care after school hours for not more than six additional elementary school children, but the total number of children, including those related to the caretaker, shall not exceed 12 at any given time.

Childcare institution means a commercial day care center, provides regular day care to any number of adults or children for less than 24 hours a day, and includes a "child-care institution," a "day-care center" and/or a group day-care home," as those terms are defined by Texas Human Resources Code § 42.002.

Child safety zone means public parks, private and public schools, public library, amusement arcades, video arcades, indoor and outdoor amusement centers, amusement parks, public or commercial and semi-private swimming pools, child care facility, child care institution, public or private youth soccer or baseball field, crisis center or shelter, skate park or rink, public or private youth center, movie theater, bowling alley, scouting facilities and offices for child protective services.

Church means a facility that is owned by a religious organization and is used primarily for religious services.

Database means the Texas Department of Public Safety's Sex Offender Database or the sex offender registration files maintained by the sex offender registration officer of the Forest Hill Police Department.

Loiter means standing, sitting idly, whether or not the person is in a vehicle or remaining in or around an area.

Park or playground means: (a) any land, including improvements to the land, that is administered, operated, or managed by the City of Forest Hill for the use of the general public as a recreational area; and (b) city recreational areas include, but are not limited to, conservation area, jogging trail, hiking trail, bicycle trail, recreational center, water park, swimming pool, soccer field or baseball field.

Permanent residence means a place where a person abides, lodges, or resides for a period of 14 or more consecutive days.

Places where children regularly congregate means the same as a child safety zone.

Public way means any place to which the public or a substantial group of the public has access and includes, but is not limited to, streets, shopping centers, parking lots, transportation facilities, restaurants, shops and similar areas that are open to the use of the public.

Religious organization means a church, synagogue, or other organization or association organized primarily for religious purposes.

Sex offender means an individual who has been convicted of or placed on deferred adjudication for a sexual offense involving a child for which the individual is required to register as a sex offender under Texas Code of Criminal Procedure Chapter 62.

School means a private or public pre-school, private or public elementary school or private or public secondary school.

Temporary residence means a place where a person abides, lodges or resides for a period of 14 or more days in the aggregate, during any calendar year and which is not the person's permanent address, or a place where the person routinely abides, lodges or resides for a period of four or more consecutive or nonconsecutive days in any month and which is not the person's permanent residence.

Sec. 8.10.002 - Offenses.

- (a) It is an offense for a sex offender to intentionally, knowingly, recklessly, or with criminal negligence, establish a permanent residence or temporary residence within 2,000 feet of the real property comprising a school, child care facility, child care institution, church, park or play ground or other places where children regularly congregate, each being considered a child safety zone.
- (b) The distance of 2,000 feet shall be measured on a straight line from the closest boundary line of the sex offender's permanent residence or temporary residence to the closest boundary line of the school, child care facility, child care institution, church, park, playground, place where children regularly congregate under subsection (a).
- (c) It is an offense for a sex offender to knowingly enter a child safety zone.
- (d) It is an offense for a sex offender to knowingly loiter on a public way within 300 feet of a child safety zone.
- (e) The distance of 300 feet from a child safety zone shall be measured on a straight line from the closest boundary of the child safety zone.
- (f) A sex offender shall not, on each October 30th and October 31st (or any other date set by the City for trick-or-treaters) between the hours of 4:00 p.m. and 11:00 p.m., leave an exterior porch light on or otherwise invite trick-or-treaters to solicit the premises.

Sec. 8.10.003 - Property owners prohibited from renting real property to sex offenders.

It is unlawful to let or rent any real property, place, structure or part thereof, manufactured home, mobile home, trailer, or any other conveyance, with the knowledge that it will be used as a permanent residence or temporary residence by any person prohibited from establishing such permanent residence or temporary residence pursuant to the terms of this chapter, if such real property, place, structure, or part thereof, manufactured home, mobile home, trailer, or other conveyance is located within 2,000 feet, as defined section 8.10.002, from a child safety zone, as defined in 8.10.001 or another sex offender as provided in this article.

Sec. 8.10.004 - Evidentiary matters.

- (a) If a sex offender that is prohibited from being in a child safety zone is found in a child safety zone by a law enforcement officer, the sex offender is subject to punishment in accordance with this article.
- (b) It shall be prima facie evidence that this section applies to such a person if that person's record appears in/on the Database.
- (c) In the case of multiple residences on one property, measurement shall be from the nearest property line of the residences to the nearest property line of the school, child care facility, child care institution, church, park, or playground, or other place where children regularly congregate.
- (d) In cases of a dispute over measured distances, it shall be incumbent upon the person(s) challenging the measurement to prove otherwise.
- (e) A map depicting the prohibited areas shall be created by the City of Forest Hill and maintained by the City of Forest Hill Police Department. The City of Forest Hill shall review the map at least annually for changes. Said map will be available to the public at the City of Forest Hill Police Department or available on the City of Forest Hill's website.

Sec. 8.10.005 – Affirmative Defenses.

The following, if established by a preponderance of the evidence, shall be affirmative defenses to prosecution under this article:

- (a) The person required to register in/on the Database established a permanent residence or temporary residence prior to the date of adoption of the ordinance from which this article is derived which residence has been consistently maintained and the person has complied with all of the sex offender registration laws of the State of Texas, prior to the date of the adoption of the ordinance from which this article is derived.
- (b) The place where children regularly congregate, as specified herein, within 2,000 feet of the permanent or temporary residence of the person required to register on/in the Database was developed and opened after the person established the permanent residence or temporary residence and complied with all sex offender registration laws of the State of Texas.
- (c) The information on/in the Database is incorrect and, if corrected, this article would not apply to the person who was erroneously listed on/in the Database.
- (d) The person required to register on/in the Database was a minor when he or she committed the offense requiring such registration and was not convicted as an adult.
- (e) The person required to register is required to serve a sentence at a jail, prison, juvenile facility, or other correctional institution which is located within 2,000 feet of the real property comprising a school, child care facility, child care institution, church, park or playground, or other place where children regularly congregate.
- (f) The person required to register is under 18 years of age or a ward under a guardianship, who resides with a parent or guardian.
- (g) The person required to register has been exempted by a court order from registration as a sex offender under the Texas Code of Criminal Procedure Chapter 62.
- (h) The person required to register has had the offense for which the sex offender registration was required, reversed on appeal or pardoned.
- (i) The person's duty to register on/in the Database has expired.

Nothing in this provision shall require any person to sell or otherwise dispose of any real estate or home acquired or owned prior to the conviction of the person as a sex offender.

Sec. 8.10.006 - Registration—Identification card.

- (a) In addition to all other requirements under state and federal law and this article, all sex offenders residing within the city shall register with the city's police department within 30 days of establishing a permanent residence or temporary residence within the city.
- (b) Upon registration with the city's police department, a sex offender will be issued a Forest Hill Police Department identification card containing the sex offender's name, address, date of birth, and recent photograph.
- (b) If a peace officer in the city demands that a sex offender display identification, the sex offender shall display both the sex offender's driver's license or identification certificate issued by a state or federal department, and the sex offender's Forest Hill Police Department Identification Card.
- (d) All sex offenders residing within the city prior to the adoption of this section 8.10.006 shall comply with the provisions of this section within six months after the date of adoption of this ordinance by the city.

Sec. 8.10.007 - Penalties.

Any person, firm, business entity, corporation, agent or employee thereof who violates any of the provisions of this article shall be guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not less than \$250.00 and not more than \$500.00. Each day that a violation is permitted to exist shall constitute a separate offense and shall be punishable as such.

Secs. 8.10.008 through 8.10.100 – Reserved”

SECTION 2: All ordinances, orders, or resolutions heretofore passed and adopted by the City Council of the City of Forest Hill, Tarrant County, Texas, are hereby repealed to the extent that said ordinances, orders, or resolutions, or parts thereof, are in conflict herewith.

SECTION 3: Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this ordinance be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance, which shall remain in full force and effect.

SECTION 4. This ordinance shall be effective from and after its passage and the publication of the caption, as the law in such cases provides.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS THIS THE 1ST DAY OF APRIL 2025.

APPROVED:

Stephanie Boardingham, Mayor

ATTEST:

APPROVED AS TO FORM:

Amy L. Anderson, TRMC, CMC
City Secretary

Courtney Goodman-Morris
Asst. City Attorney



Mayor and Council Communication Deliberation Item 8b

DATE: April 1, 2025

FROM: Venus Wehle, City Manager

ITEM: Discuss and consider approval of Ordinance 2025-09, an ordinance of the City of Forest Hill, Texas, amending the Code of Ordinances Chapter 11 "Traffic and Vehicles" at Article 11.06 "Parking" Division 2 "Restrictions on Specific Streets" by repealing Section 11.06.047 "Permit for Parking on Portion of Shamrock Lane".

BACKGROUND:

In the late 1970's, Forest Hill residents living on Shamrock Lane near Wichita Street voiced their concerns about issues with vehicles parking on their street. Our residents could not park their personal vehicles on Shamrock Lane due to the street parking being utilized by employees of the FWISD school bus barn.

Listening to their concerns, the City Council adopted Ordinance 11.06.047, which allowed parking on Shamrock Lane only with a permit. The City erected signs (some of which are still standing today) that state you must have a permit to park on the street. The FWISD bus barn has since created adequate parking for its bus drivers, and they do not need to park on Shamrock Lane.

City staff is requesting the repeal of City Ordinance 11.06.04 which will help streamline parking regulations and reflect the area's current use for street parking for the residents. If approved, staff will remove the signs along Shamrock Lane requiring a permit.

FISCAL IMPACT: N/A

LEGAL REVIEW: Reviewed by the City Attorney as to form and legality.

ATTACHMENTS:

1. Ordinance 2025-09

MOTION:

Motion to approve or deny Ordinance 2025-09, an ordinance of the City of Forest Hill, Texas, amending the Code of Ordinances Chapter 11 "Traffic and Vehicles" at Article 11.06 "Parking" Division 2 "Restrictions on Specific Streets" by repealing Section 11.06.047 "Permit for Parking on Portion of Shamrock Lane".

CITY OF FOREST HILL
ORDINANCE NO. 2025-09

AN ORDINANCE OF THE CITY OF FOREST HILL, TEXAS, AMENDING THE FOREST HILL CODE OF ORDINANCES CHAPTER 11 “TRAFFIC AND VEHICLES” AT ARTICLE 11.06 “PARKING,” DIVISION 2 “RESTRICTIONS ON SPECIFIC STREETS” BY REPEALING SECTION 11.06.047 “PERMIT FOR PARKING ON PORTION OF SHAMROCK LANE”; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the requirement for parking permit and parking prohibitions set forth in section 11.06.047 for portions of Shamrock Lane are no longer required for public safety or general welfare reasons; and

WHEREAS, the City Council of the City of Forest Hill, Texas, finds it to be in the public interest to amend the Forest Hill Municipal Code to repeal section 11.06.047;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS, THAT:

SECTION 1. Chapter 11 “Traffic and Vehicles,” Article 11.06 “Parking,” Division 2 “Restrictions on Specific Streets” is hereby amended by repealing Section 11.06.047 “Permit for parking on portion of Shamrock Lane.”

SECTION 2. The City Manager is hereby directed to implement the removal of all traffic control devices, including but not necessarily limited to “no parking” signs in place on Shamrock Lane for purposes of carrying out the requirements of (repealed) section 11.06.047.

SECTION 3. Should any article, paragraph, subdivision, clause or provision of this ordinance, or the Forest Hill Municipal Code as hereby amended be adjudged or held invalid or unconstitutional for any reason, such judgment or holding shall not affect the validity of this ordinance as a whole or any part or provision hereof other than the part so declared to be invalid or unconstitutional.

SECTION 4. This Ordinance shall take effect from and after its passage.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
FOREST HILL, TARRANT COUNTY, TEXAS, THIS THE 1ST DAY OF APRIL 2025.**

APPROVED:

Stephanie Boardingham, Mayor

ATTEST:

APPROVED AS TO FORM:

Amy L. Anderson, TRMC, CMC
City Secretary

Courtney Goodman-Morris
Asst. City Attorney



Mayor and Council Communication Deliberation Item 8c

DATE: April 1, 2025

FROM: Councilman Jesus Rivas

ITEM: Discuss and consider action to restate the Citizens on Patrol Program.

BACKGROUND:

Councilman Rivas will present this item. No background information was provided.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS: N/A

MOTION:

Motion to approve or deny to restate the Citizens of Patrol Program.



Mayor and Council Communication Deliberation Item 8d

DATE: April 1, 2025

FROM: Councilman Silas Robinson

ITEM: Discuss and consider action to amend the City Council Relations Policy and Code of Ethics such that the Council may place up to 2–3 items on the Agenda. Any number of items beyond this number may be approved by 2 other Council members.

BACKGROUND:

Councilman Robinson will present this item. No background information was provided.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS: N/A

MOTION:

Motion to approve or deny to amend the City Council Relations Policy and Code of Ethics such that the Council may place up to 2–3 items on the Agenda. Any number of items beyond this number may be approved by 2 other Council members.