



Berniece Taylor-Johnson, Place 1
 Jessica Mang, Place 2
 Valerie Robertson, Place 3
 Steven Frizzell, Place 4
 Melvin Lee, Place 5
 Michael Fantroy, Place 6
 Deanna Mendez, Place 7

Venus Wehle, City Manager/City Planner
 Amy Anderson, City Secretary

Agenda
Regular Planning and Zoning Commission Meeting
May 5, 2025 - 6:00 PM

Notice is hereby given that on May 5, 2025, the Planning and Zoning Commission 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 US Flag and the Texas Flag

2. 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 Planning and Zoning Commission not scheduled on the agenda may speak to the Commission 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 Commission meeting. Speakers are limited to a maximum of three (3) minutes. The Commission cannot respond to matters not listed on the agenda until scheduled at a future meeting. Please direct all comments to the full Commission. Citizens are to refrain from personal attacks and the use of profane language.

3. Consent Agenda

All matters listed under the Consent Agenda are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items unless a 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 from the March 3, 2025 meeting.

4. Public Hearing/Deliberation

a) Case #PZ 2025-04 Public Hearing

To receive public comments regarding a request to amend the Comprehensive Zoning Ordinance and Map for an approximately 26.115-acre tract of land commonly known as 4520 Forest Hill Drive, 4524 Forest Hill Drive, 4550 Forest Hill Drive, 4556 Forest Hill Drive, and 6725 Casey and more particularly being described as Tracts 42D01A1, 42D01A, 42C and 42D of the Shelby County School Land Survey, Abstract 1375 and Tract 42B, Lots 1 and 2 of the Florence G. Whitlock Survey, Abstract 1375 of the City of Forest Hill, Tarrant County, Texas from R-2 Single-Family Detached

Residential (“R-2”) and Planned Development (“PD”) to Planned Development with a base zoning of R3 Single-Family Detached Residential (“PD-R3”). The rezoning is requested by Fort Worth Area Habitat for Humanity Inc., DBA Trinity Habitat for Humanity.

Case #PZ 2025-04 Deliberation

Discuss and consider action on a recommendation to the City Council regarding a request to amend the Comprehensive Zoning Ordinance and Map for an approximately 26.115-acre tract of land commonly known as 4520 Forest Hill Drive, 4524 Forest Hill Drive, 4550 Forest Hill Drive, 4556 Forest Hill Drive, and 6725 Casey and more particularly being described as Tracts 42D01A1, 42D01A, 42C and 42D of the Shelby County School Land Survey, Abstract 1375 and Tract 42B, Lots 1 and 2 of the Florence G. Whitlock Survey, Abstract 1375 of the City of Forest Hill, Tarrant County, Texas from R-2 Single-Family Detached Residential (“R-2”) and Planned Development (“PD”) to Planned Development with a base zoning of R3 Single-Family Detached Residential (“PD-R3”). The rezoning is requested by Fort Worth Area Habitat for Humanity Inc., DBA Trinity Habitat for Humanity.

b) Case #PZ 2025-06 Public Hearing

To receive public 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 Forest Wood Industrial Addition, Tract F2A in the City of Forest Hill, Tarrant County, Texas zoned LI (Light Industrial) to add a Specific Use Permit to allow for a Chemical Blending Plant at 5230 SE Loop 820, in the City of Forest Hill, Tarrant County, Texas. The applicant is Tom Kowalski.

Case #PZ 2025-06 Deliberation

Discuss and consider action on a recommendation to the City Council 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 Forest Wood Industrial Addition, Tract F2A in the City of Forest Hill, Tarrant County, Texas zoned LI (Light Industrial) to add a Specific Use Permit to allow for a Chemical Blending Plant at 5230 SE Loop 820, in the City of Forest Hill, Tarrant County, Texas. The applicant is Tom Kowalski.

5. Adjournment

Certificate

I, Amy L. Anderson, City Secretary, do hereby certify that a copy of the May 5, 2025 Planning and Zoning Commission 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: 1 May 2025

TIME OF POSTING: 11:00 a.m.

Amy L. Anderson, TRMC, CMC
City Secretary

NOTICE OF POSSIBLE QUORUM

Notice is hereby given that a possible quorum of the Forest Hill City Council may attend this meeting. While there may be incidental discussion of City business, the City Council will not be deliberating as a governing body of the City of Forest Hill. Any discussion of public business is purely incidental. No action will be taken by the governing body.

NOTICE OF ACCOMMODATION

The Forest Hill City Hall is 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 or aanderson@foresthilltx.org.



Planning & Zoning Commission Communication Consent Agenda 6a

DATE: May 5, 2025

FROM: Amy L. Anderson, City Secretary

ITEM: Consider approval of the meeting minutes for the March 3, 2025 meeting.

BACKGROUND: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. March 3, 2025 meeting minutes

MOTION: Motion to approve under Consent Agenda



Berniece Taylor-Johnson, Place 1
Jessica Mang, Place 2
Valerie Robertson, Place 3
Steven Frizzell, Place 4
Melvin Lee, Place 5
Michael Fantroy, Place 6
Deanne Mendez, Place 7

Venus Wehle, City Manager/City Planner
Amy Anderson, City Secretary

**MINUTES
PLANNING AND ZONING COMMISSION
March 3, 2025**

The Planning and Zoning Commission of the City of Forest Hill met on the above date at 6:00 p.m., with Chairwoman Berniece Taylor-Johnson presiding. The following Commissioners and Officials were present: Jessica Mang, Valerie Robertson, Steven Frizzell, Deanna Mendez, City Manager/ City Planner Venus Wehle, and City Secretary Amy Anderson.

Commissioner Melvin Lee and Commissioner Michael Fantroy were absent from the meeting.

1. Call to Order

With a quorum present, Chairwoman Johnson called the meeting to order at 6:00 p.m.

Invocation – Vice Chairwoman Robertson led the invocation

Pledge of Allegiance to the U.S Flag and the Texas Flag – Led by Chairwoman Johnson

2. Citizens Forum: At this time, any person who desires to speak on any item posted on the agenda or any person with business before the Planning and Zoning Commission not scheduled on the agenda may speak to the Commission, provided that a “Speaker’s Request Form” has been completed and provided to the City Secretary prior to the start of the Commission meeting. Speakers are limited to a maximum of three (3) minutes. The Commission cannot respond to matters not listed on the agenda until scheduled at a future meeting. Please direct all comments to the Chairperson of the Commission. Citizens are to refrain from personal attacks.

None.

3. Consent Agenda:

All matters listed under the Consent Agenda are considered to be routine by the Planning and Zoning Commission and will be enacted by one motion. There will not be separate discussion of these items unless a 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 meeting minutes for the February 3, 2025 meeting.

Commissioner Frizzell made a motion to approve Consent Agenda Item 3a.

Commissioner Mang seconded the motion.

Motion passed with the following vote:

5 Ayes Johnson, Mang, Robertson, Frizzell, Mendez
0 Nays
2 Absent Lee, Fantroy
0 Abstain

4. Public Hearing/Deliberation:

a) Case #PZ 2025-01 Public Hearing

To receive citizens' 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.

Chairwoman Johnson opened the Public Hearing at 6:05 p.m.

With no one to speak, Chairwoman Johnson closed the Public Hearing at 6:06 p.m.

Case #PZ 2025-01 Deliberation

Discuss and consider action on a recommendation to the City Council regarding a Specific Use Permit allowing 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.

City Manager/City Planner Venus Wehle presented the case.

The City Attorney and the applicant's attorney spoke and agreed on the stipulations. The applicant is asking for the SUP to be in the name of the company, PH Forest Hill, LLC, and one of the stipulations is that the length of stay cannot exceed 60 days.

The applicant has agreed to all of the stipulations in the Specific Use Permit and will be good stewards as business owners in the City of Forest Hill.

With no further discussion, Commissioner Mang made a motion to approve a recommendation to the City Council regarding a Specific Use Permit allowing 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.

Commissioner Mendez seconded the motion.

Motion passed with the following vote:

4 Ayes Johnson, Mang, Frizzell, Mendez

1 Nays Robertson

2 Absent Lee, Fantroy

0 Abstain

b) Case #PZ 2025-03 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 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 for Alcoholic Beverage Sales/Off-Premise Consumption at 4900 Mansfield Highway in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

Chairwoman Johnson opened the Public Hearing at 6:15 p.m.

With no one to speak, Chairwoman Johnson closed the Public Hearing at 6:15 p.m.

Case #PZ 2025-03 Deliberation

Discuss and consider action on a recommendation to the City Council 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 34DI, in the City of Forest Hill, Tarrant County, Texas. Zoned GB (General Business) to add a Specific Use Permit to allow for Alcoholic Beverage Sales/Off-Premise Consumption at 4900 Mansfield Highway in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

With no discussion, Commissioner Mendez made a motion to approve a recommendation to the City Council 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 34DI, in the City of Forest Hill, Tarrant County, Texas. Zoned GB (General Business) to add a Specific Use Permit to allow for Alcoholic Beverage Sales/Off-Premise Consumption at 4900 Mansfield Highway in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

Commissioner Roberston seconded the motion.

Motion passed with the following vote:

5 Ayes Johnson, Mang, Robertson, Frizzell, Mendez

0 Nays

2 Absent Lee, Fantroy

0 Abstain

5. Adjournment

Chairwoman Johnson adjourned the meeting at 6:17 p.m.

ATTEST:

APPROVED:

Amy L. Anderson, TRMC, CMC
City Secretary

Berniece Taylor-Johnson, Chairwoman



Planning & Zoning Commission Communication Public Hearing and Deliberation 4a

DATE: May 5, 2025

FROM: Venus Wehle, City Manager/City Planner

ITEM: **Case #PZ 2025-04 Public Hearing**

To receive public comments regarding a request to amend the Comprehensive Zoning Ordinance and Map for an approximately 26.115-acre tract of land commonly known as 4520 Forest Hill Drive, 4524 Forest Hill Drive, 4550 Forest Hill Drive, 4556 Forest Hill Drive, and 6725 Casey and more particularly being described as Tracts 42D01A1, 42D01A, 42C and 42D of the Shelby County School Land Survey, Abstract 1375 and Tract 42B, Lots 1 and 2 of the Florence G. Whitlock Survey, Abstract 1375 of the City of Forest Hill, Tarrant County, Texas from R-2 Single-Family Detached Residential (“R-2”) and Planned Development (“PD”) to Planned Development with a base zoning of R3 Single-Family Detached Residential (“PD-R3”). The rezoning is requested by Fort Worth Area Habitat for Humanity Inc., DBA Trinity Habitat for Humanity.

Case #PZ 2025-04 Deliberation

Discuss and consider action on a recommendation to the City Council regarding a request to amend the Comprehensive Zoning Ordinance and Map for an approximately 26.115-acre tract of land commonly known as 4520 Forest Hill Drive, 4524 Forest Hill Drive, 4550 Forest Hill Drive, 4556 Forest Hill Drive, and 6725 Casey and more particularly being described as Tracts 42D01A1, 42D01A, 42C and 42D of the Shelby County School Land Survey, Abstract 1375 and Tract 42B, Lots 1 and 2 of the Florence G. Whitlock Survey, Abstract 1375 of the City of Forest Hill, Tarrant County, Texas from R-2 Single-Family Detached Residential (“R-2”) and Planned Development (“PD”) to Planned Development with a base zoning of R3 Single-Family Detached Residential (“PD-R3”). The rezoning is requested by Fort Worth Area Habitat for Humanity Inc., DBA Trinity Habitat for Humanity.

BACKGROUND:

As the population of Tarrant County and its cities continues to grow, so does the need for housing, including affordable housing for first-time home buyers. For those looking to purchase their first home, homeownership offers significant advantages, including the ability to build equity, enjoy tax benefits, and gain long-term financial stability, along with the freedom to customize your living space and build a sense of community. Studies have shown that stable housing positively impacts various social outcomes, such as educational achievement, civic participation, health benefits, and property maintenance

and improvement. Research consistently supports the view that homeownership brings substantial social benefits.

Fort Worth Area Habitat for Humanity Inc., doing business as Trinity Habitat for Humanity, is seeking a Zone Change for approximately 26.115 acres commonly known as 4520, 4524, 4550, and 4556 Forest Hill Drive and 6725 Casey. These five parcels have the legal descriptions of Tracts 42D01A1, 42D01A, 42C and 42D of the Shelby County School Land Survey, Abstract 1375 and Tract 42B, Lots 1 and 2 of the Florence G. Whitlock Survey, Abstract 1375 of the City of Forest Hill, Tarrant County, Texas from R-2 Single-Family Detached Residential (“R-2”) and Planned Development (“PD”) to Planned Development with a base zoning of R3 Single-Family Detached Residential (“PD-R3”).

As shown in the supporting documents, Trinity Habitat for Humanity (if the zone change is granted) will build 114 new single-family homes in the new “Trinity Forest” subdivision with cul-de-sac and through streets connecting to Forest Hill Circle, Wanda Lane, Twin Oaks Drive, Griggs Street, and Casey. These single-family homes will be modern in design. Made of brick, stone, and siding, they will range in size from 1,100 square feet to approximately 1,600. All will have three bedrooms and at least two full bathrooms. The amenities will include a two-car garage/or one-car garage (on smaller lots), porches, and patios. Contemporary in style, these homes will range in price from \$180,000 up to \$300,000 for homes on larger lots when ready to go on the market for sale. The value of this project will be in excess of \$24 million dollars.

Per Trinity Habitat for Humanity regulations, all newly constructed homes are sold to buyers who go through a background and credit check. Homes are not sold to anyone who has a felony conviction, is on the registered sex offender list, or has multiple recent misdemeanor convictions. They will need to complete an educational training course to ensure they have the necessary skills and knowledge to be successful homeowners. This course includes information on budgeting and personal financial planning and provides hands-on instruction on basic home repairs and maintenance.

Trinity Habitat for Humanity also places a covenant on each property that requires the house to be owner-occupied- leasing is prohibited. The restrictive covenants also require that each property be resold only to someone who meets the same income and other requirements as the original purchaser. Those restrictions also limit the resale price to the original sales price plus an annual percentage increase to make sure the supply of affordable houses for sale is maintained. A homeowners association will be formed and will be responsible for maintaining all open space lots and common features and improvements, including the detention pond and entrance sign.

As required by City codes and development standards, this new subdivision will include sidewalks, a small pocket park (open space), required utility easements, and a detention pond. The subdivision will connect to Forest Hill Circle, Griggs Street, Twin Oaks Drive, Wanda Lane, and Casey Drive. The developer will also place signs for the subdivision at the entrance off Forest Hill Circle.

The development of this new subdivision will bring new rooftops, which will bring new residents who help drive retail development. This increase in population density generates more sales tax dollars pumped into our Forest Hill economy, in turn creating

more opportunities to improve the quality of life for those who live, work, play, and stay in our City.

Currently, Habitat for Humanity has projects under construction in Mansfield, Fort Worth, Weatherford, and Cleburne.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. P & Z Case #2025-04 Background Information

MOTION:

Motion to approve or deny a recommendation to the City Council regarding a request to amend the Comprehensive Zoning Ordinance and Map for an approximately 26.115-acre tract of land commonly known as 4520 Forest Hill Drive, 4524 Forest Hill Drive, 4550 Forest Hill Drive, 4556 Forest Hill Drive, and 6725 Casey and more particularly being described as Tracts 42D01A1, 42D01A, 42C and 42D of the Shelby County School Land Survey, Abstract 1375 and Tract 42B, Lots 1 and 2 of the Florence G. Whitlock Survey, Abstract 1375 of the City of Forest Hill, Tarrant County, Texas from R-2 Single-Family Detached Residential (“R-2”) and Planned Development (“PD”) to Planned Development with a base zoning of R3 Single-Family Detached Residential (“PD-R3”). The rezoning is requested by Fort Worth Area Habitat for Humanity Inc., DBA Trinity Habitat for Humanity.

PLANNING AND ZONING COMMISSION
ZONE CHANGE APPLICATION
3219 California Parkway, Forest Hill, TX 76119
Phone: (817) 806-4701 Email: permits@foresthilltx.org



Form must be completed in ink or typed.

DATE: 03/13/25

ZONING CASE # 2025-04

City Council
City of Forest Hill
Forest Hill, Texas 76140

HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL:

You are hereby respectfully requested to approve the following request for a change of zoning classification.

To change the zoning classification of the property described on Exhibit "A" attached, from its current zoning classification of R2/PD (Residential and unknown PD) to that of PD (PD - Residential (Trinity Forest)) in its entirety as shown on Exhibit "B" attached. The property totals some 26.115 acres.

Legal Description is _____ on Exhibit A attached

Present use of the property is Vacant

Address of the property is 4520, 4524, 4550, and 4556 Forest Hill Circle, 6725 Casey

Proposed use of property Residential

Property Owner's Name: Forest Hill Ranch, LP

Address: 7324 Southwest Freeway, Suite 1900, Houston, Texas 77074

Attn: Andre Pereira

Telephone Number: (713) 777-7368

Applicant's Name: Fort Worth Area Habitat for Humanity, Inc., d/b/a Trinity Habitat for Humanity

Address: 9333 N Normandale Street, Fort Worth, Texas 76116

Attn: Steve Smith

Telephone Number: (817) 926-9219

THIS IS TO CERTIFY THAT FOREST HILL RANCH, LP IS THE SOLE OWNER(S) OF THE PROPERTY DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B", ON THE DATE OF THIS APPLICATION.

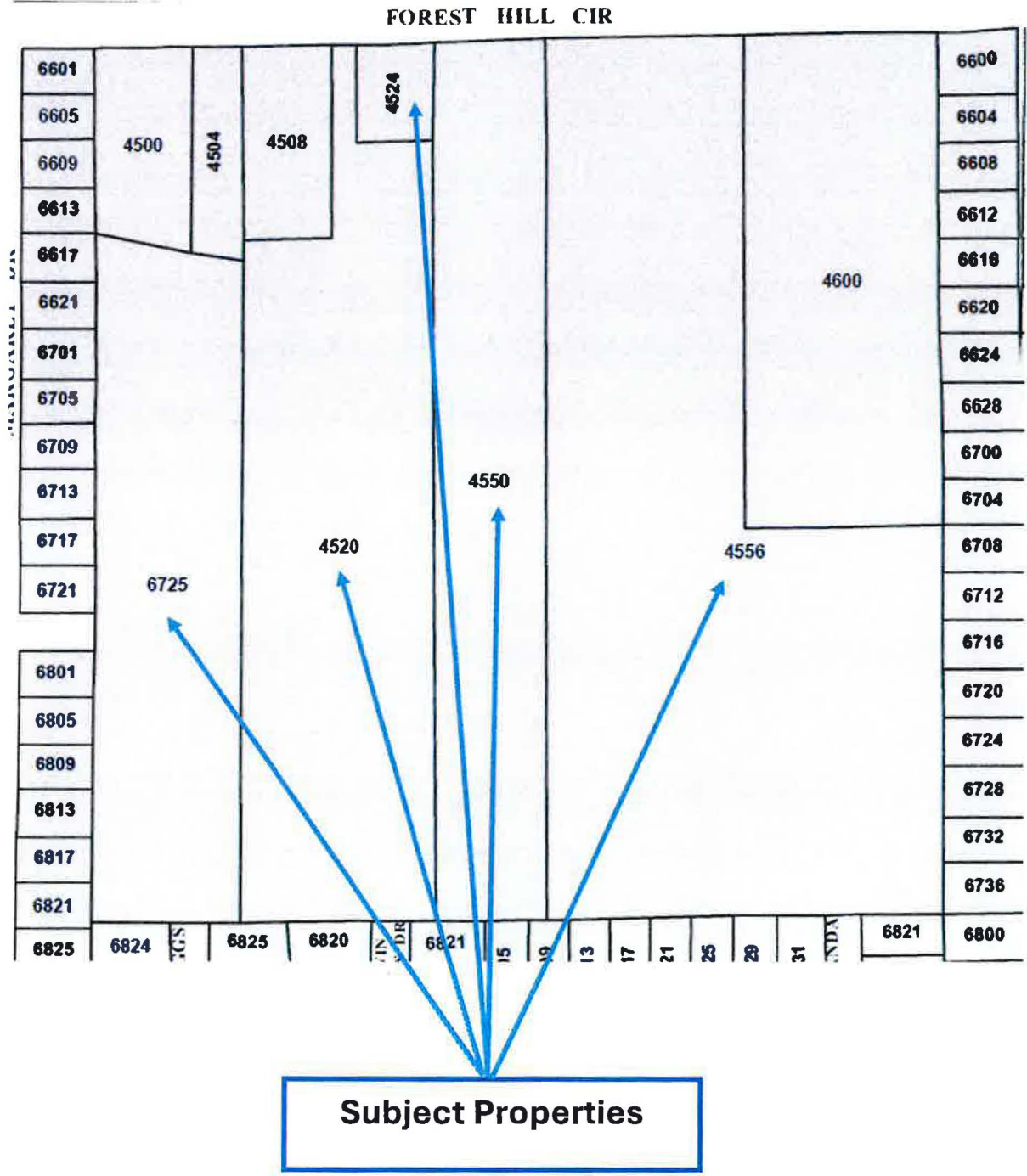
FOREST HILL RANCH, LP

By: [Signature]
Owner Signature

Owner Signature

Manager of General Partner of Owner

4520/4524/4550/4556 Forest Hill Circle & 6725 Casey





Tarrant Appraisal District Introduces New Online Homestead Application

Tarrant Appraisal District Streamlines Homestead Exemption Process for Taxpayers

Account: 04722493

Address: 4520 FOREST HILL CIR

Export Property Page

Location

32°39'28.8"N 97°15'28.6"W
MP5R+6R4 Forest Hill, Texas [Directions](#)

[View larger map](#)



Google
Map data ©2025 Google [Report a map error](#)

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

Address: 4520 FOREST HILL CIR

City: FOREST HILL

Georeference: A1375-42D01A1

Subdivision: SHELBY COUNTY SCHOOL LAND SURV

Neighborhood Code: OFC-South Tarrant County

Latitude: 32.6580086564

Longitude: -97.2579337106

TAD Map: 2072-360

MAPSCO: TAR-093W

Property Data

Legal Description: SHELBY COUNTY SCHOOL LAND SURV

Abstract 1375 Tract 42D01A1

Jurisdictions:

CITY OF FOREST HILL (010)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Site Number: 80868702

Site Name: 4520

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 2

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft*: 292,200

Land Acres*: 6.7080

Pool: N

Protest Deadline Date: 5/15/2025

+++ Rounded.

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

Property Documents

Documents

2025 Documents

⋮ Loading documents...

2024 Documents

Show Documents

Owner Information

Current Owner:

FOREST HILL RANCH LP

Primary Owner Address:

7324 SOUTHWEST FRWY STE 1900
HOUSTON, TX 77074

Deed Date: 11/7/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206352389](#)

Previous Owners:

Name

TATUM DEANNA G;TATUM LARRY

Date

7/5/2005

Instrument

00107760000597

Deed Volumne

0010776

Deed Page

0000597

Name

TATUM DEANNA G;TATUM LARRY

Date

8/1/1992

Instrument

00107760000597

Deed Volumne

0010776

Deed Page

0000597

Name

FREEMAN ROBERT WELDON

Date

12/31/1900

Instrument

00000000000000

Deed Volumne

0000000

Deed Page

0000000

\$ 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

\$0

Land Market

\$292,200

Total Market

\$292,200

Total Appraised+

\$292,200

Year

2023

Improvement Market

\$0

Land Market

\$292,200

Total Market

\$292,200

Total Appraised+

\$292,200

Year

2022

Improvement Market

\$0

Land Market

\$70,000

Total Market

\$70,000

Total Appraised+

\$70,000

Year

2021

Improvement Market

\$0

Land Market

\$70,000

Total Market

\$70,000

Total Appraised+

\$70,000

Year

2020

Improvement Market

\$0

Land Market

\$70,000

Total Market

\$70,000

Total Appraised+

\$70,000

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

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

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Tarrant Appraisal District Introduces New Online Homestead Application

Tarrant Appraisal District Streamlines Homestead Exemption Process for Taxpayers

Account: 04722485

Address: 4524 FOREST HILL CIR

Export Property Page

Location

32°39'35.5"N 97°15'27.6"W
MP5R+WWW Forest Hill, Texas

Directions

View larger map

Forest Hill Memorial Park

Ambitious Minds Christian

Forest Hill Cir

Margaret Dr

Forest Hill Cir

Forest Hill (Bible Church

Palmetto Air & Water Balance

Google

Map data ©2025 Google Report a map error

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

Address: 4524 FOREST HILL CIR

City: FOREST HILL

Georeference: A1375-42D01A

Subdivision: SHELBY COUNTY SCHOOL LAND SURV

Neighborhood Code: OFC-South Tarrant County

Latitude: 32.6598579408

Longitude: -97.2576624362

TAD Map: 2072-360

MAPSCO: TAR-093W

Property Data

Legal Description: SHELBY COUNTY SCHOOL LAND SURV

Abstract 1375 Tract 42D01A

Jurisdictions:

CITY OF FOREST HILL (010)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Site Number: 80868702

Site Name: 4520

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 2

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft*: 18,730

Land Acres*: 0.4300

Pool: N

Protest Deadline Date: 5/15/2025

+++ 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:

FOREST HILL RANCH LP

Primary Owner Address:

7324 SOUTHWEST FRWY STE 1900
HOUSTON, TX 77074

Deed Date: 11/7/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206352389](#)

Previous Owners:

Name

TATUM DEANNA G;TATUM LARRY

Date

7/5/2005

Instrument

00107760000597

Deed Volumne

0010776

Deed Page

0000597

Name

TATUM DEANNA G;TATUM LARRY

Date

9/14/1992

Instrument

00107760000597

Deed Volumne

0010776

Deed Page

0000597

Name

FREEMAN ROBERT WELDON

Date

12/31/1900

Instrument

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Deed Volumne

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Deed Page

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\$ Values

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Year

2025

Improvement Market

Value Pending

Land Market

Value Pending

Total Market

Value Pending

Total Appraised+

Value Pending

Year

2024

Improvement Market

\$0

Land Market

\$37,462

Total Market

\$37,462

Total Appraised+

\$37,462

Year

2023

Improvement Market

\$0

Land Market

\$37,462

Total Market

\$37,462

Total Appraised+

\$37,462

Year

2022

Improvement Market

\$0

Land Market

\$5,619

Total Market

\$5,619

Total Appraised+

\$5,619

Year

2021

Improvement Market

\$0

Land Market

\$5,619

Total Market

\$5,619

Total Appraised+

\$5,619

Year

2020

Improvement Market

\$0

Land Market

\$5,619

Total Market

\$5,619

Total Appraised+

\$5,619

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.

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Tarrant Appraisal District Introduces New Online Homestead Application

Tarrant Appraisal District Streamlines Homestead Exemption Process for Taxpayers

Account: 04154916

Address: 4550 FOREST HILL CIR

Export Property Page

Location

32°39'29.8"N 97°15'26.0"W
 MP5V+847 Forest Hill, Texas

Directions

View larger map

Ave

Trailwood Dr

Trailwood Dr

Google
 Map data ©2025 Google Report a map error

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

Address: 4550 FOREST HILL CIR

City: FOREST HILL

Georeference: A1375-42C

Subdivision: SHELBY COUNTY SCHOOL LAND SURV**Neighborhood Code:** 1A010I**Latitude:** 32.6582751873**Longitude:** -97.2572152156**TAD Map:** 2072-360**MAPSCO:** TAR-093W

Property Data

Legal Description: SHELBY COUNTY SCHOOL LAND SURV

Abstract 1375 Tract 42C

Jurisdictions:

CITY OF FOREST HILL (010)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: C1**Year Built:** 0**Personal Property Account:** N/A**Agent:** OCONNOR & ASSOCIATES (00436)**Site Number:** 04154916**Site Name:** SHELBY COUNTY SCHOOL LAND SURV-42C**Site Class:** C1 - Residential - Vacant Land**Parcels:** 1**Approximate Size⁺⁺⁺:** 0**Percent Complete:** 0%**Land Sqft^{*}:** 217,800**Land Acres^{*}:** 5.0000**Pool:** N**Protest Deadline Date:** 5/15/2025

+++ Rounded.

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

Property Documents

Documents

2025 Documents

[Agreed Order 2025-02-07](#)

2024 Documents

[Show Documents](#)

 **Owner Information**

Current Owner:

FOREST HILL RANCH LP

Primary Owner Address:

7324 SOUTHWEST FRWY STE 1900
HOUSTON, TX 77074

Deed Date: 4/7/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205100925](#)

Previous Owners:

Name

MIRANDA ENEREIDA;MIRANDA VALENTIN

Date

6/11/2004

Instrument

[D204199722](#)

Deed Volume

0000000

Deed Page

0000000

Name

MCREYNOLDS LAVERNE M

Date

6/10/2004

Instrument

D204199721

Deed Volumne

0000000

Deed Page

0000000

Name

MCREYNOLDS LAVERNE M TR

Date

1/26/2004

Instrument

D204199719

Deed Volumne

0000000

Deed Page

0000000

Name

MCREYNOLDS LULN NELL TR

Date

11/22/1988

Instrument

00000000000000

Deed Volumne

0000000

Deed Page

0000000

Name

MCREYNOLDS HARRIS;MCREYNOLDS LULN

Date

7/13/1946

Instrument
00018160000437

Deed Volumne
0001816

Deed Page
0000437

\$ 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

\$0

Land Market

\$246,884

Total Market

\$246,884

Total Appraised+

\$246,884

Year

2023

Improvement Market

\$0

Land Market

\$216,565

Total Market

\$216,565

Total Appraised+

\$216,565

Year

2022

Improvement Market

\$0

Land Market

\$135,000

Total Market

\$135,000

Total Appraised+

\$135,000

Year

2021

Improvement Market

\$0

Land Market

\$130,000

Total Market

\$130,000

Total Appraised+

\$130,000

Year

2020

Improvement Market

\$0

Land Market

\$130,000

Total Market

\$130,000

Total Appraised+

\$130,000

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

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Tarrant Appraisal District Introduces New Online Homestead Application

Tarrant Appraisal District Streamlines Homestead Exemption Process for Taxpayers

Account: 05688671

Address: 4556 FOREST HILL CIR

Export Property Page

Location

Indy Christian

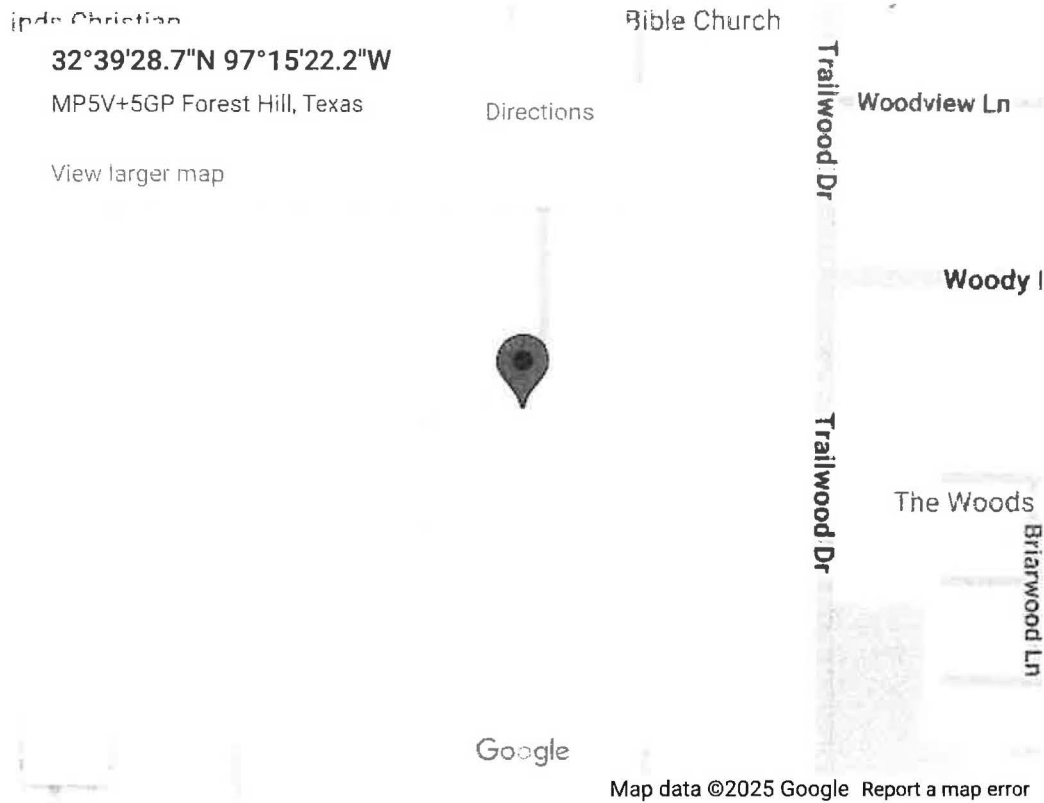
32°39'28.7"N 97°15'22.2"W

MP5V+5GP Forest Hill, Texas

[View larger map](#)

Bible Church

[Directions](#)



Map data ©2025 Google [Report a map error](#)

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

Address: 4556 FOREST HILL CIR

City: FOREST HILL

Georeference: 46720--1

Subdivision: WHITLOCK, FLORENCE G SUBD

Neighborhood Code: 1A010I

Latitude: 32.6579713851

Longitude: -97.256176754

TAD Map: 2072-360

MAPSCO: TAR-093W

Property Data

Legal Description: WHITLOCK, FLORENCE G SUBD Lot 1 & 2 & A1375 TR 42B

Jurisdictions:

CITY OF FOREST HILL (010)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: D1

Year Built: 0

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Site Number: 05688671

Site Name: WHITLOCK, FLORENCE G SUBD-1-20

Site Class: ResAg - Residential - Agricultural

Parcels: 1

Approximate Size⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft*: 559,356

Land Acres*: 12.8410

Pool: N

Protest Deadline Date: 5/15/2025

+++ Rounded.

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

Property Documents

Documents

2025 Documents

⌄ Loading documents...

2024 Documents

Show Documents

 **Owner Information**

Current Owner:

FOREST HILL RANCH LP

Primary Owner Address:

7324 SOUTHWEST FRWY STE 1900
HOUSTON, TX 77074

Deed Date: 4/5/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: D206026014

Previous Owners:

Name

EDWARDS WILLIAM F SR

Date

1/1/1901

Instrument

00000000000000

Deed Volume

0000000

Deed Page

0000000

\$ 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

\$0

Land Market

\$600,000

Total Market

\$600,000

Total Appraised+

\$1,169

Year

2023

Improvement Market

\$0

Land Market

\$531,549

Total Market

\$531,549

Total Appraised+

\$1,258

Year

2022

Improvement Market

\$0

Land Market

\$280,000

Total Market

\$280,000

Total Appraised+

\$1,233

Year

2021

Improvement Market

\$0

Land Market

\$280,000

Total Market

\$280,000

Total Appraised+

\$1,297

Year

2020

Improvement Market

\$0

Land Market

\$280,000

Total Market

\$280,000

Total Appraised+

\$1,451

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

AGRICULTURAL 1D1 23.51

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.



Tarrant Appraisal District Introduces New Online Homestead Application

Tarrant Appraisal District Streamlines Homestead Exemption Process for Taxpayers

Account: 05246202

Address: 6725 CASEY

Export Property Page

Location

32°39'28.3"N 97°15'31.6"W
MP5R+4FX Forest Hill, Texas

Directions

View larger map



Map data ©2025 Google Report a map error

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

Address: 6725 CASEY

City: FOREST HILL

Georeference: A1375-42D

Subdivision: SHELBY COUNTY SCHOOL LAND SURV
Neighborhood Code: WH-Southeast Fort Worth General
Latitude: 32.6578594374
Longitude: -97.2587701579
TAD Map: 2072-360
MAPSCO: TAR-093W

Property Data

Legal Description: SHELBY COUNTY SCHOOL LAND SURV
 Abstract 1375 Tract 42D

Jurisdictions:

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

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Site Number: 80868695

Site Name: 4500 FOREST HILL

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 1

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft*: 223,854

Land Acres*: 5.1390

Pool: N

Protest Deadline Date: 5/15/2025

+++ Rounded.

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

Property Documents

Documents

2025 Documents

⋮ Loading documents...

2024 Documents

Show Documents

Owner Information

Current Owner:

FOREST HILL RANCH

Primary Owner Address:

7324 SOUTHWEST FRWY STE 1900
HOUSTON, TX 77074

Deed Date: 10/4/1995

Deed Volume: 0012129

Deed Page: 0000552

Instrument: 00121290000552

Previous Owners:

Name

DALTON BESS;DALTON REUBEN P

Date

12/31/1900

Instrument

00000000000000

Deed Volumne

0000000

Deed Page

0000000

\$ 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

\$0

Land Market

\$223,855

Total Market

\$223,855

Total Appraised+

\$48,353

Year

2023

Improvement Market

\$0

Land Market

\$40,294

Total Market

\$40,294

Total Appraised+

\$40,294

Year

2022

Improvement Market

\$0

Land Market

\$40,294

Total Market

\$40,294

Total Appraised+

\$40,294

Year

2021

Improvement Market

\$0

Land Market

\$40,294

Total Market

\$40,294

Total Appraised+

\$40,294

Year

2020

Improvement Market

\$0

Land Market

\$40,294

Total Market

\$40,294

Total Appraised+

\$40,294

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.

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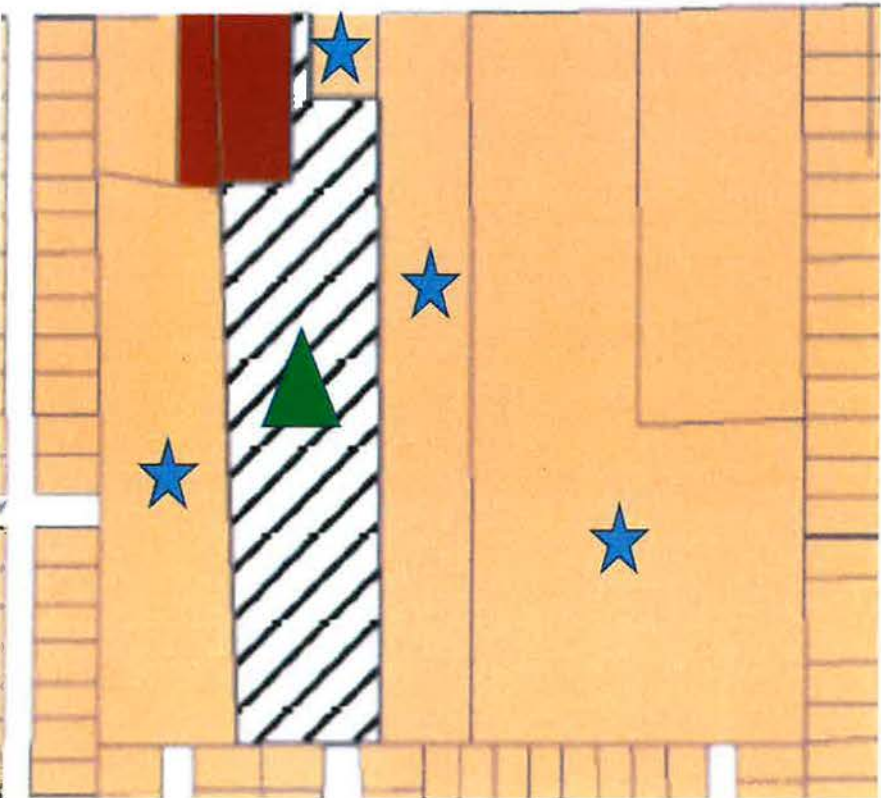
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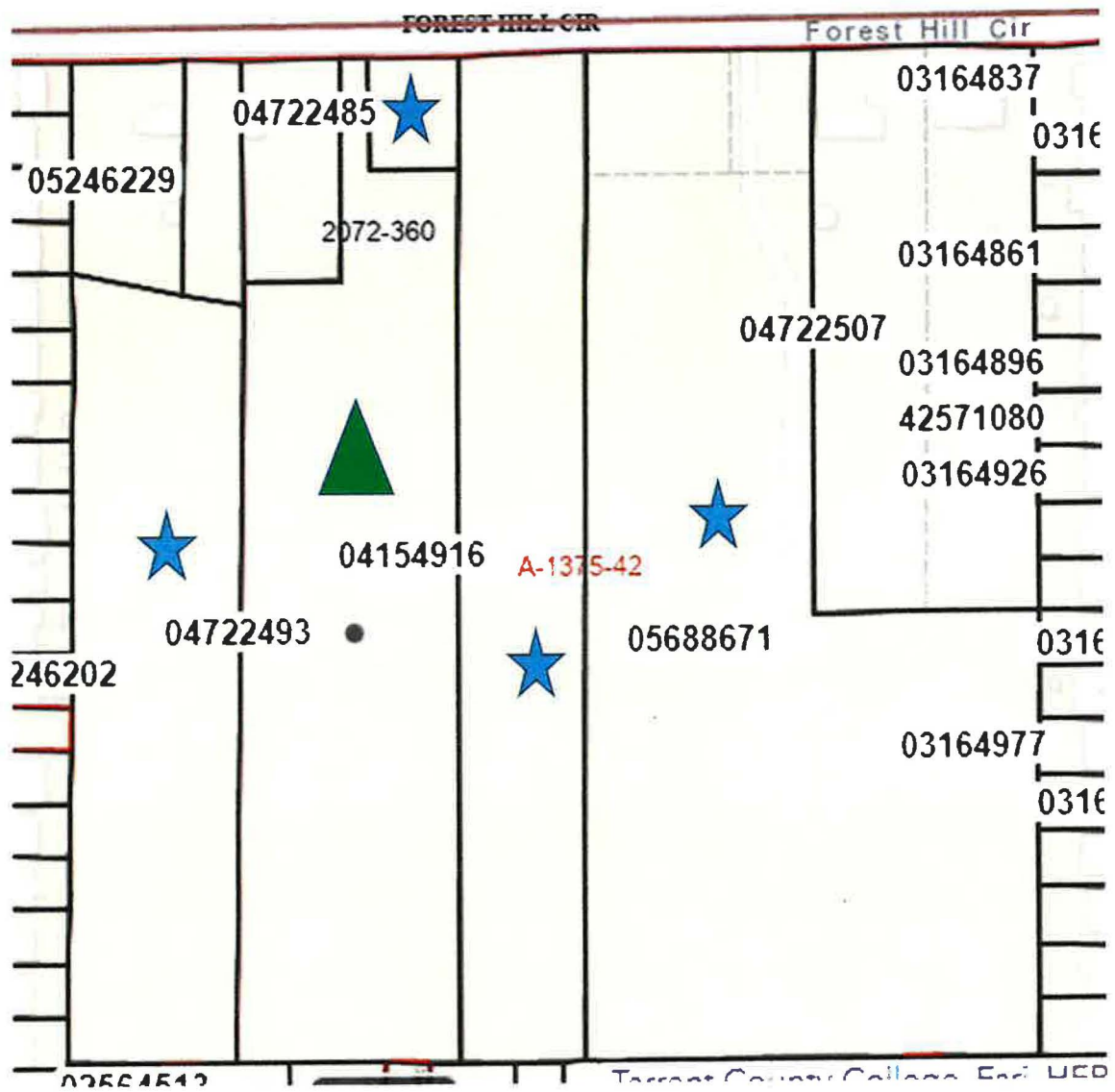
4520/4524/4550/4556 Forest Hill Circle & 6725 Casey



 R-2 Single Family Residential ★

 Planned Development ▲

4520/4524/4550/4556 Forest Hill Circle & 6725 Casey



COMPREHENSIVE MASTER PLAN – FUTURE LAND USE MAP

City of Forest Hill, Texas

Comprehensive Master Plan 2010

6-10 Future Land Uses

The Future Land Use Map (FLUM) represents a generalized projection of the future development pattern for the City.

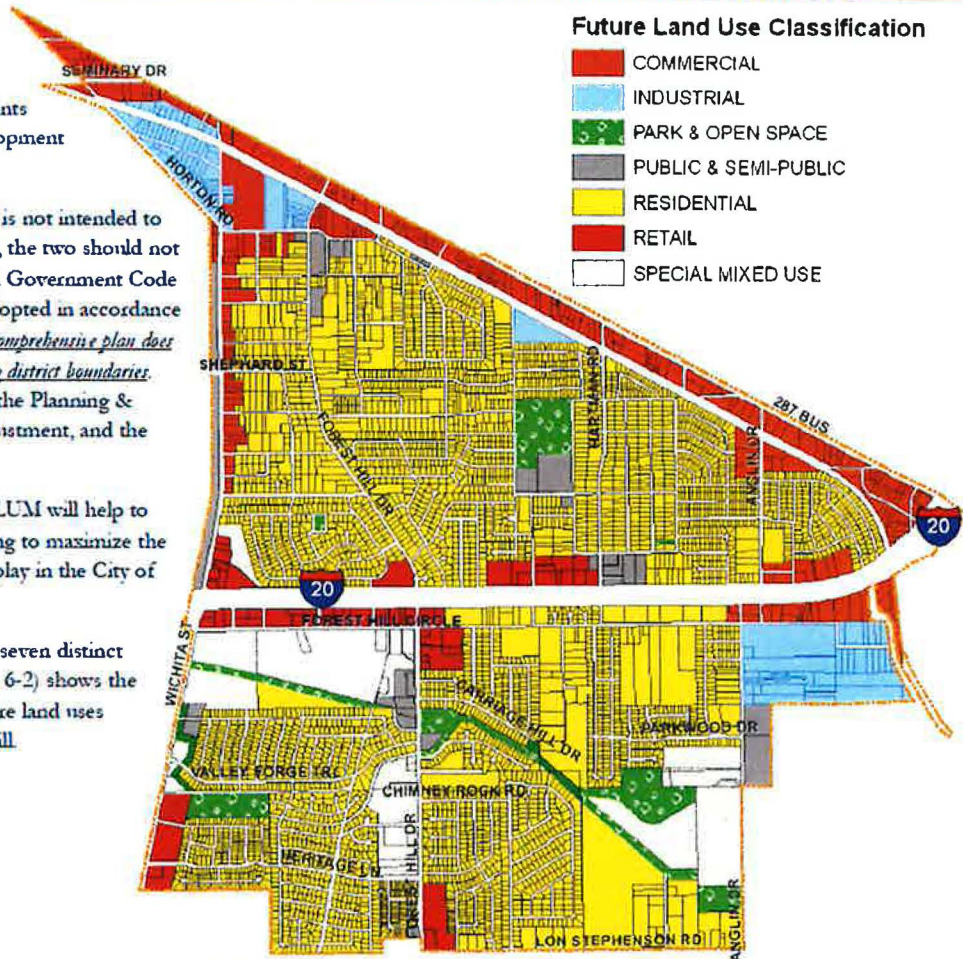
The FLUM contains general categories and is not intended to be as specific as the Zoning Map; therefore, the two should not be confused. According to the Texas Local Government Code (211.004), "zoning regulations must be adopted in accordance with a comprehensive plan..." Further, *a comprehensive plan does not constitute zoning regulations or establish zoning district boundaries.* Establishing zoning is the responsibility of the Planning & Zoning Commission, Zoning Board of Adjustment, and the City Council.

The general categories designated on the FLUM will help to guide growth in a sustainable manner seeking to maximize the quality of life for those that live, work and play in the City of Forest Hill.

The Future Land Use Map is comprised of seven distinct categories. The corresponding table (Table 6-2) shows the acreage and percentage breakdown for future land uses within the municipal boundary of Forest Hill.

Future Land Use Classification

- COMMERCIAL
- INDUSTRIAL
- PARK & OPEN SPACE
- PUBLIC & SEMI-PUBLIC
- RESIDENTIAL
- RETAIL
- SPECIAL MIXED USE

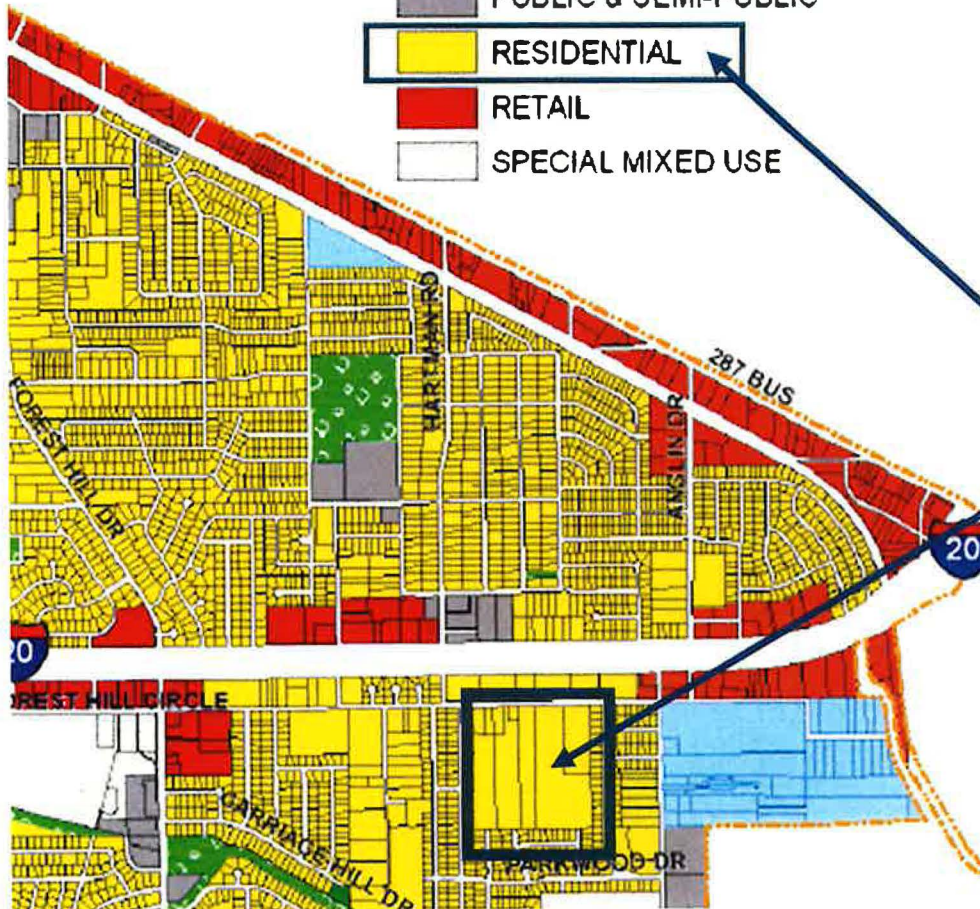


COMPREHENSIVE MASTER PLAN – FUTURE LAND USE MAP DETAIL

Comprehensive Master Plan 2010

Future Land Use Classification

-  COMMERCIAL
-  INDUSTRIAL
-  PARK & OPEN SPACE
-  PUBLIC & SEMI-PUBLIC
-  RESIDENTIAL
-  RETAIL
-  SPECIAL MIXED USE



**Subject Properties –
Future Zoning is Residential**

		Minimum Lot Area (Sq. Ft.)	Minimum Dwelling Size per Unit (Sq. Ft.)	Minimum Lot Depth (Feet)	Minimum Lot Width (Feet)	Minimum Front Yard (Feet)*	Minimum Side Yard (Feet) **	Minimum Rear Yard (Feet) ***	Maximum Height (Feet)	Maximum Lot Coverage
Single Family Detached	R-1	10,000	1,800	125	80	30	20	20	35	40%
	R-2	8,000	1,600	125	70	25	20	20	35	50%
	R-3	6,000	1,500	100	60	25	20	20	35	50%
	R-4	5,000	1,100	100	50	25	20	20	35	60%
	2F	5,000	900	100	50	25	15	15	35	60%
	PD	7,500	1,800	125	80	25	20	20	35	50%
Single Family Attached - Townhouse	R-4	5,000	1,100	100	50	25	20	20	35	60%
	2F	3,125	900	100	35	25	15	15	35	60%
	MF	3,125	900	100	35	25	15	15	35	60%
	PD	3,125	1,000	100	35	25	15	15	35	50%
Two Family - Duplex	2F	3,250	900	100	60	25	15	15	35	60%
	MF	3,250	900	100	60	25	15	15	35	60%
	PD	3,750	900	100	60	25	15	15	35	50%
Multi-Family - Apartments or Condominium - 1 to 2 Stories	MF	7,500 sq. ft. / first 2 units; 1,735 sq. ft. / unit in excess of 2	650 / efficiency & one bedroom units plus 200 / additional bedroom	200	100	35	20	20	45	60%
	PD			200	100	35	20	20	45	60%
Non-Residential Uses		0	0	100	50	35	10	10	45	60%
Non-Residential Uses - PD		0	0	100	50	35	10	10	45	60%

* When a property is situated along a major thoroughfare the front yard shall not be less than thirty-five (35) feet.

** When non-residential use abuts a residential district, a twenty (20) foot side yard is required; otherwise side yards shall be at least ten (10) feet. When residential or non-residential uses have side yards on streets, then the side yard shall not be less than fifteen (15) feet from the side street property line, except that where the lot is on a major street, the side yard shall not be less than twenty-five (25) feet from the side street property line.

*** When rear yards face a major street, then it shall not be less than twenty-five (25) feet from the rear property line.

Secs. 64-122 - 64-140. - Reserved

**TRINITY FOREST
PLANNED DEVELOPMENT DISTRICT STANDARDS**

1. Name of PD.

This planned development district (the “**District**”) will be known as “**PD – Trinity Forest**”.

2. Purpose.

The purpose of this District is to provide for a single-family residential development with a mixture of lot sizes in accordance with an approved comprehensive development plan that permits flexibility and encourages a creative, efficient and aesthetically desirable design and placement of buildings, opens spaces, circulation patterns and parking facilities in order to best utilize the special site features of the Property.

3. District Property.

The property included within this District (the “**Property**”) is legally described on Exhibit A attached.

4. Conceptual Plan.

A conceptual plan for the development of the Property (the “**Conceptual Plan**”) is attached as Exhibit B. The Conceptual Plan shows general use, thoroughfares, and preliminary lot arrangements.

5. Permitted Uses.

The Property may be used for residential purposes, the construction of single family detached dwellings (each, a “**Dwelling**”), and other uses permitted under the “R-2” Single Family Detached residential zoning classification.

6. Subdivision and Lot Requirements.

This District allows for the subdivision of the Property into various lots (each, a “**Lot**”) that meet certain requirements. Lots that share a common boundary with a lot outside the Property upon which a single family residence is located are “**Type A Lots**”. All other Lots are “**Type B Lots**”. The chart below shows the minimum lot width/frontage and the minimum lot area for each Type of Lot.

	Type A Lots	Type B Lots
Minimum Lot Width/Frontage	60’	50’
Minimum Lot Area	8000 square feet	5000 square feet

Lots fronting onto curvilinear streets, cul-de-sacs, and eyebrows may have the front lot width reduced, provided that the lot width must be met at the front building line. Additionally, the lot depth on Lots fronting onto curvilinear streets, cul-de-sacs, or eyebrows may be reduced by up to 10%, but must still meet the minimum lot area requirement for the applicable Type of Lot.

The Property may be subdivided in one or more phases so long as each residential Lot created meets the requirements for the applicable Type of Lot noted above. The requirements set out above do not apply to any lot created for other than residential use (easements, common areas, open space, etc.).

The Planning Director may grant a reduction in the required lot width/frontage or lot area of up to five percent (5%) for the applicable Type of Lot where those requirements would result in an inefficient subdivision design or create an undue hardship or safety concern.

7. Dwelling Requirements.

This District allows for the construction of Dwellings that meet certain requirements based on the Type of Lot on which that Dwelling is located. No more than one (1) Dwelling may be located on any Lot. The chart below shows the minimum square feet of living area in each Dwelling and the maximum lot coverage based on the Type of Lot on which the Dwelling is located.

	Type A Lots	Type B Lots
Minimum Dwelling Area	1250 square feet	1100 square feet
Maximum Lot Coverage	50%	50%

8. Setbacks.

No Dwelling may be constructed on a Lot within the applicable front, rear, or side yard setback area (measured from the applicable lot line) as shown on the chart set out below. The side street setback requirements apply only to corner lots.

	Type A Lots	Type B Lots
Front Yard Setback	20'	20'
Rear Yard Setback	20'	15'
Side Yard Setback	5'	5'
Side Street Setback (for corner lots)	10'	10'

The Planning Director may grant a reduction in the required front, side, or rear building setback requirements of up to five feet (5') for Lots situated along cul-de-sacs or curvilinear streets, or where the building setback requirement would result in an inefficient subdivision design or create an undue hardship or safety concern.

9. Façade or Color Repetition.

Neither the front façade nor the primary color of a Dwelling may be repeated (a) on the same side of the street for every two (2) Lots to the right or the left of a particular design or color, or (b) on the opposite side of the street for the Dwellings on the Lot opposite of the Lot in question or the Lots on either side of the opposite Lot.

	Facade/Color A not allowed	Facade/Color A not allowed	Facade/Color A	Facade/Color A not allowed	Facade/Color A not allowed	
Street						
		Facade/Color A not allowed	Facade/Color A not allowed	Facade/Color A not allowed		

Front façades will be deemed sufficiently different if any three of the following elements are met:

- a. Different number of full stories.
- b. Change in the roofline that is at least 40% of the width of the front elevation.
- c. Change in the roof pitch of at least two (2) units of change as measured by its horizontal span (e.g., 6/12 pitch to 8/12 pitch).
- d. Inclusion or exclusion of a front porch or front entry structure.
- e. Change in relative location of a front porch or front entry structure, or an increase or decrease (at least 10%) in the size of front porch or front entry structure.
- f. Different number or location of dormers.
- g. Garage recessed or projected by a minimum increment of four (4) feet.
- h. Change in the number of front-facing garage doors.
- i. Change in exterior materials covering 50% or more of the wall coverage on the front façade (excluding window and door openings).
- j. Inclusion or exclusion of a bay window that projects a minimum of one (1) foot from the front wall.
- k. Different number of windows.

The primary color restriction applies to painted areas on the front façade of a Dwelling that are more than fifty percent (50%) of the total area of the front façade. Use of similar brick, stone, or naturally stained wood is not restricted.

10. Accessory Building Requirements.

Accessory buildings and uses are permitted in this District as are permitted under the “R-2” Single Family Detached residential zoning classification. No accessory building may be constructed on a residential Lot without a principal structure. No accessory building may be greater than fifteen feet (15’) in height or have a floor area that exceeds ten percent (10%) of the rear yard area. No accessory structure may be located closer than eight feet (8’) to a side or rear lot line.

11. Parking Requirements.

Dwellings on Type A Lots must provide at a minimum a two (2) car garage (attached or detached) and a two (2) car paved driveway. Dwellings on Type B Lots must provide at a minimum a one (1) car garage (attached or detached) and a two (2) car paved driveway.

12. Streets.

Streets within the District must be designed to (a) extend Casey Avenue in from the west, (b) extend Griggs Street, Twin Oaks Drive, and Wanda Lane in from the south, and (c) provide for one (1) or two (2) streets connecting to Forest Hill Circle on the north side of the District.

13. Sidewalks.

Sidewalks must be installed along the front lot line of each residential Lot and along the street-side lot lines of each corner Lot prior to the occupancy of any Dwelling on that Lot. If not installed along with the initial development of the Property, the required sidewalks along a Lot must be constructed by the home builder at the time of construction of the Dwelling. Each sidewalk must be at least three feet (3’) in width and must tie into any existing sidewalk on adjacent Lots.

14. Setback from Gas Well.

No Dwelling may be constructed within the District that is closer than 250 feet to the center of the well bore of an operational oil or gas well, measured at the surface of the ground in a straight line (without regard to intervening structures or objects) to the closest exterior point of the Dwelling. This setback requirement does not apply to accessory buildings located on a Lot. Delivery of reasonable evidence that this setback requirement will be met may be a condition to the issuance of a building permit for a Dwelling in this District.

15. Entry Wall / Subdivision Sign.

An entry wall may be installed along the north boundary of the Property parallel and adjacent to the right of way for Forest Hill Circle. The entry wall may be located between or beside streets entering the Property from Forest Hill Circle. The exterior of the entry wall must be constructed primarily of brick, natural stone, cast stone, or other masonry materials. The entry wall may include a permanent sign identifying the subdivision. Final design and

location of the entry wall will be reviewed and approved along with the preliminary plat for the Property.

16. HOA Information

A homeowners association for the subdivision (the HOA) will be formed as a Texas nonprofit corporation in accordance with the requirements of the Texas Property Code. Restrictive covenants will be imposed on the subdivision requiring all homeowners to be members of the HOA.

The HOA will be responsible for maintaining all open space lots and common features and improvements, including the detention pond, as shown on the Concept Plan attached as Exhibit C. The common areas may include picnic tables, a shade structure, and an entrance sign adjacent to the right-of-way for Forest Hill Circle. No open spaces or common areas other than those shown on the Concept Plan will be required.

The subdivision will not be gated and will have public streets. The HOA will not be responsible for the water systems, sanitary sewer systems, paving, and storm water systems that are located within the public right-of-way or public easements.

The restrictive covenants will prohibit a particular residential elevation from being constructed on the adjacent lots on the same side of the street or the lots across the street from those three lots. No minimum façade or masonry requirements will be imposed on the single-family houses.

17. Tree Preservation

- a. Mitigation and Preservation of trees shall be accomplished for this development as detailed below.
- b. The development will seek to preserve existing trees outside of areas needed to properly grade and drain the development. Anticipated preservation areas include:
 1. Rear of lots as grading and drainage design allows, with a preference to preserving rear trees along the existing residential lots.
 2. Areas within the wellhead setback as grading and drainage design allows.
 3. Open space areas near the detention pond as grading and drainage allows.
- c. Protected trees that must be removed from the development area will be mitigated in accordance with the City of Forest Hill Ordinance. Protected Trees within areas to be granted as Right of Way will not count towards the Mitigation requirement.
- d. Tree replacement requirements will be satisfied for the development if trees are planted as detailed in the following. These trees (type as outlined 4.08.006(a)) will be a minimum of 3 caliper inches measured 6" from the ground and a minimum of seven feet in height when planted.
Trees will be planted as follows:

1. 50' lots – 2 Trees per lot
2. 60' lots – 2 Trees per lot

18. Other Requirements.

Unless specifically provided otherwise in these Planned Development District Standards, the development standards stipulated for the R-3 Single Family Residential District will apply to the Property.

Exhibit A

Legal Description of Property

EXHIBIT "A"

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND SITUATED IN THE SHELBY COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 1375 IN THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS AND BEING ALL OF LOT 1 AND LOT 2 OF FLORENCE WHITLOCK'S SUBDIVISION, AN ADDITION TO THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-17, PAGE 543 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T), BEING PART OF A CALLED 11.61 ACRE TRACT DESCRIBED AS TRACT 1 IN A DEED TO FOREST HILL RANCH, LP, AS RECORDED IN INSTRUMENT NO. D206026014 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T), BEING PART OF A CALLED 5.15 ACRE TRACT DESCRIBED IN A DEED TO FOREST HILL RANCH, LP, AS RECORDED IN INSTRUMENT NO. D205100925, O.P.R.T.C.T., PART OF A TRACT DESCRIBED AS TRACT 2 IN A DEED TO FOREST HILL RANCH, LP, AS RECORDED IN INSTRUMENT NO. D206352389, O.P.R.T.C.T., ALL OF A TRACT DESCRIBED AS TRACT 1 IN SAID DEED RECORDED IN INSTRUMENT NO. D206352389, O.P.R.T.C.T. AND BEING PART OF A CALLED 14.9 ACRE TRACT DESCRIBED IN A DEED TO FOREST HILL RANCH, LP, AS RECORDED IN VOLUME 12129, PAGE 552 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS (D.R.T.C.T) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/8" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF A CALLED 5 ACRE TRACT DESCRIBED IN A DEED TO FOREST HILL COMMUNITY BIBLE CHURCH, AS RECORDED IN VOLUME 14633, PAGE 498, D.R.T.C.T. AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF FOREST HILL CIRCLE;

THENCE SOUTH 0°21'51" EAST, WITH THE EAST LINE OF SAID LOT 2 AND THE WEST LINE OF SAID 5 ACRE TRACT, PASSING AT A DISTANCE 153.72 FEET A 1/2" IRON ROD WITH CAP STAMPED "ENCOMPASS" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 2 AND THE NORTHERNMOST NORTHEAST CORNER OF SAID 11.61 ACRE TRACT, CONTINUING WITH THE EAST LINE OF SAID 11.61 ACRE TRACT AND SAID WEST LINE OF SAID 5 ACRE TRACT FOR A TOTAL DISTANCE OF 687.41 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FROM WHICH A 3/8" IRON ROD FOUND FOR AN ELL CORNER OF SAID 11.61 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID 5 ACRE TRACT BEARS SOUTH 0°21'51" EAST, 50.00 FEET;

THENCE OVER AND ACROSS SAID 11.61 ACRE TRACT AND SAID 5.15 ACRE TRACT THE FOLLOWING:

SOUTH 89°57'09" WEST, A DISTANCE OF 320.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

SOUTH 0°02'51" EAST, A DISTANCE OF 320.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

NORTH 89°57'09" EAST, A DISTANCE OF 77.81 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET ON THE WESTERNMOST WEST LINE OF A 20' BARNETT GATHERING, LP PIPELINE EASEMENT, AS RECORDED IN INSTRUMENT NO. D210013115, O.P.R.T.C.T.;

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

**ZONING EXHIBIT
26.115 ACRES
SHELBY COUNTY
SCHOOL LAND SURVEY
ABSTRACT NO. 1375
CITY OF FOREST HILL,
TARRANT COUNTY, TEXAS**

NOTES:

1. ORIGINAL DOCUMENT SIZE: 8.5" X 11"
2. ALL BEARINGS, DISTANCES, ACREAGES AND COORDINATE VALUES CONTAINED HEREIN ARE GRID BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. SEE ATTACHED EXHIBIT "A" SHEET 1-2 OF 5 FOR PLAT MAP



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FILE: TH_TRINITY FOREST_ZONING SHEET: 3 OF 5

EXHIBIT "A"

SOUTH 1°55'19" WEST, WITH SAID WESTERNMOST WEST LINE OF SAID 20' BARNETT GATHERING, LP PIPELINE EASEMENT, A DISTANCE OF 16.29 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE WESTERNMOST SOUTHWEST CORNER OF SAID 20' BARNETT GATHERING, LP PIPELINE EASEMENT;

SOUTH 89°15'39" EAST, WITH THE WESTERNMOST SOUTH LINE OF SAID 20' BARNETT GATHERING, LP PIPELINE EASEMENT, A DISTANCE OF 493.07 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET;

NORTH 0°02'51" WEST, A DISTANCE OF 293.05 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET ON THE EASTERNMOST NORTH LINE OF SAID 11.61 ACRE TRACT AND ON THE SOUTH LINE OF SAID 5 ACRE TRACT;

THENCE NORTH 89°57'09" EAST, WITH SAID EASTERNMOST NORTH LINE OF 11.61 ACRE TRACT AND SAID SOUTH LINE OF 5 ACRE TRACT, A DISTANCE OF 45.91 FEET TO A 3/8" IRON ROD FOUND FOR THE EASTERNMOST NORTHEAST CORNER OF SAID 11.61 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF SAID 5 ACRE TRACT AND BEING ON THE WEST LINE OF LOT 11-R, BLOCK 1 OF TRAILWOOD ADDITION, SECTION TWO, AN ADDITION TO THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-47, PAGE 663, P.R.T.C.T.;

THENCE SOUTH 0°26'29" EAST, WITH THE EASTERNMOST EAST LINE OF SAID 11.61 ACRE TRACT AND THE WEST LINE OF SAID BLOCK 1, TO AND WITH THE WEST LINE OF BLOCK 1 OF TRAILWOOD ADDITION, SECTION TWO, AN ADDITION TO THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-48, PAGE 893, P.R.T.C.T., A DISTANCE OF 569.68 FEET TO A 1/2" IRON ROD FOUND FOR THE SOUTHEAST CORNER OF SAID 11.61 ACRE TRACT AND THE SOUTHWEST CORNER OF LOT 18-R OF SAID BLOCK 1, AND BEING THE NORTHWEST CORNER OF LOT 19, BLOCK 1 OF TRAILWOOD ADDITION, SECTION TWO, AN ADDITION TO THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-40, PAGE 10, P.R.T.C.T., SAME BEING THE NORTHEAST CORNER OF LOT 8, BLOCK 5 OF ROSEWOOD ADDITION, AN ADDITION TO THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-68, PAGE 60, P.R.T.C.T.;

THENCE SOUTH 89°22'15" WEST, WITH THE SOUTH LINE OF SAID 11.61 ACRE TRACT THE NORTH LINE OF SAID LOT 8, TO AND WITH THE NORTH RIGHT-OF-WAY TERMINUS OF WANDA LANE, TO AND WITH THE NORTH LINE OF BLOCK 3 OF SAID ROSEWOOD ADDITION, TO AND WITH THE SOUTH LINE OF SAID 5.15 ACRE TRACT, PASSING AT A DISTANCE OF 755.84 FEET A 1" IRON PIPE FOUND FOR THE SOUTHWEST CORNER OF SAID 5.15 ACRE TRACT AND BEING THE SOUTHEAST CORNER OF SAID TRACT 2, SAME BEING THE SOUTHEAST CORNER OF SAID 14.9 ACRE TRACT AND BEING ON THE NORTH LINE OF LOT 1 OF SAID BLOCK 3, TO AND WITH THE SOUTH LINE OF SAID TRACT 2, SAME BEING THE SOUTH LINE OF SAID 14.9 TRACT, TO AND WITH THE NORTH RIGHT-OF-WAY TERMINUS OF TWIN OAKS DRIVE, TO AND WITH THE NORTH LINE OF BLOCK 2 OF SAID ROSEWOOD ADDITION, TO AND WITH THE NORTH RIGHT-OF-WAY TERMINUS OF GRIGGS STREET, TO AND WITH THE NORTH LINE OF BLOCK 1 OF SAID ROSEWOOD ADDITION, A TOTAL DISTANCE OF 1258.15 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE SOUTHWEST CORNER OF SAID 14.9 ACRE TRACT, SAME BEING THE NORTHWEST CORNER OF LOT 7 OF SAID BLOCK 1 AND BEING ON THE EAST LINE OF LOT 6, BLOCK 5 OF ROSEBUD ADDITION, AN ADDITION TO THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-62, PAGE 57, P.R.T.C.T, FROM WHICH A CONCRETE TESCO ROW MARKER (DISTURBED) FOUND FOR THE SOUTHWEST CORNER OF SAID ROSEWOOD ADDITION, BEARS SOUTH 0°08'20" WEST, A DISTANCE 1015.68 FEET;

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**ZONING EXHIBIT
26.115 ACRES
SHELBY COUNTY
SCHOOL LAND SURVEY
ABSTRACT NO. 1375
CITY OF FOREST HILL,
TARRANT COUNTY, TEXAS**

NOTES:

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3. SEE ATTACHED EXHIBIT "A" SHEET 1-2 OF 5 FOR PLAT MAP



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EXHIBIT "A"

THENCE NORTH 0°08'20" EAST, WITH THE WEST LINE OF SAID 14.9 ACRE TRACT AND THE EAST LINE OF SAID BLOCK 5, A DISTANCE OF 332.86 FEET TO A 2.5" METAL FENCE CORNER POST FOUND FOR THE NORTHEAST CORNER OF LOT 2 OF SAID BLOCK 5 (ROSEBUD ADDITION, VOLUME 388-62, PAGE 57, P.R.T.C.T) AND THE SOUTHEAST CORNER OF LOT 1, BLOCK 5 OF ROSEBUD ADDITION, AN ADDITION TO THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-25, PAGE 56, P.R.T.C.T.;

THENCE NORTH 0°32'58" WEST, WITH SAID WEST LINE OF 14.9 ACRE TRACT AND THE EAST LINE OF SAID BLOCK 5 (ROSEBUD ADDITION, VOLUME 388-25, PAGE 56, P.R.T.C.T.), TO AND WITH THE EAST RIGHT-OF-WAY TERMINUS OF CASEY AVENUE, TO AND WITH THE EAST LINE OF BLOCK 3 OF SAID ROSEBUD ADDITION, VOLUME 388-25, PAGE 56, P.R.T.C.T, FOR A TOTAL DISTANCE OF 690.48 FEET TO A 5/8" IRON ROD FOUND ON THE EAST LINE OF LOT 4 OF SAID BLOCK 3, SAME BEING THE SOUTHWEST CORNER OF A CALLED 0.993 ACRE TRACT DESCRIBED IN A DEED TO HUMBERTO HERRERA VARELA AND ERIKA GONZALEZ, AS RECORDED IN INSTRUMENT NO. D216163085, O.P.R.T.C.T.;

THENCE SOUTH 80°23'28" EAST, WITH THE SOUTHWEST LINE OF SAID 0.993 ACRE TRACT, TO AND WITH THE SOUTHWEST LINE OF A CALLED 1.48 ACRE TRACT DESCRIBED IN A DEED TO TPH GROUP, INC., AS RECORDED IN INSTRUMENT NO. D221138860, O.P.R.T.C.T. TO A 5/8" IRON ROD FOUND FOR THE WESTERNMOST NORTHWEST CORNER OF SAID TRACT 2, SAME BEING AN ANGLE POINT ON THE SOUTH LINE OF SAID 1.48 ACRE TRACT;

THENCE NORTH 89°21'13" EAST, WITH THE WESTERNMOST NORTH LINE OF SAID TRACT 2 AND THE SOUTH LINE OF SAID 1.48 ACRE TRACT, A DISTANCE OF 134.90 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR AN ELL CORNER OF SAID TRACT 2, SAME BEING THE SOUTHEAST CORNER OF SAID 1.48 ACRE TRACT;

THENCE NORTH 2°24'25" WEST, WITH THE NORTHERNMOST WEST LINE OF SAID TRACT 2 AND THE EAST LINE OF SAID 1.48 ACRE TRACT, A DISTANCE OF 323.46 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "TOPOGRAPHIC" SET FOR THE NORTHWEST CORNER OF SAID TRACT 2 AND THE NORTHEAST CORNER OF SAID 1.48 ACRE TRACT AND BEING ON THE SAID SOUTH RIGHT-OF-WAY LINE OF FOREST HILL CIRCLE;

THENCE NORTH 89°07'04" EAST, WITH THE NORTH LINE OF SAID TRACT 2, TO AND WITH THE NORTH LINE OF SAID TRACT 1, TO AND WITH THE NORTH LINE OF SAID 5.15 ACRE TRACT, TO AND WITH THE NORTH LINE OF SAID LOT 1 AND LOT 2 OF SAID FLORENCE G. WHITLOCK'S SUBDIVISION AND SAID SOUTH RIGHT-OF-WAY LINE OF FOREST HILL CIRCLE, A DISTANCE OF 619.60 FEET TO THE PLACE OF BEGINNING AND CONTAINING 26.115 ACRES OF LAND.

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**ZONING EXHIBIT
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ABSTRACT NO. 1375
CITY OF FOREST HILL,
TARRANT COUNTY, TEXAS**

NOTES:

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3. SEE ATTACHED EXHIBIT "A" SHEET 1-3 OF 5 FOR PLAT MAP



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EXHIBIT "A"
FOREST HILL CIRCLE
 (50' R.O.W.)

P.O.B.

MARGARET AVENUE
 (50' R.O.W.)

CASEY AVENUE
 (50' R.O.W.)

TRAILWOOD DRIVE
 (50' R.O.W.)

TWIN OAKS DRIVE
 (56' R.O.W.)

WANDA LANE
 (50' R.O.W.)

GRIGGS STREET
 (50' R.O.W.)

26.115 ACRES

BARNETT GATHERING, LP
 20' PIPELINE EASEMENT
 INSTRUMENT NO. D210013115
 O.P.R.T.C.T.



SCALE: 1" = 250'
 0' 125' 250'

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ZONING EXHIBIT
26.115 ACRES
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NOTES

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4. THIS ZONING EXHIBIT SHOULD NOT BE RELIED UPON AS A BOUNDARY SURVEY.
5. ADJOINER INFORMATION SHOWN FOR INFORMATIONAL PURPOSES ONLY.
6. POB = PLACE OF BEGINNING
7. D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
8. O.P.R.T.C.T. = OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
9. P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
10. SEE ATTACHED SHEET 2 OF 5 FOR LINE TABLE AND OWNER INFORMATION.
11. SEE ATTACHED SHEET 3-5 OF 5 FOR PROPERTY DESCRIPTION.

LEGEND

- SUBJECT PROPERTY LINE
- ADJOINER LINE
- EASEMENT

DATE: 11/03/2024 DRAWN BY: FCN
 FILE: TH_TRINITY FOREST_ZONING SHEET: 1 OF 5

EXHIBIT "A"

LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°21'51"E	687.41'
L2	S89°57'09"W	320.00'
L3	S00°02'51"E	320.00'
L4	N89°57'09"E	77.81'
L5	S01°55'19"W	16.29'
L6	S89°15'39"E	493.07'
L7	N00°02'51"W	293.05'
L8	N89°57'09"E	45.91'
L9	S00°26'29"E	569.68'
L10	S89°22'15"W	1258.15'
L11	N00°08'20"E	332.86'
L12	N00°32'58"W	690.48'
L13	S80°23'28"E	221.17'
L14	N89°21'13"E	134.90'
L15	N02°24'25"W	323.46'
L16	N89°07'04"E	619.60'

Ⓐ

LOT 1

FLORENCE G. WHITLOCK'S
SUBDIVISION
VOLUME 388-17, PAGE 543
P.R.T.C.T.

Ⓔ

FOREST HILL RANCH, LP
REMAINDER OF A
CALLED 14.9 ACRES
VOLUME 12129, PAGE 552
D.R.T.C.T.

Ⓑ

FOREST HILL RANCH, LP
TRACT I
CALLED 11.61 ACRES
INSTRUMENT NO. D206026014
O.P.R.T.C.T.

Ⓕ

FOREST HILL RANCH, LP
TRACT I
INSTRUMENT NO. D206352389
O.P.R.T.C.T.

Ⓒ

FOREST HILL RANCH, LP
CALLED 5.15 ACRES
INSTRUMENT NO. D205100925
O.P.R.T.C.T.

Ⓖ

LOT 2

FLORENCE G. WHITLOCK'S
SUBDIVISION
VOLUME 388-17, PAGE 543
P.R.T.C.T.

Ⓓ

FOREST HILL RANCH, LP
REMAINDER OF
TRACT 2
INSTRUMENT NO. D206352389
O.P.R.T.C.T.

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**ZONING EXHIBIT
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NOTES

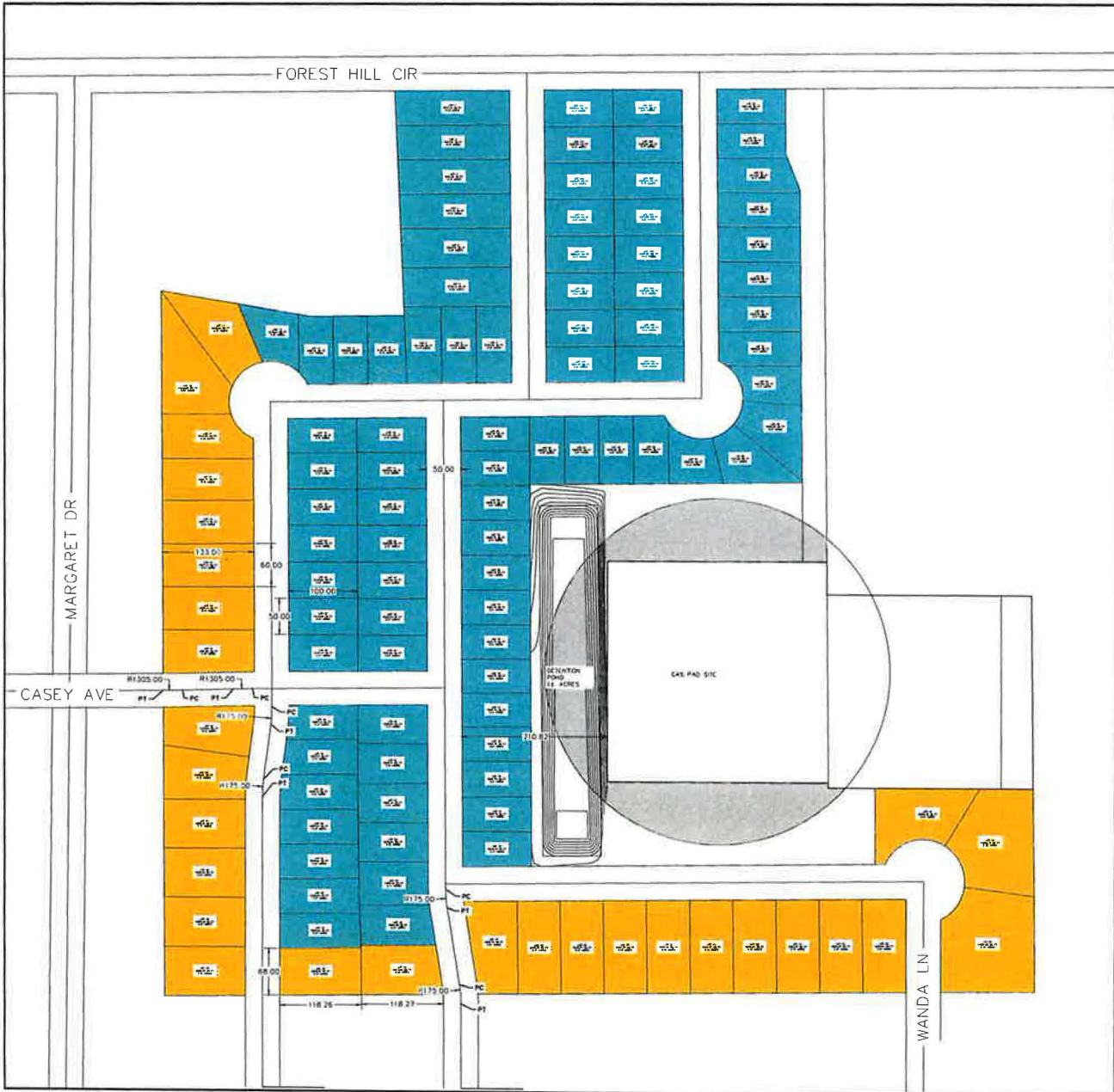
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9. P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
10. SEE ATTACHED SHEET 2 OF 5 FOR LINE TABLE AND OWNER INFORMATION.
11. SEE ATTACHED SHEET 3-5 OF 5 FOR PROPERTY DESCRIPTION.

LEGEND

- SUBJECT PROPERTY LINE
- - - ADJOINER LINE
- - - EASEMENT

DATE: 11/03/2024 DRAWN BY: FCN
FILE:TH_TRINITY FOREST_ZONING SHEET: 2 OF 5

Exhibit B
Conceptual Plan

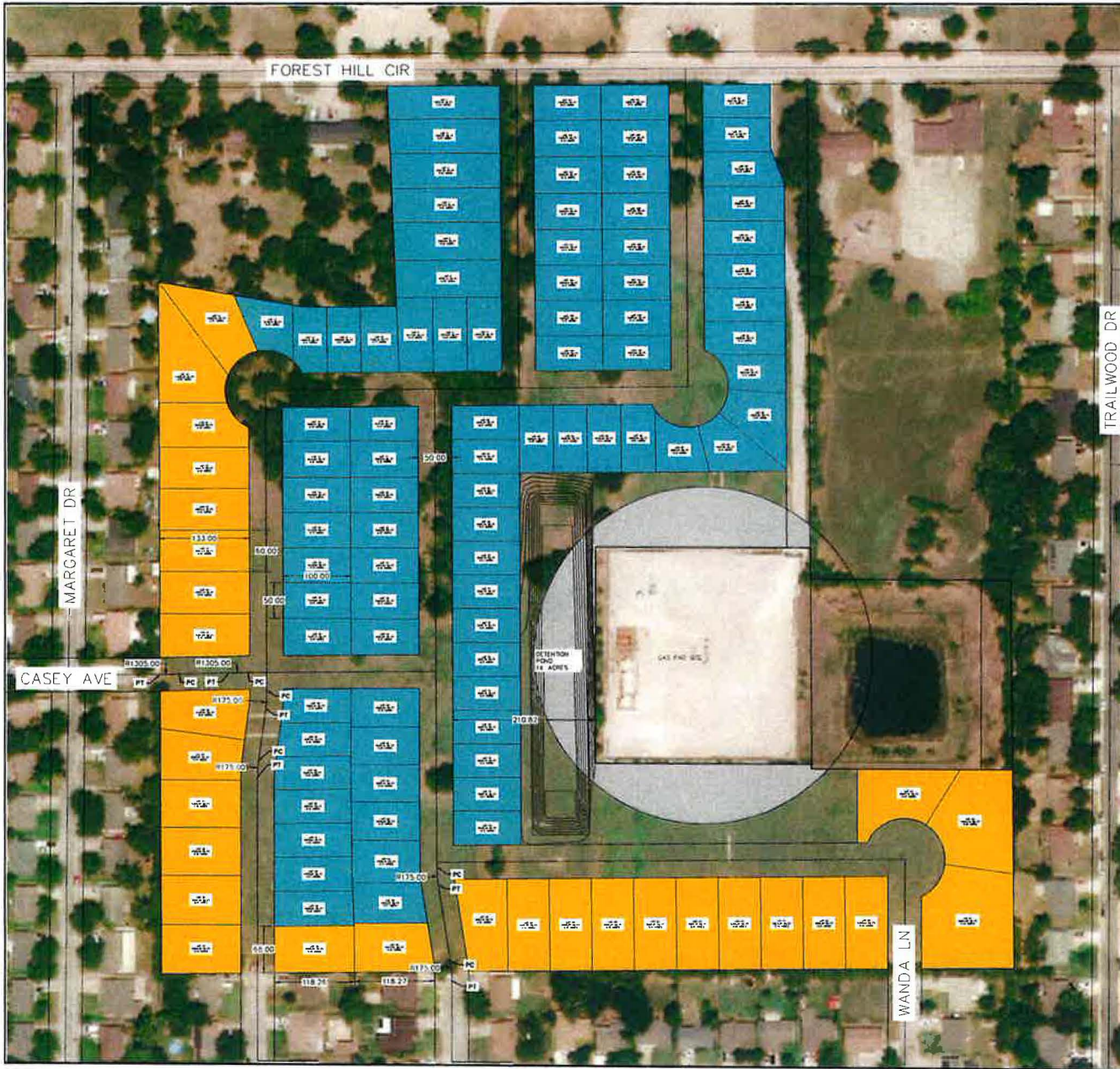


FOREST HILL DATA:
 TOTAL NUMBER OF LOTS: 114
 ■ 29 TYPE A LOTS MIN FRONT WIDTH 60' 8000 SQFT
 ■ 85 TYPE B LOTS MIN FRONT WIDTH 50' 5000 SQFT

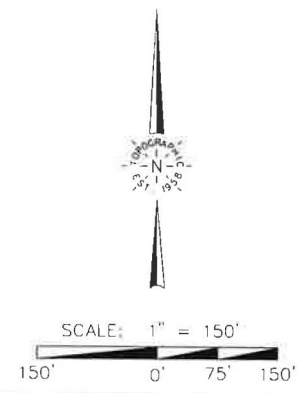
SCALE: 1" = 150'

150' 0' 75' 150'

TRINITY FOREST PD
 CONCEPT PLAN



FOREST HILL DATA:
 TOTAL NUMBER OF LOTS: 114
 ■ 29 TYPE A LOTS MIN FRONT WIDTH 60' 8000 SQFT
 ■ 85 TYPE B LOTS MIN FRONT WIDTH 50' 5000 SQFT



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TRINITY FOREST PD
 CONCEPT PLAN

EX. B1

Exhibit C

Conceptual Grading Plan

Exhibit D

Elevations

**EXHIBIT D
ELEVATION IMAGES
TRINITY FOREST**









H1-ELM(R)
FRONT ELEVATION -4



FOX II COLUMBIA-A (L)
FRONT ELEVATION



H3-MAGNOLIA-A(R)
FRONT ELEVATION

Memorandum

To: Venus M. Wehle
From: Christopher Cervenka, P.E., CFM
CC: File – FOR25007
Date: February 6, 2025
RE: **Habitat For Humanity Forest Hill Drainage Study**

We have reviewed the drainage study for Habitat For Humanity Drainage Study submitted by Topographic. The information was received on January 29th, 2025. All previous comments have been addressed and TNP recommends approval for this Preliminary Drainage Study. NOTE: Although approval for this study is recommended, the Engineer must abide by the final note provided in this memo when submitting construction plans for this project.

1. Please include the sources of the intensities used in hydrologic computations. The values used do not appear to be referenced in the 2020 Technical iSWM Manual.

1st Review Response: Addressed. Rainfall intensity data were sourced from the 2020 iSWM Hydrology Technical Manual. For details, refer to the memorandum appendix.

Reviewer Response: Addressed.

2. The TC sheet flow calculations for basins EX-1 and EX-4 should use the same n-values as post-project basins OS-1 and OS-5, respectively. Please revise.

1st Review Response: Addressed. N-values were corrected.

Reviewer Response: Addressed.

3. Please include the missing drainage basin names in the Pre-Development Composite C Value table.

1st Review Response: Addressed.

Reviewer Response: Addressed.

4. Please include a description and a graphical schematic of the detention pond outfall structure.

1st Review Response: Addressed. Two 36-inch culverts were proposed as the detention pond overall structure to release flow, ensuring discharge remains below existing conditions. For details, refer to the memorandum and plan sheets.

Reviewer Response: Addressed.

Habitat For Humanity Drainage Review

February 6, 2025

Page 2

5. Please provide a callout of the detention pond outlet location.

1st Review Response: Addressed. The outlet structure was located on the south side of the detention pond. Refer to plan sheet. Please note that the outfall will be piped to connect to existing city storm infrastructure, matching the existing conditions directed to in place curb inlets. The record drawings showing this infrastructure have not been provided by the city at the time of this report.

Reviewer Response: Addressed.

6. Please provide a detention pond outlet rating curve, a detention pond storage summary, and a detention pond summary table that contains storage, water surface elevations, pond inflow, and pond outflow for all storm events.

1st Review Response: Addressed. An outlet rating curve was added; refer to the memorandum. Additional details about the proposed detention pond were included; see the plan sheets for more information.

Reviewer Response: Addressed.

7. Please ensure that erosion control is installed downstream of the detention pond outlet.

1st Review Response: Addressed. Erosion control will be installed to avoid any erosion.

Reviewer Response: Addressed.

8. Does the existing retention pond contain an outfall? Please provide a rating curve, a retention pond storage summary, a retention pond volume summary table, and a note that states the normal water level of the pond for both pre-and post-project conditions.

1st Review Response: Addressed. The existing pond does not contain an outfall.

Reviewer Response: Addressed.

9. Please include proposed grading contours on the post-development drainage area map.

1st Review Response: Addressed. Preliminary "mass grading" level proposed contours have been included to denote the design intent. Please note that these contours are merely to demonstrate proposed street flow directions and overall drainage divides. Final lot grading and necessary retaining walls are not included in the preliminary mass grading contours.

Reviewer Response: Addressed.

Habitat For Humanity Drainage Review

February 6, 2025

Page 3

If you have any questions regarding these review comments, please contact Christopher Cervenka at ccervenka@tncinc.com or (817) 665-7079. We are available to meet with you or the engineer should you desire.

Sincerely,



Christopher Cervenka, P.E., CFM
tnc
teague nall & perkins



**PZ Case #2025-04
200 foot letters**

4520,4524,4550, 4556 Forest Hill Dr./ 6725 Casey

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

Address: **6600 Margaret Dr**
E.L Rogers
6600 Margaret Dr
Forest Hill, TX 76140

Address: **6601 Margaret Dr**
Stephanie's World INC
2620 W Pioneer Pkwy St 102
Arlington, TX 76103

Address: **6604 Margaret Dr**
Maria Martinez
6604 Margaret Dr.
Forest Hill, TX 76140

Address: **6605 Margaret Dr**
Havilla and Redina K Elgin
6605 Margaret Dr
Forest Hill, TX 76140

Address: **6608 Margaret Dr**
Michael Manzano
6608 Margaret Dr
Forest Hill, TX 76140

Address: **6609 Margaret Dr**
Varela Humberto Herrera
6609 Margaret Dr
Forest Hill, TX 76119

Address: **6612 Margaret Dr**
John and Sandra K Johnson
6612 Margaret Dr
Forest Hill, TX 76140

**PZ Case #2025-04
200 foot letters
4520,4524,4550, 4556 Forest Hill Dr./ 6725 Casey**

Address: 6613 Margaret Dr
Mpauna Kaloso
6312 Eagles Rest Dr
Fort Worth, TX 76179

Address: 6616 Margaret Dr
Norma Gomez
6616 Margaret Dr
Forest Hill, TX 76140

Address: 6617 Margaret Dr
Belinda Gomez
6617 Margaret Dr.
Forest Hill, TX 76140

Address: 6620 Margaret Dr
Leticia Guerrero
6620 Margaret Dr.
Forest Hill, TX 76140

Address: 6621 Margaret Dr
Jimmy and Valerie Huang
217 Abbey Hill St
Henderson, NV 89012

Address: 6700 Margaret Dr
Fatima Medrano Javier Gasca
6700 Margaret Dr
Forest Hill TX 76119

Address: 6701 Margaret Dr
Johnny and Tina Smith
6701 Margaret Dr
Forest Hill TX 76140



PZ Case #2025-04

200 foot letters

4520,4524,4550, 4556 Forest Hill Dr./ 6725 Casey

Address: 6704 Margaret Dr
Anthony Butler
6704 Margaret Dr
Forest Hill TX 76140

Address: 6705 Margaret Dr
James Brown
6705 Margaret Dr
Forest Hill TX 76140

Address: 6708 Margaret Dr
Sherry Buchanan
PO Box 181721
Arlington TX 76096

Address: 6709 Margaret Dr
Ricardo Medina & Mistee Perez
6709 Margaret Dr
Forest Hill TX 76140

Address: 6712 Margaret Dr
Maria and Celso Aguero
6712 Margaret Dr
Forest Hill TX 76140

Address: 6713 Margaret Dr
Agustin Santiago
6713 Margaret Dr
Forest Hill TX 76140

Address: 6716 Margaret Dr
Kenneth and Sylvia Green
6716 Margaret Dr
Forest Hill TX 76140



**PZ Case #2025-04
200 foot letters**

4520,4524,4550, 4556 Forest Hill Dr./ 6725 Casey

Address: 6717 Margaret Dr
Joel and Pasquel Soto
6717 Margaret Dr
Forest Hill TX 76140

Address: 6720 Margaret Dr
Maria and Joel Garcia
6720 Margaret Dr
Forest Hill TX 7614

Address: 6721 Margaret Dr
Israel Munoz
6721 Margaret Dr
Forest Hill TX 76140

Address: 6800 Margaret Dr
Trinity Way Investments LLC
4209 Sarita Dr
Fort Worth TX 76109

Address: 6801 Margaret Dr
Howard Kelley
6801 Margaret Dr
Forest Hill TX 76140

Address: 6804 Margaret Dr
Francisco and Maria Novoa
5000 McCart Ave
Fort Worth TX 76115

Address: 6805 Margaret Dr
Cesar Casillas
6805 Margaret Dr
Forest Hill TX 76140



**PZ Case #2025-04
200 foot letters
4520,4524,4550, 4556 Forest Hill Dr./ 6725 Casey**

Address: 6808 Margaret Dr
Gustavo Ventura
6808 Margaret Dr
Forest Hill TX 76140

Address: 6809 Margaret Dr
Dreams Come True Trust
6809 Margaret Dr
Forest Hill TX 76140

Address: 6812 Margaret Dr
Gloria Hamilton
6812 Margaret Dr
Forest Hill TX 76140

Address: 6813 Margaret Dr
Jose Baez
6813 Margaret Dr
Forest Hill TX 76140

Address: 6816 Margaret Dr
Wilma Woods
6816 Margaret Dr
Forest Hill TX 76140

Address: 6817 Margaret Dr
Maria Vega
PO Box 1014
Olton TX 79064

Address: 6820 Margaret Dr
Eduardo Perez
6820 Margaret Dr
Forest Hill TX 76140

**PZ Case #2025-04
200 foot letters
4520,4524,4550, 4556 Forest Hill Dr./ 6725 Casey**

Address: 6821 Margaret Dr
HDJ Property Company LLC
3905 Anawby Way
Fort Worth TX 76133

Address: 6824 Margaret Dr
Juan Garcia & Delores Galarza
6824 Margaret Dr
Forest Hill TX 76140

Address: 6825 Margaret Dr
Oliver Brooks
6825 Margaret Dr
Forest Hill TX 76140

Address: 6828 Margaret Dr
Bernice Hatchett
PO Box 14216
Arlington TX 76094

Address: 6829 Margaret Dr
Oscar and Briceida Guzman
6829 Margaret Dr
Forest Hill TX 76140

Address: 6833 Margaret Dr
Jesus Fuentes
6833 Margaret Dr
Forest Hill TX 76140

Address: 6837 Margaret Dr
Patsy Darden
6837 Margaret Dr
Forest Hill TX 76140

Address: 6824 Griggs St
Antonio Vazquez
6824 Griggs St
Forest Hill TX 76140

PZ Case #2025-04
200 foot letters
4520,4524,4550, 4556 Forest Hill Dr./ 6725 Casey

Address: 6825 Griggs St
Luz Jaime
6825 Griggs St
Forest Hill TX 76140

Address: 6828 Griggs St
Sarah Hixon
6828 Griggs St
Forest Hill TX 76140

Address: 6829 Griggs St
Eugene and Sandra Whigam
6829 Griggs St
Forest Hill TX 76140

Address: 6832 Griggs St
Joseph and Dorothy Harris
6832 Griggs St
Forest Hill TX 76140

Address: 6833 Griggs St
Johnny and Jacie Nickerson
1301 Glasgow Rd
Fort Worth TX 76134

Address: 6836 Griggs St
Jane Carey
6836 Griggs St
Forest Hill TX 76140

Address: 6837 Griggs St
Carmen Salas
6837 Griggs St
Forest Hill TX 76140

**PZ Case #2025-04
200 foot letters
4520,4524,4550, 4556 Forest Hill Dr./ 6725 Casey**

Address: 6820 Twin Oaks Dr
Jose and Maydeli Santana
6820 Twin Oaks Dr
Forest Hill TX 76140

Address: 6821 Twin Oaks Dr
Claudie Johnson
6821 Twin Oaks Dr
Forest Hill TX 76140

Address: 6824 Twin Oaks Dr
Reginald Gee
6824 Twin Oaks Dr
Forest Hill TX 76140

Address: 6828 Twin Oaks Dr
Eloise Posley
6828 Twin Oaks Dr
Forest Hill TX 76140

Address: 6829 Twin Oaks Dr
Cynthia Cousins
6829 Twin Oaks Dr
Forest Hill TX 76140

Address: 6832 Twin Oaks Dr.
Shirley Lofton
6832 Twin Oaks Dr.
Forest Hill TX 76140

Address: 4505 Windy Ln
Steve and Mary Blancher
4505 Windy Ln
Forest Hill TX 76140

**PZ Case #2025-04
200 foot letters
4520,4524,4550, 4556 Forest Hill Dr./ 6725 Casey**

Address: 4509 Windy Ln
Tracy Pistokachi
4509 Windy Ln
Forest Hill TX 76140

Address: 4513 Windy Ln
Matthew Kriegsfeld
14345 Ciera Ct
Poway CA 92064

Address: 4517 Windy LN
Raul Molinar
4517 Windy LN
Forest Hill TX 76140

Address: 4521 Windy Ln
Irma Chavez
516 Prairie St
Arlington TX 76011

Address: 4525 Windy Ln
Lourdes Jimenez
4525 Windy Ln
Forest Hill TX 76140

Address: 4529 Windy LN
Cecillo Garcia
4529 Windy LN
Forest Hill TX 76140

Address: 4531 Windy Ln
Joni Bryant
4531 Windy Ln
Forest Hill TX 76140

Address: 6821 Wanda Ln
Luz Martinez
6821 Wanda Ln
Forest Hill TX 76140



PZ Case #2025-04

200 foot letters

4520,4524,4550, 4556 Forest Hill Dr./ 6725 Casey

Address: 6825 Wanda Ln
Rosa Martinez & Erasmo Jimenez
6825 Wanda Ln
Forest Hill TX 76140

Address: 6829 Wanda Ln
Daniel Klu
6829 Wanda Ln
Forest Hill TX 76140

Address: 6833 Wanda
Debra Edmon
6833 Wanda
Forest Hill TX 76140

Address: 6708 Trailwood Dr
Francisco Rodriguez-Caster
6708 Trailwood Dr
Forest Hill TX 76140

Address: 6709 Trailwood Dr
Jose Resendiz
6709 Trailwood Dr
Forest Hill TX 76140

Address: 6712 Trailwood Dr
Abhilash Tankasali
952 11th St
San Jose CA 95112

Address: 6713 Trailwood Dr
Fred Edmon
6713 Trailwood Dr
Forest Hill TX 76140



PZ Case #2025-04

200 foot letters

4520,4524,4550, 4556 Forest Hill Dr./ 6725 Casey

Address: 6716 Trailwood Dr
John Whetstone
6716 Trailwood Dr
Forest Hill TX 76140

Address: 6717 Trailwood Dr
Cesar and Debra Ware
6717 Trailwood Dr
Forest Hill TX 76140

Address: 6720 Trailwood Dr
Victor and Cheryl Brookins
6720 Trailwood Dr
Forest Hill TX 76140

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

Address: 6721 Trailwood Dr
Terry Humphries
6721 Trailwood Dr
Forest Hill TX 76140

Address: 6724 Trailwood Dr
Kumud and Vijay Chawla
2317 Starlight Ct
Arlington TX 76016

Address: 6725 Trailwood Dr
Resicap Texas Owner LLC
3630 Peachtree Rd NE
Atlanta GA 30326

Address: 6728 Trailwood Dr
Tommy Guy
6728 Trailwood Dr
Forest Hill TX 76140

**PZ Case #2025-04
200 foot letters
4520,4524,4550, 4556 Forest Hill Dr./ 6725 Casey**

Address: 6732 Trailwood Dr
Brenda Bunch
6732 Trailwood Dr
Forest Hill TX 76140

Address: 6736 Trailwood Dr
Irwin Cordova
6736 Trailwood Dr
Forest Hill TX 76140

Address: 6800 Trailwood Dr
Saaduldeen Muhammed
6800 Trailwood Dr
Forest Hill TX 76140

Address: 6801 Trailwood Dr
City of Forest Hill
3219 E California Pkwy
Forest Hill TX 76119

Address: 6801 Trailwood Dr
City of Forest Hill
3219 E California Pkwy
Forest Hill TX 76119

Address: 6801 Trailwood Dr
City of Forest Hill
3219 E California Pkwy
Forest Hill TX 76119

Address: 6801 Trailwood Dr
City of Forest Hill
3219 E California Pkwy
Forest Hill TX 76119



**PZ Case #2025-04
200 foot letters
4520,4524,4550, 4556 Forest Hill Dr./ 6725 Casey**

Address: 6804 Trailwood Dr
Jesus and Elma Balderrama
6804 Trailwood Dr
Forest Hill TX 76140

Address: 6808 Trailwood Dr
Jesus and Estela Gaitan
6808 Trailwood Dr
Forest Hill TX 76140

Address: 4503 Forest Hill Cir
City of Forest Hill
3219 E California Pkwy
Forest Hill TX 76119

Address: 4549 Forest Hill Cir
Bryan Valdez
1025 Ann St
Fort Worth TX 76104

Address: 4555 Forest Hill Cir
William Reed
822 Pennsylvania Ave
Kennedale TX 76060

Address: 4607 Forest Hill Cir
Bret Privitt
411 Addison Dr
Hudson Oaks TX 76087

Address: 4600 Forest Hill Cir
Forest Hill Community Bible Church
4604 Forest Hill Circle
Forest Hill, TX 76140-1404



April 17, 2025

Dear Sir or Madam:

The Forest Hill Planning and Zoning Commission will hold a public hearing on Monday, May 5, 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, May 6, 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 2025-04

1. To conduct a public hearing to receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance and Map for an approximately 26.115 acres tract of land commonly known as 4520 Forest Hill Drive, 4524 Forest Hill Drive, 4550 Forest Hill Drive, 4556 Forest Hill Drive and 6725 Casey and more particularly being described as Tracts 42D01A1, 42D01A, 42C and 42D of the Shelby County School Land Survey, Abstract 1375 and Tract 42B, Lots 1 and 2 of the Florence G. Whitlock Survey, Abstract 1375 of the City of Forest Hill, Tarrant County, Texas from R-2 Single-Family Detached Residential ("R-2") and Planned Development ("PD") to Planned Development with a base zoning of R3 Single-Family Detached Residential ("PD-R3"). The rezoning is requested by Fort Worth Area Habitat for Humanity Inc., DBA Trinity Habitat for Humanity.

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 blue ink handwritten signature that starts with a large loop and extends horizontally to the right.

Venus M. Wehle, PCED
City Manager
City Planner



April 14, 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 Thursday, April 17, 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, May 5, 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 the second Public Hearing on these matters on Tuesday, May 6, 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.

1. Case # PZ 2025-04 to conduct a public hearing to receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance and Map for an approximately 26.115 acres tract of land commonly known as 4520 Forest Hill Drive, 4524 Forest Hill Drive, 4550 Forest Hill Drive, 4556 Forest Hill Drive and 6725 Casey and more particularly being described as Tracts 42D01A1, 42D01A, 42C and 42D of the Shelby County School Land Survey, Abstract 1375 and Tract 42B, Lots 1 and 2 of the Florence G. Whitlock Survey, Abstract 1375 of the City of Forest Hill, Tarrant County, Texas from R-2 Single-Family Detached Residential ("R-2") and Planned Development ("PD") to Planned Development with a base zoning of R3 Single-Family Detached Residential ("PD-R3"). The rezoning is requested by Fort Worth Area Habitat for Humanity Inc., DBA Trinity Habitat for Humanity.

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

Thank you,

Venus M. Wehle

Venus M. Wehle, PCED

City Manager

City Planner

vwehle@foresthilltx.org

Commercial RECORDER

Court and Commercial Daily

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Kirsten Jakowitsch Named Assistant Director for Workforce Solutions for North Central Texas



Arlington, Texas — Workforce Solutions for North Central Texas (WSNCT) is pleased to announce the appointment of Dr. Kirsten Jakowitsch as the new Assistant Director for Workforce Solutions. With over 20 years of leadership experience in workforce development and higher education, Dr. Jakowitsch will provide strategic oversight and management for the department's initiatives, including

workforce development programs and industry engagement activities, spanning a 14-county region.

In her new role, Dr. Jakowitsch will lead a team of more than 15 full-time professionals, collaborating closely with the Executive Director to align departmental goals with the organization's mission and strategic objectives. She will also oversee the development and delivery of job readiness training, as well as career placement services, ensuring these services are responsive to the evolving needs of the community and local industries.

"We are thrilled to have Dr. Jakowitsch join our leadership team," said Phedra Redifer, Executive Director of WSNCT. "Her extensive background in workforce development and career education, combined with her innovative approach to problem-solving and strategic

planning, makes her uniquely qualified for this pivotal role. Dr. Jakowitsch's leadership will be instrumental in shaping the future of workforce services in our region, helping us to better serve job-seekers, employers, and families."

Dr. Jakowitsch's expertise spans strategic planning, community building, program development, and transformational change. Prior to her most recent appointment, she served as Senior Manager of Workforce Programs at WSNCT and held several senior leadership roles at Tarrant County College, where she led efforts in workforce training, childcare support, and community engagement. Her work has consistently focused on removing barriers to employment and career advancement, particularly for special populations, to foster a skilled and inclusive workforce.

Dr. Jakowitsch earned a Bachelor of Vocational Education from San Diego State University, a Master's in Educational Technology Leadership from Lamar University, and a Doctorate in Higher Education from Texas Tech University. She has a proven track record of advancing workforce development initiatives and is passionate about addressing talent-adjacent challenges to support individuals in their journey to employment and self-sufficiency.

"I am honored to step into this role and look forward to working alongside WSNCT's talented leadership team to drive impactful workforce solutions for North Central Texas," said Dr. Jakowitsch. "Together, we will build on existing initiatives, enhance industry partnerships, and create pathways that connect individuals to meaningful careers and economic opportunity."

Dr. Jakowitsch earned a Bachelor of Vocational Education from San Diego State University, a Master's in Educational Technology Leadership from Lamar University, and a Doctorate in Higher Education from Texas Tech University. She has a proven track record of advancing workforce development initiatives and is passionate about addressing talent-adjacent challenges to support individuals in their journey to employment and self-sufficiency.

WSNCT is committed to providing workforce solutions that empower individuals, support families, and strengthen local industries across North Central Texas. Dr. Jakowitsch's leadership will help guide the organization as it continues to serve the region's workforce development needs.

About Workforce Solutions for North Central Texas (WSNCT)
Workforce Solutions for North Central Texas (WSNCT) is a non-profit organization that offers workforce development programs, childcare support services, and industry engagement initiatives across a 14-county region in North Central Texas. Our mission is to strengthen the local economy by connecting employers with skilled workers and providing individuals with the training and resources they need to succeed in their careers.

Glenn Hegar Named Chancellor of The Texas A&M University System

BRYAN-COLLEGE STATION, Texas — Texas Comptroller Glenn Hegar '93 was confirmed Friday as the next chancellor of The Texas A&M University System by a unanimous vote of the Board of Regents.

"I am grateful and honored that the Board of Regents have entrusted me with the responsibility of leading one of the greatest university systems in the nation," Hegar said. "Our core values unite us and set the Texas A&M System apart from the others, and I remain steadfastly committed to upholding and preserving those values."

Hegar is set to take over one of the nation's largest university systems, with 11 universities and eight state agencies and a budget of more than \$7.3 billion. Hegar brings a long history of leadership, innovation and responsible management that has helped guide the Texas economy from the 12th to the 8th largest in the world. He anticipates continued growth for both the state and the Texas A&M System, noting he will work to expand and improve student experiences, create new and dynamic economic opportunities, and serve and

protect Texans in every corner of the state.

Hegar will begin leading the System upon retirement of Chancellor John Sharp, the longest serving chancellor in A&M System history. Sharp has announced he is stepping down as chancellor on June 30 after almost 14 years.

Hegar, the state's chief financial officer, is a 1993 graduate of Texas A&M University. He and his wife, Dara '95 have three children: Claire, Julia and Jonah.

"The Board of Regents is confident that Glenn Hegar will be an outstanding Chancellor," Chairman Bill Mahomes said. "He will advance System excellence in its core missions: offering high-quality, affordable education; serving Texans throughout our great state; and conducting world-class research to improve people's lives."

Sharp agreed that Hegar will be an effective chancellor.

"Glenn Hegar understands the power and the potential of the Texas A&M System. I have no doubt he will lead it with integrity and vision," Sharp said. "I wish him and his family the

Hegar earned a law degree from St. Mary's University and a master's degree in law from the University of Arkansas. He served in the Texas House of Representatives and Texas Senate before being elected comptroller in 2014. He won re-election in 2018 and 2022.

Hegar grew up in Hockley. As a sixth-generation Texan, he farms land that has been in his family since the mid-1800s.

Quinn Minute - Many places to find help

by Rix Quinn

My friend Lisa says that there are more books on self-help than anything else.

Lisa should know. She eats right, dresses well, and talks sweeter than a candy salesman at a dental convention.

She's been to more seminars than most caterers. And she's always looking for another body part to get fixed, tucked, expanded, or reduced.

Lisa separates her improvement library into five book categories:

1. "I'm in bad shape, and I need to get better fast...like by tomorrow."

Hegar was named the sole finalist for the chancellor's job center, eight state agencies, March 7. Under state law, there is a 21-day waiting period before the Board can finalize its selection.

About The Texas A&M University System

The Texas A&M University System is one of the largest each year. System-wide, systems of higher education search and development exist in the nation, with a budget of \$7.3 billion. Through a state-wide network of 11 universities, omy,

a comprehensive health science center, Texas A&M-Fort Worth and Texas A&M-RELLIS, the Texas A&M System educates more than 165,000 students and makes more than 25.3 million additional educational contacts through service and outreach programs each year. System-wide, systems of higher education search and development exist in the nation, with a budget of \$1.5 billion and help drive the state's economic growth.

Another member who convinces him he needs more workshops.

"What worries me," says Stan, "is that just about the time my mind starts to succeed, my body will start to fail."

FAMILY MEMORY BOOK? - Would you like a memoirist to write your life story for you? What a unique gift for your family members.

For more details, call me directly at 817-020-7999, or e-mail me at rix@rixquinn.com with the word MEMOIR in the "Subject" line.

2. "I feel really bad about myself, but maybe it's not my fault, which would make me feel really good about myself."

3. "I need to find my 'special calling,' which has nothing to do with how my cell phone rings."

4. "I honestly think I am a genius, and would like confirmation."

5. "There is a success 'secret,' and if I find it, I can make a lot of money, which means I can buy more self-help books, which can make me even cooler."

My neighbor Stan belongs to a self-help support group. When he gets overconfident, he calls



Planning & Zoning Commission Communication Public Hearing and Deliberation 4b

DATE: May 5, 2025

FROM: Venus Wehle, City Manager/City Planner

ITEM: **Case #PZ 2025-06 Public Hearing**

To receive public 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 Forest Wood Industrial Addition, Tract F2A in the City of Forest Hill, Tarrant County, Texas zoned LI (Light Industrial) to add a Specific Use Permit to allow for a Chemical Blending Plant at 5230 SE Loop 820, in the City of Forest Hill, Tarrant County, Texas. The applicant is Tom Kowalski.

Case #PZ 2025-06 Deliberation

Discuss and consider action on a recommendation to the City Council 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 Forest Wood Industrial Addition, Tract F2A in the City of Forest Hill, Tarrant County, Texas zoned LI (Light Industrial) to add a Specific Use Permit to allow for a Chemical Blending Plant at 5230 SE Loop 820, in the City of Forest Hill, Tarrant County, Texas. The applicant is Tom Kowalski.

BACKGROUND:

The application for a SUP to operate a Chemical Blending Plant has been submitted to the City by Mr. Tom Kowalski. As the new owner of Advanced Blending, he understands that this is a requirement per the City of Forest Hill Zoning Ordinance. When the business first opened in the early 2000s, a SUP was not required for a “Chemical Blending Plant” as it is today.

The suggested stipulations are as follows:

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:

Tom Kowalski
PinHigh Advanced Blending, LLC
5230 SE Loop 820
Forest Hill, TX 76140

1. Owner shall abide by all City Ordinances and Regulations now in effect, or which shall be hereinafter enacted.
2. Owner shall abide by all requirements set forth by the Texas Commission on Environmental Quality (TCEQ).
3. Building, containers, and any other part of the property are subject to inspections by city officials as requested.
4. No outside storage of chemicals, either raw or blended, shall be allowed anywhere on the property.
5. Storage containers may be placed on the property as depicted on Exhibit A.
6. The storage containers are not to be considered a permanent structure.
7. The storage containers cannot be permanently affixed to the ground.
8. The storage containers must be placed on an improved surface to include concrete or asphalt only.
9. The storage containers shall not utilize any utilities, including but not limited to water, sewer, gas, or electricity.
10. The storage containers shall not be rented. They shall be used solely by the applicant for storage.
11. The placement of the storage containers shall comply with current setback requirements as defined in the current City of Forest Hill Comprehensive Zoning Ordinance.
12. The storage containers shall not occupy parking spaces that are to be utilized per the requirements of the City of Forest Hill Zoning Ordinance
13. The storage containers shall not be placed in a Fire Lane, Right-of-Way, easement, floodplain, or floodway.
14. The area where the containers are to be placed must be well lit at all times.
15. The area where the containers are to be placed shall be kept clear and clean of debris or trash at all times.
16. The area where the containers are to be placed must not interfere with the functional use of the dumpster and removal of trash by the City's waste hauling company.
17. The dumpster shall be properly screened and locked when not in use.
18. The business owner shall ensure that the parking lot remains clear of all trash and debris at all times.

19. The building and parking lot 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.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. P & Z Case #2025-06 Background Information

MOTION:

Motion to approve or deny a recommendation to the City Council 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 Forest Wood Industrial Addition, Tract F2A in the City of Forest Hill, Tarrant County, Texas zoned LI (Light Industrial) to add a Specific Use Permit to allow for a Chemical Blending Plant at 5230 SE Loop 820, in the City of Forest Hill, Tarrant County, Texas. The applicant is Tom Kowalski.



2025-06

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: 3-19-2025
PROPERTY ADDRESS: 5230 SE Loop 820
CITY: Forest Hill STATE: TX ZIP CODE: 76140
LEGAL DESCRIPTION* (LOT, BLOCK & SUBDIVISION): PARCEL #00972150

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

AREA IN ACRES: ~ 1.9 PRESENT ZONING: LIGHT INDUSTRIAL
PRESENT USE: CONTRACT MANUFACTURER OF POWDER & LIQUIDS
DESCRIBE SPECIFIC USE REQUESTED: USING 40 FOOT CONTAINERS FOR OUTSIDE STORAGE

REASON FOR REQUEST: BUSINESS HAS GROWN TO WHERE WE NEED ADDITIONAL WAREHOUSING SPACE. CONTAINERS HAVE BEEN USED FOR THIS PURPOSE FOR 10 YRS

APPLICANT'S NAME: TOM KOWALSKI
APPLICANTS ADDRESS: 5230 SE LOOP 820
CITY, STATE, ZIP: FOREST HILL, TX 76140
PHONE: 214-391-8200 (CELL) ALTERNATE PHONE: 817-477-8022
FAX: _____ EMAIL: TOM.K@ADVANCEDBLENDING.COM

OWNER'S NAME: HEARTHSTONE PROPERTIES, DELAWARE LLC / c/o HOLT LUNDSFORD COMMERCIAL
OWNER'S ADDRESS: 5950 BERKSHIRE LANE, SUITE 900
CITY, STATE, ZIP: DALLAS, TX 75225
PHONE: 214-442-8945 ALTERNATE PHONE: 972-241-8300
FAX: _____ EMAIL: KKRAJEWSKI@HOLTUNDSFORD.COM

*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.

SIGNATURE OF PROPERTY OWNER DATE _____

SIGNATURE OF PROPERTY OWNER DATE _____

Carolyn Kellis DATE 03/28/2025

SIGNATURE OF AUTHORIZED REPRESENTATIVE
Holt Lunsford Commercial, Inc.
as agent for Hearthstone Properties Delaware, LLC.

FILING FEE: \$500⁰⁰ DATE PAID: 03/31/25 RECEIVED BY: V. Wehle

PAYMENT TYPE: CASH CHECK NO. 40232 CREDIT CARD

SET FOR P&Z AGENDA: 05/05/2025

SET FOR COUNCIL AGENDA: 05/06/2025

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: Thomas Kowalski

Printed Name: THOMAS KOWALSKI

Date: 3/28/2020

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)

- | | | |
|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Location map, north arrow, graphic scale |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Building orientation |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Access points, driveways and firelanes |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Parking |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Square footage of all buildings |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Outside storage or display areas |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Loading docks |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Signage |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Recycling and trash dumpsters |

LANDSCAPE PLAN (Required)

- | | | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | 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)

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Building elevations of all sides, showing dimensions including height, building materials, color, texture, design |
|--------------------------|--------------------------|---|

Preparer's Signature: Thomas Kowalski

Printed Name: THOMAS KOWALSKI

Date: 3-27-2025



March 28, 2025

Tom Kowalski
PinHigh Advanced Blending. LLC.
5230 SE Loop 820
Forest Hill, TX 76140

email: tom.k@advancedblending.com

Re: 5230 SE Loop 820, Forest Hill, TX 76140
Specific Use Permit Application – City of Forest Hill

Dear Tom,

Landlord’s agreement to sign the enclosed specific use permit application (i) shall not indicate Landlord’s agreement to take any further action with respect to the specific use permit or the storage containers, and (ii) shall not waive Tenant’s obligation to comply with law set forth in Section 6.02 of the Lease or Tenant’s acknowledgment that Landlord makes no representation that Tenant’s use is permitted by law, as set forth in Section 6.01 of the Lease. Without limiting the foregoing, pursuant to Article Five of the Lease, Tenant is advised that Tenant will be responsible for any increase in insurance premiums or additional insurance Landlord may deem necessary arising from official approval or disapproval of the storage containers.

Acknowledged and approved:
PinHigh Advanced Blending, LLC.
A Delaware Limited liability company

Tenant’s Signature: *Tom Kowalski, President*

By: Tom Kowalski, President

Date: *3/28/2025*

Sincerely,

Holt Lunsford Commercial, Inc.
as agent for Hearthstone Properties Delaware, LLC

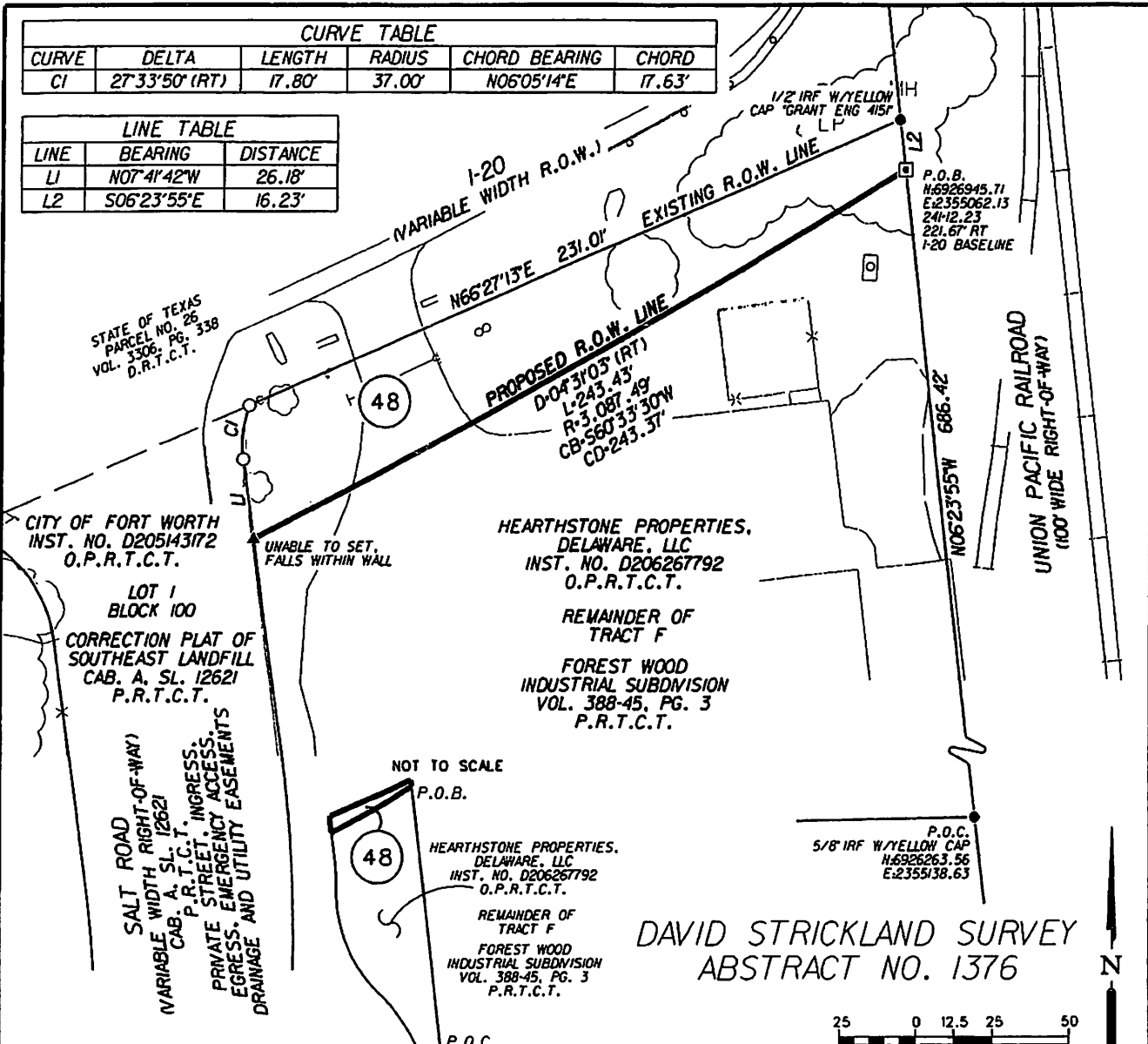
Carolyn Kellis

Carolyn Kellis
Client Manager

Enclosed/attached – Specific Use Permit Application - City of Forest Hill

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	27°33'50" (RT)	17.80'	37.00'	N06°05'14"E	17.63'

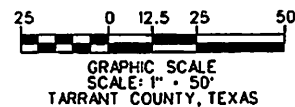
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N07°41'42"W	26.18'
L2	S06°23'55"E	16.23'



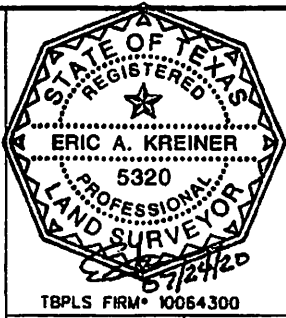
Legal description to accompany this survey sketch.

NOTE: Basis of bearing is the Texas State Plane Coordinate System, North Central Zone (4202), North American Datum 1983 (NAD 83) (2010), with all distances and coordinates adjusted to surface by project surface factor of 1.00012.

DAVID STRICKLAND SURVEY
ABSTRACT NO. 1376



- LEGEND**
- 5/8" IRON ROD W/ YELLOW PLASTIC CAP STAMPED "SAM LLC" SET, PK NAIL SET OR X-CUT SET
 - ◻ 5/8" IRON ROD W/ PINK PLASTIC CAP STAMPED "TXDOT SURVEY MARKER RIGHT OF WAY" SET, MAY BE REPLACED W/TYPE II MONUMENT AT THE END OF CONSTRUCTION
 - MARKER FOUND "AS NOTED"
 - ▲ CALCULATED POINT
 - O.P.R.T.C.T. - OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TX.
 - D.R.T.C.T. - DEED RECORDS TARRANT COUNTY, TX.
 - P.R.T.C.T. - PLAT RECORDS TARRANT COUNTY, TX.
 - P.O.C. - POINT OF COMMENCING
 - P.O.B. - POINT OF BEGINNING
 - ▭ - PROPERTY LINE
 - ⊞ - SURVEY LINE
 - ⌒ - FEE HOOK
 - ||— - ACCESS DENIAL LINE (A.D.L.)



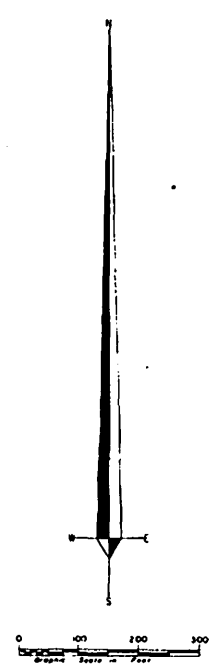
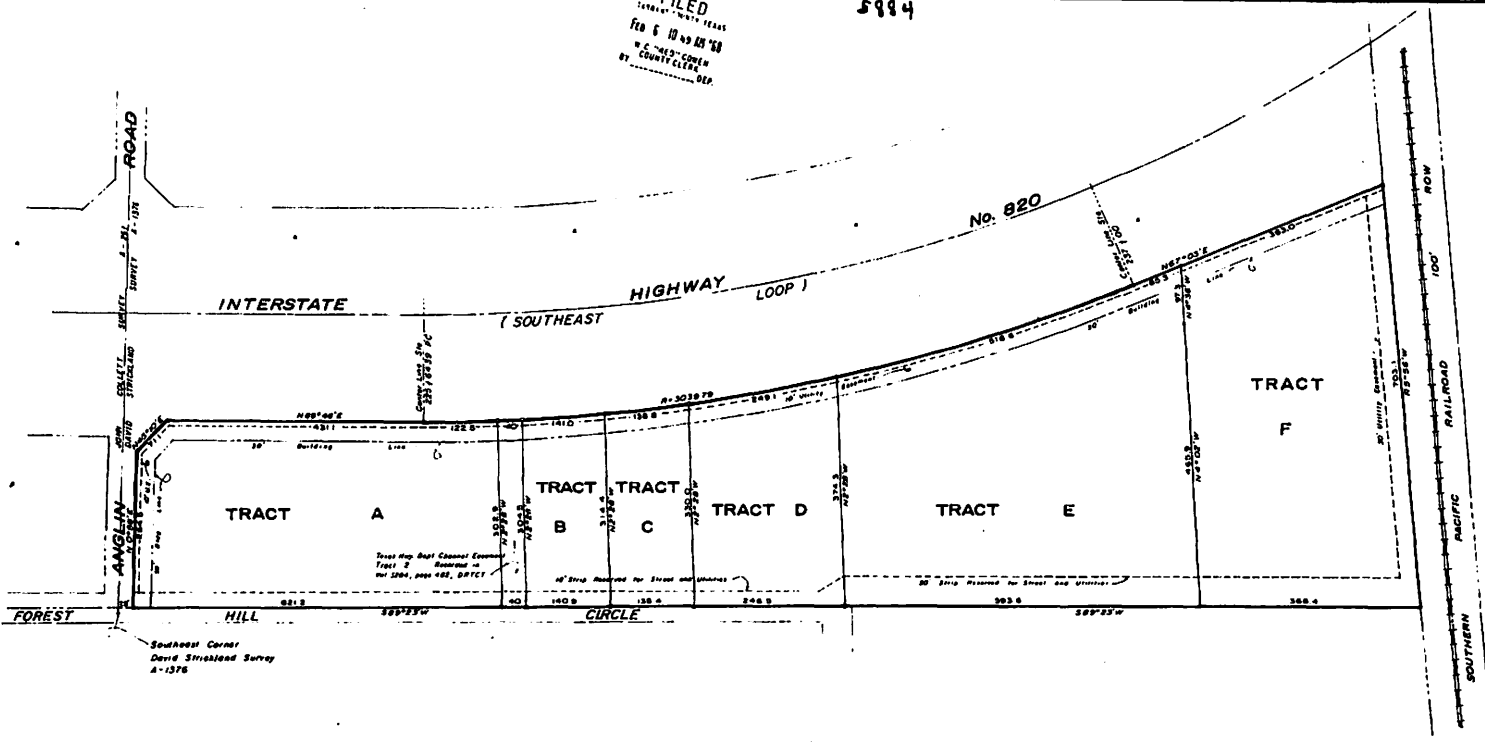
PARCEL 48
HEARTHSTONE PROPERTIES, DELAWARE, LLC
0.160 ACRE

PAGE	STATE	DIST.	COUNTY	HIGHWAY NO.
PAGE 4 OF 4	TEXAS	FTW	TARRANT	I-20
			CONT. SECT.	JOB
	CCSJ	0008	13	206
	RCSJ	0008	13	241



FILED
COUNTY CLERK'S OFFICE
FEB 6 10 45 AM '88
BY C. W. COOPER
COUNTY CLERK
DALLAS, TEXAS

5984



PLAT SHOWING

TRACTS A THROUGH F

Being a subdivision of the
FOREST WOOD INDUSTRIAL 19.84 ACRE TRACT

In the City of
FOREST HILL

Tarrant County, Texas

Out of the DAVID STRICKLAND SURVEY, A-1378

APPROVED: *[Signature]*
CITY OF
FOREST HILL, TEXAS

[Signature]
Secretary

LEON J. LEVITT
REGISTERED CIVIL ENGINEER
3928 CAGLE DRIVE
FORT WORTH, TEXAS 76118
AT - 4 - 0981

PLAT AND DEDICATION

THE STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS:

1. THAT WE, Garrett Middlebrook and Milton B. Broyles, being the sole and absolute owners of a 0.256 acre tract of land situated in the northeast corner of Tract E on the plat attached hereto and being fully described by metes and bounds in that certain Warranty Deed dated February 10, 1960, executed by J. L. Chapman and wife, Thelma T. Chapman, conveying the property above referred to to Garrett Middlebrook and Milton B. Broyles; said deed being recorded in Vol. 3015, Page 227, Deed Records of Tarrant County, Texas; and Garrett Middlebrook, Milton B. Broyles, John D. Spielman and R. M. Hazlewood, being the sole and absolute owners of Tracts A, B, C, and E, save and except the 0.256 acre parcel of land above referred to, on the plat attached hereto and being fully described by metes and bounds in that certain Receiver's Deed executed by Billy Allen, Receiver, conveying the property therein described to Garrett Middlebrook et al; said Receiver's Deed being recorded in Vol. 9178, Page 459, Deed Records of Tarrant County, Texas; and C. E. Lawrence being the sole and absolute owner of that certain tract of land designated Tract D on the plat attached hereto and being fully described by metes and bounds in that certain Warranty Deed dated January 14, 1968, executed by Garrett Middlebrook et al, Milton B. Broyles et al, John D. Spielman et al and R. M. Hazlewood et al, conveying said property to C. E. Lawrence, recorded in Vol. Page Deed Records of Tarrant County, Texas; and B & H Investors, Inc., a Texas Corporation, being the sole and absolute owner of Tract B on the plat attached hereto, being a portion of that certain 61.683 acre tract of land described in that certain Warranty Deed executed by C. M. Black, dated November 7, 1958, conveying the property therein described to Milton B. Broyles, Garrett Middlebrook, L. P. Klesner, C. O. Terrell, J. L. Glass, C. McGoufck, Carl A. Gilber, R. M. Hazlewood, John D. Spielman and Rev. J. Howard, said deed being recorded in Vol. 3263, Page 558, Deed Records of Tarrant County, Texas; which said property was conveyed to B & H Investors, Inc., by Milton B. Broyles et al in deed dated July 8, 1960, and recorded in Vol. 3075, Page 221, Deed Records of Tarrant County, Texas; hereinafter referred to as dedications.

joined herein by Seminary State Bank, a banking corporation organized and existing under the laws of the State of Texas, as lienholder upon the property owned by Garrett Middlebrook, Milton B. Broyles, John D. Spielman and R. M. Hazlewood, jointly, that being Tracts A, B, C, and E on the plat attached hereto, hereinafter referred to as joint-dedicator, do herein adopt the map attached hereto as our plan for platting and subdividing the property above referred to.

2. That Seminary State Bank, lienholder hereinafter named, does hereby and herein agree that all its right, title and interest contained in a certain Deed of Trust Note against a portion of the herein described property, executed by Garrett Middlebrook et al, payable to the order of said lienholder and described in a certain Deed of Trust dated February 14, 1966, and recorded in Vol. 1916, Page 609, Deed of Trust Records of Tarrant County, Texas, shall be, and the same is, hereby subordinated to the easements contained herein.

3. That all of the herein described property located in the City of Forest Hill, Tarrant County, Texas, is to be hereafter known and designated as "TRACTS A THROUGH E, BEING A SUBDIVISION OF THE FOREST HILL INDUSTRIAL 19.89 ACRE TRACT TO THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS".

4. There is reserved to the public perpetual easements as shown on the plat attached hereto and the right to construct in, over, upon and across said land streets and alleys as shown thereon, and public utilities of every kind, including sanitary and storm sewers, water mains, gas mains, electric lines, telephone lines and all pipe lines and other appurtenances, as well as any other utilities, whether herein specified or not; that there is more specifically reserved that Texas Highway Department Channel Easement recorded in Vol. 4289, Page 082, Deed Records of Tarrant County, Texas. Easements, public utilities, streets and alleys as shown on said plat are reserved for utility installations to be confined to such easements; and the right is hereby reserved to locate all utility installations, including gas mains, water mains, sanitary sewer lines and storm sewer lines, telephone and electric wires and poles on said easements, alleys, streets and roads.

EXECUTED this the 25th day of January, 1968.

Garrett Middlebrook
Garrett Middlebrook
Milton B. Broyles
Milton B. Broyles

John D. Spielman
John D. Spielman

R. M. Hazlewood
R. M. Hazlewood

C. E. Lawrence
C. E. Lawrence

B & H INVESTORS, INC.
B & H INVESTORS, INC.

[Signature]
President

SEMINARY STATE BANK
SEMINARY STATE BANK

[Signature]
President

Joint-Dedicator

ATTEST: *[Signature]*
Secretary

ATTEST: *[Signature]*
Secretary

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared GARRETT MIDDLEBROOK, MILTON B. BROYLES, JOHN D. SPIELMAN, and R. M. HAZLEWOOD, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25th day of January, 1968.

S E & L
[Signature]
Notary Public in and for Tarrant County, Texas

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared C. E. LAWRENCE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25th day of January, 1968.

S E & L
[Signature]
Notary Public in and for Tarrant County, Texas

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared JOHN D. SPIELMAN, President, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said B & H INVESTORS, INC., a corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25th day of January, 1968.

S E & L
[Signature]
Notary Public in and for Tarrant County, Texas

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned Notary Public in and for said County and State, on this day personally appeared BILL G. ALLEN, President, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act of the said SEMINARY STATE BANK, a banking corporation, and that he executed the same as the act of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 25th day of January, 1968.

S E & L
[Signature]
Notary Public in and for Tarrant County, Texas

5326 GR # 4452

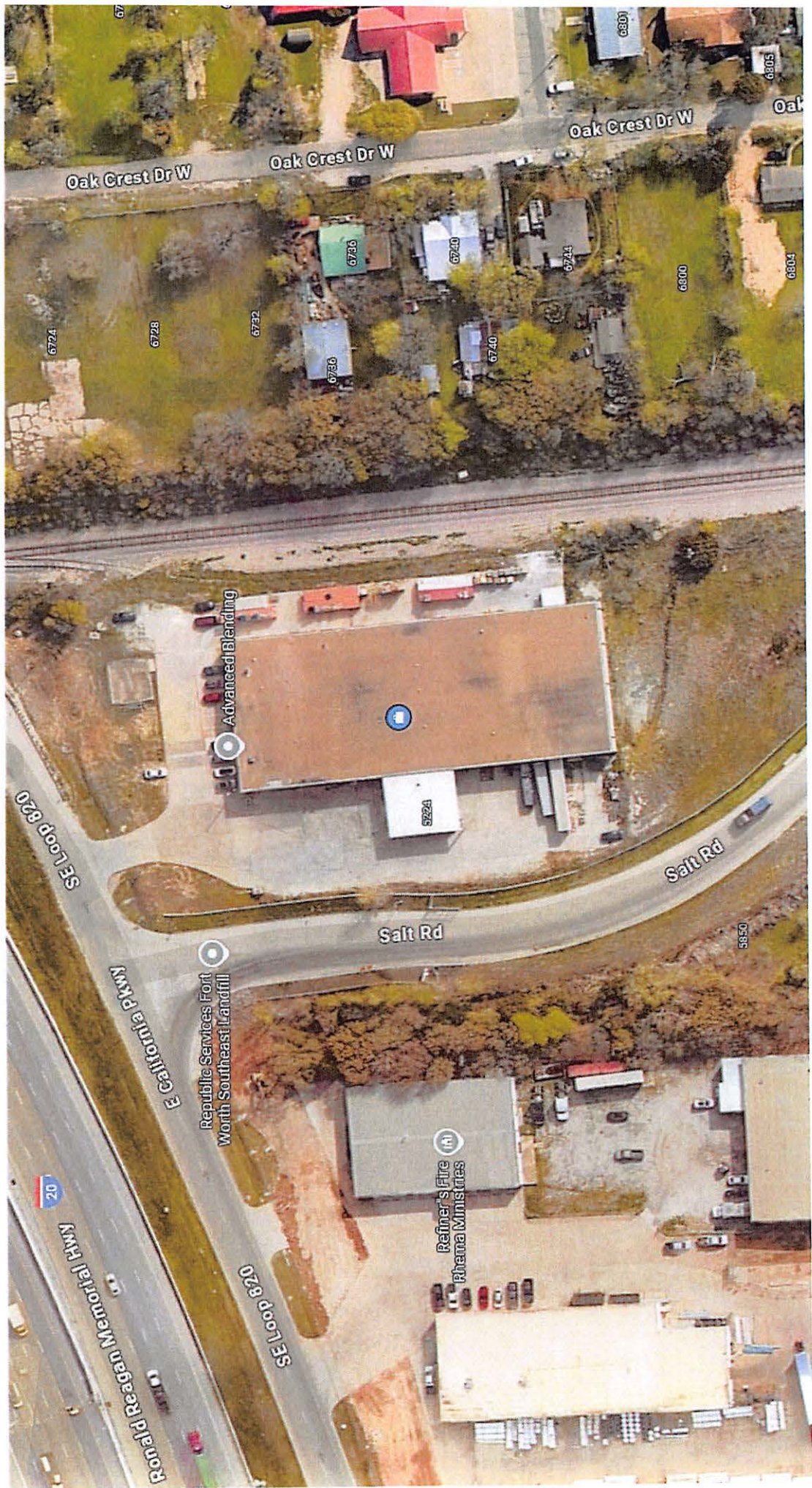
PLAT AND DEDICATION

GARRITT MIDDLEBROOK et al

TO THE PUBLIC

FILED
FEB 5 10 49 AM '68
COUNTY CLERK
DEPT.

FEB 0 1968
RETURN: STEGALL & STEGALL
1020 MASON STREET
FORT WORTH, TEXAS 76102



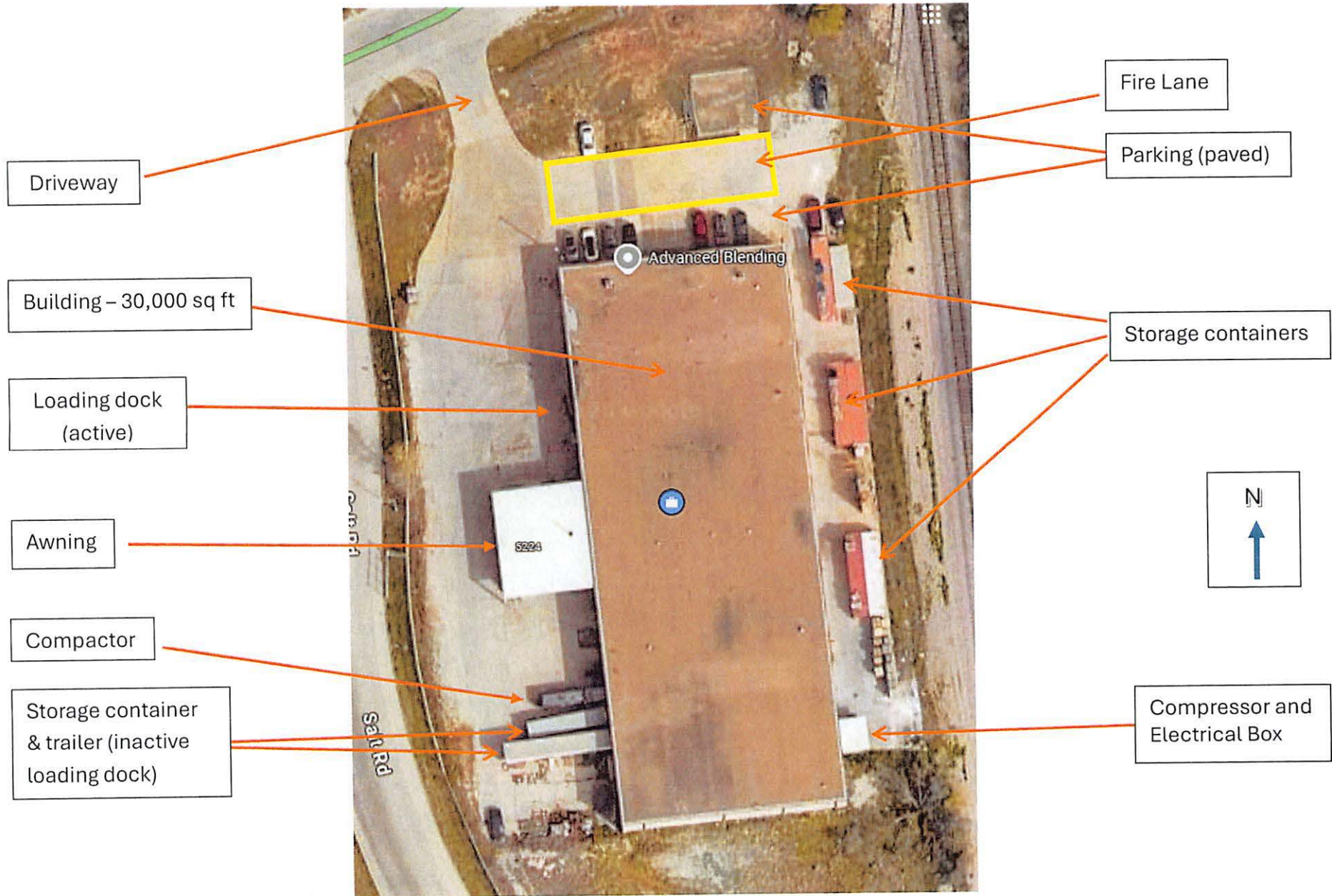


Company signs



Exhibit "A"

5230 SE Loop 820





Tarrant Appraisal District Introduces New Online Homestead Application

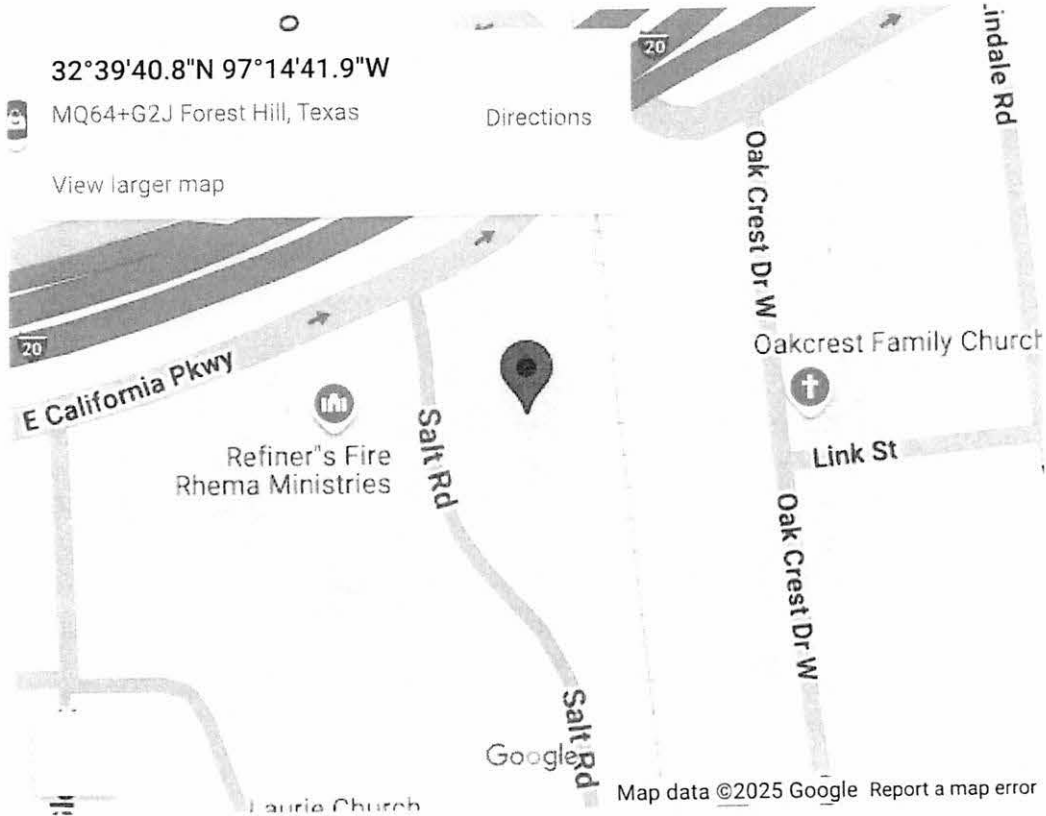
Tarrant Appraisal District Streamlines Homestead Exemption Process for Taxpayers

Account: 00972150

Address: 5230 SE LOOP 820

[Export Property Page](#)

Location



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

Address: [5230 SE LOOP 820](#)

City: FOREST HILL

Georeference: [14400--F2A](#)

Subdivision: FOREST WOOD INDUSTRIAL ADDN**Neighborhood Code:** IM-Southeast Fort Worth General**Latitude:** 32.6613403934**Longitude:** -97.2449726986**TAD Map:** 2078-360**MAPSCO:** TAR-093T

Property Data

Legal Description: FOREST WOOD INDUSTRIAL ADDN TRACT F2A**Jurisdictions:**

CITY OF FOREST HILL (010)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: F2**Year Built:** 1974**Personal Property Account:** 13807633**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)**Site Number:** 80080464**Site Name:** BASF CHEMICALS**Site Class:** IMHeavy - Industrial/Mfg-Heavy**Parcels:** 5**Primary Building Name:** BASF CHEMICALS / 00972150**Primary Building Type:** Industrial**Gross Building Area⁺⁺⁺:** 29,920**Net Leasable Area⁺⁺⁺:** 29,920**Percent Complete:** 100%**Land Sqft^{*}:** 91,127**Land Acres^{*}:** 2.0919**Pool:** N**Protest Deadline Date:** 5/15/2025

+++ 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:

HEARTHSTONE PROPERTIES LLC

Primary Owner Address:

11812 SAN VICENTE BLVD # 200
LOS ANGELES, CA 90049

Deed Date: 8/25/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: D206267792

Previous Owners:

Name
PELMA LTD
Date
11/15/2001
Instrument
00152640000339
Deed Volume
0015264
Deed Page
0000339

Name

KLOBAS ED J;KLOBAS GWEN

Date

10/17/2001

Instrument

00152070000098

Deed Volumne

0015207

Deed Page

0000098

Name

GANDY SHIRLEE J;GANDY TAYLOR

Date

12/15/1992

Instrument

00108870001910

Deed Volumne

0010887

Deed Page

0001910

Name

RITCHEY CAMILLA

Date

1/16/1986

Instrument

00084310000030

Deed Volumne

0008431

Deed Page

0000030

Name

RITCHEY FLYING SERV INC

Date

12/31/1900

Instrument

000000000000000

Deed Volumne

0000000

Deed Page

0000000

\$ 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

\$948,436

Land Market

\$136,690

Total Market

\$1,085,126

Total Appraised+

\$1,085,126

Year

2023

Improvement Market

\$838,310

Land Market

\$136,690

Total Market

\$975,000

Total Appraised+

\$975,000

Year

2022

Improvement Market

\$777,436

Land Market

\$136,690

Total Market

\$914,126

Total Appraised+

\$914,126

Year

2021

Improvement Market

\$716,030

Land Market

\$136,690

Total Market

\$852,720

Total Appraised+

\$852,720

Year

2020

Improvement Market

\$716,030

Land Market

\$136,690

Total Market

\$852,720

Total Appraised+

\$852,720

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](#)

ABOUT

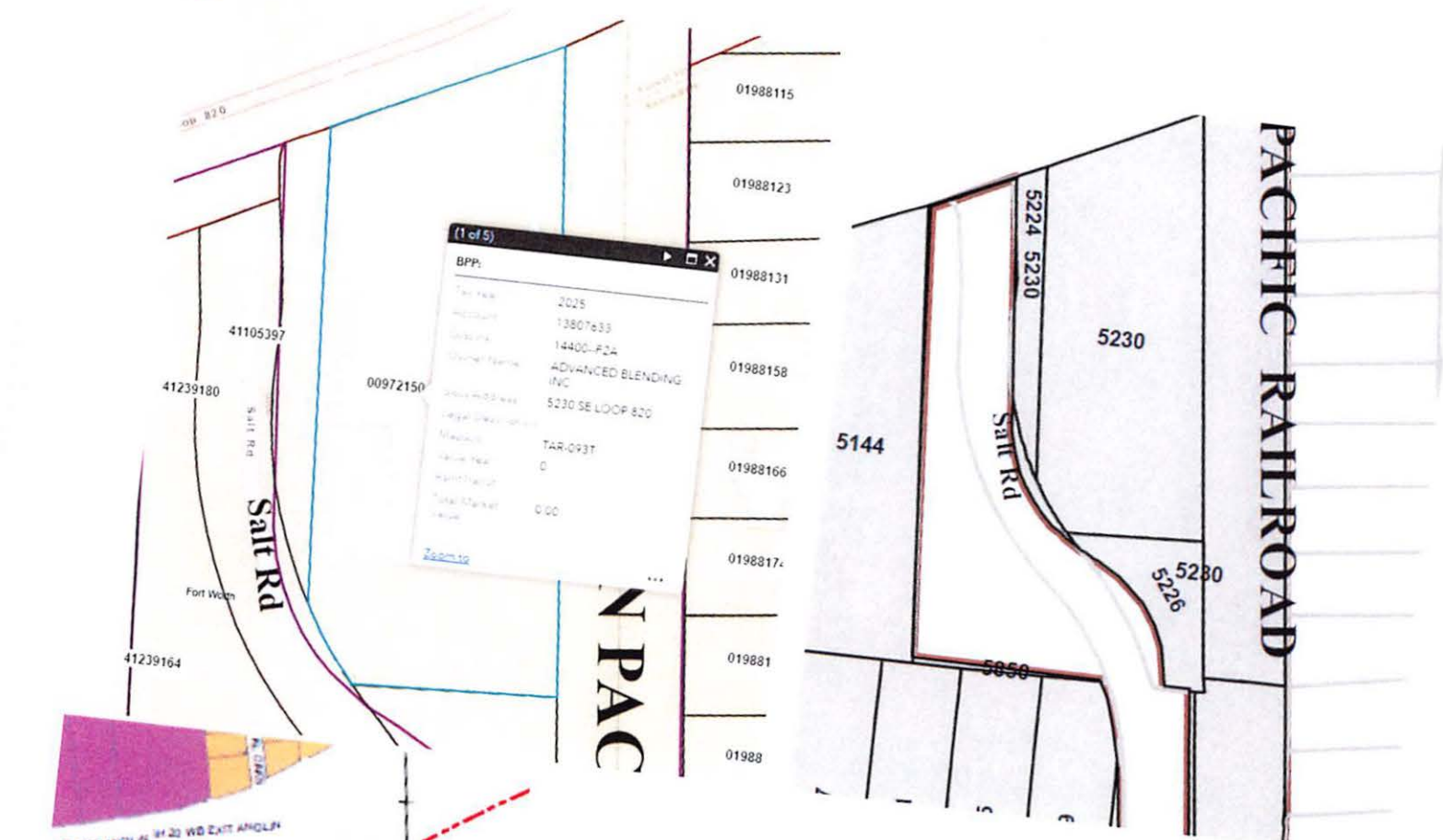
[Board of Directors](#)

[Tarrant Appraisal](#)

[Review Board](#)

[Careers](#)

5230 SE LOOP 820

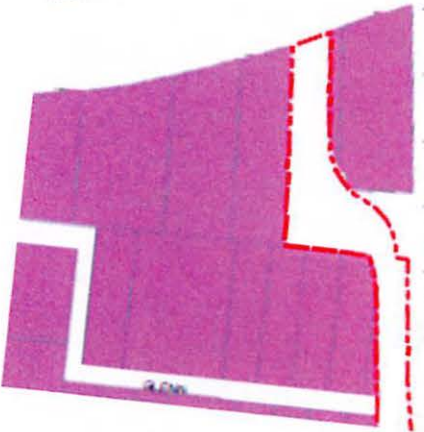


(1 of 5)

BPP:

Tax Year	2025
Account	13807633
Parcel No.	14400-F24
Owner Name	ADVANCED BLENDING INC
Site Address	5230 SE LOOP 820
Legal Description	TAR,093T
Market	0
Value Type	0
Market Value	0.00

[Zoom to](#)



Light Industrial

Industrial Uses	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Aircraft Hardware Parts Manufacturing									S	X		An establishment or manufacturing facility which produces one or more components for aircraft.
Asphalt/Concrete Batching									S	X		A facility which mixes asphalt or cement with various aggregates and water in large quantities.
Assembly Plant									X	X		A facility for the assembly of equipment including automobiles, trucks, farm machinery, railroad cars, engines, and appliances from components fabricated for the most part in other locations.
Bakery, Wholesale Candy									X	X		A manufacturing facility for either baked goods or candy with the purpose of selling the products at off-site retail locations.
Bottling Plant									X	X		A facility for the bottling of products for off-site retail sales.
Building Material Manufacturing										X		A facility for the production of building materials which include fiberglass, wallboard, shingles, etc.
Cabinet Shop									X	X		A shop for the assembly of cabinetry for domestic use.
Camp Ground and Related Facilities									X	X	S	An area that is occupied or intended or designed for occupancy by transients using recreational vehicles, tents, or other temporary dwellings for dwelling, lodging, or sleeping purposes. The use may also include cooking facilities, bathhouses, and recreation areas. This does not include a manufactured housing community.
Carpet Manufacturing										X		An establishment which manufactures commercial and residential carpets and rugs.
Cement or Hydrated Lime										X		A manufacturing facility and process for making cement, hydrated lime, and byproducts, including storage of product and raw materials.
Cemetery, Mausoleum, Crematorium									X	X		An area or structure designed to contain the remains of humans or animals for permanent interment.
Chemical Blending Plant									S	X		A building or facility that is used for the mixing or blending of various chemicals both liquid and powder chemicals in order to produce various cleaning products for distribution. No outside storage of chemicals either raw or blended shall be allowed.
Chlorine/Chemical Manufacturing										X		A manufacturing facility that produces chlorine or other chemicals.
Cleaning Plant Commercial									X	X		An industrial laundry or cleaning plant doing cleaning or laundry for off-premises service outlets and retail establishments.
Clothing or Similar Manufacturing									X	X		An industrial facility for the assembly of clothing or wearing apparel.
Contractor Yard								S	S	X		An area located on the same lot or separate lot as the principal use, used for outside storage of construction equipment, including vehicles and construction material. All outside storage shall be hidden by screening fence.
Dairy Processing										X		A commercial plant for the storage and processing of milk and milk products.
Dental Laboratory								X	X	X		A facility for the fabrication of dental appliances such as crowns, bridges, braces, etc.
Distribution Center									X	X	S	A building or group of buildings with storage space which is used for the storage of merchandise, goods, and wares which are intended to be distributed to other retail or wholesale establishments.
Dump or Sanitary Landfill									S	S		A state-approved area for disposal of nonhazardous waste materials in conformance with the permit and associated regulations.
Dyeing/Laundry Plant; Commercial									X	X		A facility for the off-site laundering, bleaching, dyeing, of bulk commercial clothing.
Electric, Electronic Component/Equipment Manufacturing									X	X		A facility which produces electrical parts, such as plugs, switches, and electronic parts, such as capacitors, circuit boards, transistors, etc., also produces electrical equipment such as power tools, etc., and electronic equipment such as computers, video games, etc.

SPECIFIC USE PERMIT STIPULATIONS
Advanced Blending @5230 SE Loop 820, Forest Hill, TX:

The Specific Use Permit is hereby made subject to the following conditions and requirements for a Chemical Blending Plant.

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:

Tom Kowalski
PinHigh Advanced Blending, LLC
5230 SE Loop 820
Forest Hill, TX 76140

1. Owner shall abide by all City Ordinances and Regulations now in effect, or which shall be hereinafter enacted.
2. Owner shall abide by all requirements set forth by the Texas Commission on Environmental Quality (TCEQ).
3. Building, containers, and any other part of the property are subject to inspections by city officials as requested.
4. No outside storage of chemicals either raw or blended shall be allowed anywhere on the property.
5. Storage containers may be placed on the property as depicted on Exhibit A.
6. The storage containers are not to be considered a permanent structure.
7. The storage containers cannot be permanently affixed to the ground.
8. The storage containers must be placed on an improved surface to include concrete or asphalt only.
9. The storage containers shall not utilize any utilities including but not limited to water, sewer, gas, or electricity.
10. The storage containers shall not be rented. They shall be used solely by the applicant for storage.
11. The placement of the storage containers shall comply with current setback requirements as defined in the current City of Forest Hill Comprehensive Zoning Ordinance.
12. The storage containers shall not occupy parking spaces that are to be utilized per the requirements of the City of Forest Hill Zoning Ordinance
13. The storage containers shall not be placed in a Fire Lane, Right-of-Way, easement, floodplain, or floodway.
14. The area where the containers are to be placed must be well lit at all times.
15. The area where the containers are to be placed shall be kept clear and clean of debris or trash at all times.
16. The area where the containers are to be placed must not interfere with the functional use of the dumpster and removal of trash by the City's waste hauling company.
17. The dumpster shall be properly screened and locked when not in use.
18. The business owner shall ensure that the parking lot remains clear of all trash and debris at all times.
19. The building and parking lot must be well lit at all times.

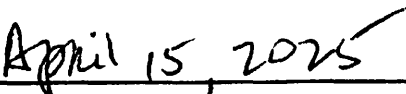
DCK
4/10/20

SPECIFIC USE PERMIT STIPULATIONS
Advanced Blending @5230 SE Loop 820, Forest Hill, TX:

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



Tom Kowalski, applicant



Date



**PZ Case #2025-06
200 foot letters
5230 SE Loop 820**

Applicant: Tom Kowalski
PinHigh Advanced Blending
5230 SE Loop 820
Forest Hill, TX 76140

Address: **5144 SE Loop 820**
SAVOY PROPERTIES LLC
5144 SE LOOP 820
FOREST HILL, TX 76140-1508

Addresses: **5224/5226/5230**
HEARTHSTONE PROPERTIES LLC
11812 SAN VICENTE BLVD # 200
LOS ANGELES, CA 90049

Address: **5248 SE Loop 820**
SOUTHERN PACIFIC RR CO
1400 DOUGLAS STOP 1640 ST
OMAHA, NE 68179-1001

Addresses: **6720/6724/6728 Oak Crest Dr W**
KENNEDEALE ECONOMIC DEVELOPMENT CORP
405 MUNICIPAL DR
KENNEDEALE, TX 76060



April 17, 2025

Dear Sir or Madam:

The Forest Hill Planning and Zoning Commission will hold a public hearing on Monday, May 5, 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, May 6, 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 2025-06

1. 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 Forest Wood Industrial Addition, Tract F2A in the City of Forest Hill, Tarrant County, Texas zoned LI (Light Industrial) to add a Specific Use Permit to allow for a Chemical Blending Plant at 5230 SE Loop 820, in the City of Forest Hill, Tarrant County, Texas. The applicant is Tom Kowalski.

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 blue ink, appearing to read "Venus M. Wehle", with a long horizontal flourish extending to the right.

Venus M. Wehle, PCED
City Manager
City Planner



April 14, 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, April 17, 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, May 5, 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, May 6, 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 2025-06

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 Forest Wood Industrial Addition, Tract F2A in the City of Forest Hill, Tarrant County, Texas zoned LI (Light Industrial) to add a Specific Use Permit to allow for a Chemical Blending Plant at 5230 SE Loop 820, in the City of Forest Hill, Tarrant County, Texas. The applicant is Tom Kowalski.

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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Kirsten Jakowitsch Named Assistant Director for Workforce Solutions for North Central Texas



Arlington, Texas — Workforce Solutions for North Central Texas (WSNCT) is pleased to announce the appointment of Dr. Kirsten Jakowitsch as the new Assistant Director for Workforce Solutions. With over 20 years of leadership experience in workforce development and higher education, Dr. Jakowitsch will provide strategic oversight and management for the department's initiatives, including

workforce development programs and industry engagement activities, spanning a 14-county region.

In her new role, Dr. Jakowitsch will lead a team of more than 15 full-time professionals, collaborating closely with the Executive Director to align departmental goals with the organization's mission and strategic objectives. She will also oversee the development and delivery of job readiness training, as well as career placement services, ensuring these services are responsive to the evolving needs of the community and local industries.

"We are thrilled to have Dr. Jakowitsch join our leadership team," said Phedra Redifer, Executive Director of WSNCT. "Her extensive background in workforce development and education, combined with her innovative approach to problem-solving and strategic

planning, makes her uniquely qualified for this pivotal role. Dr. Jakowitsch's leadership will be instrumental in shaping the future of workforce services in our region, helping us to better serve job-seekers, employers, and families."

Dr. Jakowitsch's expertise spans strategic planning, community building, program development, and transformational change. Prior to her most recent appointment, she served as Senior Manager of Workforce Programs at WSNCT and held several senior leadership roles at Tarrant County College, where she led efforts in workforce training, childcare support, and community engagement. Her work has consistently focused on removing barriers to employment and career advancement, particularly for special populations, to foster a skilled and inclusive workforce.

"I am honored to step into this role and look forward to working alongside WSNCT's talented leadership team to drive impactful workforce solutions for North Central Texas," said Dr. Jakowitsch. "Together, we will build on existing initiatives, enhance industry partnerships, and create pathways that connect individuals to meaningful careers and economic opportunity."

Dr. Jakowitsch earned a Bachelor of Vocational Education from San Diego State University, a Master's in Educational Technology Leadership from Lamar University, and a Doctorate in Higher Education from Texas Tech University. She has a proven track record of advancing workforce development initiatives and is passionate about addressing talent-adjacent challenges to support individuals in their journey to employment and self-sufficiency.

WSNCT is committed to providing workforce solutions that empower individuals, support families, and strengthen local industries across North Central Texas. Dr. Jakowitsch's leadership will help guide the organization as it continues to serve the region's workforce development needs.

About Workforce Solutions for North Central Texas (WSNCT) Workforce Solutions for North Central Texas (WSNCT) is a non-profit organization that offers workforce development programs, childcare support services, and industry engagement initiatives across a 14-county region in North Central Texas. Our mission is to strengthen the local economy by connecting employers with skilled workers and providing individuals with the training and resources they need to succeed in their careers.

Glenn Hegar Named Chancellor of The Texas A&M University System

BRYAN-COLLEGE STATION, Texas — Texas Comptroller Glenn Hegar '93 was confirmed Friday as the next chancellor of The Texas A&M University System by a unanimous vote of the Board of Regents.

"I am grateful and honored that the Board of Regents have entrusted me with the responsibility of leading one of the greatest university systems in the nation," Hegar said. "Our core values unite us and set the Texas A&M System apart from the others, and I remain steadfastly committed to upholding and preserving those values."

Hegar is set to take over one of the nation's largest university systems, with 11 universities and eight state agencies and a budget of more than \$7.3 billion. Hegar brings a long history of leadership, innovation and responsible management that has helped guide the Texas economy from the 12th to the 8th largest in the world. He anticipates continued growth for both the state and the Texas A&M System, noting he will work to expand and improve student experiences, create new and dynamic economic opportunities, and serve and

protect Texans in every corner of the state.

Hegar will begin leading the System upon retirement of Chancellor John Sharp, the longest serving chancellor in A&M System history. Sharp has announced he is stepping down as chancellor on June 30 after almost 14 years.

Hegar, the state's chief financial officer, is a 1993 graduate of Texas A&M University. He and his wife, Dara '95 have three children: Claire, Julia and Jonah. "The Board of Regents is confident that Glenn Hegar will be an outstanding Chancellor," Chairman Bill Mahomes said. "He will advance System excellence in its core missions: offering high-quality, affordable education; serving Texans throughout our great state; and conducting world-class research to improve people's lives."

Sharp agreed that Hegar will be an effective chancellor.

"Glenn Hegar understands the power and the potential of the Texas A&M System. I have no doubt he will lead it with integrity and vision," Sharp said. "I wish him and his family the

Hegar earned a law degree from St. Mary's University and a master's degree in law from the University of Arkansas. He served in the Texas House of Representatives and Texas Senate before being elected comptroller in 2014. He won re-election in 2018 and 2022.

Hegar grew up in Hockley. As a sixth-generation Texan, he farms land that has been in his family since the mid-1800s.

Hegar was named the sole finalist for the chancellor's job center, eight state agencies, March 7. Under state law, there is a 21-day waiting period before the Board can finalize its selection.

About The Texas A&M University System

The Texas A&M University System is one of the largest systems of higher education in the nation, with a budget of \$7.3 billion. Through a state-wide network of 11 universities,

a comprehensive health science center, eight state agencies, Texas A&M-Fort Worth and Texas A&M-RELLIS, the Texas A&M System educates more than 165,000 students and makes

more than 25.3 million additional educational contacts through service and outreach programs each year. System-wide, research and development expenditures exceed \$1.5 billion and help drive the state's economic growth.

Quinn Minute - Many places to find help

by Rix Quinn

My friend Lisa says that there are more books on self-help than anything else.

Lisa should know. She eats right, dresses well, and talks sweeter than a candy salesman at a dental convention.

She's been to more seminars than most caterers. And she's always looking for another body part to get fixed, tucked, expanded, or reduced.

Lisa separates her improvement library into five book categories:

1. "I'm in bad shape, and I need to get better fast...like by tomorrow."

2. "I feel really bad about myself, but maybe it's not my fault, which would make me feel really good about myself."

3. "I need to find my 'special calling,' which has nothing to do with how my cell phone rings."

4. "I honestly think I am a genius, and would like confirmation."

5. "There is a success 'secret,' and if I find it, I can make a lot of money, which means I can buy more self-help books, which can make me even cooler."

My neighbor Stan belongs to a self-help support group. When he gets overconfident, he calls

another member who convinces him he needs more workshops.

"What worries me," says Stan,

"is that just about the time my mind starts to succeed, my body will start to fail."

FAMILY MEMORY BOOK? - Would you like a memoirist to write your life story for you?

What a unique gift for your family members.

For more details, call me directly at 817-020-7999, or e-mail me at rix@rixquinn.com with the word MEMOIR in the "Subject" line.

