



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

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

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

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

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

1. Call to Order

Invocation

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

Oaths of Office for the Police Department

Oath of Office for the Fire Department

2. Presentations, Proclamations, and Recognitions

- a) Recognition of the City of Forest Hill Firefighters.
- b) Proclamation honoring National Emergency Medical Services Week.
- c) Proclamation honoring National Police Week.
- d) Proclamation honoring Public Works Week.
- e) Recognition of Miss Tarrant County, Nicole Thomas.
- f) Presentation by the Forest Hill Public Library and recognition of Michael Hardrick for the 2024 Library Director of the Year.
- g) Presentation from the Community Learning Center.
- h) Presentation to O.D. Wyatt High School's Chaparral Thrive Market.
- i) Presentation from FWISD Superintendent Dr. Karen Molinar.

- j) Proclamation honoring National School Principals Day.
- k) Proclamation honoring Teacher Appreciation Week.
- l) Proclamation honoring the O.D. Wyatt High School 2025 graduates.
- m) Proclamation honoring the Everman Joe C. Bean High School 2025 graduates.
- n) Proclamation honoring the Uplift Ascend Preparatory 2025 graduates.
- o) Proclamation honoring Cinco de Mayo.
- p) Proclamation honoring National Small Business Week.
- q) Proclamation honoring Municipal Clerks Week.
- r) Recognition of Councilman Silas Robinson.
- s) Recognition of Councilman Jesus Rivas.

3. Citizen Testimony

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

4. Mayor and Council Reports

- a) Report on the 2025 Easter event held on Saturday, April 12, 2025.
- b) Report on the local community churches' upcoming calendar of events.

5. Departmental Updates

- a) Report on the Spring Citywide Cleanup event held on Saturday, April 12, 2025.
- b) Report on office closure in observance of Memorial Day on Monday, May 28, 2025.

6. Consent Agenda

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

- a) Consider approval of the meeting minutes for the April 1, 2025 meeting.
- b) Consider approval of the meeting minutes for the April 9, 2025 Special Called meeting.
- c) Consider approval of Resolution 2025-17, a resolution of the City of Forest Hill, Texas, removing Anne LaMere from the City's five accounts with TexPool.

- d) Consider approval of Resolution 2025-18, a resolution of the City of Forest Hill, Texas, removing Anne LaMere from the City's account with US Bank.
- e) Consider approval of Resolution 2025-19, a resolution of the City of Forest Hill, removing Anne LaMere from the City's account with Chase Bank.
- f) Consider approval of Resolution 2025-20, a resolution of the City of Forest Hill, Texas, removing Anne LaMere from the City's four accounts with First Financial Bank.

7. Public Hearing

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 Ordinance 2025-10, 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 an approximately 2.09 acre parcel of real property legally described as being part of the Forest Wood Industrial Addition, Tract F2A in the City of Forest Hill, Tarrant County, Texas zoned Light Industrial (LI) to add a Specific Use Permit (LI-SUP) 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 Ordinance 2025-11, 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 an approximately 2.09 acre parcel of real property legally described as being part of the Forest Wood Industrial Addition, Tract F2A in the City of Forest Hill, Tarrant County, Texas zoned Light Industrial (LI) to add a Specific Use Permit (LI-SUP) 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.

8. Deliberation Agenda

- a) Discuss and consider approval of Resolution 2025-21, a resolution of the City of Forest Hill, Texas, agreeing to meet all match contribution requirements for the expenditures under the Tarrant County Home Investment Partnerships Program for Program Year 2025.
- b) Discuss and consider approval of Resolution 2025-22, a resolution of the City of Forest Hill, Texas, endorsing and approving the Chief of Police's adoption of a Wellness Program Policy.
- c) Discuss and consider approval of Resolution 2025-23, a resolution of the City of Forest Hill, Texas, approving an amendment to the City of Forest Hill Employee Personnel Policies and Procedures Manual.
- d) Discuss and consider approval of Ordinance 2025-12, an ordinance of the City of Forest Hill, Texas, amending Chapter 8, "Offenses and Additional Provisions," Article 8.08, "Abandoned or Junked Vehicles, Division 3, "Abandoned Vehicles," by amending Section 8.08.061, "Definitions."
- e) Discuss and consider action to rescind Council action taken on April 9, 2025 thereby reinstating Chapter V. City Council Meeting Information, Item B, Section 2 (c) Preparation of the Agenda in the City Council Relations Policy and Code of Ethics to read as follows: Any Council member may request in writing one agenda item per meeting. If additional agenda items are requested, the requestor must have the support of the Mayor and one other Council member. Written requests under this provision must be submitted by noon the Wednesday prior to the Council meeting for discussion and action. No items can be added after the deadline time and date. The Mayor, Council members, or Staff do not have the authority to add, remove, or change an agenda item other than their own. The Mayor and Council members have no clerical duties, so agendas are prepared by the City Administration.
- f) Discuss and consider approval of Resolution 2025-24, a resolution of the City of Forest Hill, Texas, requiring all ordinances and resolutions calling elections or approving election administration contracts to be included as individual consideration, rather than consent agenda items; requiring that such ordinances and resolutions shall contain a section indicating the in-person early voting and election day polling location for such election and further indicating whether the in-person early voting and election day polling location is a different location than the in-person early voting and election day polling location for the election immediately preceding the current election.

9. Executive Session

- a) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice regarding processes and procedures relative to Election Administration Contracts.
- b) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice with regard to the interpretation and enforcement of various provisions of the City Council Relations Policy and Code of Ethics.

10. Next Regular Meeting

- a) June 3, 2025

11. Adjournment

Right to Convene Into Executive Session:

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

Certificate

I, Amy L. Anderson, City Secretary, do hereby certify that a copy of the May 6, 2025 City Council agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the [City's website](#), in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: May 2, 2025

TIME OF POSTING: 4:30 p.m.

Amy L. Anderson, TRMC, CMC
City Secretary

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



Mayor and Council Communication Consent Agenda 6a

DATE: May 6, 2025

FROM: Amy L. Anderson, City Secretary

ITEM: **Consider approval of the meeting minutes for the April 1, 2025 meeting.**

BACKGROUND: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. April 1, 2025 meeting minutes

MOTION: Motion to approve under Consent Agenda



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

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

MINUTES
REGULAR COUNCIL MEETING
April 1, 2025 - 6:00 P.M.

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

Councilman Robinson arrived at 6:27 p.m.

Councilman Rivas arrived at 6:35 p.m.

Councilman Rivas left the dais at 6:47 p.m. and returned at 6:58 p.m.

Deputy Mayor Pro Tem left the dais at 8:13 p.m. and returned at 8:17 p.m.

1. Call to Order

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

Invocation – led by Mayor Pro Tem Smith

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

2. Presentations, Proclamations, and Recognitions:

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

All presentations and proclamations were presented in their entirety.

3. Citizen Testimony:

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

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

- Addressed the Council on the letter sent to residents about their water pipes, immigrant family concerns, and the polling place location change.

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

- Addressed the Council on his church, New Spirit of Prayer, and guns that were at the vigil held on Monday, March 10, 2025.

Leslie Jasperson-7309 Woodbridge Drive, Forest Hill, TX

- Addressed expenditures incurred by former Mayor Lyndia Thomas and former Mayor Pro Tem Beckie Duncan Hayes while in office that were not approved by the Council, as the City Charter states.

4. Mayor and Council Reports:

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

All reports were provided in their entirety.

5. Departmental Updates:

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

All reports were provided in their entirety.

6. Consent Agenda:

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

- a) Consider approval of the meeting minutes for the March 11, 2025 meeting.

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

Mayor Pro Tem Smith made a motion to approve Consent Agenda Item 6a through 6e.

Deputy Mayor Pro Tem Jones seconded the motion.

Motion passed with the following vote:

7 Ayes Jones, Cook, T. Boardingham, Robinson, Smith, Rivas, Boardingham

0 Nays

0 Abstain

0 Absent

7. Public Hearing:

a) Case #PZ 2025-01 Public Hearing

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

Mayor Boardingham opened the Public Hearing at 7:06 p.m.

With no one to speak, Mayor Boardingham closed the Public Hearing at 7:06 p.m.

Case #PZ 2025-01 Deliberation

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

Planning and Zoning Chairwoman Berniece Taylor-Johnson presented the case to the Council. The Commission approved the request with a vote of 4-1.

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

Councilman Boardingham seconded the motion.

Council discussed the Specific Use Permit including the location, length of stays, why the SUP is required and legal ramifications for not approving the SUP.

Assistant City Attorney, Courtney Goodman-Morris, suggested going into Executive Session to discuss the legalities.

Council convened into Executive Session at 7:17 p.m. pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice with regard Woodspring Suites and their Specific Use Permit.

Council reconvened into Regular Session at 7:37 p.m.

As requested by Council, Venus Wehle, City Manager, read the Specific Use Permit stipulations into record.

Councilman Rivas inquired on the current length of stays and the privacy of guests.

Assistant City Attorney, Courtney Goodman-Morris, stated the City would only have access to private information if there was a complaint or if they were enforcing the ordinance. The records could only be reviewed onsite, and the City would not maintain a copy of those records nor have jurisdiction over how the hotel utilizes the records.

Councilman Rivas further stated that there were two (2) individuals who wanted to speak during the Public Hearing and accused the Police Chief of overstepping by telling them they could not speak.

With no further discussion, the motion passed with the following vote.

7 Ayes Jones, Cook, T. Boardingham, Robinson, Smith, Rivas, Boardingham

0 Nays

0 Abstain

0 Absent

b) Case #PZ 2025-03 Public Hearing

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

Mayor Boardingham opened the Public Hearing at 7:50 p.m.

With no one to speak, Mayor Boardingham closed the Public Hearing at 7:50 p.m.

Case #PZ 2025-03 Deliberation

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

Planning and Zoning Chairwoman Berniece Taylor-Johnson presented the case to the Council. The Commission approved the request with a vote of 5-0.

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

Mayor Pro Tem Smith seconded the motion.

Council inquired on the location of the business, alcohol sale hours and type of alcohol being sold.

With no further discussion, the motion passed with the following vote.

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

8. Deliberation Agenda:

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

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

Deputy Mayor Pro Tem Jones seconded the motion.

Councilman Robinson requested clarification on the ordinance.

Chief David Hernandez presented the ordinance to Council. Currently there are 88 registered sex offenders in the City of Forest Hill. The ordinance will define a child safety zone and provided a map for reference. Current registered offenders would be grandfathered in, but if they move that status is removed.

Mayor Pro Tem Smith inquired what a temporary residence is considered and visitation status.

Chief Hernandez stated that sex offenders cannot have a temporary residence and must register their permanent residence. Visitation is allowed and they would not have to register.

Assistant City Attorney, Courtney Goodman-Morris, provided the following clarification from the ordinance.

Sec. 8.10.002 - Offenses.

(a) It is an offense for a sex offender to intentionally, knowingly, recklessly, or with criminal negligence, establish a permanent residence or temporary residence within 2,000 feet of the real property comprising a school, childcare facility, child care institution, church, park or play ground or other places where children regularly congregate, each being considered a child safety zone.

With no further discussion, the motion passed with the following vote.

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

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

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

Mayor Boardingham seconded the motion.

Councilman Robinson requested clarification on the ordinance.

City Manager, Venus Wehle, presented the ordinance and further stated that the original ordinance was put into place in the late 70's due to parking issues on the street. This ordinance is no longer required and requires an amendment to the Code of Ordinances.

With no further discussion, the motion passed with the following vote.

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

- c) Discuss and consider action to restate the Citizens on Patrol Program.

This item was pulled from the agenda.

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

This item was pulled from the agenda.

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

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

This item was pulled from the agenda.

10. Next Meeting: May 6, 2025

11. Adjournment:

Mayor Boardingham adjourned the meeting at 9:00 p.m.

ATTEST:

Amy L. Anderson, TRMC, CMC
City Secretary

APPROVED:

Stephanie Boardingham, Mayor



Mayor and Council Communication Consent Agenda 6b

DATE: May 6, 2025

FROM: Amy L. Anderson, City Secretary

ITEM: Consider approval of the meeting minutes for the April 9, 2025
Special Called meeting.

BACKGROUND: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. April 9, 2025 meeting minutes

MOTION: Motion to approve under Consent Agenda



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

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

**MINUTES
SPECIAL CALLED COUNCIL MEETING
April 9, 2025 - 6:00 P.M.**

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

Councilman Cook arrived at 6:27 p.m.

1. Call to Order

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

Invocation – Mayor Pro Tem Smith

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

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

Kenneth Williams-6924 Windward Way, Forest Hill, TX

- Addressed the Council on his church, New Spirit of Prayer, and apologized for past behavior.

Beckie Duncan Hayes-7317 Woodbridge Drive, Forest Hill, TX

- Addressed Council on name-calling, defaming others, and putting a time stamp on Citizens' Testimony forms.

Leslie Jasperson-7309 Woodbridge Drive, Forest Hill, TX

- Addressed the Council on the lateness of Councilman Robinson and Councilman Rivas, as well as the agenda item for April 9, 2025.
- Further addressed the Council on the performance of City Manager Venus Wehle and City Secretary Amy Anderson.

Deputy Mayor Pro Tem Jones called point of order to clarify with the attorney if Ms. Jasperson was violating the rules of Citizen Testimony. Assistant City Attorney, Courtney Goodman-Morris, stated Ms. Jasperson had the right to address Council behavior.

3. Deliberation Agenda:

- a) Discuss and consider action to amend the City Council Relations Policy and Code of Ethics as follows: All City Council members, including the Mayor, shall have the authority to place up to three items on the agenda for any given meeting. Any agenda items beyond the three items per Council member must be approved by two other Council members. The Mayor's approval shall not be required for any Council member to place an item on the agenda. In the event of emergencies or situations affecting the City as a whole, the Mayor may place additional items on the agenda without restriction.

Councilman Robinson made a motion to amend the City Council Relations Policy and Code of Ethics as follows: All City Council members, including the Mayor, shall have the authority to place up to three items on the agenda for any given meeting. Any agenda items beyond the three items per Council member must be approved by two other Council members. The Mayor's approval shall not be required for any Council member to place an item on the agenda. In the event of emergencies or situations affecting the City as a whole, the Mayor may place additional items on the agenda without restriction.

Deputy Mayor Pro Tem Jones seconded the motion.

Deputy Mayor Pro Tem Jones asked for clarification on the motion and whether the additional verbiage from the original section needed to be included.

Councilman Robinson stated he did not want the Mayor to be part of the approval process.

Assistant City Attorney, Courtney Goodman-Morris, clarified that the verbiage should state the following:

Any Council member, including the Mayor, may request in writing three agenda items per meeting. If additional agenda items are requested, the requester must have the support of two other Council members, which may include the Mayor. The Mayor's approval shall not be required for any Council member to place an item on the agenda. In the event of emergencies or situations affecting the City as a whole, the Mayor may place additional items on the agenda without restriction. Written requests under this provision must be submitted by noon on the Wednesday prior to the Council meeting for discussion and action. No items can be added after the deadline time and date. The Mayor, Council members, or Staff do not have the authority to add, remove, or change an agenda item other than their own. The Mayor and Council members have no clerical duties, so agendas are prepared by the City Administration.

Mayor Pro Tem Smith stated that the Council is deliberating on semantics for a policy that has been in place for six (6) years.

Councilman Boardingham feels that the policy change is not necessary. The Council can always ask to place additional items on the agenda by speaking with the City Manager, Mayor, or another Council member.

Councilman Robinson disagreed and feels the Council should be able to put up to three (3) items on the agenda without the Mayor's approval.

Deputy Mayor Pro Tem Jones asked for clarification on how many items could be placed on the agenda. Assistant City Attorney, Courtney Goodman-Morris, stated that the Council can put up to three (3) items on the agenda. It can be one (1), two (2), or three (3) items if the item passes.

Assistant City Attorney, Courtney Goodman-Morris, restated the motion to read as follows.

To approve amending the City Council Relations Policy and Code of Ethics to provide in Section 2 (c), Preparation of the agenda, Any Council member, including the Mayor, may request in writing three agenda items per meeting. If additional agenda items are requested, the requester must have the support of two other Council members, which may include the Mayor. The Mayor's approval shall not be required for any Council member to place an item on the agenda. In the event of emergencies or situations affecting the City as a whole, the Mayor may place additional items on the agenda without restriction. Written requests under this provision must be submitted by noon on the Wednesday prior to the Council meeting for discussion and action. No items can be added after the deadline time and date. The Mayor, Council members, or Staff do not have the authority to add, remove, or change an agenda item other than their own. The Mayor and Council members have no clerical duties, so agendas are prepared by the City Administration.

Councilman Rivas inquired if reports are considered agenda items. Assistant City Attorney, Courtney Goodman-Morris, stated it would depend on the type of report. If the Council member requests a report that the City Manager does not usually give, then it would be considered one of the three items.

City Manager, Venus Wehle, stated that some reports requested can simply be emailed to the whole Council and do not necessarily need to be placed on an agenda.

If a report is of community interest, it is not an agenda item. However, if a Council member asks for a report and then wants it to be placed on the agenda at a future meeting, it would be considered an agenda item for discussion or deliberation.

With no further discussion, the motion passed with the following vote:

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

4. Meeting: Next regular meeting will be on May 6, 2025

5. Adjournment:

Mayor Boardingham adjourned the meeting at 6:51 p.m.

ATTEST:

APPROVED:

Amy L. Anderson, TRMC, CMC
City Secretary

Stephanie Boardingham, Mayor



Mayor and Council Communication Consent Agenda 6c

DATE: May 6, 2025

FROM: Sharon Jungman, Finance Director

ITEM: Consider approval of Resolution 2025-17, A resolution of the City of Forest Hill, Texas, removing Anne LaMere from the City's five accounts with TexPool.

BACKGROUND:

Anne LaMere, who served as the Interim Finance Director, needs to be removed from the TexPool accounts.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Resolution 2025-17

MOTION: Motion to approve under Consent Agenda

CITY OF FOREST HILL, TEXAS

RESOLUTION NO. 2025-17

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

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

WHEREAS, City staff has recommended that the names of the City's authorized signatories for its TexPool accounts be amended to remove the former Interim Finance Director; and

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

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

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

(1) to remove Anne LaMere, the former Interim Finance Director of the City of Forest Hill, as an authorized signatory of the City with regard to its TexPool Bank account; and

(2) to direct that as of the effective date of this resolution, Anne LaMere shall not be authorized to transmit funds for deposit in the TexPool accounts nor to withdraw and/or transfer funds, to issue letters of instruction, or to take any other actions with regard to the City's TexPool Bank account; and

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

DULY RESOLVED AND ADOPTED ON THIS THE 6th DAY OF MAY 2025, BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS.

APPROVED:

Stephanie Boardingham, Mayor

APPROVED AS TO FORM:

Courtney Goodman-Morris, Asst. City Attorney

ATTEST:

I, Amy Anderson, City Secretary of the City of Forest Hill, Texas, a municipality duly organized and existing under the laws of the State of Texas, do hereby certify that I am the keeper of the records and minutes of the proceedings of the City Council of the City of Forest Hill, Texas and that on the 6th day of May 2025 there was duly and legally held a meeting of said City Council, at which a quorum of the City Council was present and acting throughout, and at said meeting the resolution set forth above, Resolution No. 2025-17 was adopted.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AS THE CITY SECRETARY OF THE CITY OF FOREST HILL, TEXAS, AND HAVE ATTACHED HERETO THE OFFICIAL SEAL OF THE CITY THIS 6TH DAY OF MAY 2025.

(S E A L)

Amy L. Anderson, TRMC, CMC
City Secretary



Mayor and Council Communication Consent Agenda 6d

DATE: May 6, 2025

FROM: Sharon Jungman, Finance Director

ITEM: Consider approval of Resolution 2025-18, A resolution of the City of Forest Hill, Texas, removing Anne LaMere from the City's account with US Bank.

BACKGROUND:

Anne LaMere, who served as the Interim Finance Director, needs to be removed from the US Bank account.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Resolution 2025-18

MOTION: Motion to approve under Consent Agenda

CITY OF FOREST HILL, TEXAS

RESOLUTION NO. 2025-18

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

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

WHEREAS, City staff has recommended that the names of the City's authorized signatories for its US Bank account be amended to remove the former Interim Finance Director; and

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

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

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

(1) to remove Anne LaMere, the former Interim Finance Director of the City of Forest Hill, as an authorized signatory of the City with regard to its US Bank account; and

(2) to direct that as of the effective date of this resolution, Anne LaMere shall not be authorized to transmit funds for deposit in the US Bank account nor to withdraw and/or transfer funds, to issue letters of instruction, or to take any other actions with regard to the City's US Bank account; and

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

DULY RESOLVED AND ADOPTED ON THIS THE 6th DAY OF MAY 2025, BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS.

APPROVED:

Stephanie Boardingham, Mayor

APPROVED AS TO FORM:

Courtney Goodman-Morris, Asst. City Attorney

ATTEST:

I, Amy Anderson, City Secretary of the City of Forest Hill, Texas, a municipality duly organized and existing under the laws of the State of Texas, do hereby certify that I am the keeper of the records and minutes of the proceedings of the City Council of the City of Forest Hill, Texas and that on the 6th day of May 2025 there was duly and legally held a meeting of said City Council, at which a quorum of the City Council was present and acting throughout, and at said meeting the resolution set forth above, Resolution No. 2025-18 was adopted.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AS THE CITY SECRETARY OF THE CITY OF FOREST HILL, TEXAS, AND HAVE ATTACHED HERETO THE OFFICIAL SEAL OF THE CITY THIS 6TH DAY OF MAY 2025.

(S E A L)

Amy L. Anderson, TRMC, CMC
City Secretary



Mayor and Council Communication Consent Agenda 6e

DATE: May 6, 2025

FROM: Sharon Jungman, Finance Director

ITEM: Consider approval of Resolution 2025-19, A resolution of the City of Forest Hill, Texas, removing Anne LaMere from the City's account with Chase Bank.

BACKGROUND:

Anne LaMere, who served as the Interim Finance Director, needs to be removed from the Chase Bank account.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Resolution 2025-19

MOTION: Motion to approve under Consent Agenda

CITY OF FOREST HILL, TEXAS

RESOLUTION NO. 2025-19

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

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

WHEREAS, City staff has recommended that the names of the City's authorized signatories for its Chase Bank account be amended to remove the former Interim Finance Director; and

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

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

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

(1) to remove Anne LaMere, the former Interim Finance Director of the City of Forest Hill, as an authorized signatory of the City with regard to its Chase Bank account; and

(2) to direct that as of the effective date of this resolution, Anne LaMere shall not be authorized to transmit funds for deposit in the Chase Bank account nor to withdraw and/or transfer funds, to issue letters of instruction, or to take any other actions with regard to the City's Chase Bank account; and

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

DULY RESOLVED AND ADOPTED ON THIS THE 6th DAY OF MAY 2025, BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS.

APPROVED:

Stephanie Boardingham, Mayor

APPROVED AS TO FORM:

Courtney Goodman-Morris, Asst. City Attorney

ATTEST:

I, Amy Anderson, City Secretary of the City of Forest Hill, Texas, a municipality duly organized and existing under the laws of the State of Texas, do hereby certify that I am the keeper of the records and minutes of the proceedings of the City Council of the City of Forest Hill, Texas and that on the 6th day of May 2025 there was duly and legally held a meeting of said City Council, at which a quorum of the City Council was present and acting throughout, and at said meeting the resolution set forth above, Resolution No. 2025-19 was adopted.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AS THE CITY SECRETARY OF THE CITY OF FOREST HILL, TEXAS, AND HAVE ATTACHED HERETO THE OFFICIAL SEAL OF THE CITY THIS 6TH DAY OF MAY 2025.

(S E A L)

Amy L. Anderson, TRMC, CMC
City Secretary



Mayor and Council Communication Consent Agenda 6f

DATE: May 6, 2025

FROM: Sharon Jungman, Finance Director

ITEM: Consider approval of Resolution 2025-20, A resolution of the City of Forest Hill, Texas, removing Anne LaMere from the City's four accounts with First Financial Bank.

BACKGROUND:

Anne LaMere, who served as the Interim Finance Director, needs to be removed from the First Financial Bank accounts.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Resolution 2025-20

MOTION: Motion to approve under Consent Agenda

CITY OF FOREST HILL, TEXAS

RESOLUTION NO. 2025-20

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

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

WHEREAS, City staff has recommended that the names of the City's authorized signatories for its First Financial Bank accounts be amended to remove the former Interim Finance Director; and

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

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

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

(1) to remove Anne LaMere, the former Interim Finance Director of the City of Forest Hill, as an authorized signatory of the City with regard to its First Financial Bank accounts; and

(2) to direct that as of the effective date of this resolution, Anne LaMere shall not be authorized to transmit funds for deposit in the First Financial Bank accounts nor to withdraw and/or transfer funds, to issue letters of instruction, or to take any other actions with regard to the City's First Financial Bank accounts; and

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

DULY RESOLVED AND ADOPTED ON THIS THE 6th DAY OF MAY 2025, BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS.

APPROVED:

Stephanie Boardingham, Mayor

APPROVED AS TO FORM:

Courtney Goodman-Morris, Asst. City Attorney

ATTEST:

I, Amy Anderson, City Secretary of the City of Forest Hill, Texas, a municipality duly organized and existing under the laws of the State of Texas, do hereby certify that I am the keeper of the records and minutes of the proceedings of the City Council of the City of Forest Hill, Texas and that on the 6th day of May 2025 there was duly and legally held a meeting of said City Council, at which a quorum of the City Council was present and acting throughout, and at said meeting the resolution set forth above, Resolution No. 2025-20 was adopted.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AS THE CITY SECRETARY OF THE CITY OF FOREST HILL, TEXAS, AND HAVE ATTACHED HERETO THE OFFICIAL SEAL OF THE CITY THIS 6TH DAY OF MAY 2025.

(S E A L)

Amy L. Anderson, TRMC, CMC
City Secretary

Mayor and Council Communication Public Hearing and Deliberation 7a

DATE: May 6, 2025

FROM: Venus Wehle, City Manager

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 Ordinance 2025-10, 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.

This case will be presented to the Planning and Zoning Commission on May 5, 2025. The applicant has been provided with the Planned Development zoning ordinance, which the City Attorney has reviewed.

FISCAL IMPACT: N/A

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

ATTACHMENTS:

1. P & Z Case #2025-04 Background Information
2. Ordinance 2025-10 amending the Comprehensive Zoning Ordinance and Map

MOTION:

Motion to approve or deny Ordinance 2025-10, 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 it's current zoning classification of R2/PD (Residential and unknown PD) to that of "PD" (PD - Residential (Trinity Forest)) in it's 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

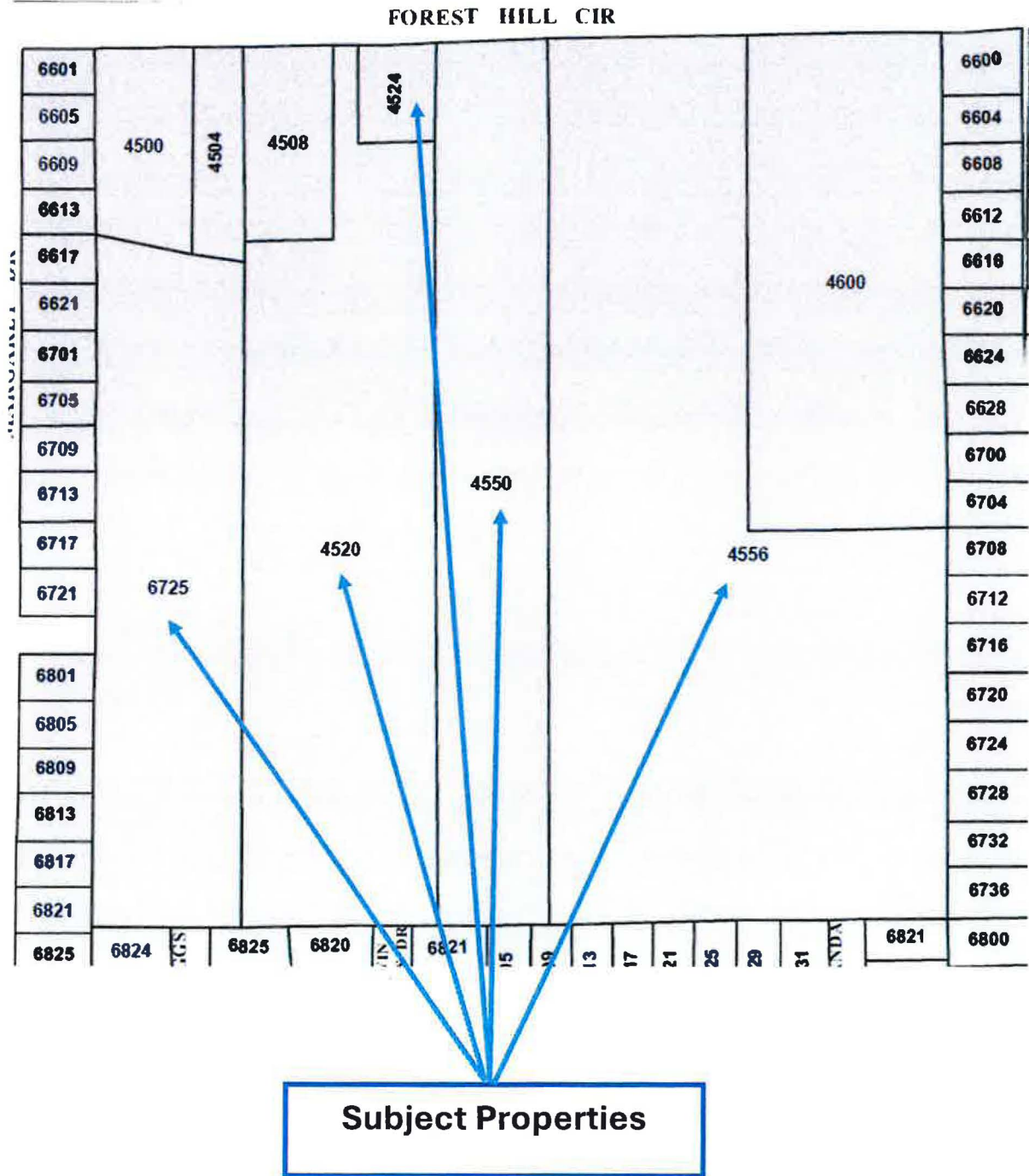
By:


Owner Signature

Manager of General Partner of Owner

Owner Signature

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

at 4520 Forest Hill Cir, Forest Hill, Texas 76112

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

RESOURCES

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- Interactive Map
- Calendar
- Taxpayer Liaison
- Property Tax Assistance
- News
- Data Downloads
- Rates
- Reports
- Public Information Act Request
- Property Tax Transparency in Texas

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- Tarrant Appraisal Review Board
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- Procurement
- Quick Links
- Take A Survey
- Contact Us

Contact

Business Hours



Tarrant Appraisal District Introduces New Online Homestead Application

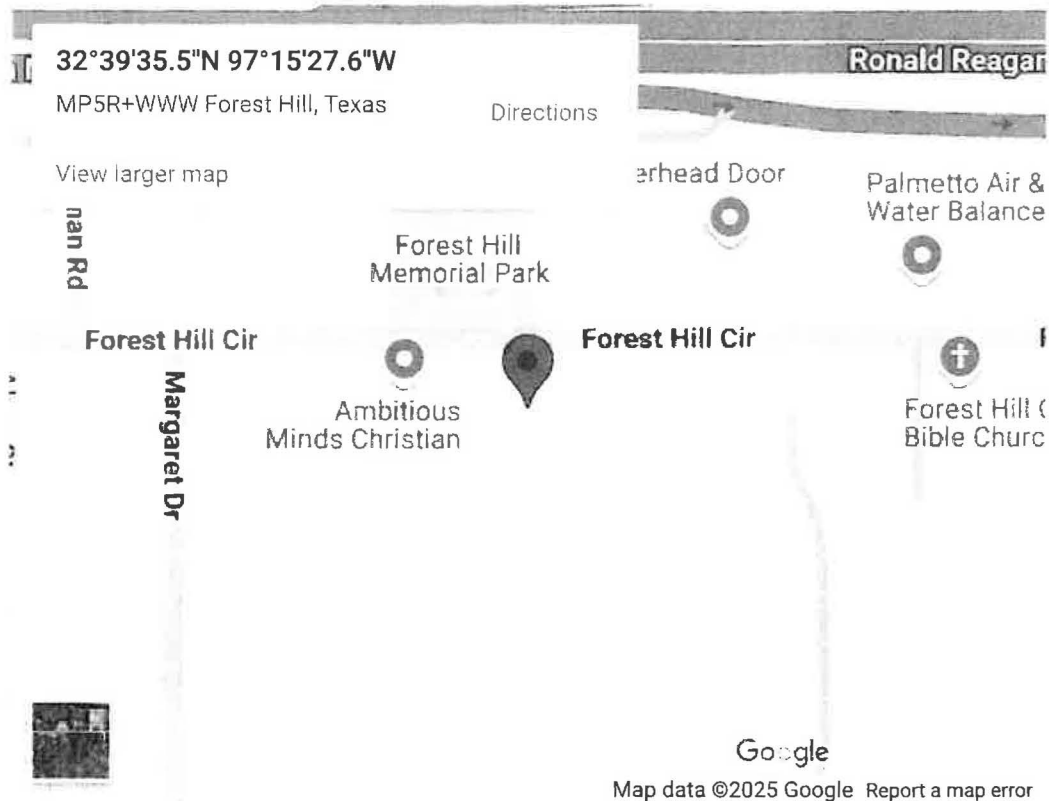
Tarrant Appraisal District Streamlines Homestead Exemption Process for Taxpayers

Account: 04722485

Address: 4524 FOREST HILL CIR

Export Property Page

Location



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

00000000000000

Deed Volumne

0000000

Deed Page

0000000

\$ 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](#)

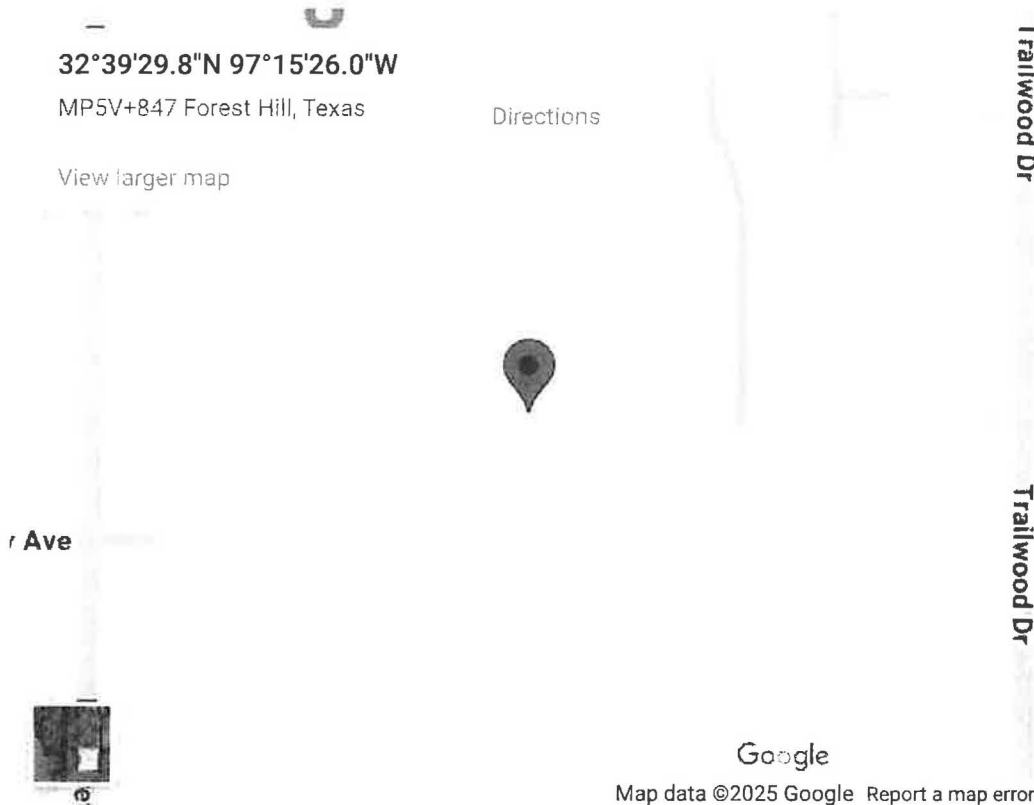
Location

32°39'29.8"N 97°15'26.0"W

MP5V+847 Forest Hill, Texas

[Directions](#)

[View larger map](#)



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

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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

\$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

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: 05688671

Address: 4556 FOREST HILL CIR

[Export Property Page](#)

Location

Indie Christian

32°39'28.7"N 97°15'22.2"W

MP5V+5GP Forest Hill, Texas

[Directions](#)

[View larger map](#)

Bible Church

Trailwood Dr

Woodview Ln

Woody I

Trailwood Dr

The Woods

Briarwood Ln

Google

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
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

\$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](#)

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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 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

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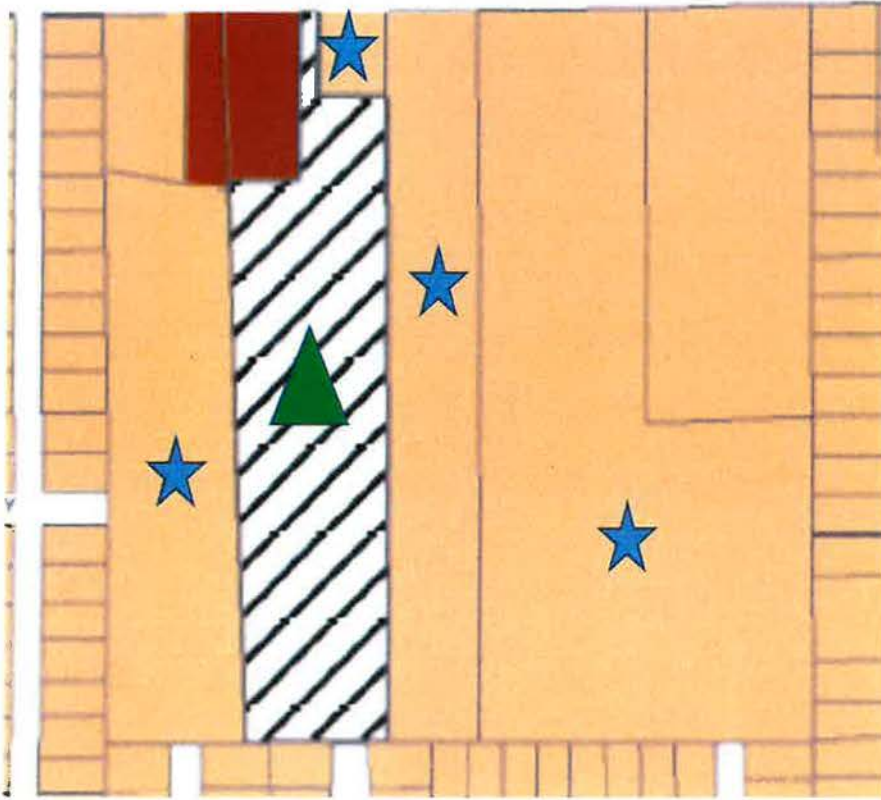
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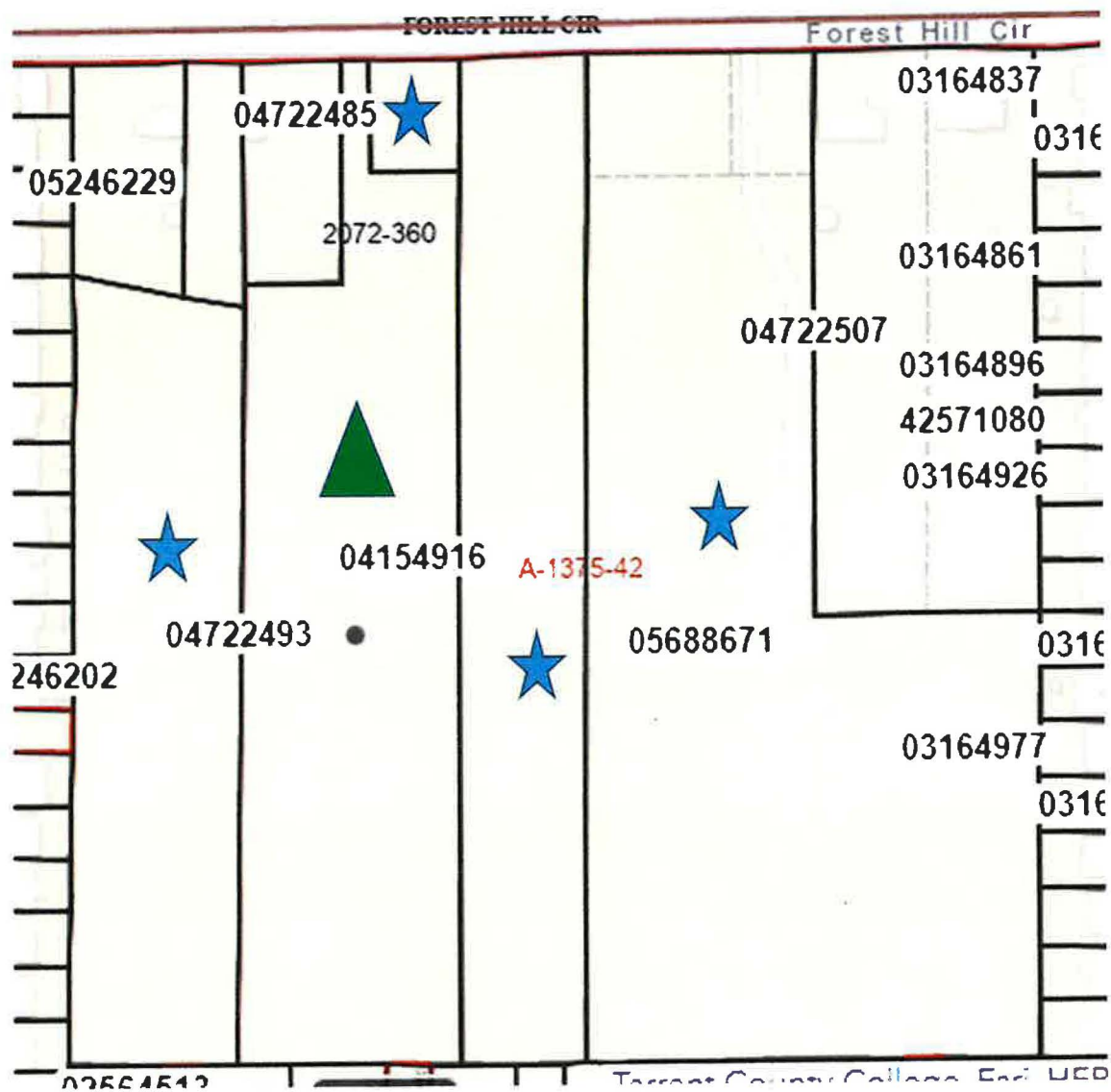
4520/4524/4550/4556 Forest Hill Circle & 6725 Casey



 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



Page 50

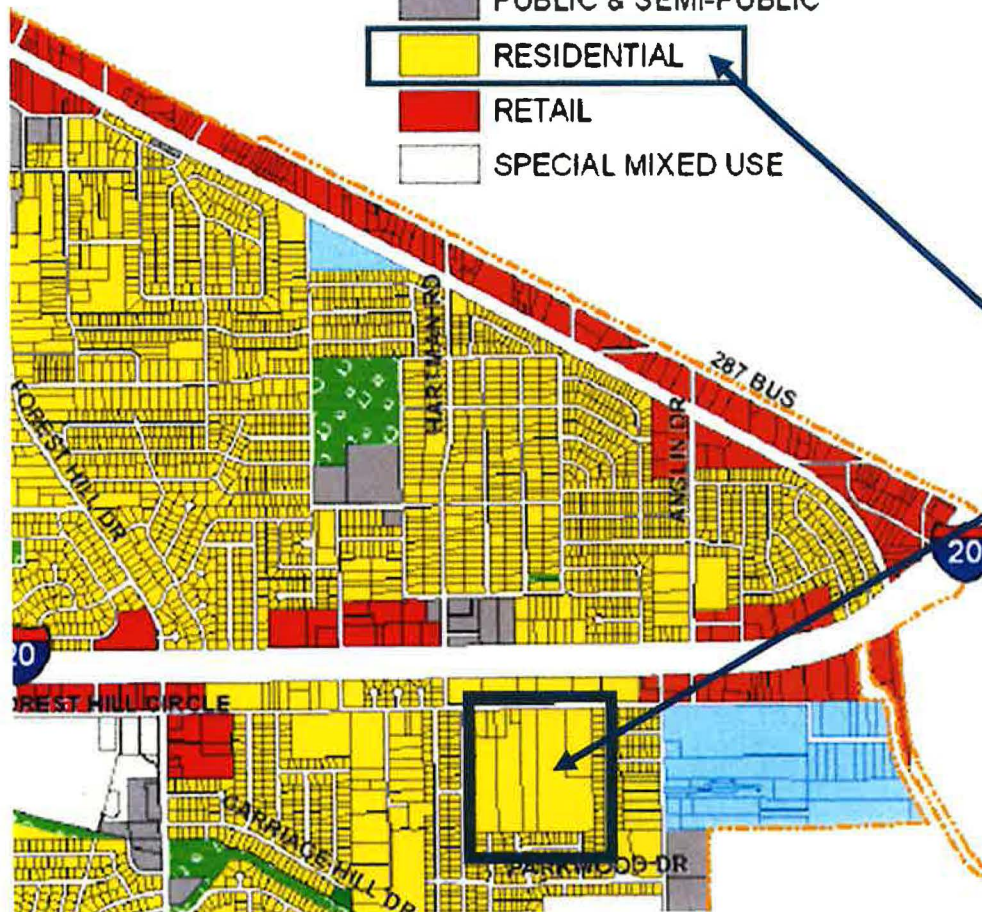
Land Use Plan

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**

DATE: 11/03/2024	DRAWN BY: FCN
FILE: TH_TRINITY FOREST_ZONING	SHEET: 3 OF 5

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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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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FILE:TH_TRINITY FOREST_ZONING	SHEET: 4 OF 5

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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EXHIBIT "A"

FOREST HILL CIRCLE

(50' R.O.W.)

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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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 1
CALLED 11.61 ACRES
INSTRUMENT NO. D206026014
O.P.R.T.C.T.

Ⓕ

FOREST HILL RANCH, LP
TRACT 1
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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10. SEE ATTACHED SHEET 2 OF 5 FOR LINE TABLE AND OWNER INFORMATION.
11. SEE ATTACHED SHEET 3-5 OF 5 FOR PROPERTY DESCRIPTION.

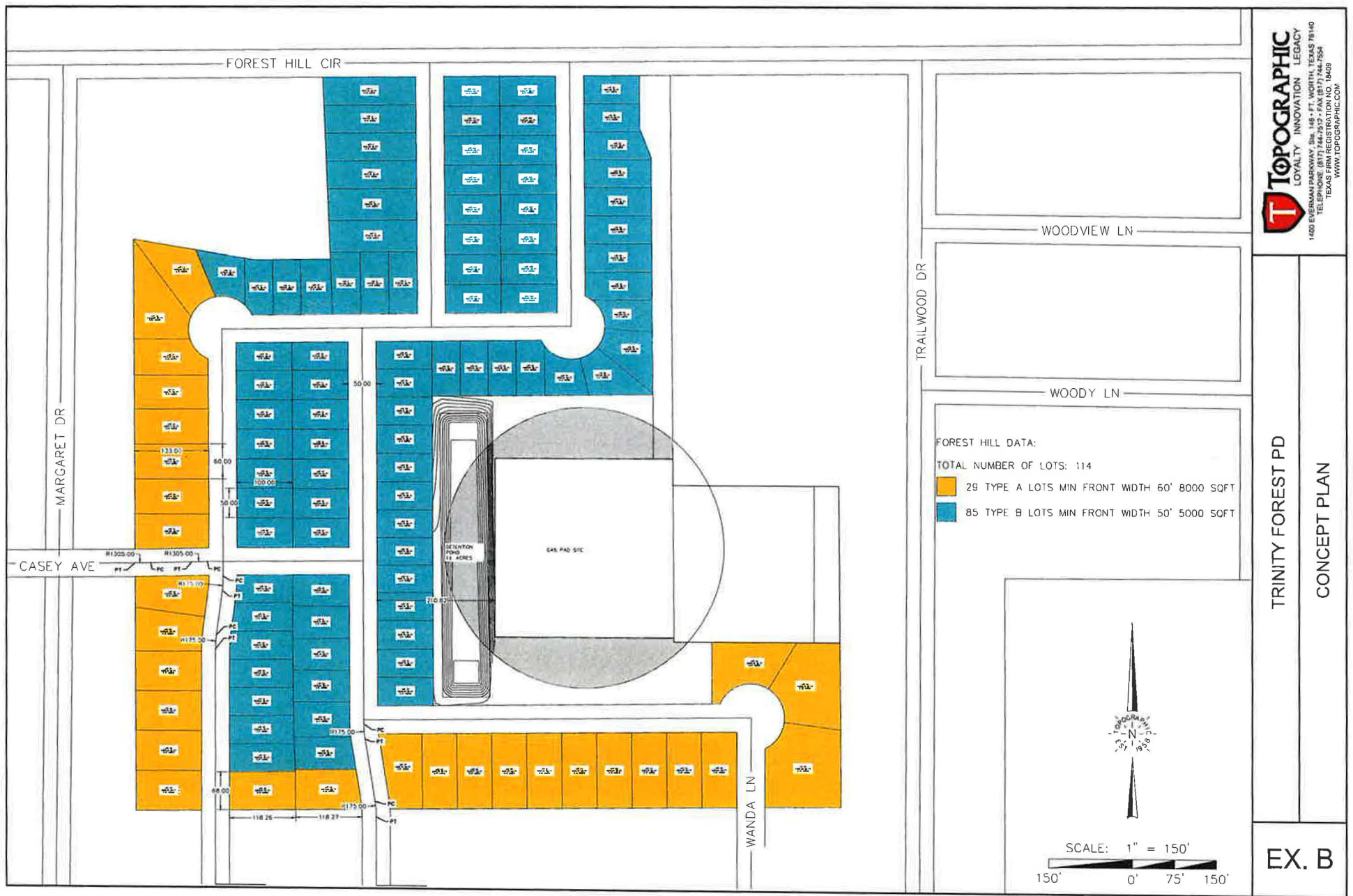
LEGEND

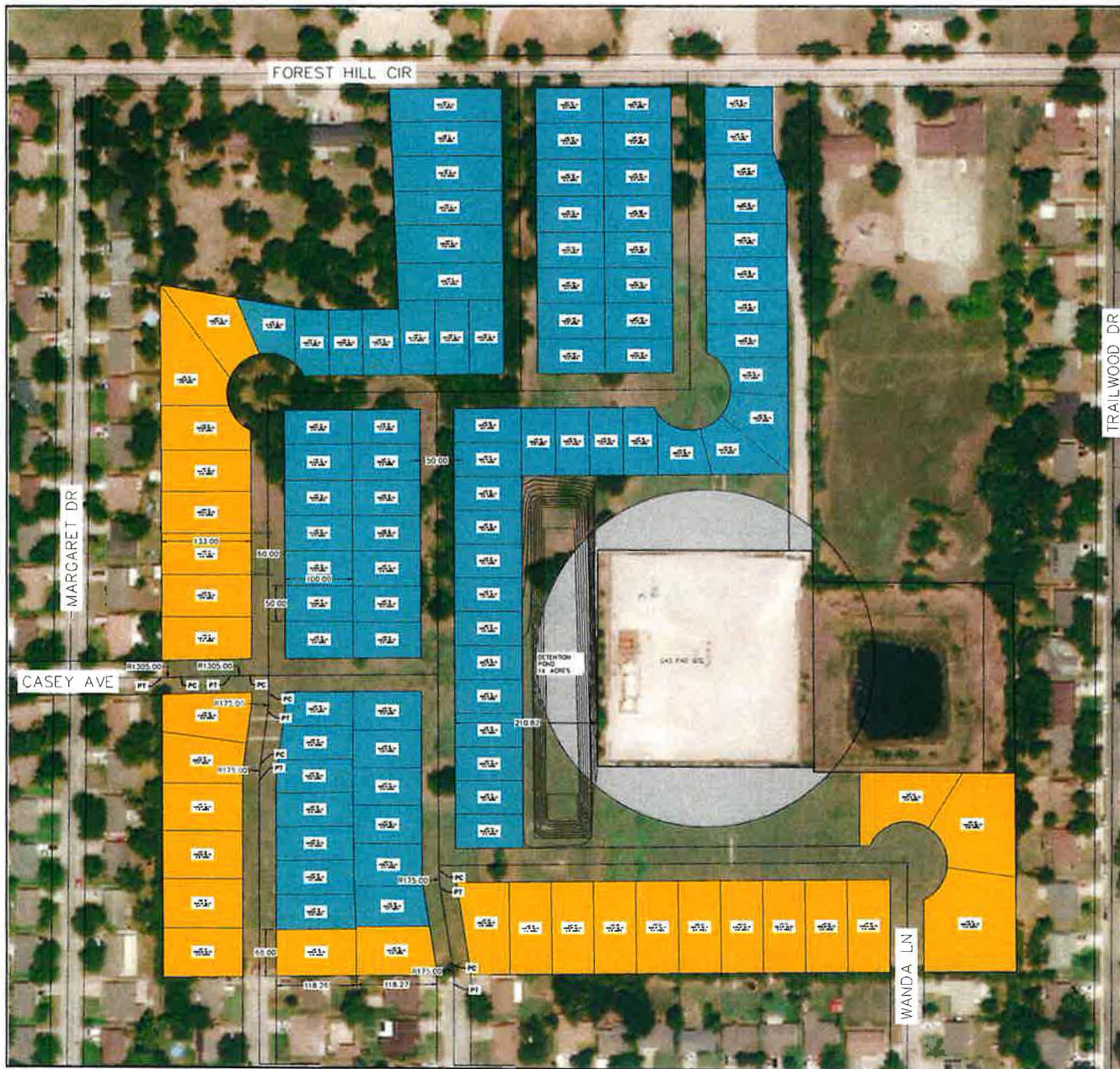
- SUBJECT PROPERTY LINE
- - - - - ADJOINER LINE
- - - - - EASEMENT

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

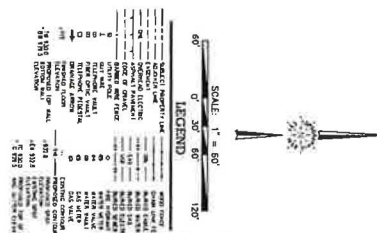


SCALE: 1" = 150'

150' 0' 75' 150'

Exhibit C

Conceptual Grading Plan



GRADING EXHIBIT



Exhibit D

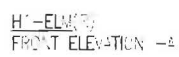
Elevations

**EXHIBIT D
ELEVATION IMAGES
TRINITY FOREST**









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@tnpinc.com or (817) 665-7079. We are available to meet with you or the engineer should you desire.

Sincerely,



Christopher Cervenka, P.E., CFM
tnp
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 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

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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THURSDAY MORNING, APRIL 17, 2025

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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, serving job-seekers, employers, and families.

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 advancement, 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 of the State, 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 best."

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, 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."

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 rrix@rixquinn.com with the word MEMOIR in the "Subject" line.

PUBLIC NOTICE

Continued from page 4

REQUEST FOR PROPOSAL
The City of Richland Hills, Texas is seeking request for proposals (RFP) for an Annual Plumbing Maintenance, Repair, & Upgrade Unit Price Contract. The RFP closing date is Thursday, May 1, 2025 at 12:00 PM CST at City Hall, 3200 Diana Drive, Richland Hills, Texas 76118. Proposals must be submitted by the due date and time specified. RFPs will be publicly opened and acknowledged at 1:00 p.m. in the Council Chambers of City Hall. RFP documents and detailed information on how to submit the RFP may be obtained from the City's website at the following link: www.richlandhills.com/Bids.aspx. The City of Richland Hills reserves the right to accept or reject any and all responses or to waive any irregularities, technicalities or informalities in any solicitation or in the solicitation process.

4-10-17
City of Richland Hills

CITY OF RICHLAND HILLS

RICHLAND HILLS
THÀNH PHỐ HILLS
NOTICE OF
GENERAL ELECTION
AVISO DE
ELECCIÓN GENERALTHÔNG BÁO
TỔNG TUYẾN CỬ
MAY 3, 2025
(3 DE MAYO DE 2025)

Ngày 03 tháng 05 năm 2025

Notice is hereby given that the polling place listed below will be open from 7:00 a.m. to 7:00 p.m. on May 3, 2025, for voting in a general election to elect the following city officers:

Notifíquese por la presente, que las casillas electorales citadas abajo se abrirán desde las 7:00 a.m. hasta las 7:00 p.m. el 3 de mayo de 2025 para votar en la Elección General para elegir:

Thông báo văn bản này, chúng tôi xin thông báo rằng địa điểm bỏ phiếu được liệt kê dưới đây sẽ mở cửa từ 7 giờ sáng đến 7 giờ tối ngày 03 tháng 05 năm 2025 để bỏ phiếu cho cuộc tổng tuyển cử chung các vị chức danh thành phố sau đây:

Council Member, Place 1
Thành viên Hội đồng, Vị trí 1

Council Member, Place 2
Thành viên Hội đồng, Vị trí 2

DAY POLLING PLACE
UBICACIÓN DEL LUGAR
DE VOTACIÓN DEL DÍA DE
ELECCIONESVỊ TRÍ NƠI BỎ PHIẾU
NGÀY BẦU CỬ

City of Richland Hills
Ayuntamiento de
Richland Hills

Tòa thị chính Richland Hills
3200 Diana Drive
Richland Hills, TX 76118

Registered voters may also vote at any Tarrant County polling location. Visit www.tarrantcounty.com/elections for additional polling locations.

Los votantes que están registrados también pueden votar en cualquier centro de votación del condado de Tarrant. Visite www.tarrantcounty.com/elections para conocer más centros de votación.

Cử tri đã ghi danh bỏ phiếu cũng có thể bỏ phiếu tại bất kỳ địa điểm bỏ phiếu nào của Quận Tarrant. Truy cập trang mạng www.tarrantcounty.com/elections để biết các địa điểm bỏ phiếu khác.

EARLY VOTING BY
PERSONAL APPEARANCE
WILL BE CONDUCTED AT:
La votación por adelantado en persona se llevará a cabo en:

Bầu cử sớm trực tiếp sẽ được thực hiện tại:
Tarrant County Election Center

centro electoral del condado de Tarrant
(Trung tâm Bầu cử Hạt Tarrant)

2700 Premier Street
Fort Worth, Texas, 76111

EARLY VOTING BY
PERSONAL APPEARANCE
DAYS AND HOURSVOTACIÓN ANTICIPADA
POR DÍAS Y HORAS DE
APARICIÓN PERSONAL
BỘ PHIẾU SỚMTHEO NGÀY VÀ GIỜ
XUẤT HIỆN CÁ NHÂN

Ngày 25 Monday (Lunes) Thứ Ba
Ngày 26 Tuesday (Martes) Thứ Ba
Ngày 27 Wednesday (Miércoles) Thứ Tư

Ngày 28 Thursday (Jueves) Thứ Năm
Ngày 29 Friday (Viernes) Thứ Sáu

Ngày 30 Saturday (Sábado) Thứ Bảy
Ngày 01 Sunday (Domingo) Chủ Nhật

Ngày 02 Monday (Lunes) Thứ Hai
Ngày 03 Tuesday (Martes) Thứ Ba

Ngày 04 Wednesday (Miércoles) Thứ Tư
Ngày 05 Thursday (Jueves) Thứ Năm

Ngày 06 Friday (Viernes) Thứ Sáu
Ngày 07 Saturday (Sábado) Thứ Bảy

Ngày 08 Sunday (Domingo) Chủ Nhật
Ngày 09 Monday (Lunes) Thứ Hai

Ngày 10 Tuesday (Martes) Thứ Ba
Ngày 11 Wednesday (Miércoles) Thứ Tư

Ngày 12 Thursday (Jueves) Thứ Năm
Ngày 13 Friday (Viernes) Thứ Sáu

Ngày 14 Saturday (Sábado) Thứ Bảy
Ngày 15 Sunday (Domingo) Chủ Nhật

Ngày 16 Monday (Lunes) Thứ Hai
Ngày 17 Tuesday (Martes) Thứ Ba

Ngày 18 Wednesday (Miércoles) Thứ Tư
Ngày 19 Thursday (Jueves) Thứ Năm

Ngày 20 Friday (Viernes) Thứ Sáu
Ngày 21 Saturday (Sábado) Thứ Bảy

Ngày 22 Sunday (Domingo) Chủ Nhật
Ngày 23 Monday (Lunes) Thứ Hai

Ngày 24 Tuesday (Martes) Thứ Ba
Ngày 25 Wednesday (Miércoles) Thứ Tư

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Ngày 04 Sunday (Domingo) Chủ Nhật
Ngày 05 Monday (Lunes) Thứ Hai

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 p.m. in the Forest Hill Council Chambers, located at 3219 California Parkway, Forest Hill, TX 76119.

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 26.15 acres tract of land commonly known as 4520 Forest Hill Drive, 4524 Forest Hill Drive, 4556 Forest Hill Drive, 4558 Forest Hill Drive, 4560 Forest Hill Drive, 4562 Forest Hill Drive, 4564 Forest Hill Drive, 4566 Forest Hill Drive, 4568 Forest Hill Drive, 4570 Forest Hill Drive, 4572 Forest Hill Drive, 4574 Forest Hill Drive, 4576 Forest Hill Drive, 4578 Forest Hill Drive, 4580 Forest Hill Drive, 4582 Forest Hill Drive, 4584 Forest Hill Drive, 4586 Forest Hill Drive, 4588 Forest Hill Drive, 4590 Forest Hill Drive, 4592 Forest Hill Drive, 4594 Forest Hill Drive, 4596 Forest Hill Drive, 4598 Forest Hill Drive, 4600 Forest Hill Drive, 4602 Forest Hill Drive, 4604 Forest Hill Drive, 4606 Forest Hill Drive, 4608 Forest Hill Drive, 4610 Forest Hill Drive, 4612 Forest Hill Drive, 4614 Forest Hill Drive, 4616 Forest Hill 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CITY OF FOREST HILL

ORDINANCE NO. 2025-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FOREST HILL TEXAS, AMENDING THE CITY OF FOREST HILL ZONING ORDINANCE AND ZONING MAP, AS AMENDED, BY AMENDING THE ZONING FOR APPROXIMATELY 26.115 ACRES OF LAND BEING DESCRIBED AS TRACTS 42D01A1, 42D01A, 42C AND 42D OUT 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 AND BEING MORE COMMONLY KNOWN AS 4520, 4524, 4550, AND 4556 FOREST HILL DRIVE AND 6725 CASEY IN THE CITY OF FOREST HILL, TEXAS FROM R-2 SINGLE-FAMILY DETACHED RESIDENTIAL (R-2) AND PLANNED DEVELOPMENT (PD) TO PLANNED DEVELOPMENT WITH A BASE ZONING OF R-3 SINGLE FAMILY DETACHED RESIDENTIAL (PD-R-3); ADOPTING DEVELOPMENT REGULATIONS; APPROVING A CONCEPT PLAN; APPROVING ELEVATIONS; PROVIDING FOR A CONFLICTS RESOLUTION CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY OF FINE NOT TO EXCEED TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission and the governing body of the City of Forest Hill, Texas, in compliance with the laws of the State of Texas and the ordinances of the City of Forest Hill, Texas, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all the property owners generally and to all persons interested and situated in the affected area, and in the vicinity thereof, and in the exercise of its legislative discretion, have concluded that the City of Forest Hill Zoning Ordinance and Zoning Map of the City of Forest Hill, Texas, as previously amended, should be amended.

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

SECTION 1. CHANGE OF ZONING CLASSIFICATION

The City of Forest Hill Zoning Ordinance and the Zoning Map of the City of Forest Hill, Texas, (collectively, "the Zoning Ordinance"), as previously amended, is hereby further amended by amending the zoning classification for approximately 26.115 acres of land being described as 4520, 4524, 4550, 4556 Forest Hill Drive and 6725 Casey in the City of Forest Hill, Tarrant County Texas and being more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), from R-2 Single Family Detached Residential (R-2) and Planned Development (PD) to Planned Development with a base zoning of R-3 Single-Family Detached Residential (PD-R-3), subject to the use and development regulations set forth in Section 2 of this Ordinance,

the approved concept plan, and example elevations as set forth in Sections 3 and 4, respectively, of this Ordinance.

SECTION 2. DEVELOPMENT AND USE REGULATIONS

The Property shall be developed, used, and maintained in accordance with the provisions of the Code of Ordinances of the City of Forest Hill, including its Zoning Ordinance provisions for R-3 base zoning except as amended by the Development Regulations attached hereto and incorporated herein by this reference as Exhibit "B," which Development Regulations shall specifically apply to the development, use, and maintenance of the Property.

SECTION 3. CONCEPT PLAN

The Property shall be developed, used, and maintained substantially in accordance with the Concept Plan, attached hereto and incorporated herein by this reference as Exhibit "C" (the "Concept Plan"), which is hereby approved. Any significant additions, modifications or amendments to the Concept Plan (including, but not limited to, change to lot size(s), changing or adding ingress/egress to public rights-of-way, and similar modifications) shall not be authorized unless and until approved as an amendment to this ordinance.

SECTION 4. ELEVATIONS

The Property must be developed, used, and maintained substantially in accordance with the sample elevation plans attached hereto and incorporated herein by this reference as Exhibit "D," which are hereby approved.

SECTION 5. PLANNED DEVELOPMENT CIVIL PLAN, DRAINAGE PLAN, SITE PLAN, CONSTRUCTION PLAN, AND LANDSCAPE PLAN.

Prior to issuance of a building permit or authorization to proceed with construction of any public improvements for any lot or tract within the Property, a detailed Civil Plan, Drainage Plan, Site Plan, Construction Plan, and Landscape Plan in compliance with the City of Forest Hill Zoning Ordinance, City Codes and regulations, and this Ordinance must be approved by the City Engineer, Building Official, and appropriate City officials including but not limited to the City Planner, Fire Chief, Fire Marshal and Public Works Superintendent.

SECTION 6. CONFLICTS

To the extent of any irreconcilable conflict with the provisions of this Ordinance and other ordinances of the City of Forest Hill governing the use and development of the Property and which are not expressly amended by this Ordinance, the provisions of this Ordinance shall be controlling.

SECTION 7. SEVERABILITY CLAUSE

Should any word, sentence, paragraph, subdivision, clause, phrase or section of this Ordinance, or of the City of Forest Hill Zoning Ordinance, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said ordinance or the City of Forest Hill Zoning Ordinance, as amended hereby, which shall remain in full force and effect.

SECTION 8. SAVINGS CLAUSE

An offense committed before the effective date of this Ordinance is governed by prior law and the provisions of the City of Forest Hill Zoning Ordinance, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 9. PENALTY

Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed two thousand dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 10. EFFECTIVE DATE

This Ordinance shall become effective from and after the date of its passage and final publication in accordance with the Charter of the City of Forest Hill and/or applicable state law and it is accordingly so ordained.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS, THIS THE 6TH DAY OF MAY 2025.

APPROVED:

Stephanie Boardingham, Mayor

ATTEST:

APPROVED AS TO FORM:

Amy L. Anderson, TRMC, CMC
City Secretary

Courtney Goodman-Morris
Asst. City Attorney

**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. Facade 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**

DATE: 11/03/2024	DRAWN BY: FCN
FILE: TH_TRINITY FOREST_ZONING	SHEET: 3 OF 5

NOTES:

1. ORIGINAL DOCUMENT SIZE: 8.5" X 11"
2. ALL BEARINGS, DISTANCES, ACRES 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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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**

DATE: 11/03/2024	DRAWN BY: FCN
FILE: TH_TRINITY FOREST_ZONING	SHEET: 4 OF 5

NOTES:

1. ORIGINAL DOCUMENT SIZE: 8.5" X 11"
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3. SEE ATTACHED EXHIBIT "A" SHEET 1-3 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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SHELBY COUNTY
SCHOOL LAND SURVEY
ABSTRACT NO. 1375
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DATE: 11/03/2024	DRAWN BY: FCN
FILE: TH_TRINITY FOREST_ZONING	SHEET: 5 OF 5

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

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

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

L16

P.O.B.

L15

L13

L14

L1

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

L12

L11

E

D

C

26.115 ACRES

L2

L8

L3

L4

L5

L6

L7

L9

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

L10

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

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

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



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

**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, AND COORDINATE VALUES CONTAINED HEREIN ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, U.S. SURVEY FEET, NORTH AMERICAN DATUM 1983.
3. CERTIFICATION IS MADE ONLY TO THE LOCATION OF THIS ZONING EXHIBIT IN RELATION TO THE EVIDENCE FOUND DURING A FIELD SURVEY MADE ON THE GROUND, UNDER MY SUPERVISION. THIS CERTIFICATION IS LIMITED TO THOSE PERSONS OR ENTITIES SHOWN ON THE FACE OF THIS PLAT AND IS NON-TRANSFERABLE, AND MADE FOR THIS TRANSACTION ONLY.
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
FILE: TH_TRINITY FOREST_ZONING

DRAWN BY: FCN
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 1
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.

**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

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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

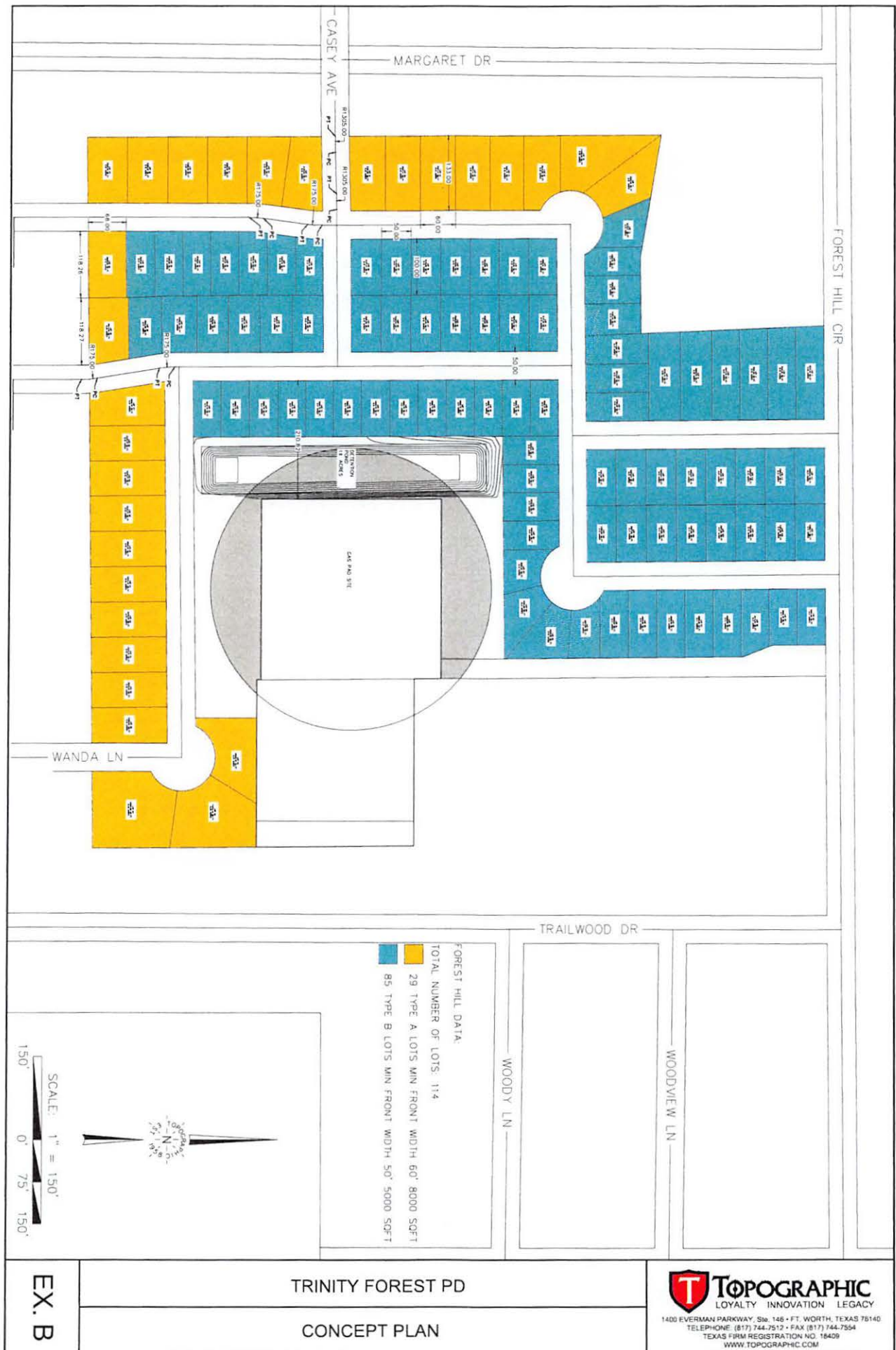


Exhibit C

Conceptual Grading Plan

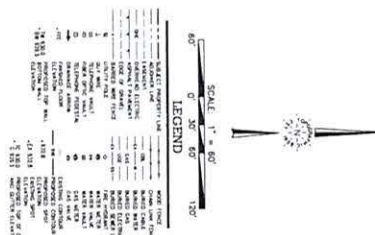


Exhibit D

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



Mayor and Council Communication Public Hearing and Deliberation 7b

DATE: May 6, 2025

FROM: Venus Wehle, City Manager

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 an approximately 2.09 acre parcel of real property legally described as being part of the Forest Wood Industrial Addition, Tract F2A in the City of Forest Hill, Tarrant County, Texas zoned Light Industrial (LI) to add a Specific Use Permit (LI-SUP) 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 Ordinance 2025-11, 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 an approximately 2.09 acre parcel of real property legally described as being part of the Forest Wood Industrial Addition, Tract F2A in the City of Forest Hill, Tarrant County, Texas zoned Light Industrial (LI) to add a Specific Use Permit (LI-SUP) 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.

This case will be presented to the Planning and Zoning Commission on May 5, 2025. 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: Reviewed by the City Attorney as to form and legality.

ATTACHMENTS:

1. P & Z Case #2025-06 Background Information
2. Ordinance 2025-11 amending the Comprehensive Zoning Ordinance and Map

MOTION:

Motion to approve or deny Ordinance 2025-11, 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.

SPECIFIC USE PERMIT APPLICATION

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



2025-06

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 40FOOT 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+ YEARS

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. Wchke

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)

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

LANDSCAPE PLAN (Required)

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

BUILDING ELEVATIONS (Recommended)

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

Preparer's Signature: 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

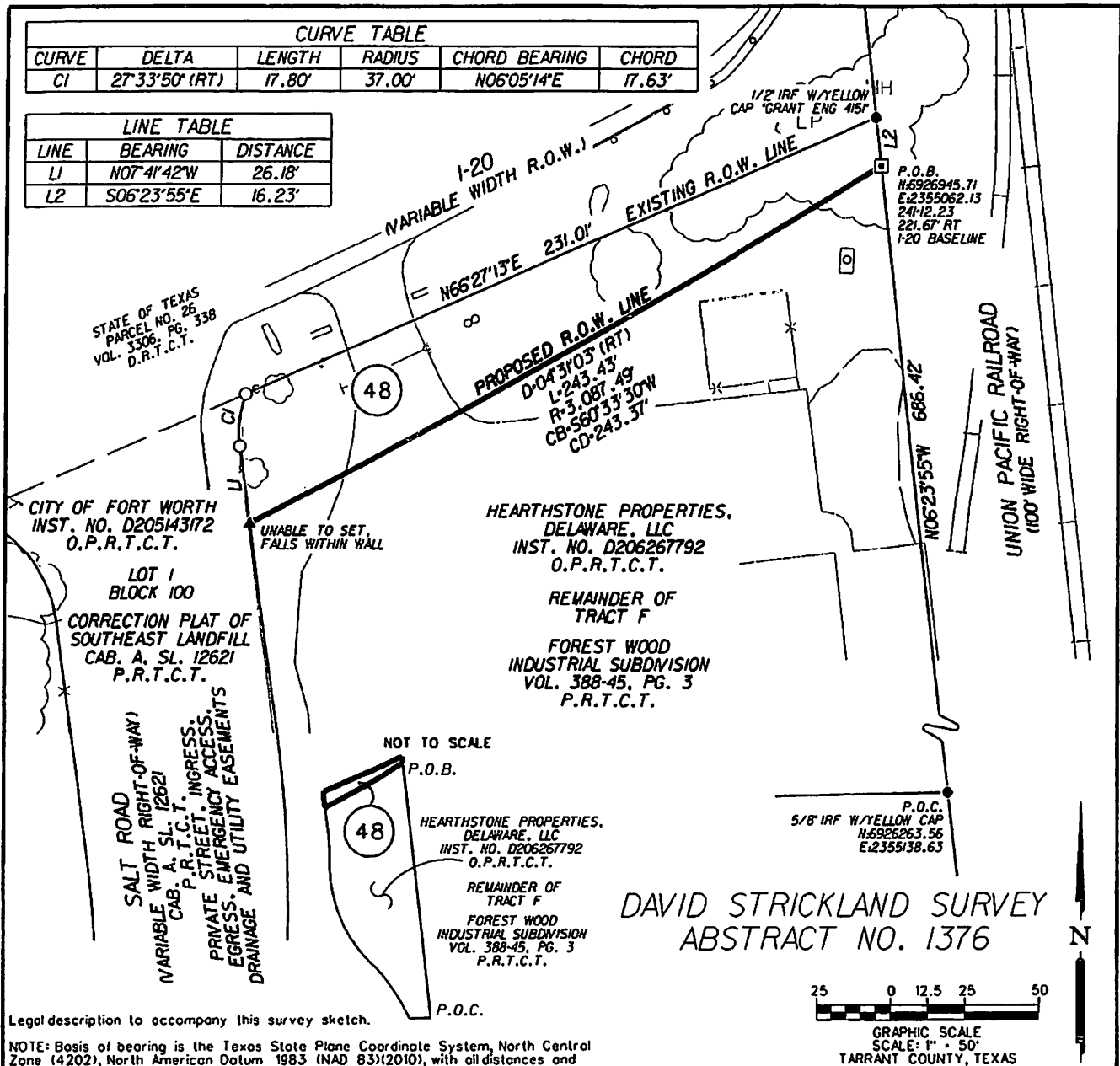
Carolyn Kellis

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.

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
- P - PROPERTY LINE
- S - SURVEY LINE
- ~ - FEE HOOK
- - ACCESS DENIAL LINE (A.D.L.)



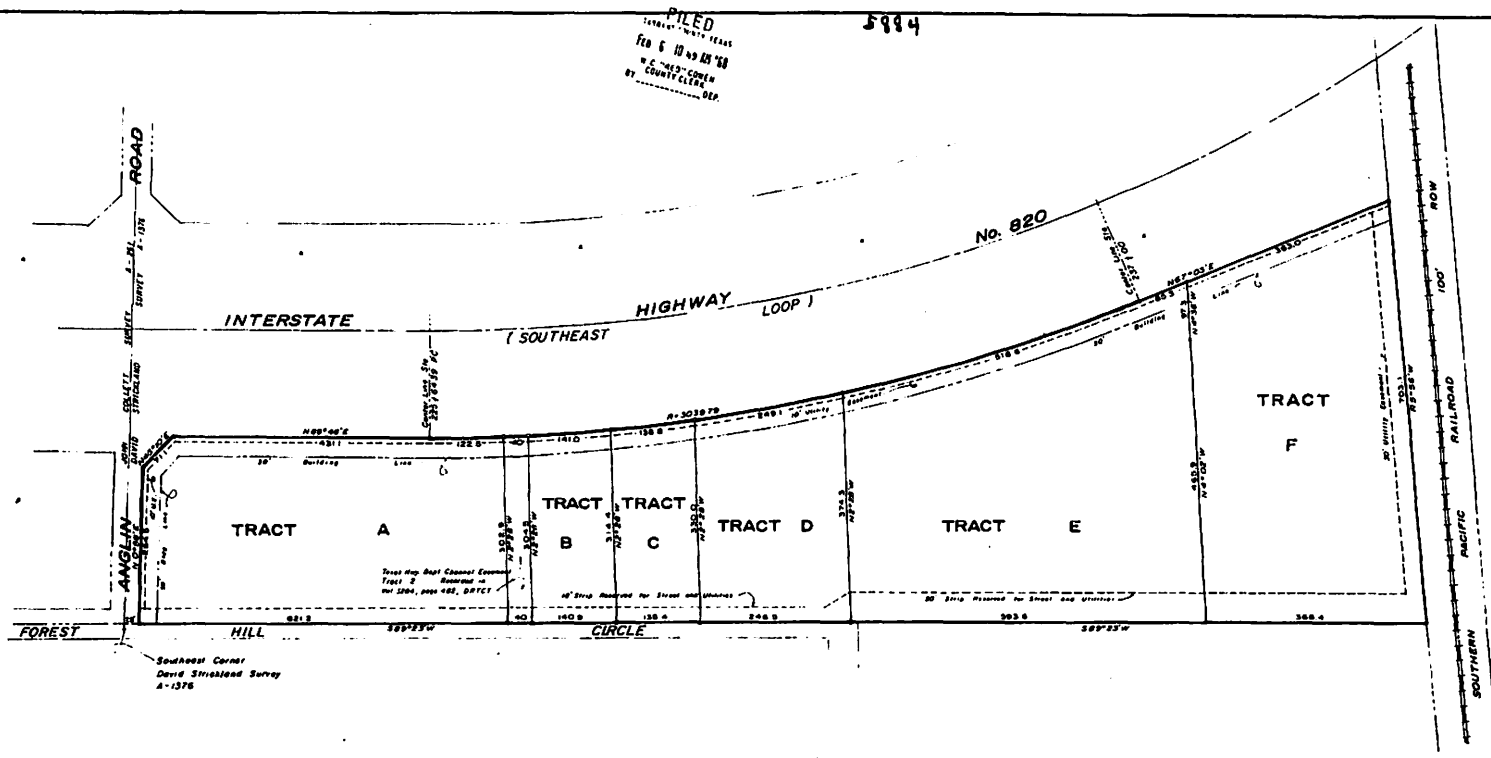
PARCEL 48

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



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 959, 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 D on the plat attached hereto, being a portion of that certain 64.681 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. Klouser, C. O. Terrell, Jr., Glen C. McGufek, Carl A. Gibbs, 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 dedicators.

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 699, 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 19.81 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. 3289, Page 982, 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
R. M. Hazlewood
C. E. Lawrence
B & H INVESTORS, INC.
President
Secretary

ATTEST: *[Signature]*
Secretary

ATTEST: *[Signature]*
Joint-Dedicator

SEMINARY STATE BANK
President
Joint-Dedicator

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a 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.
[Signature]
Notary Public in and for Tarrant County, Texas

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a 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.
[Signature]
Notary Public in and for Tarrant County, Texas

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a 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.
[Signature]
Notary Public in and for Tarrant County, Texas

THE STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared BILLY 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.
[Signature]
Notary Public in and for Tarrant County, Texas

5326 GR #4457

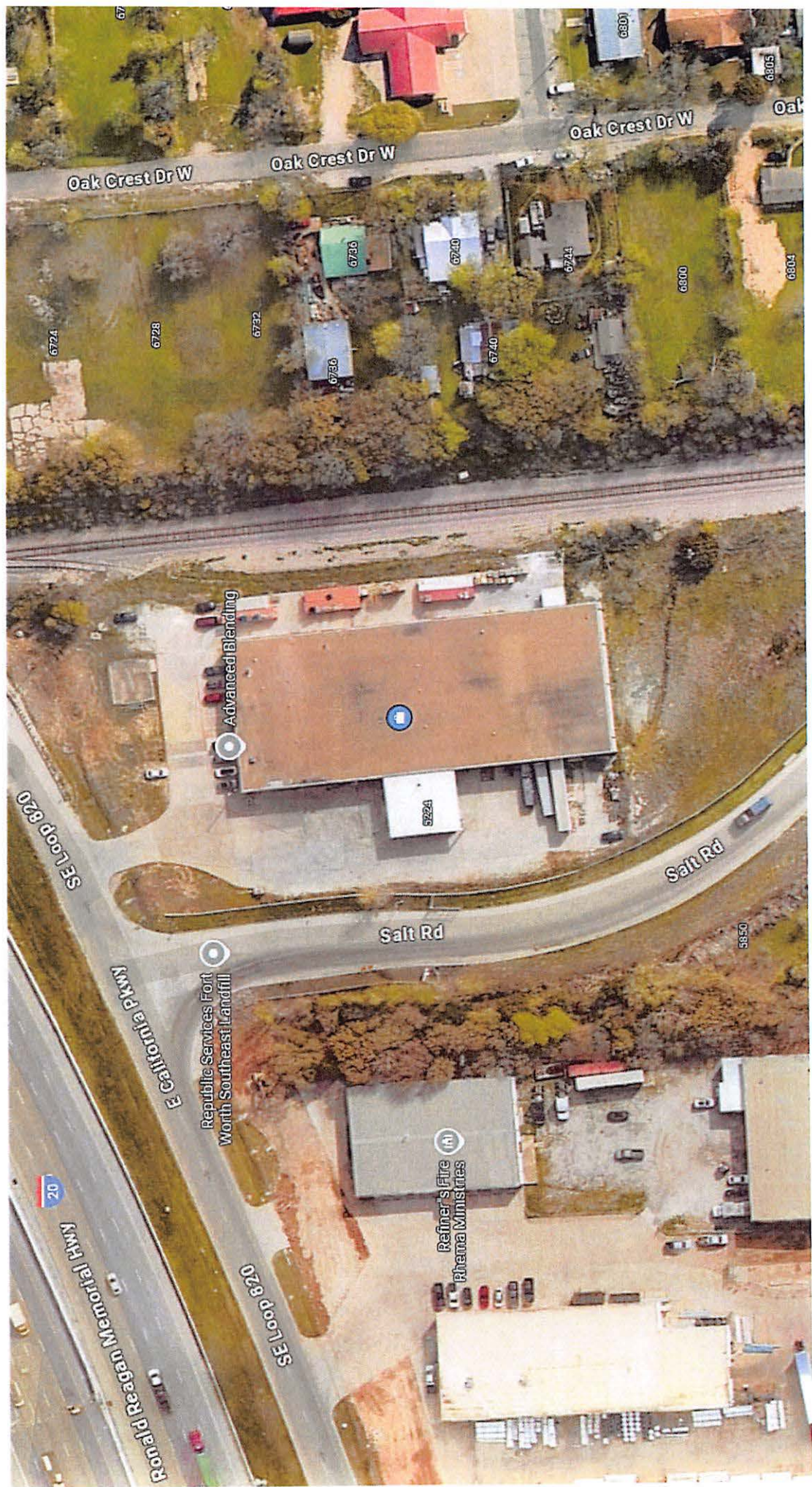
PLAT AND DEDICATION

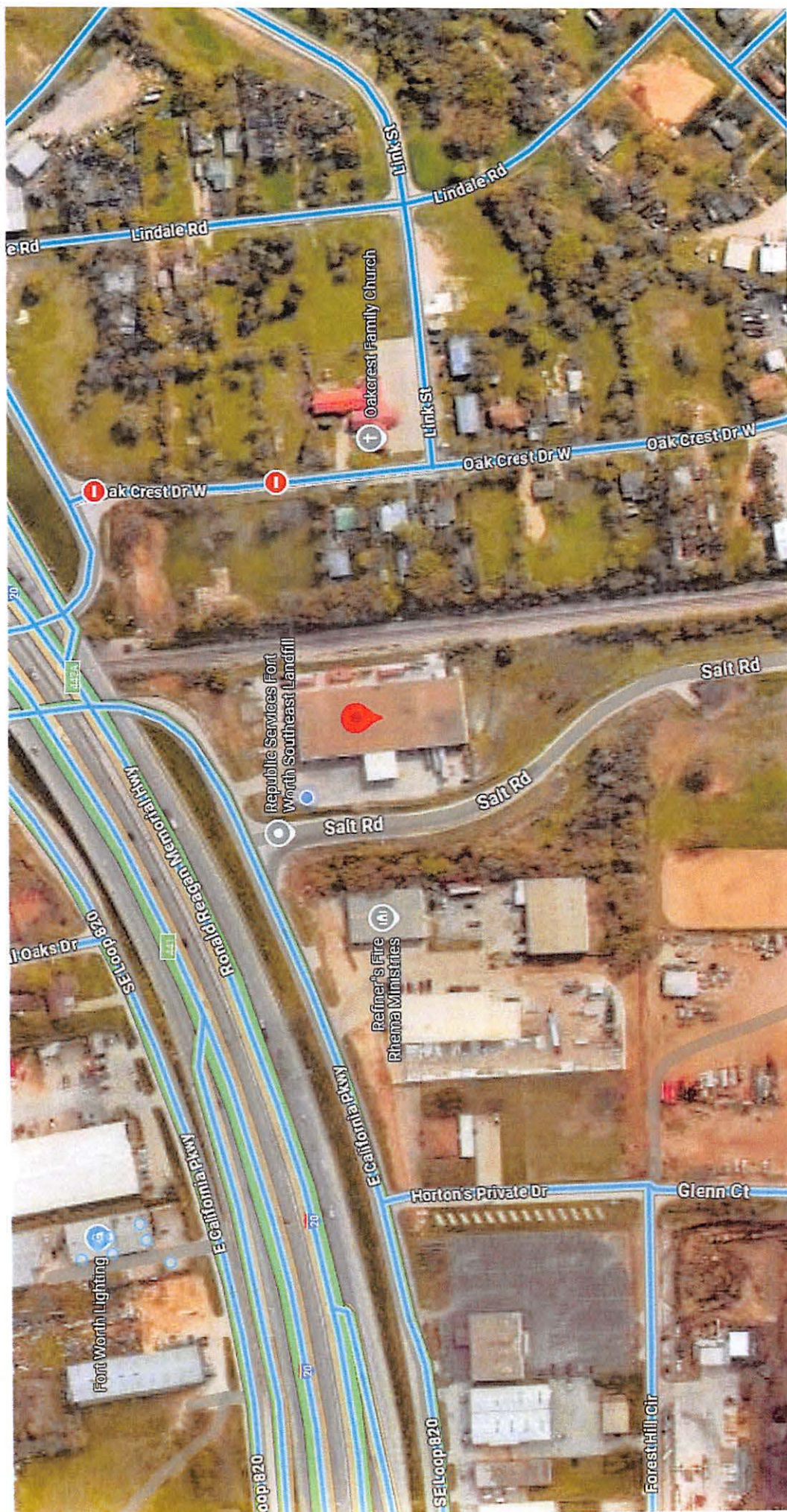
GARRETT MIDDLEBROOK et al

TO
THE PUBLIC

FILED
FEB 5 10 49 AM '68
COUNTY CLERK
TARRANT COUNTY, TEXAS
FEB 6 1968
COUNTY CLERK
TARRANT COUNTY, TEXAS

RETURN: STEGALL & STEGALL
1020 MAISON STREET
FORT WORTH, TEXAS 76102





Company signs

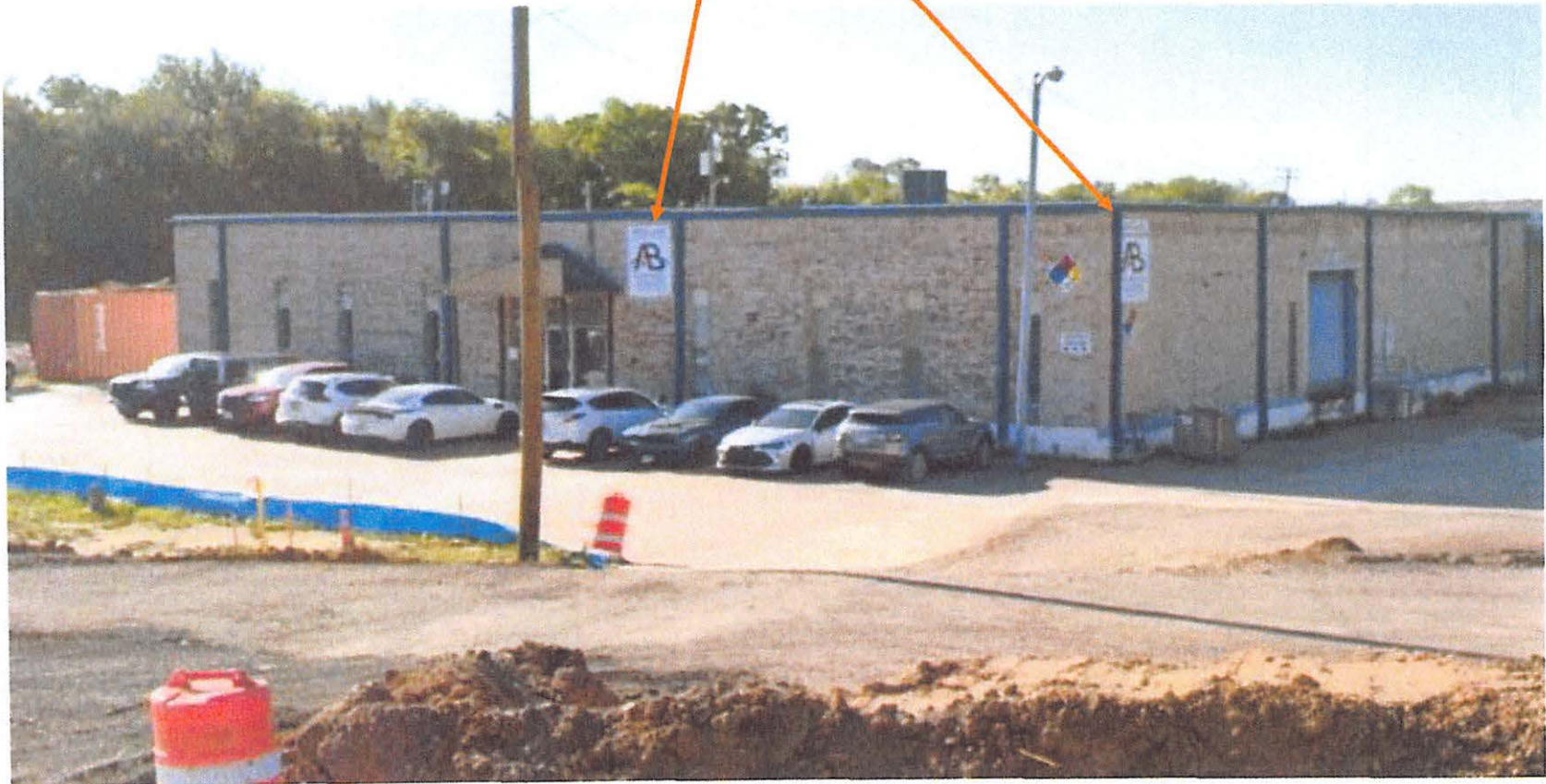
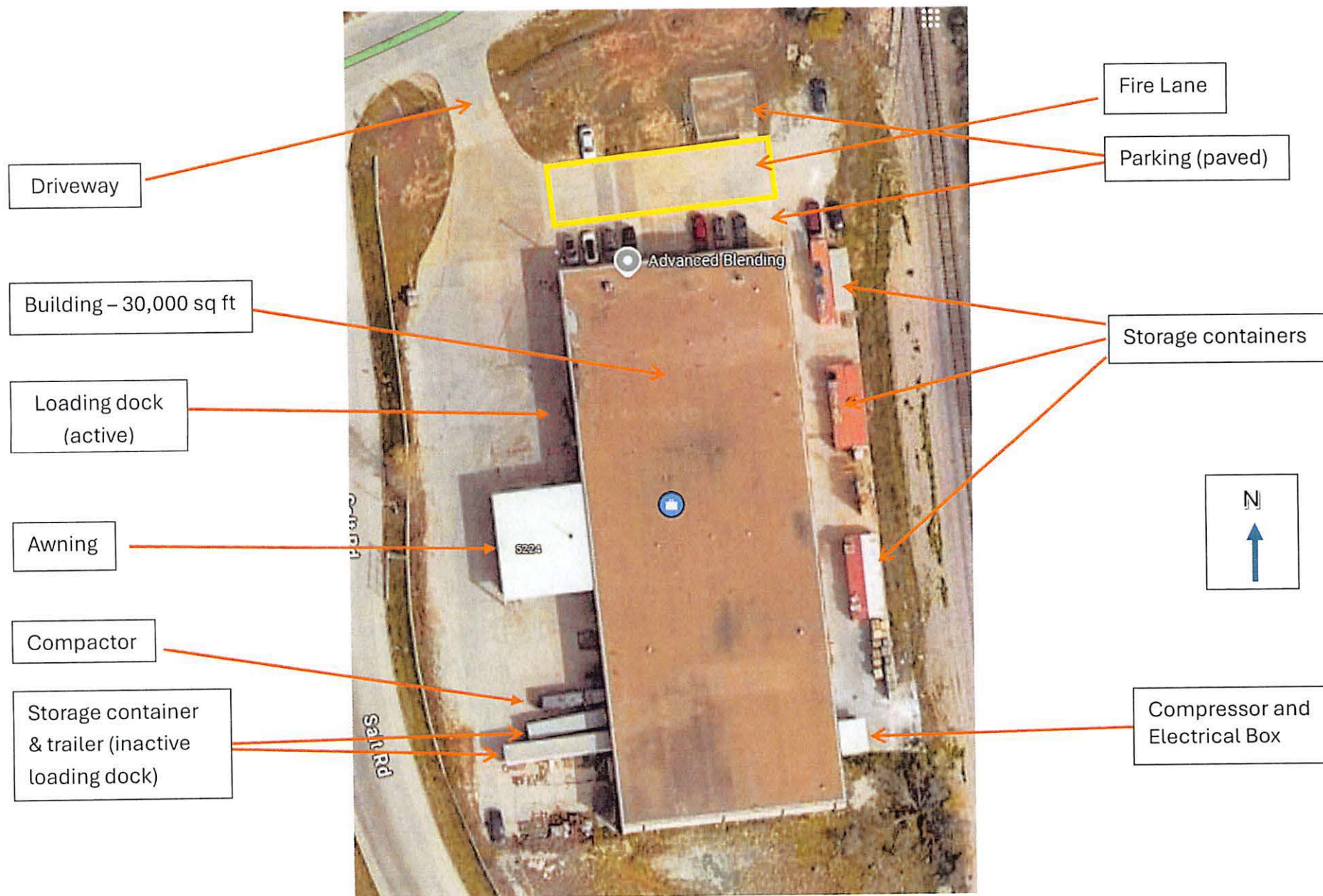


Exhibit "A"

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 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

\$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](#)

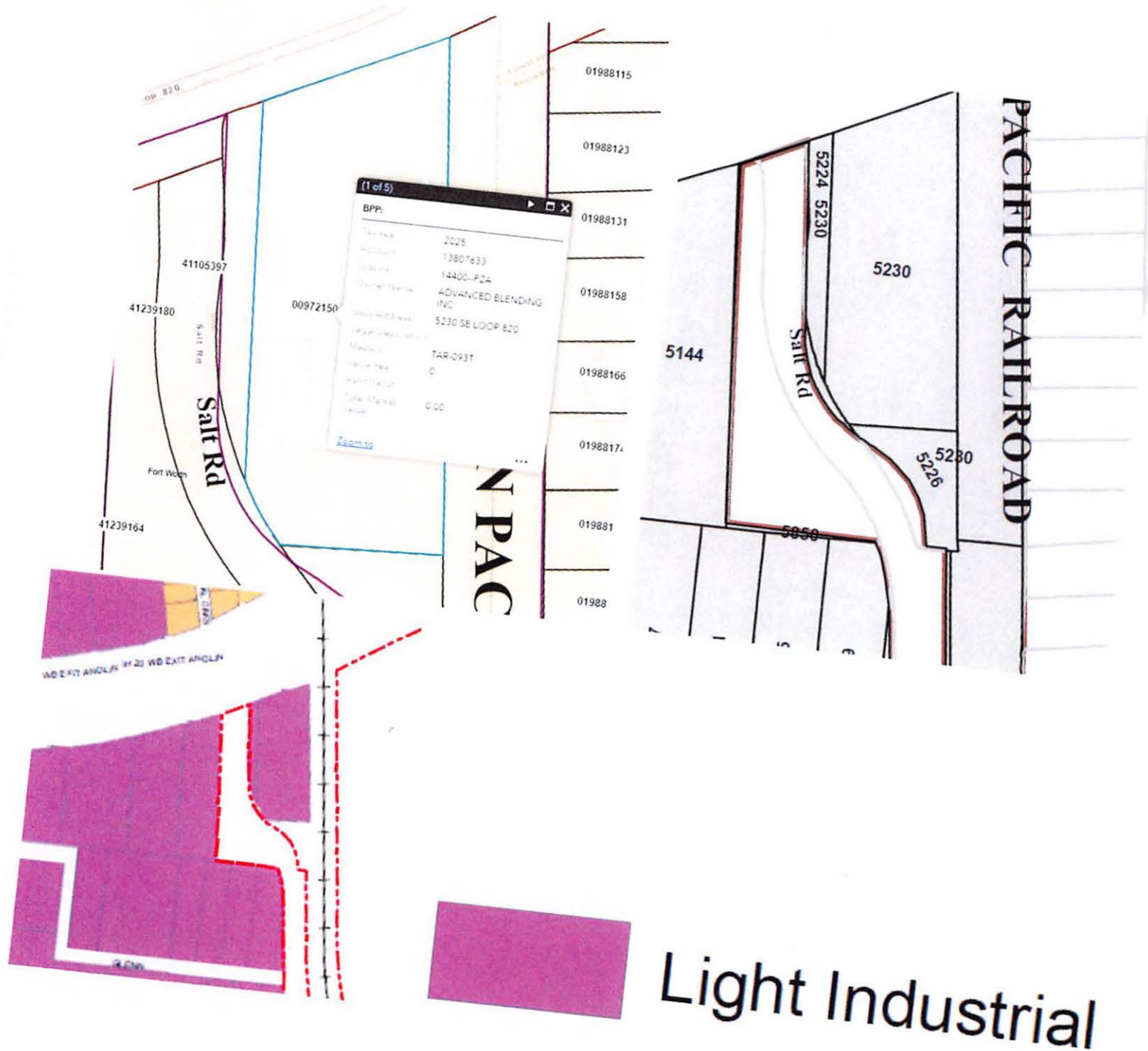
RESOURCES

[Forms](#)[Interactive Maps](#)[Calendar](#)[Taxpayer Liaison](#)

ABOUT

[Board of Directors](#)[Tarrant Appraisal](#)[Review Board](#)[Careers](#)

5230 SE LOOP 820



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:

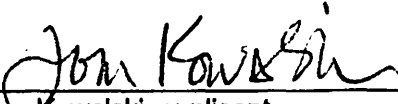
Tom Kowalski
PinHigh Advanced Blending, LLC
5230 SE Loop 820
Forest Hill, TX 76140

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.

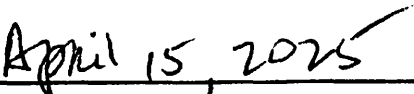
JCK
4/10/12

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

Commercial RECORDER

Court and Commercial Daily

— ESTABLISHED 1903 —

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THURSDAY MORNING, APRIL 17, 2025

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

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 advancement, particularly for special populations, to foster a skilled and inclusive workforce."

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 of the State, 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 best."

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 best."

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 each year. System-wide, systems of higher education search and development expenditures exceed \$1.5 billion \$7.3 billion. Through a state-wide network of 11 universities, omy.

more than 25.3 million additional educational contacts through service and outreach programs.

The Texas A&M University System is one of the largest each year. System-wide, systems of higher education search and development expenditures exceed \$1.5 billion \$7.3 billion. Through a state-wide network of 11 universities, omy.

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.

CITY OF FOREST HILL
ORDINANCE NO. 2025-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP AND THE ZONING CLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS BEING PART OF THE FOREST 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 FOREST HILL, TARRANT COUNTY, TEXAS; REPEALING ALL CONFLICTING ORDINANCES, ORDERS, OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, public hearings to allow the Specific Use Permit at the property herein described were held before both the Planning and Zoning Commission (May 5, 2025) and the City Council (May 6, 2025), and the Planning and Zoning Commission has heretofore made a recommendation concerning the Specific Use Permit; and

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

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

SECTION 1: That the Comprehensive Zoning Ordinance and Comprehensive Zoning Map of the City of Forest Hill, Texas, is hereby amended by granting a Specific Use Permit to allow a chemical blending plant at 5230 SE Loop 820, legally described as being part of the Forest Wood Industrial Addition, Tract F2A, in the City of Forest Hill, Tarrant County, Texas.

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

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

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

1. Owner shall abide by all City Ordinances and Regulations now in effect, or which shall be hereinafter enacted.
2. Owner shall abide by 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 in 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.

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

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

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

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS THIS THE 6TH DAY OF MAY 2025.

APPROVED:

Stephanie Boardingham, Mayor

ATTEST:

APPROVED AS TO FORM:

Amy L. Anderson, TRMC, CMC
City Secretary

Courtney Goodman-Morris
Asst. City Attorney



Mayor and Council Communication Deliberation Item 8a

DATE: May 6, 2025

FROM: Venus Wehle, City Manager

ITEM: **Discuss and consider approval of Resolution 2025-21, a resolution of the City of Forest Hill, Texas, agreeing to meet all match contribution requirements for the expenditures under the Tarrant County Home Investment Partnership Program for Program Year 2025.**

BACKGROUND:

The U.S. Department of Housing and Urban Development (HUD) appropriates funds to entitlement communities through the HOME Investment Partnerships Program (HOME).

Tarrant County is our partner for this program. Managed by the Tarrant County Community Development Department, these HUD funds are made available to cities who would like to assist low-income homeowners with home repair and rehabilitation activities such as electrical, plumbing, roofing, and weatherization. For the City of Forest Hill to participate, there is a match in the amount of 30% required by the county. The match can be met with cash, volunteer hours, and community partnerships.

The program runs annually from July 1st through June 30th. A Resolution must be approved by the City Council by May 30th for the city to participate. Staff will anticipate the 30% match to be calculated as \$30,000.00 (for a request of \$100,000.00 in funding). Applicants must meet certain requirements (as listed on the program flyer).

Currently, there are 25 residents on the waitlist. Two properties are under contract to begin the rehabilitation process.

FISCAL IMPACT: \$30,000.00

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

ATTACHMENTS:

1. Resolution 2025-21
2. Program flyer

MOTION:

Motion to approve or deny Resolution 2025-21, a resolution of the City of Forest Hill, Texas, agreeing to meet all match contribution requirements for the expenditures under the Tarrant County Home Investment Partnership Program for Program Year 2025.

CITY OF FOREST HILL, TEXAS

RESOLUTION NO. 2025-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS, AGREEING TO MEET ALL MATCH CONTRIBUTION REQUIREMENTS FOR THE EXPENDITURES UNDER THE TARRANT COUNTY HOME INVESTMENT PARTNERSHIPS PROGRAM FOR PROGRAM YEAR 2025.

WHEREAS, the HOME Program was created by the National Affordable Housing Act of 1990 (NAHA) and is intended to provide decent affordable housing to lower-income households; expand the capacity of nonprofit housing providers; strengthen the ability of state and local government to provide housing, and; leverage private-sector participation; and

WHEREAS, Tarrant County is a Participating Jurisdiction under the HOME Investment Partnerships Program in accordance with § 92.105; and

WHEREAS, the City of Forest Hill is a member of the Tarrant County Urban County Community Development/HOME Consortium and is eligible to participate in the HOME program; and

WHEREAS, the City of Forest Hill has requested \$100,000.00 in HOME funding to be expended on HOME-eligible activities within the city's jurisdiction and has agreed to provide a 30% matching contribution for all HOME funds expended within the City of Forest Hill, in accordance with §92.218; §92.219; and §92.220.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS, THAT: we do hereby agree to commit \$30,000.00 in match contribution to affordable housing for all activities undertaken in our city through the HOME program.

DULY RESOLVED AND ADOPTED ON THIS THE 6th DAY OF MAY 2025, BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS BY A VOTE OF ____ AYES AND ____ NAYES.

APPROVED:

Stephanie Boardingham, Mayor

ATTEST:

APPROVED AS TO FORM:

Amy L. Anderson, TRMC, CMC
City Secretary

Courtney Goodman-Morris
Asst. City Attorney



HOMEOWNER ASSISTANCE PROGRAMS

Tarrant County Community Development

Do you live in Tarrant County, TX outside of Arlington, Fort Worth, or Grand Prairie?

Do you need minor repairs (water heater, electric panel upgrade, etc.)?

Do you have major system failures (plumbing, roofing, etc.)?

Do you need barrier removal so you can continue to live in your home safely?

Is your home valued under \$309,000?

Contact our office today to see if you qualify:
817-850-7940, Option 4



Our Programs

Barrier Removal

For installation of wheelchair ramps, grab bars, and other safety features in your home.

Priority Reconstruction

For minor needs, such as a new water heater, air conditioning/heating, or electrical panel upgrade.

Home Rehabilitation

For significant plumbing, electrical, roofing, or weatherization improvements.

Not sure? Call our office today: 817-850-7940, Option 4

Requirements

- Own and live in your home for at least one (1) year
- Have clear title to the property (e.g., no reverse mortgages, title must be in your name)
- Be current on your real estate taxes
- Be current on your mortgage loan payment
- Receive Social Security Disability Insurance (SSDI), Social Security Income (SSI), be 62+ years old, or have dependent children under 18 living at home
- May not live in a mobile home, duplex, or in a flood zone
- Total household income for everyone over 18 is below these annual limits:

Household Size	Household Income
1	\$57,050
2	\$65,200
3	\$73,350
4	\$81,500
5	\$88,050
6	\$94,550
7	\$101,100
8	\$107,600

Effective September 1, 2024

Benefits

- Protect a homeowner's life, health, and safety
- Address code compliance problems
- Improves neighborhoods
- No cost to you, unless you sell your home within five (5) years

Funded by the U.S. Department of Housing and Urban Development



Mayor and Council Communication Deliberation Item 8b

DATE: May 6, 2025

FROM: Police Chief David Hernandez

ITEM: **Discuss and consider approval of Resolution 2025-22, a resolution of the City of Forest Hill, Texas, endorsing and approving the Chief of Police's adoption of a Wellness Program Policy.**

BACKGROUND:

The purpose of this policy is to provide guidance on establishing and maintaining a proactive wellness program for our Police Department members. The wellness program is intended to be a holistic approach to a member's well-being and encompasses aspects such as physical fitness, mental health, and overall wellness.

The policy will follow Chapter 614.015 of the Texas Government Code regarding the use of mental health leave for authorized peace officers employed by law enforcement agencies. Mental health leave will support staff in maintaining a healthy state of mind while at work and at home. The City of Forest Hill recognizes that mental health is just as important as maintaining physical health.

The City supports establishing a workplace that is comfortable, healthy, safe and supportive. Below are possible examples of traumatic events in the scope of employment with the City of Forest Hill that can have an effect on an employee's mental health:

- Any officer-involved shooting;
- Any investigations by an officer involving the deaths of individuals;
- Any investigations by an officer involving abuse of individuals;
- The death, injury, or catastrophic illness of a coworker.

The maximum number of mental health days an individual may use is 80 hours per identified traumatic event. For any additional leave requested beyond the 80 hours, the employee will need to use available sick leave, or the leave may be determined to be eligible as leave under Workers' Compensation. The additional leave requested will also need to be substantiated in writing by the employee's medical professional. In addition, the Chief may request the employee submit to a fitness for duty requirement in order to return to work.

Mental health leave may be double-coded as FMLA leave as well. When an employee has used all 10 day of mental health leave and must use additional leave as applicable (e.g. sick leave or worker's compensation leave), this other, additional leave may also be double-coded as FMLA leave. While utilizing mental health leave, employees will continue to earn any and all benefits, seniority and applicable special assignment pays.

This policy, if approved, will also be included in an update to the Employee Personnel Policies and Procedures Manual, item 8-c on the agenda.

Chief Hernandez will be available for questions.

FISCAL IMPACT: N/A

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

ATTACHMENTS:

1. Resolution 2025-22
2. Wellness Program Policy

MOTION:

Motion to approve or deny Resolution 2025-22, a resolution of the City of Forest Hill, Texas, endorsing and approving the Chief of Police's adoption of a Wellness Program Policy.

Wellness Program

Effective Date:	05/06/2025
Revised Date:	
Issuing Authority: Chief David Hernandez	

1033.1 PURPOSE AND SCOPE

The purpose of this policy is to provide guidance on establishing and maintaining a proactive wellness program for department members.

The wellness program is intended to be a holistic approach to a member's well-being and encompasses aspects such as physical fitness, mental health, and overall wellness.

Additional information on member wellness is provided in the:

- Chaplains Policy.
- Line-of-Duty Deaths Policy.
- Drug- and Alcohol-Free Workplace Policy.

1033.2 POLICY

It is the policy of the Forest Hill Police Department to prioritize member wellness to foster fitness for duty and support a healthy quality of life for department members. The Department will maintain a wellness program that supports its members with proactive wellness resources, critical incident response, and follow-up support.

1033.3 PEER SUPPORT

Department members seeking peer support assistance are encouraged to contact the [Texas Peer Support Network](#). The Texas Peer Support Network provides access to a specially trained peer to address stressors, trauma, fatigue, and other needs to combat workforce burnout and end Police suicide and self-harm.

1033.4 CRITICAL INCIDENT STRESS DEBRIEFINGS

A Critical Incident Stress Debriefing should occur as soon as practicable following a critical incident. Notes and recorded statements shall not be taken because the sole purpose of the debriefing is to help mitigate the stress-related effects of a critical incident.

The debriefing is not part of any investigative process. Care should be taken not to release or repeat any communication made during a debriefing unless otherwise authorized by policy, law, or a valid court order.

Wellness Program

Attendance at the debriefing should include those directly involved in the incident, and may include other members as determined appropriate by the Chief of Police.

1033.4.1 CRITICAL INCIDENT STRESS MANAGEMENT SERVICES

An emergency response team member is an individual designated to provide critical incident stress management services or crisis intervention services to officers or communications operators. Critical incident stress management services and crisis response services include consultation, counseling, debriefing, intervention, and referral services designed to assist the officer or communications operator in coping with critical incident stress as well as on-site crisis intervention and risk assessment offered to those affected by crisis or disaster (Tex. Health & Safety Code § 784.001).

Records and communication with emergency response team members are confidential, except as provided by law (e.g., information regarding imminent threats, consent, appropriate referrals) (Tex. Health & Safety Code § 784.003).

A meeting involving critical incident stress management services or crisis response services is closed to the public unless the officer or the officer's legal representative consent to open the meeting to certain individuals or the officer is deceased (Tex. Health & Safety Code § 784.002).

1033.5 PHYSICAL WELLNESS PROGRAM

The coordinator, to be appointed by the Chief of Police, is responsible for establishing guidelines for any on-duty physical wellness program, which may include the following:

- (a) Voluntary participation by members
- (b) Allowable physical fitness activities
- (c) Permitted times and locations for physical fitness activities
- (d) Acceptable use of department-provided physical fitness facilities and equipment
- (e) Individual health screening and fitness assessment
- (f) Individual education (e.g., nutrition, sleep habits, proper exercise, injury prevention) and goal-setting
- (g) Standards for fitness incentive programs. The coordinator should collaborate with the appropriate entities (e.g., human resources, legal counsel) to verify that any standards are nondiscriminatory.
- (h) Maintenance of physical wellness logs (e.g., attendance, goals, standards, progress)
- (i) Ongoing support and evaluation

1033.6 MENTAL HEALTH LEAVE

This mental health leave policy is adopted in accordance with the requirements of Chapter 614.015 of the Government Code.

SCOPE

This policy applies to all appropriately licensed peace officers employed by the City of Forest Hill.

Forest Hill Police Department

Policy Manual

Wellness Program

The Police/Fire Department management will be responsible for communicating and implementing this policy as applicable.

DEFINITIONS

Law Enforcement Agency means an agency of the state or an agency of a political subdivision of the state authorized by law to employ peace officers.

Peace Officer means an individual elected, appointed, or employed to serve as a peace officer for a governmental entity under Article 2.12 of the Code of Criminal Procedure or other law.

POLICY

The use of mental health leave may be granted after a peace officer experiences a traumatic event in the scope of the officer's employment. Traumatic events that may occur within a peace officer's career can have varying degrees of severity and effect on any one individual. Command staff will need to be cognizant of what employees may be experiencing mentally and emotionally after a traumatic event. As soon as practical, it is important to meet with the employee, in a private setting, after experiencing the event to get a sense of the state of mind the employee may be experiencing. Each employee may experience the same type of traumatic event differently. Below are possible examples of traumatic events in the scope of employment that can have an effect on an employee's mental health.

- Any officer involved shooting
- Any investigations by an officer involving deaths of individuals
- Any investigations by an officer involving abuse of individuals
- The death, injury, catastrophic illness of a coworker

When such a traumatic event does occur while in the scope of employment, it is important for management staff to recognize the fact that some employees may be negatively affected and need to be away from work to appropriately process the traumatic incident and perhaps seek mental health assistance from a professional. In addition, it is important to provide support for employees who need it.

Management Responsibilities

Management/supervisors should privately meet with any individual who has experienced a traumatic event while in the scope of employment. Supervisors should ensure the employee will be supported as much as possible after experiencing the event. In addition, it is important for supervisors to determine if there is a need for the employee to use mental health leave. If a supervisor determines the employee may need the advice and help from a crisis intervention professional, this should occur as quickly as possible. The request of any employee who requests mental health leave and/or the assistance of a crisis intervention professional after experiencing a traumatic event should be granted. Regarding the mental health leave, it is at the discretion of command staff in determining how long the initial mental health leave should be. If additional mental health leave is needed, it may be prudent for the supervisor to require medical documentation from the individual's medical provider to substantiate the need for additional leave.

Wellness Program

Employee Responsibilities

After experiencing a traumatic event while in the scope of employment, it is prudent for the affected employee to openly communicate his/her current mental/physical status to the employee's supervisor. Each such employee should be open to any suggestions by the employee's supervisor for using mental health leave and/or seeking assistance from a crisis intervention professional. As an employee, your communications/conversations regarding your health status will be kept confidential by your supervisors and any other need-to-know management staff.

Documenting Mental Health Leave

Once an employee has been granted use of mental health leave, the supervisor will code their timesheets as "absent with pay". The maximum number of mental health days an individual may use is 10 days (80 hours) per identified traumatic event. For any additional leave requested beyond the 10 days, the employee will need to use available sick leave or the leave may be determined to be eligible as leave under worker's compensation. The additional leave requested will also need to be substantiated in writing by the employee's medical professional. In addition, the Chief may request the employee submit to a fitness for duty requirement in order to return to work.

Mental health leave may be double-coded as FMLA leave as well. When an employee has used all 10 day of mental health leave and must use additional leave as applicable (e.g. sick leave or worker's compensation leave), this other, additional leave will also be double-coded as FMLA leave.

While utilizing mental health leave, employees will continue to earn any and all benefits, seniority and applicable special pays.

Use of mental health leave by an individual will be kept confidential to the extent possible with only those on a need to know basis.

1033.7 TRAINING

The Training Coordinator, to be appointed by the Chief of Police, should strive to provide all members with education and training on topics related to member wellness, including but not limited to:

- The availability and range of department wellness support systems.
- Suicide prevention.
- Recognizing and managing mental distress, emotional fatigue, post-traumatic stress, and other possible reactions to trauma.
- Alcohol and substance disorder awareness.
- Countering sleep deprivation and physical fatigue.

Forest Hill Police Department

Policy Manual

Wellness Program

- Anger management.
- Marriage and family wellness.
- Benefits of exercise and proper nutrition.
- Effective time and personal financial management skills.

Training materials, curriculum, and attendance records should be forwarded to the Training Coordinator as appropriate for inclusion in training records.

4900-3210-0413, v. 1

CITY OF FOREST HILL, TEXAS

RESOLUTION NO. 2025-22

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS, SUPPORTING AND VOICING APPROVAL OF THE POLICE CHIEF’S ADOPTION OF A WELLNESS PROGRAM POLICY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the health, safety, and well-being of law enforcement officers are vital to the effective and sustainable delivery of public safety services; and

WHEREAS, law enforcement is a high-stress profession that places both physical and emotional demands on officers, making wellness programs an essential part of departmental operations; and

WHEREAS, a comprehensive Wellness Program Policy can promote mental, physical, and emotional health among officers, reduce burnout, improve morale, and enhance overall job performance and community relations; and

WHEREAS, the Police Chief has demonstrated leadership and commitment to officer well-being by adopting a Wellness Program Policy that includes measures such as access to mental health services, peer support programs, stress management resources, and other wellness-related supports; and

WHEREAS, the City Council recognizes the importance of prioritizing wellness within the police department and affirms its commitment to supporting these efforts through policy and resources;

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

SECTION 1. The City Council expresses its full support for the Police Chief’s adoption and implementation of the Wellness Program Policy, attached hereto as Exhibit “A,” and commends the Police Chief and department leadership for their proactive efforts in prioritizing officer wellness and commits to considering future support, including funding or resources, to ensure the long-term success of the Wellness Program Policy.

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

DULY RESOLVED AND ADOPTED ON THIS THE 6th DAY OF MAY, 2025, BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS.

APPROVED:

Stephanie Boardingham, Mayor

ATTEST:

APPROVED AS TO FORM:

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

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

EXHIBIT A
City of Forest Hill Police Department Wellness Program Policy



Mayor and Council Communication Deliberation Item 8c

DATE: May 6, 2025

FROM: Venus Wehle, City Manager

ITEM: Discuss and consider approval of Resolution 2025-23, a resolution of the City of Forest Hill, Texas, approving an amendment to the City of Forest Hill Employee Personnel Policies and Procedures Manual.

BACKGROUND:

If the Wellness Program Policy is approved, the Employee Personnel Policies and Procedures Manual will need to be amended to incorporate the program.

FISCAL IMPACT: N/A

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

ATTACHMENTS:

1. Resolution 2025-23

MOTION:

Motion to approve or deny Resolution 2025-23, a resolution of the City of Forest Hill, Texas, approving an amendment to the City of Forest Hill Employee Personnel Policies and Procedures Manual.

CITY OF FOREST HILL, TEXAS

RESOLUTION NO. 2025-23

A RESOLUTION OF THE CITY OF FOREST HILL, TEXAS, APPROVING AN AMENDMENT TO THE CITY OF FOREST HILL EMPLOYEE PERSONNEL POLICIES AND PROCEDURES MANUAL; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Forest Hill Home Rule Charter, Section 13.10, provides, in part, that the City Manager shall establish personnel policies subject to approval by the City Council; and

WHEREAS, the City Manager, in consultation with the City Attorney, is recommending the approval of an amendment to the City of Forest Hill Employee Personnel Policies and Procedures Manual to include a Mental Health Leave Policy; and

WHEREAS, upon full review and consideration of the recommendation, the City Council finds it to serve the health, safety, and general welfare and to be in the best interests of the citizens of the City to approve such amendment;

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

SECTION 1. The City Council approves the amendment of the City of Forest Hill Employee Personnel Policies and Procedures Manual by adding thereto the Mental Health Leave Policy attached hereto and incorporated herein by this reference as Exhibit "A," which policy shall appear in the Manual immediately after the section on Family and Medical Leave Act (FMLA) Leave and which policy further shall be effective in its entirety immediately.

SECTION 2. The City of Forest Hill Employee Personnel Policies and Procedures Manual, as amended, shall be applied prospectively and not retroactively.

SECTION 3. All resolutions of the City of Forest Hill, in conflict with the provisions of this resolution, be, and the same are hereby repealed, provided, however, that all other provisions of said resolutions not in conflict with the provisions of this resolution shall remain in full force and effect.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase or section of this resolution, as amended hereby, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said resolution, which shall remain in full force and effect.

SECTION 5. This resolution shall take effect immediately from and after its passage, and publication of the caption, as the law and charter in such cases provide.

DULY RESOLVED AND ADOPTED ON THIS THE 6th DAY OF MAY 2025, BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS.

APPROVED:

Stephanie Boardingham, Mayor

ATTEST:

APPROVED AS TO FORM:

Amy L. Anderson, TRMC, CMC
City Secretary

Courtney Goodman-Morris,
Asst. City Attorney

EXHIBIT A
Mental Health Leave Policy



Mayor and Council Communication Deliberation Item 8d

DATE: May 6, 2025

FROM: Venus Wehle, City Manager

ITEM: Discuss and consider approval of Ordinance 2025-12, an ordinance of the City of Forest Hill, Texas, amending Chapter 8, “Offenses and Additional Provision,” Article 8.08, “Abandoned or Junk Vehicles, Division 3, “Abandoned Vehicles”, by amending Section 8.08.061, “Definitions”.

BACKGROUND:

To align the City of Forest Hill Code of Ordinances regarding abandoned vehicles with changes in state law, staff is recommending revisions to provisions of the code dealing with abandoned vehicles.

Changes will include updating definitions for the following:

1. Abandoned motor vehicle;
2. Demolisher;
3. Garage keeper;
4. Inoperable;
5. Motor vehicle; and
6. Storage facility

Chief Hernandez will be available for questions.

FISCAL IMPACT: N/A

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

ATTACHMENTS:

1. Ordinance 2025-12

MOTION:

Motion to approve or deny Ordinance 2025-12, an ordinance of the City of Forest Hill, Texas, amending Chapter 8, “Offenses and Additional Provision,” Article 8.08, “Abandoned or Junk Vehicles, Division 3, “Abandoned Vehicles”, by amending Section 8.08.061, “Definitions”.

CITY OF FOREST HILL
ORDINANCE NO. 2025-12

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF FOREST HILL, TEXAS, CHAPTER 8 “OFFENSES AND ADDITIONAL PROVISIONS,” ARTICLE 8.08 “ABANDONED OR JUNKED VEHICLES,” DIVISION 3 “ABANDONED VEHICLES” BY AMENDING SECTION 8.08.061 “DEFINITIONS”; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, to align the Code of Ordinances regarding abandoned vehicles with changes in state law, the Chief of Police has recommended revisions to provisions of the Code of Ordinances dealing with Abandoned Vehicles; and

WHEREAS, the City Council finds that the recommended amendments serve the health, safety and general welfare of the public and should be adopted;

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

SECTION 1: The Code of Ordinances of the City of Forest Hill, Texas, is hereby amended at Chapter 8, “Offenses and Additional Provisions,” Article 8.08 “Abandoned or Junked Vehicles,” Division 3 “Abandoned Vehicles” by amending Section 8.08.061 to read in its entirety as follows:

“Sec. 8.08.061 Definitions

For the purposes of this division, the following words and phrases shall have the meanings respectively ascribed to them in this section, unless the context clearly indicates a different meaning:

Abandoned motor vehicle means a motor vehicle that is inoperable and more than five years old and has been left unattended on public property for more than 48 hours, has remained illegally on public property for more than 48 hours, has remained on private property without the consent of the owner or person in charge of the property for more than 48 hours, has been left unattended on the right-of-way of a designated county, state, or federal highway for more than 48 hours, or has been left unattended for more than 24 hours on the right-of-way of a turnpike project constructed and maintained by the Texas Turnpike Authority division of the Texas Department of Transportation.

Demolisher means a person whose business is to convert a motor vehicle into processed scrap or scrap metal or to otherwise wreck or dismantle a motor vehicle.

Garage keeper means an owner or operator of a parking place or establishment, motor vehicle storage facility, or establishment for the servicing, repair or maintenance of a motor vehicle.

Inoperable means not capable of being used or operated due to legal or mechanical incapability.

Motor vehicle means a motor vehicle subject to registration under the Certificate of Title Act (Texas Transportation Code chapter 501), except that for purposes of sections 8.08.062 through 9.08.064 the term “motor vehicle” includes a motorboat, outboard motor or vessel subject to registration under Texas Parks and Wildlife Code chapter 31.

Storage facility means a garage, parking lot or any type of facility or establishment for the servicing, repairing, storing or parking of motor vehicle(s).”

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

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

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

PASSED, APPROVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS THIS THE 6TH DAY OF MAY, 2025.

APPROVED:

Stephanie Boardingham, Mayor

ATTEST:

APPROVED AS TO FORM:

Amy L. Anderson, TRMC, CMC
City Secretary

Courtney Goodman-Morris,
Asst. City Attorney

Mayor and Council Communication Deliberation Item 8e

DATE: May 6, 2025

FROM: Mayor Pro Tem Keith R. Smith

ITEM: Discuss and consider action to rescind Council action taken on April 9, 2025 thereby reinstating Chapter V. City Council Meeting Information, Item B, Section 2 (c) Preparation of the Agenda in the City Council Relations Policy and Code of Ethics to read as follows: Any Council member may request in writing one agenda item per meeting. If additional agenda items are requested, the requestor must have the support of the Mayor and one other Council member. Written requests under this provision must be submitted by noon the Wednesday prior to the Council meeting for discussion and action. No items can be added after the deadline time and date. The Mayor, Council members, or Staff do not have the authority to add, remove, or change an agenda item other than their own. The Mayor and Council members have no clerical duties, so agendas are prepared by the City Administration.

BACKGROUND:

At the April 9, 2025 Special Called meeting, Council approved to change Chapter V. City Council Meeting Information, Item B, Section 2 (c) Preparation of the Agenda to read as follows:

Any Council member, including the Mayor, may request in writing three agenda items per meeting. If additional agenda items are requested, the requester must have the support of two other Council members, which may include the Mayor. The Mayor's approval shall not be required for any Council member to place an item on the agenda. In the event of emergencies or situations affecting the City as a whole, the Mayor may place additional items on the agenda without restriction. Written requests under this provision must be submitted by noon on the Wednesday prior to the Council meeting for discussion and action. No items can be added after the deadline time and date. The Mayor, Council members, or Staff do not have the authority to add, remove, or change an agenda item other than their own. The Mayor and Council members have no clerical duties, so agendas are prepared by the City Administration.

Mayor Pro Tem Smith will present this agenda item.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS: N/A

MOTION:

Motion to approve or deny to rescind Council action taken on April 9, 2025 thereby reinstating Chapter V. City Council Meeting Information, Item B, Section 2 (c) Preparation of the Agenda in the City Council Relations Policy and Code of Ethics to read as follows: Any Council member may request in writing one agenda item per meeting. If additional agenda items are requested, the requestor must have the support of the Mayor and one other Council member. Written requests under this provision must be submitted by noon the Wednesday prior to the Council meeting for discussion and action. No items can be added after the deadline time and date. The Mayor, Council members, or Staff do not have the authority to add, remove, or change an agenda item other than their own. The Mayor and Council members have no clerical duties, so agendas are prepared by the City Administration.



Mayor and Council Communication Deliberation Item 8f

DATE: May 6, 2025

FROM: Councilman Jesus Rivas

ITEM: Discuss and consider approval of Resolution 2025-24, a resolution of the City of Forest Hill, Texas, requiring all ordinances and resolutions calling elections or approving election administration contracts to be included as individual consideration, rather than consent agenda items; requiring that such ordinances and resolutions shall contain a section indicating the in-person early voting and election day polling location for such election and further indicating whether the in-person early voting and election day polling location is a different location than the in-person early voting and election day polling location for the election immediately preceding the current election.

BACKGROUND:

Councilman Jesus Rivas will present this item.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Resolution 2025-24

MOTION:

Motion to approve or deny Resolution 2025-24, a resolution of the City of Forest Hill, Texas, requiring all ordinances and resolutions calling elections or approving election administration contracts to be included as individual consideration, rather than consent agenda items; requiring that such ordinances and resolutions shall contain a section indicating the in-person early voting and election day polling location for such election and further indicating whether the in-person early voting and election day polling location is a different location than the in-person early voting and election day polling location for the election immediately preceding the current election.

CITY OF FOREST HILL, TEXAS

RESOLUTION NO. 2025-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS, REQUIRING ALL ORDINANCES AND RESOLUTIONS CALLING ELECTIONS OR APPROVING ELECTION ADMINISTRATION CONTRACTS TO BE INCLUDED AS INDIVIDUAL CONSIDERATION, RATHER THAN CONSENT AGENDA ITEMS; REQUIRING THAT SUCH ORDINANCES AND RESOLUTIONS SHALL CONTAIN A SECTION INDICATING THE IN-PERSON EARLY VOTING AND ELECTION DAY POLLING LOCATION FOR SUCH ELECTION AND FURTHER INDICATING WHETHER THE IN-PERSON EARLY VOTING AND ELECTION DAY POLLING LOCATION IS A DIFFERENT LOCATION THAN THE IN-PERSON EARLY VOTING AND ELECTION DAY POLLING LOCATION FOR THE ELECTION IMMEDIATELY PRECEDING THE CURRENT ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Forest Hill strives to ensure that the voting public is fully informed; and

WHEREAS, the City Council finds it to be in the best interest of the City to require all ordinances and resolutions calling elections or approving election administration contracts to be included as individual consideration, rather than consent agenda items and further to contain a section indicating the in-person early voting and election day polling location for such election and further indicating whether the in-person early voting and election day polling location is a different location than the in-person early voting and election day polling location for the election immediately preceding the current election;

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

SECTION 1. All ordinances and resolutions calling elections or approving election administration contracts must be included as individual consideration, rather than consent agenda items.

SECTION 2. All ordinances and resolutions calling elections or approving election administration contracts must include a section indicating the in-person early voting and election day polling location for such election and further indicating whether that polling location is a different location than the in-person early voting and election day polling location for the election immediately preceding the current election. This requirement set forth in section 2, however, may be waived if the Tarrant County Elections Administrator or other entity conducting the election has not yet selected and set the in-person early voting and election day polling location for an election and, due to statutory requirements or deadlines, the City must pass the ordinance calling the election and/or approving the election administration contract. In such an instance, within twenty-one (21) days of the date that the in-person early voting and election day polling location information becomes available, the City Council will consider an ordinance or resolution that announces the polling location information required by this section 2.

SECTION 3. This resolution shall take effect immediately upon its passage.

DULY RESOLVED AND ADOPTED ON THIS THE 6th DAY OF MAY 2025, BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS.

APPROVED:

Stephanie Boardingham, Mayor

ATTEST:

APPROVED AS TO FORM:

Amy L. Anderson, TRMC, CMC
City Secretary

Courtney Goodman-Morris,
Asst. City Attorney