



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

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

**MINUTES
PLANNING AND ZONING COMMISSION
August 4, 2025**

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

Commissioner Jessica Mang was absent.
Commissioner Michael Fantroy was absent.
Commissioner Deanna Mendez was absent.

1. Call to Order

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

Invocation – Commissioner Melvin Lee led the invocation

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

2. Citizens Testimony

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

None.

3. Consent Agenda:

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

a) Consider approval of meeting minutes for the May 5, 2025 meeting.

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

Vice Chairwoman Robertson seconded the motion.

Motion passed with the following vote:

4 Ayes Johnson, Robertson, Frizzell, Lee,

0 Nays

3 Absent Mang, Fantroy, Mendez

0 Abstain

4. Public Hearing/Deliberation:

a) Case #PZ 2025-05 Public Hearing

To receive citizen's comments regarding a request amending the Forest Hill Code of Ordinances, as previously amended, by amending Chapter 9 "Planning and Development Regulations," Article 0.02 "Zoning Ordinance," at Division 2 "Definitions" by amending section 9.02.021 "Definitions" and at Division 4 "Schedule of Uses" by amending Section 9.02.081 "Uses" to add Funeral-related Accessories Retail Sales Establishments and allowing such uses in the Local Retail, General Business, Light Industrial, and Heavy Industrial Zoning Districts. The applicant is the TPH Group located at 4508 Forest Hill Circle, Forest Hill, Texas, 76140.

Chairwoman Johnson opened the Public Hearing at 6:06 p.m.

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

- Spoke in favor of Case #PZ 2025-05.

With no additional speakers, Chairwoman Johnson closed the Public Hearing at 6:07 p.m.

Case #PZ 2025-05 Deliberation

Discuss and consider action on a recommendation to the City Council regarding a request to amend the Forest Hill Code of Ordinances, as previously amended, by amending Chapter 9 "Planning and Development Regulations," Article 0.02 "Zoning Ordinance," at Division 2 "Definitions" by amending section 9.02.021 "Definitions" and at Division 4 "Schedule of Uses" by amending Section 9.02.081 "Uses" to add Funeral-related Accessories Retail Sales Establishments and allowing such uses in the Local Retail, General Business, Light Industrial, and Heavy Industrial Zoning Districts. The applicant is the TPH Group located at 4508 Forest Hill Circle, Forest Hill, Texas, 76140.

The case was presented to the Commission.

The Commission discussed possible funeral home in the future, being in a residential area, and being near the Memorial Park.

City Planner Venus Wehle clarified that the use is for retail funeral-related accessories for planning a funeral. It will not be a funeral home. The new use needs to be added to the Schedule of Uses. The Commission can also determine which zoning district to allow the business.

With no further discussion, Commissioner Robertson made a motion to approve a recommendation to the City Council regarding a request to amend the Forest Hill Code of Ordinances, as previously amended, by amending Chapter 9 "Planning and Development Regulations," Article 0.02 "Zoning Ordinance," at Division 2 "Definitions" by amending section 9.02.021 "Definitions" and at Division 4 "Schedule of Uses" by amending Section 9.02.081 "Uses" to add Funeral-related Accessories Retail Sales Establishments and allowing such uses in the Light Industrial and Heavy Industrial Zoning Districts.

Commissioner Lee seconded the motion.

Motion passed with the following vote:

4 Ayes Johnson, Robertson, Frizzell, Lee,

0 Nays

3 Absent Mang, Fantroy, Mendez

0 Abstain

b) Case #PZ 2025-06

Discuss and consider approval of a Preliminary Plat of approximately 27.0369 acres out of the Shelby County School Land Survey, Abstract 1375, Tract 41C03 in the City of Forest Hill, Tarrant County, Texas. The proposed legal description would be Lots 1 and Lot 2, Block 1 of the East Hill at 1-20 Addition in the City of Forest Hill, Tarrant County, Texas, as requested by Jeff Landon and Core5 Industrial Partners, LLC.

Kirby Berry, with Kinley Horn, 801 Cherry Street, Fort Worth, Texas, was present on behalf of Core5 Industrial Partners, LLC.

Mr. Berry provided information on the project. The developer will, in good faith, provide turn lanes and repave Anglin Drive in front of the property.

City Planner Venus Wehle stated the project will remain Light Industrial and fits the use. The lot will be platted into two (2) lots to build two (2) buildings.

With no further discussion, Commissioner Frizzell made a motion to approve a Preliminary Plat of approximately 27.0369 acres out of the Shelby County School Land Survey, Abstract 1375, Tract 41C03 in the City of Forest Hill, Tarrant County, Texas. The proposed legal description would be Lots 1 and Lot 2, Block 1 of the East Hill at 1-20 Addition in the City of Forest Hill, Tarrant County, Texas, as requested by Jeff Landon and Core5 Industrial Partners, LLC.

Commissioner Robertson seconded the motion.

Motion passed with the following vote:

4 Ayes Johnson, Robertson, Frizzell, Lee,

0 Nays

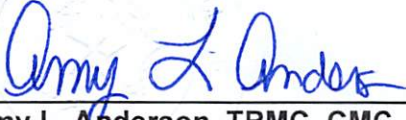
3 Absent Mang, Fantroy, Mendez

0 Abstain

5. Adjournment

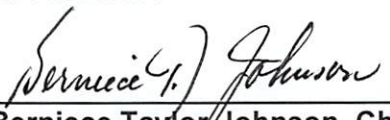
Chairwoman Johnson adjourned the meeting at 6:23 p.m.

ATTEST:



Amy L. Anderson, TRMC, CMC
City Secretary

APPROVED:



Berniece Taylor Johnson, Chairwoman