



Gwendolyn Diggs, Place 1
Leslie Jasperson, Place 2
Taramoni Muldrew-Clark, Place 3
Charlotte Hogan-Price, Place 4

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

Agenda

Regular Zoning Board of Adjustment Meeting

October 16, 2025 - 10:00 AM

Notice is hereby given that on October 16, 2025, the Zoning Board of Adjustment of the City of Forest Hill will hold a Regular Meeting at 10:00 AM, in the City of Forest Hill Council Chambers, 3219 California Parkway, Forest Hill, Texas, 76119, for the purpose of considering the following items:

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

1. Call to Order

Invocation

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

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

3. Consent Agenda

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

- a) Consider approval of the meeting minutes from the April 3, 2025 meeting.

4. Public Hearing/Deliberation

a) Case #ZBA 2025-02 Public Hearing

To receive public comments regarding a request by Javier Castillo of Tarrant Equity, LLC for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations", Division 7 "Schedule of Districts", Article 9.02.161 "Adoption of Schedule", requiring a minimum lot width of 70 feet, for a 0.610 acre parcel of land located at 3467 Cardinal Ridge Road, Forest Hill, Texas 76119 being more particularly described as Abstract 617, Tract 28, in the Marceline De La Garza Survey in the City of Forest Hill, Tarrant County, Texas. The applicant, Javier Castillo of Tarrant Equity, LLC, is seeking a variance to allow the property owner to build a

single-family home on a proposed 0.241-acre of land, 66.37 feet wide.

Case #ZBA 2025-02 Deliberation

Discuss and consider action regarding a request by Javier Castillo of Tarrant Equity, LLC for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations", Division 7 "Schedule of Districts", Article 9.02.161 "Adoption of Schedule", requiring a minimum lot width of 70 feet, for a 0.610 acre parcel of land located at 3467 Cardinal Ridge Road, Forest Hill, Texas 76119 being more particularly described as Abstract 617, Tract 28, in the Marceline De La Garza Survey in the City of Forest Hill, Tarrant County, Texas. The applicant, Javier Castillo of Tarrant Equity, LLC, is seeking a variance to allow the property owner to build a single-family home on a proposed 0.241-acre of land, 66.37 feet wide.

b) Case #ZBA 2025-03 Public Hearing

To receive public comments regarding a request by Javier Castillo of Tarrant Equity, LLC, for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations", Division 7, "Schedule of Districts", Article 9.02.161, "Adoption of Schedule", requiring a minimum lot depth of 125 feet for a 0.610 acre parcel of land located at 3467 Cardinal Ridge Road, Forest Hill, Texas 76119 being more particularly described as Abstract 617, Tract 28, in the Marceline De La Garza Survey in the City of Forest Hill, Tarrant County, Texas. The applicant, Javier Castillo of Tarrant Equity, LLC, is seeking a variance to allow the property owner to build a single-family home on a proposed 0.185-acre of land, 100.00 feet deep.

Case #ZBA 2025-03 Deliberation

Discuss and consider action regarding a request by Javier Castillo of Tarrant Equity, LLC, for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations", Division 7, "Schedule of Districts", Article 9.02.161, "Adoption of Schedule", requiring a minimum lot depth of 125 feet for a 0.610 acre parcel of land located at 3467 Cardinal Ridge Road, Forest Hill, Texas 76119 being more particularly described as Abstract 617, Tract 28, in the Marceline De La Garza Survey in the City of Forest Hill, Tarrant County, Texas. The applicant, Javier Castillo of Tarrant Equity, LLC, is seeking a variance to allow the property owner to build a single-family home on a proposed 0.185-acre of land, 100.00 feet deep.

c) Case #ZBA 2025-04 Public Hearing

To receive public comments regarding a request by Javier Castillo of Tarrant Equity, LLC, for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations", Division 7, "Schedule of Districts", Article 9.02.161, "Adoption of Schedule", requiring a minimum lot depth of 125 feet for a 0.610-acre parcel of land located at 3467 Cardinal Ridge Road, Forest Hill, Texas 76119 being more particularly described as Abstract 617, Tract 28, of the Marceline De La Garza Survey in the City of Forest Hill, Tarrant County, Texas. The applicant, Javier Castillo of Tarrant Equity, LLC, is seeking a variance to allow the property owner to build a single-family home on a proposed 0.185-acre tract of land, 100.00 feet deep.

Case #ZBA 2025-04 Deliberation

Discuss and consider action regarding a request by Javier Castillo of Tarrant Equity, LLC, for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations", Division 7, "Schedule of Districts", Article 9.02.161, "Adoption of Schedule", requiring a minimum lot depth of 125 feet for a 0.610-acre parcel of land located at 3467 Cardinal Ridge Road, Forest Hill, Texas 76119 being more particularly described as Abstract 617, Tract 28, of the Marceline De La Garza Survey in the City of Forest Hill, Tarrant County, Texas. The applicant, Javier Castillo of Tarrant Equity, LLC, is seeking a variance to allow the property owner to build a single-family home on a proposed 0.185-acre tract of land, 100.00 feet deep.

5. Adjournment

Certificate

I, Amy L. Anderson, City Secretary, do hereby certify that a copy of the October 16, 2025 Zoning Board of Adjustments 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: October 9, 2025

TIME OF POSTING: 4:00 p.m.

Amy L. Anderson, TRMC, CMC
City Secretary

NOTICE OF POSSIBLE QUORUM

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

NOTICE OF ACCOMMODATION

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