



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
September 8, 2025**

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

Commissioner Valerie Robertson 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 Michael Fantroy 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 August 4, 2025 meeting.

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

Commissioner Fantroy seconded the motion.

Motion passed with the following vote:

5 Ayes Johnson, Mang, Frizzell, Lee, Fantroy

0 Nays

2 Absent Robertson, Mendez

0 Abstain

4. Public Hearing/Deliberation:

a) Case #PZ 2025-07 Public Hearing

To receive public comments regarding a request for a Re-Plat of property currently identified as Lot 1 and Lot 2, Block 1 of the Town & Country Corner Addition in the City of Forest Hill, Tarrant County, Texas. The zoning of the property is GB (General Business) and will remain GB (General Business). The proposed legal description of the property would be Block 1, Lot 1R of the Town and Country Corner I Addition in the City of Forest Hill, Tarrant County, Texas, as requested by the owner, Shops at Forest Hill, LLC.

Chairwoman Johnson opened the Public Hearing at 6:04 p.m.

With no one to speak, Chairwoman Johnson closed the Public Hearing at 6:04 p.m.

Case #PZ 2025-07 Deliberation

Discuss and consider action on a recommendation to the City Council regarding a request for a Re-Plat of property currently identified as Lot 1 and Lot 2, Block 1 of the Town & Country Corner Addition in the City of Forest Hill, Tarrant County, Texas. The zoning of the property is GB (General Business) and will remain GB (General Business). The proposed legal description of the property would be Block 1, Lot 1R of the Town and Country Corner I Addition in the City of Forest Hill, Tarrant County, Texas, as requested by the owner, Shops at Forest Hill, LLC.

Commissioner Fantroy made a motion to make a recommendation to the City Council regarding a request for a Re-Plat of property currently identified as Lot 1 and Lot 2, Block 1 of the Town & Country Corner Addition in the City of Forest Hill, Tarrant County, Texas. The zoning of the property is GB (General Business) and will remain GB (General Business). The proposed legal description of the property would be Block 1, Lot 1R of the Town and Country Corner I Addition in the City of Forest Hill, Tarrant County, Texas, as requested by the owner, Shops at Forest Hill, LLC.

Commissioner Lee seconded the motion.

Motion passed with the following vote:

5 Ayes Johnson, Mang, Frizzell, Lee, Fantroy

0 Nays

2 Absent Robertson, Mendez

0 Abstain

b) Case #PZ 2025-08 Public Hearing

To receive public comments regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for approximately .6026 acre parcel of real property commonly known as 6550 Forest Hill Drive and described as being part of the Park Forest Addition, Lot 1CB2, Block 2 in the City of Forest Hill, Tarrant County, Texas from GB (General Business) to GB-SUP (General Business with a Specific Use Permit to allow "Alcoholic Beverage Sales/Off-Premise Consumption" use. The owner is Saint Angelo, LLC; the applicant is Tim Ibaoa.

Chairwoman Johnson opened the Public Hearing at 6:07 p.m.

With no one to speak, Chairwoman Johnson closed the Public Hearing at 6:07 p.m.

Case #PZ 2025-08 Deliberation

Discuss and consider action on a recommendation to the City Council regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for approximately .6026 acre parcel of real property commonly known as 6550 Forest Hill Drive and described as being part of the Park Forest Addition, Lot 1CB2, Block 2 in the City of Forest Hill, Tarrant County, Texas from GB (General Business) to GB-SUP (General Business with a Specific Use Permit) to allow "Alcoholic Beverage Sales/Off-Premise Consumption" use. The owner is Saint Angelo, LLC; the applicant is Tim Ibaoa.

Commissioner Mang has concerns over the number of businesses selling alcoholic beverages in the area.

Venus Wehle, City Manager/City Planner, stated that it fits the zoning ordinances, and it is not uncommon for gas stations to sell alcohol for off-premise consumption.

Commissioner Lee made a motion to make a recommendation to the City Council regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for approximately .6026 acre parcel of real property commonly known as 6550 Forest Hill Drive and described as being part of the Park Forest Addition, Lot 1CB2, Block 2 in the City of Forest Hill, Tarrant County, Texas from GB (General Business) to GB-SUP (General Business with a Specific Use Permit) to allow "Alcoholic Beverage Sales/Off-Premise Consumption" use. The owner is Saint Angelo, LLC; the applicant is Tim Ibaoa.

Commissioner Frizzell seconded the motion.

Motion passed with the following vote:

5 Ayes Johnson, Mang, Frizzell, Lee, Fantroy

0 Nays

2 Absent Robertson, Mendez

0 Abstain

c) Case #PZ 2025-09 Public Hearing

To receive public comments regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for an approximately 2.0169-acre parcel of real property commonly known as 4607 E. California Parkway and described as being part of the John Collett Survey, Abstract 261, Tract 9B in the City of Forest Hill, Tarrant County, Texas, from Multi-Family Residential (MF) to Multi-Family Residential with a Specific Use Permit to allow for "Dwelling, Assisted Living Facility" use. The applicant is Denise Deapen of Westerncare Management, LLC, representing owner 4607 E. California ABL I Holdings, LLC.

Chairwoman Johnson opened the Public Hearing at 6:12 p.m.

With no one to speak, Chairwoman Johnson closed the Public Hearing at 6:12 p.m.

Case #PZ 2025-09 Deliberation

Discuss and consider action on a recommendation to the City Council for a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for an approximately 2.0169-acre parcel of real property commonly known as 4607 E. California Parkway and described as being part of the John Collett Survey, Abstract 261, Tract 9B in the City of Forest Hill, Tarrant County, Texas, from Multi-Family Residential (MF) to Multi-Family Residential with a Specific Use Permit to allow for "Dwelling, Assisted Living Facility" use. The applicant is Denise Deapen of Westerncare Management, LLC, representing owner 4607 E. California ABL I Holdings, LLC.

Commissioner Mang made a motion to make a recommendation to the City Council for a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill by granting a change in zoning for an approximately 2.0169-acre parcel of real property commonly known as 4607 E. California Parkway and described as being part of the John Collett Survey, Abstract 261, Tract 9B in the City of Forest Hill, Tarrant County, Texas, from Multi-Family Residential (MF) to Multi-Family Residential with a Specific Use Permit to allow for "Dwelling, Assisted Living Facility" use. The applicant is Denise Deapen of Westerncare Management, LLC, representing owner 4607 E. California ABL I Holdings, LLC.

Commissioner Fantroy seconded the motion.

Motion passed with the following vote:

5 Ayes Johnson, Mang, Frizzell, Lee, Fantroy

0 Nays

2 Absent Robertson, Mendez

0 Abstain

d) Case #PZ 2025-10 Deliberation

Discuss and consider action on a recommendation to the City Council regarding approval of a final plat of Phase I of the Creekside Addition for an approximately 43.186-acre tract of land situated in the Shelby County School Land Survey, Abstract No. 1375, City of Forest Hill, Tarrant County, Texas, and being all of tract of land described as Tract B to Gracious Living Holdings, LP by deed recorded in County Clerk File No. D21916104, Official Public Records, Tarrant County, Texas.

Commissioner Mang has concerns over building on capped gas wells in the area.

Venus Wehle, City Manager/City Planner, stated that the project meets all the criteria and must, by law, be submitted to the Planning and Zoning Commission and Council for approval. The city Engineers have approved it.

Blake Bradley, representative of the development, stated that they deal with gas wells all the time in the metroplex area. They leave a setback as required by the gas companies and use their maps, not Google maps, for locations.

Commissioner Fantroy made a motion to make a recommendation to the City Council regarding approval of a final plat of Phase I of the Creekside Addition for an approximately 43.186-acre tract of land situated in the Shelby County School Land Survey, Abstract No. 1375, City of Forest Hill, Tarrant County, Texas, and being all of tract of land described as Tract B to Gracious Living Holdings, LP by deed recorded in County Clerk File No. D21916104, Official Public Records, Tarrant County, Texas.

Commissioner Lee seconded the motion.

Motion passed with the following vote:

4 Ayes Johnson, Frizzell, Lee, Fantroy

1 Nays Mang

2 Absent Robertson, Mendez

0 Abstain

5. Adjournment

Chairwoman Johnson adjourned the meeting at 6:24 p.m.

ATTEST:



Amy L. Anderson, TRMC, CMC
City Secretary

APPROVED:



Berniece Taylor Johnson, Chairwoman