



**MINUTES
ZONING BOARD OF ADJUSTMENT
April 3, 2025**

The Zoning Board of Adjustment of the City of Forest Hill met on the above date at 10:00 a.m. with the following Board Members and Officials present: Gwendolyn Diggs, Leslie Jaspeson, Taramoni Muldrew-Clark, City Manager/City Planner Venus Wehle, and City Secretary Amy Anderson.

Board member Hogan-Price had an excused absence.

1. Call to Order

With a quorum present, Chairwoman Clark called the meeting to order at 10:02 a.m.

Invocation – Board member Diggs led the invocation.

Pledge of Allegiance to the U.S. Flag and the Texas Flag – led by Chairwoman Clark.

- 2. Citizens Forum:** At this time, any person who desires to speak on any item posted on the agenda or any person with business before the 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 prior to the start 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 Chairperson of the Board. 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 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 meeting minutes for the October 15, 2024 meeting.

Chairwoman Clark made a motion to approve Consent Agenda Item 3a. Board member Jaspeson seconded the motion. The motion passed unanimously.

4. Public Hearing/Deliberation:

a) Case #ZBA 2025-01 Public Hearing

To receive public comments regarding a request by Jeff Landon for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations," Article 9.02 "Zoning Ordinance," Division 9 "Off-Street Parking and Loading Requirements," Section 9.02.231 "Parking requirements based on use," Subsection 7(C) "Storage, wholesale, and manufacturing- Warehouse and enclosed storage" requiring one (1) parking space for every one thousand (1,000) square feet of floor area and one (1) parking space for three hundred (300) square feet of office or sales area, for a parcel of land located at 7100 Anglin Drive, Forest Hill, Texas, 76140 being more particularly described as Tract 41C03, Abstract 1375 of the Shelby County Land Survey in the City of Forest Hill, Tarrant County, Texas.

Chairwoman Clark opened the Public Hearing at 10:09 a.m.

With no one to speak, Chairwoman Clark closed the Public Hearing at 10:09 a.m.

Case #ZBA 2025-01 Deliberation

Discuss and consider action regarding a request by Jeff Landon for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations," Article 9.02 "Zoning Ordinance," Division 9 "Off-Street Parking and Loading Requirements," Section 9.02.231 "Parking requirements based on use," Subsection 7(C) "Storage, wholesale, and manufacturing- Warehouse and enclosed storage" requiring one (1) parking space for every one thousand (1,000) square feet of floor area and one (1) parking space for three hundred (300) square feet of office or sales area, for a parcel of land located at 7100 Anglin Drive, Forest Hill, Texas, 76140 being more particularly described as Tract 41C03, Abstract 1375 of the Shelby County Land Survey in the City of Forest Hill, Tarrant County, Texas.

Venus Wehle, City Manager/City Planner, presented the case to the Board. The applicant is asking for a variance for the parking requirements.

The Board discussed the type of buildings, purchase or lease, how the building will be utilized, the effect on Anglin Drive, and whether the applicant's case meets the requirements for a variance.

Chairwoman Clark stated what the criteria are for granting a variance, and that the applicant did not meet them.

Chairwoman Clark made a motion to deny the variance request. Board member Diggs seconded the motion. The motion passed unanimously.

5. Adjournment

Chairwoman Clark adjourned the meeting at 10:37 a.m.

ATTEST:



Amy L. Anderson, TRMC, CMC
City Secretary

APPROVED:



Taramoni Muldrew-Clark, Chairwoman