



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
December 1, 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, Michael Fantroy, City Manager/City Planner Venus Wehle, and City Secretary Amy Anderson.

Commissioner Jessica Mang, Commissioner Melvin Lee, and Commissioner Deanna Mendez were 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 November 10, 2025 meeting.

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

Commissioner Frizzell seconded the motion.

Motion passed with the following vote:

4 Ayes Johnson, Robertson, Frizzell, Fantroy

0 Nays

3 Absent Mang, Lee, Mendez

0 Abstain

4. Public Hearing/Deliberation:

a) Case #PZ 2025-13 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 3,000 square foot parcel of an approximately 1.947 acre parcel of real property commonly known as 3501 Forest Hill Circle, Suite 200 and legally described as that 3,000 square foot parcel designated as Suite 200 that is being part of the Riya Addition, Block 1, Lot 1 in the City of Forest Hill, Tarrant County, Texas from GB (General Business) to GB-SUP (General Business-Specific Use Permit) to allow for "Alcoholic Beverage Sales/Off-Premise Consumption" use. The applicant is Kiran KC.

Chairwoman Johnson opened the Public Hearing at 6:05 p.m.

With no one to speak, Chairwoman Johnson closed the Public Hearing at 6:05 p.m.

Case #PZ 2025-13 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 an approximately 3,000 square foot parcel of an approximately 1.947 acre parcel of real property commonly known as 3501 Forest Hill Circle, Suite 200 and legally described as that 3,000 square foot parcel designated as Suite 200 that is being part of the Riya Addition, Block 1, Lot 1 in the City of Forest Hill, Tarrant County, Texas from GB (General Business) to GB-SUP (General Business-Specific Use Permit) to allow for "Alcoholic Beverage Sales/Off-Premise Consumption" use. The applicant is Kiran KC.

Venus Wehle, City Manager/City Planner, presented the case to the Commission. The applicant, Mr. Kiran KC, is requesting permission to sell alcoholic beverages (beer, wine, alcohol) off-premises at an approximately 3,000 square foot liquor store to be located in a suite (#200) located at 3501 Forest Hill Circle in Forest Hill. This is the strip mall where Dunkin' Donuts is located.

The applicant, Mr. Kiran KC, presented information about his store and explained why he chose that location. There are only two (2) liquor stores in Forest Hill, and his store will be better and cleaner.

The Commission as a whole feels that the chosen location would have too many liquor stores in close proximity.

Commissioner Fantroy made a motion to deny Case #PZ 2025-13.

Commissioner Frizzell seconded the motion.

Motion to deny passed with the following vote:

4 Ayes Johnson, Robertson, Frizzell, Fantroy

0 Nays

3 Absent Mang, Lee, Mendez

0 Abstain

b) Case #PZ 2025-14 Public Hearing

To receive public comments regarding amendments to the Forest Hill Code of Ordinances, as amended, by amending Chapter 9, "Planning and Development Regulations", at Article 9.02, "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 definitions for "Cryptocurrency Data Center", a "Cryptocurrency Server", or a "Data Center", and to allow such uses only in Heavy Industrial Zoning Districts and only with a Specific Use Permit.

Chairwoman Johnson opened the Public Hearing at 6:20 p.m.

With no one to speak, Chairwoman Johnson closed the Public Hearing at 6:20 p.m.

Case #PZ 2025-14 Deliberation

Discuss and consider action on a recommendation to the City Council regarding amendments to the Forest Hill Code of Ordinances, as amended, by amending Chapter 9, "Planning and Development Regulations", at Article 9.02, "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 definitions for "Cryptocurrency Data Center", a "Cryptocurrency Server", or a "Data Center", and to allow such uses only in Heavy Industrial Zoning Districts and only with a Specific Use Permit.

Venus Wehle, City Manager/City Planner, presented the case to the Commission.

Currently, the City does not have any cryptocurrency mining, server farm, or data center within City limits.

For the health, safety, and well-being of the citizens, staff is requesting that the City's zoning ordinance be amended to allow only a cryptocurrency data center, cryptocurrency mining, cryptocurrency server farm, or a data center in the Heavy Industrial Zoning District with a Specific Use Permit (SUP).

Further, staff feel it is imperative to add this information to the zoning ordinance due to the growth of these centers in Texas.

Commissioner Fantroy made motion to approve a recommendation to the City Council regarding amendments to the Forest Hill Code of Ordinances, as amended, by amending Chapter 9, "Planning and Development Regulations", at Article 9.02, "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 definitions for "Cryptocurrency Data Center", a "Cryptocurrency Server", or a "Data Center", and to allow such uses only in Heavy Industrial Zoning Districts and only with a Specific Use Permit.

Commissioner Robertson seconded the motion.

Motion passed with the following vote:

4 Ayes Johnson, Robertson, Frizzell, Fantroy

0 Nays

3 Absent Mang, Lee, Mendez

0 Abstain

5. Adjournment

Chairwoman Johnson adjourned the meeting at 6:28 p.m.

ATTEST:



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

APPROVED:



Berniece Taylor-Johnson, Chairwoman