



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
 Deanna Mendez, Place 7

Demond Spraberry, Interim City Manager
 Amy Anderson, City Secretary
 Gabrielle Singleton, Development Services Coordinator

Agenda
Regular Planning and Zoning Commission Meeting
June 1, 2026 - 6:00 PM

Notice is hereby given that on June 1, 2026, the Planning and Zoning Commission of the City of Forest Hill will hold a Regular Meeting at 6:00 PM, 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 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 no later than the posted start time 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 full Commission. 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 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 March 9, 2026 meeting.

4. Public Hearing/Deliberation

a) Case #PZ 2026-02 Public Hearing

To conduct a public hearing 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 50.66 acres of real property commonly known as 5100 Forest Hill Circle, and described as being part of the AEO ADDITION Block Lot 1R; 6701 Anglin Drive, and described as being part of the TOR ADDITION Block 1 Lot 1; 5120 SE Loop 820, and described as being part of the Forest Wood Industrial Survey, Lot 1R TRACT E, 4998 Century Drive, and described as being part of Shelby County School Land

Survey, Abstract 1375, Tract 43A2 & 43H; 4998 Century Drive and described as being part of Shelby County School Land Survey, Abstract 1375, Tract 56A01 Boundary Split; 4999 Century Drive, and being described as being part of Shelby County School Land Survey, Abstract 1375, Tract 43A02A & 56A01A Boundary Split; 4999 Century Drive, and described as being part of Shelby County School Land Survey, Abstract 1375, Tract 43A02 A & 56A01A Boundary Split; 4998 Century Drive, and described as being part of Shelby County School Land Survey, Abstract 1375, Tract 56A01 Boundary Split; 4999 Salt Road, and described as being part of Shelby County School Land Survey, Abstract 1375, Tract 4 3H1C; 5104 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 19; 5108 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 18 1961 12 X 60; 5116 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 17; 5120 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 15 & 16; 5128 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 14A; 5132 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 13A; 5136 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 12A; 5140 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 11A; 5140 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 11A; 5144 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 10A1; 5133 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 9A; 5129 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 8A; 5125 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 7; 5121 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 6; 5117 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 5; 5105 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 2 thru 4; 5101 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 1; Parcel #42133368 and described as being part of Glen Park of Forest Hill Addition, Lot 10A1A; Parcel #42133376 and described as being part of Glen Park of Forest Hill Addition, Lot 11B; Parcel #42133384 and described as being part of Glen Park of Forest Hill Addition, Lot 12B; Parcel #42133392, and described as being part of Glen Park of Forest Hill Addition, Lot 13B in the City of Forest Hill, Tarrant County, Texas from Light Industrial (LI) to Light Industrial (LI-SUP) with a Specific Use Permit to allow a Recycling Processing Plant. The applicant requesting the zone change is TOR TEXAS, LLC.

Case #PZ 2026-02 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 50.66 acres of real property commonly known as 5100 Forest Hill Circle, and described as being part of the AEO ADDITION Block Lot 1R; 6701 Anglin Drive, and described as being part of the TOR ADDITION Block 1 Lot 1; 5120 SE Loop 820, and described as being part of the Forest Wood Industrial Survey, Lot 1R TRACT E, 4998 Century Drive, and described as being part of Shelby County School Land Survey, Abstract 1375, Tract 43A2 & 43H; 4998 Century Drive and described as being part of Shelby County School Land Survey, Abstract 1375, Tract 56A01 Boundary Split; 4999 Century Drive, and being described as being part of Shelby County School Land Survey, Abstract 1375, Tract 43A02A & 56A01A Boundary Split; 4999 Century Drive, and described as being part of Shelby County School Land Survey, Abstract 1375, Tract 43A02 A & 56A01A Boundary Split; 4998 Century Drive, and described as being part of Shelby County School Land Survey, Abstract 1375, Tract 56A01 Boundary Split; 4999 Salt Road, and described as being part of Shelby County School Land Survey, Abstract 1375, Tract 4 3H1C; 5104 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 19; 5108 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 18 1961 12 X 60; 5116 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 17; 5120 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 15 & 16; 5128 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 14A; 5132 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 13A; 5136 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 12A; 5140 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 11A; 5140 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 11A; 5144 Glenn Court, and

described as being part of Glen Park of Forest Hill Addition, Lot 10A1; 5133 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 9A; 5129 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 8A; 5125 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 7; 5121 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 6; 5117 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 5; 5105 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 2 thru 4; 5101 Glenn Court, and described as being part of Glen Park of Forest Hill Addition, Lot 1; Parcel #42133368 and described as being part of Glen Park of Forest Hill Addition, Lot 10A1A; Parcel #42133376 and described as being part of Glen Park of Forest Hill Addition, Lot 11B; Parcel #42133384 and described as being part of Glen Park of Forest Hill Addition, Lot 12B; Parcel #42133392, and described as being part of Glen Park of Forest Hill Addition, Lot 13B in the City of Forest Hill, Tarrant County, Texas from Light Industrial (LI) to Light Industrial (LI-SUP) with a Specific Use Permit to allow a Recycling Processing Plant. The applicant requesting the zone change is TOR TEXAS, LLC.

b) Case #PZ 2026-03 Public Hearing

To conduct a public hearing 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 0.402 acres of real property commonly known as 3200 GRADY ST in the City of Forest Hill, Tarrant County, Texas, from General Business (GB) to Single Family Residential (R-2). The applicants requesting the zone change are Fausto Maldonado Castillo and Manuela Tomaya Garcia.

Case #PZ 2026-03 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 0.402 acres of real property commonly known as 3200 GRADY ST in the City of Forest Hill, Tarrant County, Texas, from General Business (GB) to Single Family Residential (R-2). The applicants requesting the zone change are Fausto Maldonado Castillo and Manuela Tomaya Garcia.

c) Case #PZ 2026-04 Public Hearing

To conduct a public hearing 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 0.398 acres of real property commonly known as 3200 GRADY ST in the City of Forest Hill, Tarrant County, Texas, from General Business (GB) to Single Family Residential (R-2). The applicants requesting the zone change are Fausto Maldonado Castillo and Manuela Tomaya Garcia.

Case #PZ 2026-04 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 0.398 acres of real property commonly known as 3200 GRADY ST in the City of Forest Hill, Tarrant County, Texas, from General Business (GB) to Single Family Residential (R-2). The applicants requesting the zone change are Fausto Maldonado Castillo and Manuela Tomaya Garcia.

d) Case #PZ 2026-05 Public Hearing

To conduct a public hearing 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 0.4591 acres of real property commonly known as 3117 SABINE ST and being described as part of the Trentman City Addition, Lot 17, Block 19 in the City of Forest Hill, Tarrant County, Texas from Heavy Industrial (HI) Zoning to Heavy Industrial with a Specific Use permit to allow for a vehicle wrecker service with outside storage (HI-SUP) zoning district as requested by the applicant Gerald Banks Jr.

Case #PZ 2026-05 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 0.4591 acres of real property commonly known as 3117 SABINE ST and being described as part of the Trentman City Addition, Lot 17, Block 19 in the City of Forest Hill, Tarrant County, Texas from Heavy Industrial (HI) Zoning to Heavy Industrial with a Specific Use permit to allow for a vehicle wrecker service with outside storage (HI-SUP) Zoning district as requested by the applicant Gerald Banks Jr.

e) Case PZ #2026-06 Public Hearing

To conduct a public hearing regarding a request for a Re-Plat of property currently identified as Forest Heights Addition, Block 1, Lot 1, and Block 1, Lots 1A & 2 in the City of Forest Hill, Tarrant County, Texas, commonly known as 4020 Mansfield Hwy. The proposed legal description of the property would be Forest Heights Addition, Block 1, Lot 1R in the City of Forest Hill, Tarrant County, Texas, as requested by the owner, Brooks Properties, 4020 Mansfield Hwy.

Case #PZ 2026-06 Deliberation

Discuss and consider action on a recommendation to the City Council regarding a request for a Re-Plat of property currently identified as Forest Heights Addition, Block 1, Lot 1, and Block 1, Lots 1A & 2 in the City of Forest Hill, Tarrant County, Texas, commonly known as 4020 Mansfield Hwy. The proposed legal description of the property would be Forest Heights Addition, Block 1, Lot 1R in the City of Forest Hill, Tarrant County, Texas, as requested by the owner, Brooks Properties, 4020 Mansfield Hwy.

f) Case #PZ 2026-07 Public Hearing

To conduct a public hearing regarding a request to amend the Comprehensive Zoning Ordinance and Map of the City of Forest Hill as previously amended by granting a change in zoning for an approximately 2.02 acres of real property commonly known as 4128 Mansfield Hwy in the City of Forest Hill, Tarrant County, Texas from General Business (GB) to General Business with a Specific Use Permit to allow for Alcoholic Beverage Sales/Off-Premise Consumption (GB-SUP) zoning district. The applicant requesting the zone change is Ajitpal Toor.

Case #PZ 2026-07 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 as previously amended by granting a change in zoning for an approximately 2.02 acres of real property commonly known as 4128 Mansfield Hwy in the City of Forest Hill, Tarrant County, Texas from General Business (GB) to General Business with a Specific Use Permit to allow for Alcoholic Beverage Sales/Off-Premise Consumption (GB-SUP) zoning district. The applicant requesting the zone change is Ajitpal Toor.

g) Case #PZ 2026-08 Public Hearing

To conduct a public hearing regarding a request for a Re-Plat of property currently identified as Forest View Addition, Block 1, Lot 1 in the City of Forest Hill, Tarrant County, Texas, commonly known as 3917 E California Parkway. The proposed legal description of the property would remain Forest View Addition, Block 1, Lot 1 in the City of Forest Hill, Tarrant County, Texas, as requested by the applicant, HKS Civil.

Case #PZ 2026-08 Deliberation

Discuss and consider action on a recommendation to the City Council regarding a request for a Re-Plat of property currently identified as Forest View Addition, Block 1, Lot 1 in the City of Forest Hill, Tarrant County, Texas, commonly known as 3917 E California Parkway. The proposed legal description of the property would remain Forest View Addition, Block 1, Lot 1 in the City of Forest Hill, Tarrant County, Texas, as requested by the applicant, HKS Civil.

5. Adjournment

Certificate

I, Amy L. Anderson, City Secretary, do hereby certify that a copy of the June 1, 2026 Planning and Zoning Commission 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: May 26, 2026

TIME OF POSTING: 3:30 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 is 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