



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

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

Agenda Regular Zoning Board of Adjustment Meeting July 20, 2026 - 10:00 AM

Notice is hereby given that on July 20, 2026, 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 a 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 16, 2025 meeting.

4. Public Hearing/Deliberation

a) Case # ZBA 2026-01 Public Hearing

To receive public comments regarding a request by Keyvan Moslemi for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations," Article 9.02 "Zoning Ordinance," Division 7, "Schedule of Districts", § 9.02.161, "Adoption of Schedule". The schedule of districts representing the heights, yards, lot areas, dwelling size, and lot coverages, with all notations, references, and other information shown thereon, shall be as much a part of this article as any specific requirements or regulations as are fully set forth and described herein, and shall be as binding and carry the full force and effect of this article.

Minimum side yard 10', minimum rear yard 10', maximum lot coverage 60%. Division 8, Developmental and Supplementary Regulations, § 9.02.183, Special Side Yard Regulations. Projections into side yard. A roof overhang, an open fire escape, an outside stairway, window sills, or other ornamental feature may not project more than three (3) feet into a required side yard; provided, however, that such projections shall not be closer than three (3) feet to a property line, for a parcel of land located at 5300 Mansfield Hwy, Forest Hill, Texas 76119, being more particularly described as Oak Crest Addition, Block 3, Lot 1A, in the City of Forest Hill, Tarrant County, Texas.

The applicant is seeking a variance to allow an already-built carport that does not meet the minimum rear and side yard setback requirements, where the roof overhang exceeds the maximum allowed side yard projection, and the lot coverage as built exceeds the allowed 60% lot coverage.

Case # ZBA 2026-01 Deliberation

Discuss and consider action regarding a request by Keyvan Moslemi for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations," Article 9.02 "Zoning Ordinance," Division 7, "Schedule of Districts", § 9.02.161, "Adoption of Schedule". The schedule of districts representing the heights, yards, lot areas, dwelling size, and lot coverages, with all notations, references, and other information shown thereon, shall be as much a part of this article as any specific requirements or regulations as are fully set forth and described herein, and shall be as binding and carry the full force and effect of this article.

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The applicant is seeking a variance to allow an already-built carport that does not meet the minimum rear and side yard setback requirements, where the roof overhang exceeds the maximum allowed side yard projection, and the lot coverage as built exceeds the allowed 60% lot coverage.

5. Adjournment

Certificate

I, Amy L. Anderson, City Secretary, do hereby certify that a copy of the July 20, 2026 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: July 14, 2026

TIME OF POSTING: 2:15 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 ACCOMODATION

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.