



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

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

**MINUTES
PLANNING AND ZONING COMMISSION
July 6, 2026**

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, Michael Fantroy, Director of Development Services Gabrielle Singleton, and City Secretary Amy Anderson.

Commissioner Valerie Robertson, 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.

Stephanie Boardingham-6707 Nauert Road, Forest Hill, Texas

- Thanked the Commissioners for their commitment to the City of Forest Hill.

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 June 1, 2026 meeting.

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

Commissioner Mang seconded the motion.

Motion passed with the following vote:

4 Ayes Mang, Frizzell, Fantroy, Johnson

0 Nays

3 Absent Robertson, Lee, Mendez **0 Abstain**

4. Deliberation:

a) Case #PZ 2026-09

Discuss and consider action on a recommendation to the City Council regarding a Preliminary Plat of approximately 65.254 acres out of the Shelby County School Land Survey, Abstract No. 1375, comprising approximately 42.690 acres of Tracts 41, 41A, and 41B10, commonly known as 3941 Lon Stephenson Road, and approximately 22.564 acres of Tracts 41A7, 41B, and 41F, in the City of Forest Hill, Tarrant County, Texas. The proposed legal description would be Lots 1-7, Block 1; Lots 1-18, Block 2; Lots 1-18, Block 3; Lots 1-18, Block 4; Lots 1-25, Block 5; Lots 1-14, Block 6; Lots 1-29, Block 7; Lots 1-48, Block 8; Lots 1-30, Block 9; and Lots 1-11, Block 10 of the Creekside Addition in the City of Forest Hill, Tarrant County, Texas, as requested by DRB Group Texas LLC.

Commissioner Mang asked whether she needed to recuse herself because the project is within 300 feet of her home. The City Attorney was called and stated that since the case is a preliminary replat, she did not have to recuse herself.

Blake Bradly from LJ Engineering presented the case. There is no change to the project. They will be working on a different phase because a water line is being installed in another phase.

Commissioner Fantroy made a motion to approve a recommendation to the City Council regarding a Preliminary Plat of approximately 65.254 acres out of the Shelby County School Land Survey, Abstract No. 1375, comprising approximately 42.690 acres of Tracts 41, 41A, and 41B10, commonly known as 3941 Lon Stephenson Road, and approximately 22.564 acres of Tracts 41A7, 41B, and 41F, in the City of Forest Hill, Tarrant County, Texas. The proposed legal description would be Lots 1-7, Block 1; Lots 1-18, Block 2; Lots 1-18, Block 3; Lots 1-18, Block 4; Lots 1-25, Block 5; Lots 1-14, Block 6; Lots 1-29, Block 7; Lots 1-48, Block 8; Lots 1-30, Block 9; and Lots 1-11, Block 10 of the Creekside Addition in the City of Forest Hill, Tarrant County, Texas, as requested by DRB Group Texas LLC.

Commissioner Frizzell seconded the motion.

With no further discussion, the motion passed with the following vote:

4 Ayes Mang, Frizzell, Fantroy, Johnson

0 Nays

3 Absent Robertson, Lee, Mendez

0 Abstain

b) Case #PZ 2026-10

Discuss and consider action on a recommendation to the City Council regarding a Final Plat of Phase 1A of the Creekside Addition, comprising approximately 16.9919 acres situated in the Shelby County School Land Survey, Abstract No. 1375, City of Forest Hill, Tarrant County, Texas. The proposed legal description would be Lots 1-7 and Lot 1X, Block 1; Lots 1-18, Block 2; Lots 1-18, Block 3; Lots 1-9, Block 4; Lots 1-11 and Lots 1X-2X, Block 7; and Lots 4-20 and Lot 3X, Block 8 of the Creekside Addition in the City of Forest Hill, Tarrant County, Texas, as requested by DRB Group Texas LLC.

Blake Bradly from LJ Engineering presented the case. There are no changes. The Final Plat of Phase 1A of the Creekside addition needs approval.

Commissioner Fantroy made a motion to approve a recommendation to the City Council regarding a Final Plat of Phase 1A of the Creekside Addition, comprising approximately 16.9919 acres situated in the Shelby County School Land Survey, Abstract No. 1375, City of Forest Hill, Tarrant County, Texas. The proposed legal description would be Lots 1-7 and Lot 1X, Block 1; Lots 1-18, Block 2; Lots 1-18, Block 3; Lots 1-9, Block 4; Lots 1-11 and Lots 1X-2X, Block 7; and Lots 4-20 and Lot 3X, Block 8 of the Creekside Addition in the City of Forest Hill, Tarrant County, Texas, as requested by DRB Group Texas LLC.

Commissioner Mang seconded the motion.

With no further discussion, the motion passed with the following vote:

4 Ayes Mang, Frizzell, Fantroy, Johnson
0 Nays
3 Absent Robertson, Lee, Mendez
0 Abstain

5. Adjournment

Chairwoman Johnson adjourned the meeting at 6:18 p.m.

ATTEST:



Amy L. Anderson, TRMC, CMC
City Secretary

APPROVED:



Berniece Taylor Johnson, Chairwoman