



Stephanie Boardingham, Mayor
Keith R. Smith, Mayor Pro Tem
Carlie Jones, Deputy Mayor Pro-Tem
Anthony Cook, Place 2
Timey Boardingham, Place 3
Silas Robinson, Place 4
Jesus Rivas, Place 6

Venus Wehle, City Manager
Amy Anderson, City Secretary
Courtney Goodman-Morris, Asst. City Attorney

Agenda Regular City Council Meeting March 4, 2025 - 6:00 PM

Notice is hereby given that on March 4, 2025, the City Council of the City Forest Hill will hold a Regular Council 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. Presentations, Proclamations, and Recognitions

- a) Proclamation honoring Women's History Month 2025
- b) Recognition of honorees for Women's History Month 2025.
- c) Proclamation for First Responders Wellness Week 2025.

3. 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 City Council not scheduled on the agenda may speak to the City Council 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 City Council meeting. Speakers are limited to a maximum of three (3) minutes. The Council cannot respond to matters not listed on the agenda until scheduled at a future meeting. Please direct all comments to the full Council. Citizens are to refrain from personal attacks and the use of profane language.

4. Mayor and Council Reports

- a) Report on the Black History Month 2025 event.
- b) Update on the City's tiny libraries.

- c) Update on new park equipment at Hangar Park.
- d) Report on ICE fears at the City's elementary schools.
- e) Report on the potential elementary school closures by FWISD.

5. Departmental Updates

- a) Report on the Spring clean-up event to be held on Saturday, April 12, 2025.
- b) Report on the Volunteer Income Tax Assistance (VITA) program.
- c) Report on the Municipal Animal Services microchip clinic to be held on Saturday, March 15, 2025.

6. Consent Agenda

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items unless a Council 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 the meeting minutes for the February 4, 2025 meeting.
- b) Consider approval of Resolution 2025-12, a resolution of the City of Forest Hill, Texas, accepting an approximately 0.527-acre sanitary sewer pipeline easement and right-of-way from ONCOR Electric Delivery Company, LLC as Grantor.
- c) Consider approval of Resolution 2025-06, a resolution of the City of Forest Hill, Texas awarding a contract to Patcon Services, LLC, a Texas Limited Liability Company, in an amount not to exceed \$178,869.90 for the construction of water line improvements for Woodbridge Drive (Falmouth Drive to Lee Drive), Community Development Block Grant CARES Act Round 4, Project No. B20-48-0001-26-15; authorizing the City Manager to negotiate and execute any and all necessary documents.

7. Public Hearing

a) **Case #PZ 2025-01 Public Hearing**

To receive citizen's comments regarding a Specific Use Permit to allow for an Extended Stay Hotel/Motel in a "LI" Light Industrial zoning district. The property is commonly known as 4101 California Parkway East, Forest Hill, Texas 76119 with the legal description being Lot 1R, Block A of the Forest Hill Business Park Addition in the City of Forest Hill, Tarrant County, Texas as requested by PH Forest Hill, LLC.

Case #PZ 2025-01 Deliberation

Discuss and consider action on Ordinance 2025-02, amending the Comprehensive Zoning Ordinance by changing the official zoning map and the zoning classification of property legally described as being part of the Forest Hill Business Park Addition, Lot 1R, Block A, more commonly known as 4101 California Parkway East in the City of Forest Hill, Tarrant County, Texas from Light Industrial (LI) to Light Industrial with a specific use permit to allow extended stay hotel/motel use (LI-SUP) as requested by PH Forest Hill, LLC.

b) Case #PZ 2025-03 Public Hearing

To receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance of the City of Forest Hill by changing the Official Zoning Map and the Zoning Classification of property legally described as being part of the David Strickland Survey, Abstract 13, Tract 34D 76 TR 34D and 34DI, in the City of Forest Hill, Tarrant County, Texas. Zoned GB (General Business) to add a Specific Use Permit to allow for Alcoholic Beverage Sales/Off-Premise Consumption at 4900 Mansfield Highway in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

Case #PZ 2025-03 Deliberation

Discuss and consider action on Ordinance 2025-07, regarding a request to amend the Comprehensive Zoning Ordinance of the City of Forest Hill by changing the Official Zoning Map and the Zoning Classification of property legally described as being part of the David Strickland Survey, Abstract 13, Tract 34D 76 TR 34D and 34DI, in the City of Forest Hill, Tarrant County, Texas. Zoned GB (General Business) to add a Specific Use Permit to allow for Alcoholic Beverage Sales/Off-Premise Consumption at 4900 Mansfield Highway in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

8. Deliberation Agenda

- a) Discuss and consider approval of the Quarterly Investment Report for the period ending December 31, 2024.
- b) Discuss and consider action on the appointments of student members to the Uplift Ascend Preparatory Mayor's Youth Advisory Council.
- c) Discuss and consider action on excusing the absence of Deputy Mayor Pro Tem Carlie Jones from the February 4, 2025 Council meeting.
- d) Discuss and consider action on excusing the absence of Councilman Anthony Cook from the February 4, 2025 Council Meeting.

9. Executive Session

- a) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice with regard to pending litigation, to wit: Eddie Burns vs. City of Forest Hill, Cause No. 450-2024-03841/450-2024-07400.
- b) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice with regard to interpretation and enforcement of various provisions of the City Council Relations Policy and Code of Ethics.
- c) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney, to receive legal advice with regard to pending litigation, to wit: New Spirit of Prayer Ministries vs. City of Forest Hill, Cause No. 017-348994-23 in the 17th Judicial District Court of Tarrant County.

10. Meeting

- a) April 1, 2025 at 6:00 p.m.

11. Adjournment

Right to Convene Into Executive Session:

*If during the course of the meeting and discussion of any items covered by this notice, City Council determines that a Closed or Executive session of the Council is required, then such closed meeting will be held as authorized by Texas Government Code, Chapter 551, Sections 551.071 – consultation with an attorney; 551.072 – deliberation regarding purchase, exchange, lease or value of real property; 551.073 – deliberation regarding a prospective gift; 551.074 – personnel matters regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; 551.076 – implementation of security personnel or devices; 551.087 – deliberation regarding economic development negotiation; 551.089 – deliberation regarding security devices or security audits; and/or other matters as authorized under the Texas Government Code. If a Closed or Executive session is held in accordance with the Texas Government Code as set out above, the City Council will reconvene in Open Session to take action, if necessary, on the items addressed in the Closed or Executive session.

Certificate

I, Amy L. Anderson, City Secretary, do hereby certify that a copy of the March 4, 2025 City Council 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: February 28, 2025

TIME OF POSTING: 12:00 p.m.

Amy L. Anderson, TRMC, CMC
City Secretary

The Forest Hill City Hall and Council Chamber are 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.



Mayor and Council Communication Consent Agenda 6a

DATE: March 4, 2025

FROM: Amy L. Anderson, City Secretary

ITEM: Consider approval of the meeting minutes for the February 4, 2025 meeting.

BACKGROUND: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. February 4, 2025 meeting minutes

MOTION: Motion to approve under Consent Agenda



Stephanie Boardingham, Mayor
Keith R. Smith, Mayor Pro-Tem
Carlie Jones, Deputy Mayor Pro Tem
Anthony Cook, Place 2
Timey Boardingham, Place 3
Silas Robinson, Place 4
Jesus Rivas, Place 6

Venus Wehle, City Manager
Amy Anderson, City Secretary
Courtney Goodman-Morris, Asst. City Attorney

**MINUTES
REGULAR COUNCIL MEETING
February 4, 2025 - 6:00 P.M.**

The City Council of the City of Forest Hill met on the above date at 6:00 p.m., with Mayor Boardingham presiding. The following Council members and Officials were present: Timey Boardingham, Silas Robinson, Keith R. Smith, Jesus Rivas, City Manager Venus Wehle, Asst. City Attorney Courtney Goodman-Morris, and City Secretary Amy Anderson.

Councilman Robinson arrived at 6:10 p.m.
Deputy Mayor Pro Tem Carlie Jones was absent from the meeting.
Councilman Anthony Cook was absent from the meeting.

1. Call to Order

With a quorum present, Mayor Boardingham called the meeting to order at 6:04 p.m.

Invocation – led by Mr. Melvin Bruce Lee

Pledge of Allegiance to the U.S Flag and the Texas Flag led by Mayor Boardingham

Oath of Office City Secretary Amy Anderson administered the Oath of Office to Police Officer Wilbur McBratney and Firefighter Gary Forcella.

2. Presentations, Proclamations, and Recognitions:

- a) Presentation from the Harlean Beal Elementary School Student Council.
- b) Presentation by the Salvation Army on the 2024 Mayoral Red Kettle Challenge.
- c) Presentation by the Mayor's Youth Advisory Council.
- d) Proclamation honoring Black History Month 2025.

All presentations were presented in their entirety.

3. 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 City Council not scheduled on the agenda may speak to the City Council 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 City Council meeting. Speakers are limited to a maximum of three (3) minutes. The Council cannot respond to matters not listed on the agenda until scheduled at a future meeting. Please direct all comments to the full Council. Citizens are to refrain from personal attacks and the use of profane language.

None

4. Mayor and Council Reports:

- a) Report on the changes to the ZipZone program.
- b) Report on the Forest Hill Senior Center.
- c) Report on the Waffle House Grand Opening.
- d) Report on the Community Learning Center partnership with the City of Forest Hill.
- e) Report on the 2025 Black History Month event.

All reports were provided in their entirety.

5. Departmental Updates:

- a) Report on office closure in observance of the Presidents Day holiday.

All reports were provided in their entirety.

6. Consent Agenda:

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be a separate discussion of these items unless a Council 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 the meeting minutes for the January 14, 2025 meeting.
- b) Consider approval of Ordinance 2025-01, an ordinance of the City of Forest Hill, Tarrant County, Texas authorizing and calling for the May 3, 2025 General Municipal Election for the purpose of electing persons to the offices of Mayor, Council members Place 4, 5, and 6; authorizing a joint election with other Tarrant County Political Subdivisions; authorizing a contract for election services with Tarrant County; and providing a runoff date.
- c) Consider approval of Resolution 2025-04, authorizing continued participation with the steering committee of cities served by ONCOR and authorizing the payment of eleven cents per capita to the steering committee to fund regulatory and legal proceedings and activities related to ONCOR Electric Delivery Company, LLC.
- d) Consider approval of Resolution 2025-05, a resolution authorizing continued participation with the ATMOS Cities Steering Committee; and authorizing the payment of five cents per capita to the ATMOS Steering Committee to fund regulatory and related activities related to ATMOS Energy Corporation.

Mayor Boardingham made a motion to approve Consent Agenda Item 6a through 6d.

Councilman Robinson seconded the motion.

Motion passed with the following vote:

5 Ayes **T. Boardingham, Robinson, Smith, Rivas, Boardingham**
0 Nays
0 Abstain
2 Absent **Jones, Cook**

7. Public Hearing:

a) **Case #PZ 2025-01 Public Hearing**

To receive citizen's comments regarding a Specific Use Permit to allow for an Extended Stay Hotel/Motel in a "LI" Light Industrial zoning district. The property is commonly known as 4101 California Parkway East, Forest Hill, Texas 76119 with the legal description being Lot 1R, Block A of the Forest Hill Business Park Addition in the City of Forest Hill, Tarrant County, Texas as requested by PH Forest Hill, LLC.

Mayor Boardingham opened the Public Hearing at 7:05 p.m.

This Public Hearing for this item will be open until the March 4, 2025 Council meeting.

Case #PZ 2025-01 Deliberation

Discuss and consider action on Ordinance 2025-02, regarding a Specific Use Permit allowing for an Extended Stay Hotel/Motel in a "LI" Light Industrial zoning district. The property is commonly known as 4101 California Parkway East, Forest Hill, Texas 76119 with the legal description being Lot 1R, Block A of the Forest Hill Business Park Addition in the City of Forest Hill, Tarrant County, Texas as requested by PH Forest Hill, LLC.

Mayor Boardingham made a motion to table this item until the March 4, 2025 Council meeting.

Mayor Pro Tem Smith seconded the motion.

Motion passed with the following vote:

5 Ayes T. Boardingham, Robinson, Smith, Rivas, Boardingham

0 Nays

0 Abstain

2 Absent Jones, Cook

b) **Case #PZ 2025-02 Public Hearing**

To receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance of the City of Forest Hill by changing the Official Zoning Map and the Zoning Classification of property legally described as being part of the Park Forest Addition, Block 4, Lot 2 in the City of Forest Hill, Tarrant County, Texas. Zoned GB (General Business) to add a Specific Use Permit to allow for Alcoholic Beverage Sales/On-Premise Consumption at 3228 SE Loop 820 in the City of Forest Hill, Tarrant County, Texas. The applicant is Yan Qin Lin of Mulan Asian Kitchen.

Mayor Boardingham opened the Public Hearing at 7:07 p.m.

With no one to speak, Mayor Boardingham closed the Public Hearing at 7:07 p.m.

Case #PZ 2025-02 Deliberation

Discuss and consider action on Ordinance 2025-03, regarding a request to amend the Comprehensive Zoning Ordinance of the City of Forest Hill by changing the Official Zoning Map and the Zoning Classification of property legally described as being part of the Park Forest Addition, Block 4, Lot 2 in the City of Forest Hill, Tarrant County, Texas. Zoned GB (General Business) to add a Specific Use Permit to allow for Alcoholic Beverage Sales/On-Premise Consumption at 3228 SE Loop 820 in the City of Forest Hill, Tarrant County, Texas. The applicant is Yan Qin Lin of Mulan Asian Kitchen.

Planning and Zoning Chairwoman Berniece Taylor-Johnson presented the case to the Council. The Commission approved the request with a vote of 6-0.

Mayor Pro Tem Smith made a motion to approve Ordinance 2025-03, regarding a request to amend the Comprehensive Zoning Ordinance of the City of Forest Hill by changing the Official Zoning Map

and the Zoning Classification of property legally described as being part of the Park Forest Addition, Block 4, Lot 2 in the City of Forest Hill, Tarrant County, Texas. Zoned GB (General Business) to add a Specific Use Permit to allow for Alcoholic Beverage Sales/On-Premise Consumption at 3228 SE Loop 820 in the City of Forest Hill, Tarrant County, Texas. The applicant is Yan Qin Lin of Mulan Asian Kitchen.

Councilman Rivas seconded the motion.

Motion passed with the following vote:

5 Ayes T. Boardingham, Robinson, Smith, Rivas, Boardingham
0 Nays
0 Abstain
2 Absent Jones, Cook

8. Deliberation Agenda:

- a) Discuss and consider approval of Resolution 2025-06, a resolution of the City of Forest Hill, Texas awarding a contract to Patcon Services, LLC, a Texas Limited Liability Company, in the amount not to exceed \$178,869.90 for the construction of water line improvements for Woodbridge Drive (Falmouth Drive to Lee Drive), Community Development Block Grant CARES Act Round 4, Project No. B20-UW-48-0001-26-15; authorizing the City Manager to negotiate and execute any and all necessary documents.

Mayor Boardingham made a motion to approve Resolution 2025-06, a resolution of the City of Forest Hill, Texas awarding a contract to Patcon Services, LLC, a Texas Limited Liability Company, in the amount not to exceed \$178,869.90 for the construction of water line improvements for Woodbridge Drive (Falmouth Drive to Lee Drive), Community Development Block Grant CARES Act Round 4, Project No. B20-UW-48-0001-26-15; authorizing the City Manager to negotiate and execute any and all necessary documents.

Councilman Rivas seconded the motion.

Teague, Nall & Perkins City Engineer Andrew Luce presented the project and bid process to the Council.

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

5 Ayes T. Boardingham, Robinson, Smith, Rivas, Boardingham
0 Nays
0 Abstain
2 Absent Jones, Cook

- b) Discuss and consider approval on Resolution 2025-07, a resolution of the City of Forest Hill, Texas, declaring a public necessity exists and finding a public use and purpose for the exercise of the power of eminent domain and the initiation of condemnation proceedings for acquiring property for the construction of sanitary sewer facilities along Anglin Drive; authorizing appropriation of the real property and/or the use of the power of eminent domain to acquire the real property for public use; delegating authority to initiate the condemnation proceedings to the City Attorney and City Manager.

Deputy Mayor Pro Tem Smith made a motion to approve Resolution 2025-07, a resolution of the City of Forest Hill, Texas declaring a public necessity exists and finding a public use and purpose for the exercise of the power of eminent domain and the initiation of condemnation proceedings for acquiring property for the construction of sanitary sewer facilities along Anglin Drive; authorizing appropriation of the real property and/or the use of the power of eminent domain to acquire the real property for public use; delegating authority to initiate the condemnation proceedings to the City Attorney and City Manager.

Councilman Rivas seconded the motion.

City Manager Venus Wehle presented the project to the Council. The easement is needed to tie into the sanitary sewer line.

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

5 Ayes T. Boardingham, Robinson, Smith, Rivas, Boardingham
0 Nays
0 Abstain
2 Absent Jones, Cook

- c) Discuss and consider action on an appointment to the Animal Shelter Advisory Committee.

Mayor Boardingham made a motion to appoint Mr. Jimmy Mathis to the Animal Shelter Advisory Committee.

Deputy Mayor Pro Tem Smith seconded the motion.

Mr. Jimmy Mathis addressed the Council on wanting to serve the community and has been attending the meetings.

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

5 Ayes T. Boardingham, Robinson, Smith, Rivas, Boardingham
0 Nays
0 Abstain
2 Absent Jones, Cook

- d) Discuss and consider action on the appointment of a Mayor's Youth Advisory Council School Liaison for Uplift Ascend Preparatory.

Mayor Boardingham made a motion to appoint John Sampson, as approved by Principal Bratania Soward, as the liaison for the Mayor's Youth Advisory Council for Uplift Ascend Preparatory.

Councilman Rivas seconded the motion.

Mr. John Sampson introduced himself to the Council.

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

5 Ayes T. Boardingham, Robinson, Smith, Rivas, Boardingham
0 Nays
0 Abstain
2 Absent Jones, Cook

- e) Discuss and consider action on the appointments of student members to the Uplift Ascend Preparatory Mayor's Youth Advisory Council.

Mayor Boardingham made a motion to appoint student members Alexander Martinez to Place 1, Ximena Torres to Place 2, Yolanda Medina to Place 3, Jay O'Marion Scruggs to Place 4, and Kim Deloya to Place 5.

Mayor Pro Tem Smith seconded the motion.

Each student member introduced themselves to the Council.

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

5 Ayes T. Boardingham, Robinson, Smith, Rivas, Boardingham

0 Nays

0 Abstain

2 Absent Jones, Cook

- f) Discuss and consider an appointment to the Historical Preservation Commission for Place 7.

Mayor Boardingham made a motion to appoint Robert Grimm to the Historical Preservation Commission for Place 7.

Councilman Rivas seconded the motion.

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

5 Ayes T. Boardingham, Robinson, Smith, Rivas, Boardingham

0 Nays

0 Abstain

2 Absent Jones, Cook

- g) Discussion on the presentation of the City of Forest Hill Police Department Racial Profiling Report for 2024 and action accepting said report and authorizing the filing of the same.

Mayor Boardingham made a motion to accept the City of Forest Hill Police Department Racial Profiling Report for 2024 and authorizing the filing of the same.

Councilman Robinson seconded the motion.

Police Chief David Hernandez presented the report to the Council.

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

5 Ayes Robinson, Smith, Rivas, Boardingham

0 Nays

0 Abstain

3 Absent Jones, Cook, T. Boardingham

Councilman Boardingham left the dais at 7:25 p.m. and returned to the dais at 7:30 p.m.

- h) Discuss and consider approval of Ordinance 2025-04, an ordinance of the City of Forest Hill, Texas, amending the Code of Ordinances by repealing and replacing in its entirety Chapter 3 Titled "Animal Control".

Councilman Robinson made a motion to approve Ordinance 2025-04, an ordinance of the City of Forest Hill, Texas, amending the Code of Ordinances by repealing and replacing in its entirety Chapter 3 Titled "Animal Control".

Councilman Rivas seconded the motion.

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

5 Ayes Robinson, Smith, Rivas, Boardingham

0 Nays

0 Abstain

3 Absent Jones, Cook, T. Boardingham

Councilman Boardingham left the dais at 7:25 p.m. and returned to the dais at 7:30 p.m.

- i) Discuss and consider approval of Ordinance 2025-05, an ordinance of the City of Forest Hill, Texas amending the City's Master Fee Schedule by adding thereto fees related to animal services.

Councilman Robinson made a motion to approve Ordinance 2025-05, an ordinance of the City of Forest Hill, Texas amending the City's Master Fee Schedule by adding thereto fees related to animal services.

Mayor Boardingham seconded the motion.

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

5 Ayes Robinson, Smith, Rivas, Boardingham
0 Nays
0 Abstain
3 Absent Jones, Cook, T. Boardingham

Councilman Boardingham left the dais at 7:25 p.m. and returned to the dais at 7:30 p.m.

City Manager Venus Wehle introduced Everman City Manager Craig Spencer and Animal Control Officer Ray Rentschler.

- j) Discuss and consider approval of Resolution 2025-08, a resolution of the City of Forest Hill, Texas, approving amendments to the City of Forest Hill Employee Personnel Policies and Procedures Manual.

Mayor Boardingham made a motion to approve Resolution 2025-08, a resolution of the City of Forest Hill, Texas, approving amendments to the City of Forest Hill Employee Personnel Policies and Procedures Manual.

Mayor Pro Tem Smith seconded the motion.

City Manager Venus Wehle presented the amendments to the Council.

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

5 Ayes T. Boardingham, Robinson, Smith, Rivas, Boardingham
0 Nays
0 Abstain
2 Absent Jones, Cook

- k) Discuss and consider approval of Resolution 2025-09, a resolution of the City of Forest Hill, Texas declaring certain City property surplus and authorizing the City Manager to sell, trade, donate, and/or dispose of it in accordance with the process established in the Code of Ordinances and State Law.

Councilman T. Boardingham made a motion to approve Resolution 2025-09, a resolution of the City of Forest Hill, Texas declaring certain City property surplus and authorizing the City Manager to sell, trade, donate, and/or dispose of it in accordance with the process established in the Code of Ordinances and State Law.

Councilman Rivas seconded the motion.

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

5 Ayes T. Boardingham, Robinson, Smith, Rivas, Boardingham
0 Nays
0 Abstain
2 Absent Jones, Cook

City Manager Venus Wehle thanked Police Chief David Hernandez and his staff for their hard work on the project.

- l) Discuss and consider approval of Resolution 2025-10, a resolution of the City of Forest Hill, Texas, authorizing and ratifying submission of a letter of support by the City Manager on behalf of the City of Forest Hill to the City of Fort Worth for the "Altamesa Expansion" transportation project.

Councilman Robinson made a motion to approve Resolution 2025-10, a resolution of the City of Forest Hill, Texas, authorizing and ratifying submission of a letter of support by the City Manager on behalf of the City of Forest Hill to the City of Fort Worth for the "Altamesa Expansion" transportation project.

Mayor Pro Tem Smith seconded the motion.

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

5 Ayes T. Boardingham, Robinson, Smith, Rivas, Boardingham
0 Nays
0 Abstain
2 Absent Jones, Cook

- m) Discuss and consider approval of Ordinance 2025-06, an ordinance of the City of Forest Hill, Texas, amending the Code of Ordinances as amended, by repealing and replacing in its entirety Chapter 7 "Health and Sanitation", Article 02 "Emergency Medical Service".

Mayor Boardingham made a motion to approve Ordinance 2025-06, an ordinance of the City of Forest Hill, Texas amending the Code of Ordinances as amended, by repealing and replacing in its entirety Chapter 7 "Health and Sanitation", Article 02 "Emergency Medical Service".

Councilman Robinson seconded the motion.

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

5 Ayes T. Boardingham, Robinson, Smith, Rivas, Boardingham
0 Nays
0 Abstain
2 Absent Jones, Cook

- n) Discuss and consider approval of Resolution 2025-11, a resolution of the City of Forest Hill, Texas authorizing the City Manager to execute an Emergency Medical Services (EMS) Interlocal Agreement with the City of Fort Worth for emergency medical services.

Mayor Pro Tem Smith made a motion to approve Resolution 2025-11, a resolution of the City of Forest Hill, Texas authorizing the City Manager to execute an Emergency Medical Services (EMS) Interlocal Agreement with the City of Fort Worth for emergency medical services.

Councilman Robinson seconded the motion.

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

5 Ayes T. Boardingham, Robinson, Smith, Rivas, Boardingham
0 Nays
0 Abstain
2 Absent Jones, Cook

- o) Discuss and consider action on excusing the absence of Councilman Jesus Rivas from the January 14, 2025 Council meeting.

Mayor Boardingham made a motion to excuse the absence of Councilman Jesus Rivas from the January 14, 2025 Council meeting.

Mayor Pro Tem Smith seconded the motion.

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

5 Ayes T. Boardingham, Robinson, Smith, Rivas, Boardingham
0 Nays
0 Abstain
2 Absent Jones, Cook

9. Executive Session: Council convened into Executive Session at 7:37 p.m.

- a) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice with regard to pending or contemplated litigation, to wit; Eminent Domain-Creekside Sanitary Sewer Easements.
- b) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice with regard to pending litigation, to wit: New Spirit of Prayer Ministries vs. City of Forest Hill, Cause No. 017-348994-23 in the 17th Judicial District Court of Tarrant County, Texas.
- c) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice with regard to interpretation and enforcement of various provisions of the City Council Relations Policy and Code of Ethics.

10. Reconvene into Regular Session: Council reconvened into Regular Session at 8:02 p.m.

11. Take any action necessary pursuant to Executive Session.

- a) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice with regard to pending or contemplated litigation, to wit; Eminent Domain-Creekside Sanitary Sewer Easements.
- b) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice with regard to pending litigation, to wit: New Spirit of Prayer Ministries vs. City of Forest Hill, Cause No. 017-348994-23 in the 17th Judicial District Court of Tarrant County, Texas.
- c) Pursuant to Texas Government Code Section 551.071, Consultation with the City Attorney to receive legal advice with regard to interpretation and enforcement of various provisions of the City Council Relations Policy and Code of Ethics.

No action was taken.

12. Meeting: Next meeting will be on March 4, 2025

13. Adjournment:

Mayor Boardingham adjourned the meeting at 8:02 p.m.

ATTEST:

Amy L. Anderson, TRMC, CMC
City Secretary

APPROVED:

Stephanie Boardingham, Mayor



Mayor and Council Communication Consent Agenda 6b

DATE: March 4, 2025

FROM: Amy L. Anderson, City Secretary

ITEM: Consider approval of Resolution 2025-12, a resolution of the City of Forest Hill, Texas, accepting an approximately 0.527-acre sanitary sewer pipeline easement and right-of-way from ONCOR Electric Delivery Company, LLC, as Grantor.

BACKGROUND:

The Resolution is presented as part of the Wichita Street Widening Project.

ONCOR was approached by a developer building along Wichita Street to allow for an upgrade of the City's existing sanitary sewer infrastructure within Oncor's fee owned property. There was not a continuous easement that was found or identified along this existing easement; therefore there is a need for this easement request.

In research conducted by ONCOR and the developer, it appears the sewer was installed in the early 1970s; construction likely started in the late 1960s. ONCOR acquired the property in approximately 1972. ONCOR did not have a record of any easement, either.

Staff recommends approval of this easement for the Wichita Street Widening Project.

FISCAL IMPACT: N/A

LEGAL REVIEW: Reviewed by City Attorney as to form and legality.

ATTACHMENTS:

1. Resolution 2025-12, ONCOR Electric Delivery Company, LLC sanitary sewer easement and right-of-way.
2. Sanitary Sewer Pipeline Easement and Right-of-way Agreement

MOTION: Motion to approve under Consent Agenda.

CITY OF FOREST HILL, TEXAS

RESOLUTION NO. 2025-12

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOREST HILL, ACCEPTING AN APPROXIMATELY 0.527 ACRE SANITARY SEWER PIPELINE EASEMENT AND RIGHT OF WAY FROM ONCOR ELECTRIC DELIVERY COMPANY, LLC AS GRANTOR; PROVIDING FOR THE RECORDING OF SAID EASEMENT ALONG WITH A CERTIFIED COPY OF THIS RESOLUTION IN THE REAL PROPERTY RECORDS OF TARRANT COUNTY, TEXAS AS A DEED; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Oncor Electric Delivery Company, LLC is the owner of the property described in the Sanitary Sewer Pipeline Easement and Right of Way attached hereto as Exhibit “1”; and

WHEREAS, the City of Forest Hill (“City”) requires an approximately 0.527-acre sanitary sewer pipeline easement and right of way for the construction, reconstruction, installation, repairing, replacing, maintaining, and operating of City’s sewer facilities in, over, under, across, through, and along the property described in Exhibit “A” which Grantor is willing to provide to the City; and

WHEREAS, the City finds that such Easement, as set forth in the attached Exhibit “A” is for a public purpose and acceptance and recording thereof would be in the best interest and serve the general welfare of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS, THAT:

Section 1. The City of Forest Hill hereby accepts the Sanitary Sewer Pipeline Easement and Right of Way from Oncor Electric Delivery Company, LLC (“Grantor”), in the form attached hereto and incorporated herein by this reference as Exhibit “1,” including all exhibits thereto.

Section 2. The City Manager is hereby authorized to sign this Easement on behalf of the City signifying its acceptance and the City Secretary is authorized and directed to provide copies for filing as requested by Oncor or, failing timely recording by Oncor, to record this Easement, once fully executed, along with a certified copy of this Resolution, in the real property records of Tarrant County, Texas, as a deed to the City of Forest Hill from the said Grantor and its successors and assigns.

Section 3. This Resolution shall take effect immediately from and after its adoption and execution.

DULY RESOLVED AND ADOPTED ON THIS THE 4th DAY OF MARCH 2025, BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS.

APPROVED:

Stephanie Boardingham, Mayor

ATTEST:

APPROVED AS TO FORM:

Amy L. Anderson, TRMC, CMC
City Secretary

Courtney Goodman-Morris,
Asst. City Attorney

EXHIBIT A
Sanitary Sewer Pipeline Easement and Right-of-Way from ONCOR

Oncor Electric Delivery
777 Main Street
Suite 707
Fort Worth, Texas 76102
(o) 817-215-6288
chad.whitehead@oncor.com

Chad Whitehead
Right of Way Agent Sr.



February 19, 2025

City of Forest Hill
Attn: Venus Wehle/Amy Anderson
3219 California Parkway
Forest Hill, TX 76119

Re: Request # 2024-1672CW

Proposed variable width permanent sanitary sewer easement for pipe bursting an existing 12" Sanitary Sewer line up to an 18" Sanitary Sewer line running parallel within Oncor fee owned property D-2096 and D-2119 in Tarrant Co, Texas.

Dear Venus/Amy:

Attached, please find an original Easement and Right of Way document for the proposed permanent sanitary sewer easement containing 23,025 sq.ft. / 0.527 acres of land in total in Tarrant County.

Please print the attached document twice and have both documents executed and notarized by the City and return both wet originals to my attention for final signatures by Oncor and recording.

Once the documents have been fully signed, I will then forward one (1) fully signed copy to you for your file. You may call me at 817-215-6288 should you have any questions.

Sincerely,

Chad Whitehead

Chad Whitehead, RWP
Oncor Right of Way Agent Sr.
Transmission Engineering

SANITARY SEWER PIPELINE
EASEMENT AND RIGHT OF WAY

THE STATE OF TEXAS §
§ **KNOW ALL MEN BY THESE PRESENTS**
COUNTY OF TARRANT §

That **ONCOR ELECTRIC DELIVERY COMPANY LLC**, a Delaware limited liability company, hereinafter referred to as “Grantor,” for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration to it in hand paid by the **City of Forest Hill**, a Texas Municipal Corporation, hereinafter referred to as “Grantee,” has granted, sold and conveyed and by these presents does hereby grant, sell and convey unto said Grantee, its successors and permitted assigns, a nonexclusive easement and right of way for the purpose of laying, constructing, reconstructing, replacing, inspecting, repairing, maintaining, removing, and operating an underground **18” sanitary sewer** pipeline, together with necessary underground fittings and underground appurtenances thereto, including but not limited to [pipe bursting method] (collectively hereinafter referred to as “Facilities”), in, over, under, across and along the property described in **Exhibit A**, attached hereto and incorporated herein for all purposes (“Pipeline Easement”).

The Pipeline Easement granted herein is a perpetual easement appurtenant to and running with Grantor’s land.

Notwithstanding anything herein to the contrary, Grantee shall never have the right to have more than one - eighteen (18”) in diameter sanitary sewer pipeline installed within the Pipeline Easement. Grantee acknowledges that the Pipeline Easement granted herein permits Grantee to install its Facilities in proximity to one or more high voltage electric transmission lines operated by Grantor. Grantee assumes all risks associated with the installation and operation of its Facilities, including all responsibility to protect Grantee’s Facilities. Grantee further agrees that Grantor shall never be required to modify its facilities to accommodate Grantee’s use of the Pipeline Easement. By way of example only, Grantor shall never be responsible to install anti-corrosion measures. Grantor shall never be held responsible for any safety measures necessary to allow Grantee to use the Pipeline Easement for the Facilities outlined herein.

In addition to and in support of the Pipeline Easement hereinabove provided, Grantor does hereby further grant and convey unto Grantee a temporary working space easement in and along the property for the limited purpose of providing working space in connection with initial construction and maintenance of the Facilities in the Pipeline Easement hereinabove granted (“Temporary Construction Easement”). The Temporary Construction Easement shall expire and be of no further force and effect upon completion

of construction of the initial Facilities, at which time all rights shall terminate and cease and the property shall be restored by Grantee to its former condition as nearly as possible.

Notwithstanding that the Temporary Construction Easement granted herein for Grantee's initial installation work shall expire, there is also granted to Grantee, its successors or assigns, a nonexclusive easement to use only so much of Grantor's adjoining land, during temporary periods from time to time, as may be necessary for post installation construction, maintenance, and repair of said Facilities. Such use of Grantor's property hereunder shall not interfere with Grantor's use of such property in the operation of its business, and Grantee shall properly maintain such property during construction and, at the conclusion of such construction, remove all construction debris and other materials from such property and restore such property to the same condition it was in prior to the commencement of Grantee's construction thereon or in proximity thereto. Use of draglines or other boom-type equipment in connection with any work to be performed on Grantor's property by the Grantee, its employees, agents, representatives or contractors must comply with Chapter 752, Texas Health and Safety Code, the National Electrical Safety Code and any other clearance requirements. Notwithstanding anything to the contrary herein, in no event shall any of Grantee's equipment be within the distance specified in **Exhibit B** to Grantor's power lines situated on the aforementioned property. Grantee must notify Fort Worth Region Transmission, (817-496-2736) at least 48 hours prior to the use of any boom-type equipment on Grantor's property except in an emergency. Grantor reserves the right to refuse Grantee permission to use boom-type equipment. Additional general construction limitations on encroachments are described and listed in **Exhibit B**, attached hereto and by reference made a part hereof. While Grantee is performing any activities within the Pipeline Easement, Grantor shall have the right, but not the obligation, to require inspectors or other Grantor personnel to be present during Grantee's activities, and any and all costs associated with the presence of inspectors or personnel shall be paid for by Grantee.

Grantor agrees Grantee will also have the right to prevent the construction or placement within the Pipeline Easement of any permanent building, structures, materials or other obstructions, surface or subsurface, which may, in the reasonable judgment of Grantee, endanger or interfere with Grantee's use of the Pipeline Easement or interfere with the efficiency, safety or convenient operation of Grantee's Facilities. Grantee's right to use the Pipeline Easement and/or the Temporary Construction Easement is non-exclusive, and Grantor reserves the right to use the land within the Pipeline Easement and/or the Temporary Construction Easement for purposes not inconsistent with Grantee's rights granted herein, which inconsistency shall be assessed in Grantor's sole judgment. Grantor's use may include, but not limited to, the right to use the Pipeline Easement and/or the Temporary Construction Easement for aerial crossings, to meet clearance requirements, or for ingress and egress along the Pipeline Easement and/or the Temporary Construction Easement.

Grantor agrees not to make changes in the grade, elevation, or contour of the land within the Pipeline Easement without prior written consent of Grantee, which will not be unreasonably withheld, conditioned, or delayed. Grantor and its successors and assigns

shall not interfere with the Grantee's efficient, safe or convenient use of this Pipeline Easement except as otherwise set forth herein. Grantee will use the Pipeline Easement so that no damages will result from its use to Grantor's property, notwithstanding ordinary wear and tear. Grantee shall not make or cause to be made any improvements within the Pipeline Easement except those Facilities approved herein, without first obtaining Grantor's prior written approval, which approval shall in Grantor's sole discretion.

Grantee shall locate its Facilities within the Pipeline Easement as submitted and approved by Grantor and so as not to interfere with any of Grantor's facilities. Grantee agrees to keep the Pipeline Easement clean and free of all debris resulting from Grantee's acts of operations thereon.

This Pipeline Easement is granted upon the conditions that the Facilities to be constructed shall be maintained and operated by Grantee at no expense to Grantor, and Grantor shall not be responsible for any costs of construction, reconstruction, operation, maintenance or removal of the Facilities. Notwithstanding any termination of the Pipeline Easement, damages provisions, together with all other obligations and covenants of Grantee to repair or restore Grantor's land and/or fences, shall survive such termination and shall remain in full force and effect until satisfied.

Grantee shall not assign this easement, in whole or in part, without the written consent of Grantor, which consent shall not be unreasonably withheld by Grantor, and any attempted assignment without such written consent shall be void. Grantor shall be promptly furnished a recorded copy of any instrument evidencing such authorized assignment.

Grantors makes no representation or warranty as to the condition of the surface or the subsurface of the Pipeline Easement and/or the Temporary Construction Easement, The Pipeline Easement and Temporary Construction Easement both being granted AS IS, WHERE IS AND WITH ALL FAULTS. Grantee accepts the Pipeline Easement and Temporary Construction Easement subject to any and all existing leases, easements and rights of way, restrictions, covenants, conditions, limitations, mineral interests, and other encumbrances affecting the land to the extent the same are recorded in the real property records of Tarrant County, Texas.

To the extent permitted by Texas law, Grantee agrees to defend, indemnify and hold Grantor, its officers, agents and employees, harmless against any and all claims, lawsuits, judgements, costs, and expenses for personal injury (including death), property damage or other harm for which recovery of damages is sought, suffered by any person or persons that may arise out of, or be occasioned, by any negligent act or omission of Grantee, its officers, agents, associates, employees or subconsultants; except that the indemnity provided for in this paragraph shall not apply to any liability resulting from the sole negligence of Grantor, its officers, agents, or employees or separate contractors, and in the event of joint and concurrent negligence of both Grantor and Grantee, responsibility and indemnity, in any, shall be apportioned comparatively in accordance with the laws of the State of Texas, without, however, waiving any governmental immunity

or other defenses available to the parties under Texas Law. The provisions of this paragraph are solely for the benefit of the parties hereto and not intended to create or grant any rights, contractual or otherwise, to any other person or entity. Nothing contained herein shall ever be construed so as to require Grantee to assess, levy and collect any tax to fund its obligations under this paragraph. Article XI Section 5 of the Texas Constitution provides that a city is prohibited from creating a debt unless the city levies and collects a sufficient tax to pay the interest on the debt and provides a sinking fund. Grantee has not and will not create a sinking fund or collect any tax to pay any obligation created under this section.

If there is insufficient soil to backfill the trench during or after Grantee's construction of the Facilities, then no additional soil shall be obtained from the adjacent land of Grantor.

Grantee shall pay any and all taxes, assessments, or other costs associated or occurring against improvements placed upon or within the Pipeline Easement by Grantee or related to the Facilities being located on the Pipeline Easement, including any storm water fees.

This easement is being executed and delivered, and is intended to be performed, in the State of Texas, and the laws of Texas shall govern the validity, construction, enforcement, and interpretation of this agreement. This agreement is performable in, and the exclusive venue for any action brought with respect hereto, shall lie in Tarrant County, Texas.

This easement agreement embodies the entire agreement between the parties and supersedes all prior agreements and understandings, in any, relating to the Pipeline Easement and/or Temporary Construction Easement, and may be amended or supplemented only by an instrument in writing and executed by both parties.

This easement agreement shall be binding upon and inure to the benefit of Grantor and Grantee, and their respective successors and permitted assigns, but shall not inure to the benefit of any other party.

Grantor reserves from the conveyance and retains all oil, gas, and other surface and subsurface mineral rights and interests in and under the Pipeline Easement and the Temporary Construction Easement, or that may be produced from the Pipeline Easement and the Temporary Construction Easement; provided, however, Grantor agrees it will not use the surface of the Pipeline Easement for the purpose of exploring, developing, mining or drilling for same.

TO HAVE AND TO HOLD the above-described easement and rights unto the Grantee, its successors and assigns, for the purposes aforesaid and upon the conditions herein stated until the same shall be abandoned by Grantee, and thereupon this conveyance shall be null and void and the use of said land and premises shall absolutely revert to Grantor herein, its successors and assigns, and no act or omission on the part of them shall be construed as a waiver of the enforcement of such condition. Upon

abandonment, Grantee agrees it will remove or plug the Facilities within 180 days after receiving a written request from Grantor to do so, which shall be determined by Grantor in Grantor's sole discretion. Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the above-described easement and rights unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise.

EXECUTED by Grantor and effective this _____ day of _____, 2025.

GRANTOR:

ONCOR ELECTRIC DELIVERY COMPANY LLC

By: _____

Name: _____
Attorney-in-Fact

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, on this day personally appeared _____, Attorney in Fact, for **ONCOR ELECTRIC DELIVERY COMPANY LLC**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as the act and deed of Oncor Electric Delivery LLC and for the purposes and consideration therein expressed and in the capacity therein stated, and that he/she was authorized to do so.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, A.D. 2025.

Notary Public in and for the State of Texas

ATTEST:

GRANTEE:

By: _____
City Secretary

CITY OF FOREST HILL,
a Texas municipal corporation
Name:
City Manager

By: _____
Assistant City Manager

APPROVED AS TO FORM:
Name:
City Attorney

By: _____
Assistant City Attorney

STATE OF TEXAS

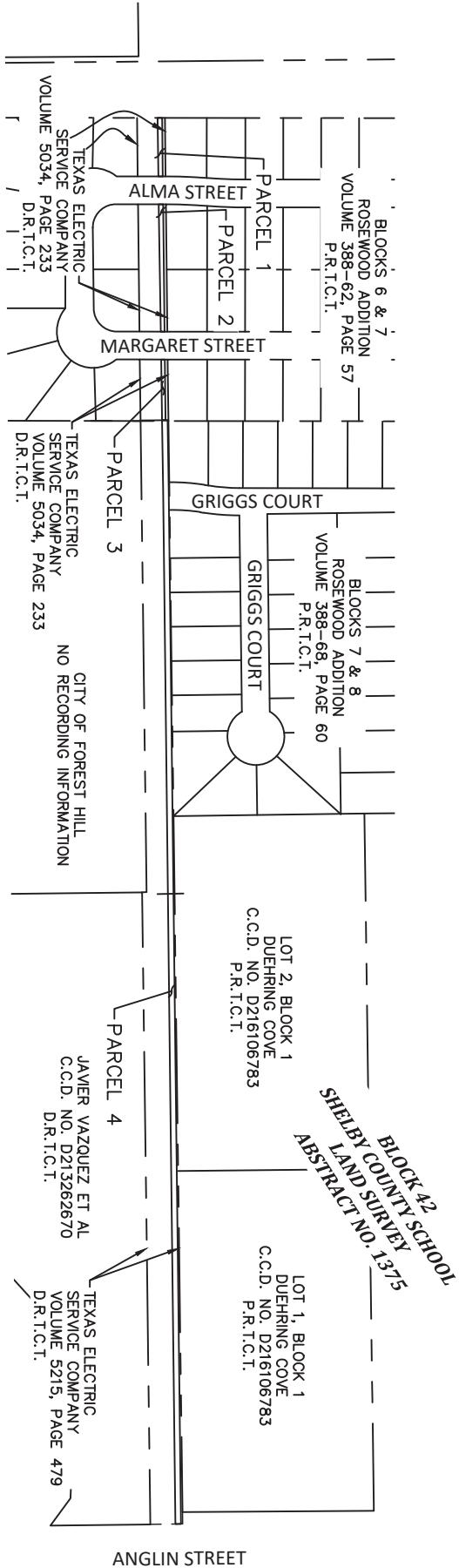
§
§
§

COUNTY OF _____

This instrument was acknowledged before me on _____, 2025
by _____, Assistant City Manager of the City of Forest Hill,
Texas municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas

EXHIBIT "A"
SANITARY SEWER EASEMENT



C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.I.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.I.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
The basis of bearings for this Easement is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

PAGE 1 OF 10

A metes and bounds description of even date accompanies this drawing.

B008770.002 DATE: JANUARY 31, 2025



559 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



01/31/2025

EXHIBIT A
SANITARY SEWER EASEMENT

A PART OF BLOCK 42
SHELBY COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 1375

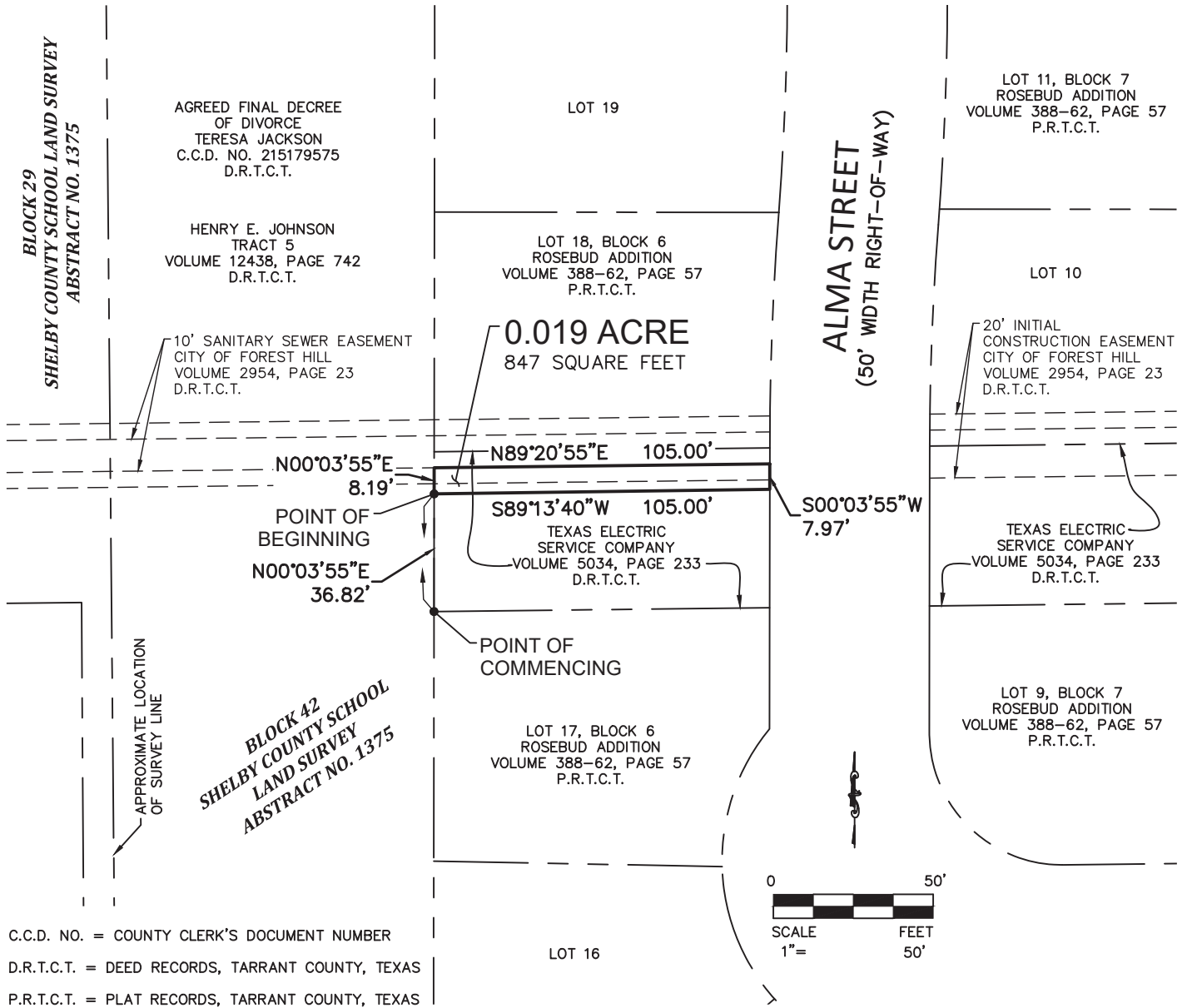
CITY OF FOREST HILL



EXHIBIT "A"

VARIABLE WIDTH SANITARY SEWER EASEMENT

PARCEL 1



C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

The basis of bearings for this Easement is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

PAGE 2 OF 10

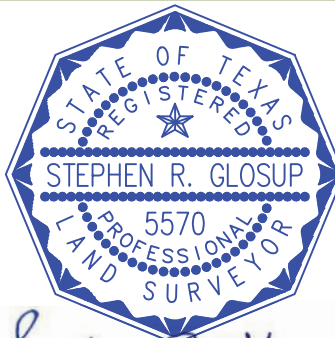
A metes and bounds description of
even date accompanies this drawing.

B008770.002

DATE: JANUARY 31, 2025



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



Stephen R. Glosup
01/31/2025

EXHIBIT A
PARCEL 1
VARIABLE WIDTH SANITARY
SEWER EASEMENT

A PART OF BLOCK 42
SHELBY COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 1375

CITY OF FOREST HILL

EXHIBIT "A"
VARIABLE WIDTH SANITARY SEWER EASEMENT

PARCEL 1

PROPERTY DESCRIPTION

BEING a tract of land situated in Block 42, Shelby County School Land Survey, Abstract No. 1375, City of Forest Hill, Tarrant County, Texas, being a part of that certain tract of land described by deed to Texas Electric Service Company, recorded in Volume 5034, Page 233, Deed Records, Tarrant County, Texas, said tract of land being more particularly described as follows;

COMMENCING at a point for the northwest corner of Lot 17, Block 6, Rosebud Addition, an Addition to the City of Forest Hill according to the plat recorded in Volume 388-62, Page 57, Plat Records, Tarrant County, Texas, same being the southwest corner of said Texas Electric Service Company tract, and being in the East line of a tract of land described by Agreed Final Decree of Divorce to Teresa Jackson, recorded in County Clerk's Document Number D215179575, Deed Records, Tarrant County, Texas;

North 00° 03' 55" East, with the common east line of said Teresa Jackson tract, the west line of said Texas Electric Service Company tract, and the west line of said Block 6, Rosebud Addition, a distance of 36.82 to the point for the POINT OF BEGINNING of herein described tract of land;

THENCE North 00° 03' 55" East, with said common line, a distance of said 8.19 feet to a point in the south line of a 10 foot wide easement to City of Forest Hill, recorded in Volume 2954, Page 23, Deed Records, Tarrant County, Texas;

THENCE North 89° 20' 55" East, departing said common line, crossing into said Texas Electric Service Company tract, and with the south line of said City of Forest Hill 10 foot wide easement, a distance of 105.00 feet to a point on the west right-of-way line of Alma Street (a 50' width right-of-way);

THENCE South 00° 03' 55" West, departing the south line of said City of Forest Hill 10 foot wide easement and with the west right-of-way line of said Alma Street, a distance of 7.97 feet;

THENCE South 89° 13' 40" West, departing the west right-of-way line of said Alma Street and crossing into said Texas Electric Service Company tract, a distance of 105.00 feet to the POINT OF BEGINNING and containing a calculated area of 847 square feet or 0.019 acre of land.

The basis of bearings for this Easement is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

PAGE 3 OF 10

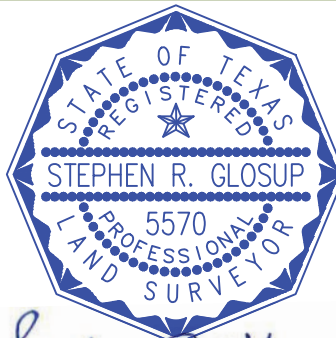
A drawing of even date accompanies
this metes and bounds description.

B008770.002

DATE: JANUARY 31, 2025



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



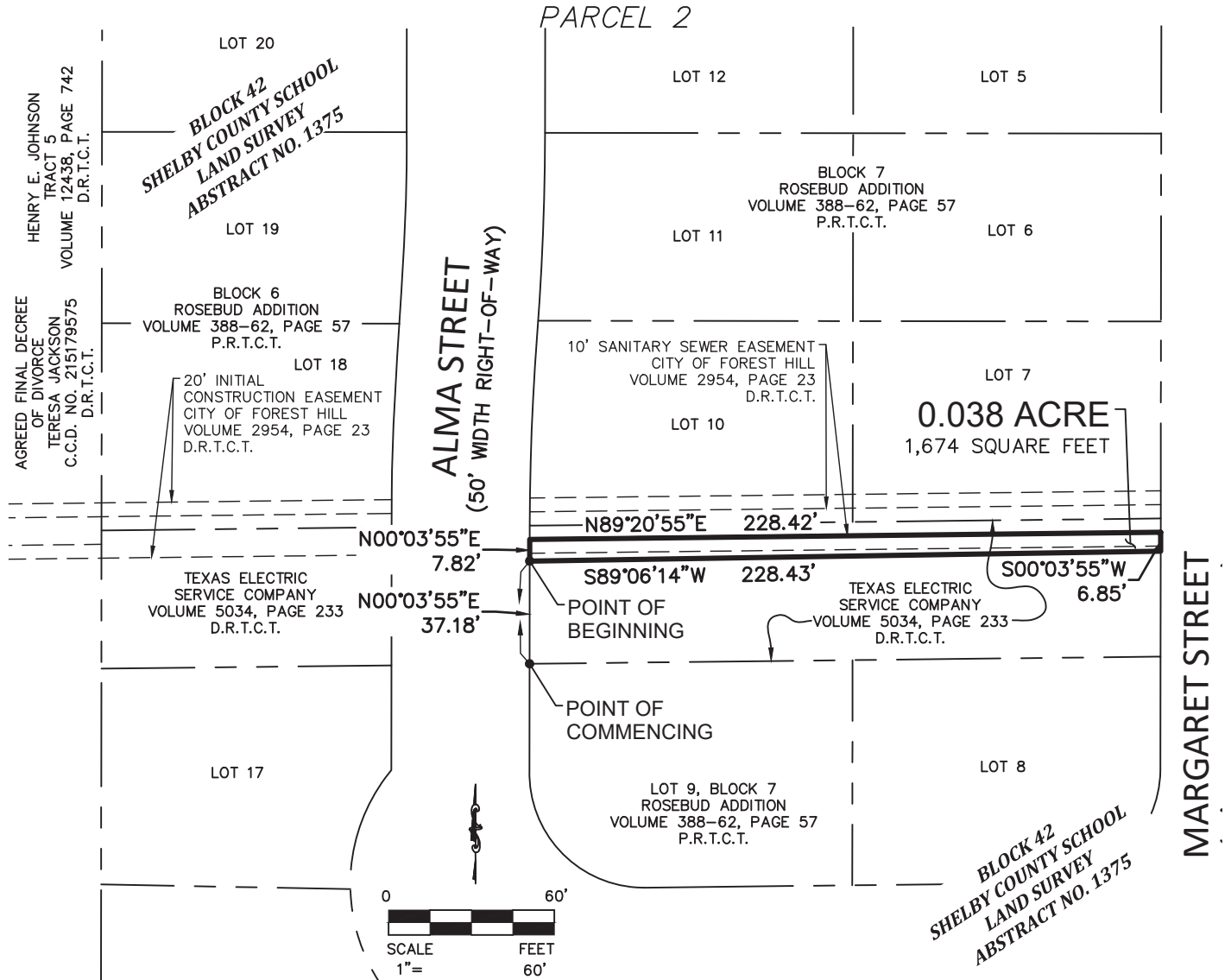
Stephen R. Glosup
01/31/2025

EXHIBIT A
PARCEL 1
VARIABLE WIDTH SANITARY
SEWER EASEMENT

A PART OF BLOCK 42
SHELBY COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 1375

CITY OF FOREST HILL

EXHIBIT "A" VARIABLE WIDTH SANITARY SEWER EASEMENT



C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

The basis of bearings for this Easement is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

PAGE 4 OF 10

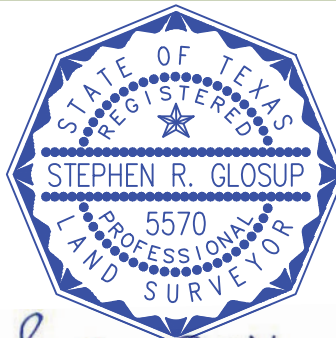
A metes and bounds description of even date accompanies this drawing.

B008770.002

DATE: JANUARY 31, 2025



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



Stephen R. Glosup
01/31/2025

EXHIBIT A
PARCEL 2
VARIABLE WIDTH SANITARY
SEWER EASEMENT

A PART OF BLOCK 42
SHELBY COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 1375

CITY OF FOREST HILL

EXHIBIT "A"
VARIABLE WIDTH SANITARY SEWER EASEMENT

PARCEL 2

PROPERTY DESCRIPTION

BEING a tract of land situated in Block 42, Shelby County School Land Survey, Abstract No. 1375, City of Forest Hill, Tarrant County, Texas, being a part of that certain tract of land described by deed to Texas Electric Service Company, recorded in Volume 5034, Page 233, Deed Records, Tarrant County, Texas, said tract of land being more particularly described as follows;

COMMENCING at a point in the east right-of-way line of Alma Street (a 50' width right-of-way), the northwest corner of Lot 9, Block 7, Rosebud Addition, an Addition to the City of Forest Hill according to the plat recorded in Volume 388-62, Page 57, Plat Records, Tarrant County, Texas, and the south line of said Texas Electric Service Company tract;

North 00° 03' 55" East, with the east right-of-way line of Alma Street, a distance of 37.18 feet to the POINT OF BEGINNING of herein described tract of land;

THENCE North 00°03'55" East, continuing with the east right-of-way line of Alma Street, a distance of 7.82 feet to a point for the south line of a 10 foot wide easement to City of Forest Hill, recorded in Volume 2954, Page 23, Deed Records, Tarrant County, Texas;

THENCE North 89° 20' 55" East, departing east right-of-way line of said Alma street, with the south line of said City of Forest Hill 10 foot wide easement, crossing into said Texas Electric Service Company tract, a distance of 228.42 feet to a point on the west right-of-way line of Margaret Street (a 50 foot wide right-of-way);

THENCE South 00° 03' 55" West, departing the south line of said City of Forest Hill 10 foot wide easement, with the west right-of-way line of said Margaret Street, a distance of 6.85 feet to a point;

THENCE South 89° 06' 14" West, departing the west right-of-way line of said Margaret Street, crossing into said Texas Electric Service Company tract, a distance of 228.43 feet to the POINT OF BEGINNING and containing a calculated area of 1,674 square feet or 0.038 acre of land.

The basis of bearings for this Easement is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

PAGE 5 OF 10

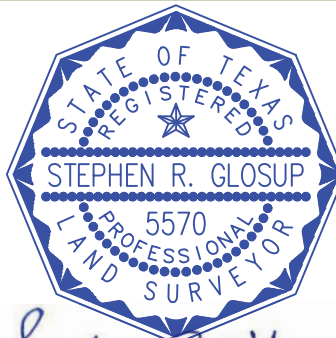
A drawing of even date accompanies
this metes and bounds description.

B008770.002

DATE: JANUARY 31, 2025



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



01/31/2025

EXHIBIT A
PARCEL 2
VARIABLE WIDTH SANITARY
SEWER EASEMENT

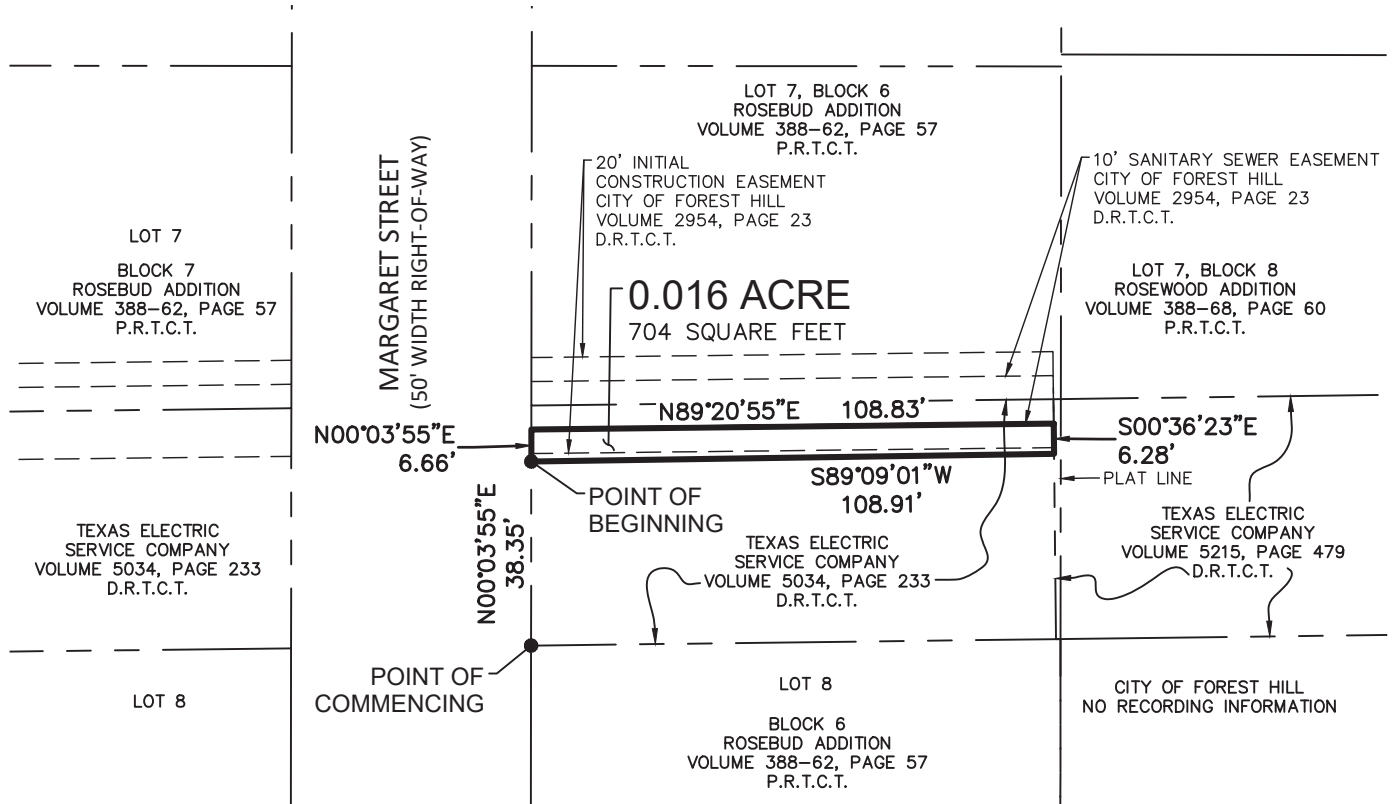
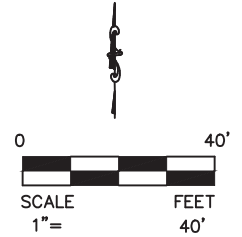
A PART OF BLOCK 42
SHELBY COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 1375

CITY OF FOREST HILL

EXHIBIT "A" VARIABLE WIDTH SANITARY SEWER EASEMENT

PARCEL 3

BLOCK 42
SHELBY COUNTY SCHOOL
LAND SURVEY
ABSTRACT NO. 1375



C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER

D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

The basis of bearings for this Easement is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

PAGE 6 OF 10

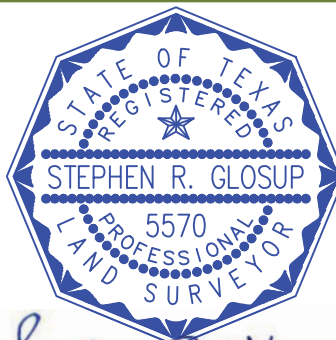
A metes and bounds description of
even date accompanies this drawing.

B008770.002

DATE: JANUARY 31, 2025



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



Stephen R. Glosup
01/31/2025

EXHIBIT A
PARCEL 3
VARIABLE WIDTH SANITARY
SEWER EASEMENT

A PART OF BLOCK 42
SHELBY COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 1375

CITY OF FOREST HILL

EXHIBIT "A"
VARIABLE WIDTH SANITARY SEWER EASEMENT

PARCEL 3

PROPERTY DESCRIPTION

BEING a tract of land situated in Block 42, Shelby County School Land Survey, Abstract No. 1375, City of Forest Hill, Tarrant County, Texas, being a part of that certain tract of land described by deed to Texas Electric Service Company, recorded in Volume 5034, Page 233, Deed Records, Tarrant County, Texas, said tract of land being more particularly described as follows;

COMMENCING at a point in the east right-of-way line of Margaret Street, (a 50' width right-of-way), the northwest corner of Lot 8, Block 6, Rosebud Addition, an Addition to the City of Forest Hill according to the plat recorded in Volume 388-62, Page 57, Plat Records, Tarrant County, Texas, and the south line of said Texas Electric Service Company tract;

North 00° 03' 55" East, with the east right-of-way line of Margaret Street, a distance of 38.35 feet to the PONT OF BEGINNING of herein described tract of land;

THENCE North 00°03'55" East, continuing with the east right-of-way line of Margaret Street, a distance of 6.66 feet to a point in the south line of a 10 foot wide easement to City of Forest Hill, recorded in Volume 2954, Page 23, Deed Records, Tarrant County, Texas;

North 89° 20' 55" East, departing the east right-of-way line of Margaret Street, with the south line of said 10 foot wide easement to City of Forest Hill, crossing into said Texas Electric Service Company tract, a distance of 108.83 feet to a point in the east line of said Texas Electric Service Company tract, being the west line of that certain tract of land described by deed to Texas Electric Service Company, recorded in Volume 5215, Page 479, Deed Records, Tarrant County, Texas;

THENCE South 00° 36' 23" East, departing the south line of said City of Forest Hill 10 foot wide easement, and with the east line of said Texas Electric Service Company, recorded in Volume 5034, Page 233 and the west line of said Texas Electric Service Company tract, recorded in Volume 5215, Page 479, a distance of 6.28 feet to a point;

THENCE South 89° 09' 01" West, departing the east line of said Texas Electric Service Company tract, recorded in Volume 5034, Page 233 and the west line of said Texas Electric Service Company tract, recorded in Volume 5215, Page 479, crossing into said Texas Electric Service Company tract, recorded in Volume 5034, Page 233, a distance of 108.91 feet to the POINT OF BEGINNING and containing a calculated area of 704 square feet or 0.016 acre of land.

The basis of bearings for this Easement is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

PAGE 7 OF 10

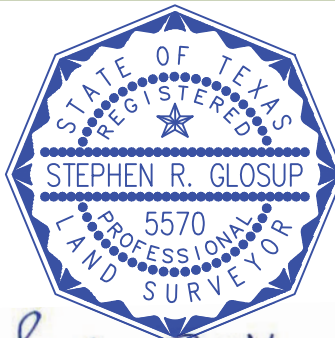
A drawing of even date accompanies
this metes and bounds description.

B008770.002

DATE: JANUARY 31, 2025



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



Stephen R. Glosup
01/31/2025

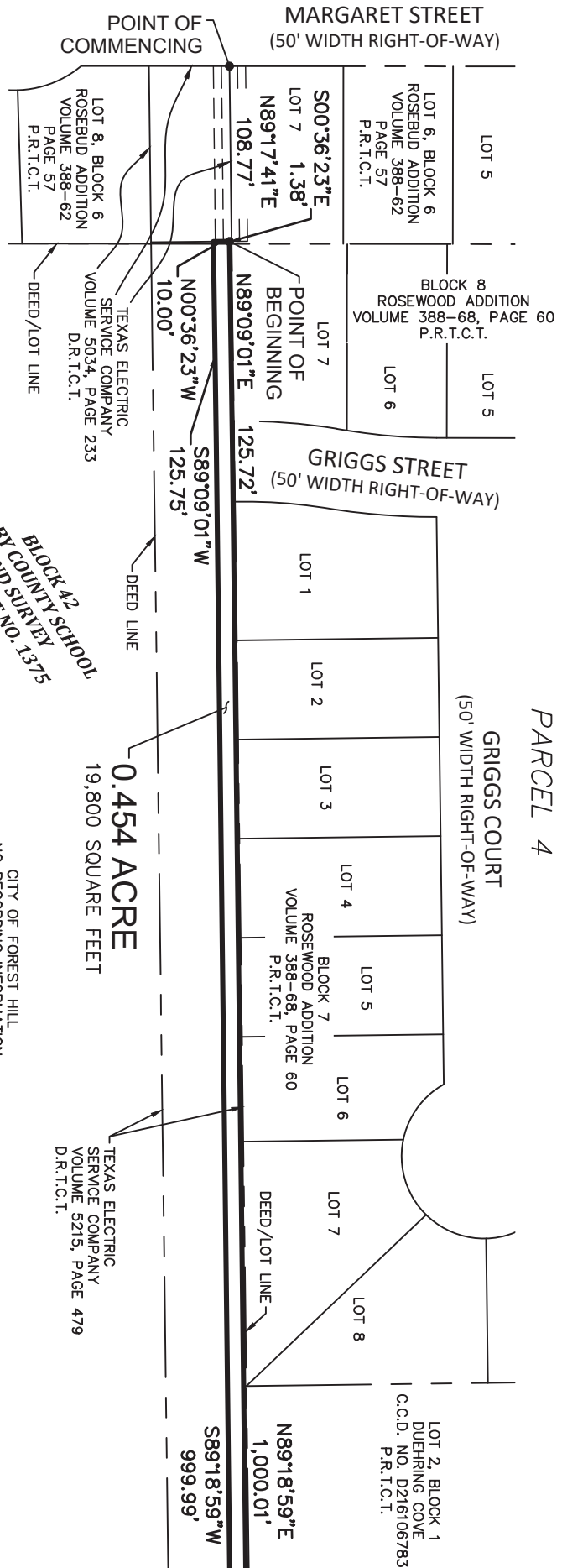
EXHIBIT A
PARCEL 3
VARIABLE WIDTH SANITARY
SEWER EASEMENT

A PART OF BLOCK 42
SHELBY COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 1375

CITY OF FOREST HILL

EXHIBIT "A"
10' SANITARY SEWER EASEMENT

PARCEL 4



C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS
The basis of bearings for this Easement is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

PAGE 8 OF 10

A metes and bounds description of
even date accompanies this drawing.

B008770.002

DATE: JANUARY 31, 2025



559 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



Stephen R. Glosup
01/31/2025

EXHIBIT A
PARCEL 4
10' SANITARY SEWER EASEMENT
A PART OF BLOCK 42
SHELBY COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 1375

CITY OF FOREST HILL



EXHIBIT "A"
10' SANITARY SEWER EASEMENT

PARCEL 4

LOT 2, BLOCK 1
DUEHRING COVE
C.C.D. NO. D216106783
P.R.T.C.T.

LOT 1, BLOCK 1
DUEHRING COVE
C.C.D. NO. D216106783
P.R.T.C.T.

BLOCK 42
SHELBY COUNTY SCHOOL
LAND SURVEY
ABSTRACT NO. 1375

DEED/R.O.W. LINE

N89°18'59"E
1,000.01'

N89°19'52"E 371.69'

DEED/LOT LINE

N89°18'19"E 482.57'

S89°18'59"W
999.99'

S89°19'52"W 371.70'

S89°18'19"W 482.56'

S00°36'23"E 10.00'

DEED LINE

TEXAS ELECTRIC
SERVICE COMPANY
VOLUME 5215, PAGE 479
D.R.T.C.T.

0.454 ACRE
19,800 SQUARE FEET

DEED/R.O.W. LINE

JAVIER VAZQUEZ ET AL
C.C.D. NO. D213262670
D.R.T.C.T.

DEED LINE

ANGLIN DRIVE
(VARIABLE WIDTH RIGHT-OF-WAY)

C.C.D. NO. = COUNTY CLERK'S DOCUMENT NUMBER
D.R.T.C.T. = DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. = PLAT RECORDS, TARRANT COUNTY, TEXAS

The basis of bearings for this Easement is the Texas Coordinate System of 1983, North
Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

PAGE 9 OF 10

A metes and bounds description of
even date accompanies this drawing.

B008770.002

DATE: JANUARY 31, 2025

DUNAWAY

550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



Stephen R. Glosup
01/31/2025

EXHIBIT A
PARCEL 4
10' SANITARY SEWER EASEMENT

A PART OF BLOCK 42
SHELBY COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 1375

CITY OF FOREST HILL



EXHIBIT "A"
10' SANITARY SEWER EASEMENT

PARCEL 4

PROPERTY DESCRIPTION

BEING a tract of land situated in Block 42, Shelby County School Land Survey, Abstract No. 1375, City of Forest Hill, Tarrant County, Texas, being a part of that certain tract of land described by deed to Texas Electric Service Company, recorded in Volume 5215, Page 479, Deed Records, Tarrant County, Texas, said tract of land being more particularly described as follows;

COMMENCING at a point for the southwest corner of Lot 7, Block 6, Rosebud Addition, an Addition to the City of Forest Hill according to the plat recorded in Volume 388-62, Page 57, Plat Records, Tarrant County, Texas, the north line of that certain tract of land described by deed to Texas Electric Service Company, recorded in Volume 5034, Page 233, Deed Records, Tarrant County, Texas;

North 89° 17' 41" East, with the north line of said Texas Electric Service Company tract recorded in Volume 5034, Page 233 and the south line of said Lot 7, Block 6, Rosebud Addition, a distance of 108.77 to a point for the common northeast corner of said Texas Electric Service Company tract recorded in Volume 5034, Page 233 and the northwest corner of said Texas Electric Service Company tract recorded in Volume 5215, Page 479;

South 00° 36' 23" East, departing the north line of said Texas Electric Service Company tract recorded in Volume 5034, Page 233 and the south line of said Lot 7, Block 6, Rosebud Addition, and with the east line of said Texas Electric Service Company tract recorded in Volume 5034, Page 233, and the west line of said Texas Electric Service Company tract recorded in Volume 5215, Page 479, a distance of 1.38 feet to the POINT OF BEGINNING of herein described tract;

THENCE departing the east line of said Texas Electric Service Company tract recorded in Volume 5034, Page 233, and the west line of said Texas Electric Service Company tract recorded in Volume 5215, Page 479, crossing into said Texas Electric Service Company tract recorded in Volume 5215, Page 479, the following courses and distances:

North 89° 09' 01" East, a distance of 125.72 feet to a point;

North 89° 18' 59" East, a distance of 1,000.01 feet to a point;

North 89° 19' 52" East, a distance of 371.69 feet to a point;

North 89° 18' 19" East, a distance of 482.57 feet to a point in the east line of said Texas Electric Service Company tract recorded in Volume 5215, Page 479 and the west right-of-way line of Anglin Drive (a variable width right-of-way);

THENCE South 00° 36' 23 seconds East, with the east line of said Texas Electric Service Company tract recorded in Volume 5215, Page 479, with the west right-of-way line of said Anglin Drive, a distance of 10.00 feet to a point;

THENCE departing west right-of-way line of said Anglin Drive, crossing into said Texas Electric Service Company tract recorded in Volume 5215, Page 479, the following courses and distances:

South 89° 18' 19" West, a distance of 482.56 feet to a point;

South 89° 19' 52" West, a distance of 371.70 feet to a point;

South 89° 18' 59" West, a distance of 999.99 feet to a point;

South 89° 09' 01" West, a distance of 125.75 feet to a point in the east line of said Texas Electric Service Company tract recorded in Volume 5034, Page 233, and the west line of said Texas Electric Service Company tract recorded in Volume 5215, Page 479;

THENCE North 00° 36' 23" West, with the east line of said Texas Electric Service Company tract recorded in Volume 5034, Page 233, and the west line of said Texas Electric Service Company tract recorded in Volume 5215, Page 479, a distance of 10.00 feet to the POINT OF BEGINNING and containing a calculated area of 19,800 square feet or 0.454 acre of land.

The basis of bearings for this Easement is the Texas Coordinate System of 1983, North Central Zone, 4202, based upon GPS measurements, according to the GPS Reference Network.

PAGE 10 OF 10

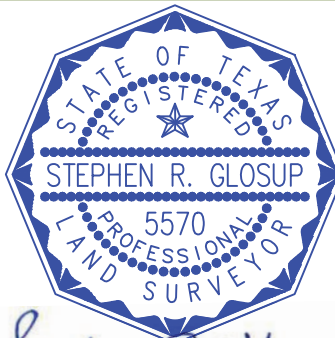
A drawing of even date accompanies
this metes and bounds description.

B008770.002

DATE: JANUARY 31, 2025



550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
Tel: 817.335.1121
TEXAS REGISTERED SURVEYING FIRM NO. 10098100



Stephen R. Glosup
01/31/2025

EXHIBIT A
PARCEL 4
10' SANITARY SEWER EASEMENT

A PART OF BLOCK 42
SHELBY COUNTY SCHOOL LAND SURVEY,
ABSTRACT NO. 1375

CITY OF FOREST HILL

LIMITATIONS ON
Oncor ELECTRIC DELIVERY COMPANY RIGHT OF WAY
EXHIBIT "B"

1. You are notified, and should advise your employees, representatives, agents, and contractors, who enter the property that they will be working in the vicinity of high voltage electrical facilities and should take proper precautions, included but not limited to the following stipulations and in compliance, at all times, with Chapter 752, V.T.C.A., Health & Safety Code.
2. Blasting is not to be permitted on Oncor right-of-way or under Oncor lines.
3. Construction on electric transmission line easements acquired by Oncor after January 1, 2003 shall comply with the requirements of Public Utility Commission Substantive Rules §25.101, as amended from time to time.
4. No crossing less than 45 degrees to the centerline of the right-of-way.
5. Grading will be done in order to leave the right-of-way as near as possible to present condition. Spoil dirt will be removed from the right-of-way and no trash is to be left on right-of-way. Slopes shall be graded so that trucks can go down the right-of-way when required and such that the slopes can be mechanically maintained.
6. Equipment and materials will not be stored on the right-of-way during construction without written approval of the Supervisor of Regional Transmission.
7. Street or road crossings are to be based on drawings submitted. Any change in alignment or elevation will be resubmitted for approval.
8. No signs, lights or guard lights will be permitted on the right-of-way.
9. Power line safety equipment operations: hazard assessment and precautions inside the work zone area must be performed and in compliance with OSHA Standard §1926.1408 at all times. Equipment shall not be placed within fifteen (15) feet of the Oncor 138,000 volt or less power lines or within twenty (20) feet of the Oncor 345,000 volt power lines.

10. Any pre-approved fencing will not exceed eight (8) feet in height, and if metal in nature, will be grounded, at ten (10) feet intervals, with an appropriate driven ground. Gates should be at least sixteen (16) feet in width to allow Oncor access to the right-of-way.
11. No dumpsters will be allowed on Oncor right-of-way or fee owned property.
12. Draglines will not be used under the line or on Oncor right-of-way.
13. The existing grade shall not be disturbed, excavated or filled within 25 feet of the nearest edge of any Oncor transmission structure (tower, pole, guy wire, etc...).
14. Right-of-way will be protected from washing and erosion by Oncor approved method before any permits are granted. No discharging of water will be allowed within any portion of the right of way. Drainage facilitation will not be allowed to discharge into/onto Oncor right-of-way.
15. No obstruction shall be installed on the right-of-way that would interfere with access to Oncor structures or prevent mechanical maintenance.
16. Before any work is done under Oncor lines or by Oncor structures notify the Region Transmission Department, 817-496-2736.
17. No hazardous materials will be stored on the right of way.
18. For purposes of this document, "Hazardous Materials" means and includes those substances, including, without limitation, asbestos-containing material containing more than one percent (1%) asbestos by weight, or the group of organic compounds known as polychlorinated biphenyls, flammable explosives, radioactive materials, chemicals known to cause cancer or reproductive toxicity and includes any items included in the definition of hazardous or toxic waste, materials or substances under any Hazardous Material Law. "Hazardous Material Laws" collectively means and includes any present and future local, state and federal law relating to the environment and environmental conditions including, without limitation, the Resource Conservation and Recovery Act of 1976 ("RCRA"), 42 U.S.C. §6901 et seq., the Comprehensive Environmental Response, Compensation and Liability Act of 1980,

("CERCLA"), 42 U.S.C. §§9601-9657, as amended by the Superfund Amendments and Reauthorization Act of 1986 ("SARA"), the Hazardous Material Transportation Act, 49 U.S.C. §6901 et seq., the Federal Water Pollution Control Act, 33 U.S.C. §1251, et seq., the Clean Air Act, 42 U.S.C. §741 et seq., the Clean Water Act, 33 U.S.C. §7401 et seq., the Toxic Substances Control Act, 15 U.S.C. §§2601-2629, the Safe Drinking Water Act, 42 U.S.C. §§300f-330j, and all the regulations, orders, and decrees now or hereafter promulgated thereunder.

19. Brush and cut timber is not to be piled or stacked on Oncor right-of-way nor is it allowed to be burned upon or in close proximity to the conductors or towers.
20. No structures or obstructions, such as buildings, garages, barns, sheds, swimming pools, playground equipment, guard houses, etc., will be permitted on the right-of-way.
21. Landscaping on Oncor right-of-way is permitted when Oncor approves landscaping plans in writing. No lighting or sprinkler systems are allowed on the right-of-way.
22. No park or park designation will be permitted on the right-of-way.
23. Gas Pipeline Protective Barrier; Grantee, at Grantee's sole expense, shall provide one of the following protective barriers; **1)** a concrete protective barrier between the surface and the pipe that is a minimum of one (1) foot thick by one (1) foot wide, if pipe is wider than one (1) foot, then width of pipe, with the top of the concrete barrier to be at least one (1) foot below the surface or final grade, **2)** construct the gas pipeline inside of a proper protective steel casing, **3)** where electric facilities are located above ground, install the pipeline a minimum of ten (10) feet below the ground surface, or **4)** where electric facilities are located below ground, install the pipeline at a depth that provides for a minimum of a ten (10) foot clearance between the pipeline and the underground electric facilities.
24. No fire hydrants or manholes will be permitted within the right-of-way.
25. Any drainage feature that allows water to pond, causes erosion, directs stormwater toward the right-of-way or limits access to or around Oncor's facilities is prohibited. Drainage facilitation will not be allowed to discharge into/onto Oncor right-of-way.



Mayor and Council Communication Consent Agenda 6c

DATE: March 4, 2025

FROM: Venus Wehle, City Manager

ITEM: Discuss and consider approval of Resolution 2025-06, a resolution of the City of Forest Hill, Texas awarding a contract to Patcon Services, LLC a Texas Limited Liability Company, in an amount not to exceed \$178,869.90 for the construction of water line improvements for Woodbridge Drive (Falmouth Drive to Lee Drive), Community Development Block Grant CARES Act Round 4, Project No. B20-UW-48-0001-26-15; authorizing the City Manager to negotiate and execute any and all necessary documents.

BACKGROUND:

This item was approved by the City Council on February 4, 2025. However, after submission to Tarrant County, it was determined that a verbiage change needed to be made to the Resolution to state that the Forest Hill City Council will make a recommendation to Tarrant County to award the project to Patcon Services.

The City's Engineering firm, Teague Nall & Perkins (TNP), and Tarrant County Community Development put the CDBG-CV Community Development Block Grant CARES ACT Round 4 Project out for bid late last year. On December 18, 2024, the bid opening was held at the Tarrant County Community Development offices. Six (6) responsive bids were received.

Included in this packet is the Recommendation of Award letter from TNP along with the bid tabulations. The CDBG grant funding totals \$178.869.90; the City of Forest Hill will not need to provide any funding for this project.

FISCAL IMPACT: N/A

LEGAL REVIEW: Reviewed by the City Attorney as to form and legality.

ATTACHMENTS:

1. Resolution 2025-06 CDBG-CV Revised
2. Teague, Nall, and Perkins, Inc. recommendation letter
3. Bid tabulation

MOTION: Motion to approve under Consent Agenda

CITY OF FOREST HILL, TEXAS

RESOLUTION NO. 2025-06

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS AWARDING A CONTRACT TO PATCON SERVICES, LLC, A TEXAS LIMITED LIABILITY COMPANY, IN AN AMOUNT NOT TO EXCEED \$178,869.90 FOR THE CONSTRUCTION OF WATER LINE IMPROVEMENTS FOR WOODBRIDGE DRIVE (FALMOUTH DRIVE TO LEE DRIVE), COMMUNITY DEVELOPMENT BLOCK GRANT CARES ACT ROUND 4 PROJECT NO. B20-UW-48-0001-26-15; AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE ANY AND ALL NECESSARY DOCUMENTS; PROVIDING A REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the **City—County** sought bids for the Water Line Improvements for Woodbridge Drive (Falmouth Drive to Lee Drive), Community Development Block Grant CARES Act Round 4 Project Number B20-UW-48-0001-26-15 to replace existing six (6”) inch water lines with new eight (8”) inch PVC water lines, new gates valves and fire hydrants on Woodbridge Drive to eliminate main breaks in the area and improve emergency fire protection flows in a completely developed residential neighborhood (the “Project”); and

WHEREAS, the **City’s** engineers determined that Patcon Services, LLC, a Texas limited liability company, met all bid specifications and is the lowest responsible bidder and thus recommended the award of the contract to Patcon Services, LLC; and

WHEREAS, Patcon Services, LLC’s bid for the Project was in an amount not to exceed \$178,869.90; and

WHEREAS, the City Council has determined that the award of the contract for the Project to Patcon Services, LLC in an amount not to exceed \$178,869.90 is in the best interest of the citizens of Forest Hill.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS:

Section 1. The City Council does hereby approve the Construction of Water Line Improvements for Woodbridge Drive (Falmouth Drive to Lee Drive), Community Development Block Grant CARES Act Project No. B20-UW-48-0001-26-15, **with the total project cost of \$178,869.90** with CDBG-CV funding of \$178,869.90 and recommends Tarrant County award the contract **for \$178,869.90** to Patcon Services, LLC and further authorizes the City Manager to execute, on behalf of the City, any necessary, related documents.

Section 2. All resolutions of the City of Forest Hill heretofore adopted which are in conflict with the provisions of this resolution be, and the same are hereby repealed, and all resolutions of the City of Forest Hill not in conflict with the provisions hereof shall remain in full force and effect.

Section 3. If any article, paragraph, subdivision, clause, or provision of this resolution, as hereby amended, be adjudged invalid or held unconstitutional for any reason, such judgment or holding shall not affect the validity of this resolution as a whole or any part or provision thereof, as amended hereby, other than the part declared to be invalid or unconstitutional.

Section 4. This resolution shall take effect immediately from and after its passage.

DULY RESOLVED AND ADOPTED ON THIS THE 4th DAY OF MARCH 2025, BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS.

APPROVED:

Stephanie Boardingham, Mayor

ATTEST:

APPROVED AS TO FORM:

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

**Courtney Goodman-Morris,
Asst. City Attorney**

EXHIBIT A

RFP Documents and Patcon Services, LLC Bid Response

January 7, 2025

Ms. Venus Wehle, PCED
City of Forest Hill
3219 E California Parkway
Forest Hill, TX 76119

**RE: CDBG-CV – Forest Hill
Project # B20-UW-48-0001-26-15
Woodbridge Dr. Water Line (Falmouth Dr to Lee Dr)
Recommendation of Award
TNP Project # TAR 24202**

Dear Ms. Wehle,

The bid opening for the Woodbridge Dr Water Line Improvements project, was held at the offices of Tarrant County Community Development on December 18, 2024. Six responsive bids were received and are provided in the attached bid tabulation.

Based on experience with the low bidder on projects of similar scope and size, we recommend that the City of Forest Hill recommend award of the contract for construction of the Woodbridge Dr Water Line Improvements project to Patcon Services, LLC for the Total Base Bid of \$178,869.90. With this award, the Woodbridge Dr water line will be replaced from Falmouth Dr to Lee Dr.

If you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,
tnp



Andrew Luce, P.E.

Encl.

cc: Wren Davis, Tarrant County CDBG

BID TABULATION REPORT

TEAGUE NALL AND PERKINS, INC.
CONSULTING ENGINEERS

CLIENT: CITY OF FOREST HILL, TARRANT COUNTY
DESCRIPTION: CDBG-CV - WATER LINE IMPROVEMENTS FOR
WOODBIDGE DRIVE (Falmouth Dr to Lee Dr)

TNP JOB NO: TAR 24202

BID DATE: Dec 18, 2024

BID TIME: 10:00 a.m

ENGINEER'S ESTIMATE: \$ 217,167.00

BIDDERS

ITEM NO.	BASE BID - WOODBRIDGE DRIVE (Falmouth Dr to Lee Dr) - WATER LINE Description	QUANTITY	UNIT	Patcon Services, LLC		R & D Burns Brothers Inc		Atkins Brothers Equip Co Inc		Palmer Hall Construction	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
1	Remove & Salvage Exist Fire Hydrant and Return to City	1	EA	\$1,104.48	\$1,104.48	\$500.00	\$500.00	\$1,000.00	\$1,000.00	\$500.00	\$500.00
2	Abandon Exist Gate Valve in Place	1	EA	\$368.16	\$368.16	\$200.00	\$200.00	\$200.00	\$200.00	\$800.00	\$800.00
3	6" DR-18 C900 PVC Water Line	41	LF	\$51.06	\$2,093.46	\$75.00	\$3,075.00	\$110.00	\$4,510.00	\$95.00	\$3,895.00
4	8" DR-18 C900 PVC Water Line	610	LF	\$86.09	\$52,514.90	\$90.00	\$54,900.00	\$115.00	\$70,150.00	\$99.00	\$60,390.00
5	6" Gate Valve, Box & Conc Pad	1	EA	\$2,192.82	\$2,192.82	\$2,300.00	\$2,300.00	\$1,000.00	\$1,000.00	\$1,414.00	\$1,414.00
6	8" Gate Valve, Box & Conc Pad	4	EA	\$3,114.63	\$12,458.52	\$3,000.00	\$12,000.00	\$2,000.00	\$8,000.00	\$2,000.00	\$8,000.00
7	Fire Hydrant w / 3'-6" Bury	1	EA	\$6,635.52	\$6,635.52	\$6,500.00	\$6,500.00	\$7,000.00	\$7,000.00	\$4,500.00	\$4,500.00
8	Mechanical Joint Ductile Iron Fittings	1.2	TON	\$4,130.00	\$4,956.00	\$8,500.00	\$10,200.00	\$4,000.00	\$4,800.00	\$2,200.00	\$2,640.00
9	1" Water Service from Main to Meter (Short Bore)	5	EA	\$1,401.84	\$7,009.20	\$2,150.00	\$10,750.00	\$1,300.00	\$6,500.00	\$4,000.00	\$20,000.00
10	1" Water Service from Main to Meter (Long Bore)	7	EA	\$1,844.85	\$12,913.95	\$2,550.00	\$17,850.00	\$1,900.00	\$13,300.00	\$4,000.00	\$28,000.00
11	Single Water Meter Box	12	EA	\$331.11	\$3,973.32	\$400.00	\$4,800.00	\$200.00	\$2,400.00	\$300.00	\$3,600.00
12	8" PVC Water Lowering	1	EA	\$12,391.42	\$12,391.42	\$8,500.00	\$8,500.00	\$4,000.00	\$4,000.00	\$3,500.00	\$3,500.00
13	8" SDR-26 D2241 PVC Embedded in Cement Stab Sand	18	LF	\$265.64	\$4,781.52	\$125.00	\$2,250.00	\$119.00	\$2,142.00	\$350.00	\$6,300.00
14	Cut, Plug & Abandon Existing Water Line	4	EA	\$684.28	\$2,737.12	\$250.00	\$1,000.00	\$2,000.00	\$8,000.00	\$1,500.00	\$6,000.00
15	Temporary Erosion Control	1	LS	\$2,584.20	\$2,584.20	\$750.00	\$750.00	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00
16	HMAC Pavement Repair	645	LF	\$44.24	\$28,534.80	\$52.50	\$33,862.50	\$66.00	\$42,570.00	\$40.00	\$25,800.00
17	Concrete Curb & Gutter	6	LF	\$38.11	\$228.66	\$100.00	\$600.00	\$100.00	\$600.00	\$200.00	\$1,200.00
18	Concrete Pavement Repair (Valley Gutter)	9	SY	\$114.88	\$1,033.92	\$250.00	\$2,250.00	\$150.00	\$1,350.00	\$180.00	\$1,620.00
19	Block Sod Parkway Repair	120	SY	\$12.33	\$1,479.60	\$25.00	\$3,000.00	\$30.00	\$3,600.00	\$30.00	\$3,600.00
20	Trench Safety	651	LF	\$2.83	\$1,842.33	\$1.00	\$651.00	\$1.00	\$651.00	\$10.00	\$6,510.00
21	Connect to Exist System	4	EA	\$3,009.00	\$12,036.00	\$2,500.00	\$10,000.00	\$4,000.00	\$16,000.00	\$1,500.00	\$6,000.00
22	Miscellaneous Utility Allowance	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
TOTAL BASE BID				\$178,869.90		\$190,938.50		\$204,773.00		\$204,269.00	

Andrew P. Lue
1-7-2025

BID TABULATION REPORT

TEAGUE NALL AND PERKINS, INC.
CONSULTING ENGINEERS

CLIENT: CITY OF FOREST HILL, TARRANT COUNTY
DESCRIPTION: CDBG-CV - WATER LINE IMPROVEMENTS FOR
WOODBIDGE DRIVE (Falmouth Dr to Lee Dr)

TNP JOB NO: TAR 24202
BID DATE: Dec 18, 2024
BID TIME: 10:00 a.m
ENGINEER'S ESTIMATE: \$ 217,167.00

BIDDERS

ITEM NO.	DEDUCTIVE ALTERNATE PART A – Woodbridge Drive (Falmouth Dr to Lee Dr) WATER LINE Description	QUANTITY	UNIT	Patcon Services, LLC		R & D Burns Brothers Inc		Atkins Brothers Equip Co Inc		Palmer Hall Construction	
				UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
4	8" DR-18 C900 PVC Water Line	94	LF	\$86.09	\$8,092.46	\$90.00	\$8,460.00	\$115.00	\$10,810.00	\$99.00	\$9,306.00
9	1" Water Service from Main to Meter (Short Bore)	1	EA	\$1,401.84	\$1,401.84	\$2,150.00	\$2,150.00	\$1,300.00	\$1,300.00	\$4,000.00	\$4,000.00
10	1" Water Service from Main to Meter (Long Bore)	1	EA	\$1,844.85	\$1,844.85	\$2,550.00	\$2,550.00	\$1,900.00	\$1,900.00	\$4,000.00	\$4,000.00
11	Single Water Meter Box	2	EA	\$331.11	\$662.22	\$400.00	\$800.00	\$200.00	\$400.00	\$300.00	\$600.00
16	HMAC Pavement Repair	94	LF	\$44.24	\$4,158.56	\$52.50	\$4,935.00	\$66.00	\$6,204.00	\$40.00	\$3,760.00
19	Block Sod Parkway Repair	25	SY	\$12.33	\$308.25	\$25.00	\$625.00	\$30.00	\$750.00	\$30.00	\$1.00
20	Trench Safety	94	LF	\$2.83	\$266.02	\$1.00	\$94.00	\$1.00	\$94.00	\$10.00	\$940.00
TOTAL DEDUCTIVE ALTERNATE PART A					\$16,734.20		\$19,614.00		\$21,458.00		\$22,607.00

BID TABULATION REPORT

TEAGUE NALL AND PERKINS, INC.
CONSULTING ENGINEERS

CLIENT: CITY OF FOREST HILL, TARRANT COUNTY
DESCRIPTION: CDBG-CV - WATER LINE IMPROVEMENTS FOR
WOODBIDGE DRIVE (Falmouth Dr to Lee Dr)

TNP JOB NO: TAR 24202

BID DATE: Dec 18, 2024

BID TIME: 10:00 a.m

ENGINEER'S ESTIMATE: \$ 217,167.00

BIDDERS

ITEM NO.	BASE BID – WOODBRIDGE DRIVE (Falmouth Dr to Lee Dr) WATER LINE	QUANTITY	UNIT	Bristow Contracting		Excel 4 Construction LLC			
				UNIT COST	TOTAL	UNIT COST	TOTAL		
	Description								
1	Remove & Salvage Exist Fire Hydrant and Return to City	1	EA	\$350.00	\$350.00	\$500.00	\$500.00		
2	Abandon Exist Gate Valve in Place	1	EA	\$500.00	\$500.00	\$350.00	\$350.00		
3	6" DR-18 C900 PVC Water Line	41	LF	\$60.00	\$2,460.00	\$91.00	\$3,731.00		
4	8" DR-18 C900 PVC Water Line	610	LF	\$65.00	\$39,650.00	\$92.00	\$56,120.00		
5	6" Gate Valve, Box & Conc Pad	1	EA	\$2,400.00	\$2,400.00	\$2,100.00	\$2,100.00		
6	8" Gate Valve, Box & Conc Pad	4	EA	\$2,800.00	\$11,200.00	\$3,000.00	\$12,000.00		
7	Fire Hydrant w / 3'-6" Bury	1	EA	\$5,500.00	\$5,500.00	\$6,600.00	\$6,600.00		
8	Mechanical Joint Ductile Iron Fittings	1.2	TON	\$10,900.00	\$13,080.00	\$8,700.00	\$10,440.00		
9	1" Water Service from Main to Meter (Short Bore)	5	EA	\$1,125.00	\$5,625.00	\$1,500.00	\$7,500.00		
10	1" Water Service from Main to Meter (Long Bore)	7	EA	\$1,500.00	\$10,500.00	\$2,300.00	\$16,100.00		
11	Single Water Meter Box	12	EA	\$115.00	\$1,380.00	\$300.00	\$3,600.00		
12	8" PVC Water Lowering	1	EA	\$3,500.00	\$3,500.00	\$14,000.00	\$14,000.00		
13	8" SDR-26 D2241 PVC Embedded in Cement Stab Sand	18	LF	\$110.00	\$1,980.00	\$95.00	\$1,710.00		
14	Cut, Plug & Abandon Existing Water Line	4	EA	\$1,200.00	\$4,800.00	\$800.00	\$3,200.00		
15	Temporary Erosion Control	1	LS	\$2,500.00	\$2,500.00	\$5,000.00	\$5,000.00		
16	HMAC Pavement Repair	645	LF	\$135.00	\$87,075.00	\$98.00	\$63,210.00		
17	Concrete Curb & Gutter	6	LF	\$125.00	\$750.00	\$340.00	\$2,040.00		
18	Concrete Pavement Repair (Valley Gutter)	9	SY	\$200.00	\$1,800.00	\$285.00	\$2,565.00		
19	Block Sod Parkway Repair	120	SY	\$22.00	\$2,640.00	\$21.00	\$2,520.00		
20	Trench Safety	651	LF	\$3.00	\$1,953.00	\$1.00	\$651.00		
21	Connect to Exist System	4	EA	\$2,500.00	\$10,000.00	\$6,900.00	\$27,600.00		
22	Miscellaneous Utility Allowance	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00		
	TOTAL BASE BID				\$214,643.00		\$246,537.00		

BID TABULATION REPORT

TEAGUE NALL AND PERKINS, INC.
CONSULTING ENGINEERS

CLIENT: CITY OF FOREST HILL, TARRANT COUNTY
DESCRIPTION: CDBG-CV - WATER LINE IMPROVEMENTS FOR
WOODBIDGE DRIVE (Falmouth Dr to Lee Dr)

TNP JOB NO: TAR 24202
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				UNIT COST	TOTAL	UNIT COST	TOTAL
4	8" DR-18 C900 PVC Water Line	94	LF	\$65.00	\$6,110.00	\$95.00	\$8,930.00
9	1" Water Service from Main to Meter (Short Bore)	1	EA	\$1,125.00	\$1,125.00	\$1,500.00	\$1,500.00
10	1" Water Service from Main to Meter (Long Bore)	1	EA	\$1,500.00	\$1,500.00	\$2,300.00	\$2,300.00
11	Single Water Meter Box	2	EA	\$115.00	\$230.00	\$300.00	\$600.00
16	HMAC Pavement Repair	94	LF	\$135.00	\$12,690.00	\$98.00	\$9,212.00
19	Block Sod Parkway Repair	25	SY	\$22.00	\$550.00	\$21.00	\$525.00
20	Trench Safety	94	LF	\$3.00	\$282.00	\$1.00	\$94.00
TOTAL DEDUCTIVE ALTERNATE PART A					\$22,487.00		\$23,161.00



Mayor and Council Communication Public Hearing and Deliberation 7a

DATE: March 4, 2025

FROM: Venus Wehle, City Manager

ITEM: **Case #PZ 2025-01 Public Hearing**

To receive citizen's comments regarding a Specific Use Permit to allow for an Extended Stay Hotel/Motel in a "LI" Light Industrial zoning district. The property is commonly known as 4101 California Parkway East, Forest Hill, Texas 76119 with the legal description being Lot 1R, Block A of the Forest Hill Business Park Addition in the City of Forest Hill, Tarrant County, Texas as requested by PH Forest Hill, LLC.

Case #PZ 2025-01 Deliberation

Discuss and consider action on Ordinance 2025-02, amending the Comprehensive Zoning Ordinance by changing the official zoning map and the zoning classification of property legally described as being part of the Forest Hill Business Park Addition, Lot 1R, Block A, more commonly known as 4101 California Parkway East in the City of Forest Hill, Tarrant County, Texas from Light Industrial (LI) to Light Industrial with a specific use permit to allow extended stay hotel/motel use (LI-SUP) as requested by PH Forest Hill, LLC.

BACKGROUND:

The applicant, Mr. Akash Patel, owner of the Woodspring Suites Hotel, is requesting permission to operate an "Extended Stay Hotel" located at 4101 E. California Parkway in Forest Hill. The current zoning of the property is LI-Light Industrial to LI-Light Industrial with a Specific Use Permit to allow extended stay hotel/motel use (LI-SUP)

The SUP stipulations have been provided to the owner and are referenced in the ordinance.

The case will be presented to the Planning and Zoning Commission on February 3, 2025. The Chair of the Commission will be present to present the members' Recommendations to the City Council.

FISCAL IMPACT: N/A

LEGAL REVIEW: Reviewed by the City Attorney as to form and legality.

ATTACHMENTS:

1. P & Z Case #2025-01 Background Information

2. Ordinance 2025-02 Specific Use Permit Extended Stay Hotel/Motel Woodspring Suites

MOTION:

Motion to approve or deny Ordinance 2025-02, amending the Comprehensive Zoning Ordinance by changing the official zoning map and the zoning classification of property legally described as being part of the Forest Hill Business Park Addition, Lot 1R, Block A, more commonly known as 4101 California Parkway East in the City of Forest Hill, Tarrant County, Texas from Light Industrial (LI) to Light Industrial with a specific use permit to allow extended stay hotel/motel use (LI-SUP) as requested by PH Forest Hill, LLC.

CITY OF FOREST HILL
ORDINANCE NO. 2025-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP AND THE ZONING CLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS BEING PART OF THE FOREST HILL BUSINESS PARK ADDITION, LOT 1R, BLOCK A, IN THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS FROM LIGHT INDUSTRIAL (LI) TO LIGHT INDUSTRIAL WITH A SPECIFIC USE PERMIT TO ALLOW EXTENDED STAY HOTEL/MOTEL USE (LI-SUP); REPEALING ALL CONFLICTING ORDINANCES, ORDERS, OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, notice of a public hearing before the Planning and Zoning Commission and the City Council was published in the official newspaper for the City of Forest Hill at least fifteen (15) days before such hearing; and

WHEREAS, public hearings to allow the Specific Use Permit at the property herein described were held before both the Planning and Zoning Commission (February 3, 2025 and March 3, 2025) and the City Council (February 4, 2025 and March 4, 2025), and the Planning and Zoning Commission has heretofore made a recommendation concerning the Specific Use Permit; and

WHEREAS, the City Council is of the opinion that the Specific Use Permit herein initiated furthers the purpose as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Forest Hill:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance and Comprehensive Zoning Map of the City of Forest Hill, Texas, is hereby amended by changing the zoning from Light Industrial (LI) to Light Industrial with a Specific Use Permit to allow Extended Stay Hotel/Motel (LI-SUP) for property located at 4101 California Parkway East, legally described as being part of the Forest Hill Business Park Addition, Lot 1R, Block A, in the City of Forest Hill, Tarrant County, Texas (the "Property").

SECTION 2: The Property shall be used, maintained, operated, and developed in accordance with the Code of Ordinances and regulations of the City of Forest Hill, Texas, and the following specific conditions which shall control in the event of conflict.

1. The Specific Use Permit allowing extended stay hotel/motel use shall be specific to the owner:

Akash Patel
4101 California Pkwy E.
Forest Hill, TX 76119

2. The SUP shall be specific to the owner/applicant and may not be transferred to another person, entity, or location without the approval of the City Council of the City of Forest Hill, Texas.
3. Property must be platted.
4. Annual inspection of the building and all rooms required by the City of Forest Hill Building Official.
5. At the request of the City, all official booking documents relative to hotel tax revenue collection may be reviewed by authorized City officials.
6. All repairs to building must be properly permitted. This includes but is not limited to the elevator, plumbing, electrical, mechanical, HVAC, sprinklers, and any other work that may require repair.
7. Exterior of building must be maintained in an aesthetically pleasing manner and not fall into a state of disrepair.
8. Signage to maintained and operable at all times.
9. Parking lot and all improved surfaces must be maintained in an aesthetically pleasing manner and not fall into a state of disrepair.
10. No 18-wheeler parking on premises unless with valid room rental documentation.
11. No off-premise parking of vehicles, including trucks allowed at any time.
12. The building and all rooms including office and storage spaces cannot be used as an apartment or living quarters.
13. No on-site owner or manager apartment or living quarters allowed.
14. Rooms cannot be utilized as an "apartment" as defined in the City of Forest Hill Zoning Ordinance.
15. Rooms cannot be utilized as permanent living quarters.
16. Rooms cannot be operated as a personal business entity, such as selling food or other items.
17. No partial day rentals allowed.
18. Room rentals and/or occupancies shall be limited to no more than 60 (sixty) consecutive days.
19. All guest check-ins must be recorded in a system that retains guest identification and room assignments, accessible to city authorities if needed for verification.
20. Proper identification required at check-in. A copy of the ID is to be kept on file and be available if requested.
21. AC units, electrical breaker boxes, transformer units, and switch panels are to hidden from public view by decorative stone and/or decorative metal fencing.
22. Telephone system must ID room number when guests call 911.

23. Building to include interior & exterior cameras with web-based monitoring for Police and Fire Department. The system must be accessible from the web without having to download any special players, or software.
24. Camera recordings are to be made available to law enforcement and fire personnel upon request. Live view and recordings must be web accessible by Police and Fire Departments 24/7/365.
25. All landscaping must be irrigated and be maintained in an aesthetically pleasing manner.
26. Backflow testing required annually.
27. Lighting (exterior) must include:
 - ❖ Entire grounds must be well lit to make the grounds adequately visible
 - ❖ No shadowy areas; lighting does not reflect into the street, interfering with traffic visibility or adjacent residences.
28. Owner must submit emergency operations plan and a 24 hour contact to Police and Fire Departments.
29. Parking areas must be kept free from debris, trash, and stains at all times.
30. Trash receptacle must be enclosed and doors/gates to remain locked except on regularly scheduled pick up days; area surrounding the receptacle must be kept free from debris, trash and stains. Receptacles must be of adequate size to accommodate waste produced by customers.
31. The building must meet all fire safety requirements as set forth by the City of Forest Hill Fire Department, including routine fire inspections, and must maintain operational fire suppression and alarm systems at all times.
32. Hotel management must enforce a noise control policy to prevent disturbances to neighboring properties. This includes addressing guest noise complaints in a timely manner.
33. Security staff must be present on-site during peak hours to enhance guest and community safety, ensuring compliance with property rules and regulations.
34. Designate and enforce no-smoking areas in compliance with City health codes, including adequate signage and ventilation.
35. Regular pest control services must be conducted, and records of treatments should be maintained and made available upon request by City officials.
36. Ensure that all common areas and facilities are kept in clean, sanitary, and safe conditions as per City health and sanitation guidelines.
37. Ensure that areas such as maintenance rooms, utility rooms, and other non-guest areas are securely locked and restricted from guest access.
38. Develop and maintain a comprehensive fire safety and evacuation plan in accordance with IFC Chapter 4, Section 403.7.1.1. Conduct regular fire drills and staff training session to ensure preparedness.
39. Ensure all means of egress comply with IFC Chapter 10, including clear exit pathways, proper signage, and illumination.
40. Install and maintain automatic sprinkler systems and fire alarms as required by IFC Chapter 9, ensuring they are fully operational and regularly inspected.
41. Verify that the building provides adequate radio coverage for emergency responders, as stipulated in IFC Section 510.

42. Schedule and facilitate annual fire inspections by the City of Forest Hill Fire Department to ensure ongoing compliance with fire safety standards.
43. Maintain all emergency lighting and exit signage in accordance with IFC requirements, ensuring visibility and functionality during emergencies.
44. Properly store and manage any hazardous materials on-site, complying with IFC Chapter 50 regulations.
45. Maintain unobstructed access for fire department vehicles and personnel, as required by IFC Chapter 5.
46. Ensure that smoke control systems are installed and maintained per IFC Chapter 9 standards.
47. Violations of City codes or failure to comply with required annual inspections could result in the temporary or permanent revocation of the Certificate of Occupancy.
48. Violations of SUP stipulations could render Specific Use Permit null and void without necessity of hearing and the Certificate of Occupancy revoked.

SECTION 4: All ordinances, orders, or resolutions heretofore passed and adopted by the City Council of the City of Forest Hill, Tarrant County, Texas are hereby repealed to the extent that said ordinances, orders, or resolutions, or parts thereof, are in conflict herewith.

SECTION 5: Any person, firm, or corporation violating any provision of this ordinance as read with the comprehensive zoning ordinance of the City of Forest Hill shall be deemed guilty of a misdemeanor the final conviction thereof fined an amount not to exceed \$2,000.00. Each and every day any such violation shall continue shall be a separate violation punishable hereunder.

SECTION 6: The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause of this ordinance an alternative method of publication as provided by law.

PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS THIS THE 4TH DAY OF MARCH 2025.

APPROVED:

Stephanie Boardingham, Mayor

ATTEST:

APPROVED AS TO FORM:

Amy L. Anderson, TRMC, CMC
City Secretary

Courtney Goodman-Morris
Asst. City Attorney

SPECIFIC USE PERMIT APPLICATION

3219 California Pkwy, Forest Hill, TX 76119

Phone: (817) 806-4561 Fax: (817) 984-8254

NOTE: THE REQUEST IS FINAL ONLY WHEN THE FOREST HILL CITY COUNCIL HAS TAKEN FINAL ACTION ON IT. THE APPLICANT IS CAUTIONED NOT TO MAKE ANY FINANCIAL OR LEGAL COMMITMENTS TO THE PROPERTY UNTIL FINAL DISPOSITION OF THE REQUEST

DATE: 12/16/24

PROPERTY ADDRESS: 4101 East California Parkway

CITY: Forest Hill STATE: Tx ZIP CODE: 76119

LEGAL DESCRIPTION* (LOT, BLOCK & SUBDIVISION): LOT 1R, Block A

NOTE: IF PROPERTY IS UNPLATTED, ATTACH METES AND BOUNDS DESCRIPTION TO APPLICATION AND PROVIDE ELECTRONIC COPY IN WORD DOCUMENT FORMAT)

AREA IN ACRES: 1.875 PRESENT ZONING: Light Industrial

PRESENT USE: Extended Stay Hotel

DESCRIBE SPECIFIC USE REQUESTED: Extended Stay Hotel

REASON FOR REQUEST: Obtaining new C.O by new ownership

APPLICANT'S NAME: Akash Patel

APPLICANTS ADDRESS: 4101, East California Parkway

CITY, STATE, ZIP: Forest Hill, Tx - 76119

PHONE: 225-441-1002

ALTERNATE PHONE: 817-536-0010

FAX: _____

EMAIL: phforesthill1@gmail.com

OWNER'S NAME: Same as above

OWNER'S ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE: _____

ALTERNATE PHONE: _____

FAX: _____

EMAIL: _____

*AUTHORIZED REPRESENTATIVE: _____

*Requires submittal of separate Authorized Representative form with application

REPRESENTATIVE'S ADDRESS: _____

CITY, STATE, ZIP: _____

PHONE: _____ ALTERNATE PHONE: _____

FAX: _____ EMAIL: _____

SPECIFIC USE PERMIT APPLICATION

PLEASE READ CAREFULLY BEFORE SIGNING:

I attest that the above information is true and accurate to the best of my knowledge that I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission and City Council hearing. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the City.

I understand that in the event the undersigned is not present or represented at the public hearing the Planning and Zoning Commission and City Council shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Planning and Zoning Commission and the City Council.

I reserve the right to withdraw this proposal at any such time, except during notice periods, upon written request filed with the Planning & Zoning Secretary and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Planning and Zoning Commission hearing shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Attesting to inaccurate or false information on this zoning application can result in conviction of a misdemeanor and fine not to exceed \$2,000.

Apatel DATE 12/16/24
SIGNATURE OF PROPERTY OWNER

Apatel DATE 12/16/24
SIGNATURE OF PROPERTY OWNER

DATE _____
SIGNATURE OF AUTHORIZED REPRESENTATIVE

FILING FEE: \$500⁰⁰ DATE PAID: 12/16/24 RECEIVED BY: V. Wehle

PAYMENT TYPE: ☐ CASH ☒ CHECK NO. 1017 ☐ CREDIT CARD

SET FOR P&Z AGENDA: Feb. 3, 2025

SET FOR COUNCIL AGENDA: Feb. 4, 2025

SPECIFIC USE PERMIT APPLICATION

DOCUMENTS REQUIRED

The items listed in the **Documents Required** checklist must be received no later than 5:00 PM on the submittal deadline (refer to schedule) and are required to qualify as an adequate submittal to be placed on the upcoming agenda. Upon determination of its inadequacy, the submittal will not be accepted and will be promptly returned to the applicant. For all Submittals, please submit **One (1) copy of all items**, unless otherwise noted. Blue or black line prints should be a **folded** 24" by 36" and **folded** 12" by 9". One 11" by 17" reduction of each plan is required with all submittals.

Staff Appl

- ☐ ☒ Specific Use Permit application
- ☐ ☐ A notarized letter from the property owner authorizing a representative to present the request, if the property owner will not be presenting the request.
- ☐ ☒ Non-refundable application fee of \$500.00
- ☐ ☒ Documents required checklist, completed and signed by applicant
- ☐ ☒ Technical requirements check list, completed and signed by applicant
- ☐ ☐ If request is for (a) portion of a platted lot or (b) an unplatted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by a licensed engineer or surveyor must be provided electronically in Microsoft word or compatible software and in hard copy
- ☐ ☒ A recorded copy of the Warranty Deed showing proof of ownership of the property with the volume and page number where it was filed with the Tarrant County Clerk.
- ☐ ☒ Original tax certificate(s) from the Tarrant County Tax Collector's Office (each costs \$10, payable at the tax office) proving that all property taxes have been paid.
- ☐ ☒ One (1) folded copies of the following, min. sheet size 18"x24", max. 24"x36":
 - Site layout (required)
 - Landscape Plan (required)
 - Building elevations (recommended)
- ☐ ☒ One (1) 11" by 17" reduction of each plan. (required)

Preparer's Signature: A Patel

Printed Name: Akash Patel

Date: 12/16/24

SPECIFIC USE PERMIT APPLICATION

TECHNICAL REQUIREMENTS

The site layout plan should be drawn to scale and showing the general layout of the project, together with essential requirements such as off-street parking facilities, size, height, construction materials and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening using walls, fences and landscaping; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of 200 feet.

The following elements should be shown:

Staff Appl SITE LAYOUT (Required)

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Location map, north arrow, graphic scale |
| ☐ | ☒ | Building orientation |
| ☐ | ☒ | Access points, driveways and firelanes |
| ☐ | ☒ | Parking |
| ☐ | ☒ | Square footage of all buildings |
| ☐ | ☒ | Outside storage or display areas |
| ☐ | ☒ | Loading docks |
| ☐ | ☒ | Signage |
| ☐ | ☒ | Recycling and trash dumpsters |

LANDSCAPE PLAN (Required)

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Landscape plan per Section 10.600 and any other specific landscaping requirements, noting all required and proposed landscape setbacks, transitional buffers, parking, landscaping and other screening |
|--------------------------|-------------------------------------|--|

BUILDING ELEVATIONS (Recommended)

- | | | |
|--------------------------|-------------------------------------|---|
| ☐ | ☒ | Building elevations of all sides, showing dimensions including height, building materials, color, texture, design |
|--------------------------|-------------------------------------|---|

Preparer's Signature: Akash Patel

Printed Name: Akash Patel

Date: 12/16/24

Criteria For Determining The Merit Of Rezoning and Zoning Amendment Requests For the City of Forest Hill

Purpose: It is the intent of this listing of criteria to not limit future rezoning requests for certain uses to a designated geographical area of the city; but rather to allow the placement of future rezoning requests for certain uses in any area of Forest Hill, based upon the individual merits of each application.

Criteria: Each application shall be considered with respect to promoting the health, safety, and general welfare of the community. In pursuit of this goal, each future rezoning or zoning amendment requests for certain uses shall be measured and considered by the following criteria:

1. Does the request represent an application of recognized planning principles that encourages the future growth of the community in an orderly and economically beneficial manner?
2. Does the request introduce a land use that would be considered compatible with the existing land uses in the area, using general planning principles?
3. Does the request contribute to the well being of the community such that it maintains or increases the value of private property in the vicinity?
4. Does the request contribute to the well being of the community by encouraging additional economic development?
5. Would the impact of the request, on the immediate thoroughfare corridor, be such that value and commerce would be encouraged to continue and grow?

The consideration of any and all requests to rezone private property for certain uses shall meet the above five part test. All criteria shall be met in the affirmative in order to recommend approval of the application.

General Information

1. There is a non-refundable fee payable to the City of Forest Hill before the application is considered to be complete.
2. The applicant must be the owner of the property. However, if the property owner will not be presenting the request, he must submit a notarized letter authorizing a representative to present the request.
3. Property owners within 200 feet of the property will be notified by letter prior to the Planning and Zoning Commission and City Council hearings.

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED WITH VENDOR'S LIEN

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TARRANT

FOREST HILL WSS LLC, a Texas limited liability company (called "Grantor"), in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by **PH FOREST HILL LLC**, a Texas limited liability company, whose address is c/o Prosper Hospitality, L.L.C., 1125 Executive Circle, Suite 140, Irving, Texas 75038, Attention: Mayur (Mike) Patel, Managing Partner (called "Grantee"), and in further consideration of the execution and delivery by Grantee of Grantee's one certain promissory note ("Note") in the principal sum of Five Million Seven Hundred Forty Thousand and 00/100 (\$5,740,000.00), payable to the order of Veritex Community Bank, a Texas state bank ("Lender"), as therein provided and bearing interest at the rate(s) therein specified, the payment of which Note is secured by the Vendor's Lien herein retained, and is additionally secured by a deed of trust (the "Deed of Trust") of even date herewith to Curtis L. Anderson, as trustee for the benefit of Lender, the receipt and sufficiency of which consideration is hereby acknowledged and confessed by Grantor, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents GRANTS, BARGAINS, SELLS and CONVEYS unto Grantee, the real property in Tarrant County, Texas, described on Exhibit A attached to and made a part of this Special Warranty Deed for all purposes, together with (i) all of Grantor's right, title and interest in all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in any adjacent streets, roads, alleys, easements and rights-of-way, (ii) all of Grantor's right, title and interest in all improvements and buildings on such real property, and (iii) all of Grantor's right, title and interest in all fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (said real property, together with such rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "Property").

This conveyance is made and accepted subject solely to those items on Exhibit B attached to this Special Warranty Deed to the extent same are valid and affect the Property (such matters being referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, forever, subject to the Permitted Exceptions; and, subject to the Permitted Exceptions, Grantor binds itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

BUT IT IS EXPRESSLY AGREED THAT the vendor's lien as well as the Superior Title in and to the Property is retained by Grantor against the Property until the Note and all interest thereon, and all sums secured by the lien of the Deed of Trust are fully paid according to the face, tenor, effect and reading thereof, when this Deed shall become absolute. The said Vendor's Lien and Superior Title herein retained are hereby transferred, assigned, sold and conveyed to Lender, its successors and assigns, without warranty by, or recourse against, Grantor.

Real property ad valorem taxes and assessments having been prorated to the date of this Special Warranty Deed, Grantee assumes and agrees to pay when due all such ad valorem property taxes and assessments for the year 2024 and subsequent years.

Executed as of November 1, 2024.

GRANTOR:

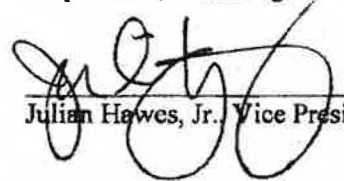
FOREST HILL WSS LLC,
a Texas limited liability company

By: PROVIDENT HOSPITALITY HOLDINGS WSS 1-7 LLC,
a Delaware limited liability company,
its Managing Member

By: PROVIDENT WSS PARTNERS LLC,
a Texas limited liability company,
its Manager

By: PROVIDENT WSS 1-7 MANAGER LLC,
a Texas limited liability company,
its Manager

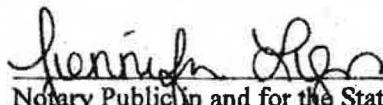
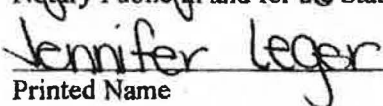
By: PRA GP NO. 2, INC.,
a Texas corporation, its Manager

By: 
Julian Hawes, Jr., Vice President

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 24 day of October, 2024, by Julian Hawes Jr., the vice president PRA GP No. 2, Inc., a Texas corporation, the manager of Provident WSS 1-7 Manager LLC, a Texas limited liability company, the manager of Provident WSS 1-7 Partners LLC, a Texas limited liability company, the manager of Provident Hospitality Holdings WSS 1-7 LLC, a Delaware limited liability company, the managing member of Forest Hill WSS LLC, a Texas limited liability company, on behalf of said limited liability company.

My Commission Expires: 4.18.27


Notary Public in and for the State of Texas

Printed Name

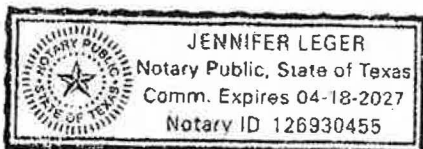


EXHIBIT A

PROPERTY

WoodSpring Suites – Forest Hill

BEING A TRACT OF LAND OUT OF THE J. COLLETT SURVEY, ABSTRACT NO. 261, LOCATED IN THE CITY OF FOREST HILL, TEXAS, BEING ALL OF LOT 1R, BLOCK 1, FOREST HILL BUSINESS PARK, ACCORDING TO THE AMENDING PLAT RECORDED IN CABINET A, SLIDE 11631, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND SOUNDS AS FOLLOWS:

BEGINNING AT A ONE-HALF INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID LOT 1R, BLOCK 1, SAID POINT BEING AT THE INTERSECTION OF THE EAST LINE OF CRAWFORD LANE EAST (50 FOOT RIGHT-OF-WAY), AND THE NORTH LINE OF CALIFORNIA PARKWAY EAST-SERVICE ROAD (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 00 DEGREES 04 MINUTES 30 SECONDS EAST, 231.38 FEET WITH THE EAST LINE OF SAID CRAWFORD LANE EAST TO A ONE-HALF INCH IRON ROD FOUND FOR CORNER, BEING THE NORTHWEST CORNER OF SAID LOT 1R;

THENCE NORTH 89 DEGREE 51 MINUTES 20 SECONDS EAST, 351.00 FEET TO A ONE- HALF INCH IRON ROD SET FOR CORNER;

THENCE SOUTH 00 DEGREES 04 MINUTES 30 SECONDS WEST, 234.04 FEET TO A ONE-HALF INCH IRON ROD SET FOR CORNER, SAID POINT BEING IN THE NORTH LINE OF CALIFORNIA PARKWAY EAST-SERVICE ROAD;

THENCE NORTH 89 DEGREES 42 MINUTES 37 SECONDS WEST, 351.00 FEET ALONG THE NORTH LINE OF SAID OF CALIFORNIA PARKWAY EAST-SERVICE ROAD TO THE POINT OF BEGINNING AND CONTAINING 81,681 SQUARE FEET OR 1.875 ACRES OF LAND.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Standby fees, taxes and assessments by any taxing authority for the year 2024, and subsequent years.
2. Easement(s) for the purpose(s) shown below and rights incidental thereto as delineated or as offered for dedication, on the map of said tract/plat recorded in/under [Cabinet A, Slide 116311], Map Records, Tarrant County, Texas:

Purpose: 24' firelane, access & utility easement Affects: as shown

Purpose: 10' utility easement Affects: as shown

A building set-back line, as disclosed by said map/plat.

Affects: 25' as shown

as shown on survey dated September 04, 2019, last updated October 18, 2019, signed December 2, 2019, prepared by David Nix, RPLS No. 6727, Blew & Associates P.A.

3. Easement(s) and rights incidental thereto, as granted in a document:

Granted to: Texas Midstream Gas Services, L.L.C.

Purpose: As provided in said document Recording Date: December 4, 2008

Recording No: under Clerk's File No. [D2084456411], Real Property Records, Tarrant County, Texas.

Affects: as therein described

as shown on survey dated September 04, 2019, last updated October 18, 2019, signed December 2, 2019, prepared by David Nix, RPLS No. 6727, Blew & Associates P.A.



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcounty.com
In God We Trust

WENDY BURGESS
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00041200969
AD NUMBER: 14185 A 1R
CERTIFICATE NO : 140254531

COLLECTING AGENCY

WENDY BURGESS
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

PH FOREST HILL, LLC

1125 EXECUTIVE CIRCLE SUITE 140
IRVING TX 75038

DATE : 12/12/2024

FEE : \$10.00

PROPERTY DESCRIPTION

FOREST HILL BUSINESS PARK ADDN
BLOCK A LOT 1R

0004101 CALIFORNIA PKWY E
1.8751 ACRES

PROPERTY OWNER

FOREST HILL WSS LLC
C/O PROVIDENT REALTY ADVISORS INC
10210 N CENTRAL EXPWY STE 300
DALLAS TX 75231

PAGE 1 OF 1

YEAR	TAX UNIT	AMOUNT DUE
2024	CITY OF FOREST HILL	\$0.00
2024	Tarrant County	\$0.00
2024	JPS HEALTH NETWORK	\$0.00
2024	TARRANT COUNTY COLLEGE	\$0.00
2024	FORT WORTH ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : PH FOREST HILL, LLC

ACCOUNT NUMBER: 00041200969

TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Patricia Jimenez Deputy





TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

Comptroller.Texas.Gov

August 23, 2024

PH FOREST HILL LLC
1125 EXECUTIVE CIR STE 140
IRVING TX 75038-2522

Taxpayer number	32096331247
File number	0805662495
Webfile number	FQ766032

Dear Taxpayer:

Congratulations on registering your company with the Texas Secretary of State. The company you registered is subject to the Texas franchise tax, which my office administers. Accordingly, we have created a franchise tax account based on the information you provided at the time of registration. The Texas franchise tax is a privilege tax imposed on each taxable entity formed or organized in Texas or doing business in Texas. For general information, see the Franchise Tax Overview on our website at <https://comptroller.texas.gov/taxes/franchise/>.

Your next step is to set up an online account in our Webfile system, which is quick and easy. With Webfile, you will be able to file and pay your taxes, and keep your contact information up to date so you do not miss any important notices. As part of the account setup process, please complete our online Franchise Tax Accountability Questionnaire within 30 days. **Just follow these steps:**

- Visit <https://comptroller.texas.gov/taxes/franchise/questionnaire.php> (or, from www.Comptroller.Texas.Gov, select Webfile eSystems Login) and then "Create Profile." Returning users – log in and skip the next step.
- To complete your profile setup, follow the prompts and receive an email with a validation link. Your profile is now ready for login.
- After logging in, scroll down to Popular Services and select "Complete Franchise Tax Accountability Questionnaire."
- Enter your taxpayer number and select "Continue."
- Enter your Webfile number from this letter and select "Continue."
- Complete the Franchise Tax Accountability Questionnaire.

Your company's first franchise tax report is due on 05/15/2025. Beginning with reports due in 2024, you will not owe a franchise tax report if your company's total revenue is at or under the no tax due threshold, but you must still file a Public Information Report or Ownership Information Report. We will send you a reminder with filing instructions before the due date.

Customer service is my top priority, and my staff is ready to help you with questions related to your business's state tax responsibilities. Visit our agency website, www.Comptroller.Texas.Gov, to find publications, answers to frequently asked questions, tax rules, electronic reporting options and more. If you have any questions, please contact us at <https://comptroller.texas.gov/about/contact/>.

I appreciate the work you do and the contributions you make to Texas. I wish you the best of luck in all your business endeavors.

Sincerely,



Glenn Hegar

0000577



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

December 4, 2024

PH FOREST HILL LLC
4101 E CALIFORNIA PKWY
FOREST HILL TX 76119-7467

RE: Hotel Occupancy Tax Questionnaire

Dear Taxpayer:

We are pleased to inform you that we have processed your Hotel Occupancy Tax Questionnaire.

TAXPAYER NUMBER: 32096331247

FILING TYPE: MONTHLY

WEBFILE NUMBER: RT684007

FIRST DUE DATE: 12/20/2024 for period 11/01/2024 - 11/30/2024

Using the WebFile number above, you can file your reports and pay online through WebFile at www.comptroller.texas.gov/taxes/file-pay/.

If you need assistance with your account, please call 800-252-1385.

Sincerely,

Miscellaneous Taxes Section

DATE 10-00
REVISIONS

VALUE PLACE HOTEL
FOREST HILL, TEXAS
QUANAH HOSPITALITY PARTNERS, LP



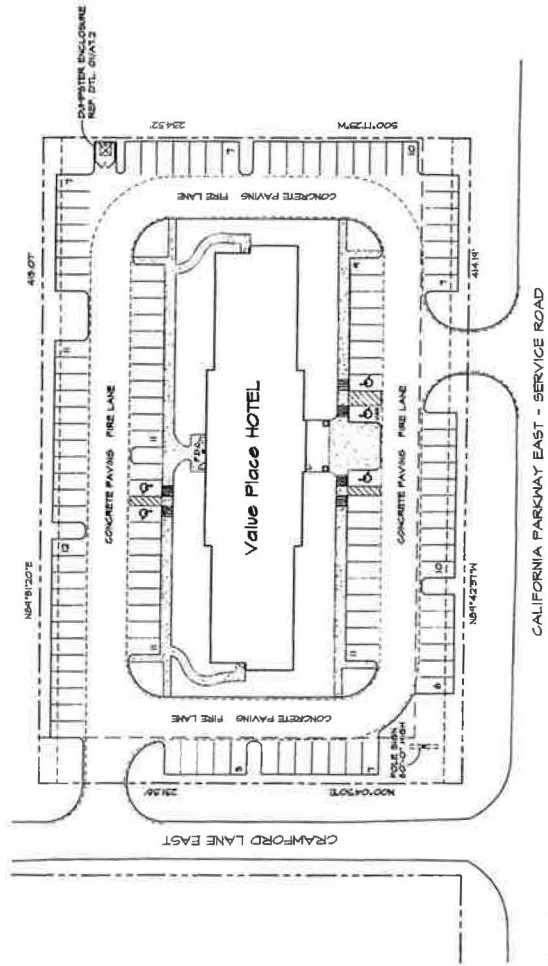
IKEMIRE ARCHITECTS
ARCHITECTURE • PLANNING • INTERIORS
1660 DALLAS PKWY, SUITE 1150 DALLAS, TX 972-248-2486 FAX 972-248-1557

A0.1

JOB # 24028

SITE PROGRAM DATA

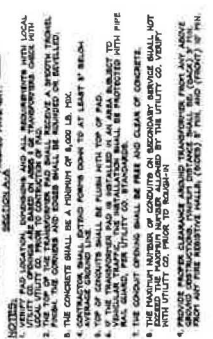
SITE AREA	1.75 ACRES
SITE ZONING	"U" - LIGHT INDUSTRIAL
SITE DESCRIPTION	LOT 1 BLOCK 1 HUTCHINSON SUBDIVISION HUTCHINSON, TEXAS
PROPOSED USE	HOTEL - RU - 3000 BIC
BUILDING SIZE	48,500 SQUARE FEET
BUILDING HEIGHT	FOUR (4) STORES
SITE SQUARE FOOTAGE	42,000 TO MID-ROOF
BUILDING COVERAGE	51,680 SQ. FT.
SITE COVERAGE	121.7%
PARKING REQUIRED	13 SPACES
PARKING PROVIDED	1 SPACE PER EACH ROOM
HANDICAP PARKING REQUIRED	34 TOTAL SPACES
HANDICAP PARKING PROVIDED	8 SPACES
TYPICAL PARKING SPACE	41'0" x 18'0"



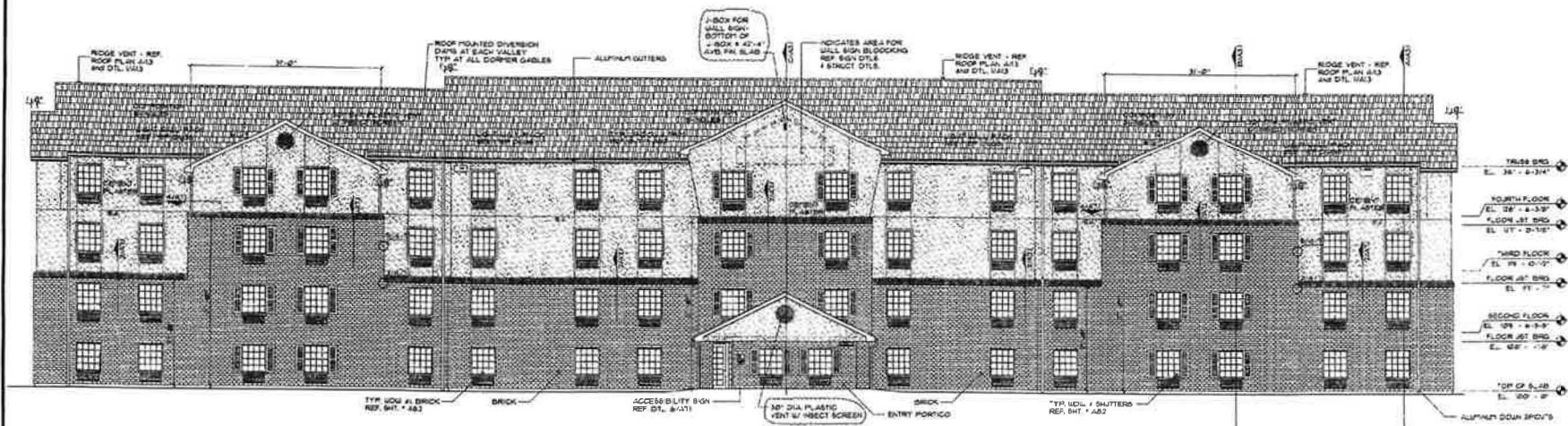
NORTH
SC. 1" = 30'-0"

ARCHITECTURAL SITE PLAN - Value Place HOTEL

NOTES
1. REFER TO CIVIL ENGINEER SHEET # C4 FOR EMISSION CONTROL DETAILS.
2. REFER TO CIVIL ENGINEER SHEET # C5 FOR PAVEMENT PARKING DETAILS.



02 TRANSFORMER PAD DETAIL (TH-100 R2/2)



A FRONT ELEVATION - VALUE PLACE HOTEL - FOREST HILL, TEXAS

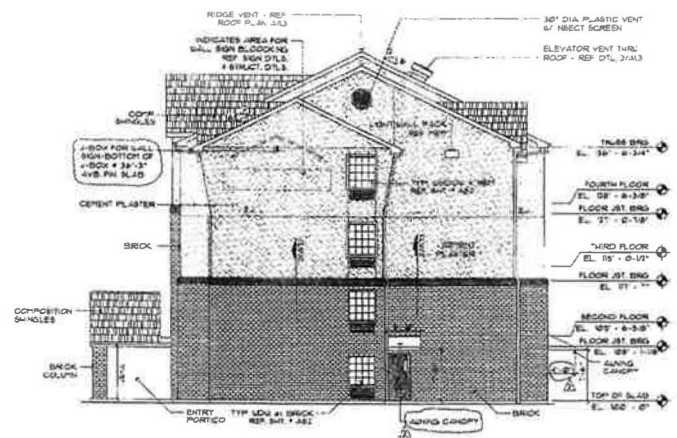
TYPICAL NOTE:
ALL STUCCO FINISHES TERMINATE WITH A GALV. METAL "F" STOP AND CONT. CAULKING AT ALL ADJOINING MATERIALS.

NOTE:
VERIFY FINISH FLOOR ELEVATIONS BY STRUCTURAL DESIGN DETAILS.

- COLOR SCHEDULE**
- NOTE: VERIFY ALL COLORS W/ SAMPLES PRIOR TO INSTALLATION.
- COLOR: ADHE BRICK-KING SIZE ROYAL OAK BLEND
 - COLOR: CEMENT STUCCO BHERIN-WILLIAMS '80 8148-WOOD GRN
 - COLOR: "HARDIEPLANK" TRIM DOORITS AND ATTIC VENTS MATCH STUCCO SHADE
 - COLOR: FIXED-HOLOBD SHUTTERS WHITEGRAL COLOR TO BE SELECTED BY OWNER
 - COLOR: 36" DIAMETER ROOF VENT WHITEGRAL COLOR TO MATCH ROOF COLOR
 - COLOR: PTAC GRILLES-PAIN-TABLE ALUMINUM TO MATCH ADJACENT MATERIALS
 - COLOR: ALUMINUM DOWNPOUTS COLOR TO BE SELECTED BY OWNER
 - COLOR: CANVAS AWNINGS COLOR TO BE SELECTED BY OWNER
 - COLOR: JEFFALY SHINGLES 3 TAB FIBERGLASS WEATHERED WOOD

GENERAL NOTE
"JAMES HARDIE" PRODUCTS ARE THE PREFERRED EXTERIOR MATERIALS FOR SORITS AND TRIM. SUBSTITUTIONS ONLY WITH OWNER AUTHORIZATION.

NOTE:
COORDINATE DOWN SPOUTS WITH A113



C TYP. SIDE ELEVATION - VALUE PLACE HOTEL - FOREST HILL, TEXAS

TYPICAL NOTE:
ALL STUCCO FINISHES TERMINATE WITH A GALV. METAL "F" STOP AND CONT. CAULKING AT ALL ADJOINING MATERIALS.

DATE: 4-8-06
REVISIONS:
1. 11-30-06
2. 12-15-06

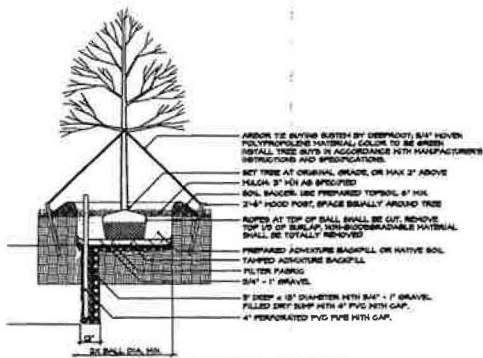
VALUE PLACE HOTEL
FOREST HILL, TEXAS
GUANAH HOSPITALITY PARTNERS, LP



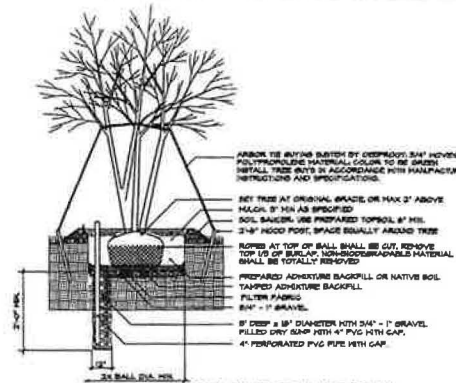
IKEMIRE ARCHITECTS
PLANNING INTERIORS
ARCHITECTURE
11660 DALLAS HWY., SUITE 1150 DALLAS, TX 75248-2486 FAX 972-248-1503

A2.1

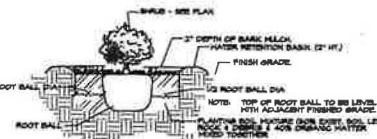
JOB # 26059



1 SHADE TREE PLANTING DETAIL
NOT TO SCALE



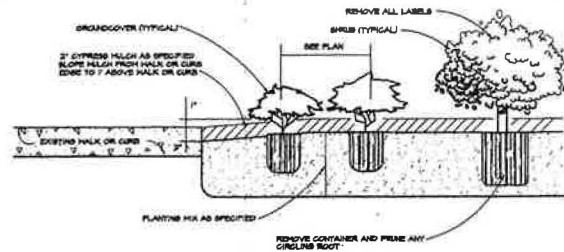
2 ORNAMENTAL TREE PLANTING DETAIL
NOT TO SCALE



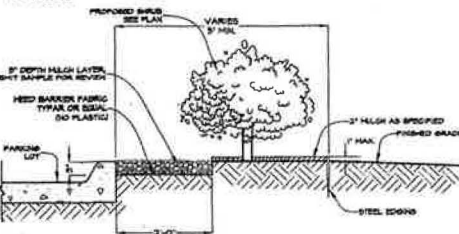
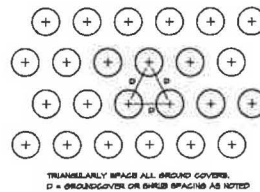
3 SHRUB POCKET PLANTING DETAIL
NOT TO SCALE

GENERAL LANDSCAPE NOTES

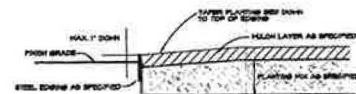
- The contractor is responsible for making himself familiar with all underground utilities, pipes and structures whether or not shown on the plans. The contractor shall be responsible for location of all underground utilities and will be responsible for costs incurred due to damage or replacement of such utilities or structures caused by his failure.
- Do not unduly proceed with construction, as designed, when it is obvious that unknown obstructions or conditions exist that may not have been known during design. Such conditions shall be brought immediately to the attention of the Owner's Representative. The contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- The crown of all plants shall be slightly higher, after setting, than adjacent soil.
- The contractor shall be responsible for removing or adding topsoil as needed for the location of the soil amendments.
- The contractor shall coordinate installation of the landscaping with installation of the irrigation system.
- All ground covers, seasonal color and shrub groupings are to be aligned in straight, even rows and thoroughly spaced at the spacing shown on the plans. In.
- Prepare one layer 2\"/>



4 SHRUB AND GROUND COVER PLANTING DETAIL
NOT TO SCALE



6 3\"/>



7 TYPICAL BED EDGING DETAIL
NOT TO SCALE

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE



JB James & Boyd, Inc.
17000 Dallas Parkway, Suite 200
Dallas, Texas 75248
972.348.7770 Office
972.348.1414 Fax
www.jones-boyd.com

- Engineering
- Surveying
- Planning
- Landscape Architecture
- Construction Management

LANDSCAPE DETAILS		PROJECT NO.
LOT 1R, BLOCK A		QUA008
FOREST HILL BUSINESS PARK ADDITION		SHEET NO.
CITY OF FOREST HILL, TARRANT COUNTY, TEXAS		L2



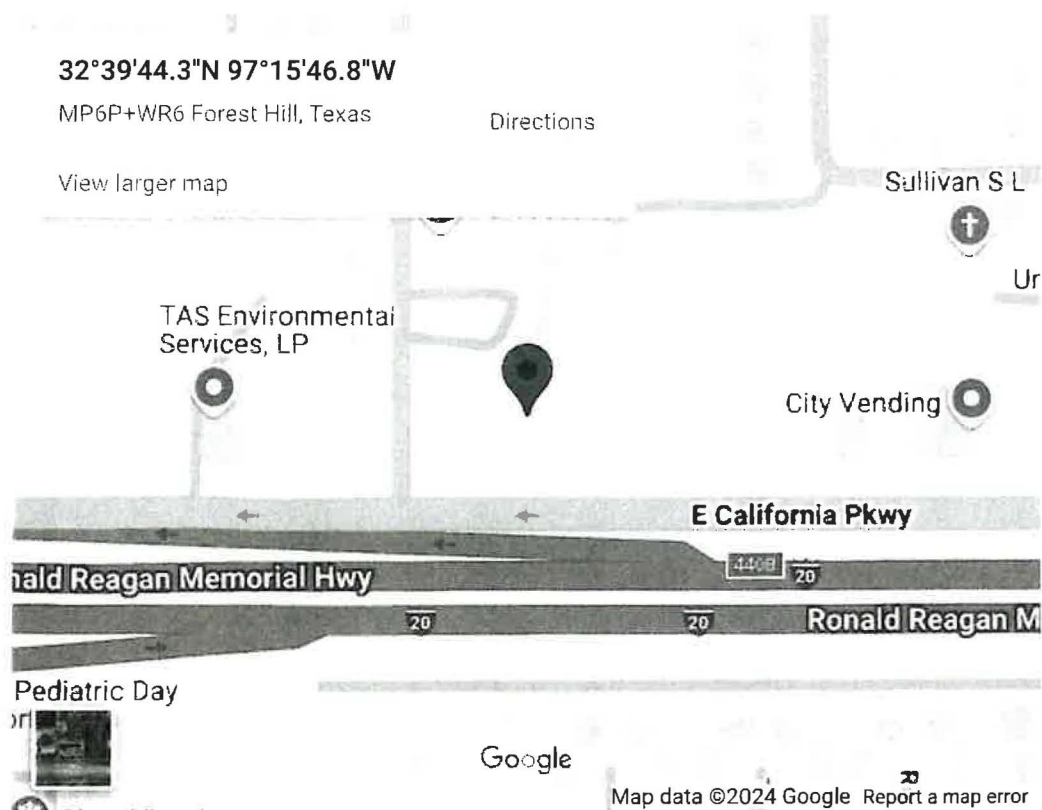
For property tax statements and general tax information please search the Tarrant County Tax Office's website using your TAD Account Number: [Property Tax Website](#)

Account: 41200969

Address: 4101 CALIFORNIA PKWY E

[Export Property Page](#)

Location



This map, content, and location of property is provided by Google Services.

Address: 4101 CALIFORNIA PKWY E

City: FOREST HILL

Georeference: 14185-A-1R

Subdivision: FOREST HILL BUSINESS PARK ADDN

Neighborhood Code: Motel/Hotel General**Latitude:** 32.6622984718**Longitude:** -97.2629946316**TAD Map:** 2072-360**MAPSCO:** TAR-092V

Property Data

Legal Description: FOREST HILL BUSINESS PARK ADDN Block A
Lot 1R**Jurisdictions:**

CITY OF FOREST HILL (010)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: F1**Year Built:** 2007**Personal Property Account:** N/A**Agent:** None**Site Number:** 80872324**Site Name:** WOODSPRING SUITES**Site Class:** MHExtStay - Motel/Hotel-Extended Stay**Parcels:** 1**Primary Building Name:** WOODSPRING SUITES / 41200969**Primary Building Type:** Commercial**Gross Building Area⁺⁺⁺:** 43,308**Net Leasable Area⁺⁺⁺:** 43,308**Percent Complete:** 100%**Land Sqft^{*}:** 81,681**Land Acres^{*}:** 1.8751**Pool:** N**Notice Sent Date:** 5/1/2024**Notice Value:** \$4,884,276**Protest Deadline Date:** 5/31/2024

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Property Documents

Documents

2024 Documents

- [Value Notice 2024-05-01](#)
- [Hearing Notice 2024-06-03](#)
- [Agreed Order 2024-07-05](#)
- [Agreed Order 2024-07-05](#)

2023 Documents

Show Documents



Owner Information

Current Owner:

PH FOREST HILL LLC

Primary Owner Address:

1125 EXECUTIVE CIR STE 140
IRVING, TX 75038

Deed Date: 11/1/2024

Deed Volume:

Deed Page:

Instrument: [D224197910](#)

Previous Owners:

Name
FOREST HILL WSS LLC
Date
12/3/2019
Instrument
D219283700

Deed Volumne**Deed Page****Name**

820 AT FOREST HILL LLC

Date

11/30/2006

InstrumentD206382142**Deed Volumne**

0000000

Deed Page

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Name

HUDGINS REALTY II LTD

Date

1/1/2006

Instrument

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Deed Volumne

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Deed Page

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\$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. Tarrant County Tax Office Account Information.

Year

2024

Improvement Market

\$4,639,233

Land Market

\$245,043

Total Market

\$4,884,276

Total Appraised+

\$4,884,276

Year

2023

Improvement Market

\$4,036,638

Land Market

\$163,362

Total Market

\$4,200,000

Total Appraised+

\$4,200,000

Year

2022

Improvement Market

\$3,861,638

Land Market

\$163,362

Total Market

\$4,025,000

Total Appraised+

\$4,025,000

Year

2021

Improvement Market

\$4,336,638**Land Market****\$163,362****Total Market****\$4,500,000****Total Appraised+****\$4,500,000****Year****2020****Improvement Market****\$3,578,551****Land Market****\$163,362****Total Market****\$3,741,913****Total Appraised+****\$3,741,913****Year****2019****Improvement Market****\$4,679,590****Land Market****\$163,362****Total Market****\$4,842,952****Total Appraised+****\$4,842,952**

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

Exemptions / Special Appraisal

There are no exemptions for this property.

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.

QUICK LINKS

[Home](#)
[My Dashboard](#)
[Create Account](#)

RESOURCES

[Forms](#)
[Interactive Maps](#)
[Calendar](#)
[Taxpayer Liaison](#)
[Property Tax Assistance](#)
[News](#)
[Data Downloads](#)
[Rates](#)
[Reports](#)
[Public Information](#)
[Act Request](#)
[Property Tax Transparency in Texas](#)

ABOUT

[Board of Directors](#)
[Tarrant Appraisal Review Board](#)
[Careers](#)
[Procurement](#)
[Quick Links](#)
[Take A Survey](#)
[Contact Us](#)

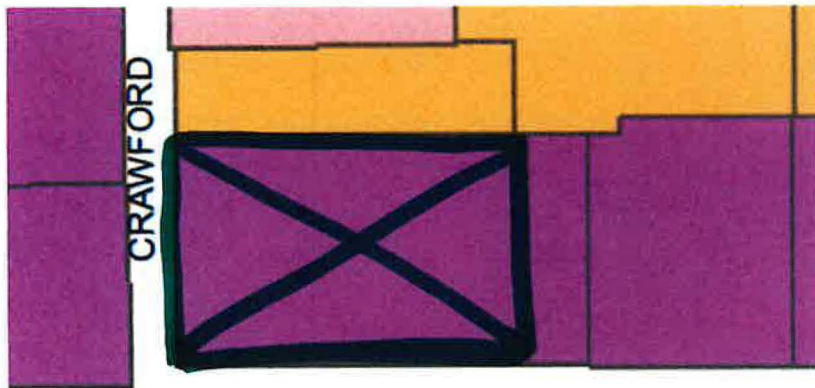
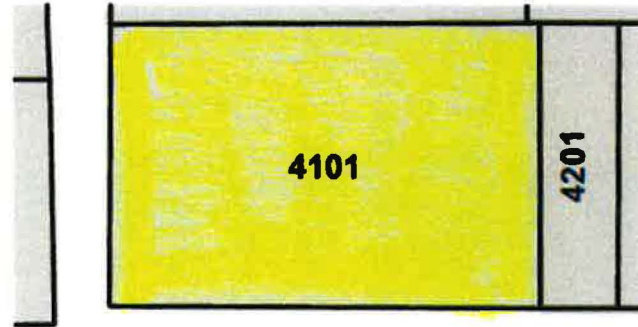
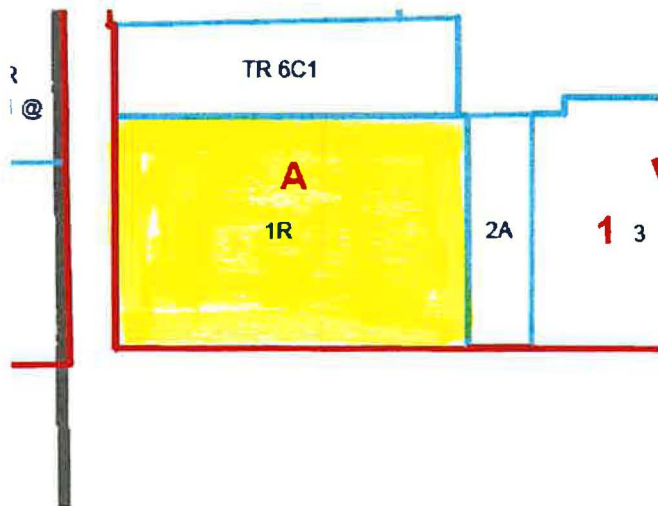
Contact

Tarrant Appraisal District
2500 Handley -
Ederville Road

Business Hours

Monday - Friday
8:00am - 5:00pm

4101 California Parkway East



USES	R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Copy Shop							X	X	X	X	X	A small commercial printing shop which sells on-site most of the items printed, along with associated items.
Craft and Antique Retail Center								S	S			An indoor facility specializing in the selling of antiques, handicrafts, and other new retail items, including plants, books, and trinkets. Handicrafts shall be defined as items that are made completely by hand or by using simple tools that may include woodcrafts, scrapbooking materials, jewelry, canvas works, crocheted materials, knitted materials, embroidered items, pottery, dolls, baskets, glass items, metal items, etc. Antiques shall be defined as goods, materials, articles, or merchandise at least one hundred (100) years of age which derive value from age and/or furniture, made or manufactured in a former period, such as an eighteenth century roll-top desk. This definition shall not be construed as allowing second hand retail sales or the rental of booths or space to additional vendors not being the applicant of the Certificate of Occupancy. This definition may include the selling of consignment items.
Department Store							X	X	X	X	X	A large store offering a variety of comparison and consumer goods at a retail price and shall not include the selling of used or consignment items.
Drapery, Sewing, or Weaving Shop							X	X	X	X	X	A shop offering custom made draperies and other sewn goods and hand or machine woven goods for sale.
Drive-Thru Convenience Store							S	X	X	X	S	A facility offering convenience items to consumers without the requirement of the consumer leaving their vehicle.
Drug Store or Pharmacy							X	X	X	X	X	An establishment offering over-the-counter and prescription drugs and allied products for retail sale.
Electrical Sales and Service								X	X	X		An establishment selling electrical supplies and parts and/or providing the servicing and installation of electrical equipment and fixtures with no outside storage being allowed.
Electronic-Cigarette/Vaporizer Store									X	X		A business establishment for which more than fifty (50%) percent of the gross floor area is dedicated to the storage, mixing, display and/or retail sale of electronic cigarette devices, vaporizer devices, nicotine-enriched solutions, and/or liquid products that are manufactured for use with e-cigarettes or vaporizer devices.
Electronics Store (Retail)							X	X	X	X	X	A retail facility which offers for purchase electronics that may include but is not limited to televisions, surround sound systems, stereo systems, and similar items.
Extended Stay Hotel/Motel								S	S	S	S	Any building containing six or more guest rooms intended or designed to be used, or which are used, rented, or hired out to be occupied or which are occupied for sleeping purposes for guests and contain kitchen facilities for food preparation including but not limited to such facilities as refrigerators, stoves, and ovens.
Exterminating Service Facility								S	X	X	S	A business providing extermination services for household pests, including insects and rodents.
Factory Outlet, Retail or Wholesale Store							X	X	X	X	X	An establishment that offers goods and products to the public that are obtained direct from the manufacturer at prices that reflect savings due to the reduced cost of said direct distribution.
Fairgrounds or Exhibition Area								S	X	X		An outdoor area for public gathering including fairs, celebrations, carnivals, circuses, or like events.
Farm Machinery and Implement Sales and Service									X	X		An enclosed area designed for sales and repair of farm machinery and equipment.



January 09, 2025

Commercial Recorder

ATTN: Legal Notices

Via email: recorder@flash.net; commercialrecorder@gmail.com

Dear Sir or Madam:

Please publish the following Legal Notice in the Monday, January 13, 2025 issue of the *Commercial Recorder*. This notice will run for one day only. The invoice may be sent to the City of Forest Hill Permit and Planning Department for processing at 3219 California Parkway, Forest Hill, TX 76119.

Legal Notice

Notice of Public Hearings

The Forest Hill Planning and Zoning Commission will hold the first of two Public Hearings on Monday, February 3, 2025 at 6:00 p.m. in the Forest Hill Council Chambers, located at 3219 California Parkway, Forest Hill, TX 76119. The Forest Hill City Council will conduct the second Public Hearing on this matter on Tuesday, February 4, 2025 at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the request is available at Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, TX 76119 or any other information may be acquired by calling (817) 568-3009.

1. Case #PZ 2025-01:

To conduct a public hearing to receive citizen's comments regarding a Specific Use Permit to allow for an Extended Stay Hotel/Motel in a "LI" Light Industrial zoning district. The property is commonly known as 4101 California Parkway East, Forest Hill, Texas, 76119 with the legal description being Lot 1R, Block A of the Forest Hill Business Park Addition in the City of Forest Hill, Tarrant County, Texas as requested by PH Forest Hill LLC.

If you have any questions, please contact me at (817) 568-3009.

Thank you,

Venus M. Wehle, PCED

Venus M. Wehle, PCED

City Manager

City Planner

vwehle@foresthilltx.org

Commercial RECORDER

Court and Commercial Daily

ESTABLISHED 1903

VOL. 123 — NO. 8
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MONDAY MORNING, JANUARY 13, 2025

commercialrecorder.com
(ISSN 1091-3998) SINGLE COPY 75¢

Low on Cash

by Daris Howard

Having ten children and quite a few foster children, there were times when the money for our family seemed like it should have been on the endangered species list. But by working hard and budgeting carefully, we always got by. But one day, I had some significant concerns.

I was working at my office during my lunch break at the college when I received a call.

"Hello, is this Daris?" the man on the other end asked. "It is," I replied.

"This is Frank Hamblin at the dealership."

I knew Frank well, and it was definitely his voice. One thing about living in a rural community, I knew nearly everyone at the businesses in town. But I still couldn't figure out what truck he was talking about.

"So, did my wife bring our pickup in for an oil change or something?" I asked.

He laughed. "No. This is the new pickup that came in today on the car transport. Your wife

When we were first married, we found the perfect way to budget. If I wanted something expensive, Donna said we couldn't afford it. If she wanted something expensive, I said the same thing. That pretty much took care of things. There were a few times I had purchased a gift for her as a surprise that was a bit more than we usually spent, but we are talking a couple hundred dollars, not thousands. I could hardly get my voice to work. "The new pickup?" I questioned.

Our "farm" consisted of less than four acres, with a couple cows, a horse, some lambs, and a bunch of chickens. I would love a truck like that, but I was sure my little pickup would do what I needed. But one thing I called him.

"About that new truck," he said. "I was talking to the other salesman and realized I had the wrong person. The last name was the same, he worked at the college, and his wife was named Donna. I'm sorry about the confusion."

Page 84 of 135



**PZ Case #2025-01
200 foot letters
4101 California Parkway East**

Applicant: PH Forest Hill, LLC
1125 Executive Circle, Suite 140
Irving, TX 75038

Address: **3929 California Parkway E**
PSW 2022 Opportunity Fund, LLC
1703 Peyco Dr. N
Arlington, TX 76001

Address: **3933 California Parkway E**
PSW 2022 Opportunity Fund, LLC
1703 Peyco Dr. N
Arlington, TX 76001

Address: **4201 California Parkway E**
United Land Holdings Ltd.
6400 Hartman Rd.
Forest Hill, TX 76119

Address: **4251 California Parkway E**
United Land Holdings Ltd.
6400 Hartman Rd.
Forest Hill, TX 76119

Address: **6401 Crawford Ln E**
Gerardo Palacios/Maria Maldonado
6401 Crawford Ln E
Forest Hill, TX 76119

Address: **6409 Crawford Ln E**
Gerardo Palacios/Maria Maldonado
6401 Crawford Ln E
Forest Hill, TX 76119

Address: **6400 Nell St.**
Miguel Loza
2607 Hopkins Dr.
Grand Prairie, TX 75052



January 13, 2025

Dear Sir or Madam:

The Forest Hill Planning and Zoning Commission will hold a public hearing on Monday, February 3, 2025 at 6:00 pm in the Forest Hill Council Chambers, located at 3219 California Parkway, Forest Hill, TX 76119. The Forest Hill City Council will conduct a second Public Hearing on these matters on Tuesday, February 4, 2025 at 6:00 pm in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the request is available at Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, TX 76119 or any other information may be acquired by calling (817) 568-3009.

Case #PZ 2025-01

To conduct a public hearing to receive citizen's comments regarding a Specific Use Permit to allow for an Extended Stay Hotel/Motel in a "LI" Light Industrial zoning district. The property is commonly known as 4101 California Parkway East, Forest Hill, Texas, 76119 with the legal description being Lot 1R, Block A of the Forest Hill Business Park Addition in the City of Forest Hill, Tarrant County, Texas as requested by PH Forest Hill LLC.

This letter is a notification of a public hearing of property that is within 200 feet of your property. You are not required to appear, but should you wish to address the Planning and Zoning Commission or City Council with comments on the proposed case, you will be afforded the opportunity to speak.

If you have any questions, please contact me at (817) 568-3009.

Thank you,

A handwritten signature in dark ink, appearing to read "Venus M. Wehle", with a stylized flourish at the end.

Venus M. Wehle, PCED
City Manager
City Planner



Mayor and Council Communication Public Hearing and Deliberation 7b

DATE: March 4, 2025

FROM: Venus Wehle, City Manager

ITEM: **Case #PZ 2025-03 Public Hearing**

To receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance of the City of Forest Hill by changing the Official Zoning Map and the Zoning Classification of property legally described as being part of the David Strickland Survey, Abstract 13, Tract 34D 76 TR 34D and 34DI, in the City of Forest Hill, Tarrant County, Texas. Zoned GB (General Business) to add a Specific Use Permit to allow for Alcoholic Beverages Sales/Off-Premise Consumption at 4900 Mansfield Highway in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

Case #PZ 2025-03 Deliberation

Discuss and consider action on Ordinance 2025-07, regarding a request to amend the Comprehensive Zoning Ordinance of the City of Forest Hill by changing the Official Zoning Map and the Zoning Classification of property legally described as being part of the David Strickland Survey, Abstract 13, Tract 34D 76 TR 34D and 34DI, in the City of Forest Hill, Tarrant County, Texas. Zoned GB (General Business) to add a Specific Use Permit to allow for Alcoholic Beverages Sales/Off-Premise Consumption at 4900 Mansfield Highway in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

BACKGROUND:

The applicant, Mr. Ali Zoubi, conducting business at the EZ Mart, is requesting permission to sell alcoholic beverages off-premises at the convenience store located at 4900 Mansfield Highway in Forest Hill.

The suggested stipulations are as follows:

The Specific Use Permit shall be specific to the owner:

Ali Zoubi
1301 Northwest Hwy.
Garland, TX 75041

- (1) Owner shall abide by all City Ordinances and Regulations now in effect, or which shall be hereinafter enacted.

- (2) Owner shall abide by Texas House Bill 1024 relating to the pick-up and delivery of alcoholic beverages for off-premise consumption.
- (3) Specific Use Permit (SUP) shall be specific to the business owner/applicant and shall not be transferred to another person, company, entity, or location.
- (4) Off-premise alcohol sales shall be limited to liquor, beer and wine.
- (5) No on-premise consumption of alcohol products allowed at any time.
- (6) The business owner shall ensure that the business parking lot remains clear of trash including but not limited to food containers, cans, bottles, broken glass and all other waste at all times.
- (7) The building and parking lot where off-premise alcoholic beverages are sold must be well lit at all times.

The SUP stipulations have been provided to the owner who has agreed to abide by them.

The case was presented to the Planning and Zoning Commission on March 3, 2025.

FISCAL IMPACT: N/A

LEGAL REVIEW: Reviewed by the City Attorney as to form and legality.

ATTACHMENTS:

1. P & Z Case #2025-03 Background Information
2. Ordinance 2025-12 Specific Use Permit Off-Premise Consumption 4900 Mansfield Highway.

MOTION:

Motion to approve or deny Ordinance 2025-07, regarding a request to amend the Comprehensive Zoning Ordinance of the City of Forest Hill by changing the Official Zoning Map and the Zoning Classification of property legally described as being part of the David Strickland Survey, Abstract 13, Tract 34D 76 TR 34D and 34DI, in the City of Forest Hill, Tarrant County, Texas. Zoned GB (General Business) to add a Specific Use Permit to allow for Alcoholic Beverages Sales/Off-Premise Consumption at 4900 Mansfield Highway in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

CITY OF FOREST HILL

ORDINANCE NO. 2025-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE BY CHANGING THE OFFICIAL ZONING MAP AND THE ZONING CLASSIFICATION OF PROPERTY LEGALLY DESCRIBED AS BEING PART OF THE DAVID STRICKLAND SURVEY, ABSTRACT 13, TRACT 34D 76 TR 34D AND 34DI IN THE CITY OF FOREST HILL, TARRANT COUNTY, TEXAS ZONED GB (GENERAL BUSINESS) TO ADD A SPECIFIC USE PERMIT TO ALLOW ALCOHOL BEVERAGE SALES FOR OFF-PREMISE CONSUMPTION; REPEALING ALL CONFLICTING ORDINANCES, ORDERS, OR RESOLUTIONS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, notice of a public hearing before the Planning and Zoning Commission and the City Council was published in the official newspaper for the City of Forest Hill at least fifteen (15) days before such hearing; and

WHEREAS, public hearings to allow the Specific Use Permit at the property herein described were held before both the Planning and Zoning Commission (March 3, 2025) and the City Council (March 4, 2025), and the Planning and Zoning Commission has heretofore made a recommendation concerning the Specific Use Permit; and

WHEREAS, the City Council is of the opinion that the Specific Use Permit herein initiated furthers the purpose as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Forest Hill:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FOREST HILL, TEXAS:

SECTION 1: That the Comprehensive Zoning Ordinance and Comprehensive Zoning Map of the City of Forest Hill, Texas, is hereby amended by granting a Specific Use Permit to allow Alcoholic Beverage Sales/Off-Premise Consumption at 4900 Mansfield Highway, legally described as being part of the David Strickland Survey, Abstract 13, Tract 34D 76 TD 34D and 34DI, in the City of Forest Hill, Tarrant County, Texas.

SECTION 2: The Specific Use Permit established and described in the section herein shall be and is hereby made subject to the following condition(s) and requirement(s):

- (a) The Specific Use Permit shall be specific to the owner:

Ali Zoubi
1301 Northwest Hwy.
Garland, TX 75041

SECTION 3: The Specific Use Permit established and described in the section herein shall be and is hereby made subject to the following conditions and requirements:

- (1) Owner shall abide by all City Ordinances and Regulations now in effect, or which shall be hereinafter enacted.
- (2) Owner shall abide by Texas House Bill 1024 relating to the pick-up and delivery of alcoholic beverages for off-premise consumption.
- (3) Specific Use Permit (SUP) shall be specific to the business owner/applicant and shall not be transferred to another person, company, entity, or location.
- (4) Off-premise alcohol sales shall be limited to liquor, beer and wine.
- (5) No on-premise consumption of alcohol products allowed at any time.
- (6) The business owner shall ensure that the business parking lot remains clear of trash including but not limited to food containers, cans, bottles, broken glass and all other waste at all times.
- (7) The building and parking lot where off-premise alcoholic beverages are sold must be well lit at all times.

SECTION 4: All ordinances, orders, or resolutions heretofore pass and adopted by the City Council of the City of Forest Hill, Tarrant County, Texas are hereby repealed to the extent that said ordinances, orders, or resolutions, or parts thereof, are in conflict herewith.

SECTION 5: Any person, firm, or corporation violating any provision of this ordinance as read with the comprehensive zoning ordinance of the City of Forest Hill shall be deemed guilty of a misdemeanor the final conviction thereof fined an amount not to exceed \$2,000.00. Each and every day any such violation shall continue shall be a separate violation punishable hereunder.

SECTION 6: The City Secretary is hereby authorized and directed to cause publication of the descriptive caption and penalty clause of this ordinance an alternative method of publication as provided by law.

**PASSED, APPROVED, AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
FOREST HILL, TARRANT COUNTY, TEXAS THIS THE 4TH DAY OF MARCH 2025.**

APPROVED:

Stephanie Boardingham, Mayor

ATTEST:

APPROVED AS TO FORM:

Amy L. Anderson, TRMC, CMC
City Secretary

Courtney Goodman-Morris
Asst. City Attorney



SPECIFIC USE PERMIT APPLICATION

3219 California Pkwy, Forest Hill, TX 76119
Phone: (817) 806-4561 Fax: (817) 984-8254

NOTE: THE REQUEST IS FINAL ONLY WHEN THE FOREST HILL CITY COUNCIL HAS TAKEN FINAL ACTION ON IT. THE APPLICANT IS CAUTIONED NOT TO MAKE ANY FINANCIAL OR LEGAL COMMITMENTS TO THE PROPERTY UNTIL FINAL DISPOSITION OF THE REQUEST

DATE: October 28, 2024

PROPERTY ADDRESS: 4900 Mansfield Hwy

CITY: Forest Hill STATE: TX ZIP CODE: 76119

LEGAL DESCRIPTION* (LOT, BLOCK & SUBDIVISION): _____

STRICKLAND, DAVID SURVEY Abstract 13 Tract 34D 76 TR 34D & 34D1

NOTE: IF PROPERTY IS UNPLATTED, ATTACH METES AND BOUNDS DESCRIPTION TO APPLICATION AND PROVIDE ELECTRONIC COPY IN WORD DOCUMENT FORMAT)

AREA IN ACRES: .5089 PRESENT ZONING: GB (general business)

PRESENT USE: Commercial Use; Convenience store with automotive fuel sales

DESCRIBE SPECIFIC USE REQUESTED: Alcoholic beverage sales/off-premise consumption

REASON FOR REQUEST: A request for the existing convenience store to sell alcoholic beverages off-premise (change of legal business ownership only)

APPLICANT'S NAME: Ali Zoubi

APPLICANTS ADDRESS: 1301 Northwest Hwy

CITY, STATE, ZIP: Garland, TX 75041

PHONE: 945.200.1053

ALTERNATE PHONE: 214.389.2295

FAX: n/a

EMAIL: sonicforesthill@gmail.com

OWNER'S NAME: GPM FHTX001 LLC c/o Oak Street Real Estate Capital, LLC

OWNER'S ADDRESS: 30 N. LaSalle Street, Suite 4140

CITY, STATE, ZIP: Chicago, IL 60602

PHONE: 212-419-3000

ALTERNATE PHONE: _____

FAX: N/A

EMAIL: oakstreetAM@blueowl.com

*AUTHORIZED REPRESENTATIVE: Crystal Lemus, Masterplan

*Requires submittal of separate Authorized Representative form with application

REPRESENTATIVE'S ADDRESS: 2201 Main St Ste 1280

CITY, STATE, ZIP: Dallas, TX 75201

PHONE: 214.389.2295

ALTERNATE PHONE: 903.805.1496

FAX: n/a

EMAIL: clemus@masterplantexas.com

SPECIFIC USE PERMIT APPLICATION

PLEASE READ CAREFULLY BEFORE SIGNING:

I attest that the above information is true and accurate to the best of my knowledge that I am now or will be fully prepared to present the above proposal at the Planning and Zoning Commission and City Council hearing. I understand that if any of the above information is found to be wrong or inaccurate that my application may be removed from consideration prior to the time the application is voted upon by the governing body of the City.

I understand that in the event the undersigned is not present or represented at the public hearing the Planning and Zoning Commission and City Council shall have the power to dismiss this proposal either at the call of the case or after hearing and such dismissal shall constitute a denial by both the Planning and Zoning Commission and the City Council.

I reserve the right to withdraw this proposal at any such time, except during notice periods, upon written request filed with the Planning & Zoning Secretary and such withdrawal shall immediately stop all proceedings thereon; provided, however, withdrawal filed at any time after the giving of notice of the Planning and Zoning Commission hearing shall constitute a denial by the Commission and City Council. I understand that the filing fee is not refundable upon withdrawal of proposal.

Attesting to inaccurate or false information on this zoning application can result in conviction of a misdemeanor and fine not to exceed \$2,000.



[Signature] DATE 11/26/24
SIGNATURE OF PROPERTY OWNER

SIGNATURE OF PROPERTY OWNER DATE _____

[Signature] DATE 01/02/25
SIGNATURE OF AUTHORIZED REPRESENTATIVE

FILING FEE: _____ DATE PAID: _____ RECEIVED BY: _____

PAYMENT TYPE: ☐ CASH ☐ CHECK NO. _____ ☐ CREDIT CARD

SET FOR P&Z AGENDA: _____

SET FOR COUNCIL AGENDA: _____

October 29, 2024

Mrs. Venus Wehle, City Manager
City of Forest Hill

RE: 4900 Mansfield Hwy Forest Hill, Texas 76119

Dear Mrs. Wehle:

The undersigned owner hereby authorizes MASTERPLAN to represent the undersigned in all matters regarding a Specific Use Permit for the property described above. Each party is responsible for their own costs and expenses incurred in connection with the preparation, negotiation, and delivery of the agreement.

Owner: GPM FHTX001 LLC c/o Oak Street Real Estate Capital, LLC



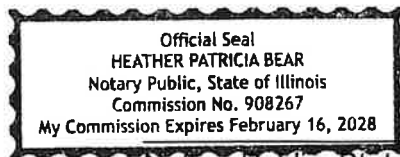
By: *Ryan Phelan*
(Name and Title of Person Signing for Entity)

Before me, the undersigned authority, on this day personally appeared *Ryan Phelan, managing Director*
(Name of person signing for Entity) (Title of person signing)

of GPM FHTX001 LLC dba Oak Street Real Estate Capital, LLC, known to me to be the person
(Name of entity)

whose name is subscribed to this letter, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated as the act and deed of said corporation.

Given under my hand and seal of office on this 26 day of November
2024.



Notary Public, State of IL

My commission expires 2/16/2028

SPECIFIC USE PERMIT APPLICATION

DOCUMENTS REQUIRED

The items listed in the **Documents Required** checklist must be received no later than 5:00 PM on the submittal deadline (refer to schedule) and are required to qualify as an adequate submittal to be placed on the upcoming agenda. Upon determination of its inadequacy, the submittal will not be accepted and will be promptly returned to the applicant. For all Submittals, please submit **One (1) copy of all items**, unless otherwise noted. Blue or black line prints should be a **folded** 24" by 36" and **folded** 12" by 9". One 11" by 17" reduction of each plan is required with all submittals.

Staff Appl

- ☐ ☒ Specific Use Permit application
- ☐ ☒ A notarized letter from the property owner authorizing a representative to present the request, if the property owner will not be presenting the request.
- ☐ ☒ Non-refundable application fee of \$500.00
- ☐ ☒ Documents required checklist, completed and signed by applicant
- ☐ ☒ Technical requirements check list, completed and signed by applicant
- ☐ ☒ ~~N/A~~ If request is for (a) portion of a platted lot or (b) an unplatted lot, surveyed site boundary dimensions (metes and bounds) and gross acreage determined by a licensed engineer or surveyor must be provided electronically in Microsoft word or compatible software and in hard copy
- ☐ ☒ A recorded copy of the Warranty Deed showing proof of ownership of the property with the volume and page number where it was filed with the Tarrant County Clerk.
- ☐ ☒ Original tax certificate(s) from the Tarrant County Tax Collector's Office (each costs \$10, payable at the tax office) proving that all property taxes have been paid.
- ☐ ☒ One (1) folded copies of the following, min. sheet size 18"x24", max. 24"x36":
 - Site layout (required)
 - Landscape Plan (required)
 - Building elevations (recommended)
- ☐ ☒ One (1) 11" by 17" reduction of each plan. (required)

Preparer's Signature: Crystal Lemus

Printed Name: Crystal Lemus

Date: 1/16/2025

SPECIFIC USE PERMIT APPLICATION

TECHNICAL REQUIREMENTS

The site layout plan should be drawn to scale and showing the general layout of the project, together with essential requirements such as off-street parking facilities, size, height, construction materials and locations of buildings and the uses to be permitted; location and construction of signs; means of ingress and egress to public streets; the type of visual screening using walls, fences and landscaping; and the relationship of the intended use to all existing properties and land uses in all directions to a minimum distance of 200 feet.

The following elements should be shown:

Staff Appl SITE LAYOUT (Required)

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Location map, north arrow, graphic scale |
| ☐ | ☒ | Building orientation |
| ☐ | ☒ | Access points, driveways and firelanes |
| ☐ | ☒ | Parking |
| ☐ | ☒ | Square footage of all buildings |
| ☐ | ☒ | Outside storage or display areas |
| ☐ | ☒ | Loading docks |
| ☐ | ☒ | Signage |
| ☐ | ☒ | Recycling and trash dumpsters |

LANDSCAPE PLAN (Required)

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | Landscape plan per Section 10.600 and any other specific landscaping requirements, noting all required and proposed landscape setbacks, transitional buffers, parking, landscaping and other screening |
|--------------------------|-------------------------------------|--|

BUILDING ELEVATIONS (Recommended)

- | | | |
|--------------------------|-------------------------------------|--|
| ☐ | ☒ | NA Building elevations of all sides, showing dimensions including height, building materials, color, texture, design |
|--------------------------|-------------------------------------|--|

Preparer's Signature: Crystal Lemos

Printed Name: Crystal Lemos

Date: 1/16/2025

Criteria For Determining The Merit Of Rezoning and Zoning Amendment Requests For the City of Forest Hill

Purpose: It is the intent of this listing of criteria to not limit future rezoning requests for certain uses to a designated geographical area of the city; but rather to allow the placement of future rezoning requests for certain uses in any area of Forest Hill, based upon the individual merits of each application.

Criteria: Each application shall be considered with respect to promoting the health, safety, and general welfare of the community. In pursuit of this goal, each future rezoning or zoning amendment requests for certain uses shall be measured and considered by the following criteria:

1. Does the request represent an application of recognized planning principles that encourages the future growth of the community in an orderly and economically beneficial manner?
2. Does the request introduce a land use that would be considered compatible with the existing land uses in the area, using general planning principles?
3. Does the request contribute to the well being of the community such that it maintains or increases the value of private property in the vicinity?
4. Does the request contribute to the well being of the community by encouraging additional economic development?
5. Would the impact of the request, on the immediate thoroughfare corridor, be such that value and commerce would be encouraged to continue and grow?

The consideration of any and all requests to rezone private property for certain uses shall meet the above five part test. All criteria shall be met in the affirmative in order to recommend approval of the application.

General Information

1. There is a non-refundable fee payable to the City of Forest Hill before the application is considered to be complete.
2. The applicant must be the owner of the property. However, if the property owner will not be presenting the request, he must submit a notarized letter authorizing a representative to present the request.
3. Property owners within 200 feet of the property will be notified by letter prior to the Planning and Zoning Commission and City Council hearings.



I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Tarrant County, Texas.

To verify the authenticity of this copy, capture the QR code or visit:
<https://tarrant.tx.publicsearch.us/verifycert/SY9jK9Rj>



Mary Louise Nicholson
Tarrant County Clerk

Digitally signed by: Mary Louise Nicholson
Date: Jan 13, 2025 12:11 PM -06:00

D221329280 11/10/2021 09:13 AM Page: 1 of 4 Fee: \$31.00 Submitter: Capital Title of Texas, LLC
Electronically Recorded by Tarrant County Clerk in Official Public Records

MARY LOUISE NICHOLSON
COUNTY CLERK

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §
 § KNOW ALL PERSONS BY THESE PRESENTS:
COUNTY OF TARRANT §

THAT, YATES GROUP, INC., a Texas Corporation, formerly known as E-Z Mart Stores, Inc., a Texas corporation, successor by merger to JEY Investments, Ltd., a Texas limited partnership, (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto GPM FHTX001 LLC, a Delaware limited liability company, (hereinafter referred to as "Grantee"), whose address is c/o Oak Street Real Estate Capital, 125 S. Wacker Drive, Suite 1220, Chicago, Illinois 60606, the following described property (the "Property"), to-wit:

The tract or parcel of real property described on Exhibit "A" attached hereto and made a part hereof for all purposes, together with all easements, rights-of-way, privileges, liberties, hereditaments, strips and gores, streets, alleys, passages, ways, waters, water courses, rights and appurtenances thereto belonging or appertaining, and all of the estate, right, title, interest, claims or demands whatsoever of Grantor therein and the streets and ways adjacent thereto, either in law or in equity; subject, however, to those matters set forth on Exhibit "B" (the "Permitted Exceptions") attached hereto and made a part hereof by reference for all purposes, and also subject to easements, rights of way, zoning, ordinances and restrictions of record, and any outstanding oil, gas, or other minerals reserved or conveyed by prior owners of record.

TO HAVE AND TO HOLD the Property, together with any and all of the rights and appurtenances thereto in anywise belonging to Grantor, unto the said Grantee, its successors and assigns FOREVER, and the Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said Property unto the said Grantee, its successors, legal representatives and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

[Signature Page Follows]



I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Tarrant County, Texas.

To verify the authenticity of this copy, capture the QR code or visit:
<https://tarrant.tx.publicsearch.us/verifycert/SY9jK9Rj>



Mary Louise Nicholson
Tarrant County Clerk

Digitally signed by: Mary Louise Nicholson
Date: Jan 13, 2025 12:11 PM -06:00

D221329280

EXECUTED on October 25, 2021.

GRANTOR:

YATES GROUP, INC.
A Texas Corporation

By:
Name: Sonja Y. Hubbard
Title: President

THE STATE OF TEXAS §
 §
COUNTY OF BOWIE §

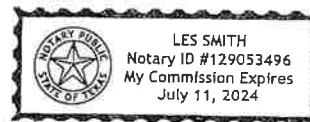
BEFORE ME, the undersigned authority, on this day personally appeared Sonja Y. Hubbard, as President of Yates Group, Inc., a Texas corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed, and in the capacity therein set forth.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 25 day of October, 2021.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

AFTER RECORDING RETURN TO:

Oak Street Real Estate Capital
125 S. Wacker Drive, Suite 1220
Chicago, Illinois 60606
Attention: Heather Bear





I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Tarrant County, Texas.

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<https://tarrant.tx.publicsearch.us/verifycert/SY9jK9Rj>



Mary Louise Nicholson
Tarrant County Clerk

Digitally signed by: Mary Louise Nicholson
Date: Jan 13, 2025 12:11 PM -06:00

Page 3 of 4

D221329280

Page 3 of 4

EXHIBIT "A"

LEGAL DESCRIPTION

Being 1.599 acres of land located in the DAVID STRICKLAND SURVEY, Abstract No. 1376, Forest Hill, Tarrant County, Texas, and being the combined total of the two Tracts of land to Metzger Dairy, Inc., recorded in Volume 6923, page 1865 of the Deed Records of Tarrant County, Texas, and to Metzger Dairies, Inc. by the deed recoded in Volume 8418, Page 1523 of the Deed Records of Tarrant County, Texas. Said 1.599 acres being more particularly described by metes and bounds, as follows:

BEGINNING at a "X" cut in concrete at the most Northerly corner of the aforesaid Metzger Dairy, Inc. Tract recorded in Volume 6923, Page 1866 of the Deed Records of Tarrant County, Texas, and said point of beginning lying in the Southwest right-of-way line of Mansfield Highway (Old U.S. Highway No. 287, a 100 foot wide public right-of-way), and said point of beginning being located by deed at a point lying South 190 feet, and South 61°52' East, 105 feet from the most Southerly Northeast corner of the J. Collett Survey, Abstract No. 260;

THENCE, South 61°52'00" East, 248.10 feet along the Northeast boundary line of said Metzger Dairy and Metzger Dairies Tract, and the Southwest right-of-way line of said Mansfield Highway, to a 1/2" iron rod set, at the East corner of said Metzger Dairies Tract, from which a 3/8" iron rod found, bears North 61°52'00" West, 6.00 feet and said 1/2" iron rod set lies at the North corner of the Tract of land conveyed to Jack B. Smith, Jr. and wife, Deborah K. Smith by the deed recorded in Volume 11535, Page 2386 of the Deed Records of Tarrant County, Texas;

THENCE, South 28°19'25" West, 300.68 feet along the Southeast boundary line of said Metzger Dairies Tract, and the Northwest boundary line of said Smith Tract to a 3/8" iron rod found at the South corner of said Metzger Dairies Tract, and the West corner of said Smith Tract, and lying in the Northeast right-of-way line of Bisbee Street;

THENCE, along the southwest boundary line of said Metzger Dairies and Metzger Dairy Tracts, the Northeast right-of-way line of said Bisbee street, and along a line 90.0 feet, Northeast of and parallel to the centerline of the Union Pacific Railroad, as follows:

1. North 61°36'54" West, 153.96 feet to a 1/2" iron rod set;
2. North 61°52'00" West, 7.00 feet to a 1/2" iron rod set at the intersection of the East right-of-way line of Anglin Drive;

THENCE, along the West boundary line of the aforesaid Metzger Dairy, Inc. Tract recorded in Volume 6923, Page 1866 of the Deed Records of Tarrant County, Texas and the East right-of-way line of said Anglin Drive (a 40 foot wide right-of-way), as follows:

1. North 02°00'00" East, 271.50 feet to a 1/2" iron rod set at the beginning at a non-tangent curve to the right;
2. Northeasterly 76.64 feet along said non-tangent curve to the right having radius of 40.00 feet, a central angle of 109°46'22", and a chord bearing North 58°51'41" East 64.44 feet, to the PLACE OF BEGINNING, containing 1.599 acres 69,631 square feet) of land.



I do hereby certify that this is a true and correct copy of the original record now on file in the Official Public Records of Tarrant County, Texas.

To verify the authenticity of this copy, capture the QR code or visit:
<https://tarrant.tx.publicsearch.us/verifycert/SY9jK9Rj>



Mary Louise Nicholson
Tarrant County Clerk

A handwritten signature in black ink that reads "Mary Louise Nicholson".

Digitally signed by: Mary Louise Nicholson
Date: Jan 13, 2025 12:11 PM -06:00

Page 4 of 4

D221329280

Page 4 of 4

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. All encumbrances, restrictions, covenants, conditions, and matters of title record.
2. Real estate taxes which are a lien not yet due and payable.
3. Encroachments and other matters which would be disclosed by an accurate survey or an inspection of the premises.
4. Zoning and all other restrictions, regulations and ordinances applicable to the Property. Interest of others in oil, gas and mineral rights, if any, recorded in the public records.



TARRANT COUNTY TAX OFFICE

100 E. Weatherford, Room 105 • Fort Worth, Texas 76196-0301 • 817-884-1100
taxoffice@tarrantcountytx.gov
In God We Trust

RICK D. BARNES
Tax Assessor-Collector

TAX CERTIFICATE FOR ACCOUNT : 00004162331
AD NUMBER: A1376 34D 20
CERTIFICATE NO : 141671047

COLLECTING AGENCY

RICK D. BARNES
PO BOX 961018
FORT WORTH TX 76161-0018

REQUESTED BY

GPM FHTX001 LLC

125 S WACKER DR STE 1220
CHICAGO IL 60606

DATE : 1/16/2025
FEE : \$10.00

PAGE 1 OF 1

PROPERTY DESCRIPTION

STRICKLAND, DAVID SURVEY ABS
TRACT 13 TRACT 34D 76 TR 34D &
34D1

0004900 MANSFIELD HWY
0.509 ACRES

PROPERTY OWNER

GPM FHTX001 LLC
C/O OAK STREET REAL ESTATE
CAPITAL
125 S WACKER DR STE 1220
CHICAGO IL 60606

YEAR	TAX UNIT	AMOUNT DUE
2024	CITY OF FOREST HILL	\$0.00
2024	Tarrant County	\$0.00
2024	JPS HEALTH NETWORK	\$0.00
2024	TARRANT COUNTY COLLEGE	\$0.00
2024	FORT WORTH ISD	\$0.00
TOTAL		\$0.00

ISSUED TO : GPM FHTX001 LLC
ACCOUNT NUMBER: 00004162331
TOTAL CERTIFIED TAX: \$0.00

As Deputy Tax Assessor/Collector for Tarrant County , I do hereby certify pursuant to Texas Property Tax Code Section 31.08 that the delinquent taxes, penalties and attorney fees due for only the above described property are as listed below according to the current tax records. Additional taxes may become due on the described property, which are not reflected herein, if the said described property has or is receiving any special statutory valuations that may trigger tax rollback provisions and other changes to the appraisal roll made subsequent to the issuance of this certificate.

This certificate applies to ad valorem taxes only and does not apply to any special assessment levies.

Patricia Jimenez Deputy





Online Rendition will be available from your Dashboard starting Friday, January 3rd.

Homestead Exemption Application Information

Tarrant Appraisal District will be closed on Monday, January 20th in observance of Martin Luther King, Jr. Day!

Account: 04162331

Address: 4900 MANSFIELD HWY

[Export Property Page](#)

Location

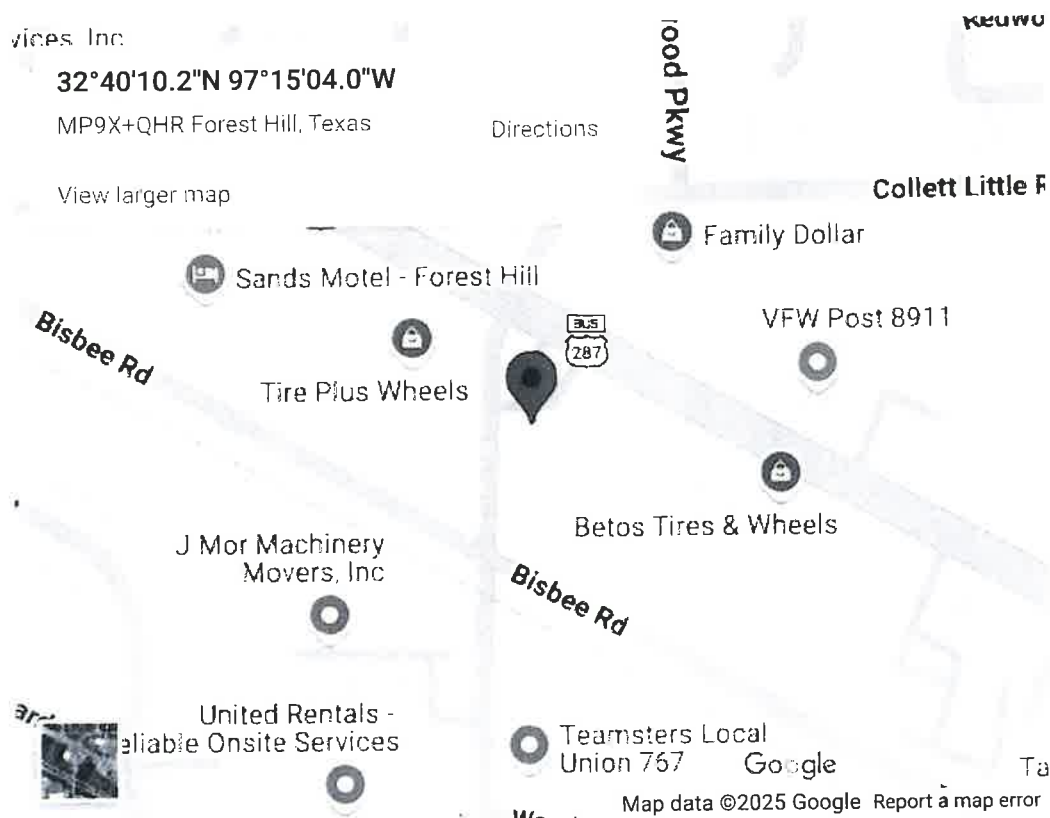
Services, Inc.

32°40'10.2"N 97°15'04.0"W

MP9X+QHR Forest Hill, Texas

[Directions](#)

[View larger map](#)



This map, content, and location of property is provided by Google Services.

Address: 4900 MANSFIELD HWY
City: FOREST HILL
Georeference: A1376-34D
Subdivision: STRICKLAND, DAVID SURVEY
Neighborhood Code: Service Station General
Latitude: 32.6694875968
Longitude: -97.2511190877
TAD Map: 2072-364
MAPSCO: TAR-093N

Property Data

Legal Description: STRICKLAND, DAVID SURVEY Abstract 13 Tract
34D 76 TR 34D & 34D1

Jurisdictions:

CITY OF FOREST HILL (010)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: F1

Year Built: 1985

Personal Property Account: 14784314

Agent: RYAN LLC (00320)

Site Number: 80332064

Site Name: EZ MART

Site Class: SSMiniMart - Svc Station-Mini Mart with Fuel

Parcels: 1

Primary Building Name: EZ MART / 04162331

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 2,266

Net Leasable Area⁺⁺⁺: 2,266

Percent Complete: 100%

Land Sqft^{*}: 22,172

Land Acres^{*}: 0.5089

Pool: N

Protest Deadline Date: 5/31/2024

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Property Documents

Documents

2025 Documents

No documents to display.

2024 Documents

Show Documents

Owner Information

Current Owner:

GPM FHTX001 LLC

Primary Owner Address:

125 S WACKER DR STE 1220
CHICAGO, IL 60606

Deed Date: 10/25/2021

Deed Volume:

Deed Page:

Instrument: D221329280

Previous Owners:

Name
YATES GROUP INC

Date
10/10/2018

Instrument
39771900

Deed Volume

Deed Page

Name

E-Z MART STORES INC

Date

5/31/2014

Instrument

D214153191

Deed Volume

Deed Page

Name

JEY INVESTMENTS LTD

Date

8/23/1996

Instrument

00126790000602

Deed Volume

0012679

Deed Page

0000602

Name

YATES FAELLEN;YATES JIM

Date

6/2/1995

Instrument

00119840000001

Deed Volume

0011984

Deed Page

0000001

Name

E-Z MART STORES INC**Date**

6/1/1995

Instrument

00119830002292

Deed Volumne

0011983

Deed Page

0002292

Name

METZGER DAIRIES INC

Date

12/31/1900

Instrument

00000000000000

Deed Volumne

0000000

Deed Page

0000000

\$ Values

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year

2025

Improvement Market

Value Pending

Land Market

Value Pending

Total Market

Value Pending

Total Appraised+

Value Pending

Year

2024

Improvement Market

\$209,266

Land Market

\$77,602

Total Market

\$286,868

Total Appraised+

\$286,868

Year

2023

Improvement Market

\$195,901

Land Market

\$62,082

Total Market

\$257,983

Total Appraised+

\$257,983

Year

2022

Improvement Market

\$175,848

Land Market

\$62,082

Total Market

\$237,930

Total Appraised+

\$237,930

Year

2021

Improvement Market

\$181,165

Land Market

\$33,258

Total Market

\$214,423

Total Appraised+

\$214,423

Year

2020

Improvement Market

\$183,775

Land Market

\$33,258

Total Market

\$217,033

Total Appraised+

\$217,033

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

Exemptions / Special Appraisal

There are no exemptions for this property



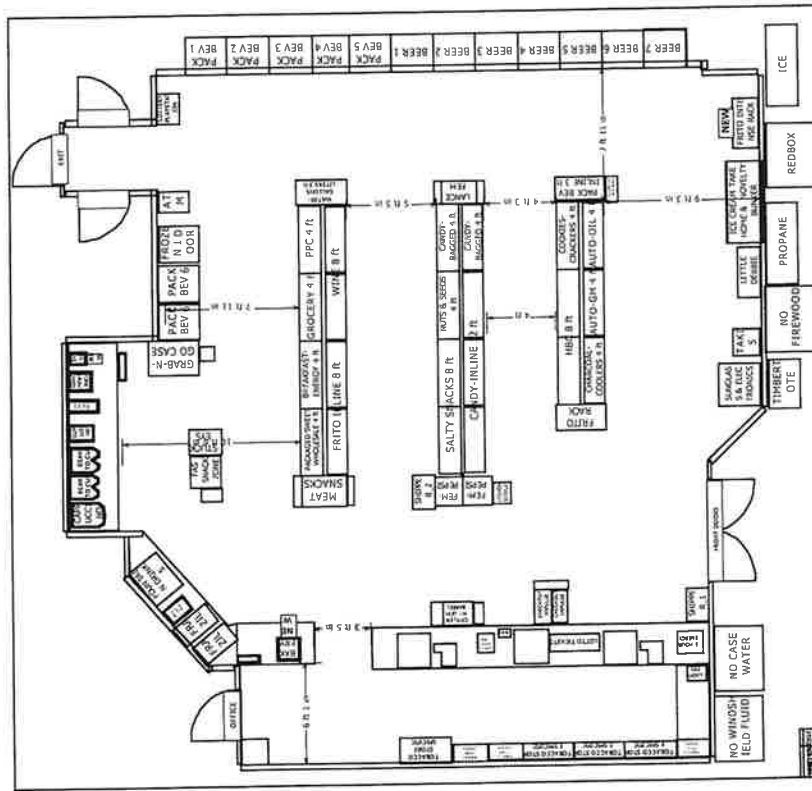
4340 E-Z Mart

4900 Mansfield Hwy. - Fort Worth, TX - 8174787451

FEB RESET PREP 2024

Set Date: _____

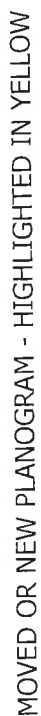
12/13/2024



PUMPS

Page: 1 of 6

For issues or questions, contact SpacePlanning@GPMInvestments.com



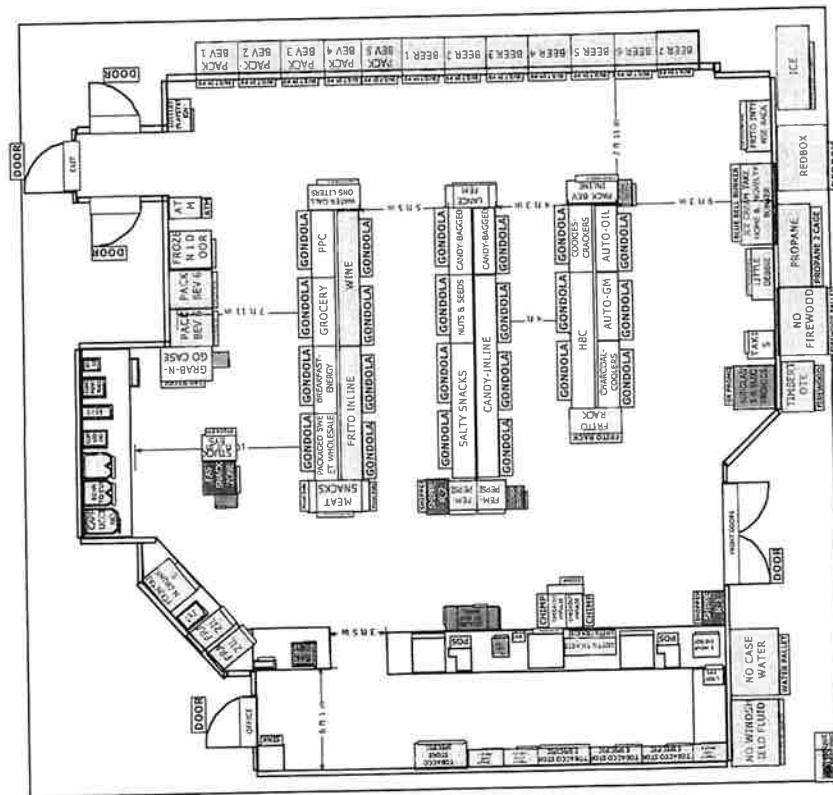


GPM Designed Planogram

Pack Bev Cooler

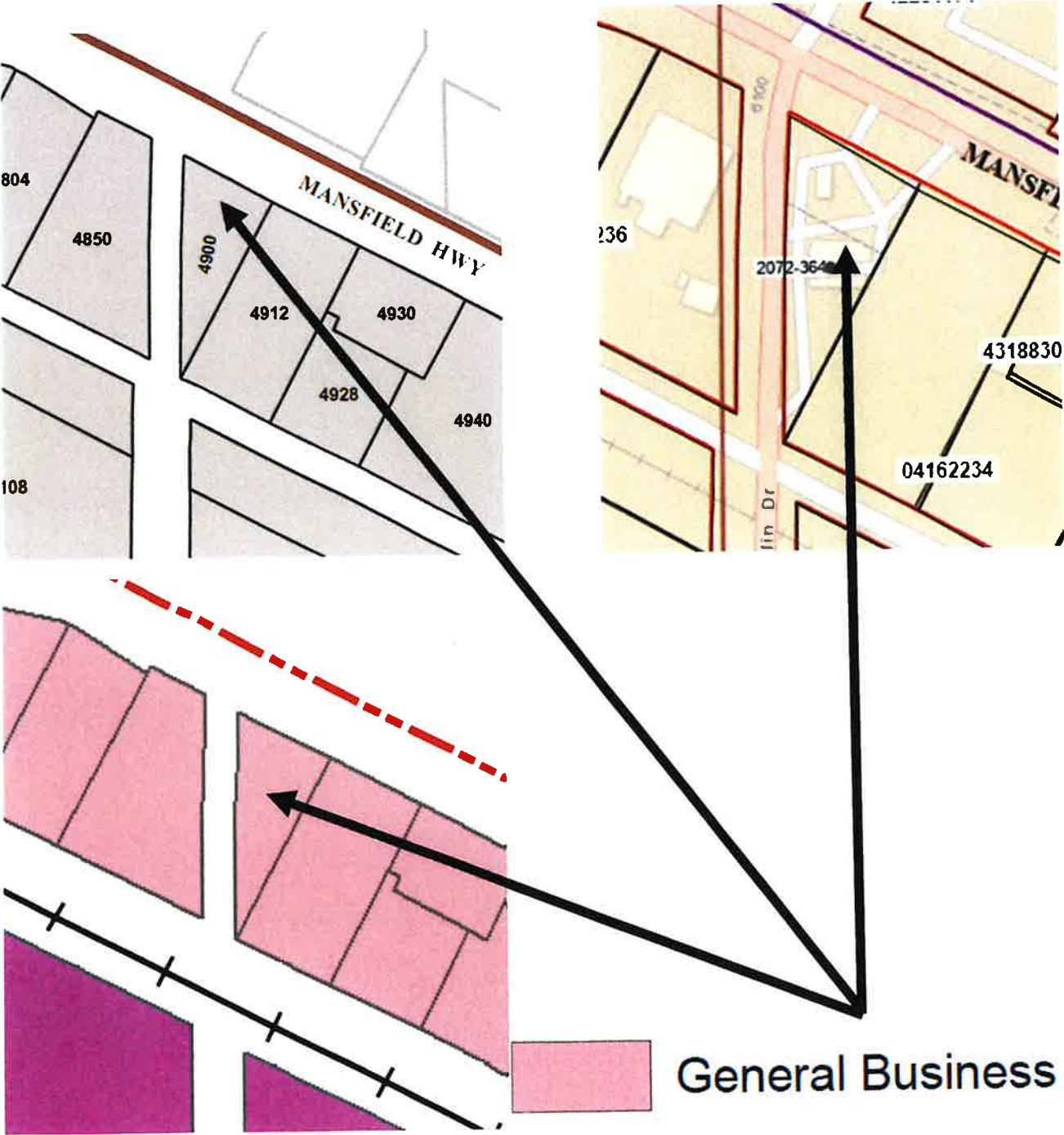
Coming Soon

Solaray Program



PUMPS

4900 Mansfield Highway, Forest Hill, Texas 76119



Entertainment, Recreation, and Food Uses		R1	R2	R3	R4	2F	MF	LR	GB	LI	HI	PD	Definition
Alcoholic Beverage Sales/Off-Premise Consumption								S	S	S	S	S	An establishment which offers to its patrons a variety of alcoholic beverages packaged for consumption away from the premises.
Alcoholic Beverage Sales/On-Premise Consumption								S	S	S	S	S	An establishment which offers to its patrons alcoholic beverages or mixed alcoholic beverages for consumption in opened containers or vessels.
Amusement Center, Indoor								X	X	X	X	X	A facility providing game equipment for entertainment and amusement as its primary source of income. Games contained in the facility may include coin-operated machines utilizing balls, pins, and baskets, video equipment, and pinball. Other equipment may include skill games such as pool, billiards, bowling, shuffleboard, darts, and batting cages. Any combination of these games may be used in the facility. Games of wagering and chance, including 8-liners, categorized as gambling are prohibited and not included in this use.
Amusement Center, Outdoor									S	X	X	X	An amusement enterprise offering entertainment or games of skill to the general public for a fee or charge wherein any portion of the activity takes place in the open which includes but is not limited to a miniature golf course, go-cart track, bumper boats, roller coasters, paint ball courses, and other associated entertainment type rides. This shall include water parks, amusement parks, carnivals, etc.
Assembly/Dance/Banquet Hall								X	X	X	X	X	A building and associated facilities for lease, rent or hire dedicated to social or recreational activities without the serving of alcohol.
Bakery (Retail)								X	X	X	X	X	An establishment which produces bakery goods and various confectionery items, such as rolls, bread, cakes, etc. for direct sale to the consumer.
Bar, Nightclub									S	S	S	S	A place where spirituous, vinous, malt or other alcoholic beverages are sold for consumption on premises; provided however, that incidental holding areas within restaurants for customers awaiting seating and in which alcoholic beverages are served shall not be construed to be "bars" so long as such holding area or areas do not exceed 25% of the total square footage of the restaurant, excluding kitchen areas, and the gross sales for alcoholic beverages within the restaurant excluding such holding areas do not exceed 20% of the gross receipts of the restaurant; and, further, provided that restaurants which derive 20% or less of their gross receipts from the sale of alcoholic beverages shall not be construed to be "bars".
Batting Cages									X	X	X	X	A private, commercial enterprise offering outdoor batting cages to the general public for a fee or charge.
Bingo Establishment									S	S	S	S	An establishment, operated by a licensed non-profit organization, which offers a specific game of chance, commonly known as bingo or lotto, in which prizes are awarded on the basis of designated numbers or symbols on a card conforming to number or symbols selected at random. Establishment and operators must meet all regulations as required by the Texas Alcoholic Beverage Commission.
Bowling Alley									X	X	X	X	A facility housing a series of wooden lanes on which a hard ball is rolled down in an effort to knock down wooden pins, usually having facilities for food or drink. Should this use include the selling of alcoholic beverages, then a Specific Use Permit shall be required.
Cafeteria/Cafe/Restaurant/Fast Food								X	X	X	X	X	A commercial eating establishment where snacks or meals are vended for consumption primarily on the premises. This definition is intended to include establishments with delivery offered to automobiles away from the main building.

SPECIFIC USE PERMIT STIPULATIONS:

The Specific Use Permit is hereby made subject to the following condition(s) and requirement(s) for off-premise consumption of alcoholic beverages.

The Specific Use Permit shall be specific to the owner:

Ali Zoubi
1301 Northwest Hwy.
Garland, TX 75041

- (1) Owner shall abide by all City Ordinances and Regulations now in effect, or which shall be hereinafter enacted.
- (2) Owner shall abide by Texas House Bill 1024 relating to the pick-up and delivery of alcoholic beverages for off-premise consumption.
- (3) Specific Use Permit (SUP) shall be specific to the owner/applicant and shall not be transferred to another person, company, entity, or location.
- (4) Off-premise alcohol sales shall be limited to liquor, beer and wine.
- (5) The business owner shall ensure that the business parking lot remains clear of trash including but not limited to food containers, cans, bottles, broken glass and all other waste.
- (6) The building and parking lot where off-premise alcoholic beverages are sold must be well lit at all times.

I have reviewed these stipulations and I agree to them for my application to the City of Forest Hill.



Signed by:

A handwritten signature in black ink, appearing to read "Ali Zoubi", is written over a horizontal line.

Ali Zoubi, applicant

2/21/2025

Date

A handwritten signature in black ink, appearing to read "Ryan Phelan", is written over a horizontal line.

Owner Representative, GPM FHTX001

2/20/2025

Date



February 10, 2025

Mr. John Bondurant Jr.
Commercial Recorder
ATTN: Legal Notices – via email: recorder@flash.net

Dear Mr. Bondurant:

Please publish the following Legal Notice in the **Thursday, February 13, 2025** issue of the *COMMERCIAL RECORDER*. This notice will run for one day only. The invoice may be sent to the City of Forest Hill Planning Department for processing at 3219 California Parkway, Forest Hill, TX 76119.

Legal Notice
Notice of Public Hearings

The Forest Hill Planning and Zoning Commission will hold a public hearing on **Monday, March 3, 2025**, at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. The Forest Hill City Council will conduct a second public hearing on these matters on **Tuesday, March 4, 2025**, at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the Zoning Ordinance and the proposed changes are available for viewing at the Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, TX 76119. Any other information may be obtained by calling the City of Forest Hill at 817-568-3009.

Case # PZ 2025-03

To receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance of the City of Forest Hill by changing the Official Zoning map and the zoning classification of property legally described as being part of the David Strickland Survey, Abstract 13 Tract 34D 76 TR 34D and 34D1 in the City of Forest Hill, Tarrant County, Texas zoned GB (General Business) to add a Specific Use Permit to allow alcohol sales for off-premise consumption at 4900 Mansfield Highway, in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

If you have any questions, please contact Venus Wehle at 817-568-3009. Thank you.

Venus M. Wehle, PCED

Venus M. Wehle, PCED
City Manager
City Planner
vwehle@foresthilltx.org/817-568-3009

Commercial RECORDER

Court and Commercial Daily

— ESTABLISHED 1903 —

VOL. 123 — NO. 30
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THURSDAY MORNING, FEBRUARY 13, 2025

commercialrecorder.com
(ISSN 1091-3998) SINGLE COPY 75¢

SPCA of Texas Launches LGBTQ+ Advisory Council to Enhance Community Engagement



An SPCA of Texas Volunteer shows off an adoptable dog to a potential new family at Dallas Pride at Fair Park.

DALLAS — The SPCA of Texas is proud to announce the launch of its LGBTQ+ Advisory Council, a strategic initiative to strengthen ties with North Texas' LGBTQ+ community and allies and foster inclusivity in its mission to provide care and services to pets place to live, work, and play,"

said Chris Luna, JD, President & CEO of the SPCA of Texas. "The LGBTQ+ community has been a longtime supporter of the SPCA of Texas through adoptions and donations. With the launch of our LGBTQ+ Advisory Council, we're deepening our commitment to inclusivity by seeking guidance from community leaders to better serve all residents and their pets."

The SPCA of Texas has a history of celebrating diversity, exemplified by its recognition in the Dallas Voice as the "Best Place to Adopt a Pet" for over ten years, and its enthusiastic participation in the annual Dallas Pride Parade. These milestones underscore the organization's ongoing efforts to welcome and celebrate all members of the community.

In 2025, the SPCA of Texas is planning new initiatives aimed at strengthening connections with the LGBTQ+ community and allies, including:

- **Mobile Adoption Events:** The SPCA of Texas will host pet adoption events in welcoming spaces such as Sue Ellen's, The Round-Up Saloon, and other LGBTQ+-friendly venues across the North Texas region.

- **Permanent Retail Space:** We have begun establishing a permanent LGBTQ+-oriented retail presence in the SPCA of Texas' Dallas Animal Care Center to support the organization's mission offering pet supplies and branded merchandise with proceeds benefiting the pets and people it serves.

- **Enhanced Community Outreach:** The LGBTQ+ Advisory Council will provide vital insights and feedback to help shape programs, events, and services tailored to the community's needs.

- **North Texas LGBT Chamber of Commerce:** The SPCA of Texas has recently joined the chamber to underscore our commitment to equality and to be involved in the community. The SPCA of Texas will also continue its successful "Pet of the Week" in the Dallas Voice, which profiles pets available for adoption.

The SPCA of Texas invites members of the community to join this journey by sending an email expressing interest in joining the advisory council to lgbtq@spca.org. Interested individuals and organizations can support the SPCA of Texas' efforts by volunteering, adopt-

ing, fostering, attending events, or making a donation. More information about upcoming events and initiatives can be found at spca.org.

About SPCA of Texas

Founded in 1938, the SPCA of Texas is a 501(c)(3) non-profit animal welfare organization that operates two shelters, one spay/neuter clinic, one mobile adoptions vehicle and an animal rescue center, all located in Dallas and Ellis Counties, and maintains a team of animal cruelty investigators who rescue hundreds of animals from cruelty each year in North Texas counties. Moreover, the SPCA of Texas serves as an active resource center for an array of services that bring people and animals together to enrich each other's lives.

The SPCA of Texas is not affiliated with any other entity and does not receive general operating funds from the City of Dallas, State of Texas, federal government or any other national humane organization. SPCA of Texas is dedicated to providing every animal exceptional care and a loving home. To learn more about the SPCA of Texas, visit spca.org.

An Untapped Approach to Ease the Texas Diabetes Burden

AUSTIN, TEXAS — As the incidence of newly diagnosed diabetes continues to increase among U.S. children and adolescents, DentaQuest, part of Sun Life U.S. and a leading dental benefit provider in the state of Texas, is working to raise awareness about the connection between oral health and diabetes.

"Making the connection between oral health and diabetes in Texas could be an untapped approach to easing the diabetes burden in the Lone Star State," said Dr. Michael Jacques, Texas Dental Director of Clinical Management for DentaQuest.

A November 2024 federal report found nearly 1 in 6 U.S. adults has diagnosed or undiagnosed diabetes. In Texas, every year, more than 135,000 adults are diagnosed with diabetes, which was the eighth leading cause of death in the U.S. in 2022.

While many conversations point to GLP-1 medications or how lifestyle habits and underlying health issues relate to diabetes incidence and outcomes,

one critical area that often gets overlooked is the link between diabetes and oral health.

"Research shows poor oral health has a direct impact on an individual's overall health. As a dentist, I see the connection firsthand," continued Jacques. "But for many, the links between diabetes and oral health are not commonly understood. We can, and should, do more to ensure Texans understand the impact of good oral health on their larger health and wellness."

Dentists can be one of the first lines of defense in spotting undiagnosed diabetes. A routine dental exam can uncover underlying oral health issues that are key indicators of diabetes, such as bad breath or dry mouth.

Jacques also noted that, "By normalizing the integration of diabetes care and dental care, leaders at DentaQuest and dental providers across the country are drawing attention to how important improving oral health is to mitigate higher-cost health concerns."

Early detection, intervention, and treatment can make an immense difference in overall outcomes and could help rein in the substantial direct and indirect costs for diabetes in Texas, a figure that totaled an estimated \$25.6 billion in 2017.

DentaQuest focuses on member outreach services and programs to increase access to medical, dental and community-based services, with a philanthropic focus on addressing diabetes. For example, its Chronic Conditions Outreach Programs includes member coordinators who provide educational materials about diabetes, and can even assist members with making dentist appointments or finding a primary care doctor equipped to help facilitate treatment.

While periodontal disease doesn't cause diabetes or vice versa, the two can influence each other. In fact, having diabetes increases the risk of gum disease by 86%. For those over age 50, having diabetes also means you are 46% more likely

to have fewer than 20 teeth left and 56% more likely to have severe tooth loss (3 or fewer teeth).

Recent research shows that failure to receive preventive oral health care results in higher overall health care spending. According to the study, periodontal treatment was associated with reduced overall health care costs of 12% for commercially insured patients and 14% for patients with Medicaid, compared to those who did not receive treatment.

Other research shows even just a 1% reduction in high blood sugar levels is associated with a 13% reduction in total diabetes-related health care costs. All of this underscores the need to educate, diagnose, and treat oral health.

"The healthcare system must evolve and make oral health an essential part of overall health. But everyone can help reduce the diabetes burden with a simple annual dental visit, it's a resolution we all should work to keep in the New Year," Jacques summarized.

About DentaQuest

The Sun Life U.S. dental business, including DentaQuest, is dedicated to improving the oral health of all through purpose-driven, outcomes-based solutions. We make dental benefits fit better for everyone through Preventistry® — an inclusive approach centered on preventive, quality care, expanded access and solutions built on valued relationships across the health care ecosystem. We manage dental and vision benefits for approximately 36 million Americans. For 30 years, we have delivered cost-effective benefit plans and services for employer groups, individuals, health plans, and government-sponsored dental programs. We are the largest Medicaid and CHIP dental benefits administrator in the U.S., by membership. We also support direct patient care through an expanding network of 80 dental practices in underserved communities across the United States. Learn more about the Sun Life U.S. dental business at SunLife.com/dental and DentaQuest.com.

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

Continued from page 4

96th District Court of Tarrant County, Texas at or before 10 o'clock A.M. of the Monday next after the expiration of 42 days from the date of issuance of this Citation, said Monday being March 17, 2025, then and there to SULLIVAN & COOK LLC as Plaintiff Filed in said Court on October 29, 2024 Against MIRIAM MOHAREB as Defendant.

Said suit being numbered 096-35908-24 on the docket of said court, the nature of which demand is as follows, to-wit: SEE ATTACHED: SYNOPSIS

SYNOPSIS

Plaintiff: Sullivan & Cook, LLC, a Texas law firm based in Irving.

Defendant: Miriam Mohareb, residing in Southlake, Texas.

Nature of the Case: Breach of Contract, Suit on Sworn Account, Quantum Meruit.

Key Details: From October 25, 2023, through August 1, 2024, Sullivan & Cook, LLC provided legal services to Miriam Mohareb based on a signed contract and oral account. Miriam received monthly invoices and there is an outstanding balance owed totaling \$24,068.00 for these services. Despite demands for payment, the sum of \$24,068.00 remains outstanding.

Claims: Sullivan & Cook, LLC seeks: The principal amount of \$24,068.00, Pre- and post-judgment interest, attorney fees, and court costs. Jurisdiction: Tarrant County, Texas.

Relief Sought: Monetary relief not exceeding \$250,000, excluding interest, statutory or punitive damages, penalties, attorney fees, and costs.

THE STATE OF TEXAS

To the Sheriff, Constable or Clerk of the Court of any County of the State of Texas, Greeting: You are hereby commanded to serve the foregoing Citation by making publication thereof in some newspaper, of legal circulation, published in the County of Tarrant, once each week for four consecutive weeks, the first publication to be at least 28 days before the return day of the Citation.

Herein Fail not, but on the return herein above named have you then and there before said Court, this Writ, with your return thereon, showing how you have executed the same.

Issued and given under my hand and seal of said Court at Tarrant County, Texas, this the January 29, 2025.

THOMAS A. WILDER
Clerk of District Courts of Tarrant County, Texas

By /s/ Natalie Thigpen
Natalie Thigpen, Deputy

NOTICE: You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

THE STATE OF TEXAS
DISTRICT COURT,
TARRANT COUNTY
CITATION BY
PUBLICATION

Cause No. 348-359248-24
SAMANTHA TANIS, RYAN TANIS, JANE O'GRADY, US BANK TRUST NATIONAL ASSOCIATION, NOT IN vs. SAMANTHA TANIS, RYAN TANIS, JANE O'GRADY, TO: THE UNKNOWN HEIRS AT LAW OF TIMOTHY A. TANIS Whose residence is unknown, GREETINGS:

Hereby Commanded to appear by filing a written answer to PLAINTIFF'S ORIGINAL PETITION before the

THE STATE OF TEXAS
DISTRICT COURT,
TARRANT COUNTY
CITATION BY
PUBLICATION

Cause No. 348-359248-24
US BANK TRUST NATIONAL ASSOCIATION, NOT IN vs. SAMANTHA TANIS, RYAN TANIS, JANE O'GRADY, TO: RYAN TANIS Whose residence is unknown, GREETINGS:

Hereby Commanded to appear by filing a written answer to PLAINTIFF'S ORIGINAL PETITION before the

next after the expiration of 42 days from the date of issuance of this Citation, said Monday being March 17, 2025, then and there to US BANK TRUST NATIONAL ASSOCIATION as Plaintiff Filed in said Court on November 04, 2024 Against RYAN TANIS as Defendant.

Said suit being numbered 348-359248-24 on the docket of said court, the nature of which demand is as follows, to-wit: SEE ATTACHED: SUMMARY

SUMMARY

Plaintiff U.S. Bank Trust National Association, not in its individual capacity but solely as Trustee of EU Mortgage Trust B, Its successors in interest or assigns, by and through its attorney of record Joseph M. Vacok of Robertson, Anschutz, Schneid, Crane & Partners, PLLC, 5601 Executive Dr., Suite 400, Irving, TX 75038, brought suit against Samantha Tanis, Ryan Tanis, and The Unknown Heirs of Timothy A. Tanis, deceased and any other person claiming any subordinate right, title and/or interest in 1100 Pae St., Azle, Texas 76020 ("Property"), and legally described as:

LOT ONE (1) IN BLOCK FIVE (5) OF OLD COBWEB PARK ADDITION, AN ADDITION TO THE CITY OF AZLE, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN/UNDER VOLUME 388-C, PAGE 128, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS.

THE STATE OF TEXAS To the Sheriff, Constable or Clerk of the Court of any County of the State of Texas, Greeting: You are hereby commanded to serve the foregoing Citation by making publication thereof in some newspaper, of legal circulation, published in the County of Tarrant, once each week for four consecutive weeks, the first publication to be at least 28 days before the return day of the Citation.

Herein Fail not, but on the return herein above named have you then and there before said Court, this Writ, with your return thereon, showing how you have executed the same.

Issued and given under my hand and seal of said Court at Tarrant County, Texas, this the January 30, 2025.

THOMAS A. WILDER
Clerk of District Courts of Tarrant County, Texas

By /s/ Natalie Thigpen
Natalie Thigpen, Deputy

NOTICE: You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

THE STATE OF TEXAS
DISTRICT COURT,
TARRANT COUNTY
CITATION BY
PUBLICATION

Cause No. 360-756285-24
INRE BRANNY ALVARADO CAMPOS, ET AL TO: EVER NEPTALI ALVARADO AND TO all whom it may concern GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

DOZA as Petitioners Was filed in 325th Court of Tarrant County, Texas, on 18th day of October, 2024 Against UNKNOWN FATHER, numbered 325-758708-24, and entitled: INRE A CHILD, the suit requests TERMINATION OF PARENTAL RIGHTS AND ADOPTION OF A MINOR CHILD.

Said child was born on the 20TH DAY OF SEPTEMBER, 2024 - GIANNA JHENE ROMO MENDOZA

The court has authority in this suit to enter any judgment or decree in the child's interest which will be binding upon you, including the termination of the parent-child relationship, the determination of paternity and the appointment of a conservator with authority to consent to the child's adoption.

THE STATE OF TEXAS To the Sheriff, Constable or Clerk of the Court of any County of the State of Texas, Greeting: You are hereby commanded to serve the foregoing Citation by making publication thereof in some newspaper, of legal circulation, published in the County of Tarrant, once a week for four consecutive weeks before the hearing, the first publication to be at least 20 days before the return day of the Citation.

Herein Fail not, but on the return hereinabove named have you then and there before said Court, this Writ, with your return thereon, showing how you have executed the same.

Issued and given under my hand and seal of said Court at Tarrant County, Texas, this the 14th day of January, 2025.

THOMAS A. WILDER
Clerk of District Courts of Tarrant County, Texas

By /s/ Rodrigo Munoz
Rodrigo Munoz, Deputy

NOTICE: You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

THE STATE OF TEXAS
DISTRICT COURT,
TARRANT COUNTY
CITATION BY
PUBLICATION

Cause No. 360-756285-24
INRE BRANNY ALVARADO CAMPOS, ET AL TO: SARA NOHEMY CAMPOS MARTINEZ AND TO all whom it may concern GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

THE STATE OF TEXAS
DISTRICT COURT,
TARRANT COUNTY
CITATION BY
PUBLICATION

Cause No. 360-756285-24
INRE BRANNY ALVARADO CAMPOS, ET AL TO: EVER NEPTALI ALVARADO AND TO all whom it may concern GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

THE STATE OF TEXAS To the Sheriff, Constable or Clerk of the Court of any County of the State of Texas, Greeting: You are hereby commanded to serve the foregoing Citation by making publication thereof in some newspaper, of legal circulation, published in the County of Tarrant, once a week for four

consecutive weeks before the hearing, the first publication to be at least 20 days before the return day of the Citation.

Herein Fail not, but on the return hereinabove named have you then and there before said Court, this Writ, with your return thereon, showing how you have executed the same.

Issued and given under my hand and seal of said Court at Tarrant County, Texas, this the 14th day of January, 2025.

THOMAS A. WILDER
Clerk of District Courts of Tarrant County, Texas

By /s/ Rodrigo Munoz
Rodrigo Munoz, Deputy

NOTICE: You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of twenty days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

THE STATE OF TEXAS
DISTRICT COURT,
TARRANT COUNTY
CITATION BY
PUBLICATION

Cause No. 324-757919-24
INRE: CHILDREN TO: JAMES LEVI WHITESIDE AND to all whom it may concern GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

THE STATE OF TEXAS
DISTRICT COURT,
TARRANT COUNTY
CITATION BY
PUBLICATION

Cause No. 324-757919-24
INRE: CHILDREN TO: JAMES LEVI WHITESIDE AND to all whom it may concern GREETINGS:

You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 A.M. on the Monday next following the expiration of 20 days after you were served this citation and petition, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

THE STATE OF TEXAS To the Sheriff, Constable or Clerk of the Court of any County of the State of Texas, Greeting: You are hereby commanded to serve the foregoing Citation by making publication thereof in some newspaper, of legal circulation, published in the County of Tarrant, once a week for four consecutive weeks before the hearing, the first publication to be at least 20 days before the return day of the Citation.

Herein Fail not, but on the return hereinabove named have you then and there before said Court, this Writ, with your return thereon, showing how you have executed the same.

Issued and given under my hand and seal of said Court at Tarrant County, Texas, this the 6th day of January, 2025.

THOMAS A. WILDER
Clerk of District Courts of Tarrant County, Texas

By /s/ Rodrigo Munoz
Rodrigo Munoz, Deputy

Liquor Permit

Application has been made to the Texas Mixed Beverage Permit and Food & Beverage Certificate by Hartland EC LLC dba El Chato's located at 12039 Camp Bowie W Blvd, Aledo, Tarrant County, Texas. Manager of said LLC is Erika Soto.

Miscellaneous
Notice

ON-LINE AUCTION
Tarrant County, Texas, and Purchasing Agent, Melissa Lee, C.P.M., A.P.P. are holding an on-line auction for County Surplus and Retired Equipment. Bids can be made and a catalog of the items available can be found at: www.ReneBates.com

BIDDING CLOSSES FEBRUARY

28, 2025, AT 12:00 P.M., CST

City of Forest Hill

Legal Notice

Notice of Public Hearings
The Forest Hill Planning and Zoning Commission will hold a public hearing on Monday, March 3, 2025 at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. The Forest Hill City Council will conduct a second public hearing on these matters on Tuesday, March 4, 2025, at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, TX 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the Zoning Ordinance and the proposed changes are available for viewing at the Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, TX 76119. Any other information may be obtained by calling the City of Forest Hill at 817-568-3009.

Case # PZ-2025-03

To receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance of the City of Forest Hill by changing the Official Zoning map and the zoning classification of property legally described as being part of the David Strickland Survey, Abstract 13 Tract 340 76 TR 34D and

3401 In the City of Forest Hill, Tarrant County, Texas zoned GB (General Business) to add a Specific Use Permit to allow alcohol sales for off-premise consumption at 4900 Mansfield Highway, in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

PUBLIC NOTICE

On April 16, 2024, the Forest Hill Police Department took custody of an ATM machine. We are currently working to identify the owner of the unit. If you or someone you know is missing an ATM, please contact the Forest Hill Police Department's Property and Evidence Unit at 817-531-5275 or 817-531-5274. When reaching out, please reference case number #24FPD05312.

City of Forest Hill

1-30 (7-6-13)

PZ CASE #2025-03

4900 Mansfield Highway - 200 foot letters

APPLICANT ADDRESS: 4900 MANSFIELD HIGHWAY

ADDRESS: 6108 ANGLIN DR.

PROPERTY OWNER:
HWP INVESTMENTS INC
6024 OLD HEMPHILL RD STE C
FORT WORTH, TX 76134

ADDRESS: 6109 ANGLIN DR.

PROPERTY OWNER:
GENERAL WAREHOUSEMEN & HELPERS
6109 ANGLIN DR
FOREST HILL, TX 76119-7536

ADDRESS: 4928 BISBEE ST.

PROPERTY OWNER:
JACK AND DEBORAH SMITH
700 TIMBERLINE ST
KENNEDEALE, TX 76060-2432

ADDRESS: 4804 MANSFIELD HIGHWAY

PROPERTY OWNER:
DAI INVESTMENTS LLC SERIES B
129 ORAM ST
ARLINGTON, TX 76010

ADDRESS: 4850 MANSFIELD HIGHWAY

PROPERTY OWNER:
NIZAR DOAR
4852 MANSFIELD HWY
FOREST HILL, TX 76119-7562

ADDRESS: 4912 MANSFIELD HIGHWAY

PROPERTY OWNER:
GPM FHTX001 LLC
125 S WACKER DR STE 1220
CHICAGO, IL 60606

ADDRESS: 4930 MANSFIELD HIGHWAY

PROPERTY OWNER:
SEBASTIAN PROPERTIES LLC
3327 TOPEKA AVE
DALLAS, TX 75212



February 13, 2025

Dear Property Owner/Resident:

The Forest Hill Planning and Zoning Commission will hold a Public Hearing on Monday, March 3, 2025 at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, Texas, 76119. The Forest Hill City Council will conduct a second Public Hearing on these matters on Tuesday, March 4, 2025 at 6:00 p.m. in the Forest Hill Council Chambers located at 3219 California Parkway, Forest Hill, Texas, 76119. Any interested person will be allowed to appear and speak at the public hearing. The Planning and Zoning Commission is a recommending body only. The City Council is authorized to approve or deny the request. A copy of the request is available for viewing at the Forest Hill City Hall in the Planning Office located at 3219 California Parkway, Forest Hill, Texas, 76119. Any other information may be acquired by calling (817) 568-3009.

Case # PZ 2025-03

To receive citizen's comments regarding a request to amend the Comprehensive Zoning Ordinance of the City of Forest Hill by changing the Official Zoning map and the zoning classification of property legally described as being part of the David Strickland Survey, Abstract 13 Tract 34D 76 TR 34D and 34D1 in the City of Forest Hill, Tarrant County, Texas, zoned GB (General Business) to add a Specific Use Permit to allow alcohol sales for off-premise consumption at 4900 Mansfield Highway, in the City of Forest Hill, Tarrant County, Texas. The applicant is Ali Zoubi.

This letter is a notification of a Public Hearing of property that is within 200 ft. of your property. You are not required to appear, but should you wish to address the Commission or Council with comments on the proposed cases, you will be afforded the opportunity to speak.

If you have any questions, please contact me at (817) 568-3009 or via email at vwehle@foresthilltx.org.

Thank you,

Venus M. Wehle, PCED
City Manager
City Planner
vwehle@foresthilltx.org



Mayor and Council Communication Deliberation Item 8a

DATE: March 4, 2025

FROM: Sharon Jungman, Finance Director

ITEM: Discuss and consider approval of the Quarterly Investment Report for the period ending December 31, 2024.

BACKGROUND:

Per the City of Forest Hill Investment Policy, adopted July 18, 2023:

REPORTING. The Director of Finance shall submit a signed quarterly investment report that summarizes current market conditions, economic developments, and anticipated investment conditions. The report shall summarize investment strategies employed in the most recent quarter, and describe the portfolio in terms of investment securities, maturities, risk characteristics, and shall explain the total investment return for the quarter.

Finance Director Sharon Jungman will be available to answer any questions you may have regarding the report for the period ending December 31, 2024.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. Quarterly Investment Report

MOTION:

Motion to approve or deny approval of the Quarterly Investment Report for the period ending December 31, 2024.

City of Forest Hill

Quarterly Investment Report

For Period Ending

December 31, 2024

City of Forest Hill

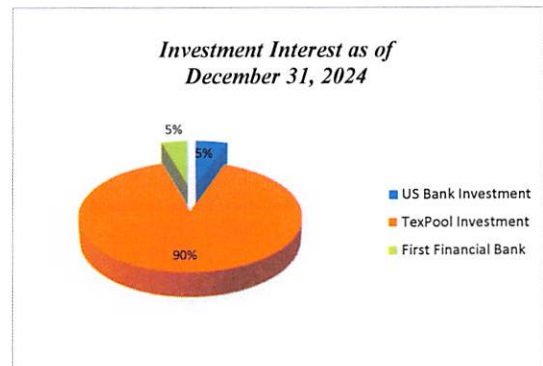
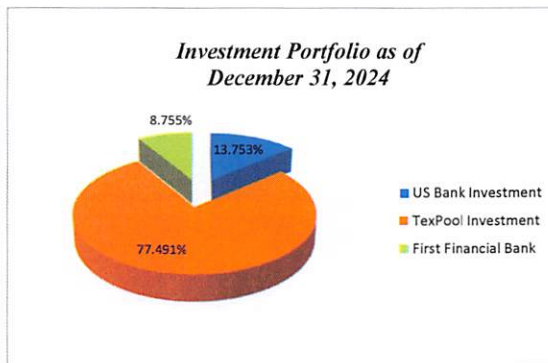
Investment Portfolio Summary - As of December 31, 2024

Investment Types	% of Total Investments	Amount
US Bank Investment		
US Bank Market Value	13.75%	\$ 5,444,604.64
US Bank Total	13.75%	5,444,604.64
TexPool Investment		
Consolidation Account 001	27.53%	10,899,898.47
WW&SS Debt Service 002	1.24%	489,631.30
Community Devel. Corp.003	0.81%	318,981.41
Capital Bonds 004	3.06%	1,212,122.30
Investment Pool Prime	44.85%	17,756,120.20
TexPool Total	77.49%	30,676,753.68
First Financial Bank		
Concentration Account 4588	8.76%	3,466,064.82
First Financial Bank Total	8.76%	3,466,064.82
Total Investment	100.00%	39,587,423.14

Investment Interest Types	% of Total Interest	Amount of Interest earned from Oct. 2024 Thru Dec. 2024
US Bank Investment		
US Bank Interest	5.38%	21,950.00
US Bank Total	5.38%	21,950.00
TexPool Investment		
Consolidation Account 001	31.62%	129,054.31
WW&SS Debt Service 002	1.42%	5,797.21
Community Devel. Corp.003	0.93%	3,776.74
Capital Bonds 004	3.52%	14,351.45
Investment Pool Prime	52.64%	214,828.01
TexPool Total	90.12%	367,807.72
First Financial Bank		
Concentration Account 4588	4.50%	18,370.16
First Financial Bank Total	4.50%	18,370.16
Total Quarterly Interest	100.00%	\$ 408,127.88

Investment Types	% of Total Investments	Amount
US Bank Investment	13.753%	\$ 5,444,604.64
TexPool Investment	77.491%	\$ 30,676,753.68
First Financial Bank	8.755%	3,466,064.82
Total Investment	100.00%	\$ 39,587,423.14

Investment Interest Types	% of Total Interest	Amount
US Bank Investment	5.3782%	21,950.00
TexPool Investment	90.1207%	367,807.72
First Financial Bank	4.5011%	18,370.16
Total Interest	100.00%	\$ 408,127.88

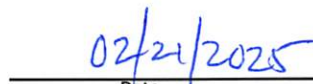


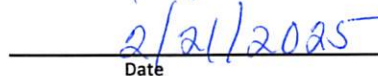
COMPLIANCE STATEMENT

The investment portfolio presented in these reports conforms in all respects to the investment policy of the City of Forest Hill Texas.


Venus Wehle - City Manager


Sharon Jungman - Finance Director


Date


Date



Mayor and Council Communication Deliberation Item 8b

DATE: March 4, 2025

FROM: Mayor Boardingham

ITEM: Discuss and consider action on the appointments of student members to the Uplift Ascend Preparatory Mayor's Youth Advisory Council.

BACKGROUND:

Student members of Uplift Ascend Preparatory must be appointed to the Mayor's Youth Advisory Council in order to participate in the program.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. MYAC Applications for student members for Uplift Ascend Preparatory School Liaison

MOTION:

Motion to approve or deny appointing student members to the Mayor's Youth Advisory Council School Liaison for Uplift Ascend Preparatory.

Place 6: _____

Motion:

Second:

Place 7: _____

Motion:

Second:

The City of Forest Hill

APPLICATION - Youth Advisory Council

Applications will be received and forwarded to Council Members on an ongoing-basis until all 7 board member seats are filled; however, the sooner you submit your application, the better. Please use this form to describe any qualifications, expertise, or special interests that relate to your possible appointment.

Amy Anderson, City Secretary
City of Forest Hill
3219 California Parkway
Forest Hill, Texas 76119
aanderson@foresthilltx.org

Date: 01-29-2025

Name: Cy'More Tamplin

Address: 1312 Niagara St

City: Forest Hill (you must be a resident)

Zip Code: 76140

Parent/Guardian Name: NIKIA Tamplin

Phone No: 214-404-1934

Best phone no. to reach you (i.e. home phone, cell phone, pager): cell

E-Mail Address: Cymore08@icloud.com School: UPH+ Ascend Grade: 11th

If selected for the Youth Advisory Council, would you be willing to attend meetings once a month?

(Circle one)

Yes

No

Overall, how much time do you think you would be able to commit to the Youth Advisory Council (including meetings)? (Check one)

1-2 hours

2-4 hours

4-6 hours

6-8 hours

Tell Us About Yourself

Tell us what you are involved in with your school (interest groups, school sports teams, academic groups, etc.).

As a founding member and officer of my school's DECA Chapter, I've helped build and grow the organization. I have competed in the district competition twice with my community giving project, qualifying both times for state. I have learned leadership skills from this.

Tell us what you are involved in outside of school (interests, faith community, work, job, music, etc.).

Outside of school, I am an active member of my church where I sometimes play the drums. I have past work experience at Cimmarron, which strengthened my teamwork skills. Also, I am passionate about giving back to my community at places like Mission Arlington and ACH Children's Family Services.

What would you like to accomplish if chosen for the City's Youth Advisory Council?

If chosen for the Forest Hill Youth Advisory Council, I would advocate for youth voices, promote community engagement, and help drive positive change.

Describe other leadership roles you have had.

I have held several leadership roles, including vice president of social media for my school's DECA Chapter, where I promoted engagement, and class ambassador where I represented my grade. This year, as DECA's vice president of community service, I lead initiatives to give back to the Forest Hill community.

What do you see as the role of youth in society and how would you change it in the future?

I believe youth are the driving force behind change, but we need more opportunities, resources, and representation to make a real impact on the future.

How did you hear about the Youth Advisory Council?

I heard about the Youth Advisory Council from my Economics and Theory of Knowledge teacher John Sampson.

COMMITMENT PLEDGE

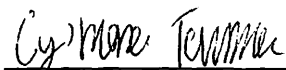
Please Note:

The goal is to develop a group of youth leaders who are committed to learning about local government and the roles they can have in it, making a difference in our community and the lives of youth, recognizing their voice and using it, and representing other youth in the City of Forest Hill. **There is a lot of time, effort and commitment involved.** Truthfully, being a part of the City of Forest Hill's Youth Advisory Council may be a nice addition to your resume or college application but we strongly discourage you from applying solely for this reason.

Please be aware of the following requirements of membership on the Forest Hill Youth Advisory Council:

- One 2-hour meeting per month
- Active participation in meetings
- Active participation in developing, organizing and administering a Youth Event

Your signature below constitutes a pledge that your responses to the questions in this application are accurate. In addition, if selected, you understand and agree to follow the requirements of the City of Forest Hill Youth Advisory Council. In addition, you pledge that your behavior at these meetings and events related to the Youth Advisory Council will bring honor to yourself, your family, your committee colleagues, the City of Forest Hill and all citizens in the City of Forest Hill.



Signature

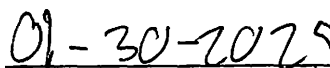


Date

My son/daughter, has my permission to apply for the City of Forest Hill's Youth Advisory Council.



Signature



Date

Please submit this application to the address below or submit this application to the City Secretary directly.

Amy Anderson, City Secretary
City of Forest Hill
3219 California Parkway
Forest Hill, TX 76119
(817) 568-3040 (Office)
(817) 568-3049 (Fax)
aanderson@foresthilltx.org

The City of Forest Hill

APPLICATION - Youth Advisory Council

Applications will be received and forwarded to Council Members on an ongoing-basis until all 7 board member seats are filled; however, the sooner you submit your application, the better. Please use this form to describe any qualifications, expertise, or special interests that relate to your possible appointment.

Amy Anderson, City Secretary
City of Forest Hill
3219 California Parkway
Forest Hill, Texas 76119
aanderson@foresthilltx.org

Date: 1/29/25

Name: Morgan James

Address: 3620 Brambleton Place

City: Forest Hill (you must be a resident) Zip Code: 76119

Parent/Guardian Name: La'Mega James / Reuben James

Phone No: 817 896 5071

Best phone no. to reach you (i.e. home phone, cell phone, pager): 817-896 4674

morganrcnae14@icloud.com

E-Mail Address: ~~morganrcnae14@icloud.com~~ School: Opportunity Ascend Grade: 11th

If selected for the Youth Advisory Council, would you be willing to attend meetings once a month?

(Circle one) Yes No

Overall, how much time do you think you would be able to commit to the Youth Advisory Council (including meetings)? (Check one)

1-2 hours

2-4 hours

4-6 hours

6-8 hours

Tell Us About Yourself

Tell us what you are involved in with your school (interest groups, school sports teams, academic groups, etc.).

I am involved Student Council, DECA, NHS, both volleyball and basketball varsity teams.

Tell us what you are involved in outside of school (interests, faith community, work, job, music, etc.).

Outside of school I am involved in a club volleyball team, usher board at church and I do hair on my spare time.

What would you like to accomplish if chosen for the City's Youth Advisory Council?

If I was chosen for the City's Youth Advisory Council I would hope to grow my confidence when speaking my opinions and ideas in front of different people I would also like to accomplish creating a space where other youth are comfortable saying what they need and improving our way of living.

Describe other leadership roles you have had.

Leadership roles that I've had is being captain of both school sports teams and also being a senior junior usher. I am also a co captain on my club volleyball team. I'm also an officer in Student Council.

What do you see as the role of youth in society and how would you change it in the future?

As a youth in society I see a lot of poverty and violence. In the future I hope that I can help show other kids that ~~that~~ you don't have to become a victim of your environment but, you can change your environment for the better.

How did you hear about the Youth Advisory Council?

I heard about the Youth Advisory Council through a teacher from school.

COMMITMENT PLEDGE

Please Note:

The goal is to develop a group of youth leaders who are committed to learning about local government and the roles they can have in it, making a difference in our community and the lives of youth, recognizing their voice and using it, and representing other youth in the City of Forest Hill. There is a lot of time, effort and commitment involved. Truthfully, being a part of the City of Forest Hill's Youth Advisory Council may be a nice addition to your resume or college application but we strongly discourage you from applying solely for this reason.

Please be aware of the following requirements of membership on the Forest Hill Youth Advisory Council:

- One 2-hour meeting per month
- Active participation in meetings
- Active participation in developing, organizing and administering a Youth Event

Your signature below constitutes a pledge that your responses to the questions in this application are accurate. In addition, if selected, you understand and agree to follow the requirements of the City of Forest Hill Youth Advisory Council. In addition, you pledge that your behavior at these meetings and events related to the Youth Advisory Council will bring honor to yourself, your family, your committee colleagues, the City of Forest Hill and all citizens in the City of Forest Hill.

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Mayor and Council Communication Deliberation Item 8c

DATE: March 4, 2025

FROM: Mayor Boardingham

ITEM: Discuss and consider action on excusing the absence of Deputy Mayor Pro Tem Carlie Jones from the February 4, 2025 Council meeting.

BACKGROUND:

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS: N/A

MOTION:

Motion to approve or deny excusing the absence of Deputy Mayor Pro Tem Carlie Jones from the February 4, 2025 Council meeting.



Mayor and Council Communication Deliberation Item 8d

DATE: March 4, 2025

FROM: Mayor Boardingham

ITEM: Discuss and consider action on excusing the absence of Councilman Anthony Cook from the February 4, 2025 Council meeting.

BACKGROUND:

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS: N/A

MOTION:

Motion to approve or deny excusing the absence of Councilman Anthony Cook from the February 4, 2025 Council meeting.