



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

Venus Wehle, City Manager/City Planner
Amy Anderson, City Secretary

Agenda
Regular Zoning Board of Adjustment Meeting
April 3, 2025 - 10:00 AM

Notice is hereby given that on April 3, 2025, the Zoning Board of Adjustment of the City of Forest Hill will hold a Regular Meeting at 10:00 AM, in the City of Forest Hill Council Chambers, 3219 California Parkway, Forest Hill, Texas, 76119, for the purpose of considering the following items:

Pursuant to Texas Government Code Sec. 551.127, on a regular, non-emergency basis, members may attend and participate in the meeting remotely by video conference. Should that occur, a quorum of the members, including the presiding officer, will be physically present at the location noted above on this agenda.

1. Call to Order

Invocation

Pledge of Allegiance to the U.S. Flag and the Texas Flag

2. Citizen Testimony

At this time, any person who desires to speak on any item posted on the agenda or any person with business before the Zoning Board of Adjustment not scheduled on the agenda may speak to the Board provided that a "Speaker's Request Form" has been completed and provided to the City Secretary no later than the posted start time of the Board meeting. Speakers are limited to a maximum of three (3) minutes. The Board cannot respond to matters not listed on the agenda until scheduled at a future meeting. Please direct all comments to the full Board. Citizens are to refrain from personal attacks and the use of profane language.

3. Consent Agenda

All matters listed under the Consent Agenda are considered to be routine by the Zoning Board of Adjustment and will be enacted by one motion. There will not be separate discussion of these items unless a member so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- a) Consider approval of the meeting minutes from the October 15, 2024 meeting.

4. Public Hearing/Deliberation

a) Case #ZBA 2025-01 Public Hearing

To receive public comments regarding a request by Jeff Landon for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations," Article 9.02 "Zoning Ordinance," Division 9 "Off-Street Parking and Loading Requirements,"

Section 9.02.231 “Parking requirements based on use,” Subsection 7(C) “Storage, wholesale, and manufacturing- Warehouse and enclosed storage” requiring one (1) parking space for every one thousand (1,000) square feet of floor area and one (1) parking space for three hundred (300) square feet of office or sales area, for a parcel of land located at 7100 Anglin Drive, Forest Hill, Texas, 76140 being more particularly described as Tract 41C03, Abstract 1375 of the Shelby County Land Survey in the City of Forest Hill, Tarrant County, Texas.

Case #ZBA 2025-01 Deliberation

Discuss and consider action regarding a request by Jeff Landon for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 “Planning and Development Regulations,” Article 9.02 “Zoning Ordinance,” Division 9 “Off-Street Parking and Loading Requirements,” Section 9.02.231 “Parking requirements based on use,” Subsection 7(C) “Storage, wholesale, and manufacturing- Warehouse and enclosed storage” requiring one (1) parking space for every one thousand (1,000) square feet of floor area and one (1) parking space for three hundred (300) square feet of office or sales area, for a parcel of land located at 7100 Anglin Drive, Forest Hill, Texas, 76140 being more particularly described as Tract 41C03, Abstract 1375 of the Shelby County Land Survey in the City of Forest Hill, Tarrant County, Texas.

5. Adjournment

Certificate

I, Amy L. Anderson, City Secretary, do hereby certify that a copy of the April 3, 2025 Zoning Board of Adjustments agenda was posted on the City Hall bulletin board, a place convenient and readily accessible to the general public at all times, and to the [City's website](#), in compliance with Chapter 551, Texas Government Code.

DATE OF POSTING: March 28, 2025

TIME OF POSTING: 9:30 a.m.

Amy L. Anderson, TRMC, CMC
City Secretary

NOTICE OF POSSIBLE QUORUM

Notice is hereby given that a possible quorum of the Forest Hill City Council may attend this meeting. While there may be incidental discussion of City business, the City Council will not be deliberating as a governing body of the City of Forest Hill. Any discussion of public business is purely incidental. No action will be taken by the governing body.

NOTICE OF ACCOMODATION

The Forest Hill City Hall is wheelchair accessible. Access to the building and special parking are available at the Main Entrance at the north end of the building. Spanish language interpreters, deaf interpreters, Braille copies or any other special needs will be provided to any person requesting a special service with at least 48 hours' notice. Please call the City Secretary's office at 817-568-3040 or aanderson@foresthilltx.org.



Zoning Board of Adjustment Communication Consent Agenda 3a

DATE: April 3, 2025

FROM: Amy L. Anderson, City Secretary

ITEM: Consider approval of the meeting minutes for the October 15, 2024 meeting.

BACKGROUND: N/A

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. October 15, 2024 meeting minutes

MOTION: Motion to approve under Consent Agenda



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

Venus Wehle, City Manager
City Planner
Amy Anderson, City Secretary

**MINUTES
ZONING BOARD OF ADJUSTMENT
October 15, 2024**

The Zoning Board of Adjustment of the City of Forest Hill met on the above date at 10:00 a.m. with the following Board Members and Officials present; Gwendolyn Diggs, Taramoni Muldrew-Clark, Charlotte Hogan-Price, City Manager/City Planner Venus Wehle and City Secretary Amy Anderson.

Board member Jaspeson had an excused absence.

1. Call to Order

With a quorum present, Chairwoman Clark called the meeting to order at 10:00 a.m.

Invocation – Chairwoman Clark led the invocation.

Pledge of Allegiance to the U.S. Flag and the Texas Flag

- 2. Citizens Forum:** At this time, any person who desires to speak on any item posted on the agenda or any person with business before the Zoning Board of Adjustment not scheduled on the agenda may speak to the Board, provided that a “Speaker’s Request Form” has been completed and provided to the City Secretary prior to the start of the Board meeting. Speakers are limited to a maximum of three (3) minutes. The Board cannot respond to matters not listed on the agenda until scheduled at a future meeting. Please direct all comments to the Chairperson of the Board. Citizens are to refrain from personal attacks.

None.

3. Consent Agenda:

All matters listed under Consent Agenda are considered to be routine by the Zoning Board of Adjustment and will be enacted by one motion. There will not be separate discussion of these items unless a member so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

- a)** Consider approval of meeting minutes for the January 27, 2021 meeting.

Board member Price made a motion to approve the Consent Agenda. Chairwoman Clark seconded the motion. The motion passed unanimously.

4. Public Hearing/Deliberation:

a) Case #ZBA 2024-01 Public Hearing

To receive citizen’s comments regarding a request by Twana Shekhan for a variance from the City of Forest Hill Code of Ordinances, Chapter 64, Zoning Ordinance, Article IV, Schedule of Uses, requiring a minimum distance of 500 feet between used car lots for a parcel of land located at 2908 Mansfield Highway, two tracts of land being more particularly described as follows:

- a. Tract 1 - Being a portion of Lot 11 and all of Lot 12, Block 3 of the Vickery Acres Addition, an Addition in Tarrant County, Texas, according to the Plat thereof recorded in Volume 774, Page 97, Map Records, Tarrant County, Texas.

- b. Tract 2 - Being a portion of Lot 11, Block 3 of the Vickery Acres Addition, an Addition in Tarrant County, Texas, according to the Plat thereof recorded in Volume 774, Page 97, Map Records, Tarrant County, Texas.

Chairwoman Clark opened the Public Hearing at 10:06 a.m.

With no one to speak, Chairwoman Clark closed the Public Hearing at 10:06 a.m.

Case #ZBA 2024-01 Deliberation

Discuss and consider action regarding a request by Twana Shekhan for a variance from the City of Forest Hill Code of Ordinances, Chapter 64, Zoning Ordinance, Article IV, Schedule of Uses, requiring a minimum distance of 500 feet between used car lots for a parcel of land located at 2908 Mansfield Highway, two tracts of land being more particularly described as follows:

- a. Tract 1 - Being a portion of Lot 11 and all of Lot 12, Block 3 of the Vickery Acres Addition, an Addition in Tarrant County, Texas, according to the Plat thereof recorded in Volume 774, Page 97, Map Records, Tarrant County, Texas.
- b. Tract 2 - Being a portion of Lot 11, Block 3 of the Vickery Acres Addition, an Addition in Tarrant County, Texas, according to the Plat thereof recorded in Volume 774, Page 97, Map Records, Tarrant County, Texas.

City Manager/City Planner Venus Wehle presented the case to the Board.

The contractor, Azhdar Jaff, provided information on his used car lot. The owner lacks the space of 500 ft. to expand the business. The business next door is no longer a used car lot and is going to be a glass shop. The new owner already has their Certificate of Occupancy.

The applicant requested the Board to dismiss the variance request.

Chairwoman Clark made a motion to dismiss Case #ZBA 2024-01. Board member Price seconded the motion. The motion passed unanimously.

b) Case #ZBA2024-02 Public Hearing

To receive citizen's comments regarding a request by Twana Shekhan for a variance from the City of Forest Hill Code of Ordinances Chapter 64, Zoning Ordinance, Article IX, Division 8, Developmental and Supplementary Regulations, to allow multiple businesses to be conducted in multiple primary structures on one lot without being contained in a single building with suites for a parcel of land located at 2908 Mansfield Highway, two tracts of land being more particularly described as follows:

- a. Tract 1- Being a portion of Lot 11 and all of Lot 12, Block 3 of the Vickery Acres Addition, an Addition in Tarrant County, Texas, according to the Plat thereof recorded in Volume 774, Page 97, Map Records, Tarrant County, Texas.
- b. Tract 2 - Being a portion of Lot 11, Block 3 of the Vickery Acres Addition, an Addition in Tarrant County, Texas, according to the Plat thereof recorded in Volume 774, Page 97, Map Records, Tarrant County, Texas.

Chairwoman Clark opened the Public Hearing at 10:23 a.m.

With no one to speak, Chairwoman Clark closed the Public Hearing at 10:24 a.m.

Case #ZBA 2024-02 Deliberation

Discuss and consider action regarding a request by Twana Shekhan for a variance from the City of Forest Hill Code of Ordinances Chapter 64, Zoning Ordinance, Article IX, Division 8, Developmental and Supplementary Regulations, to allow multiple businesses to be conducted in multiple primary structures on one lot without being contained in a single building with suites for a parcel of land located at 2908 Mansfield Highway, two tracts of land being more particularly described as follows:

- a. Tract 1- Being a portion of Lot 11 and all of Lot 12, Block 3 of the Vickery Acres Addition, an Addition in Tarrant County, Texas, according to the Plat thereof recorded in Volume 774, Page 97, Map Records, Tarrant County, Texas.
- b. Tract 2 - Being a portion of Lot 11, Block 3 of the Vickery Acres Addition, an Addition in Tarrant County, Texas, according to the Plat thereof recorded in Volume 774, Page 97, Map Records, Tarrant County, Texas.

City Manager/City Planner Venus Wehle asked the applicant if they wished to proceed with the variance request.

The applicant wants to use the 2nd building on the lot as a service center, but the plat is 2 tracts.

Board member Diggs suggested replating into one property. The applicant feels it would take too long to accomplish and is worried another business next door could open another car lot.

Ms. Wehle stated the City's code would not allow that use.

The Board stated it would be best if the applicant replated his 2 tracts into 1 tract.

The applicant asked the Board to dismiss the variance request.

Chairwoman Clark made a motion to dismiss Case #ZBA 2024-02. Board member Price seconded the motion. The motion passed unanimously.

5. Adjournment

Chairwoman Clark adjourned the meeting at 10:42 a.m.

ATTEST:

Amy L. Anderson, TRMC, CMC
City Secretary

APPROVED:

Taramoni Muldrew-Clark, Chairwoman

Zoning Board of Adjustment Communication Public Hearing and Deliberation 4a

DATE: April 3, 2025

FROM: Venus Wehle, City Manager

ITEM: Case #ZBA 2025-01 Public Hearing

To receive public comments regarding a request by Jeff Landon for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations," Article 9.02 "Zoning Ordinance," Division 9 "Off-Street Parking and Loading Requirements," Section 9.02.231 "Parking requirements based on use," Subsection 7(C) "Storage, wholesale, and manufacturing- Warehouse and enclosed storage" requiring one (1) parking space for every one thousand (1,000) square feet of floor area and one (1) parking space for three hundred (300) square feet of office or sales area, for a parcel of land located at 7100 Anglin Drive, Forest Hill, Texas, 76140 being more particularly described as Tract 41C03, Abstract 1375 of the Shelby County Land Survey in the City of Forest Hill, Tarrant County, Texas.

Case #ZBA 2025-01 Deliberation

Discuss and consider action regarding a request by Jeff Landon for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations," Article 9.02 "Zoning Ordinance," Division 9 "Off-Street Parking and Loading Requirements," Section 9.02.231 "Parking requirements based on use," Subsection 7(C) "Storage, wholesale, and manufacturing- Warehouse and enclosed storage" requiring one (1) parking space for every one thousand (1,000) square feet of floor area and one (1) parking space for three hundred (300) square feet of office or sales area, for a parcel of land located at 7100 Anglin Drive, Forest Hill, Texas, 76140 being more particularly described as Tract 41C03, Abstract 1375 of the Shelby County Land Survey in the City of Forest Hill, Tarrant County, Texas.

BACKGROUND:

To assist the ZBA Board with the duties and responsibilities of their role on the Zoning Board of Adjustment, City Staff provides the following information:

Applicants have a right to request a variance; however, obtaining a variance is not a "right". In fact, it is very difficult to obtain a variance because the State law places many restrictions on the Zoning Board of Adjustment that must be met before a variance can be granted.

The Zoning Board of Adjustment (ZBA) is a quasi-judicial board. When in session, the ZBA is the same, in most respects, as a court of law. Board members may only consider evidence that is presented to them. Also, appeals from ZBA decisions can only be made to a District Court within ten (10) calendar days from the date of decision.

A successful variance granted by the ZBA is a permit variance to the development regulations where the literal enforcement of the City's Ordinance would result in an unnecessary hardship, or where such variance is necessary to permit the reasonable development of a specific parcel of land which differs from other parcels of land in the same district.

Each case must be decided based upon the ZBA, making a determination for each of the below listed requirements extracted from State law*.

The applicant must have provided evidence to convince the ZBA that his should be approved because there is a:

Finding that literal enforcement of the ordinance would result in an unnecessary hardship;

Finding that the hardship is unique to the piece of property (e.g. size, shape, topography or lot is unique when compared to other similarly situated properties);

Finding that the hardship was not created by the applicant or even a prior owner of the property;
Finding that the granting of a variance will not be injurious to the public health, safety, and welfare or defeat the intent of the philosophy contained in the zoning ordinance;

Finding that the hardship cannot be financial alone with the following exceptions relating to structures which may, at the discretion of the Board of Adjustment, be considered to amount to an unnecessary hardship:

The financial cost of compliance is greater than 50 percent of the appraised value of the existing structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01, Tax Code;

Compliance would result in a loss to the lot on which the existing structure is located of at least 25 percent of the area on which development may physically occur;

Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;

Finding that the compliance would result in the unreasonable encroachment on an adjacent property or easement; or

Finding that the municipality considers the structure to be a non-conforming structure.

** Extracted from Section 211.009(a)(3) Local Government Code; updated 09/01/21 to include HB1475 amendments.*

The City's parking requirements are formulated utilizing codes adopted by the City Council and placed into the Zoning Ordinance. This development, as presented to City staff in previous meetings, will be a Light Industrial project. The developer plans on constructing two large structures, housing offices and warehouses. As of this writing, they intend to plat the land into two separate lots for future sale.

The application and supporting documentation are provided in your packet. City staff and the Building Official will be available to answer any questions you may have.

FISCAL IMPACT: N/A

LEGAL REVIEW: N/A

ATTACHMENTS:

1. ZBA Case #2025-01 Background Information

MOTION:

Motion to approve or deny a request by Jeff Landon for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations," Article 9.02 "Zoning Ordinance," Division 9 "Off-Street Parking and Loading Requirements," Section 9.02.231 "Parking requirements based on use," Subsection 7(C) "Storage, wholesale, and manufacturing- Warehouse and enclosed storage" requiring one (1) parking space for every one thousand (1,000) square feet of floor area and one (1) parking space for three hundred (300) square feet of office or sales area, for a parcel of land located at 7100 Anglin Drive, Forest Hill, Texas, 76140 being more particularly described as Tract 41C03, Abstract 1375 of the Shelby County Land Survey in the City of Forest Hill, Tarrant County, Texas.

**ZONING BOARD OF ADJUSTMENT
VARIANCE APPLICATION**

Planning Office, 3219 California Parkway, Forest Hill, TX 76119
Phone: (817) 806-4701 Fax: (817) 568-3049



ZBA 2025-01

Form must be completed in ink or typed.

Applicant Name: JEFF LONDON

Home Phone: _____ Cell Phone: 817-900 8 530

Mailing Address: 801 CHERRY STREET, SUITE 1300, FORT WORTH, TX 76102

Property Owner Name: Cheryl Anne Mosites Richards Cristie Lynn Mosites

Home Phone: _____ Cell Phone: 817 -82-9805

Mailing Address: P.O. Box 470064, Fort Worth, Texas 76147

Property Address: 7100 ANGLIN DR Lot Size: 27.1349 ACRES

Property Legal Description: SHELBY COUNTY SCHOOL LAND SURV Abstract 1375 Tract 41C03

NOTE: Attach metes and bounds description should the property not be platted.

Zoning District: LIGHT INDUSTRIAL Ordinance Section that variance is being requested: CHAPTER 9, ARTICLE 2, DIVISION 231, PART 7C

Has a previous application or appeal been filed on this property? Yes _____ No X

If yes, date of application: _____ Outcome: _____

Does the variance request stem from a repair from:

a. A hail storm? Yes _____ No X

b. Natural wear or deterioration? Yes _____ No X

c. Fire? Yes _____ No X

Does the variance request derive from a remodel? Yes _____ No X

Does the variance request stem from a new construction? Yes X No _____

Explain the reason(s) and/or justification(s) for the requested variance: _____

Please reference the Parking Study prepared by Kimley-Horn for further details.

The current site plan provides 244 parking spaces. A supply ranging from 114 to 244 spaces is projected to be needed for the site, based on the analyses of the ITE parking demand rates and nearby cities parking requirements. Both of these analyses yielded less required spaces than City of Forest Hill requirements (398 spaces). For these reasons, it is recommended that the amount of parking required for the proposed warehousing development be between 114 and 244 spaces.

I certify that the above information is correct and complete to the best of my knowledge and ability and that I am now or will be fully prepared to present the above proposal at the Zoning Board of Adjustments meeting.

I understand that in the event the undersigned is not present or represented at the public hearing the Zoning Board of Adjustment 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 the Board. I further understand that should the outcome of the case be a denial that my only recourse for appeal is with the District Court within ten (10) calendar days from the date of the decision.

I reserve the right to withdraw this proposal at any such time upon written request filed with the Zoning Board of Adjustment Secretary and such withdrawal shall immediately stop all proceedings. I further understand that the filing fee is non refundable and the procedure will begin anew upon the re-filing of the request.

Applicant Signature:  Date: 12/3/2025

Received 2/13/25



Zoning Board of Adjustments
Owner Affidavit

This is to certify that

Cheryl Anne Mesiter Richards, Trustee the stated undersigned, is/ AN
owner) of the property described in this application, and that I/we fully aware of the application being
presented to the Zoning Board of Adjustments.

Owner signature

Owner signature

Cheryl A Mesiter Richards, Trustee for
The Mesiter Children Trust

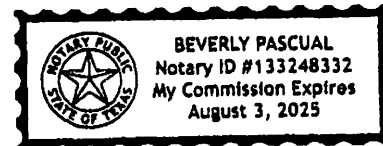
State of Texas §
County of Tarrant §

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared

Cheryl Mesiter Richards
known to me to be the person(s) whose name is subscribed to the foregoing instrument, and acknowledged to
me that he/she executed the same for the purposes and consideration therein expressed, GIVEN UNDER MY
HAND AND SEAL OF OFFICE, this the 30 day of January, 2025.

Beverly Pascual
Notary Public in and for the State of Texas

SEAL





**Zoning Board of Adjustments
Owner Affidavit**

This is to certify that

Cheryl Anne Mositer, Trustee the stated undersigned, is/ AN
owner) of the property described in this application, and that I/we fully aware of the application being
presented to the Zoning Board of Adjustments.

Cheryl A. Mositer
Owner signature

Owner signature

Cheryl A. Mositer, Trustee for the GHI Trust

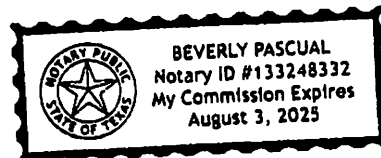
State of Texas §
County of Tarrant §

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared

Cheryl Mositer
known to me to be the person(s) whose name is subscribed to the foregoing instrument, and acknowledged to
me that he/she executed the same for the purposes and consideration therein expressed, GIVEN UNDER MY
HAND AND SEAL OF OFFICE, this the 30 day of January, 2025.

Beverly Pascual
Notary Public in and for the State of Texas

SEAL





**Zoning Board of Adjustments
Owner Affidavit**

This is to certify that

CRISTIE LYNN MOSITES ^{BILLIE B. MOSITES 1997} ~~SUCCESSOR-TRUSTEE TRUST~~ ^{IS AN} the stated undersigned, ~~is/are the sole~~ owner(s) of the property described in this application, and that I/we fully aware of the application being presented to the Zoning Board of Adjustments.

Owner signature

Cristie Lynn Mosites, trustee
Owner signature

State of Texas §
County of Tarrant §

BEFORE ME, THE UNDERSIGNED AUTHORITY, on this day personally appeared Cristie Lynn Mosites, Successor Trustee, known to me to be the person(s) whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 31 day of January, 2025.

[Signature]
Notary Public in and for the State of Texas

SEAL





Tarrant Appraisal District Introduces New Online Homestead Application

Tarrant Appraisal District Streamlines Homestead Exemption Process for Taxpayers

Account: 04154738

Address: 7100 ANGLIN DR

[Export Property Page](#)

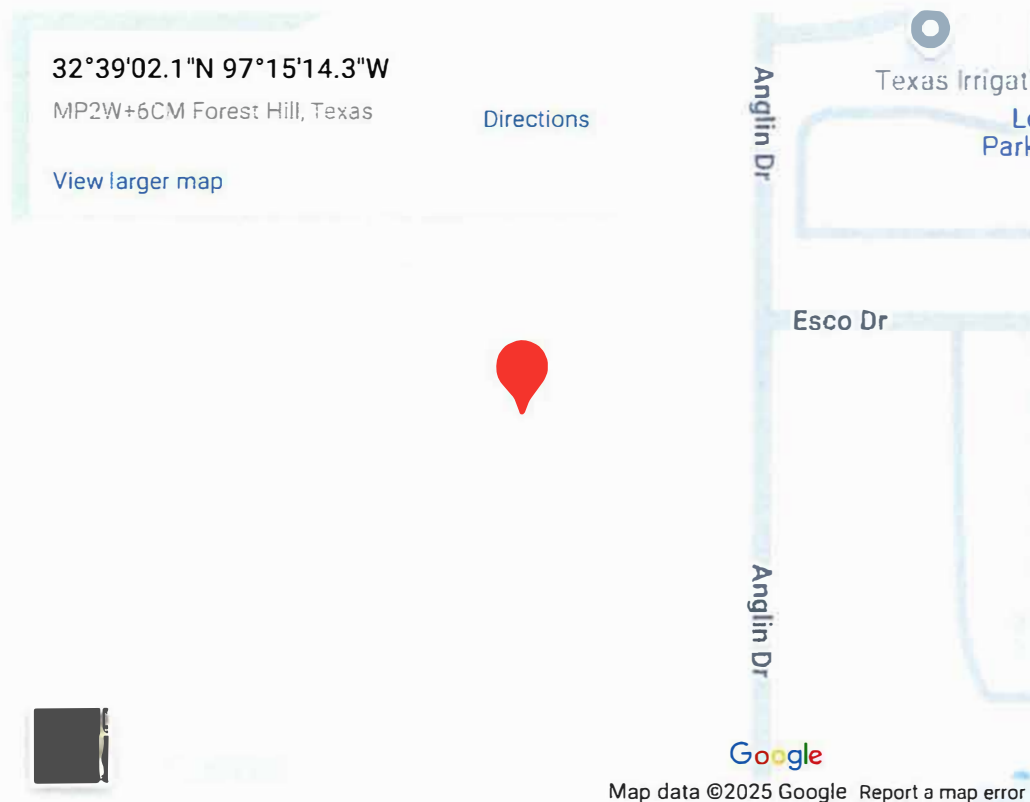
Location

32°39'02.1"N 97°15'14.3"W

MP2W+6CM Forest Hill, Texas

[Directions](#)

[View larger map](#)



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

Address: [7100 ANGLIN DR](#)

City: FOREST HILL

Georeference: [A1375-41C03](#)

Subdivision: [SHELBY COUNTY SCHOOL LAND SURV](#)

Neighborhood Code: [WH-South Tarrant County General](#)

Latitude: 32.6505916648

Longitude: -97.2539678056

TAD Map: 2072-356

MAPSCO: TAR-107A

Property Data

Legal Description: SHELBY COUNTY SCHOOL LAND SURV

Abstract 1375 Tract 41C03

Jurisdictions:

CITY OF FOREST HILL (010)

TARRANT COUNTY (220)

TARRANT COUNTY HOSPITAL (224)

TARRANT COUNTY COLLEGE (225)

EVERMAN ISD (904)

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Site Number: [80330770](#)

Site Name: 80330770

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 1

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 1,186,225

Land Acres^{*}: 27.2320

Pool: N

Protest Deadline Date: 5/15/2025

+++ 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:

RICHARDS CHERYL A M TR

Primary Owner Address:

3532 RASHTI CT
FORT WORTH, TX 76109-4509

Deed Date: 12/31/1900

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000

\$ 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
\$0
Land Market
\$652,424
Total Market
\$652,424
Total Appraised+
\$652,424

Year
2023

Improvement Market
\$0
Land Market
\$652,424
Total Market
\$652,424
Total Appraised+
\$652,424

Year

2022

Improvement Market

\$0

Land Market

\$652,424

Total Market

\$652,424

Total Appraised+

\$652,424

Year

2021

Improvement Market

\$0

Land Market

\$588,368

Total Market

\$588,368

Total Appraised+

\$588,368

Year

2020

Improvement Market

\$0

Land Market

\$588,368

Total Market

\$588,368

Total Appraised+

\$588,368

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

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[Act Request](#)
[Property Tax Transparency in Texas](#)

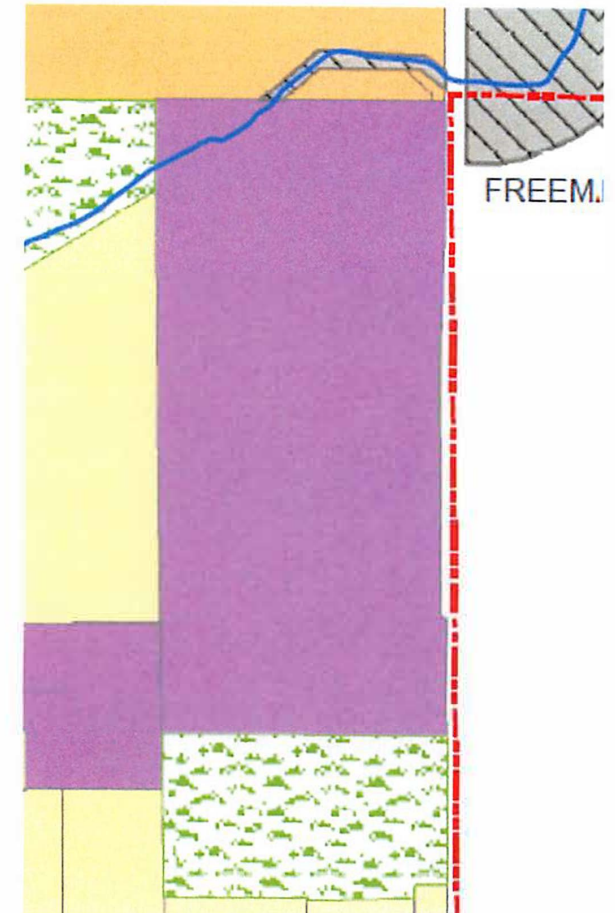
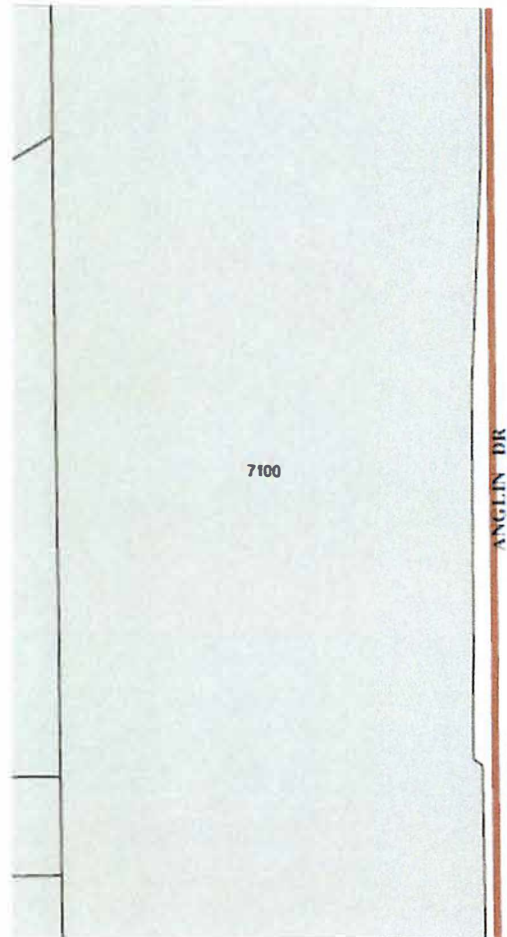
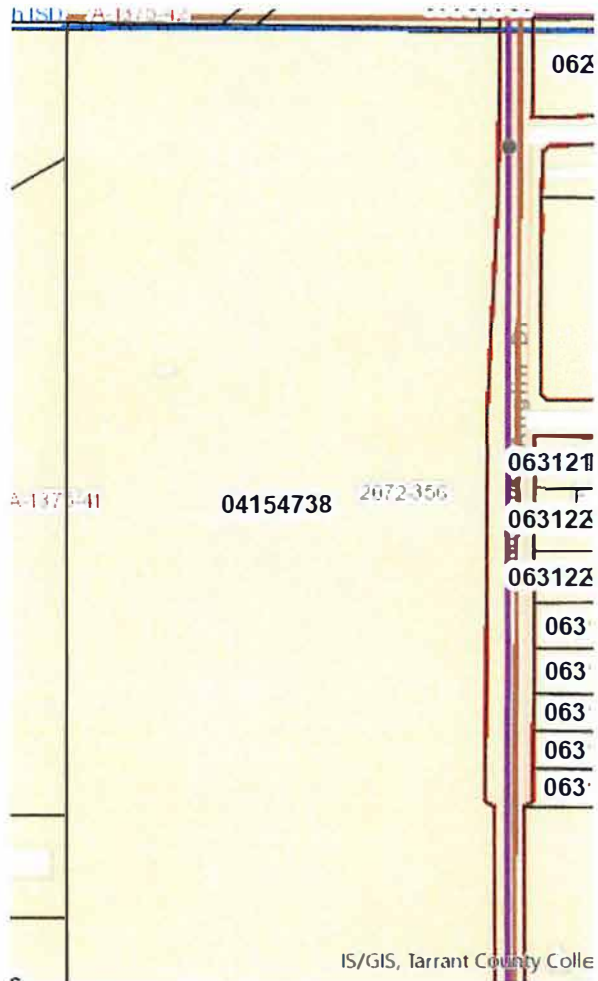
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7100 Anglin Drive



Light Industrial

Kimley»Horn

January 13, 2025

To: Roberto Duenes
Public Works Director
City of Forest Hill, TX

From: Jeff Landon, P.E.
Kimley-Horn and Associates, Inc.
TPBE Registered Firm Number F-928

Date: January 10, 2025

RE: Core 5 - Anglin Industrial Development Parking Study
Forest Hill, Texas

PURPOSE

Kimley-Horn and Associates, Inc. conducted a parking study for the proposed Core 5 - Anglin Industrial Warehouse development, located at 7100 Anglin Dr, Forest Hill, TX 76140. This memorandum summarizes the results of the parking study.

As shown in the site plan (see **Appendix**), the site is planned to include 364,648 square feet of building, classified warehousing land use.

This study is intended to determine the number of parking spaces needed on site in order to adequately serve the development and meet requirements outlined by the City of Forest Hill and the Institute of Transportation Engineers (ITE).

METHODOLOGY

Three (3) analyses were performed for this study:

- **City of Forest Hill Zoning Ordinance**

Table of Parking Standards outline in Chapter 9, Art 02, Division 231, Part 7C.

- **ITE Parking Generation**

Utilized the average peak period parking demand rates.

- **Nearby Cities**

Utilized off-street parking requirements of Kennedale, Grand Prairie, and Mansfield

Typically, ULI Shared Parking Generation ratios would be utilized as a basis for parking requirements. However, no similar land use to warehouse is provided by ULI. To supplement this analysis, the nearby cities analysis is provided.

PROPOSED SUPPLY

Based on the proposed site plan for the development, a total of 244 spaces are planned to be provided on site. **Table 1** outlines the total number of spaces currently planned to be provided for each building.

Table 1 – Planned Parking On-Site			
Building	Land Use	Intensity/ Units	Provided Parking
1	Warehouse	175,604	122
1	Office	6,720	
2	Warehouse	175,604	122
2	Office	6,720	
Total			244

PARKING ANALYSIS

City of Forest Hill Zoning Ordinance

As stated in Chapter 9, Art 2, Division 231, Part 7C of the City's Zoning Ordinance, the required number of parking spaces for a proposed Industrial development is one (1) parking space for every one thousand square feet of floor area and one (1) parking space for three hundred (300) square feet of office or sales area. This section of the City's Zoning Ordinance is provided in the **Appendix**.

Table 2 summarizes the specified building, the land use, the corresponding number of parking units, and the parking required based on the City's Zoning Ordinance.

Table 2 – City Parking Requirements			
Building	Land Use	Intensity/ Units	Provided Parking
1	Warehouse	175,604	176
1	Office	6,720	23
2	Warehouse	175,604	176
2	Office	6,720	23
Total			398

ITE Parking Generation

The ITE *Parking Generation Manual* summarizes collected parking demand data which is compiled into statistics. Average peak period demand rates were used for the proposed warehousing land use to obtain an anticipated parking demand the site. The ITE Parking Generation Manual does account for office as a supplemental land use to the warehouse land use category (ITE Land Use 150). During the morning/early afternoon the proposed warehousing land use experiences peak demand.

Table 3 summarizes the analysis carried out using the *Parking Generation Manual*. Based on the peak period demand anticipated on site, the anticipated parking demand is 150 spaces.

Table 3 – ITE Parking Generation				
Building	Land Use	Intensity/ Units	Parking Requirement	Parking Required
1	Warehouse	182,324	0.41 veh,1,000 sf	75
2		182,324		75
Total				150
Note: The ITE Parking Generation Manual accounts for office use in their warehouse land use category (Land Use 150)				

Nearby Cities

To supplement the typical ULI Shared Parking analysis, off-street parking supply rates from three nearby cities were used to compare the parking need for the proposed warehousing development. Rates provided in Kennedale's, Grand Prairie's, and Mansfield's code were used for parking requirements for warehousing/ office land use. **Table 4** shows the parking required for the warehousing/office land use if the development were to be in one of the nearby cities.

Table 4 – Nearby Cities Parking Requirements				
Building	Land Use	Intensity/ Units	Parking Requirement	Parking Required
Kennedale				
1	Warehouse	182,324	1/1,500 sf	122
2	Warehouse	182,324	1/1,500 sf	122
Kennedale Total				244
Grand Prairie				
1	Warehouse	182,324	20 spaces + 1/5,000 sf	57
2	Warehouse	182,324	20 spaces + 1/5000 sf	57
Grand Prairie Total				114
Mansfield				
1	Warehouse	175,604	1/3,000 sf	59
1	Office	6,720	1/300 sf	23
2	Warehouse	178,964	1/3,000 sf	59
2	Office	6,720	1/300 sf	23
Mansfield Total				164
Note: Kennedale & Grand Prairie does not separate office use within warehouse land use.				

PARKING ANALYSIS SUMMARY

According to the three analyses carried out, the current conceptual site plan matches or exceeds the number of spaces of the guidance provided by ITE and rates that nearby cities use. **Table 5** summarizes the anticipated parking supply for the development and the parking projections based on the three analyses.

Table 5 – Parking Analysis Summary							
Building	Land Use	Provided Parking	City Required Parking	ITE Parking	Nearby Cities		
					Kennedale	Grand Prairie	Mansfield
1	Warehouse/Office	122	183	75	122	57	82
2	Warehouse/Office	122	183	75	122	57	82
Total		244	398	150	244	114	164

CONCLUSIONS

The current site plan provides 244 parking spaces. A supply ranging from 114 to 244 spaces is projected to be needed for the site, based on the analyses of the ITE parking demand rates and nearby cities parking requirements. Both of these analyses yielded less required spaces than City of Forest Hill requirements (398 spaces). For these reasons, it is recommended that the amount of parking required for the proposed warehousing development be between 114 and 244 spaces.

If you have any questions, please contact me at jeff.landon@kimley-horn.com or by phone at 817-900-8530.

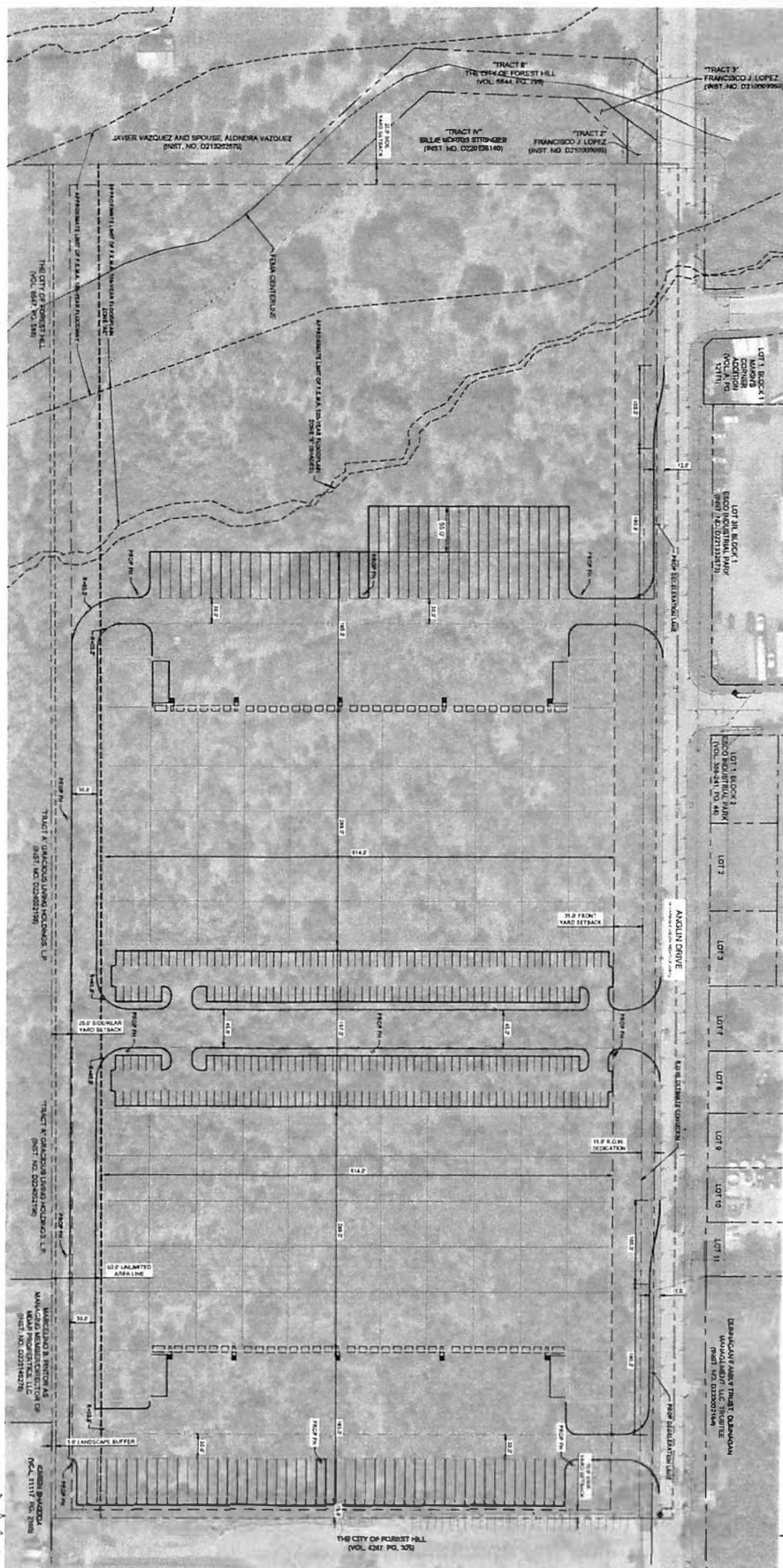


Jeff Landon, P.E.
Associate
Kimley-Horn and
Associates, Inc.

APPENDIX

Proposed Site Plan

Mesquite Zoning Ordinance – Off Street Parking and Loading Regulations



LEGEND

---	BUILDING SETBACKS
---	LANDSCAPE BUFFER
---	UNPAVED AREA LINE
---	PROPOSED BOUNDARY LINE
---	FEAR CENTERLINE
---	FREE LAND
---	FREE OVERCRAFT

[illegible]

811
Know what's below.
Call before you dig.
800-4-A-DIG
800-4A-DIG

CAUTION
EXISTING UNDERGROUND
UTILITIES. CONTRACTOR TO
VERIFY EXACT LOCATION
PRIOR TO ANY TRENCHING
OR EXCAVATION.

EXH
SHEET NUMBER

SITE PLAN

ANGLIN INDUSTRIAL
CITY OF FOREST HILL
TARRANT COUNTY, TEXAS

DATE JANUARY 2025	 KINLEY & HORN ARCHITECTS 1000 10th Street, Suite 100 San Francisco, CA 94103 415.398.1000 www.kinleyandhorn.com
SCALE AS SHOWN	
DESIGNED BY: KIN	
DRAWN BY: KIN	
CHECKED BY: KIN	

Kimley»Horn

201 CHERRY ST. SUITE 11, STE 1300 S. O'CONNOR, WYOMING 82197
PHONE: 317-239-4511 FAX: 317-239-5678
TEXAS REGISTERED ENGINEERING FIRM F-829

No.	REVISIONS	DATE	BY	

City of Forest Hill, TX
Friday, January 10, 2025

Chapter 9. Planning and Development Regulations

ARTICLE 9.02. ZONING ORDINANCE

Division 9. Off-Street Parking and Loading Requirements

§ 9.02.231. Parking requirements based on use.

In all districts there shall be provided at the time any building or structure is erected or structurally altered (except as provided in section **9.02.232**), off-street parking spaces in accordance with the following requirements.

(1) Residential uses.

- (A) Fraternity/sorority house, dormitory. One (1) parking space for each two (2) beds.
- (B) Boarding or rooming house. One (1) parking space for each guest room or residence unit.
- (C) Mobile home/mobile home park. Two (2) parking spaces per mobile home unit plus additional space as required herein for accessory uses.

(2) Institutional and special uses.

- (A) Church or other place of worship. One (1) space for each three (3) seats in main auditorium or sanctuary.
- (B) Community center, library, museum or art gallery. Ten (10) parking spaces plus one additional space for each three hundred (300) square feet of floor area. If an auditorium is included as part of the building, its floor area shall be deducted from the total and additional parking provided on the basis of one (1) space for each four (4) seats that it contains.
- (C) Mortuary or funeral home. One (1) parking space for each three hundred (300) square feet of floor area other than chapel; one (1) for each four (4) seats in chapel.
- (D) Hospital. One (1) parking space per employee on the largest shift, plus one (1) space for each bed.
- (E) Home for the aged, convalescent home, sanitarium, or similar institution. One (1) parking space for each six (6) beds plus one (1) space for each employee on the day shift.
- (F) School, elementary or junior high. One (1) parking space for each classroom plus one (1) space for each five (5) seats in the auditorium.
- (G) School, high school. One (1) parking space for each classroom and one (1) space for each five (5) students.
- (H) College, university, or trade school. One (1) parking space for each classroom plus one (1) space for each four (4) students.
- (I) Kindergarten, day nursery, or day-care center. One (1) parking space for every six (6) pupils or children.

(3) Recreation and entertainment uses.

- (A) Bowling alley. Six (6) parking spaces for each lane.
- (B) Bingo establishment. One (1) for each one hundred (100) square feet of gross floor area.
- (C) Dance hall, assembly hall, or exhibition hall without fixed seating. One (1) parking space for each one hundred (100) square feet of floor area.
- (D) Pool halls, coin arcades, skating rink, or other indoor commercial amusements. One (1) parking space for each one hundred twenty-five (125) square feet of floor space.
- (E) Nightclub or bar. One (1) parking space for each one hundred (100) square feet of floor area.
- (F) Theater, auditorium (except school), sports arena, stadium, gymnasium, athletic field. One (1) parking space for each four (4) seats.
- (G) Private club, health club, country club, golf club, lodge or fraternal organization. One (1) parking space for each one hundred fifty (150) square feet of floor area.
- (H) Miniature golf, driving range, go-cart track, carnival or other outdoor commercial amusements. One (1) parking space for each five hundred (500) square feet of site area, exclusive of buildings.
- (I) Restaurant/fast food/eating establishments. One (1) parking space for each one hundred (100) square feet of floor area.

(4) Personal service and retail.

- (A) Retail or personal service establishment, except as otherwise specified herein. One (1) parking space for each two hundred (200) square feet of floor area.
- (B) Furniture or appliance store, household equipment, hardware store and wholesale establishments. Two (2) parking spaces plus one (1) additional parking space for each three hundred (300) square feet of floor area.
- (C) Outside retail sales. One (1) parking space for each six hundred (600) square feet of site area.
- (D) Coin-operated laundry. One (1) parking space for each one hundred twenty-five (125) square feet of floor area.
- (E) Hotel or motel. One (1) parking space for each rentable unit plus one (1) parking space for each one hundred (100) square feet of public areas.
- (F) Short-term rentals. One (1) parking space per bedroom plus one (1) space required for property owner. All parking spaces shall be accommodated within the property boundaries and absolutely no street parking shall be allowed for calculating parking requirements.

(5) Business and professional services.

- (A) Bank, savings and loan, or similar institution. One (1) parking space for each three hundred (300) square feet of floor area.
- (B) Medical, dental, or veterinary clinic/office. One (1) parking space for every one hundred fifty (150) square feet of floor area.
- (C) Other offices, business, or professional. One (1) parking space for every three hundred (300) square feet of floor area.

(6) Automotive, boat, machinery, and equipment.

- (A) Service/filling station. One (1) parking space for every two hundred (200) square feet of floor area; minimum of six (6) spaces required.

- (B) Auto/boat repair, garage or shop. Three (3) parking space for every service bay, plus one (1) per employee, plus one (1) per service vehicle.
 - (C) Vehicle, boat, machinery, or equipment sales. One (1) parking space for each five hundred (500) square feet of sales floor area indoor and one (1) parking space for each one thousand (1,000) square feet of lot area for outdoor sales.
 - (D) Auto/boat parts and accessory sales. One (1) parking space for every two hundred (200) square feet of floor area.
 - (E) Car wash. One (1) parking space per wash bay plus one (1) parking space for each one thousand (1,000) square feet of site area exclusive of building area; minimum of ten (10) spaces required.
- (7) Storage, wholesale, and manufacturing.
- (A) Brick, lumber yard, or similar area. One (1) parking space for every five hundred (500) square feet of site area.
 - (B) Open storage of sand, gravel, petroleum products, etc. One (1) parking space for every two thousand (2,000) square feet of site area.
 - (C) Warehouse and enclosed storage. One (1) parking space for every one thousand (1,000) square feet of floor area and one (1) parking space for three hundred (300) square feet of office or sales area.
 - (D) Manufacturing or industrial, research or testing laboratory, creamery, bottling plant, or similar establishment. One and one-half (1-1/2) parking spaces for each employee on maximum working shift plus space to accommodate all trucks and other vehicles used in connection therewith, but not less than one (1) parking space for each one thousand (1,000) square feet of floor area.

(Ordinance 2016-03-001, sec. 2 (64-171), adopted 3/15/16; Ordinance 2020-02, sec. 3, adopted 3/3/20; Ordinance 2020-03, sec. 3, adopted 3/3/20)

§ 9.02.232. Rules for computing number of parking spaces.

In computing the number of parking spaces required for each of the above uses the following rules shall govern:

- (1) "Floor area" shall mean the total floor area of the specific use and "site area" shall mean the entire property to be accessed by customers or utilized for said use.
- (2) Should fractional spaces result in the calculation, then the parking spaces required would be rounded up to the next larger number.
- (3) The parking space requirement for a use not specifically mentioned herein shall be the same as the required for a use similar in nature.
- (4) For the purpose of this section, requirements shall be based on gross area, but shall not include enclosed or covered areas used for off-street parking or loading.
- (5) Whenever in any building there is a change of use, or an increase in floor area or in number of employees or other unit of measurement hereinafter specified for the determination of required off-street parking spaces, additional off-street parking facilities shall be provided on the basis of the increased requirements of the new use or other unit measurement, provided, however, that in case such change in use creates a need for an increase in off-street parking spaces of less than ten (10) percent of parking facilities or of less than five (5) spaces, whichever number is greater, no additional parking facilities shall be required.

CITY OF FOREST HILL
NOTICE TO VARIANCE APPLICANT

Applicants have a right to request a variance; however, obtaining a variance is not a “right”. In fact, it is very difficult to obtain a variance because the State law places many restrictions on the Zoning Board of Adjustment that must be met before a variance can be granted.

The Zoning Board of Adjustment (ZBA) is a quasi-judicial board. When in session, the ZBA is the same, in most respects, as a court of law. Board members may only consider evidence that is presented to them. Also, appeals from ZBA decisions can only be made to a District Court within ten (10) calendar days from the date of decision.

A successful variance granted by the ZBA is a permit variance to the development regulations where the literal enforcement of the City’s Ordinance would result in an unnecessary hardship, or where such variance is necessary to permit the reasonable development of a specific parcel of land which differs from other parcels of land in the same district. Examples of development regulations could include front yard setbacks, side yard setbacks, rear yard setbacks, lot depth, lot width, lot coverage, off-street parking or loading, lot area, maximum height, or masonry requirements. Examples of how a parcel of land may differ from other parcels within the same district could include distinctly different area, shape, or slope so that the parcel of land can not be developed in a manner commensurate with the development upon other parcels in the same district.

It is very important that you present sufficient evidence to “make” your case. Pictures, maps, plats, testimony of witnesses, letters from neighbors, etc., are examples of typical evidence considered by the ZBA. Your case must be decided based upon the ZBA being able to answer “yes” to the below listed requirements which are extracted from State law*. You must provide evidence to convince the ZBA that your case should be approved because there is a:

- Finding of hardship
- Finding that literal enforcement of the ordinance would work an unnecessary hardship
- Finding that the piece of property is unique and contains properties or attributes not common to other similarly situated properties.
- Finding that the need for the variance was not created by the applicant
- Finding that the hardship cannot be financial alone.
- Finding that the granting of a variance will not be injurious to the public health, safety, and welfare or defeat the intent of the philosophy contained in the zoning ordinance.

* Extracted from Section 211.009(a)(3) Local Government Code.



March 14, 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 **Tuesday, March 18, 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.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT FOR THE CITY OF FOREST HILL, TEXAS

NOTICE IS HEREBY GIVEN that the Board of Adjustment of the City of Forest Hill, Texas will conduct a public hearing on Thursday, April 3, 2025 at 10:00 a.m. at the Forest Hill City Hall, 3219 E. California Parkway, Forest Hill, Texas 76119, in the Council Chambers, at which time and place any and all persons may appear and be heard on or in connection with any matter or question involving Case #ZBA 2025-01, a request by Jeff Landon for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations," Article 9.02 "Zoning Ordinance," Division 9 "Off-Street Parking and Loading Requirements," Section 9.02.231 "Parking requirements based on use," Subsection 7(C) "Storage, wholesale, and manufacturing- Warehouse and enclosed storage" requiring one (1) parking space for every one thousand (1,000) square feet of floor area and one (1) parking space for three hundred (300) square feet of office or sales area, for a parcel of land located at 7100 Anglin Drive, Forest Hill, Texas, 76140 being more particularly described as Tract 41C03, Abstract 1375 of the Shelby County Land Survey in the City of Forest Hill, Tarrant County, Texas. The applicant is seeking a variance to allow between 114 and 244 parking spaces. A complete copy of the variance application may be obtained from the City of Forest Hill at 3219 E. California Parkway during normal business hours.

Date this the 17th day of March, 2025.

Amy L. Anderson, Secretary
Board of Adjustment

(END OF NOTICE)

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

Thank you.

Venus M. Wehle

Venus M. Wehle, PCED
City Manager/City Planner

Commercial RECORDER

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Dallas Area Students Win Prizes in C-SPAN's National Documentary Competition

Students explore issues most important to them and their communities in messages to the president of the United States
Climate, education policies, and health care among top topics addressed

WASHINGTON — C-SPAN announced that students in McKinney, Mansfield and Dallas, Texas are 2025 winners in C-SPAN's 21st annual StudentCam competition. Fernanda Le Duc, Tanvi Soni and Abigail Currie, students at Imagine International Academy of North Texas in McKinney, are second-prize winners and will receive \$1,500 for the video, "Confronting the Opioid Crisis: A President's Prescription for

analyzer in the StudentCam competition. C-SPAN, in cooperation with its cable and satellite television partners, asked middle and high school students to address the theme — "Your Message to the President: What issue is most important to you or your community?" Now in its 21st year, this project-based learning experience asked students to explore and analyze matters of personal,

low their passion for storytelling through this medium." In addition to the grand-prize and first-prize winners, C-SPAN is awarding 16 second prizes, 32 third prizes and 97 honorable mention prizes. These winning videos will receive cash awards of \$1,500, \$750 and \$250, respectively. The StudentCam competition has awarded over \$1.6 million in prizes since 2004. High school students competed on a regional level, with the

C-SPAN Education Foundation. Videos were evaluated by a panel of educators and C-SPAN representatives based on the thoughtful examination of the competition's theme, quality of expression, inclusion of varying sides of the documentary's topic, and effective incorporation of C-SPAN programming. **About C-SPAN Classroom:** C-SPAN Classroom uses the network's programs on public affairs, coverage of Congress,

C-SPAN, the private nonprofit public affairs media organization providing Americans with unfiltered access to government proceedings, was created in 1979 as a public service by the cable television industry and is primarily funded through fees paid by cable and satellite television companies that provide the C-SPAN Networks to subscribers. C-SPAN connects with millions of Americans through

particular assignment dated September 19, 2022, and recorded on September 22, 2022, as Instrument No. D222233275 in the office of the County Clerk, Tarrant County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that all borrowers are deceased; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable.

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on August 15, 2024 as Instrument No. D224145296 notice is hereby given that on April 01, 2025 at 11:00 AM local time, or not later than three hours thereafter, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

SEE EXHIBIT "A"

Commonly known as: 5000 Reed Street, Fort Worth, TX 76119

The sale will be held at the west side of the building of the Tarrant County Courthouse, or as designated by the County Commissioners Court.

The Secretary of Housing and Urban Development will bid \$88,653.56.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$8,865.36 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the send of this notice immediately.

Date: February 21, 2025
/s/ Dustin George
By: Dustin George
Miller, George & Suggs, PLLC
Foreclosure Commissioner

LINE OF SAID LOT 1; THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 89 DEGREES 48 MINUTES 52 SECONDS WEST 14.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 502.0 SQUARE FEET OF LAND MORE OR LESS.

3-11-18-25

NOTICE OF DEFAULT AND FORECLOSURE SALE

WHEREAS, on February 9, 2006, a certain Deed of Trust was executed by Marilyn L. Wilson as mortgagor in favor of Financial Freedom Senior Funding Corporation, a subsidiary of IndyMac Bank, F.S.B. as beneficiary and Robert K. Fowler as trustee, and was recorded on, March 6, 2006, as Instrument No. D206063657 in the Office of the County Clerk, Tarrant County, Texas; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing and Urban Development (the Secretary) pursuant to the National Housing act for the purpose of providing single family housing; and

WHEREAS, the beneficial interest in the Deed of Trust is now owned by the Secretary pursuant to an assignment dated September 19, 2022, and recorded on September 22, 2022, as Instrument No. D222233275 in the office of the County Clerk, Tarrant County, Texas; and

WHEREAS, a default has been made in the covenants and conditions of the Deed of Trust in that all borrowers are deceased; and

WHEREAS, by virtue of this default, the Secretary has declared the entire amount of the indebtedness secured by the Deed of Trust to be immediately due and payable.

NOW, THEREFORE, pursuant to powers vested in me by the Single Family Mortgage Foreclosure Act of 1994, 12 U.S.C. 3751 et seq., by 24 CFR part 27, subpart B, and by the Secretary's designation of me as Foreclosure Commissioner, recorded on August

the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs incurred as a result of such failure. The Commissioner may, at the direction of the HUD representative, offer the property to the second highest bidder for an amount equal to the highest price offered by that bidder.

There is no right of redemption, or right of possession based upon a right of redemption, in the mortgagor or others subsequent to a foreclosure completed pursuant to the Act. Therefore, the Foreclosure Commissioner will issue a Deed to the purchaser(s) upon receipt of the entire purchase price in accordance with the terms of the sale as provided herein. HUD does not guarantee that the property will be vacant.

The scheduled foreclosure sale shall be cancelled or adjourned if it is established, by documented written application of the mortgagor to the Foreclosure Commissioner not less than 3 days before the date of sale, or otherwise, that the default or defaults upon which the foreclosure is based did not exist at the

TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE WEST LINE OF SAID LOT 1, SOUTH 00 DEGREES 04 MINUTES 28 SECONDS WEST 120.0 FEET TO ITS SOUTHWEST CORNER;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 89 DEGREES 48 MINUTES 52 SECONDS EAST 4.0 FEET TO A POINT IN THE PROPOSED EAST LINE OF VILLAGE CREEK ROAD ACCORDING TO PAVING PLANS FILE NO. K-1056 ON FILE IN THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT, CITY OF FORT WORTH;

THENCE ALONG THE SAID PROPOSED EAST LINE, NORTH 00 DEGREES 04 MINUTES 28 SECONDS EAST 109.98 FEET TO THE BEGINNING OF A CURVE THE CENTER OF WHICH HEARS SOUTH 89 DEGREES 55 MINUTES 32 SECONDS EAST A RADIUS DISTANCE OF 10.0 FEET, AND NORTHWESTERLY, ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 15.73 FEET TO THE END OF SAID CURVE IN THE NORTH LINE OF SAID LOT 1;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 89 DEGREES 48 MINUTES 52 SECONDS WEST 14.02 FEET TO THE POINT OF BEGINNING AND CONTAINING 502.0 SQUARE FEET OF LAND MORE OR LESS.

3-11-18-25

City of Forest Hill

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT FOR THE CITY OF FOREST HILL, TEXAS

NOTICE IS HEREBY GIVEN that the Board of Adjustment of the City of Forest Hill, Texas will conduct a public hearing on Thursday, April 3, 2025 at 10:00 a.m. at the Forest Hill City Hall, 3219 E. California Parkway, Forest Hill, Texas 76119, in the Council

TARRANT COUNTY, CITY OF WHITE SETTLEMENT, TARRANT COUNTY HOSPITAL DISTRICT, TARRANT COUNTY COLLEGE DISTRICT, AND WHITE SETTLEMENT INDEPENDENT SCHOOL DISTRICT, as Interveners, recovered judgment against:

Tim Knabe; Norma Knabe; Turpin Investments, Inc. I did on the 21st day of February A.D. 2025, levy upon the Defendant's interest, if any, in the following described land as the property of the above named Defendant(s), situated in Tarrant County, Texas, to-wit:

ACCT. NO. 01729977; LOT 16, BLOCK 24, MEADOW PARK ADDITION, AN ADDITION TO THE CITY OF WHITE SETTLEMENT, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-B, PAGE 209, OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS

And I will on the 1st day of April A.D. 2025 the same being the first Tuesday in April A.D. 2025, starting at approximately 10:00 a.m. in the morning, offer the said land for sale at public venue for cash, at and on the east side lawn of the Court House door facing Commerce Street, of Tarrant County, Texas, in the said City of Fort Worth

Darrell Huffman
Constable, Pct. 3, Tarrant County, Texas
By: /s/ Kent D. Daulton
Kent D. Daulton,
Deputy Constable

3-11-18-25

CONSTABLE'S SALE REAL ESTATE

CAUSE NO. D24490-20

By virtue of an Order of Sale issued on the 4th day of February A.D. 2025, out of the District Court of Tarrant County, Texas, 17th Judicial District, in Cause No. D24490-20,

TARRANT COUNTY, CITY OF WHITE SETTLEMENT, WHITE SETTLEMENT INDEPENDENT SCHOOL DISTRICT, TARRANT

AND BEING FURTHER DESCRIBED IN VOLUME 7394, PAGE 65, OF THE TARRANT COUNTY DEED RECORDS

And I will on the 1st day of April A.D. 2025 the same being the first Tuesday in April A.D. 2025, starting at approximately 10:00 a.m. in the morning, offer the said land for sale at public venue for cash, at and on the east side lawn of the Court House door facing Commerce Street, of Tarrant County, Texas, in the said City of Fort Worth
Darrell Huffman
Constable, Pct. 3, Tarrant County, Texas
By: /s/ Kent D. Daulton
Kent D. Daulton,
Deputy Constable

3-11-18-25

CONSTABLE'S SALE REAL ESTATE

CAUSE NO. D29482-21

By virtue of an Order of Sale issued on the 4th day of February A.D. 2025, out of the District Court of Tarrant County, Texas, 96th Judicial District, in Cause No. D29482-21,

CITY OF FORT WORTH, TARRANT COUNTY, FORT WORTH INDEPENDENT SCHOOL DISTRICT, TARRANT COUNTY COLLEGE DISTRICT, TARRANT COUNTY HOSPITAL DISTRICT and TARRANT REGIONAL WATER DISTRICT as Plaintiffs, and/or

, as Interveners, recovered judgment against:

JAVIER MEDINA HEIR TO THE ESTATE OF DANTE C. MEDINA (IN REM ONLY);

CLAUDIA MEDINA HEIR TO THE ESTATE OF DANTE C. MEDINA (IN REM ONLY); NATALIA MEDINA HEIR TO THE ESTATE OF DANTE C. MEDINA (IN REM ONLY); if living, and if any or all of the above named defendant(s) be deceased, the unknown heirs of each or all of the said above named deceased persons; and the unknown owner or owners of the following described property; and the executors, administrators, legal representa-

And I will on the 1st day of April A.D. 2025 the same being the first Tuesday in

CONSTABLE'S SALE REAL ESTATE CAUSE NO. D31464-22

By virtue of an Order of Sale issued on the 4th day of February A.D. 2025, out of the District Court of Tarrant County, Texas, 352nd Judicial District, in Cause No. D31464-22,

CITY OF FORT WORTH, TARRANT COUNTY, FORT WORTH INDEPENDENT SCHOOL DISTRICT, TARRANT COUNTY COLLEGE DISTRICT, TARRANT COUNTY HOSPITAL DISTRICT and TARRANT REGIONAL WATER DISTRICT as Plaintiffs, and/or

, as Interveners, recovered judgment against:

KELLI ATRON JONES; CITY OF FORT WORTH (LIENHOLDER, IN REM ONLY); and the unknown owner or owners of the following described property; and the executors, administrators, guardians, legal representatives, devisees of the above named persons, and any and all other persons including adverse claimants, owning or having or claiming any legal or equitable interest in or lien upon the hereinafter described property who were duly served with process either personally or by means of citation by posting/publication

I did on the 7th day of February A.D. 2025, levy upon the Defendant's interest, if any, in the following described land as the property of the above named Defendant(s), situated in Tarrant County, Texas, to-wit:

ACCT. NO. 03213994; LOT 12, BLOCK 10, OUT OF THE UNION DEPOT ADDITION, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT, AND BEING FURTHER DESCRIBED IN DOCUMENT #D207445766 OF THE TARRANT COUNTY DEED RECORDS

And I will on the 1st day of April A.D. 2025 the same being the first Tuesday in

Continued on page 6

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

PUBLIC NOTICE

Continued from page 4

Liquor Permit

Application has been made with the Texas Alcoholic Beverage Commission for a Wine and Malt Beverage Retail Dealer's On-Premise Permit (BG) by RoZo LLC (dba) Daiquiris To Go, to be located at 2501 E Mayfield Rd, Ste 122, Arlington, Tarrant County, TX 76014. Officer(s) of the said entity: Rehan Kapadia - Manager.

3-17-18

Miscellaneous Notice

NOTICE OF DEFAULT AND FORECLOSURE SALE
WHEREAS, on February 9, 2006, a certain Deed of Trust was executed by Marilyn L. Wilson as mortgagor in favor of Financial Freedom Senior Funding Corporation, a subsidiary of IndyMac Bank, F.S.B. as beneficiary and Robert K. Fowler as trustee, and was recorded on, March 6, 2006, as Instrument No. D206063657 in the Office of the County Clerk, Tarrant County, Texas; and

WHEREAS, the Deed of Trust was insured by the United States Secretary of Housing

not accompany each oral bid. If the successful bid is oral, a deposit of \$8,865.36 must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash. The successful bidder will pay all conveying fees, all real estate and other taxes that are due on or after the delivery date of the remainder of the payment and all other costs associated with the transfer of title. At the conclusion of the sale, the deposits of the unsuccessful bidders will be returned to them.

The Secretary may grant an extension of time within which to deliver the remainder of the payment. All extensions will be for 15-day increments for a fee of \$500.00, paid in advance. The extension fee shall be in the form of a certified or cashier's check made payable to the Secretary of HUD. If the high bidder closes the sale prior to the expiration of any extension period, the unused portion of the extension fee shall be applied toward the amount due.

If the high bidder is unable to close the sale within the required period, or within any extensions of time granted by the Secretary, the high bidder may be required to forfeit the cash deposit or, at the election of the foreclosure commissioner after consultation with the HUD representative, will be liable to HUD for any costs

6080 Tennyson Parkway, Suite 100
Plano, TX 75024
972-532-0128 Phone
214-291-5507 Fax
EXHIBIT "A"

LOT 1, BLOCK 5, EASTWOOD ADDITION, FOURTH FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-5, PAGE 117, PLAT RECORDS, TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND OUT OF LOT 1, BLOCK 5, EASTWOOD ADDITION - FOURTH FILING TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-5, PAGE 117, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1;

THENCE ALONG THE WEST LINE OF SAID LOT 1, SOUTH 00 DEGREES 04 MINUTES 28 SECONDS WEST 120.0 FEET TO ITS SOUTHWEST CORNER; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, SOUTH 89 DEGREES 48 MINUTES 52 SECONDS EAST 4.0 FEET TO A POINT IN THE PROPOSED EAST LINE OF VILLAGE CREEK ROAD ACCORDING TO PAVING PLANS FILE NO. K-1056 ON FILE IN THE TRANSPORTATION AND PUBLIC WORKS DEPARTMENT, CITY OF FORT WORTH; THENCE ALONG THE SAID PROPOSED EAST LINE, NORTH 00 DEGREES 04 MINUTES 28 SECONDS EAST 109.98 FEET TO THE BEGINNING OF A CURVE THE CENTER OF WHICH HEARS

15, 2024 as Instrument No. D224145296 notice is hereby given that on April 01, 2025 at 11:00 AM local time, or not later than three hours thereafter, all real and personal property at or used in connection with the following described premises ("Property") will be sold at public auction to the highest bidder:

SEE EXHIBIT "A"
Commonly known as: 5000 Reed Street, Fort Worth, TX 76119

The sale will be held at the west side of the building of the Tarrant County Courthouse, or as designated by the County Commissioners Court. The Secretary of Housing and Urban Development will bid \$88,653.56.

There will be no proration of taxes, rents or other income or liabilities, except that the purchaser will pay, at or before closing, his prorata share of any real estate taxes that have been paid by the Secretary to the date of the foreclosure sale.

When making their bids, all bidders except the Secretary must submit a deposit totaling \$8,865.36 in the form of a certified check or cashier's check made out to the Secretary of HUD. A deposit need not accompany each oral bid. If the successful bid is oral, a deposit of \$8,865.36 must be presented before the bidding is closed. The deposit is non-refundable. The remainder of the purchase price must be delivered within 30 days of the sale or at such other time as the Secretary may determine for good cause shown, time being of the essence. This amount, like the bid deposits, must be delivered in the form of a certified or cashier's check. If the Secretary is the highest bidder, he need not pay the bid amount in cash.

time of service of this notice of default and foreclosure sale, or all amounts due under the mortgage agreement are tendered to the Foreclosure Commissioner, in the form of a certified or cashier's check payable to the Secretary of HUD, before public auction of the property is completed.

Tender of payment by certified or cashier's check or application for cancellation of the foreclosure sale shall be submitted to the address of the Foreclosure Commissioner provided below.

Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the send of this notice immediately.

Date: February 14, 2025
/s/ Dustin George
By: Dustin George
Miller, George & Suggs, PLLC
Foreclosure Commissioner
6080 Tennyson Parkway, Suite 100
Plano, TX 75024
972-532-0128 Phone
214-291-5507 Fax
EXHIBIT "A"

LOT 1, BLOCK 5, EASTWOOD ADDITION, FOURTH FILING, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-5, PAGE 117, PLAT RECORDS, TARRANT COUNTY, TEXAS. SAVE AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND OUT

Chambers, at which time and place any and all persons may appear and be heard on or in connection with any matter or question involving Case #ZBA 2025-01, a request by Jeff Landon for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations," Article 9.02 "Zoning Ordinance," Division 9 "Off-Street Parking and Loading Requirements," Section 9.02.231 "Parking requirements based on use," Subsection 7(C) "Storage, wholesale, and manufacturing. Warehouse and enclosed storage" requiring one (1) parking space for every one thousand (1,000) square feet of floor area and one (1) parking space for three hundred (300) square feet of office or sales area, for a parcel of land located at 7100 Anglin Drive, Forest Hill, Texas, 76140 being more particularly described as Tract 41C03, Abstract 1375 of the Shelby County Land Survey in the City of Forest Hill, Tarrant County, Texas. The applicant is seeking a variance to allow between 114 and 244 parking spaces. A complete copy of the variance application may be obtained from the City of Forest Hill at 3219 E. California Parkway during normal business hours.

Date this the 18th day of March, 2025.

Amy L. Anderson, Secretary
Board of Adjustment

COUNTY COLLEGE DISTRICT and TARRANT COUNTY HOSPITAL DISTRICT as Plaintiffs, and/or

, as Interveners, recovered judgment against:

MARIA CONCEPCION M. LOPEZ, DECEASED if living, and if any or all of the above named defendant(s) be deceased, the unknown heirs of each or all of the said above named deceased persons; and the unknown owner or owners of the following described property; and the executors, administrators, guardians, legal representatives, devisees of the above named persons, and any and all other persons having any legal or equitable interest in or lien upon the below described property, who were duly served as required by law by means of citation by publications; ERNESTO MAGDALENO LOPEZ HEIR TO THE ESTATE OF MARIA CONCEPCION M. LOPEZ, DECEASED (IN REM ONLY); and the unknown owner or owners of the following described property; and the executors, administrators, guardians, legal representatives, devisees of the above named persons, and any and all other persons having any legal or equitable interest in or lien upon the hereinafter described property who were duly served with process either personally or by means of citation by posting/publication

I did on the 7th day of February A.D. 2025, levy upon the Defendant's interest, if any, in the following described land as the property of the above named Defendant(s), situated in Tarrant County, Texas, to-wit:

ACCT. NO. 01353128; LOT 7, BLOCK 22, OUT OF THE HOMELAND ADDITION, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT; AND BEING FURTHER DESCRIBED INVOLUME 4704, PAGE 167, OF THE TARRANT COUNTY DEED RECORDS

And I will on the 1st day of April A.D. 2025 the same being the first Tuesday in April A.D. 2025, starting at approximately 10:00 a.m. in the morning, offer the said land for sale at public venue for cash, at and on the east side lawn of the Court House door facing Commerce Street, Texas, to-wit:

ACCT. NO. 02639874; LOT

tives, devisees of the above named persons, and any and all other persons, including adverse claimants, owning or having any legal or equitable interest in or lien upon the below described property, who were duly served as required by law by means of citation by publications; and the unknown owner or owners of the following described property; and the executors, administrators, guardians, legal representatives, devisees of the above named persons, and any and all other persons having any legal or equitable interest in or lien upon the hereinafter described property who were duly served with process either personally or by means of citation by posting/publication

I did on the 7th day of February A.D. 2025, levy upon the Defendant's interest, if any, in the following described land as the property of the above named Defendant(s), situated in Tarrant County, Texas, to-wit:

ACCT. NO. 01353128; LOT 7, BLOCK 22, OUT OF THE HOMELAND ADDITION, SITUATED IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE FORT WORTH INDEPENDENT SCHOOL DISTRICT; AND BEING FURTHER DESCRIBED INVOLUME 4704, PAGE 167, OF THE TARRANT COUNTY DEED RECORDS

And I will on the 1st day of April A.D. 2025 the same being the first Tuesday in April A.D. 2025, starting at approximately 10:00 a.m. in the morning, offer the said land for sale at public venue for cash, at and on the east side lawn of the Court House door facing Commerce Street, Texas, to-wit:

ACCT. NO. 02639874; LOT

Constable Sales

**CONSTABLE'S SALE
REAL ESTATE
CAUSE NO. D37268-23**

By virtue of an Order of Sale issued on the 21st day

Page 36 of 39



ZBA #2025-01
200 ft. letters

For property address: 7100 Anglin Drive
Forest Hill, Texas, 76140

Address: 6901 Anglin Drive
Property owner: City of Forest Hill
3219 California Parkway E., Forest Hill, TX 76119

Address: 6928 Anglin Drive
Property owner: City of Forest Hill
3219 California Parkway E., Forest Hill, TX 76119

Address: 6930 Anglin Drive
Property owner: ONCOR ELECTRIC DELIVERY CO LLC
P.O. Box 139100, Dallas, TX 75313

Address: 6940 Anglin Drive
Property owner: Javier and Alondra Vazquez
1319 Lyra Ln
Arlington, TX 76013-8312

Francisco Lopez
3501 E. Division St.
Arlington, TX 76011-6829

Address: 6942 Anglin Drive
Property owner: City of Forest Hill
3219 California Parkway E., Forest Hill, TX 76119

Address: 6944 Anglin Drive
Property owner: Billis Norris Stringer
3521 Rita Ln.
Haltom City, TX 76117

Address: 7125 Anglin Drive
Property owner: DEWITT MCKINLEY TESTAM TRUST
P.O. Box 790
Fort Worth, TX 76101

PAGE ONE



ZBA #2025-01
200 ft. letters

For property address: 7100 Anglin Drive
Forest Hill, Texas, 76140

Address: 7133 Anglin Drive
Property owner: DEWITT MCKINLEY TESTAM TRUST
P.O. Box 790
Fort Worth, TX 76101

Address: 7141 Anglin Drive
Property owner: DEWITT MCKINLEY TESTAM TRUST
P.O. Box 790
Fort Worth, TX 76101

Address: 7201 Anglin Drive
Property owner: DEWITT MCKINLEY TESTAM TRUST
P.O. Box 790
Fort Worth, TX 76101

Address: 7209 Anglin Drive
Property owner: DEWITT MCKINLEY TESTAM TRUST
P.O. Box 790
Fort Worth, TX 76101

Address: 7233 Anglin Drive
Property owner: DUNNAGAN FAMILY TRUST
6701 Vines Ct.
Colleyville, TX 76034

Address: 7301 Anglin Drive
Property owner: Jennifer McAllister
7301 Anglin Dr.
Forest Hill, TX 76140-2201

Address: 7325 Anglin Drive
Property owner: David Teran Chavez
7325 Anglin Dr.
Fort Worth, TX 76140

Address: 7400 Anglin Drive
Property owner: City of Forest Hill
3219 California Parkway E., Forest Hill, TX, 76119

PAGE TWO



ZBA #2025-01
200 ft. letters

For property address: 7100 Anglin Drive
Forest Hill, Texas, 76140

Address: 7200 Ball Road
Property owner: Gracious Living Holdings, LP/Walter G. Cook Estate
1020 Macon St., Suite 1
Fort Worth, TX 76102-4571

Address: 7251 Ball Road
Property owner: MDAP PROPERTIES LLC
811 N. Justin Ave.
Dallas, TX 75211

Address: 7253 Ball Road
Property owner: Karen Herring Burge
4800 Springhollow Rd.
Fort Worth, TX 76109

Address 7301 Ball Road
Property owner: Jimmy Herring
7301 Ball Rd.
Forest Hill, TX 76140-2103

Address: 4720 Esco Drive
Property owner: DEWITT MCKINLEY TESTAM TRUST
P.O. Box 790
Fort Worth, TX 76101

PAGE THREE



March 17, 2025

Dear Sir or Madam:

The Forest Hill Zoning Board of Adjustment will hold a Public Hearing on Thursday, April 3, 2025 at 10:00 a.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 Zoning Board of Adjustment 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.

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT FOR THE CITY OF FOREST HILL, TEXAS

NOTICE IS HEREBY GIVEN that the Board of Adjustment of the City of Forest Hill, Texas will conduct a public hearing on April 3, 2025 at 10:00 a.m. at the Forest Hill City Hall, 3219 E. California Parkway, Forest Hill, Texas 76119, in the Council Chambers, at which time and place any and all persons may appear and be heard on or in connection with any matter or question involving Case #ZBA 2025-01, a request by Jeff Landon for a variance from the City of Forest Hill Code of Ordinances, Chapter 9 "Planning and Development Regulations," Article 9.02 "Zoning Ordinance," Division 9 "Off-Street Parking and Loading Requirements," Section 9.02.231 "Parking requirements based on use," Subsection 7(C) "Storage, wholesale, and manufacturing- Warehouse and enclosed storage" requiring one (1) parking space for every one thousand (1,000) square feet of floor area and one (1) parking space for three hundred (300) square feet of office or sales area, for a parcel of land located at 7100 Anglin Drive, Forest Hill, Texas, 76140 being more particularly described as Tract 41C03, Abstract 1375 of the Shelby County Land Survey in the City of Forest Hill, Tarrant County, Texas. The applicant is seeking a variance to allow between 114 and 244 parking spaces. A complete copy of the variance application may be obtained from the City of Forest Hill at 3219 E. California Parkway during normal business hours.

Date this the 18th day of March, 2025.

Amy L. Anderson, Secretary
Board of Adjustment

This letter is a notification of the 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 Board 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 or via email at vwehle@foresthilltx.org.

Thank you.

Venus M. Wehle

Venus M. Wehle, PCED
City Manager
City Planner