

**MINUTES
PLANNING AND ZONING COMMISSION
REGULAR MEETING - JULY 11, 2011
FOREST HILL COUNCIL CHAMBERS
3219 CALIFORNIA PARKWAY
7:00 PM**

Chairperson Johnson called the meeting to order at 7:02 p.m.

Members present: Berniece T. Johnson, Hattie M. Jones, Jimmie Sanders, Michael Lewis, and Loretta Muldrew

Members absent: David Gainer and Adrian Anderson

Staff present: Sheyi I. Ipaye, City Manager; Ed Henderson, Fire Chief; and Lisa Dawn Cabrera, City Planner.

Commissioner Lewis delivered the invocation.

The pledge of allegiance to the United State and the Texas flags were recited.

A. VISITORS/CITIZENS FORUM

No one wished to speak at this time.

Chairperson Johnson closed the Visitors/Citizens Forum at 7:04 pm.

B. PUBLIC HEARING

Chairperson Johnson opened the Public Hearing at 7:05 pm.

1. Case # PZ 2011-13 to receive citizen's comments regarding a request for a zone change of 0.5821 acres with the legal description being Lot 6, Block 1 of the Oak Crest Addition in the City of Forest Hill, Tarrant County, Texas. The property is located at 5232 High Ridge Road. The zoning at the present time is GB (General Business) and is proposed to rezone to LI (Light Industrial) as requested by Glenda Bullard.

Jerry Bullard, 2409 Longhorn Trail, Crowley, TX addressed the Commission in favor of the zone change request. He informed the Commission that his family has owned this land for more than 25 years and feels that this zone change will help to sell this property and the property for the next case. He stated that Mr. Gatlin who owns the adjacent property received a zone change for his 3 lots to Light Industrial zoning back in 2008. He mentioned that at this time the property is a haven for people who wish to dump tires and trash debris and that the City might entertain rebuilding the bridge at the end of High Ridge.

No one else wished to speak for this case.

Chairperson Johnson closed the Public Hearing at 7:11 pm.

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2. Case # PZ 2011-14 to receive citizen's comments regarding a request for a zone change of 0.4342 acres with the legal description being Lot 7, Block 1 of the Oak Crest Addition in the City of Forest Hill, Tarrant County, Texas. The property is located at 5236 High Ridge Road. The zoning at the present time is GB (General Business) and is proposed to rezone to LI (Light Industrial) as requested by Glenda Bullard.

Jerry Bullard, 2409 Longhorn Trail, Crowley, TX addressed the board with the comment of ditto to the previous case.

No one else wished to speak on this case.

Chairperson Johnson closed the Public Hearing at 7:11 pm.

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3. Case #PZ 2011-15 to receive citizen's comments regarding a request to add a use to the Schedule of Uses Section 5.100 of the Zoning Ordinance of the City of Forest Hill for a Chemical Blending Plant and to propose the allowable zoning districts for the proposed use and add a definition for a Chemical Blending Plant to Section 3.100 of the Zoning Ordinance of the City of Forest Hill as requested by Advanced Blending, Inc.

Laurie Walkenhorst, 208 Sentry, Mansfield, TX addressed the Commission in favor of the request to add a use to the Schedule of Uses. The major reason that they chose this location was highway accessibility and the available labor pull.

No one else wished to speak on this case.

Chairperson Johnson closed the Public Hearing at 7:13 pm.

C. REGULAR ITEMS

1. Approval of Minutes dated June 6, 2011

Commissioner Muldrew made a motion to approve the minutes as presented, seconded by Commissioner Sanders.

Motion passed without opposition.

2. Case # PZ 2011-13 to consider approval of a request for a zone change of 0.5821 acres with the legal description being Lot 6, Block 1 of the Oak Crest Addition in the City of Forest Hill, Tarrant County, Texas. The property is located at 5232 High Ridge Road. The zoning at the present time is GB (General Business) and is proposed to rezone to LI (Light Industrial) as requested by Glenda Bullard.

A discussion was held among the member of the Commission, the applicant, and City Staff regarding this zone change being a business move, the lack of a passable road, the zone change previously approved for the adjacent property.

Commissioner Muldrew made a motion to approve the zone change, seconded by Commissioner Lewis.

Motion passed unanimously.

3. Case # PZ 2011-14 to consider approval of a request for a zone change of 0.4342 acres with the legal description being Lot 7, Block 1 of the Oak Crest Addition in the City of Forest Hill, Tarrant County, Texas. The property is located at 5236 High Ridge Road. The zoning at the present time is GB (General Business) and is proposed to rezone to LI (Light Industrial) as requested by Glenda Bullard.

Commissioner Muldrew made a motion to approve the zone change, seconded by Commissioner Lewis.

Motion passed unanimously.

4. Case #PZ 2011-15 to consider approval of a request to add a use to the Schedule of Uses Section 5.100 of the Zoning Ordinance of the City of Forest Hill for a Chemical Blending Plant and to propose the allowable zoning districts for the proposed use and add a definition for a Chemical Blending Plant to Section 3.100 of the Zoning Ordinance of the City of Forest Hill as requested by Advanced Blending, Inc.

A discussion was held among the member of the Commission, the applicant, and City Staff regarding an October move in date, utilizing the available workforce in Forest Hill to hire, transportation needs, the staff proposed allowable districts, the staff proposed definition for the use, the renovations needed for the building, partnering with other local businesses, and the chemicals that will be stored and used at the site.

Commissioner Muldrew made a motion to approve the adding the use of a Chemical Blending Plat to the schedule of uses, allowable within the LI (Light Industrial) and HI (Heavy Industrial) and with the definition of the Chemical Blending Plant being a building or facility that is used for the mixing or blending of various chemicals both liquid and powder chemicals in order to produce various cleaning products for distribution. No outside storage of chemicals either raw or blended shall be allowed. The motion was seconded by Commissioner Sanders.

Motion passed without objection.

5. Discuss and Consider the Commissioners that will attend the Planning & Zoning Series Class on August 4th and 5th.

The Commissioners in attendance at this meeting informed Ms. Cabrera that they would be able to attend the training class.

No action was taken on this item.

D. ADJOURNMENT

Commissioner Lewis made a motion to adjourn, seconded by Commissioner Muldrew.

Motion passed with no opposition.

Chairperson Johnson adjourned the meeting at 7:46 pm.

Berniece T. Johnson
Planning & Zoning Chairperson

ATTEST:

Lisa Dawn Cabrera
Planning & Zoning Secretary