

**WORK SESSION AGENDA OF THE CITY COUNCIL OF HURST, TEXAS
CITY HALL, 1505 PRECINCT LINE ROAD
FIRST FLOOR CONFERENCE ROOM
TUESDAY, FEBRUARY 10, 2015 – 5:15 P.M.**

I. Call to Order

II. Informational Item(s)

III. Discussion of Agenda Item(s) 6 and 7

Conduct a Public Hearing to consider SP-15-03, Heritage Village Residences, a site plan revision for signage only on Lot 1R1, Block 1, Heritage Village Addition, being 1.03 acres located at 705 Heritage Way

Consider Ordinance 2281, first reading, consider SP-15-03, Heritage Village Residences, a site plan revision for signage only on Lot 1R1, Block 1, Heritage Village Addition, being 1.03 acres located at 705 Heritage Way

Michelle Lazo

IV. Discussion of Agenda Item(s) 8 and 9

Conduct a Public Hearing to consider SP-14-13, Pinnacle Emergency Room (ER), a site plan revision for Lot 1RB, Block 1R, University Plaza Addition, being 1.67 acres located at 824 Airport Freeway

Consider Ordinance 2280, first reading, SP-14-13, Pinnacle Emergency Room (ER), a site plan revision for Lot 1RB, Block 1R, University Plaza Addition, being 1.67 acres located at 824 Airport Freeway

Michelle Lazo

V. Discussion of Agenda Item(s) 10

Consider P-15-03, University Plaza Addition, a replat of Lot 1RB to Lot 1RB1, Block 1-R University Plaza, being 1.52 acres, located at 824 Airport Freeway

Michelle Lazo

VI. Discussion of Agenda Item(s) 11

Consider P-15-01, Thousand Oaks South, a replat of Lot 2, Block 1 to Lots 2R5 and 2R6, Block 1, Thousand Oaks South Addition, being 1.79 acres located at 700 Airport Freeway

Michelle Lazo

VII. Discussion of Agenda Item(s) 12

Consider P-15-02, Crestview Highway 26 Addition, a final plat of Lots 1-4, Block 1, Crestview Highway 26 Addition, being 12.79 acres, located at 785 Grapevine Highway

Michelle Lazo

VIII. Adjournment

Posted by: _____

This the 6th day of February 2015, by 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (817) 788-7041 or FAX (817) 788-7054, or call TDD 1-800-RELAY-TX (1-800-735-2989) for information or assistance.

**REGULAR MEETING AGENDA OF THE CITY COUNCIL OF HURST, TEXAS
CITY HALL, 1505 PRECINCT LINE ROAD
TUESDAY, FEBRUARY 10, 2015**

AGENDA:

5:15 p.m. - City Council Work Session (City Hall, First Floor Conference Room)

6:30 p.m. - City Council Meeting (City Hall, Council Chamber)

CALL TO ORDER

INVOCATION (Councilmember Larry Kitchens)

PLEDGE OF ALLEGIANCE

PROCLAMATION(S)

1. Presentation of Proclamation recognizing Eagle Scout Nathan Dykstra

CONSENT AGENDA

2. Consider approval of the minutes for the January 27, 2015 City Council meetings
3. Consider canceling the March 10, 2015 regular City Council meeting
4. Consider authorizing the chassis replacement and refurbishment of Unit 2212 (Medic 212) by Frazer, Ltd
5. Consider authorizing the purchase of Mine Safety Appliance (MSA) Self Contained Breathing Apparatus (SCBA)

PUBLIC HEARING(S) AND RELATED ITEM(S)

6. Conduct a Public Hearing to consider SP-15-03, Heritage Village Residences, a site plan revision for signage only on Lot 1R1, Block 1, Heritage Village Addition, being 1.03 acres located at 705 Heritage Way
7. Consider Ordinance 2281, first reading, consider SP-15-03, Heritage Village Residences, a site plan revision for signage only on Lot 1R1, Block 1, Heritage Village Addition, being 1.03 acres located at 705 Heritage Way
8. Conduct a Public Hearing to consider SP-14-13, Pinnacle Emergency Room (ER), a site plan revision for Lot 1RB, Block 1R, University Plaza Addition, being 1.67 acres located at 824 Airport Freeway

9. Consider Ordinance 2280, first reading, SP-14-13, Pinnacle Emergency Room (ER), a site plan revision for Lot 1RB, Block 1R, University Plaza Addition, being 1.67 acres located at 824 Airport Freeway

PLAT(S)

10. Consider P-15-03, University Plaza Addition, a replat of Lot 1RB to Lot 1RB1, Block 1-R University Plaza, being 1.52 acres, located at 824 Airport Freeway
11. Consider P-15-01, Thousand Oaks South, a replat of Lot 2, Block 1 to Lots 2R5 and 2R6, Block 1, Thousand Oaks South Addition, being 1.79 acres located at 700 Airport Freeway
12. Consider P-15-02, Crestview Highway 26 Addition, a final plat of Lots 1-4, Block 1, Crestview Highway 26 Addition, being 12.79 acres, located at 785 Grapevine Highway

OTHER BUSINESS

13. Review of the following advisory board meeting minutes:
 - Planning and Zoning Commission
14. Review of upcoming calendar items
15. City Council Reports

PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED

ADJOURNMENT

Posted by: _____

This 6th day of February 2015, by 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (817) 788-7041 or FAX (817) 788-7054, or call TDD 1-800-RELAY-TX (1-800-735-2989) for information or assistance.

Office of the Mayor

Proclamation

City of Hurst

Nathan Dykstra is being honored by friends and family for earning the honor rank of Eagle Scout in Troop 324, Roadrunner District, Longhorn Council; and

Beginning as a Tiger Cub team with his father, Nathan has been a devoted Boy Scout member since 2002; and

Nathan is a senior at L.D. Bell High School with expectations of attending the U.S. Naval Academy; and

His Eagle Scout project included raising funds for the purchase of materials to construct 6 outdoor kennels for the Bedford Animal Control Shelter; and

Nathan is loyal, trustworthy, and obedient, which are key qualities of an Eagle Scout, and he makes his family, friends, and community proud.

NOW, THEREFORE, I, Richard Ward, Mayor of the City of Hurst, Texas, on behalf of the entire City Council and all our citizens, do hereby recognize and congratulate

Nathan Dykstra

for this outstanding accomplishment, extending our deep appreciation for his service to our community and our best wishes for continued success in all future endeavors.

Witness my Hand and the Official Seal of the City of Hurst, Texas, on this 10th day of February 2015.



Mayor Richard Ward

**Minutes
Hurst City Council
Work Session
Tuesday, January 27, 2015**

On the 27th day of January 2015, at 5:15 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at Hurst City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Richard Ward	)	Mayor
Nancy Welton	)	Mayor Pro Tem
Larry Kitchens	)	Councilmembers
Anna Holzer)	
Henry Wilson)	
Bill McLendon)	
David Booe)	
Allan Weegar	)	City Manager
John Boyle	)	City Attorney
Jeff Jones	)	Assistant City Manager
Clay Caruthers	)	Assistant City Manager
Rita Frick	)	City Secretary
Ron Haynes	)	Executive Director of Public Works
Michelle Lazo	)	Managing Director of Development
Steve Bowden	)	Executive Director of Development
David Palla	)	Assistant Fire Chief

With the following Councilmembers absent: none, constituting a quorum; at which time, the following business was transacted:

- I. Call to Order** – The meeting was called to order at 5:37 p.m.

- II. Informational Item(s)** – City Manager Allan Weegar noted the City flag flown at half-staff in remembrance of former City Councilmember Ralph Bryan would be presented to his family this evening. He stated that Bill Price was on the regular agenda this evening regarding speed and traffic at the Senior Center. He briefly reviewed the traffic survey findings.

- III. Discussion of Agenda Item 2**
Consider Resolution 1615 continuing support and participation in the Community Powered Revitalization program and agreeing to expenditures allowed under the Texas Local Government Code Chapter 380 for the promotion of economic development. City Manager Allan Weegar briefed Councilmembers on the proposed resolution.

- IV. Discussion of Agenda Item 7**
Consider Resolution 1611 supporting the enactment of federal legislation that requires the collection of state and local sales tax for Internet or online transactions. City Manager Allan Weegar briefed Councilmembers on the proposed resolution and stated Assistant City Manager Clay Caruthers would provide a full presentation in the regular meeting.

V. Discussion of Agenda Item 8

Consider Resolution 1613 to support funding for the Texas Recreation and Park Account Program. City Manager Allan Weegar briefed Councilmembers on the proposed resolution noting the grant funds were available to area communities and then cut by the Legislature and the proposed resolution is requesting the current Legislature restore the grant program.

VI. Discussion of Agenda Item 9

Consider Resolution 1612 calling the City of Hurst May 9, 2015 General Election. City Manager Allan Weegar stated this resolution calls the General Election.

VII. Discussion of Agenda Item(s) 10 and 11

Consider authorizing the city manager to enter into a Developer Agreement with TCG Hurst investors, L.P., for the development and cost of a traffic signal installation at State Highway 26/Grapevine Highway and Cogent Parkway/Lowe's driveway, 785 Grapevine Highway.

Consider Resolution 1616 authorizing the city manager to enter into an Advanced Funding Agreement with the Texas Department of Transportation for the installation of a traffic signal at the intersection of State Highway 26/Grapevine Highway and Cogent Parkway/Lowe's driveway, 785 Grapevine Highway.

Executive Director of Development Steve Bowden briefed Councilmembers on the proposed Developer Agreement and Executive Director of Public Works Ron Haynes reviewed the proposed Advanced Funding Agreement with the Texas Department of Transportation. Noted were the escrowed funds available and safety improvements with the installation of the signal light.

VIII. Discussion of Agenda Item 12

Consider authorizing the city manager to enter into an Engineering Services Contract with Freese and Nichols for a study to determine a means of metering wastewater entering the City of Hurst from the City of Bedford. City Manager Allan Weegar stated the City of Bedford was not ready for this item, and requested this item be pulled from consideration.

IX. Discussion of Agenda Item 13

Consider authorizing the city manager to purchase two LifePak 15 Cardiac Monitors and enter into a service contract. Assistant Fire Chief David Palla briefed Councilmembers on the use and cost of the LifePak 15 Cardiac Monitors and service contract.

X. Adjournment

The work session adjourned at 6:14 p.m.

APPROVED this the 10th day of February 2015.

ATTEST:

APPROVED:

Rita Frick, City Secretary

Richard Ward, Mayor

**City of Hurst
City Council Minutes
Tuesday, January 27, 2015**

On the 27th day of January 2015, at 6:30 p.m., the City Council of the City of Hurst, Texas, convened in Regular Meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Richard Ward	)	Mayor
Nancy Welton	)	Mayor Pro Tem
Larry Kitchens	)	Councilmembers
Anna Holzer)	
Henry Wilson)	
Bill McLendon)	
David Booe)	
Allan Weegar	)	City Manager
John Boyle	)	City Attorney
Jeff Jones	)	Assistant City Manager
Clay Caruthers	)	Assistant City Manager
Ron Haynes	)	Executive Director of Public Works
Rita Frick	)	City Secretary
Michelle Lazo	)	Managing Director of Development
Steve Bowden	)	Executive Director of Development
David Pallas	)	Assistant Fire Chief

With the following Councilmembers absent: none, constituting a quorum; at which time, the following business was transacted:

The meeting was called to order at 6:30 p.m.

Mayor Pro Tem Nancy Welton gave the Invocation.

The Pledge of Allegiance was given.

A presentation of the City of Hurst flag, flown at half-staff in honor of former City Councilmember Ralph Bryan, was presented to his son, Bill Bryan, and family.

PRESENTATION(S) AND ACTION ITEM(S)

1. Community Powered Revitalization Presentation. Managing Director of Development Michelle Lazo reviewed the Community Powered Revitalization program and proposed resolution authorizing expenditures. She explained the City has partnered with 6Stones Mission Network in the Community Powered Revitalization “CPR” program since 2010. 6Stones representative Brian Cramer reviewed the progress of the Community Powered Revitalization program. He stated after the planned 8 homes are completed in the spring, the City of Hurst will have completed 100 homes with 3,532 volunteer hours to date.

City Manager Allan Weegar reviewed the positive leverage of dollars from the City’s

Employee Giving Day program with the CPR Program, and noted the new language in the resolution will allow land acquired through a tax sale to potentially be purchased, then given to CPR to build new or renovate structures to revitalize the area.

2. Considered Resolution 1615 continuing support and participation in the Community Powered Revitalization Program and agreeing to expenditures allowed under the Texas Local Government Code Chapter 380 for the promotion of economic development.

Councilmember Welton moved to approve Resolution 1615, supporting the Community Powered Revitalization Program and authorizing the city manager to make payments to 6Stones, as allowed under the Texas Local Government Code Chapter 380, based on projects completed, in an amount not to exceed \$25,000, and a one-time lump sum payment of \$25,000, to support CPR staff. Motion seconded by Councilmember Kitchens. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

PERSON(S) TO BE HEARD

3. Bill Price, 217 Belmont Street, Hurst, Texas, requested to speak regarding concerns at the Senior Center. Mayor Ward recognized Mr. Bill Price, who expressed his continued concerns with the traffic safety at the Senior Center, and his belief that rumble sticks would improve the situation. Councilmembers noted traffic survey results indicated there is not a speeding problem and Mr. Price might want to consider going before the Senior Citizens Advisory Board to present his idea.

CONSENT AGENDA

4. Considered approval of the minutes for the January 13, 2015 City Council meetings.
5. Considered Ordinance 2279, second reading, SP-14-12, Dairy Queen, a site plan for Lot 2, Block 1, Thousand Oaks South Addition, being 1.10 acres located at 700 Airport Freeway.
6. Considered Resolution 1614 adopting a Clean Fleet policy.

Councilmember Booe moved to approve the consent agenda. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

RESOLUTION(S)

7. Considered Resolution 1611 supporting the enactment of federal legislation that requires the collection of state and local sales tax for Internet or online transactions. Mayor Ward recognized Assistant City Manager Clay Caruthers who stated sales tax is an important component to revenue streams and under current Texas law, Internet retailers are required to collect and remit state and local sales tax if they are “engaged in business” within the state.

He stated that some states do not require the collection of sales taxes and other states have rules that are different than the state of Texas. He explained that large online retailers like Amazon.com support federal legislation that would streamline administrative rules. He explained the fact that not all online retailers are required to collect and remit sales tax is viewed by many as an unfair competitive advantage. He explained consumers essentially receive a discount by shopping online and avoid a sales tax appropriately charged by “brick-and-mortar” retail stores. Also noted was staff estimates the City of Hurst could be losing \$100,000 annually in sales tax earnings. He stated staff recommends the passage of the proposed resolution supporting the enactment of the Marketplace Fairness Act, or similar legislation, requiring Internet or online retailers to collect and remit state and local sales taxes based upon where the consumer resides.

Councilmembers discussed the fairness of protecting the brick and mortar businesses, the in person customer service provided, and the importance of this issue to cities big and small.

Councilmember Kitchens moved to pass Resolution 1611 supporting the enactment of the Marketplace Fairness Act, or similar legislation, requiring Internet or online retailers to collect and remit state and local sales taxes based upon where the consumer resides; and, supporting the City’s future consideration of requests that may be made by the State of Texas to facilitate efforts aimed at passage and implementation of such tax laws. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

8. Considered Resolution 1613 to support funding for the Texas Recreation and Park Account Program. Mayor Ward recognized City Manager Allan Weegar who explained this is a grant program for parkland acquisition and development, and for the development of recreational facilities. He stated that sales tax applied to certain sporting goods is returned to cities for recreational and park purposes. He stated funding was eliminated in the last legislative session and resolutions are being considered by City Councils and Commissions to restore funding the program. He stated the proposed resolution is asking the State Legislature to reimplement the program.

Councilmember McLendon moved to approve Resolution 1613 requesting members of the 84th Legislature of the State of Texas to support legislation that increases funding for the Texas Recreation and Parks Account and Municipality Recreation and Parks Account Local Grant Programs, and the Texas State Park System. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

9. Considered Resolution 1612 calling the City of Hurst May 9, 2015 General Election.

Councilmember Wilson moved to pass Resolution 1612 calling the May 9, 2015 General Election of Officers. Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton
No: None

RESOLUTION AND RELATED ITEM

10. Considered authorizing the city manager to enter into a Developer Agreement with TCG Hurst investors, L.P., for the development and cost of a traffic signal installation at State Highway 26/Grapevine Highway and Cogent Parkway/Lowe's driveway, 785 Grapevine Highway. Mayor Ward recognized Executive Director of Development Steve Bowden who reviewed the proposed Agreement with TCG Hurst Investors, L.P.. He explained a new traffic signal is proposed at the main entrance drive approach to the addition, Cogent Parkway and State Highway 26/Grapevine Highway and the intersection lines up with the main driveway into Lowe's parking lot. Mr. Bowden explained the previous potential developer of this property escrowed \$237,912.16 toward the installation of the signal. He explained the agreement calls for the use of the escrowed funds to pay for the signal, with any additional cost required to be the developer's responsibility. Mr. Bowden reviewed the development site and details of the proposed agreement.

Councilmember Kitchens moved to authorize the city manager to enter into a Development Agreement with TCG Hurst Investors, L.P., for the development and cost of a traffic signal installation at State Highway 26/Grapevine Highway and Cogent Parkway, 785 Grapevine Highway. Motion seconded by Councilmember Wilson. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton
No: None

11. Considered Resolution 1616 authorizing the city manager to enter into an Advanced Funding Agreement with the Texas Department of Transportation for the installation of a traffic signal at the intersection of State Highway 26/Grapevine Highway and Cogent Parkway/Lowe's driveway, 785 Grapevine Highway. Mayor Ward recognized Executive Director of Public Works Ron Haynes, who stated this item is the Advanced Funding Agreement with TXDOT for the construction of the signal discussed in the previous agenda item. Mr. Haynes reviewed the agreement and signal location noting the signal will be a good safety feature and is definitely warranted. In response to Councilmembers' questions, Mr. Haynes stated that signal lights on Grapevine Highway will be synchronized.

Councilmember Wilson moved to approve Resolution 1616 authorizing the city manager to enter into an Advance Funding Agreement with Texas Department of Transportation for the installation of a traffic signal at the intersection of State Highway 26/Grapevine Highway and Cogent Parkway/Lowe's Driveway at 785 Grapevine Highway. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton
No: None

ACTION ITEM(S)

12. Consider authorizing the city manager to enter into an Engineering Services Contract with Freese and Nichols for a study to determine a means of metering wastewater entering the City of Hurst from the City of Bedford

No action was taken on this item.

13. Considered authorizing the city manager to purchase two LifePak 15 Cardiac Monitors and enter into a service contract. Mayor Ward recognized Assistant Fire Chief David Palla who reviewed the cost and need for the two replacement units and upgrade of four other units with new modems. In response to Councilmembers' questions, Chief Palla stated this type of technology is required by the department's Medical Director and is used on almost every call. He stated the units last approximately 7 to 10 years depending upon technology.

Councilmember Holzer moved to approve the purchase of two LifePak 15 Cardiac Monitors (service contract and modem upgrades) for a total not to exceed \$85,000. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

OTHER BUSINESS

14. City Council reviewed of the following advisory board meeting minutes:
 - Teen Court Advisory Board
15. Review of upcoming calendar items – City Manager Allan Weegar reviewed the following calendar items:
 - Regular City Council meeting – February 10, 2015
 - Town Hall Report to the Community – February 12, 2015
16. City Council Reports – Mayor Ward spoke of a gun incident and the need to take extra care when handling guns. He noted the recent passing of Opal Hokanson who just recently celebrated her 101 birthday.

Councilmember Booe noted he and Councilmember Holzer attended an event at the Senior Center this weekend and saw Elvis. He stated the event was fun and Seniors really liked Elvis.

PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED

No one spoke.

ADJOURNMENT

The meeting adjourned at 7:40 p.m.

APPROVED this the 10th day of February 2015.

ATTEST:

APPROVED:

Rita L. Frick, City Secretary

Richard Ward, Mayor

City Council Staff Report

SUBJECT: Consider canceling the March 10, 2015 regular City Council meeting	
Supporting Documents:	
	Meeting Date: 2/10/2015 Department: Legislative and Judicial Services Reviewed by: Rita Frick City Manager Review:
Background/Analysis:	
This item provides for City Council to consider canceling the March 10, 2015 regular City Council meeting.	
Funding and Sources:	
There is no fiscal impact.	
Recommendation:	
Staff recommends the City Council cancel the March 10, 2015 regular City Council meeting.	

City Council Staff Report

SUBJECT: Consider authorizing the ambulance patient compartment refurbishment and remount on a new Ford Chassis

Supporting Documents:

Frazer Quote and Options

Meeting Date: 2/10/2015

Department: Fire

Reviewed by: John Brown

City Manager Review:

Background/Analysis:

The Fire Department is requesting the refurbishment of an ambulance compartment and purchase of a new Ford Diesel chassis. The current unit is a 2010 Ford Chassis (97,000 miles), which will be replaced with a 2015 Ford unit; the existing patient compartment will be refurbished (repainted, new interior (where necessary)). Refurbishing the patient compartment versus buying a new one saves approximately \$25,000. Fleet and Fire have found that replacing the units every five years is the best schedule to maintain units with limited downtime due to mechanical breakdowns. Hurst maintains two front-line ambulances and one reserve ambulance. The reserve ambulance will be the front-line unit until the refurbishment is completed. This project is bid through HGAC.

Funding and Sources:

There is \$128,000 budgeted in the Fleet Services Reserve Fund for this project.

Recommendation:

The Fire Department recommends the City Council authorize the chassis replacement and refurbishment of Unit 2212 (Medic 212) by Frazer, Ltd., for an amount not to exceed \$128,000.



January 15, 2014

Wes Rippy
 EMS Chief
 Hurst Fire Department
 E-mail: wrippy@hursttx.gov

Quote #9113D

Chief Rippy,

Per your request we are quoting remounting and refurbishing your Frazer Type I 14' Generator Powered Module, E-2005, onto a 2015 Ford F-450 6.7L diesel chassis. For your convenience all pricing has been itemized below.

2015 Ford F-450 6.7L diesel 108" CA chassis (order red)	\$ 44,500.00
Heat shielding for diesel chassis	\$ 1,500.00
Liquid Spring suspension	\$ 9,500.00
Remount of Module (see Incl. items below)	\$ 14,000.00
Chassis Exterior Upgrades	\$ 3,950.00
Chassis Interior Upgrades	\$ -375.00
Module Exterior Upgrades	\$ 26,925.00
Module Interior Upgrades	\$ 11,000.00
HGAC fee	\$ 600.00
Total	\$ 111,600.00

Chassis Exterior Upgrades

1. Items included in remount fee
 - a) New Ranch Hand Powder coated grille guard \$ Incl.
 - b) (2) Whelen M4 grille lights w/colored lenses \$ Incl.
Layout: Red - Red
 - c) (2) Whelen M4 intersect lights w/colored lenses \$ Incl.
Layout: Red - Red
 - d) New Frazer aluminum rear window passthrough plate \$ Incl.
 - e) (2) 50A mega fuses; new wiring \$ Incl.
 - f) Stripe new chassis to match module \$ Incl.
 - g) New mounting rubber \$ Incl.
 - h) Make old chassis road ready, if applicable \$ Incl.
2. Paint chassis two-toned upper chassis white (FAY 090) and lower portion red (FLNA 3042) \$ 2,900.00
3. Furnish & install stainless steel wheel covers \$ 450.00
4. Remove and reinstall (2) existing Federal Signal AS124 speakers \$ N/C
5. Credit for not furnishing (2) Federal Signal AS124 speakers \$ -150.00

Quote #9113D

6. Remove & reinstall (1) BP200-EF speakers	\$	300.00
7. Furnish & install chrome nerf bars on chassis	\$	450.00
	Total \$	3,950.00

Chassis Interior Upgrades

8. Items included in remount fee:		
a) Remove & reinstall pinned powder coated aluminum six position console	\$	Incl.
b) Credit for reusing existing console		
Note – Certain charges apply for labor required to remove & reinstall	\$	-400.00
Console Layout		
9. Slot 1 – MDT plate with swivel w/support brackets	\$	N/C
10. Slot 2 – Self contained radio at console with speaker at front of console, wire battery hot	\$	N/C
11. Slot 3/4 – Furnish new double switch panel w/new switches		
<i>Layout: Primary, Secondary, Opticom, Blank, Blank, Blank, Blank, Interior Lights, Rear Load, Side Scene, Side Scene, Onan Start/Stop</i>	\$	Incl.
12. Slot 5 – EQ2B head, connect to BP200-EF speakers on grill guard	\$	N/C
13. Slot 6 – Furnish & install (1) Whelen 295SLSA1 siren (ship old loose)	\$	Incl.
14. Rear of Console – Large map holder		
Note – This is attached to the console		
15. Leave existing arm rest on console	\$	N/C
16. Remove & reinstall 2 high glove box holder on back wall of chassis cab	\$	25.00
	Total \$	-375.00

Module Exterior Upgrades

17. Items included in remount fee:		
a) Install ignition and fail safe solenoids on electrical shelf	\$	Incl.
b) Full electrical check	\$	Incl.
c) Generator system check and inspect all generator cabling, replace as needed	\$	Incl.
d) Rewire tail lights	\$	Incl.
e) New pass through rubber boot	\$	Incl.
f) New compartment weather striping	\$	Incl.
g) New ribbed rubber in all compartments, if applicable	\$	Incl.
h) New double pane windows, if applicable	\$	Incl.
i) Add new insulation to side and rear entry doors, if applicable	\$	Incl.
j) Time save compartment panels, if applicable		
Note – Requires removal of conspicuity strips on inner compartment panels	\$	Incl.
18. Striping & lettering to include QRS and 22k gold leaf pinstripe, lettering in 22k gold leaf, Medic 212	\$	3,000.00
19. Removal of rear conspicuity prior to paint		
Note – When repainting a module it is necessary to remove exterior conspicuity, failure to do so will result in bleeding of new paint under existing conspicuity	\$	750.00
20. Furnish & install 3M diamond grade lime yellow conspicuity with translucent red overlay on entire rear wall including entry doors	\$	1,500.00
21. Paint hinges to match module exterior theme	\$	2,000.00
22. Strip, prime, and repaint 12' module two-toned red (FLNA 3042) and Frazer white	\$	6,500.00

a) Paint module roof Frazer white	\$	Incl.
b) Furnish & install painted corner caps on module	\$	Incl.
c) Retain existing outer trims	\$	Incl.
d) Replace compartment & entry door latches	\$	Incl.
e) Replace side and rear entry doors	\$	Incl.
Note – Retain existing new style powder coated door panels w/ conspicuity	\$	N/C
f) Replace marker lights	\$	Incl.
g) Remove & reinstall all listed emergency lighting below with chrome flanges		
Note – Items sub-listed 1-6 are included with paint unless stated other wise		
1. (8) Whelen 600 series red corner box lights	\$	Incl.
2. (5) Whelen 600 series lights on front wall of module		
<i>Layout: Blue – Red – Clear – Red – Blue</i>	\$	Incl.
3. (3) Whelen 600 series lights on the rear of module		
<i>Layout: Amber – Amber – Amber</i>	\$	Incl.
4. (2) Whelen 600 series lights wheel well above treadbrite panels	\$	Incl.
5. (2) Whelen 600 series b/t/t lights on rear wall of module	\$	Incl.
6. (2) 508 load lights on rear of module	\$	Incl.
h) Remove (2) 250 watt Kwik-Raze side scene light (ship loose to customer)	\$	Incl.
i) Furnish & install red painted rear entry drip channel	\$	Incl.
j) Remove & reinstall existing treadbrite panels	\$	Incl.
k) Remove & reinstall rear bumper	\$	Incl.
23. Furnish & install (2) FRC 900 series Spectra LED side scene lights, wired to 2 switches, add plating if applicable and convert existing wiring to 12V	\$	1,500.00
24. Furnish & install 3M diamond grade white conspicuity 4” strips on compartment door panels	\$	125.00
25. Remove & reinstall existing 3M Opticom and terminate to new chassis, wired off driver's side door switch, and w/ ON/OFF switch at console	\$	Incl.
26. Replace license plate light with new Cast LED license plate (discard old)	\$	50.00
27. Terminate existing shore power kill switch to new chassis	\$	Incl.
28. Replace 30A shore power receptacle and cover with new twist lock style with pig tail adapter shipped loose (discard old receptacle & cover)	\$	250.00
29. Furnish & install rear backboard compartment gas shock	\$	50.00
30. Replace O2 bottle rollers with new ratcheting style straps (discard old)	\$	450.00
31. Replace rear entry door grabbers with new (discard old)	\$	50.00
32. Furnish & install new automatic locks at side main, rear main, and front I/O doors	\$	1,200.00
33. Furnish & install new Onan 5.5kW generator with non permeable hoses, emissions canister kit and add new 15 gallon fuel tank and fuel pump ⁶		
Note – Please remove Onan generator prior to delivery of remount to Frazer.	\$	5,200.00
34. Furnish & install Zico step VS-24-9 at side entry door	\$	2,200.00
35. Replace long lower storage compartment with new gas shock (discard old)	\$	250.00
36. Furnish & install side entry gas shock	\$	250.00
37. Furnish & install Voyager back up camera system w/ 7” monitor in chassis cab	\$	1,600.00
	Total \$	26,925.00

Module Interior Upgrades

38. Items included in remount fee:		
a) Reattachment of loose cushion magnets, if applicable	\$	Incl.
b) Replace all non-skid material on thresholds(s) with 3M non-skid material	\$	Incl.
c) Complete detail, if applicable		
1. Clean & wipe down lasco walls	\$	Incl.
2. Clean & wipe floor of module	\$	Incl.
3. Clean & wipe down exterior & interior of cabinets	\$	Incl.
4. Clean & wipe down compartments and shelves	\$	Incl.
39. Remove & reinstall grab rails from rear and side entry doors	\$	Incl.
40. Install your Stryker Power-LOAD system		
Note – Please provide Stryker cot during installation for fitment and adjustments	\$	2,100.00
41. Replace floor with new Alucabond subfloor and new Lonseal vinyl floor, reuse existing O2 box w/ powder coated aluminum box, replace thresholds with new non-skid tape on top and cot plates for Stryker Power-PRO w/ Power-LOAD system	\$	3,000.00
42. Remove & reinstall 3 glove box holder with end rail at head of squad bench	\$	25.00
Note – Required when installing new flooring		
43. Furnish & install cobalt blue Wise corner trim throughout module	\$	300.00
44. Replace Captain's chair with new cobalt blue Wise Captain's chair with child safety seat (ship old loose)	\$	1,325.00
Note – This includes a swiveling base for the chair		
45. Furnish & install small acrylic holder aft of action wall cabinet	\$	250.00
46. Replace existing air conditioner w/ new Dometic self-contained A/C unit include new breath easy plenum with germicidal UV light protection (relocate thermostat to action wall) ⁷		
Note – Please remove A/C prior to delivery of remount to Frazer.	\$	4,000.00
	Total	\$ 11,000.00

Optional items for your consideration:

1. Furnish and install electric O2 control with digital monitor at action wall with new regulator	\$	1,600.00
2. Relocate A/C thermostat from A/C access panel to action wall	\$	400.00
3. Furnish and install 3 pocket small acrylic holder on action wall panel	\$	275.00
4. Furnish and install radio speaker under action wall cabinet run new wiring and terminate to radio in chassis cab	\$	275.00
5. Remove existing squad bench cabinets and install new 14" squad bench cabinet, ship existing cabinet loose	\$	975.00
6. Furnish and install linen cabinet aft of the squad bench, replace squad bench seat cushion and install new cobalt blue seat cushion to accommodate linen cabinet, remove cabinets above squad bench and ship loose to customer, remove cabinet aft of the CPR seat, and ship loose to customer, install new cladding in existing location of cabinet with new acrylic holder, and install new countertop	\$	2,500.00
7. Furnish and install new laydown O2 without trash can opening and install divider on passenger side of O2 access from bottom of front wall cabinet to top surface of laydown O2 and install shelf vertically centered	\$	1,500.00

8. Reconfigure compartment between O2 compartment and electrical compartment to become inside/outside, with new sliding doors	\$ 575.00
9. Furnish and install shelf in rear storage compartment, exact location of shelf to be determined	\$ 275.00
10. Furnish and install shelf in front backboard compartment, exact location of shelf to be determined	\$ 275.00
11. Furnish and install backup camera with monitor in rearview mirror	\$ 1,600.00
12. Delete switch panel on console and use 4 chassis auxiliary switches	
1. Switch 1 will control all emergency lights	
2. Switch 2 will control driver side scene light	
3. Switch 3 will control passenger side scene light	
4. Switch 4 will control rear load light	
5. Install double blank insert in position 3 and 4 of console	
<i>Note – Generator switch will remain on console next to siren, chassis switches are not monetary switches and the generator requires a momentary/on/off switch. Discuss opticom location.</i>	
	\$ 950.00
13. Furnish and install single gauge pillar mount with generator fuel gauge	\$ 300.00
14. Furnish and install 6.3kW MEPS system (Harris County Emergency Corps install MEPS on chassis)	\$ 8,400.00
15. Install MEPS ACU in radio compartment with additional ventilation and fans on back wall of compartment	\$ 550.00
16. Install special stainless steel cladding with vents for MEPS in radio compartment	\$ 200.00
17. Reconfigure generator compartment to be outside only compartment with insulation, compartment light, and door switch	\$ 750.00

Terms and Conditions

1. Quote valid for 90 days.
2. All pricing is F.O.B. Houston.
3. Per TMVCC we are quoting this through our licensed franchise dealer, Sterling McCall Ford.
4. Please make your purchase order out to Sterling McCall Ford, 6445 Southwest Freeway Houston, TX 77074. Please email a copy of your purchase order and this quote to Pablo Cantu with Sterling McCall Ford at pcantu@sterlingmccallford.com and to Adam Fischer at sales@frazerbilt.com.
5. Please note, payment for the entire purchase is due upon receipt and acceptance of completed unit.
6. Please remove Onan generator prior to delivery of remount to Frazer.
7. Please remove A/C prior to delivery of remount to Frazer.

Thank you for the opportunity to quote this job. If you have any questions please call me at 888-372-9371.

Best Regards,



Laura Richardson

Quote #9113D

Frazer, Ltd.

LGR:RR

City Council Staff Report

SUBJECT: Consider authorizing the purchase of Mine Safety Appliance (MSA) Self Contained Breathing Apparatus (SCBA)

Supporting Documents:

CASCO Quote
 CASCO Sole Source Letter

Meeting Date: 2/10/2015
 Department: Fire
 Reviewed by: John Brown
 City Manager Review:

Background/Analysis:

The Fire Department is requesting the purchase of 17 Mine Safety Appliance G1 Self Contained Breathing Apparatus (SCBA) from CASCO Industries. This request will replace all existing frontline SCBA with the newest model of SCBA. The request will also fund an accountability system that will allow tracking of firefighter air supply and alerting if the firefighter stops moving for a certain length of time. This request also covers the purchase of a mask for each individual firefighter and some additional components for compatibility. We will use existing units for reserve vehicles and work with Public Works to upgrade all existing PW SCBA. CASCO is the only distributor for MSA Fire Service SCBA in Texas. The Fire Department has used MSA SCBA products for over 30 years and cannot switch to another brand as we will use our current supply of air bottles in the requested air-packs (a savings of approximately \$800 dollars per unit). Pricing is from the Arlington Fire Department contract.

Funding and Sources:

There is approved funding in FY 2014-2015 budget for \$108,000. \$20,000 of the funding is from a donation from the Estate of Sharon Baker.

Recommendation:

The Fire Department recommends the City Council approve the purchase of the MSA SCBA from CASCO Industries, for a total not to exceed \$108,000.00.



February 3, 2015

MSA Corporate Center
1000 Cranberry Woods Drive
Cranberry Township, PA 16066
800.MSA.2222
www.MSAnet.com

Mr. David Palla
Hurst Fire Department
2100 Precinct Line Rd
Hurst, TX 76054

Dear Mr. Palla:

Please be advised that as of this date, Casco Industries Inc. is the only authorized Distributor of MSA SCBA and SCBA parts to the Municipal Fire Department Market for Tarrant County, Texas. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Scott McGuire". The signature is written in a cursive, flowing style.

Scott McGuire
North American Sales Channels Specialist
Phone: 724-742-8028

City Council Staff Report

SUBJECT: SP-15-03 Heritage Village Residences, a site plan revision for signage only on Lot 1R1, Block 1, Heritage Village Addition, being 1.03 acres located at 705 Heritage Way

Supporting Documents:

Area map
 Legal notice
 Ownership data
 Site plan – Exhibit A
 Sign elevation – Exhibit B
 Flag Pole – Exhibit C

Meeting Date: 2/10/2015
 Department: Development
 Reviewed by: Steve Bowden
 City Manager Review:

Background/Analysis:

An application has been made by TMG Signs, on behalf of Heritage Village Residences, for a site plan revision for signage only on Lot 1R1, Block 1, Heritage Village Addition, being 1.03 acres located at 705 Heritage Way. The property is zoned MU-PD (Mixed Use Planned Development).

Heritage Village Residences opened in 2013, but did not request a freestanding sign at that time. The applicant is now requesting to add a monument sign on Pipeline Road to increase visibility and identify the entrance drive to Pipeline Road.

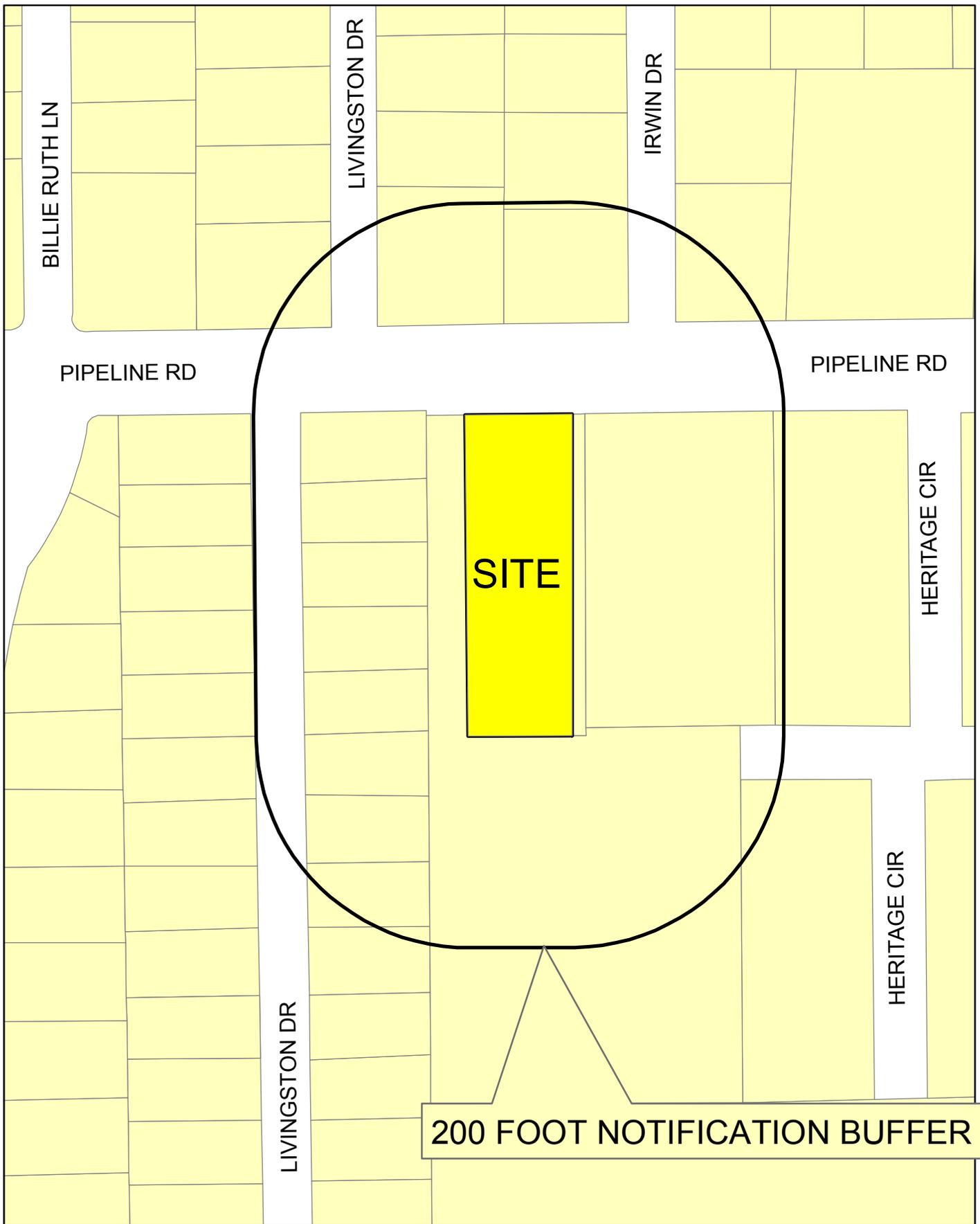
The requested monument sign will have a stone veneer clad base and frame. The proposed sign is three (3) feet tall with eight (8) square feet of sign area per face. The monument sign will be internally illuminated. The applicant will also be adding a flag pole that is 25 ft. in height. The flag pole will have ground lighting fixtures to illuminate the United States flag.

Funding and Sources:

There is no fiscal impact.

Recommendation:

The Planning and Zoning Commission met on Monday, February 2, 2015 and voted 7-0 to recommend approval of SP-15-03 Heritage Village.



200 FOOT NOTIFICATION BUFFER

<p>CASE NO: SP-15-03 Heritage Village Sign</p>	<p>LEGAL DESCRIPTION: Lot 1R1, Block 1 Heritage Village Addition</p>	<p>AGENDA DATE: 02/10/15</p>
<p>REQUESTED ACTION: Site Plan Request for Signage</p>	<p>LOCATION: 705 Heritage Way</p>	



SP-15-03

LEGAL NOTICE

A PUBLIC HEARING WILL BE HELD BY THE HURST CITY COUNCIL ON TUESDAY FEBRUARY 10, 2015 AT 6:30 P.M. AT HURST CITY HALL, 1505 PRECINCT LINE ROAD TO CONSIDER A SITE PLAN FOR SIGNAGE ONLY FOR LOT 1R1 BLOCK 1, HERITAGE VILLAGE ADDITION, BEING 1.03 ACRES LOCATED AT 705 HERITAGE WAY.

Heritage Village Sign

Lot 1R1, Block 1, Heritage Village Addition
705 Heritage Way



SP-15-03

**APPLICATION FOR SITE PLAN REVISION
OWNERSHIP DATA**

Date of Application: 12-16-15

TO THE PLANNING and ZONING COMMISSION:

The following described real property is under application for approval of a site plan approval for signage.

Heritage Village
Site Plan for Signage
Lot 1R1, Block 1 Heritage Village Addition
705 Heritage Way

The following is a list of the property owners, legal description of their property, and mailing address of the owners of the property within 200 feet of the above-described property, which is under application for a site plan:

Applicant: Robert Garland

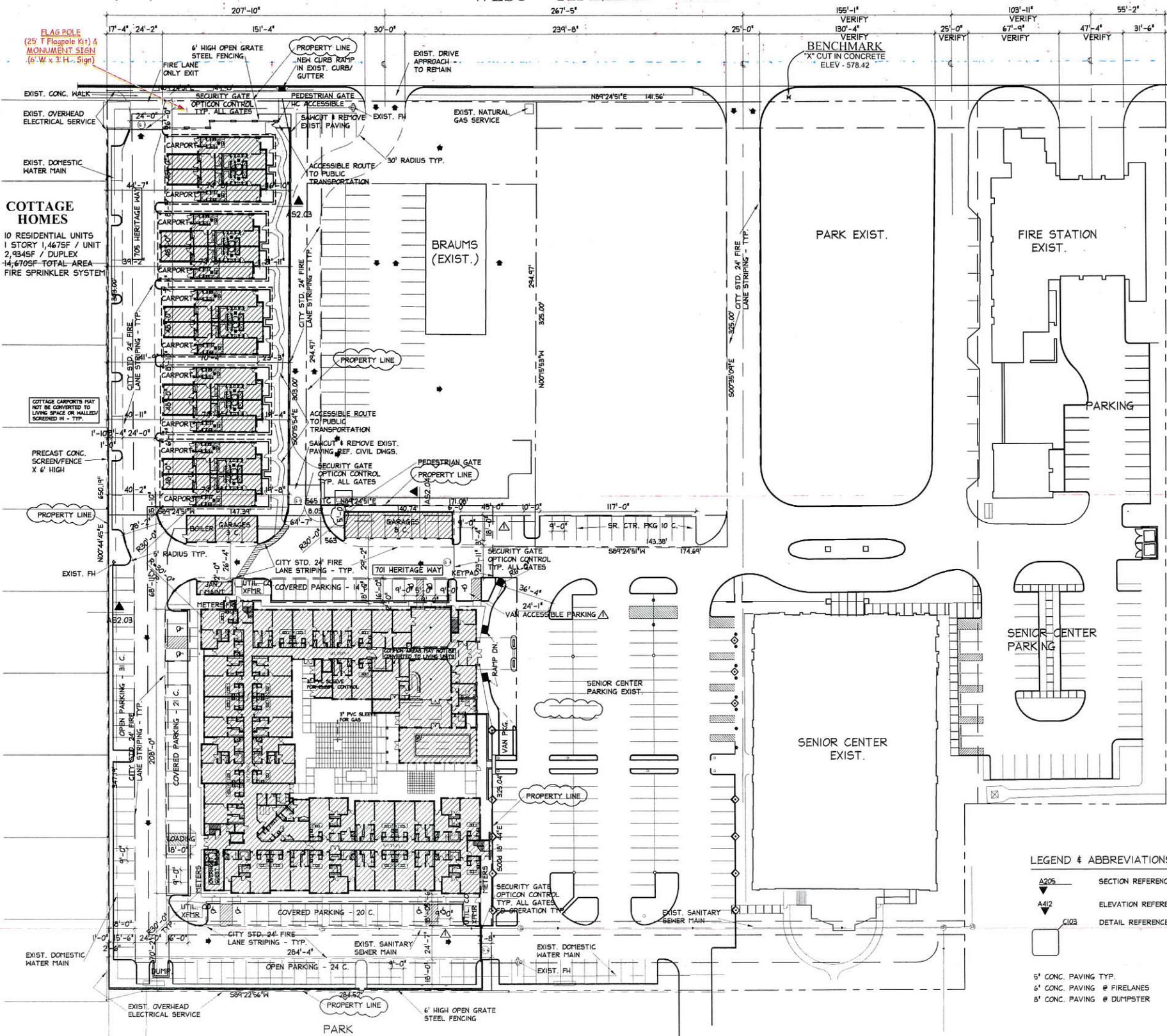
Phone: 1-800-777-9091

PROPERTY OWNER	LEGAL DESCRIPTION	ADDRESS
PARAMO, RUDOLPH JR ETUX STEFAN	BLK 2 LOT 6 BLANTON PARK	712 LIVINGSTON DR Hurst, Tx 76053
BLAUSER, PATRICK & KYLA	BLK 1 LOT 2R FOREST OAKS WEST ADDITION	107 MORNING STAR TRL Aurora, TX 76078
CARMICHAEL, BILLY B	BLK 2 LOT 1A FOREST OAKS WEST ADDITION	13 WINDY MEADOW LN CANYON TX 79015
1060 W PIPELINE RD LC	BLK 11 LOT 1 GLENN VIEW ADDITION	1060 W PIPELINE RD STE 200 HURST TX 76053
FERNANDEZ, JASON R	BLK 1 LOT 1R FOREST OAKS WEST ADDITION	PO BOX 93862 SOUTHLAKE TX 76092
TRUMP, STEPHEN ETUX JANET	BLK 10 LOT 18 GLENN VIEW ADDITION	803 LIVINGSTON DR HURST TX 76053
TRUMP, STEPHEN ETUX JANET	BLK 10 LOT 18 GLENN VIEW ADDITION	803 LIVINGSTON DR HURST TX 76053

RETAIL BUILDINGS INC	BLK 1 LOT 3R2 WILLOWS ADDITION, THE	3000 NE 63RD ST OKLAHOMA CITY OK 73121
J J & V INC	BLK 2 LOT 1 BLANTON PARK	508 UNIVERSITY DR FORT WORTH, TX 76107
QUINONEZ, LORENZO	BLK 2 LOT 7 BLANTON PARK	708 LIVINGSTON DR HURST TX 76053
KING, TIMOTHY A	BLK 2 LOT 2 BLANTON PARK	728 LIVINGSTON DR HURST TX 76053
MILLEGAN, JAMES M	BLK 2 LOT 3 BLANTON PARK	724 LIVINGSTON DR HURST TX 76053
BRYANT, ASHLEY	BLK 2 LOT 4 BLANTON PARK	720 LIVINGSTON DR HURST TX 76053
BRANDON, BOBBY JOE	BLK 2 LOT 5 BLANTON PARK	3800 CENTRAL DR # 47 BEDFORD TX 76021
VAUGHN, JAMES ETUX ROSIE	BLK 2 LOT 8 BLANTON PARK	704 LIVINGSTON DR HURST TX 76053
RODRIGUEZ, JOSE L	BLK 2 LOT 9 BLANTON PARK	700 LIVINGSTON DR HURST, TX 76053
OCCUPANT	BLK 1 LOT 2R FOREST OAKS WEST ADDITION	805 IRWIN DR Hurst, Tx 76053
OCCUPANT	BLK 2 LOT 1A FOREST OAKS WEST ADDITION	800 IRWIN DR Hurst, Tx 76053
OCCUPANT	BLK 1 LOT 1R FOREST OAKS WEST ADDITION	801 LIVINGSTON DR Hurst, Tx 76053
OCCUPANT	BLK 1 LOT 3R2 WILLOWS ADDITION, THE	861 W PIPELINE RD Hurst, Tx 76053
OCCUPANT	BLK 2 LOT 1 BLANTON PARK	732 LIVINGSTON DR Hurst, Tx 76053
OCCUPANT	BLK 2 LOT 5 BLANTON PARK	716 LIVINGSTON DR Hurst, Tx 76053
OCCUPANT	BLK 1 LOT 1R FOREST OAKS WEST ADDITION	801 IRWIN HURST, TX 76053

EXHIBIT A

WEST PIPELINE ROAD



COTTAGE HOMES
 10 RESIDENTIAL UNITS
 1 STORY 1,467SF / UNIT
 2,934SF / DUPLEX
 14,670SF TOTAL AREA
 FIRE SPRINKLER SYSTEM

BRAUMS
(EXIST.)

PARK EXIST.

FIRE STATION EXIST.

PARKING

SENIOR CENTER PARKING

SENIOR CENTER EXIST.

LEGEND & ABBREVIATIONS

	SECTION REFERENCE
	ELEVATION REFERENCE
	DETAIL REFERENCE

- 5' CONC. PAVING TYP.
- 6' CONC. PAVING @ FIRELANES
- 8' CONC. PAVING @ DUMPSTER

01 SITE DEVELOPMENT PLAN
 1" = 40'



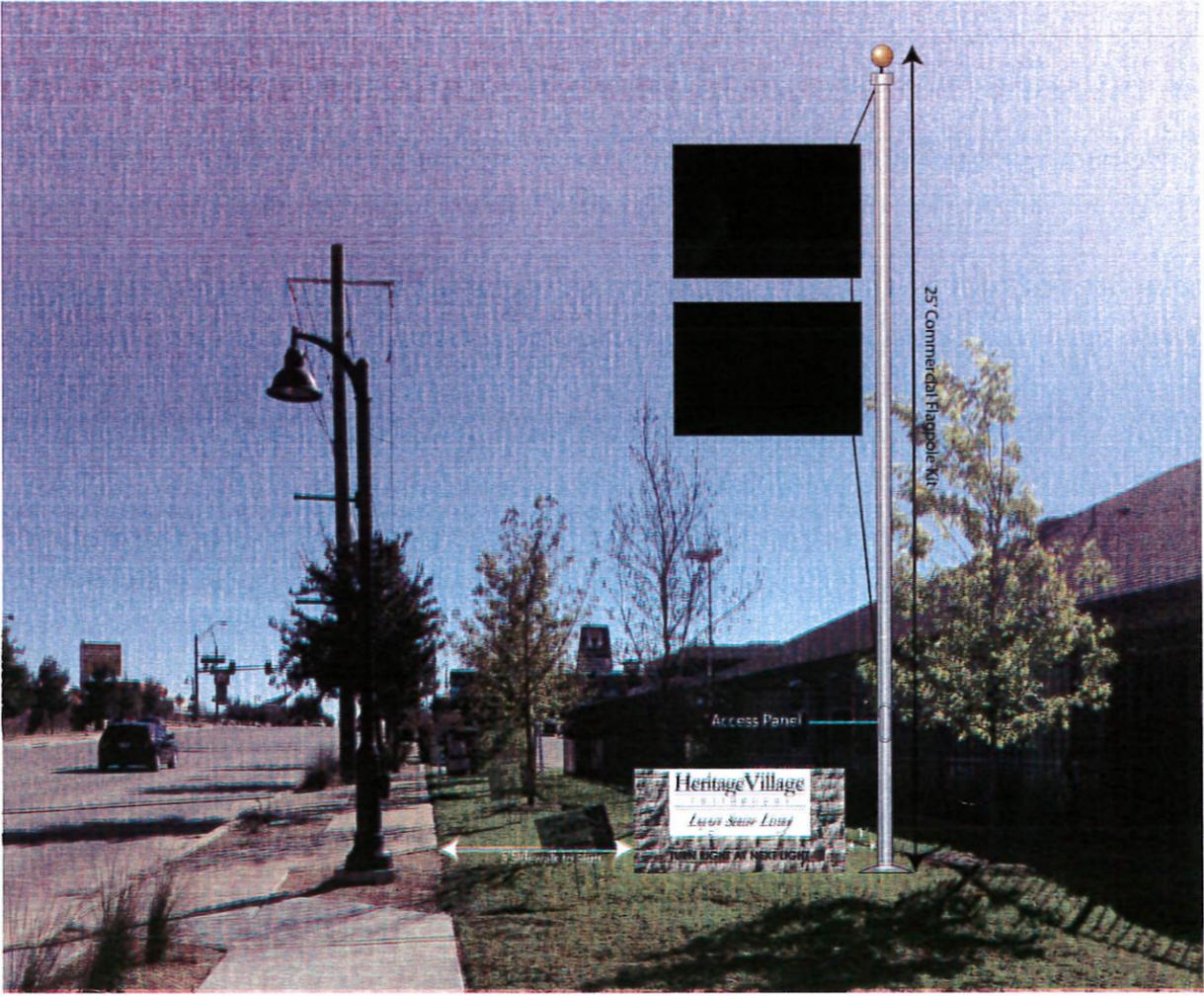
TERRY A. CONE
 ARCHITECT

RENAISSANCE DEVELOPMENT
 HERITAGE VILLAGE RESIDENCES
 HOUSTON, TEXAS

PROJECT NO.: 10-008
 DATE: 07/20/12
 REVISIONS:
 09/18/12
 12/12/12

EXHIBIT B

Estimate/Job# : 32162	Customer: Heritage Village 31805 old estimate	Proof Date: 9/15/2014	Revision Date: 10/17/2014
		Approved By/Date:	
		<p>Quantity: 1</p> <p>Sign Type: Monumental Sign</p> <p>Flagstone, Plexi with Acrylic Letters, Inset Lighting, Turn right at next light - Mounted to brick. Free standing Flagpole kit w/ internal Halyard.</p> <p>Sign Fabrication Cost:</p> <p>Installation Cost:</p> <p>Removal Cost:</p> <p>Permit Fee:</p> <p>Total Cost: \$ 0.00</p> <p style="text-align: right;">*Tax not included.</p> <p>Notes:</p> <p>Monument Size - 6' W x 3' T</p> <p>Plexi Size - 4' W x 2' T</p> <p>Heritage Village - 3' 9" W x 5" T</p> <p>Residences - 2' 9" W x 2" T</p> <p>Luxury Senior Living - 3' W x 3" T</p> <p>Lines - 3' W x 0.25" T</p> <p>Flagpole kit 25' T</p> <p>Estimated Time of Completion:</p> <p>*After Permit Approval.</p>	
<p>** It is the responsibility of the person approving this Art Proof to check for accuracy in design, details, and verbiage. Any errors seen here will be produced as shown, and respective fees may be charged for any additional fabrication/work needed to fix the problem.</p>		 <p>1208 Viceroy Dr. Dallas, TX 75247</p> <p>214-267-0535 mytmgsigns.com</p>	
<p>The plans and specifications illustrated in this document are the exclusive property of Technology Media Group (TMG), created for the sole purpose of being used as a tool in helping our customers visualize the scope of a proposed project. Distribution or exhibition of these plans to any party outside of your company, or use of these plans to fabricate a product similar to the designs depicted, is expressly forbidden without written consent from TMG. In the event this should occur, TMG shall seek payment for the time and effort involved in the creation of these designs for your company.</p>			

Estimate/Job# : 32162	Customer: Heritage Village 31805 old estimate	Proof Date: 9/15/2014	Revision Date: 10/17/2014
		Approved By/Date:	
		<p>Quantity: 1</p> <p>Sign Type: Commercial Flag Pole Kit</p> <p>w/Internal Halyard. Satin Aluminum, Gold Ball, Retaining ring & Counterweight, Stainless steel link, Spun aluminum flash collar, steel foundation sleeve, wire center halyard, stationary trunk with access door.</p> <p>Sign Fabrication Cost:</p> <p>Installation Cost:</p> <p>Removal Cost:</p> <p>Permit Fee:</p> <p>Total Cost: \$ 0.00</p> <p style="text-align: right;">*Tax not included.</p> <p>Notes:</p> <p>Flagpole-25' From ground to top Item#AGMAF-DGHCQ</p> <p>US Flag on top 4'x6' with grommets Texas Flag below US 4'x6' with grommets</p> <p>Estimated Time of Completion:</p> <p>*After Permit Approval.</p>	
<p>** It is the responsibility of the person approving this Art Proof to check for accuracy in design, details, and verbiage. Any errors seen here will be produced as shown, and respective fees may be charged for any additional fabrication/work needed to fix the problem.</p>			
<p>The plans and specifications illustrated in this document are the exclusive property of Technology Media Group (TMG), created for the sole purpose of being used as a tool in helping our customers visualize the scope of a proposed project. Distribution or exhibition of these plans to any party outside of your company, or use of these plans to fabricate a product similar to the designs depicted, is expressly forbidden without written consent from TMG. In the event this should occur, TMG shall seek payment for the time and effort involved in the creation of these designs for your company.</p>		<p>1208 Viceroy Dr. 214-267-0535 Dallas, TX 75247 mytmgsigns.com</p>	

ORDINANCE 2281

AN ORDINANCE ADOPTING A SITE PLAN APPROVAL FOR SIGNAGE ONLY FOR LOT 1R1, BLOCK 1, HERITAGE VILLAGE ADDITION, BEING 1.03 ACRES LOCATED AT 705 HERITAGE WAY, SP-15-03

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and,

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Hurst at least 15 days before such hearing; and,

WHEREAS, notices were posted on the subject land as provided by the Zoning Ordinance; and,

WHEREAS, public hearings to change the site plan on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the site plan change; and,

WHEREAS, the City Council is of the opinion that the site plan change herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Hurst.

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

Section 1. THAT the Comprehensive Zoning Ordinance of the City of Hurst is hereby amended by adopting a site plan approval with exhibits A-C for Lot 1R1, Block 1, Heritage Village Addition, being 1.03 acres located at 705 Heritage Way.

AND IT IS SO ORDERED.

Passed on the first reading on the 10th day of February 2015 by a vote of _ to _ .

Approved on the second reading on the 24th day of February 2015 by a vote of _ to _.

ATTEST:

CITY OF HURST

Rita Frick, City Secretary

Richard Ward, Mayor

Approved as to form and legality:

City Attorney

City Council Staff Report

SUBJECT: SP-14-13 Pinnacle Emergency Room (ER), a site plan revision for Lot 1RB, Block 1R, University Plaza Addition, being 1.67 acres located at 824 Airport Freeway

Supporting Documents:

Area map
 Legal notice
 Ownership data
 Site plan – Exhibit A
 Landscape plan – Exhibit B
 Building Elevations – Exhibits C-E
 Building/Sign elevations – Exhibit F-G

Meeting Date: 2/10/2015
 Department: Development
 Reviewed by: Steve Bowden
 City Manager Review:

Background/Analysis:

An application has been made by GSR-Andrade Architects on behalf of Pinnacle ER for a site plan revision on Lot 1RB, Block 1R, University Plaza Addition, being 1.67 acres located at 824 Airport Freeway. The property is zoned TC-PD (Town Center Planned Development).

Pinnacle ER is planning to remodel the former Abuelo’s Restaurant to open a new Pinnacle ER with 9,400 square feet. The footprint of the building will remain the same. There will be an ambulance delivery area added to the west side. The patio area will be demolished to add a porte cochere on the south side of the building. There are no proposed changes to the access drives on Hurst Town Center and the shared access with City Hall.

Pinnacle ER will be open 24 hours and will provide ER procedures such as sutures, CT scans, x-rays, and bone breaks. There will be no over-night stay at the facility. Trauma patients will be stabilized and transported to an area hospital.

The applicant is planning to paint the existing stucco building white and add aluminum composite panels in pewter and silver around the building and on the new porte cochere. The applicant will also be adding a tower of composite metal panels on the southeast corner of the building that extends up to 46 feet in height and will have the pinnacle logo on top. The applicant is requesting a building sign on the south elevation with 198 sq. ft., the east elevation with 138 sq. ft., and the west elevation with 91 sq. ft.

They are proposing to reface the existing freeway pole sign with 138 sq. ft. of sign area per face and the monument sign on Hurst Town Center Drive with 38 sq. ft. of sign area per face. The City sign ordinance requires the wording on the signs to have the name and corporate logo of the business.

The applicant will be removing three (3) trees in order to pave a new drive area. These trees will be mitigated on site. The applicant will be preserving four (4) Live Oaks.

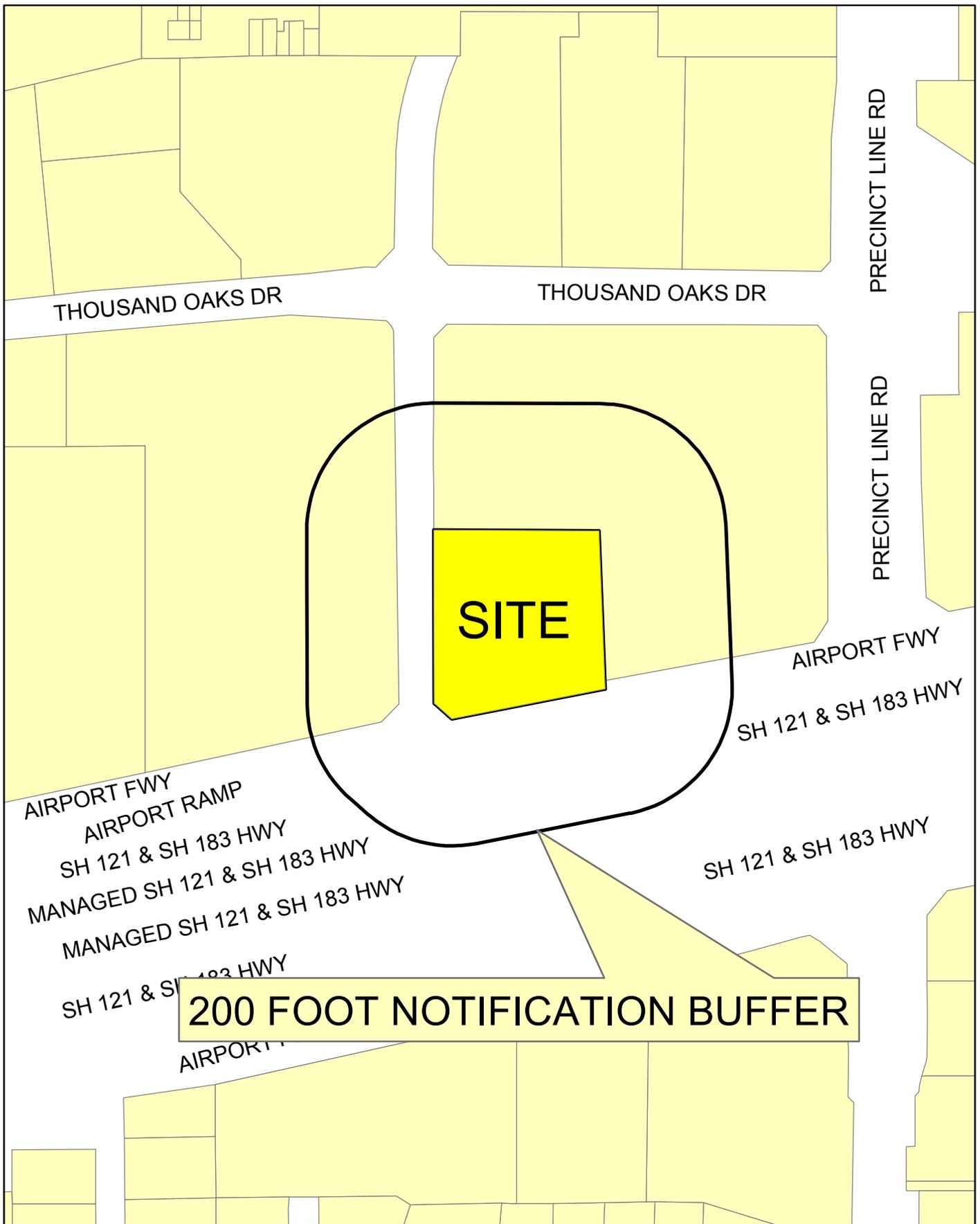
The applicant is providing good landscaping with 11 Cedar Elms, 64 Dwarf Yaupon Hollies, 17 Knock-Out Roses and a variety of Iris, Southern Wax Myrtles, Lirope, and Bermuda sod.

Funding and Sources:

There is no fiscal impact for this agenda item.

Recommendation:

The Planning and Zoning Commission met on Monday, February 2, 2015 and voted 7-0 to recommend approval of SP-14-13 Pinnacle ER.



<p>CASE NO: SP-14-13 Pinnacle ER</p>	<p>LEGAL DESCRIPTION: Lot 1RB, Block 1R, University Plaza Addition</p>	<p>AGENDA DATE: 02/10/15</p>
<p>REQUESTED ACTION: Site Plan Request</p>	<p>LOCATION: 824 Airport Freeway</p>	



SP-14-13

LEGAL NOTICE

A PUBLIC HEARING WILL BE HELD BY THE HURST CITY COUNCIL ON TUESDAY FEBRUARY 10, 2015 AT 6:30 P.M. AT HURST CITY HALL, 1505 PRECINCT LINE ROAD TO CONSIDER A SITE PLAN FOR SIGNAGE ONLY FOR LOT 1RB BLOCK 1R, UNIVERSITY PLAZA ADDITION, BEING 1.67 ACRES LOCATED AT 824 AIRPORT FREEWAY.

Pinnacle ER

Lot 1RB, Block 1R, University Plaza Addition
824 Airport Freeway



SP-14-13

**APPLICATION FOR SITE PLAN
OWNERSHIP DATA**

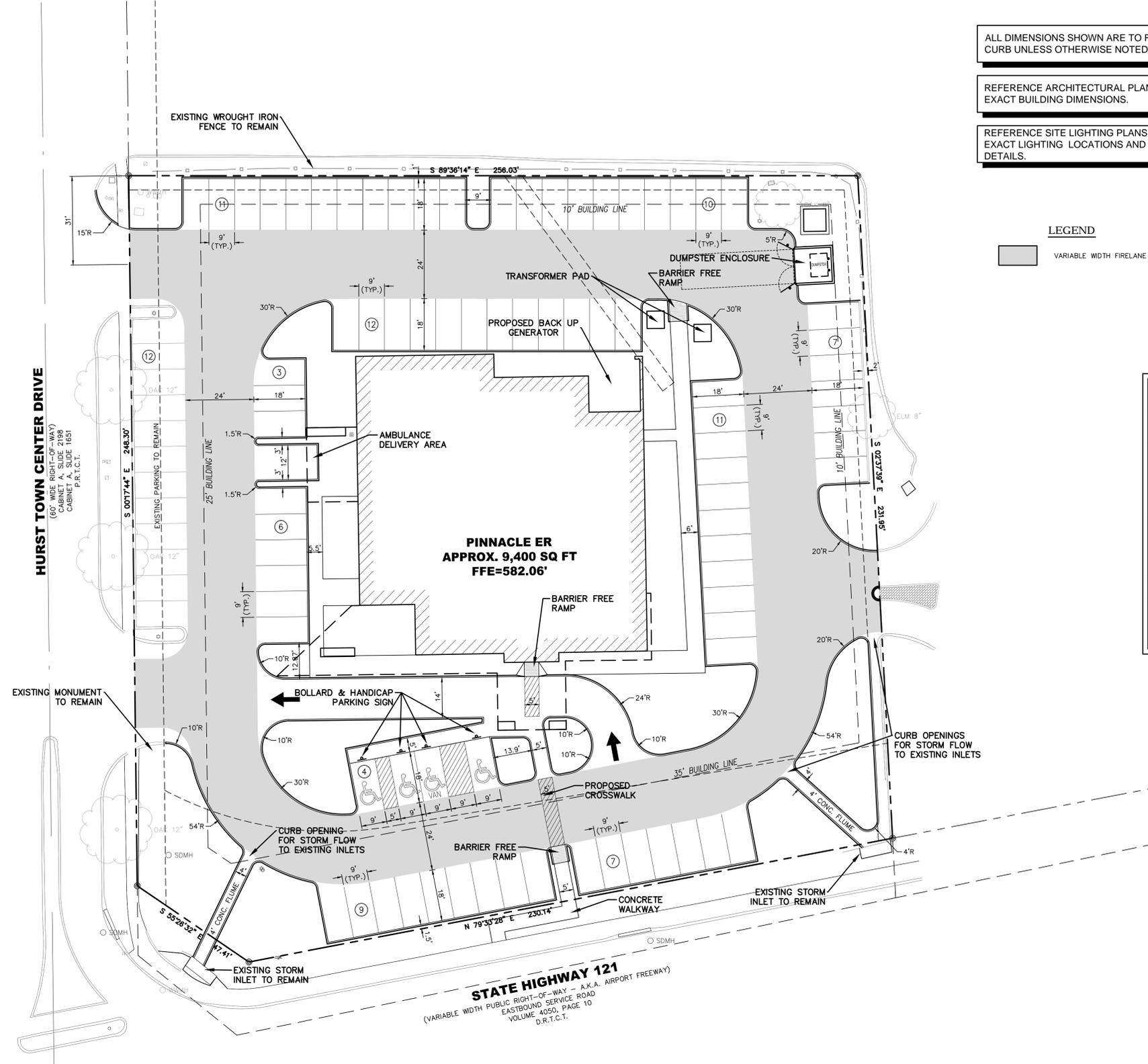
TO THE PLANNING and ZONING COMMISSION:

The following described real property is under application for approval of a site plan revision.

Pinnacle ER
Site Plan
Lot 1RB, Block 1, University Plaza Addition
824 Airport Freeway

The following is a list of the property owners, legal description of their property, and mailing address of the owners of the property within 200 feet of the above-described property, which is under application for a site plan:

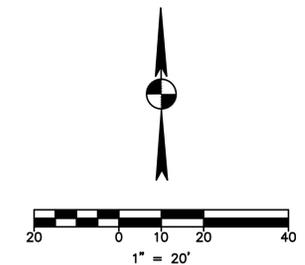
PROPERTY OWNER	LEGAL DESCRIPTION	ADDRESS
DOUBLE HOLDINGS LLC	BLK 1R TRACT 2R1A UNIVERSITY PLAZA ADDN (HURST)	1500 INTERSTATE 20 E ARLINGTON TX 76018
GE CAPITAL FRANCHISE FIN CORP	BLK 1R LOT 1RB UNIVERSITY PLAZA ADDN (HURST)	PO BOX 961026 FORT WORTH TX 76161
CITY OF HURST	BLK 1R LOT 1RA UNIVERSITY PLAZA ADDN	1505 PRECINCT LINE RD
OCCUPANT	BLK 1R TRACT 2R1A UNIVERSITY PLAZA ADDN (HURST)	000840 AIRPORT FWY
OCCUPANT	BLK 1R LOT 1RB UNIVERSITY PLAZA ADDN (HURST)	000820 AIRPORT FWY



ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED

REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.

REFERENCE SITE LIGHTING PLANS FOR EXACT LIGHTING LOCATIONS AND DETAILS.



LEGEND

Variable width firelane

CAUTION !!

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. BURY, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

SITE DATA SUMMARY

PROPOSED USE:	PINNACLE ER EMERGENCY MEDICAL CLINIC
LOT AREA:	72,676 SQ. FT. = 1.67 AC
ZONED:	HURST TOWN CENTER (TC)
TOTAL BUILDING FOOTPRINT	~9,400 SF
TOTAL BUILDING AREA	~9,400 SF
MAX. BUILDING HEIGHT	TBD
LOT COVERAGE	12.93%
FLOOR AREA RATIO	TBD
TOTAL PARKING REQUIRED	9,400/150 SF = 62.7 SPACES
TOTAL PARKING PROVIDED	77 SPACES
TOTAL HANDICAP PARKING REQUIRED	3 STD./ 1 VAN
TOTAL HANDICAP PARKING PROVIDED*	4 STD./ 1 VAN

* HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STDS.

NOTE:

- FACILITY TO OPERATE 24 HRS/7 DAYS PER WEEK WITH 4-5 EMPLOYEES AT ALL TIMES.

- NOTE:**
- FOR ALL WORK IN THE RIGHT-OF-WAY, THE CITY OF HURST TEXAS, PUBLIC WORKS AND TRANSPORTATION DEPARTMENT WILL APPROVE AND/OR DETERMINE THE TRAFFIC CONTROL PLANS, AS PROVIDED BY THE CONTRACTOR, AND WORKING HOURS.
 - ALL SIDEWALKS, BARRIER FREE RAMPS AND DRIVE APPROACHES SHOULD REFER TO CITY OF HURST STANDARD CONSTRUCTION DETAILS AND THE PAVING DESIGN MANUAL.
 - CONSTRUCT BARRIER FREE RAMP PER CITY'S STANDARD ADA REQUIREMENTS.
 - REFER TO THE LANDSCAPE PLAN FOR LANDSCAPING AND IRRIGATION DETAILS, AND FOR IRRIGATION SLEEVE LOCATIONS.

- GENERAL NOTES:**
- ALL WORK MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS PRECISE BUILDING DIMENSIONS AND EXACT BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
 - ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISH.
 - ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
 - SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
 - TOTAL LAND AREA IS 1.67± ACRES.
 - THE SITE WORK FOR THIS PROJECT SHALL BE MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
 - MONUMENT SIGNS SHALL BE CONSTRUCTED BY OTHERS.
 - REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
 - ALL GENERAL CONTRACTOR WORK TO BE COMPLETE BY DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILER AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OR OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

STATE HIGHWAY 121
 (VARIABLE WIDTH PUBLIC RIGHT-OF-WAY - A.K.A. AIRPORT FREEWAY)
 EASTBOUND SERVICE ROAD
 VOLUME 4050, PAGE 10
 D.R.T.C.T.

PINNACLE ER Hurst
 824 Airport Fwy
 Hurst, TX. 76054

PINNACLE ER
 3002 WILLOW WOOD TRAIL
 KINGWOOD TX. 77345

CIVIL ENGINEER
 BURY
 5310 HARVEST HILL RD.
 SUITE 100
 DALLAS, TX. 75230
 GRAYSON HUGHES
 P: 972-991-0011

STRUCTURAL ENGINEER
 BURY (TBPE F-1048)
 5310 HARVEST HILL RD.
 SUITE 100
 DALLAS, TX. 75230
 RICHARD ZINSER
 P: 972-991-0011

MEP ENGINEER
 BURY (TBPE F-1048)
 5310 HARVEST HILL RD.
 SUITE 100
 DALLAS, TX. 75230
 RANDELL JEPSEN
 P: 972-991-0011

gsr | andrade
 ARCHITECTS
 4121 Commerce St. Ste. 1
 Dallas, Texas 75226
 P 214.824.7040
 F 214.887.0559
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Revisions:

Date:
 CD ISSUE
 01/15/15

TDSHS No.
 00000

GSRA Project No.

Drawn By:
 ME

Checked By:
 GKH

Sheet Title:
 SITE PLAN

Drawing No.

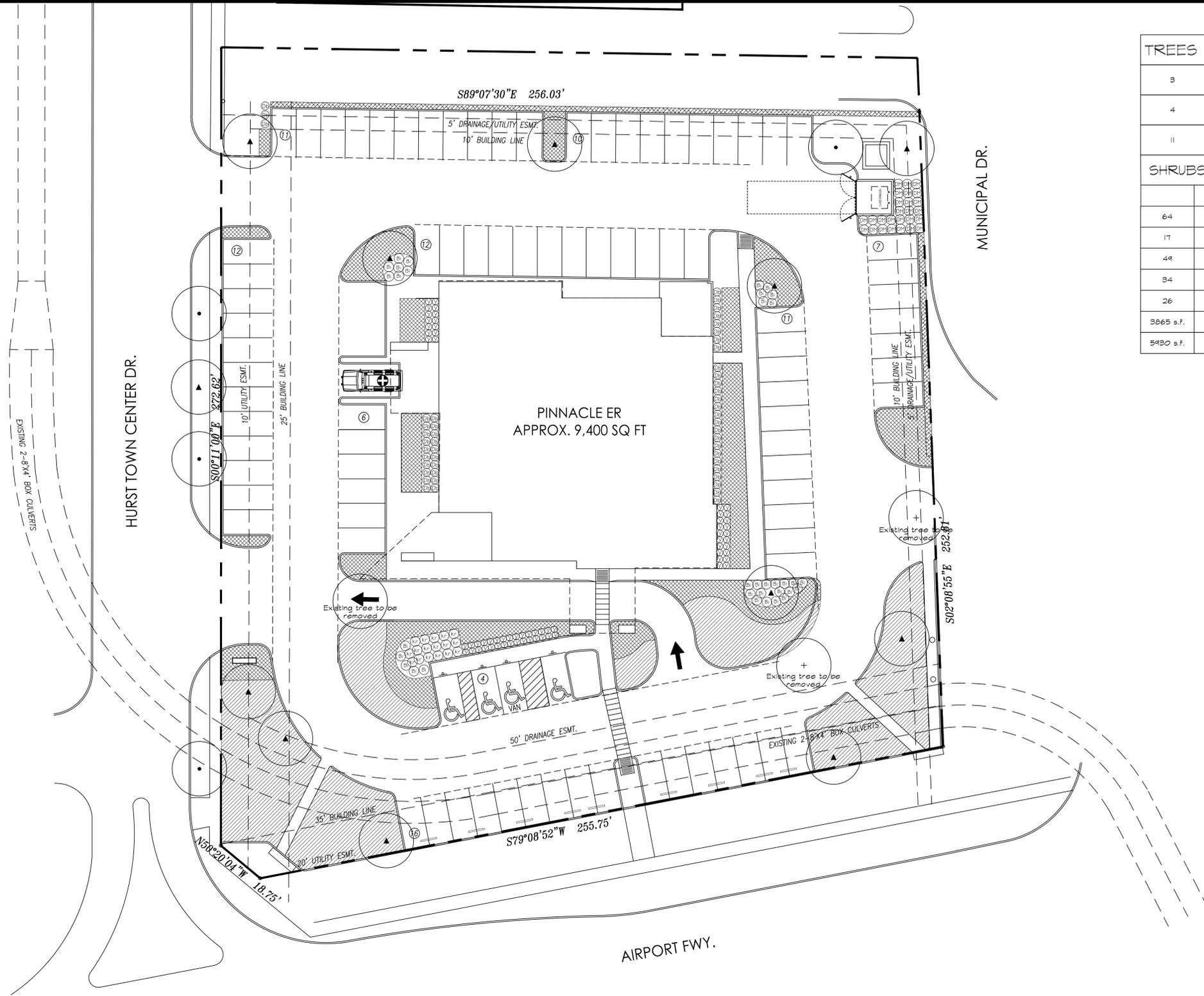
PRELIMINARY
FOR REVIEW ONLY
 Not for Construction

BURY
 Engineer GRAYSON K. HUGHES
 P.E. No. _____ Date 01/15/2015

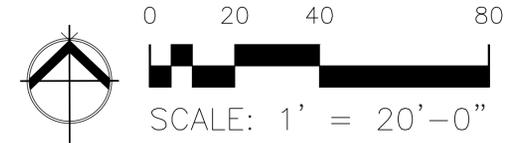
C3.1

F:\10416 - GSR-Andrade\3002 - Excel ER Hurst\010515-12SITE.dwg modified by mesahat on Jan 16, 15:31:11 PM

EXHIBIT B



TREES				
3	(+)	Existing tree to be removed		
4	(+)	Existing tree to remain		
11	(+)	Ulmus crassifolia	Cedar Elm	4" caliper, 12'-14" Ht./ 5' spread, straight trunk
SHRUBS & GROUNDCOVER				
	(X)	Existing shrubs		
64	(Y)	Ilex vomitoria 'Nana'	Holly, Dwf. Yaupon	5 gallon, 12" Ht./18" spread
17	(R)	Rosa spp. 'Radrazz'	Rose, Red Knockout	3 gallon, 20" Ht./20" spread
49	(D)	Ilex cornuta 'Burfordii nana'	Holly, Dwf. Burford	3 gallon, 18" Ht./15" spread
34	(B)	Dietes bicolor	Iris, Bicolor	1 gallon, 12" Ht./12" spread
26	(M)	Myrica pusilla	Southern Wax Myrtle, Dwf.	5 gallon, 24" Ht./18" spread
3865 s.f.	(X)	Liriope muscari 'Big Blue'	Liriope	4" pots at 12" o.c. unless called out as 8" o.c.
5430 s.f.	(Z)	Cynodon dactylon	Hybrid Bermuda	Solid sod



PINNACLE ER

BURY
 5310 Harvest Hill Road, Suite 100
 Dallas, Texas 75230
 Tel. (972) 991-0011 Fax (972) 991-0278
 TBPE # F-1048 TBPLS # F-10107502
 Copyright © 2014

AIRPORT FWY. & MUNICIPAL DR. PROPOSED SITE PLAN

AIRPORT FWY. & MUNICIPAL DR.
 HURST, TX
 Scale: 1" = 20'-0"
 Project No.: ----
 Date / Issue: 3 DEC 2014

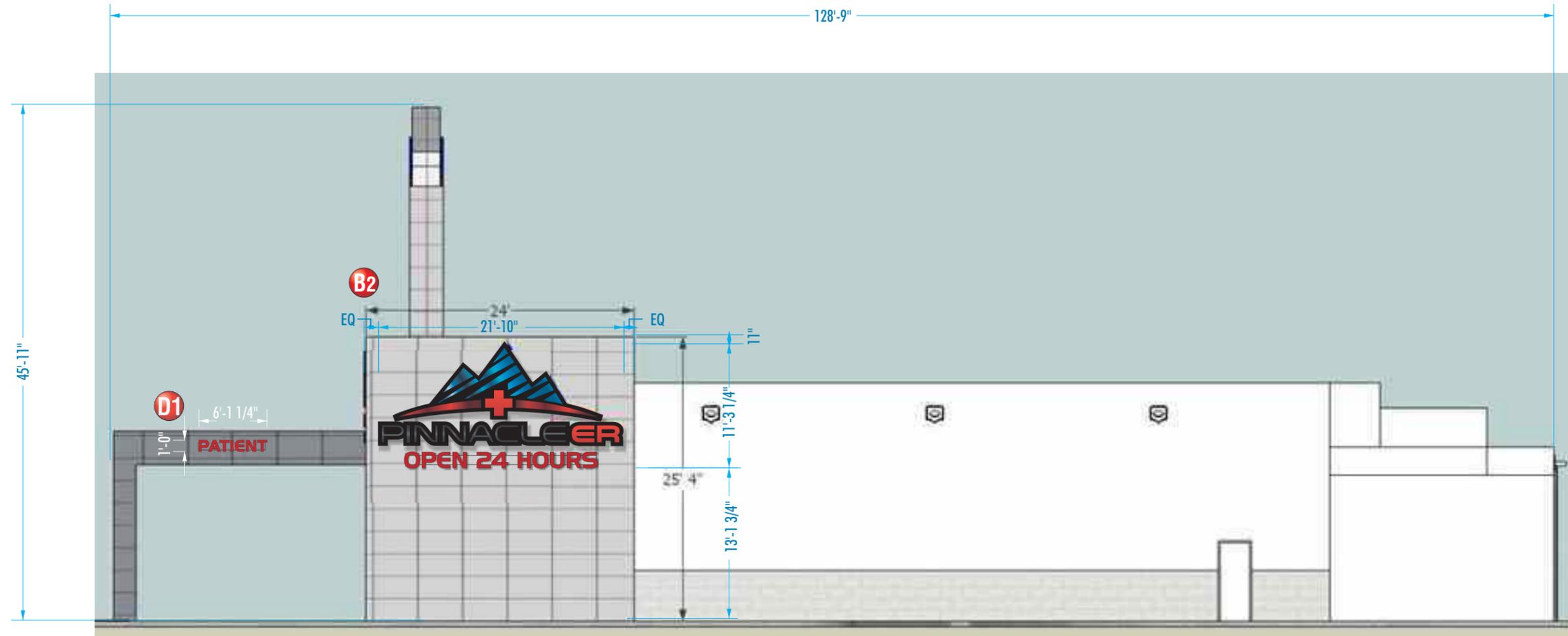
gsr | andrade
 ARCHITECTS
 4121 COMMERCE ST. SUITE ONE
 DALLAS, TEXAS 75226
 T.214.824.7040 F.214.887.0559

EXHIBIT C



SOUTH ELEVATION
Scale: 3/32" = 1'-0"

EXHIBIT D



EAST ELEVATION

Scale: 3/32" = 1'-0"

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
2300 North Highway 121 Euless, Texas 76039
(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

Manufacturing Facilities:
Oceanside, CA - Euless, TX - Jacksonville, TX - Delaware, OH
Office Locations:
Oceanside, CA - Las Vegas, NV - Laughlin, AZ
Idaho Falls, ID - Euless, TX - Jacksonville, TX - San Antonio, TX
Houston, TX - Corpus Christi, TX - Indianapolis, IN
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Tampa, FL - Daytona Beach, FL - Orlando, FL
Building Quality Signage Since 1901

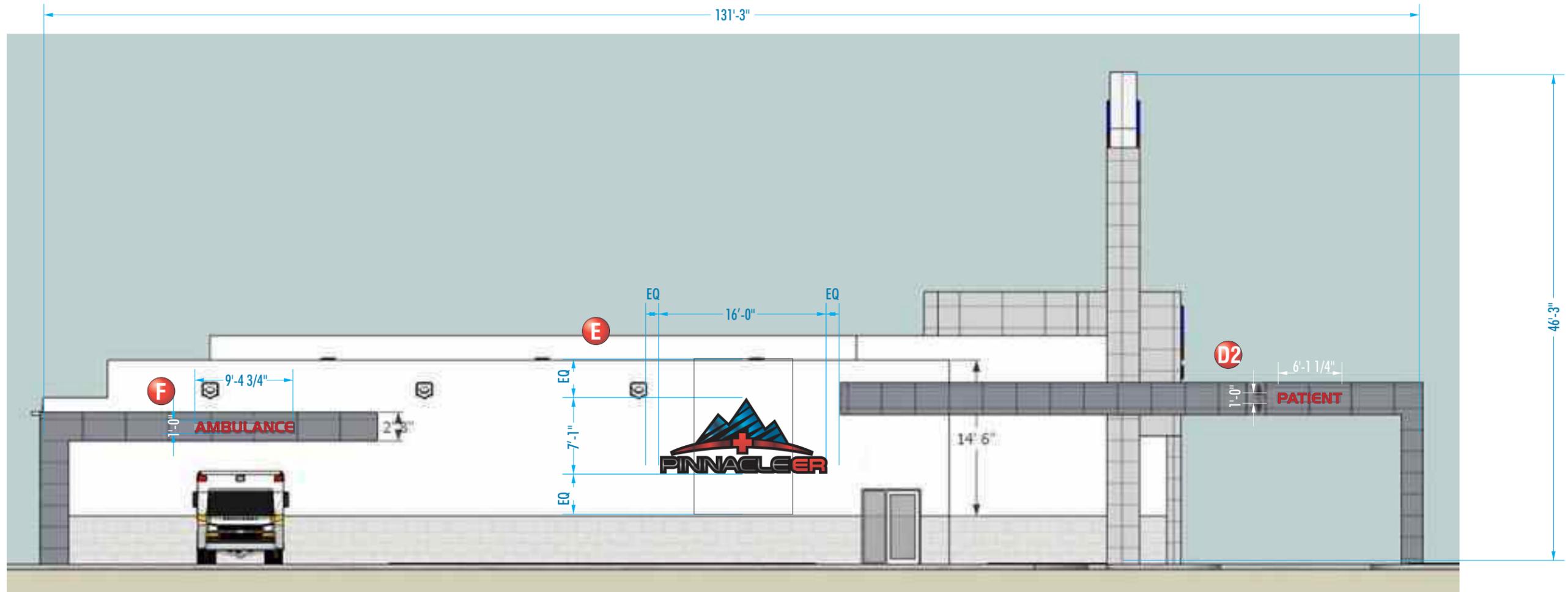
Revisions:
R1 12/9/14 JLF Revised Signs B, D, E and F, Added Signs G and H
R2 12/11/14 JC Chg Sign G to channel ltrs w/ black drop shade & Add black drop shade to ltrs on Sign H
R3 12/18/14 MG Chg font, colors on G/ chg color on H.
Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.
Client Approval/Date: _____
Landlord Approval/Date: _____

Account Rep: **MICHELLE BUSING**
Project Manager: **LARRY YEATS**
Drawn By: **CHRIS HARRIS**
UL Underwriters Laboratories Inc. ncc
ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
PINNACLE ER
824 West Airport Rd.
Hurst, TX 76054

Job Number: **23-28170-10**
Date: **October 10, 2014**
Sheet Number: **2** Of **10**
Design Number: **23-28170-10 R3**

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WEST ELEVATION

Scale: 3/32" = 1'-0"

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Louisville, KY - Knoxville, TN - Grafton, WI - Delaware, OH
Willowbrook, IL - Tunica, MS - Atlanta, GA
Tampa, FL - Daytona Beach, FL - Orlando, FL
Building Quality Signage Since 1901

Revisions:
R1 12/9/14 JLF Revised Signs B, D, E and F, Added Signs G and H
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R3 12/18/14 MG Chg font, colors on G/ chg color on H.
Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.
Client Approval/Date: _____
Landlord Approval/Date: _____

Account Rep: MICHELLE BUSING
Project Manager: LARRY YEATS
Drawn By: CHRIS HARRIS
UL Underwriters Laboratories Inc. ncc ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
PINNACLE ER
824 West Airport Rd.
Hurst, TX 76054

Job Number: 23-28170-10
Date: October 10, 2014
Sheet Number: 3 Of 10
Design Number: 23-28170-10 R3

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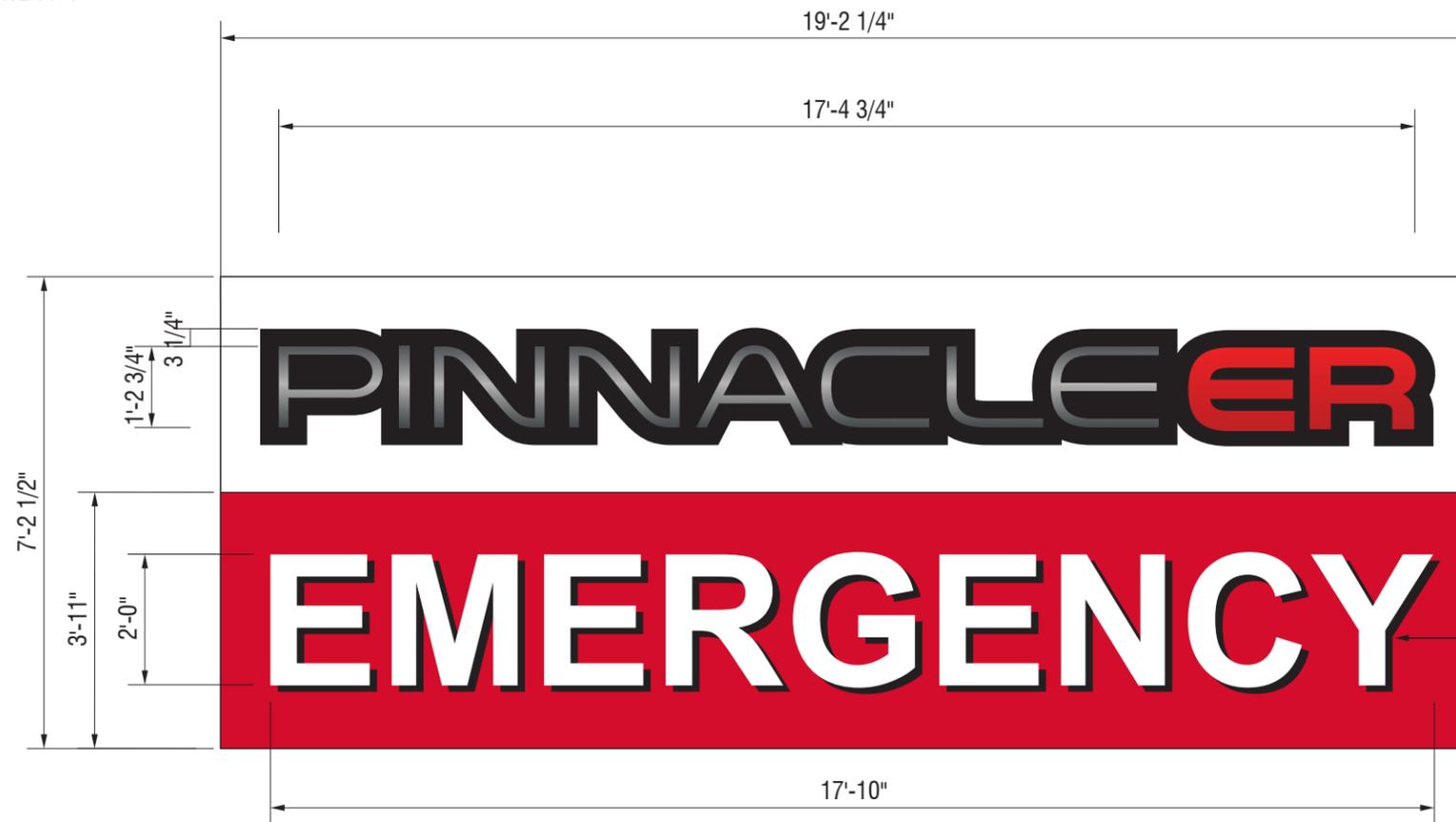


EXISTING ELEVATION



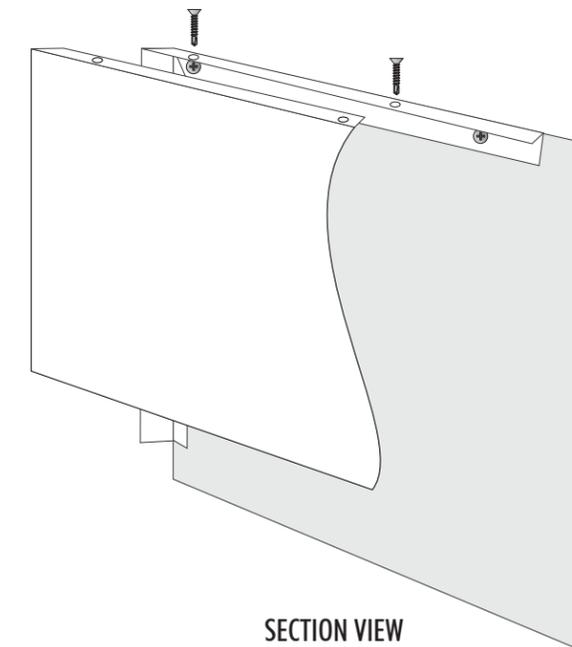
PROPOSED ELEVATION

EXHIBIT F



SIDE VIEW

2100-03 BLACK VINYL APPLIED TO BACKGROUND



SECTION VIEW

SIGN TYPE G REPLACEMENT FACES | TWO (2) REQ'D | 138.30 SQ. FT.

Scale: 3/8" = 1'-0"

SCOPE:

NEW 1" DEEP ALUMINUM SIGN FACE OVERLAY PANEL PAINTED WHITE SATIN FINISH. 4" DEEP CHANNEL LETTERS MOUNTED ON PANEL AND INSTALLED OVER THE EXISTING SIGN CABINET FACES. POWER SUPPLIES INSIDE EXISTING CABINET.

"PINNACLE ER" TO HAVE CLEAR ACRYLIC FACES WITH DIGITALLY PRINTED VINYL SECOND SURFACE, WITH DIFFUSER. RETURNS TO BE .040 ALUMINUM PAINTED SATIN FINISH BLACK WITH 1" BLACK TRIM CAP. STANDARD .063 ALUMINUM BACKS AND WHITE LED ILLUMINATION

"EMERGENCY" TO HAVE 7328 WHITE ACRYLIC FACES, WITH .040 ALUMINUM RETURNS PAINTED PMS 186 RED SATIN FINISH WITH 1" RED TRIM CAP. STANDARD .063 ALUMINUM BACKS AND WHITE LED ILLUMINATION. (FONT- ARIAL BOLD) BACKGROUND BEHIND COPY TO BE PAINTED PMS-186 RED SATIN FINISH.

REPAINT EXISTING CABINET AND POLES WHITE.

FEDERAL HEATH
SIGN COMPANY
www.FederalHeath.com
2300 North Highway 121 Euless, Texas 76039
(817) 685-9077 (800) 527-9495 Fax (817) 685-9103

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Revisions:
R1 12/9/14 JLF Revised Signs B, D, E and F, Added Signs G and H
R2 12/11/14 JC Chg Sign G to channel ltrs w/ black drop shade & Add black drop shade to ltrs on Sign H
R3 12/18/14 MG Chg font, colors on G/ chg color on H.
R4 1/21/15 CH Update specs on page 1 & 4 tower sign
Colors Depicted In This Rendering May Not Match Actual Finished Materials. Refer To Product Samples For Exact Color Match.
Client Approval/Date: _____
Landlord Approval/Date: _____

Account Rep: MICHELLE BUSING
Project Manager: LARRY YEATS
Drawn By: CHRIS HARRIS
UL Underwriters Laboratories Inc. ncc ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
ALL ELECTRICAL SIGNS ARE TO COMPLY WITH U.L. 48 AND ARTICLE 600 OF THE N.E.C. STANDARDS, INCLUDING THE PROPER GROUNDING AND BONDING OF ALL SIGNS.

Project / Location:
PINNACLE ER
824 West Airport Rd.
Hurst, TX 76054

Job Number: 23-28170-10
Date: October 10, 2014
Sheet Number: 10 Of 11
Design Number: 23-28170-10 R6

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EXISTING ELEVATION



PROPOSED ELEVATION

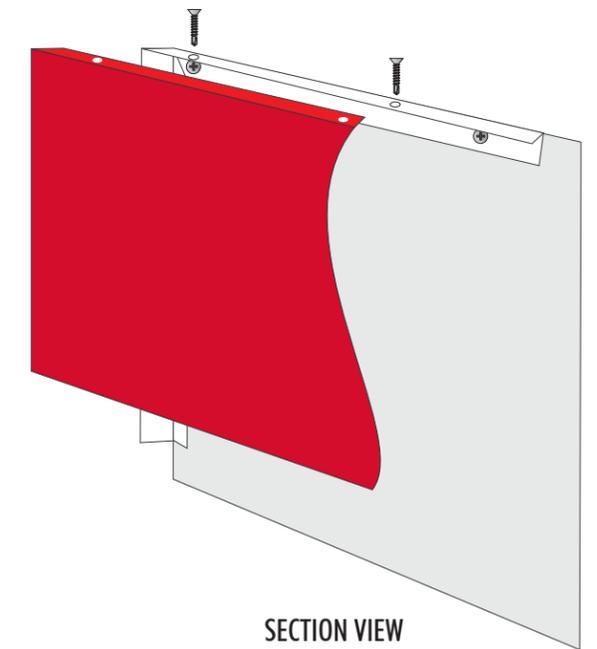


SIDE VIEW

SIGN TYPE H REPLACEMENT FACES | TWO (2) REQ'D | 38.88 SQ. FT.
 Scale: 3/8" = 1'-0"

SCOPE:
 ATTACH A CLIP SYSTEM TO EXISTING SIGN FACES FOR A NEW 1" DEEP ALUMINUM SIGN FACE PAINTED TO MATCH PMS-186 RED VINYL WITH WHITE VINYL LETTERS AND ARROW. 2500-22 BLACK VINYL DROP SHADE.

PAINT EXISTING CABINET TOP AND SIDES WHITE, ILLUMINATION IS EXTERNAL



SECTION VIEW

ORDINANCE 2280

AN ORDINANCE ADOPTING A SITE PLAN APPROVAL FOR LOT 1RB, BLOCK 1R, UNIVERSITY PLAZA ADDITION, BEING 1.67 ACRES LOCATED AT 824 AIRPORT FREEWAY, SP-14-13

WHEREAS, notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and,

WHEREAS, notice of a public hearing before the City Council was published in a newspaper of general circulation in Hurst at least 15 days before such hearing; and,

WHEREAS, notices were posted on the subject land as provided by the Zoning Ordinance; and,

WHEREAS, public hearings to change the site plan on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the site plan change; and,

WHEREAS, the City Council is of the opinion that the site plan change herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Hurst.

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

Section 1. THAT the Comprehensive Zoning Ordinance of the City of Hurst is hereby amended by adopting a site plan approval with exhibits A-G for Lot 1RB, Block 1R, University Plaza Addition, being 1.67 acres located at 824 Airport Freeway.

AND IT IS SO ORDERED.

Passed on the first reading on the 10th day of February 2015 by a vote of _ to _ .

Approved on the second reading on the 24th day of February 2015 by a vote of _ to _.

ATTEST:

CITY OF HURST

Rita Frick, City Secretary

Richard Ward, Mayor

Approved as to form and legality:

City Attorney

City Council Staff Report

SUBJECT: P-15-03 University Plaza Addition, a replat of Lot 1RB to Lot 1RB1, Block 1-R University Plaza, being 1.52 acres, located at 824 Airport Freeway

Supporting Documents:

Area map
 Plat

Meeting Date: 2/10/2015
 Department: Development
 Reviewed by: Steve Bowden
 City Manager Review:

Background/Analysis:

An application has been made by Bury-DFW for a replat of Lot 1RB to Lot 1RB1, Block 1-R, University Plaza, being 1.52 acres, located at 824 Airport Freeway.

This replat is being requested to develop a new Pinnacle Emergency Room (ER). The replat ties down the new property line and right-of-way after the North Tarrant Express (NTE) freeway expansion.

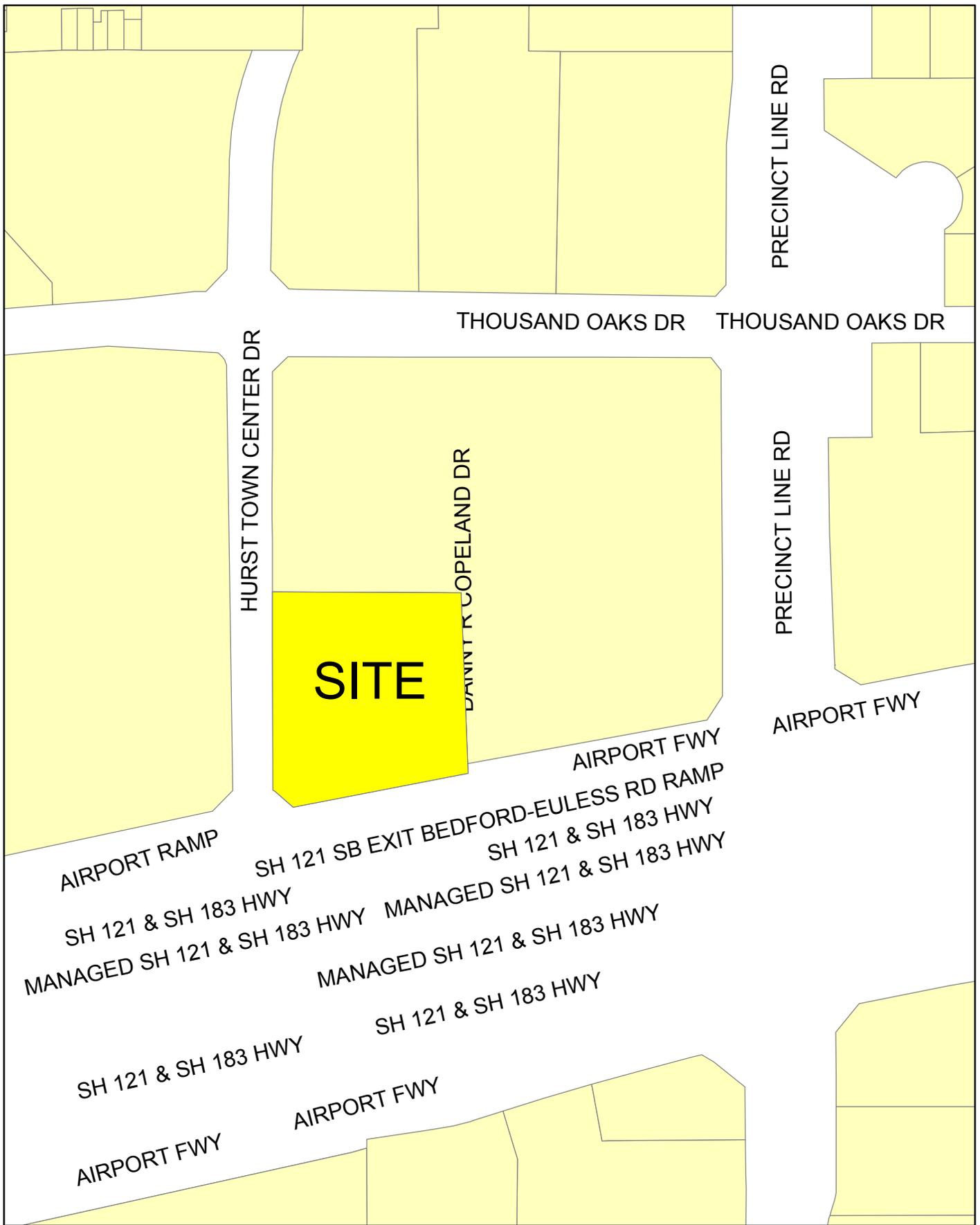
All engineering plans have been reviewed and accepted.

Funding and Sources:

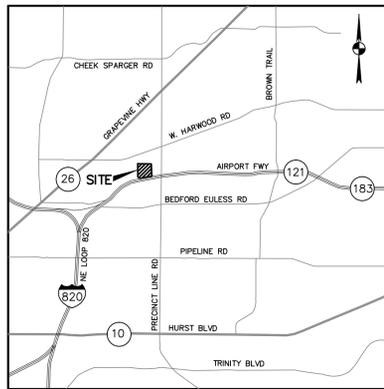
There is no fiscal impact.

Recommendation:

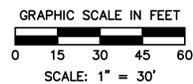
The Planning and Zoning Commission met on Monday, February 2, 2015, and voted 7-0 to recommend approval of P-15-03 University Plaza Addition.



<p>CASE NO: P-15-03 University Plaza Addition</p>	<p>LEGAL DESCRIPTION: Lot 1RB to Lot to 1RB1 Block 1R University Plaza Addition</p>	<p>AGENDA DATE: 02/02/2015</p>
<p>REQUESTED ACTION: REPLAT</p>	<p>LOCATION: 824 Airport Freeway</p>	



* VICINITY MAP *
NOT TO SCALE
MAPSCO 52 M



*** LEGEND ***

CIRF	CAPPED IRON ROD FOUND
CIRS	5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY-INC" SET
IRF	IRON ROD FOUND
(CM)	CONTROLLING MONUMENT
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
SQ. FT.	SQUARE FEET
AMON	2-INCH ALUMINUM MONUMENT STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND

OWNER'S ACKNOWLEDGMENT AND DEDICATION
STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, **CNL APF PARTNERS, LP** IS THE OWNER OF A 1.526 ACRE TRACT OF LAND SITUATED IN THE DELILAH C. MANNING SURVEY, ABSTRACT NO. 1046, CITY OF HURST, TARRANT COUNTY, TEXAS AND BEING A PORTION OF TRACT 1-R-B, BLOCK 1-R OF UNIVERSITY PLAZA, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 2198, PLAT RECORDS TARRANT COUNTY, TEXAS (P.R.T.C.T.), SAID 1.526 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8-INCH IRON ROD WITH PLASTIC CAP (STAMPING ON CAP NOT LEGIBLE) FOUND FOR THE NORTHWEST CORNER OF SAID TRACT 1-R-B, ALSO BEING THE MOST WESTERLY SOUTHWEST CORNER OF TRACT 1-R-A, BLOCK 1-R OF SAID UNIVERSITY PLAZA AND BEING IN THE EAST RIGHT-OF-WAY LINE OF HURST TOWN CENTER DRIVE, (A 60' WIDE PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 89°36'14" EAST ALONG THE COMMON LINE OF SAID TRACT 1-R-B AND SAID TRACT 1-R-A, A DISTANCE OF 256.03 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BURY" SET FOR THE NORTHEAST CORNER OF TRACT 1-R-B, AND BEING AN ANGLE POINT IN THE WEST LINE OF SAID TRACT 1-R-A;

THENCE SOUTH 02°37'39" EAST CONTINUING ALONG SAID COMMON LINE A DISTANCE OF 231.95 FEET TO A 2-INCH ALUMINUM MONUMENT STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND FOR THE NORTHEAST CORNER OF THAT CALLED 0.1426 ACRE TRACT OF LAND DESIGNATED AS PARCEL 511 IN THE AGREED ADJUSTMENT TO THE STATE OF TEXAS FOR STATE HIGHWAY 121 RIGHT-OF-WAY PURPOSES, RECORDED IN INSTRUMENT NUMBER D214261271 OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), SAME BEING THE NORTHWEST CORNER OF THAT CALLED 0.1535 ACRE TRACT OF LAND DESIGNATED AS PARCEL 513 IN THE DEED TO THE STATE OF TEXAS RECORDED IN INSTRUMENT NUMBER D211131456 (O.P.R.T.C.T.);

THENCE ALONG THE NORTH LINE OF SAID PARCEL 511 THE FOLLOWING TWO (2) COURSES AND DISTANCES:

SOUTH 79°33'28" WEST, A DISTANCE OF 230.14 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTH END OF A CORNER CLIP;

NORTH 55°26'32" WEST ALONG SAID CORNER CLIP, A DISTANCE OF 47.41 FEET TO A 2-INCH ALUMINUM MONUMENT STAMPED "TEXAS DEPARTMENT OF TRANSPORTATION" FOUND FOR THE NORTH CORNER OF SAID CORNER CLIP AT THE POINT OF INTERSECTION OF SAID NORTH LINE WITH THE EAST RIGHT-OF-WAY LINE OF SAID HURST TOWN CENTER DRIVE;

THENCE NORTH 00°17'44" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 248.30 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 66,465 SQUARE FEET OR 1.526 ACRES OF LAND.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT **CNL APF PARTNERS, LP** THROUGH THE UNDERSIGNED AUTHORITY, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HERE ABOVE DESCRIBED PROPERTY AS **LOT 1-R-B-1, BLOCK 1-R, UNIVERSITY PLAZA** AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC'S USE FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND USES THEREIN EXPRESSED OR SHOWN ON THE PLAT, AND FURTHER ACKNOWLEDGES THAT THE EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, USING AND MAINTAINING PUBLIC UTILITIES INCLUDING UNDERGROUND CONDUITS, MANHOLES, PIPES, VALVES, POST, ABOVE GROUND CABLES, WIRES, OR COMBINATIONS THEREOF, TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS.

WITNESS, MY HAND AT _____ THIS DAY OF _____, 2015

By: _____
LYENA HALE, VICE PRESIDENT

STATE OF _____ §
COUNTY OF _____ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LYENA HALE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF _____

SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT I, DAVID J. DE WEIRD, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND THAT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE UNDER MY SUPERVISION.

DATED THIS THE _____ DAY OF _____, 2015.

DAVID J. DE WEIRD, R.P.L.S.
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5066

Preliminary
This document shall not be recorded for any purpose.
For Review Purposes Only
David J. De Weird, R.P.L.S.
Registration No. 5066
January 28, 2015

TRACT 2-R-1
BLOCK 1-R
UNIVERSITY PLAZA
CABINET A, SLIDE 1651
P.R.T.C.T.

DOUBLE HOLDINGS, LLC
INST. NO. D211015189
O.P.R.T.C.T.

TEXAS COORDINATE SYSTEM
NORTH CENTRAL ZONE, NAD83
N = 6,991,179.02
E = 2,371,264.65

POINT OF BEGINNING

HURST TOWN CENTER DRIVE
(60' WIDE RIGHT-OF-WAY)
CABINET A, SLIDE 2198
P.R.T.C.T.

TEXAS COORDINATE SYSTEM
NORTH CENTRAL ZONE, NAD83
N = 6,990,930.76
E = 2,371,265.93
AMON FOUND (CM)

TRACT 1-R-A
BLOCK 1-R
UNIVERSITY PLAZA
CABINET A, SLIDE 2198
P.R.T.C.T.

DELILAH C. MANNING SURVEY
ABSTRACT NO. 1046

LOT 1-R-B-1, BLOCK 1-R
1.526 ACRES
(66,465 SQ. FT.)

REMAINDER OF
GE CAPITAL FRANCHISE FINANCE CORPORATION
INST. NO. D206412012
O.P.R.T.C.T.
TO
CNL APF PARTNERS, LP
INST. NO. _____
O.P.R.T.C.T.

Δ = 39°43'28"
R = 125.00'
L = 86.67'
CB = N 81°28'08" W
CD = 84.94'

35' BUILDING LINE (BY THIS PLAT)
S 78°40'08" W 173.53'
REMAINDER OF 50'
DRAINAGE EASEMENT
TO CITY OF HURST
VOLUME 386-42, PAGE 51
P.R.T.C.T.

AGREED ADJUSTMENT
CALLED 0.1426 ACRE
(PARCEL NO. 511)
STATE OF TEXAS
INST. NO. D214261271
O.P.R.T.C.T.

HIGHWAY
ACCESS GENERAL LIMIT
INST. NO. D214261271
O.P.R.T.C.T.

STATE HIGHWAY 121
EASTBOUND SERVICE ROAD
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY - A.K.A. AIRPORT FREEWAY)
VOLUME 4050, PAGE 10
D.R.T.C.T.

TRACT 1-R-A
BLOCK 1-R
UNIVERSITY PLAZA
CABINET A, SLIDE 2198
P.R.T.C.T.

CITY OF HURST

CITY OF HURST - FINAL REPLAT APPROVAL

NOTE: THIS REPLAT IS VALID ONLY IF RECORDED WITHIN SIX MONTHS AFTER DATE OF FINAL APPROVAL.

PLANNING COMMISSION CITY COUNCIL
BY _____ BY _____
DATE _____ DATE _____

REPLAT
UNIVERSITY PLAZA
LOT 1-R-B-1, BLOCK 1-R

BEING A REPLAT OF TRACT 1-R-B, BLOCK 1-R UNIVERSITY PLAZA
AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS
ACCORDING TO THE FINAL REPLAT THEREOF
RECORDED IN CABINET A, SLIDE 2198
PLAT RECORDS TARRANT COUNTY, TEXAS
DELILAH C. MANNING SURVEY, ABSTRACT NO. 1046
CITY OF HURST, TARRANT COUNTY, TEXAS

APPLICANT/OWNER
CNL APF PARTNERS, LP
8377 EAST HARFORD DRIVE, SUITE 200
SCOTTSDALE, ARIZONA 85255
PH: (865) 438-4333
CONTACT: LYENA HALE

SURVEYOR:
BURY-DFW, INC.
5310 HARVEST HILL ROAD, STE 100
DALLAS, TEXAS 75230
PH: (972) 991-0011
CONTACT: DAVID DE WEIRD, R.P.L.S.
TBPLS REGISTRATION NO. 10107502

THIS PLAT FILED IN INSTRUMENT NO. _____, PLAT RECORDS, TARRANT COUNTY, TEXAS

City Council Staff Report

SUBJECT: P-15-01 Thousand Oaks South, a replat of Lot 2, Block 1 to Lots 2R5 and 2R6, Block 1, Thousand Oaks South Addition, being 1.79 acres located at 700 Airport Freeway

Supporting Documents:

Area map
 Plat

Meeting Date: 2/10/2015
 Department: Development
 Reviewed by: Steve Bowden
 City Manager Review:

Background/Analysis:

An application has been made by JDJR Engineering, on behalf of Dairy Queen, for a replat of Lot 2, Block 1 to Lots 2R5 and 2R6, Block 1, Thousand Oaks South Addition, being 1.79 acres located at 700 Airport Freeway.

The property is being replatted to accommodate a new Dairy Queen on Lot 2R5. There is no proposed development for Lot 2R6 at this time.

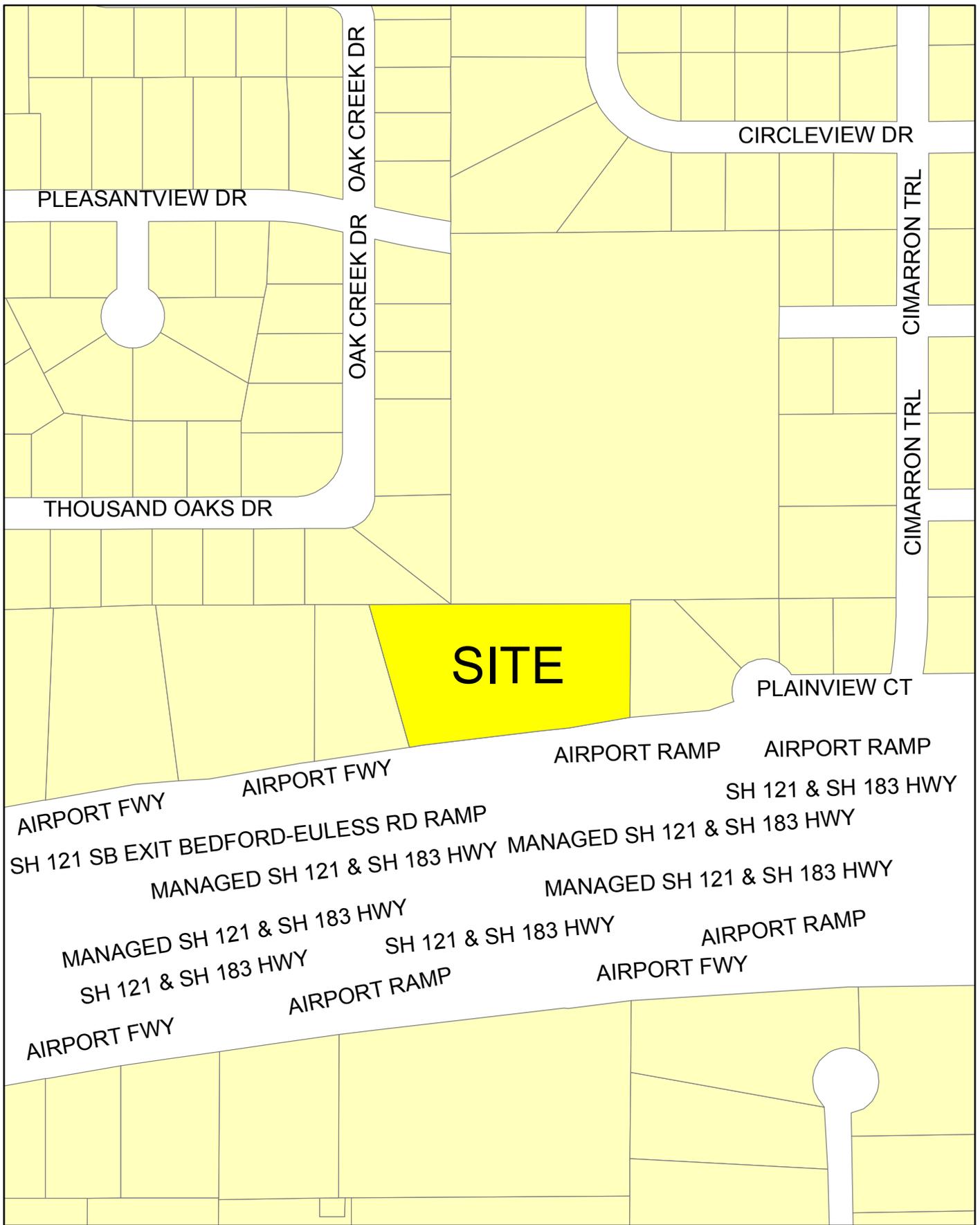
All engineering plans have been reviewed and accepted.

Funding and Sources:

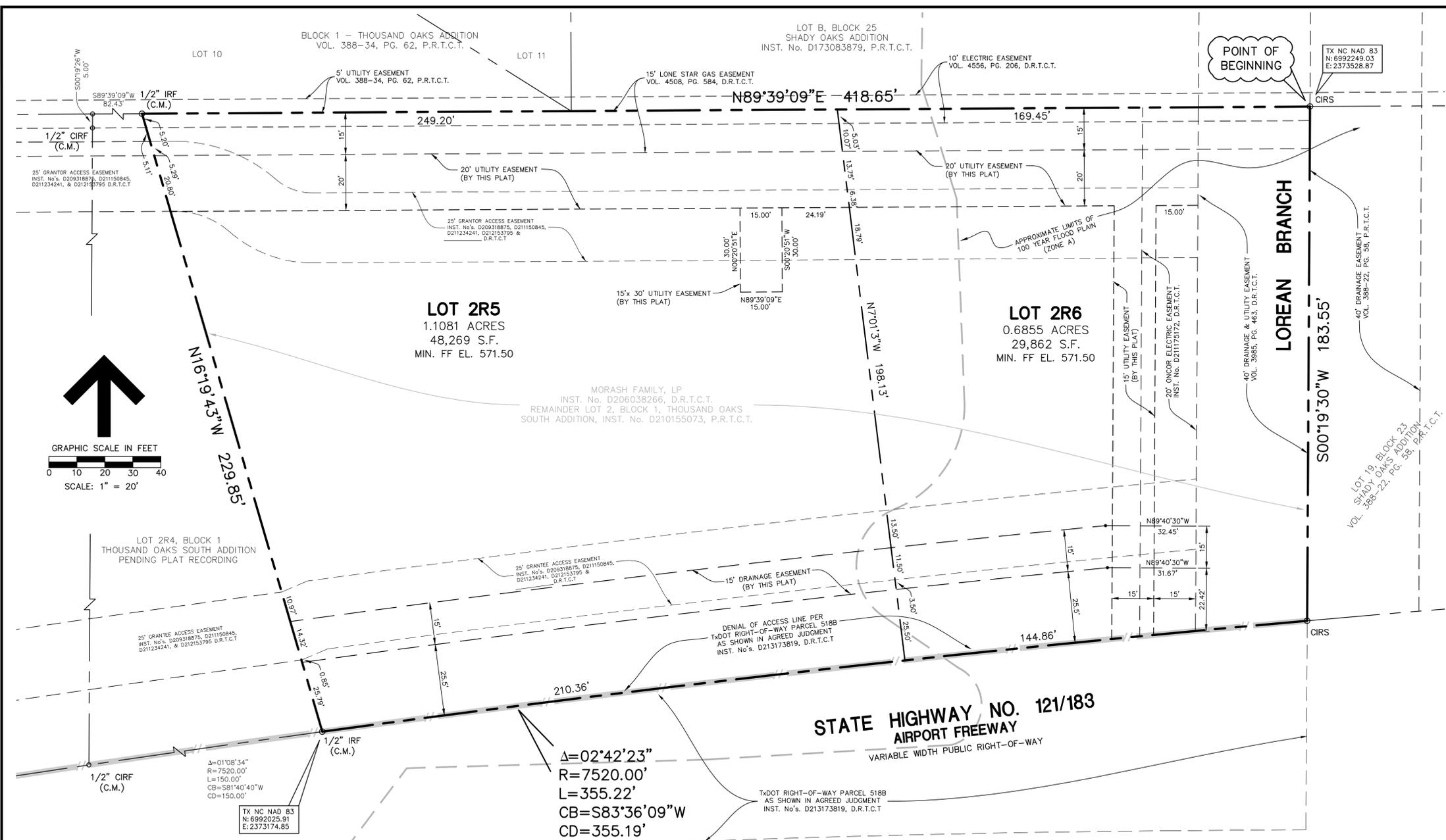
There is no fiscal impact.

Recommendation:

The Planning and Zoning Commission met on Monday, February 2, 2015, and voted 7-0 to recommend approval of P-15-01 Thousand Oaks South Addition.



<p>CASE NO: P-15-01 Dairy Queen</p>	<p>LEGAL DESCRIPTION: Lot 2R5 and 2R6, Block 1 Thousand Oaks South Addition</p>	<p>AGENDA DATE: 02/02/2015</p>
<p>REQUESTED ACTION: Final Plat</p>	<p>LOCATION: 700 Airport Freeway</p>	



OWNERS CERTIFICATION

WHEREAS We, **MORASH FAMILY, LP**, are the sole owners of a lot, tract or parcel of land located in the W.W. WALLACE SURVEY A-1607, said parcel also being a portion of Lot 2, Block 1, THOUSAND OAKS SOUTH ADDITION, an Addition to the City of Hurst, Tarrant County, Texas, as shown on the plat recorded in Instrument No. D210155073, Plat Records, Tarrant County, Texas (P.R.T.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8" iron rod with cap stamped "JDJR" (herein after referred to as capped iron rod set) set for the northeast corner of said Lot 2, said point also being the northwest corner of Lot 19, Block 23, Shady Oaks Addition (Vol. 388-22, Pg. 58, P.R.T.C.T.), said point also being on the south line of Lot B, Block 25, Shady Oaks Addition (Inst. No. D173083879, P.R.T.C.T.);

THENCE South 00 degrees 19 minutes 30 seconds West, along the common line between said Lot 2 and Lot 19, a distance of 183.55 feet to a capped iron rod set for the southeast corner of said Lot 2, said point also being the southwest corner of said Lot 19, said point also being on the north right-of-way line of State Highway 121/183 (variable width right-of-way, Inst. No. D210155073, P.R.T.C.T. & Inst. No. D211035595, D.R.T.C.T.), said point also being the beginning of a curve to the left having a radius of 7520.00 feet and a chord bearing of South 83 degrees 36 minutes 09 seconds West, 355.19 feet;

THENCE Southerly, along said curve to the left and said right-of-way, through a central angle of 02 degrees 42 minutes 23 seconds, an arc distance of 229.85 feet to a 1/2" iron rod found for the end of said curve, said point also being the southeast corner of Lot 2R4, Block 1, Thousand Oaks South Addition (plat pending recording);

THENCE North 16 degrees 19 minutes 43 seconds West, departing said right-of-way, and along the east line of said Lot 2R4, a distance of 229.85 feet to a 1/2" iron rod found for the northeast corner of said Lot 2R4, said point also being on the south line of Block 1, Thousand Oaks Addition (Vol. 388-34, Pg. 62, P.R.T.C.T.);

THENCE North 89 degrees 39 minutes 09 seconds East, along the aforementioned east line and along the common line between said Thousand Oaks Addition and the aforementioned Lot 2, passing the southeast corner of Thousand Oaks Addition at 153.83 feet, and continuing along the common line between the aforementioned Lot B and said Lot 2, a total distance of 418.65 feet to the **POINT OF BEGINNING** and containing 1.7936 acres (78,131 square feet) of land.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, MORASH FAMILY, LP, does hereby adopt this plat as **LOTS 2R5 & 2R6, BLOCK 1, THOUSAND OAKS SOUTH ADDITION**, an Addition to the City of Hurst, Tarrant County, Texas, and do hereby dedicate to the public use and benefit forever the streets and alleys shown thereon for all public purposes including but not limited to all street purposes and the right of the City of Hurst and its assigns to lay, install, operate, repair, replace and reconstruct any and all public utilities including but not limited to water lines, sanitary sewer lines, drainage and storm sewer lines and canals, gas lines, telephone poles and lines, electrical power lines and appurtenances. The right to establish grades on said dedicated streets and alleys is hereby granted to the City of Hurst and all claims for damages which may arise by reason of changing the present surface of said streets to conform to said grades are hereby waived.

The easements shown on the plat are hereby granted and dedicated and reserved for the mutual use and accommodation of the City of Hurst and all public utilities desiring to use or using the same for public sewer lines, drainage and storm sewer canals and lines, gas lines, telephone poles and lines, electrical power lines and appurtenances. All and any public utility and the City of Hurst shall have the right to remove and keep removed all or part of any residence, building, fences, trees, shrubs or other improvements, growths or obstructions which may in any way endanger or interfere with the construction, maintenance, operation or efficiency of the respective utility in, on or under said easement strips. The City of Hurst and all public utilities shall at all times have the full right of ingress and egress to and from and upon said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of the respective systems without the necessity of any time of procuring the permission of anyone.

We do further dedicate to the public use forever all parks, squares, parkways, and all other public uses and dedication shown on the face of this plat.

All lots in the subdivision shall be sold subject to the building lines shown on this plat, and the minimum building setback lines in all City of Hurst Ordinances.

IN WITNESS THEREFORE, We have hereunto set our hands the ____ day of _____, 2015.

MORASH FAMILY, LP.

RICHARD N. MORASH - TRUSTEE, GP

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared RICHARD N. MORASH, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he was the act of the said MORASH FAMILY, LP, that he was duly authorized to perform the same by appropriate resolution of the board of directors of such corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the ____ day of _____, 2015.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

STATE OF TEXAS §

COUNTY OF DALLAS §

THIS is to certify that I, Geary Bailey, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

GEARY BAILEY
Texas Registration No. 4573

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned, a Notary Public in and said State on this date personally appeared **GEARY BAILEY**, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE the ____ day of _____, 2015.

Notary Public in and for the State of Texas

REPLAT

LOTS 2R5 & 2R6, BLOCK 1

THOUSAND OAKS SOUTH ADDITION

BEING A REPLAT OF THE REMAINDER OF LOT 2, BLOCK 1, THOUSAND OAKS SOUTH ADDITION, RECORDED IN INST. No. D210155073, P.R.T.C.T. SITUATED IN THE W.W. WALLACE SURVEY A-1607 CITY OF HURST, TARRANT COUNTY, TEXAS,

2 LOTS - 1.7936 ACRES

JANUARY - 2015

OWNER:

MORASH FAMILY, LP
22 LELANDS PATH
EDGARTOWN, MA 02539-4309
PHONE: (503) 627-6687
CONTACT: RICHARD N. MORASH

JDJR	PREPARED BY:	ENGINEERS AND CONSULTANTS, INC.
	TBPLS Firm No. 100356-00	
ENGINEERS • LAND PLANNERS • SURVEYORS		
2500 Texas Drive Suite 100 Irving, Texas 75062		
Tel 972-252-9357 Fax 972-252-8958		
DATE: 19 DEC, 2014	DRAWN BY: JMH	JDJR PROJECT NO. 1025-10-14
SCALE: 1" = 20'	CHECKED BY: GB	© COPYRIGHT 2014

APPROVAL

HURST CITY COUNCIL

DATE: _____

MAYOR: _____

CITY SECRETARY: _____

PLANNING & ZONING COMMISSION

DATE: _____

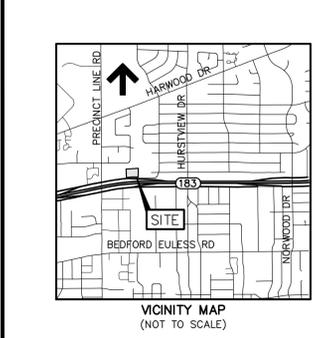
CHAIRPERSON: _____

SECRETARY: _____

~ FILED FOR RECORD ~

THIS PLAT IS RECORDED IN DOCUMENT NUMBER _____

DATED: _____



- LEGEND**
- CIRS 5/8 INCH IRON ROD SET WITH CAP STAMPED "JDJR"
 - CIRF 5/8 INCH IRON ROD FOUND WITH CAP STAMPED "JDJR"
 - IRF IRON ROD FOUND
 - AMON ALUMINUM MONUMENT FOUND
 - (CM) CONTROL MONUMENT
 - (XXX.XX) RECORD BEARING/DISTANCE
 - D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
 - INST. COUNTY CLERK'S INSTRUMENT NUMBER
 - VOL. VOLUME
 - PG. PAGE
 - CAB. CABINET

- GENERAL NOTES**
- The bearings shown herein are based on the Texas Coordinate System (NAD83), North Central Zone, as observed by GPS on Julian day 320 of 2009 from CORS Stations TXAR PID DF5387 and TXDE PID DF8986 as published by National Geodetic Survey. All distances shown herein are surface distances. Combined Scale Factor is 0.999880. (Rotation of bearings from record is -00° 09' 37")
 - Selling a portion of a tract, platted lot or platted addition by metes and bounds without an approved subdivision or re-subdivision by the local city could be a violation of city ordinance and state law.
 - No concentration of surface flow greater than 10 c.f.s. shall be allowed to enter street R.O.W.

City Council Staff Report

SUBJECT: P-15-02 Crestview Highway 26 Addition, a final plat of Lots 1-4, Block 1, Crestview Highway 26 Addition, being 12.79 acres, located at 785 Grapevine Highway

Supporting Documents:

Area map
 Plat

Meeting Date: 2/10/2015
 Department: Development
 Reviewed by: Steve Bowden
 City Manager Review:

Background/Analysis:

An application has been made by Clay Moore Engineering for a final plat of Lots 1-4, Block 1, Crestview Highway 26 Addition, being 12.79 acres, located at 785 Grapevine Highway.

This final plat is being requested to develop a new retail development with restaurant, retail and office uses.

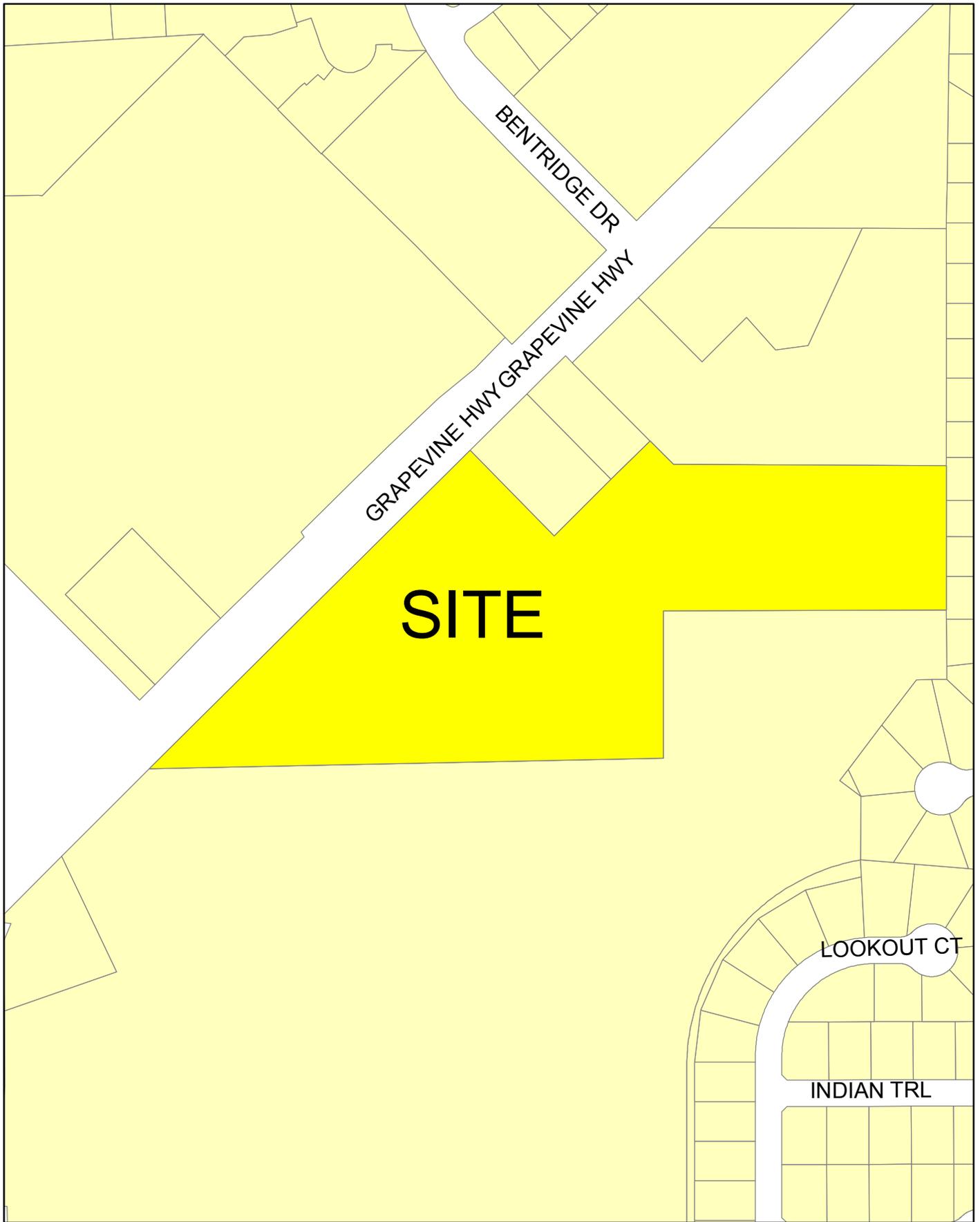
All engineering plans have been reviewed and accepted.

Funding and Sources:

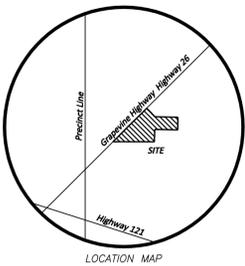
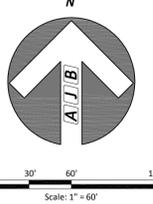
There is no fiscal impact.

Recommendation:

The Planning and Zoning Commission met on Monday, February 2, 2015, and voted 7-0 to recommend approval of P-15-02 Crestview Highway 26 Addition.



<p>CASE NO: P-15-02 Crestview Highway 26 Addition</p>	<p>LEGAL DESCRIPTION: Lots 1-4, Block 1 Crestview Highway 26 Addition</p>	<p>AGENDA DATE: 02/02/2015</p>
<p>REQUESTED ACTION: Final Plat</p>	<p>LOCATION: 785 Grapevine Highway</p>	



SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Austin J. Bedford, do hereby certify that I prepared this plat and the field notes made part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Hurst, Texas.

Dated this the ____ day of _____, 2015.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Austin J. Bedford, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2015.

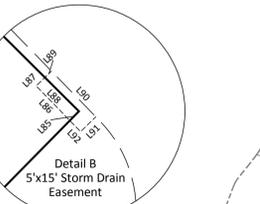
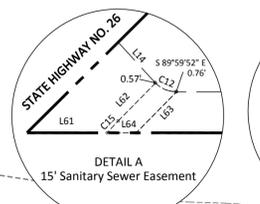
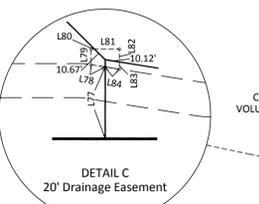
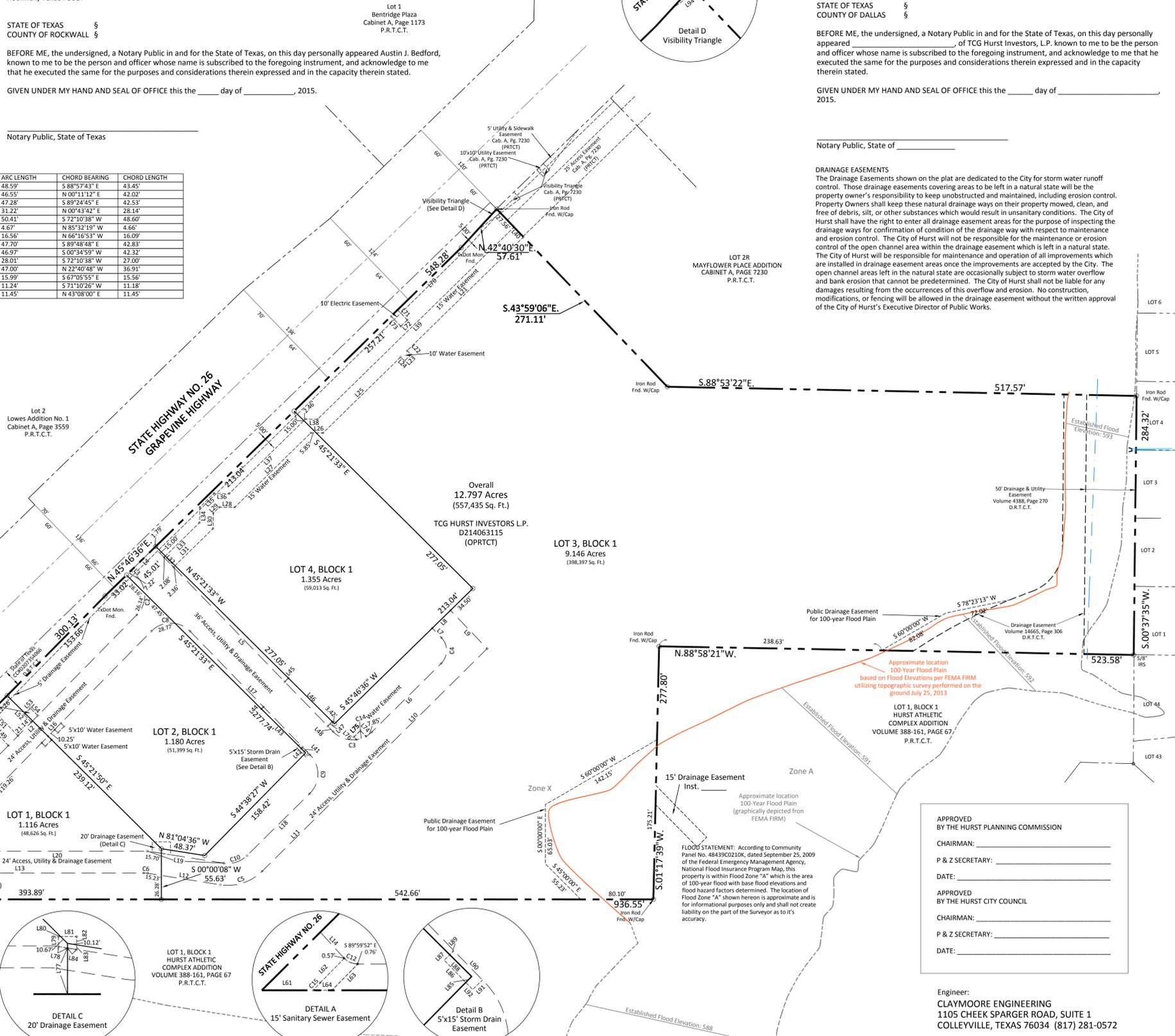
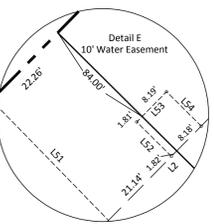
Notary Public, State of Texas

LEGEND

- IRF Iron Rod Found
- IRS Iron Rod Set
- RPRTCT Real Property Records Tarrant County, Texas

LINE	BEARING	DISTANCE
L1	S 42°33'54" E	8.58'
L2	N 44°38'28" E	324.76'
L3	N 44°16'04" W	9.28'
L4	N 45°46'36" E	36.00'
L5	S 44°16'04" E	282.26'
L6	N 45°26'33" E	107.49'
L7	N 43°59'08" W	14.69'
L8	N 45°46'36" E	28.00'
L9	S 43°59'08" E	58.32'
L10	S 45°26'50" W	221.33'
L11	S 45°24'39" W	126.86'
L12	N 81°04'46" W	81.01'
L13	N 89°59'52" W	268.94'
L14	N 42°33'54" W	38.44'
L15	N 45°20'11" E	35.02'
L16	N 44°38'28" E	291.37'
L17	S 44°16'04" E	189.51'
L18	S 45°26'02" W	97.14'
L19	N 81°04'46" W	85.25'
L20	S 89°59'56" W	186.06'
L21	S 45°46'36" W	178.75'
L22	S 45°21'32" E	6.06'
L23	S 45°46'36" W	10.00'
L24	N 45°21'32" W	6.06'
L25	S 45°46'36" W	119.49'
L26	N 89°13'24" W	13.35'
L27	S 45°46'36" W	117.24'
L28	N 89°13'24" W	16.95'
L29	S 45°46'36" W	9.30'
L30	S 01°09'12" W	17.06'
L31	S 45°46'36" W	60.69'
L32	N 44°16'04" W	15.00'
L33	N 45°46'36" E	59.25'
L34	N 01°09'12" E	17.06'
L35	N 45°46'36" E	21.67'
L36	S 89°13'24" E	16.95'
L37	N 45°46'36" E	117.24'
L38	S 89°13'24" E	13.35'
L39	N 45°46'36" E	302.07'
L40	S 44°01'53" E	15.00'
L41	N 44°16'04" W	11.91'
L42	S 44°38'27" W	2.06'
L43	N 45°21'33" W	61.76'
L44	N 44°38'27" E	3.23'
L45	N 44°38'27" E	5.71'
L46	S 45°21'33" E	67.97'
L47	S 44°38'27" W	7.01'
L48	S 44°16'04" W	8.54'
L49	N 44°21'15" W	39.51'
L50	N 44°38'28" E	15.00'
L51	S 44°21'15" E	39.51'
L52	N 45°21'32" W	11.47'
L53	N 44°38'28" E	10.00'
L54	S 45°21'32" E	11.53'
L55	S 89°59'52" E	56.72'
L56	N 44°38'28" E	37.53'
L57	S 44°38'28" W	40.76'
L58	N 89°59'52" W	20.66'
L59	N 45°00'00" E	58.89'
L60	S 42°33'54" E	8.38'
L61	S 45°00'00" W	41.67'
L62	S 45°46'36" W	97.99'
L63	S 44°13'24" E	15.44'
L64	S 45°46'36" W	10.00'
L65	N 44°13'24" W	15.44'
L66	N 45°21'32" W	8.91'
L67	S 45°32'31" W	10.00'
L68	S 45°21'32" E	4.07'
L69	N 00°00'08" E	50.57'
L70	N 81°04'46" W	10.12'
L71	N 00°00'08" E	10.99'
L72	S 89°59'52" E	2.41'
L73	S 89°59'52" E	17.59'
L74	S 00°00'08" W	9.07'
L75	S 00°00'08" W	5.06'
L76	N 81°04'46" W	10.12'
L77	S 44°38'27" W	3.07'
L78	N 44°16'04" W	11.36'
L79	N 45°43'56" E	2.86'
L80	S 45°21'33" E	11.30'
L81	N 45°43'56" E	2.14'
L82	N 44°16'04" E	15.00'
L83	S 45°43'56" W	5.00'
L84	N 44°16'04" W	3.64'
L85	S 43°59'06" E	6.24'
L86	S 53°40'32" W	32.65'
L87	N 42°40'30" E	52.41'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	92°47'38"	48.59'	S 88°57'43" E	43.45'
C2	30.00'	88°54'32"	46.55'	N 00°11'12" E	42.02'
C3	30.00'	90°17'23"	47.28'	S 89°24'45" E	42.53'
C4	20.00'	89°25'41"	31.22'	N 00°43'42" E	28.14'
C5	54.00'	53°29'12"	50.41'	S 72°10'38" W	48.60'
C6	30.00'	8°55'06"	4.67'	N 85°32'19" W	4.66'
C7	20.00'	47°25'58"	16.56'	N 66°16'53" W	16.09'
C8	30.00'	91°05'28"	47.70'	S 89°48'48" E	42.83'
C9	30.00'	89°42'06"	46.97'	S 00°34'59" W	42.32'
C10	30.00'	53°29'12"	28.01'	S 72°10'38" W	27.00'
C11	20.00'	134°38'32"	47.00'	N 22°40'48" W	36.91'
C12	20.00'	45°47'54"	15.99'	S 67°05'55" E	15.56'
C13	30.00'	21°28'20"	11.24'	S 71°10'26" W	11.18'
C14	30.00'	21°28'20"	11.24'	N 43°08'00" E	11.45'
C15	217.50'	3°00'56"	11.45'	N 43°08'00" E	11.45'



OWNERS CERTIFICATE

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TCG HURST INVESTORS L.P. acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein described real property as the herein stated CRESTVIEW HIGHWAY 26 ADDITION, an addition to the City of Hurst, Tarrant County, Texas, and does hereby dedicate to the public's use the easements and right-of-ways shown hereon.

TCG HURST INVESTORS L.P.

By: _____

Title _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____, of TCG Hurst Investors, L.P. known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2015.

Notary Public, State of _____

DRAINAGE EASEMENTS

The Drainage Easements shown on the plat are dedicated to the City for storm water runoff control. Those drainage easements covering areas to be left in a natural state will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. Property Owners shall keep these natural drainage ways on their property mowed, clean, and free of debris, silt, or other substances which would result in unsanitary conditions. The City of Hurst shall have the right to enter all drainage easement areas for the purpose of inspecting the drainage ways for confirmation of condition of the drainage way with respect to maintenance and erosion control. The City of Hurst will not be responsible for the maintenance or erosion control of the open channel area within the drainage easement which is left in a natural state. The City of Hurst will be responsible for maintenance and operation of all improvements which are installed in drainage easement areas once the improvements are accepted by the City. The open channel areas left in the natural state are occasionally subject to storm water overflow and bank erosion that cannot be predetermined. The City of Hurst shall not be liable for any damages resulting from the occurrences of this overflow and erosion. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Hurst's Executive Director of Public Works.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS TCG HURST INVESTORS L.P. are the owners of a 12.797 acre tract of land situated in the Telitha Akers Survey, Abstract No. 20 in the City of Hurst, Tarrant County, Texas and being the same property described in a deed to TCG Hurst Investors L.P. recorded in Instrument No. D214063115 of the Official Public Records of Tarrant County, Texas (OPRTCT) and being more particularly described as follows:

BEGINNING at an iron rod with cap found in the southeast line of State Highway 26 (Grapevine Highway) a variable width right of way and being the southwest corner of said 12.797 acre tract and the northwest corner of Lot 1, Block 1 of Hurst Athletic Complex Addition an addition to the City of Hurst according to the plat recorded in Volume 388-161, Page 67 of the Plat Records of Tarrant County, Texas (PRTCT);

THENCE along the southeast line of said State Highway No. 26 (Grapevine Highway), NORTH 45°20'11" EAST a distance of 169.87 feet to a Texas Department of Transportation monument found for corner;

THENCE continuing with said southeast line, NORTH 44°38'28" EAST a distance of 300.13 feet to a Texas Department of Transportation monument found for corner;

THENCE continuing with said southeast line, NORTH 45°46'36" EAST a distance of 548.28 feet to a Texas Department of Transportation monument found for corner;

THENCE continuing with said southeast line, NORTH 42°40'30" EAST a distance of 57.61 feet to an iron rod with cap found for the most northerly corner of said 12.797 acre tract and being the west corner of Lot 2R of Mayflower Place Addition an addition to the City of Hurst according to the plat recorded in Cabinet A, Page 7230 (PRTCT);

THENCE departing the southeast line of said State Highway No. 26 (Grapevine Highway) and along the common line of said 12.797 acre tract and Mayflower Place Addition, SOUTH 43°59'06" EAST a distance of 271.11 feet to an iron rod with cap found for corner;

THENCE continuing along said common line, SOUTH 88°53'22" EAST a distance of 517.57 feet to an iron rod with cap found for the northeast corner of said 12.797 acre tract of land and being the southeast corner of said Mayflower Place Addition and being located in the west line of Mayfair North Addition, Third Filing, recorded in Volume 388-97, Page 51 (PRTCT);

THENCE along the common line of said 12.797 acre tract and said Mayfair North Addition Third Filing, SOUTH 00°37'35" WEST a distance of 284.32 feet to a 5/8 inch iron rod set for the easterly southeast corner of said 12.797 acre tract of land and being the northeast corner of said Lot 1, Block 1 of Hurst Athletic Complex Addition;

THENCE departing the west line of said Mayfair North Addition and along the common line of said 12.797 acre tract and the said Lot 1, Block 1, NORTH 88°58'21" WEST a distance of 523.58 feet to an iron rod with cap found for the northerly northwest corner of said Lot 1, Block 1;

THENCE continuing along said common line, SOUTH 01°17'39" WEST a distance of 277.80 feet to an iron rod with cap found for the southerly southeast corner of said 12.797 acre tract of land and being an ell corner in the north line of said Lot 1, Block 1;

THENCE continuing along said common line, NORTH 89°59'52" WEST a distance of 936.55 feet to the POINT OF BEGINNING;

CONTAINING 12.797 acres or 557,435 square feet of land more or less.

Notes:

All underground utilities shown hereon are approximate locations only and based on the Utility Plan provided by the City of Hurst. Unless otherwise noted.

Basis of Bearings: Bearings are based on the 12.797 acre deed to Trinity River Real Estate, L.L.C. recorded in D208315743 of the Official Public Records of Tarrant County, Texas.

Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

**FINAL PLAT
CRESTVIEW HIGHWAY 26 ADDITION
LOTS 1, 2, 3 & 4, BLOCK 1**

BEING 12.797 ACRE TRACT OUT OF THE
TELIITHA AKERS SURVEY, ABSTRACT NO. 20
CITY OF HURST, TARRANT COUNTY, TEXAS

Owner: TCG Hurst Investors L.P.
15150 Preston Road, Suite 210
Dallas, Texas 75248-4800

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: June 11, 2014	P.C.: D. Cryer/L. Spradling
Drawn By: L. Spradling/Elam	File: Crestview Hwy 26 Final-Plat
	Job No. 552-025
	GF No. N/A

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com
TBPLS Firm No. 10118200



Sheet: 1
of: 1

APPROVED BY THE HURST PLANNING COMMISSION

CHAIRMAN: _____
P & Z SECRETARY: _____
DATE: _____

APPROVED BY THE HURST CITY COUNCIL

CHAIRMAN: _____
P & Z SECRETARY: _____
DATE: _____

Engineer:
CLAYMOORE ENGINEERING
1105 CHEEK SPARGER ROAD, SUITE 1
COLLEYVILLE, TEXAS 76034 (817) 281-0572

\\MAIL-FLEISCH-CAD\MICROSOFT\ENGINEERING\HURST\CRESTVIEW\HURST\CRESTVIEW_Hwy_26_Final-Plat.dwg, 1/30/2015, 12:48:21 PM

**MINUTES
CITY OF HURST
PLANNING AND ZONING COMMISSION
WORK SESSION
MONDAY, FEBRUARY 2, 2015**

On the 2nd day of February 2015, at 6:30 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in regular meeting at Hurst City Hall, 1505 Precinct Line Road. Hurst, Texas with the following members and staff present:

Georgia Kidwell	) Members
Charles Aman)
Joe Fuchs)
Bill Bryan)
Mark Cyrier)
Howard Shotwell)
Weldon Martin)
Michelle Lazo	) Director Planning and Community Development
Steve Bowden	) Economic Development Director
Erin Mills	) Assistant/Planning and Community Development

With the following Board members absent: none, constituting a quorum; at which time the following business was transacted:

I. Call To Order

II. Discussion:

- 1. SP-15-03**, Heritage Village Residences, a site plan revision for signage only on Lot 1R1, Block 1 Heritage Village Addition, being 1.03 acres located at 705 Heritage Way.
- 2. SP-14-13** Pinnacle ER, a site plan revision for Lot 1RB, Block 1R, University Plaza Addition, being 1.66 acres located at 824 Airport Freeway.
- 3. P-15-01** Thousand Oaks South, a final plat of Lot 2R5 and 2R6, Block 1 Thousand Oaks South Addition, being 1.79 acres located at 700 Airport Freeway.
- 4. P-15-03** University Plaza Addition, a replat of Lot 1RB to Lot 1RB1, Block 1R University Plaza Addition, being 1.56 acres of land located at 824 Airport Freeway.

APPROVED this the ____ day of _____ 2015.

ATTEST:

Planning & Zoning Commission

Recording Secretary

Georgia Kidwell, Chairperson

**MINUTES
CITY OF HURST
PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 2, 2015**

On the 2nd day of February 2015, at 7:00 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in regular meeting at Hurst City Hall, 1505 Precinct Line Rd. Hurst, Texas with the following members and staff present:

Georgia Kidwell	) Members
Charles Aman)
Joe Fuchs)
Bill Bryan)
Mark Cyrier)
Howard Shotwell)
Weldon Martin)
Michelle Lazo	) Director Planning and Community Development
Steve Bowden	) Economic Development Director
Erin Mills	) Assistant/Planning and Development

With the following Board members absent: none, constituting a quorum; at which time the following business was transacted:

The meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was led by Mr. Aman.

1. Mr. Shotwell moved to approve the minutes for the January 5, 2015 meeting. Mr. Martin seconded the motion. The motion prevailed by a vote of 6-0. Mr. Bryan abstained from the vote as he was absent from the January 5, 2015 meeting.
2. Consider a recommendation SP-15-03 Heritage Village Residences, a site plan revision for signage only for Lot 1R1, Block 1 Heritage Village Addition, being 1.03 acres located at 705 Heritage Way.

Applicant Robert Garland with TMG Signs addressed the commission to explain the plans and answer any questions.

Georgia Kidwell opened the public hearing for SP-15-03.

There being no one to address the commission, Mr. Bryan made a motion to close the public hearing. The motion was seconded by Mr. Aman. The motion prevailed by a vote of 7-0.

After some additional discussion, Mr. Cyrier motioned to recommend approval of SP-15-03 Heritage Village Residences, a site plan approval for signage only for Lot 1R1, Block 1 Heritage Village Addition, being 1.03 acres located at 705 Airport Freeway. Motion seconded by Mr. Aman. The motion prevailed by a vote of 7-0.

3. Consider a recommendation SP-14-13 Pinnacle ER, a site plan revision for Lot 1RB, Block 1R University Plaza Addition, being 1.66 acres located at 824 Airport Freeway.

Applicant Jenny Cramer with GSR-Andrade and Michael Graham with Medcorp Partners addressed the commission to explain the plans and answer any questions.

Georgia Kidwell opened the public hearing for SP-14-13.

There being no one to address the commission, Mr. Shotwell made a motion to close the public hearing. The motion was seconded by Mr. Aman. The motion prevailed by a vote of 7-0.

After some additional discussion, Mr. Cyrier motioned to recommend approval of SP-14-13 Pinnacle ER, a site plan revision for Lot 1RB, Block 1R University Plaza Addition, being 1.66 acres located at 824 Airport Freeway. Motion seconded by Mr. Fuchs. The motion prevailed by a vote of 7-0.

4. Consider a recommendation P-15-01 Thousand Oaks South, a final plat of Lot 2R5 and 2R6, Block 1 Thousand Oaks South Addition, being 1.79 acres located at 700 Airport Freeway.

Applicant Martin Shelling with Dairy Queen addressed the commission to explain the plans and answer any questions.

Mr. Bryan motioned to recommend approval of P-15-01 Thousand Oaks South, a final plat of Lot 2R5 and 2R6, Block 1 Thousand Oaks South Addition, being 1.79 acres located at 700 Airport Freeway. Motion was seconded by Mr. Fuchs. The motion prevailed by a vote of 7-0.

5. Consider a recommendation P-15-02 Crestview Highway 26 Addition, a final plat of Lots 1-4, Block 1 Crestview Highway 26 Addition, being 12.79 acres, located at 785 Grapevine Highway.

Applicant Clay Christy with Clay Moore Engineering addressed the commission to explain the plans and answer any questions.

Mr. Martin motioned to recommend approval of P-15-02 Crestview Highway 26 Addition, a final plat of Lots 1-4, Block 1 Crestview Highway 26 Addition, being 12.79 acres, located at 785 Grapevine Highway. Motion seconded by Mr. Aman. The motion prevailed by a vote of 7-0.

6. Consider a recommendation for P-15-03 University Plaza Addition, a replat of Lot 1RB to Lot 1RB1, Block 1R University Plaza Addition, being 1.56 acres of land located at 824 Airport Freeway.

Applicant Ross Melton with Bury-DFW Inc. addressed the commission to explain the plans and answer any questions.

Mr. Aman motioned to recommend approval of P-15-03 University Plaza Addition, a replat of Lot 1RB to Lot 1RB1, Block 1R University Plaza Addition, being 1.56 acres of land located at 824 Airport Freeway. Motion seconded by Mr. Cyrrier. The motion prevailed by a vote of 7-0.

There being no further business, The Chair declared the meeting adjourned at 7:55 p.m.

APPROVED this the _____ day of _____ 2015

**Georgia Kidwell, Chair
Planning & Zoning Commission**

ATTEST:

Recording Secretary

Future Event Calendar

February 12, 2015

<u>DATE AND TIME</u>	<u>ACTIVITY</u>
Thursday, February 12, 2015 6:00 p.m.	Town Hall Report to the Community Hurst Conference Center
Saturday, February 21, 2015 7:00 a.m.	Strategic Planning Meeting Hurst Conference Center
Tuesday, February 24, 2015 6:30 p.m.	Regular City Council Meeting City Council Chambers
Tuesday, March 10, 2015	Canceled – Regular City Council Meeting
Tuesday, March 24, 2015 6:30 p.m.	Regular City Council Meeting City Council Chambers