

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

On the 27th day of October 2015, at 5:34 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
Bill McLendon	)	Mayor Pro Tem
Larry Kitchens	)	Councilmembers
Anna Holzer	)	
Henry Wilson	)	
Nancy Welton	)	
David Booe	)	

Allan Weegar	)	City Manager
John Boyle	)	City Attorney
Jeff Jones	)	Assistant City Manager
Rita Frick	)	City Secretary
Michelle Lazo	)	Managing Director of Development
Ron Haynes	)	Executive Director of Public Works
Greg Dickens	)	City Engineer

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 5:34 p.m.**
- II. Informational Items –** City Manager Allan Weegar introduced Kathryn Rotter, Community Outreach Coordinator for Judge Glen Whitley.
- III. Discussion of Agenda Item(s) 7 and 8**

Conduct a public hearing to consider SP-15-10 Crestview Phase II, a site plan for Lots 3 and 5, Block 1, Crestview Highway 26 Addition, being 5.5 acres located at 785 Grapevine Highway.

Consider Ordinance 2303, first reading, SP-15-10 Crestview Phase II, a site plan for Lots 3 and 5, Block 1, Crestview Highway 26 Addition, being 5.5 acres located at 785 Grapevine Highway.

Managing Director of Development Michelle Lazo briefed Councilmembers on SP-15-10 Crestview Phase II, a site plan for Lots 3 and 5, Block 1, Crestview Highway 26 Addition, being 5.5 acres located at 785 Grapevine Highway and Ordinance 2303, noting the site plan is to develop a 15,000 square foot Natural Grocery store on Lot 5, and a retail/restaurant commercial center on a portion of Lot 3. Also noted was the signal light to be installed by

the Texas Department of Transportation and the timing of the installation. Ms. Lazo reviewed elevations, landscape, and grocery store loading dock locations, and stated she did not believe the loading dock or dumpster locations would disturb the neighbors.

**IV. Discussion of Agenda Item(s) 9**

Consider P-15-14 Crestview Highway 26 Addition, a replat of Lot 3 to Lots 3R, 5, and 6, Block 1, Crestview Highway 26 Addition, being 9.146 acres located at 785 Grapevine Highway.

Managing Director of Development Michelle Lazo briefed Councilmembers on P-15-14 Crestview Highway 26 Addition, a replat of Lot 3 to Lots 3R, 5, and 6, Block 1, Crestview Highway 26 Addition, being 9.146 acres located at 785 Grapevine Highway, noting the replat is being requested to develop a new grocery store and a restaurant/retail strip center.

**V. Discussion of Agenda Item(s) 10**

Consider P-15-11 Hurst Substation, a final plat of Tract 1B, 1B1, and 1B2, Peter Sowell Survey and Tract 2A1D RP Barton Survey to Lot 1, Block 1, Hurst Substation Addition, being 17.55 acres located at 709 E. Ellen and 175 Arwine Drive.

Managing Director of Development Michelle Lazo briefed Councilmembers on P-15-11 Hurst Substation, a final plat of Tract 1B, 1B1, and 1B2, Peter Sowell Survey and Tract 2A1D RP Barton Survey to Lot 1, Block 1, Hurst Substation Addition, being 17.55 acres located at 709 E. Ellen and 175 Arwine Drive, noting the applicant is requesting the final plat in order to expand the existing substation.

**VI. Discussion of Agenda Item(s) 11**

Consider Ordinance 2304, first reading, amending Chapter 10, Article IV Nuisances, of the City of Hurst Code of Ordinances, by amending Section 10-78 Definitions, adding "Nuisance Tarp", and the addition of 10-81.5 "Stagnant Water"; and amending 10-80 "High Weeds and Grass".

Managing Director of Development Michelle Lazo briefed Councilmembers on the proposed ordinance noting the amendments to Chapter 10 include the definition of a "Nuisance Tarp", which will require tarps and car covers to be maintained in good condition; "Stagnant Water" will be added to require standing water, ponds, and pools to be maintained in a sanitary condition and will provide methods to abate the nuisance; and "High Weeds and Grass" will be amended to require wildflowers to be mowed after seeding, and require grass over 48 inches to be immediately abated if there is an immediate danger to health, life, or safety or any person.

**VII. Discussion of Agenda Item(s) 12**

Consider authorizing the city manager to enter into an Engineering Services Contract with Halff Associates, Inc., for engineering services for Valley View Branch Flood Protection Planning Study.

City Engineer Greg Dickens briefed Councilmembers on the engineering Services Contract with Halff Associates, Inc. for engineering services for Valley View Branch Flood Protection Planning Study. He noted the Council recently approved the interlocal

agreement with the City of Fort Worth and Bedford concerning cost participation, and authorized the grant contract with the Texas Water Development Board. He stated this is the final step in getting the grant project started.

**VIII. Adjournment**

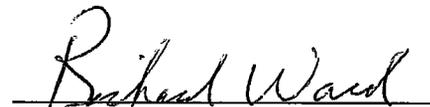
The work session adjourned at 6:00 p.m.

**APPROVED** this the 10th day of November 2015.

**ATTEST:**

  
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Rita Frick, City Secretary

**APPROVED:**

  
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Richard Ward, Mayor