

**REGULAR MEETING AGENDA OF THE CITY COUNCIL OF HURST, TEXAS
CITY HALL, 1505 PRECINCT LINE ROAD
TUESDAY, MARCH 28, 2023**

AGENDA:

5:00 p.m. - City Council Meeting (City Hall, Council Chamber)

CALL TO ORDER

INVOCATION (Councilmember Jon McKenzie)

PLEDGE OF ALLEGIANCE

PRESENTATION(S)

1. Presentation of the Government Finance Officers Association's (GFOA) Certificate of Achievement for Excellence in Financial Reporting for Fiscal Year 2020-2021
2. Presentation and acceptance of the Annual Comprehensive Financial Report (ACFR) by FORVIS

CONSENT AGENDA

3. Consider approval of the minutes for the February 28, 2023 City Council meeting
4. Consider Ordinance 2532, second reading, (Z-2022-00004 G.O. Electrical) a zoning change from R1 to GB-PD with a site plan for Tract 2A Handler Jones Estates Addition, being 2.33 acres located at 7208 Precinct Line Road
5. Consider Ordinance 2533, second reading, (Site-2022-00014 Jamba Restaurant and Retail) a site plan for Lot 16, Block 1, Precinct Ridge Office Park Addition, being 1.56 acres located at 6100 Precinct Line Road
6. Consider Ordinance 2534, first reading, to vacate and abandon a 5-foot wide strip of a 10-foot wide Utility Easement platted as part of Lot 18, Block 3, of the Lonesome Dove Estates, Phase 2, third filing.
7. Consider authorizing the city manager to enter into a Second Amendment Contract for ambulance billing with Whittman EMS Billing Services

OTHER BUSINESS

8. Consider confirmation of appointment for the City of Hurst Fire Chief

- 9. Review of upcoming calendar items
- 10. City Council Reports - Items of Community Interest

PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED. CITIZEN COMMENTS ARE LIMITED TO A MAXIMUM OF 3 MINUTES PER SPEAKER

ADJOURNMENT

Posted by: _____

This 24th day of March 2023, by 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

Any item on this posted agenda could be discussed in executive session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and section 561.087 of the 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.

City Council Staff Report

SUBJECT: Presentation of the Government Finance Officers Association’s (GFOA) Certificate of Achievement for Excellence in Financial Reporting for Fiscal Year 2020-2021

Supporting Documents:

Award Certificate	<p>Meeting Date: 3/28/2023 Department: Fiscal and Strategic Services Reviewed by: Clayton Fulton City Manager Review:</p>
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Background/Analysis:

The GFOA established the Certificate of Achievement for Excellence in Financial Reporting Program in 1945 and it has become the highest form of recognition in governmental accounting and financial reporting. Fiscal Year 2020-2021 marks the 48th consecutive year that the City has received this award. Only 11 Texas cities, have received the award for at least forty-five years.

To be eligible for a Certificate of Achievement, the City’s Annual Comprehensive Financial Report (ACFR) must meet the following requirements:

- Include all financial statements presented in conformity with generally accepted accounting principles (GAAP)
- Audited in accordance with generally accepted auditing standards
- Provide a clear and thorough view of the government’s financial condition by demonstrating a “spirit of full disclosure” to clearly communicate its financial story
- Organized efficiently
- Adhere to certain terminology and formatting conventions

Nineteen specific categories are graded and include Management’s Discussion and Analysis, all financial statements, note disclosures, supplemental information and the statistical section. Hurst received a grade of proficient in all categories.

Funding Sources and Community Sustainability:

Applying for this award requires a nominal investment of time and financial resources. Participating in this program recognizes the efforts of Fiscal Services’ staff and is the culmination of the annual audit process.

This award fits within the **Hurst Way** by furthering our goals of **Public Service** and **Financial Sustainability**. The award is based on the City's ACFR, which provides information to the Community, Council, and staff about how the City manages its resources, including its financial position and results of operations.

Recommendation:

Staff recommends City Council **accept the GFOA's Certificate of Achievement for Excellence in Financial Reporting for Fiscal Year 2020-2021.**

City Council Staff Report

SUBJECT: Presentation of the Annual Comprehensive Financial Report (ACFR) by Forvis	
Supporting Documents:	
ACFR for Fiscal Year Ended September 30, 2022	Meeting Date: 3/28/2023 Department: Fiscal and Strategic Services Reviewed by: Clayton Fulton City Manager Review:
Background/Analysis:	
<p>The City's audit firm, Forvis, will present the ACFR for fiscal year ended September 30, 2022.</p> <p>The independent audit was conducted in accordance with Section 5.45 of the City Charter, which states "The council shall cause an independent audit to be made of the books of account, records, and transactions of all the administrative departments of the City at least once yearly."</p> <p>A draft of the independent audit report will be presented to the City Council during the regular meeting on March 28, 2023.</p>	
Funding and Sources:	
While there is no fiscal impact, the ACFR supports the Hurst Way by furthering our goals of Public Service and Financial Sustainability . The ACFR provides information to the Community, Council, and staff about how the City manages its resources, including its financial position and results of operations.	
Recommendation:	
Staff supports the presentation of the audited ACFR for fiscal year ended September 30, 2022 to the City Council.	



Government Finance Officers Association

Certificate of
Achievement
for Excellence
in Financial
Reporting

Presented to

**City of Hurst
Texas**

For its Annual Comprehensive
Financial Report
For the Fiscal Year Ended

September 30, 2021

Christopher P. Morill

Executive Director/CEO

**Minutes
Hurst City Council
Work Session
Tuesday, February 28, 2023**

On the 28th day of February 2023, at 5:03 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Henry Wilson	)	Mayor
Cindy Shepard	)	Mayor Pro Tem
John Miller	)	Councilmembers
Jon McKenzie)	
Cathy Brotherton)	
Gary N. Waldron)	
David Booe)	
Clay Caruthers	)	City Manager
Sarah Walsh	)	City Attorney
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Rita Frick	)	City Secretary
Steve Niekamp	)	Fire Chief
Greg Dickens	)	Executive Director of Public Works
Steve Bowden	)	Executive Director of Economic Development
Michelle Lazo	)	Executive Director of Planning and Development
Kyle Gordon	)	Executive Director of Community Services
Paul Brown	)	Managing Director of Fiscal Services
Sunny Patel	)	Director of Information Technology

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 5:03 p.m.

II. Informational Items

- **Update and discussion of upcoming Calendar Items** – City Manager Clay Caruthers reviewed upcoming calendar items noting the cancellation of the March 14 City Council meeting, an early start for the March 28 City Council meeting due to the Eggstravaganza event, the Adaptive Egg hunt on March 31 and the Strategic Planning Session April 4.
- **Update and discussion of draft fiscal year 2022 Audited Financial Statement** – Assistant City Manager Clayton Fulton thanked Managing Director of Fiscal Services Paul Brown for his work on the audit preparation and introduced Forvis Auditor Rachel Ormsby, previously with BKD and noted the merger of BKD and Forvis. Ms. Ormsby briefed the Council on the draft audit findings noting an anticipated clean opinion and, in response to Council questions, Ms. Ormsby reviewed the audit calendar noting interim work usually begins in August and September.

- **Staff Update and Discussion of police reporting and Police Department's presentation of Annual Racial Profiling Report** – Police Chief Steve Niekamp presented the Annual Racial Profiling Report noting almost identical numbers every year. He noted the use of Tarrant County demographics, noted lower traffic stop numbers and that the numbers are fairly consistent overall. In response to Council questions, Chief Niekamp stated the other category could be fraud, but is anything else that did not fall into a major category.

The Work Session Items were discussed in the following order: Executive Session, X, XI, VII, XIII, IV, IX, VIII, XIV, XV and XII. The remaining items were not discussed in work session.

III. Update and discussion of Regular Agenda Items

IV. Discussion of Agenda Item(s) 5

Consider authorizing the city manager to enter into an agreement for Citywide Aquatics Maintenance Services

City Manager Clay Caruthers noted recent staffing shortages so they are looking at out sourcing some of the aquatic's maintenance. He noted similar successful outsourcing contracts throughout the City.

V. Discussion of Agenda Item(s) 6

Consider award of bid and authorize the city manager to enter into a contract with TJ's Sprinklers for citywide irrigation installation and repair services

VI. Discussion of Agenda Item(s) 7

Consider authorizing the city manager to proceed with the citywide irrigation controller upgrade project

VII. Discussion of Agenda Item(s) 8

Consider authorizing the city manager to enter into an annually renewing agreement with Gary Osier Presents, Inc

Executive Director of Community Services Kyle Gordon briefed Council on the annually renewing agreement with Gary Osier Presents, Inc., to procure live entertainment for the Hurst Stars and Stripes event. He stated the cost is estimated at \$30,000 per year in this partnership.

VIII. Discussion of Agenda Item(s) 9

Consider authorizing the City Manager or his appointed representative to renew software and maintenance support for the City's phone system with Mitel Networks

Director of Information Technology Sunny Patel briefed Council on the software and maintenance support renewal agreement with Mitel Networks noting inflationary pricing pressure and increases being based upon PPI or 5%.

IX. Discussion of Agenda Item(s) 10

Consider authorizing the city manager to enter into agreements with Cingl Telecommunications and Cyson Technology Group for Citywide Data and Telecommunications cabling installation and repair services

Director of Information Technology Sunny Patel briefed Council on the proposed agreements with Cingl Telecommunications and Cyson Technology Group for Citywide Data and Telecommunications cabling installation and repair services noting a secondary vendor to ensure quick response to various data and telecommunications needs.

X. Discussion of Agenda Item(s) 11

Conduct a public hearing and consider Ordinance 2532, first reading, (Z-2022-00004 G.O. Electrical) a zoning change from R1 to GB-PD with a site plan for Tract 2A Handler Jones Estates Addition, being 2.33 acres located at 7208 Precinct Line Road

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed zoning change (Z-2022-00004 G.O. Electrical) noting the proposed site is located at 7208 Precinct Line Road. Ms. Lazo stated the applicant, G.O. Electrical is requesting the change to convert the existing home to an office with storage for their electrical contractor business. She reviewed the site plan noting they plan to keep the existing structure and add ADA accessibility to the home and parking. She stated the two (2) large metal storage barns in the rear of the property will be utilized for storage and noted planned modifications to the barn on the northern side of the property. Ms. Lazo also noted no proposed changes to the exterior of the brick home and reviewed landscaping and signage.

XI. Discussion of Agenda Item(s) 12

Conduct a public hearing and consider Ordinance 2533, first reading, (Site-2022-00014 Jamba Restaurant and Retail) a site plan for Lot 16, Block 1, Precinct Ridge Office Park Addition, being 1.56 acres located at 6100 Precinct Line Road

Executive Director of Planning and Development Michelle Lazo briefed Council on (Site-2022-00014 Jamba Restaurant and Retail) noting the proposed site is at 6100 Precinct Line Road. Ms. Lazo reviewed the proposed site plan stating the developer is requesting the site plan in order to develop a new restaurant / retail center with 8,065 square feet and a single lane drive-thru on the northern end of the building. The developer plans to subdivide the building into lease spaces with a new Jamba Juice as the anchor. Ms. Lazo reviewed landscaping, elevations and signage.

XII. Discussion of Agenda Item(s) 13

Consider authorizing the city manager to enter into a contract with Excel 4 Construction, LLC for the 2022 Miscellaneous Water Main Replacement Project

XIII. Discussion of Agenda Item(s) 14

Consider award of bid for State Highway 10 Phase V Landscaping Project and authorize the City Manager to award the construction contracts to Central North Construction, LLC and City approved vendors

Executive Director of Community Services Kyle Gordon briefed Council on State Highway 10 Phase V Landscaping Project noting the delay due to COVID and inflation causing an increase in construction costs.

XIV. Discussion of Agenda Item(s) 15

Consider authorizing the city manager to enter into an annual agreement with Arts Council of Northeast Tarrant County (ArtsNet)

Executive Director of Community Services Kyle Gordon briefed Council on the proposed annual agreement noting the City's long-term relationship with Arts Council of Northeast Tarrant County and the cancellation during COVID. He stated they are ready to start the Masterworks Concert Series again with an estimated cost of \$27,000 per year. In response to Council questions, Mr. Gordon stated there is a board that operates ArtsNet.

XV. Discussion of Agenda Item(s) 16

Consider approval of the Order of Cancellation of the May 6, 2023 General Election and declare each unopposed candidate elected

City Secretary Rita Frick noted the Certification of Unopposed Candidates provided to the Council and that this item provides for cancelling the May 6, 2023 election.

EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, Authorized by Government Code, 551.072, deliberation of the purchase, exchange, lease, or value of real property (economic development/redevelopment) and Government Code, Section 551.071, Consultation with City Attorney to seek advice regarding pending or contemplated litigation or settlement offers (Cause No. 6:19-CV-345-ADA-DTG, City of Allen, Texas et al., v. Time Warner Cable Texas, LLC d/b/a Spectrum and Charter Communications, for Resolution of All Claims Associated with the Recovery of Unpaid Franchise Fees Owed to City of Hurst) and to reconvene in Open Session at the Conclusion of the Executive Session to consider and take any necessary action

Mayor Wilson recessed the meeting to Executive Session at 5:30 p.m. pursuant to Government Code, 551.072, deliberation of the purchase, exchange, lease, or value of real property (economic development/redevelopment) and Government Code, Section 551.071, Consultation with City Attorney to seek advice regarding pending or contemplated litigation or settlement offers (Cause No. 6:19-CV-345-ADA-DTG, City of Allen, Texas et al., v. Time Warner Cable Texas, LLC d/b/a Spectrum and Charter Communications, for Resolution of All Claims Associated with the Recovery of Unpaid Franchise Fees Owed to City of Hurst) and reconvened Open Session at 5:51 p.m.

XVI. ADJOURNMENT – Mayor Wilson adjourned the work session at 6:16 p.m.

APPROVED this the 28th day of March 2023.

ATTEST:

Rita Frick, City Secretary

APPROVED:

Henry Wilson, Mayor

City Council Minutes
Tuesday, February 28, 2023

On the 28th day of February 2023, at 6:30 p.m., the City Council of the City of Hurst, Texas, convened in a regular meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Henry Wilson	)	Mayor
Cindy Shepard	)	Mayor Pro Tem
Jon McKenzie	)	Councilmembers
John Miller)	
Cathy Brotherton)	
Gary N. Waldron)	
David Booe)	
Clay Caruthers		City Manager
Matthew Boyle	)	City Attorney
Malaika Marion Farmer	)	Assistant City Manager
Rita Frick	)	City Secretary
Greg Dickens	)	Executive Director of Public Works
Michelle Lazo	)	Executive Director of Planning
Kyle Gordon	)	Executive Director of Community Services
Eric Starnes	)	Director of Facilities and Project Manager
Jesse Loucks	)	Library Director

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. and the Pledge of Allegiance and Texas pledge was given.

Councilmember Brotherton gave the Invocation.

PROCLAMATION

1. Proclamation recognizing March 2023 as American Red Cross Month

Mayor Pro Tem Cindy Shepard presented the Proclamation recognizing March 2023 as American Red Cross month to American Red Cross, North Texas Region Executive Director Adolph Aguirre who thanked the Mayor and Council and expressed his pleasure in serving the community.

CONSENT AGENDA

2. Consider approval of the minutes for the February 14, 2023 City Council meeting
3. Consider Ordinance 2530, second reading, amending Chapter 13, "Municipal Court" by adding a fine for failure to appear or violation of promise to appear in the Hurst Municipal Court

4. Consider Ordinance 2531, second reading, to vacate and abandon a 3-foot wide strip of a 10-foot wide Utility Easement platted as part of Lot 13, Block D, of the Versailles Parc Addition
5. Consider authorizing the city manager to enter into an agreement for Citywide Aquatics Maintenance Services
6. Consider award of bid and authorize the city manager to enter into a contract with TJ's Sprinklers for citywide irrigation installation and repair services
7. Consider authorizing the city manager to proceed with the citywide irrigation controller upgrade project
8. Consider authorizing the city manager to enter into an annually renewing agreement with Gary Osier Presents, Inc
9. Consider authorizing the City Manager or his appointed representative to renew software and maintenance support for the Cities phone system with Mitel Networks Corporation
10. Consider authorizing the city manager to enter into agreements with Cingl Telecommunications and Cyson Technology Group for Citywide Data and Telecommunications cabling installation and repair services

Mayor Pro Tem Shepard moved to approve the consent agenda. Motion seconded by Councilmember Miller. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Miller, McKenzie, Brotherton, Waldron and Shepard

No: None

PUBLIC HEARING(S)

11. Conduct a public hearing and consider Ordinance 2532, first reading, (Z-2022-00004 G.O. Electrical) a zoning change from R1 to GB-PD with a site plan for Tract 2A Handler Jones Estates Addition, being 2.33 acres located at 7208 Precinct Line Road

Mayor Wilson announced the public hearing to consider Ordinance 2532, first reading, (Z-2022-00004 G.O. Electrical) a zoning change from R1 to GB-PD with a site plan for Tract 2A Handler Jones Estates Addition, being 2.33 acres located at 7208 Precinct Line Road and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the proposed case. Ms. Lazo stated the applicant, G.O. Electrical is requesting the change to convert the existing home to an office with storage for their electrical contractor business. She reviewed the site plan noting they plan to keep the existing structure and add ADA accessibility to the home and parking. She stated the two (2) large metal storage barns in the rear of the property will be utilized for storage and noted planned modifications to the barn on the northern side of the property. Ms. Lazo also noted no proposed changes to the exterior the brick home and reviewed landscaping, and signage.

Mayor Wilson recognized Diana Gomez, one of the owners, who stated they are currently in

Carrollton, are a small family operated business providing services for new construction for custom homes, and not servicing the general public so they will not have foot traffic except employees.

There being no one else to speak, Mayor Wilson closed the public hearing.

In response to Council questions, Ms. Lazo stated the lighting plan shows zero footcandles at the property line, the business would have typical office hours, and reviewed the noise ordinance.

Councilmember Miller moved to approve Ordinance 2532, first reading, a zoning change with a site plan for G.O. Electrical. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Miller, McKenzie, Brotherton, Waldron and Shepard

No: None

12. Conduct a public hearing and consider Ordinance 2533, first reading, (Site-2022-00014 Jamba Restaurant and Retail) a site plan for Lot 16, Block 1, Precinct Ridge Office Park Addition, being 1.56 acres located at 6100 Precinct Line Road

Mayor Wilson announced a public hearing to consider Ordinance 2533, first reading, (Site-2022-00014 Jamba Restaurant and Retail) a site plan for Lot 16, Block 1, Precinct Ridge Office Park Addition, being 1.56 acres located at 6100 Precinct Line Road and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the proposed case. Ms. Lazo reviewed the proposed site plan noting the developer is requesting the site plan in order to develop a new restaurant / retail center with 8,065 square feet and a single lane drive-thru on the northern end of the building. The developer plans to subdivide the building into lease spaces with a new Jamba Juice as the anchor. Ms. Lazo reviewed landscaping, elevations and signage.

Mayor Wilson recognized Civil Engineer Farman Shir, SD Collaborative, 1333 W. McDermott, Allen, Texas, who was present to answer questions.

There being no one else to speak, Mayor Wilson closed the public hearing.

Councilmember Waldron moved to approve Ordinance 2533, first reading, a site plan for the Jamba Restaurant and Retail. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Miller, McKenzie, Brotherton, Waldron and Shepard

No: None

OTHER BUSINESS

13. Consider authorizing the city manager to enter into a contract with Excel 4 Construction, LLC, for the 2022 Miscellaneous Water Main Replacement Project

Executive Director of Public Works Greg Dickens reviewed the proposed project to replace deteriorating cast iron water mains with new plastic PVC water mains. He stated funding is combining three (3) years of funding to make one larger project. Mr. Dickens reviewed the proposed bid base and alternates noting the low bid was from Excel 4 Construction.

Councilmember Brotherton moved to authorize the city manager to enter into a Contract with Excel 4 Construction, LLC, for 2022 Miscellaneous Water Main Replacement Project, in the amount of \$1,743,702.00, with a contingency of \$56,298.00, for a total amount of \$1,800,000.00 and a construction contract duration of 235 calendar days. Motion seconded by Councilmember McKenzie. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Miller, McKenzie, Brotherton, Waldron and Shepard

No: None

14. Consider award of bid for State Highway 10 Phase V Landscaping Project and authorize the City Manager to award the construction contracts to Central North Construction, LLC and City approved vendors

Director of Facilities and Project Manager Eric Starnes reviewed the proposed State Highway V Landscaping Project, including previous grant projects award by the Texas Department of Transportation beginning in 2019 to date. He stated the proposed project will include medians east of Bluebonnet Drive and ending at Lake Crest Lane. Mr. Starnes reviewed the bidding process noting five companies submitted sealed bids and Central North Construction submitted the lowest qualified bid. In response to Council questions, Mr. Starnes stated the refund payment was typically 30 days but they will not release final payment until an audit has been completed. He stated this phase will complete the Highway 10 project.

Councilmember McKenzie moved to authorize the city manager to award the Construction Contracts to Central North Construction, LLC and City approved vendors, for an amount not to exceed \$406,350. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Miller, McKenzie, Brotherton, Waldron and Shepard

No: None

15. Consider authorizing the city manager to enter into an annual agreement with Arts Council of Northeast Tarrant County (ArtsNet)

Library Director Jesse Loucks reviewed the proposed Agreement reviewing the numerous program and attendee statistics. Mr. Loucks noted that prior to the pandemic, the Masterworks Concert Series, hosted by the Library in partnership with ArtsNet, attracted an average audience of 3,000+ annually providing a variety of quality, family-friendly performances. He stated since the recovery from the pandemic, the Library has not re-engaged the partnership until now and reviewed cost savings, staff time and funding available for the program. In response to Council questions, Mr. Loucks reviewed the performance selection process and noted the programs are generally spread evenly throughout the year, with an increase in the summer months.

Councilmember Shepard moved to authorize the city manager to enter into an annually

renewing agreement with Arts Council of Northeast Tarrant County. Motion seconded by Councilmember Miller. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Miller, McKenzie, Brotherton, Waldron and Shepard
No: None

16. Consider approval of the Order of Cancellation of the May 6, 2023 General Election and declare each unopposed candidate elected

Mayor Wilson noted two current Councilmembers are unopposed and one candidate filing in Councilmember Booe's place who is retiring from Council. Mayor Wilson noted the wonderful contributions Councilmember Booe has provided during his tenure.

Councilmember McKenzie moved to approve the Order of Cancellation of the May 6, 2023 General election and declare each unopposed candidate elected. Motion seconded by Councilmember Miller. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Miller, McKenzie, Brotherton, Waldron and Shepard
No: None

17. Board, Commission, and Committee Draft Minutes – Council reviewed the following minutes:
- Planning and Zoning Commission
18. Review of upcoming calendar items – City Manager Clay Caruthers reviewed the future events calendar.
19. City Council Reports - Items of Community Interest – No reports were given.

Mayor Wilson next moved to Agenda Item 20 and then back to Public Invited to Be Heard.

PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED. CITIZEN COMMENTS ARE LIMITED TO A MAXIMUM OF 3 MINUTES PER SPEAKER

Mayor Wilson recognized Tarrant County College Professor Reginald's government class students.

EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, Authorized by Government Code, 551.072, deliberation of the purchase, exchange, lease, or value of real property (economic development/redevelopment) and Government Code, Section 551.071, Consultation with City Attorney to seek advice regarding pending or contemplated litigation or settlement offers (Cause No. 6:19-CV-345-ADA-DTG, City of Allen, Texas et al., v. Time Warner Cable Texas, LLC d/b/a Spectrum and Charter Communications, for Resolution of All Claims Associated with the Recovery of Unpaid Franchise Fees Owed to City of Hurst) and to reconvene in Open Session at the Conclusion of the Executive Session to consider and take any necessary action – Mayor Wilson did not recess to Executive Session due to meeting earlier during the work session.

20. Take any and all action necessary ensuing from Executive Session

City Attorney Matthew Boyle suggested the following motions for Council’s consideration ensuing from Executive Session:

Motion to approve the resolution of all claims consistent with our discussion in Executive Session and authorize the City Manager to execute all associated documents and to take all other necessary action.

Councilmember Miller moved to approve the stated motion. Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Miller, McKenzie, Brotherton, Waldron and Shepard
No: None

Motion to authorize the City Manager to proceed with the proposed acquisition consistent with our discussion in Executive Session and authorize the City Manager to execute all associated documents and to take all other necessary action.

Councilmember Booe moved to approve the stated motion. Motion seconded by Councilmember McKenzie. Motion prevailed by the following vote:

Ayes: Councilmembers Booe, Miller, McKenzie, Brotherton, Waldron and Shepard
No: None

ADJOURNMENT – The meeting adjourned at 7:16 p.m.

APPROVED this the 28th day of March 2023.

ATTEST:

APPROVED:

Rita Frick, City Secretary

Henry Wilson, Mayor

City Council Staff Report

SUBJECT: Z-2022-00004 G.O. Electrical, Ordinance 2532, second reading, a zoning change from R-1 to GB-PD with a site plan for Tract 2A Handler Jones Estates Addition, being 2.33 acres located at 7208 Precinct Line Road

Supporting Documents:

Ordinance 2532

Meeting Date: 3/28/2023
Department: Development
Reviewed by: Michelle Lazo
City Manager Review:

Background/Analysis:

An application has been made by G.O. Electrical for a zoning change from R-1 (Single-Family) to GB-PD (General Business Planned Development) with a site plan for Tract 2A Handler Jones Estates Addition, being 2.33 acres located at 7208 Precinct Line Road.

The applicant is requesting a zoning change with a site plan to convert the existing home to an office with storage for their electrical contractor business. G.O. Electrical is a private contractor for homebuilders and will not be open to the public.

The applicant will improve the turn radius on the Precinct Line Road driveway and extend the concrete around the home for a fire lane, dumpster enclosure, and parking. The sidewalk will be extended on Precinct Line Road and paved ADA accessibility to the home will be provided. The applicant also plans to keep the wrought iron fence and gate on Precinct Line Road.

The two (2) large metal storage barns in the rear will also be utilized for storage. The barn on the northern side has 2,304 square feet. The applicant plans to remove the bays doors on the south side of the building. The barn on the southern side has 2,490 sq. ft. with a driveway entrance on the western side. The two (2) smaller structures on the property that will be demolished. The large metal carport will also remain.

There are no proposed changes to the exterior of the brick home. The interior will meet all ADA standards. There is a six (6) foot masonry screening wall proposed along the eastern and southern property line.

The applicant will be removing two (2) large Post Oak that are dead, but will mitigate on-site. They will be preserving many large Post Oak, Pecan, and Crape Myrtle trees. They will be adding 23 Southern Live Oak, six (6) Texas Red Oaks, three (3)

Japanese Maple, Yaupon and Magnolia trees, Dwarf Yaupon Holly, Texas Sage, Maiden Grass, and Pink Muhly. All new plantings will be irrigated.

The applicant is not requesting building signs. They are requesting one single-tenant monument sign on Precinct Line Road. This sign will not exceed 4.5 ft. in height with 27 sq. ft. per face.

Funding Sources and Community Sustainability:

There is no fiscal impact. Consideration of the Site Plan Revision is a direct representation of Council's goal for **Redevelopment**.

Recommendation:

Based on the Planning and Zoning Commission's vote of 6-0, the recommendation is that the City Council **move to approve Ordinance 2532, second reading, a Zoning Change with a Site Plan for G.O. Electrical.**

ORDINANCE 2532

AN ORDINANCE ADOPTING A ZONING CHANGE WITH A SITE PLAN FROM R1 to GB-PD FOR TRACT 2A HANDLER JONES ESTATES ADDITION, BEING 2.33 ACRES, LOCATED AT 7208 PRECINCT LINE ROAD

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 zoning 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 zoning change with a site plan 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 zoning change with a site plan from R1 to GB-PD with Exhibits "A – K" for Tract 2A Handler Jones Estates Addition, being 2.33 acres located at 7208 Precinct Line Road.

AND IT IS SO ORDERED.

Passed on the first reading on the 28th day of February 2023 by a vote of 6 to 0.

Approved on the second reading on the 28th day of March 2023 by a vote of _ to _.

ATTEST:

CITY OF HURST

Rita Frick, City Secretary

Henry Wilson, Mayor

Approved as to form and legality:

City Attorney

SCALE 1" = 30'

NOTE: ALL FENCES ARE CHAINLINK EXCEPT AS SHOWN.



REMAINDER OF TRACT 3 HANDLER-JONES ESTATES VOL. 388-43, PG. 57 P.R.T.C.T.

5' T.E.S.CO. ESMT. VOL. 4267, PG. 437 D.R.T.C.T.

(PLAT N88°18'00"E) N88°53'52"E 372.74

FND. 1/2" IP

FND. HWY. MONUMENT

CHAINLINK FENCE

5' T.E.S.CO. ESMT. VOL. 4267, PG. 437 D.R.T.C.T.

PIPE & CABLE FENCE

FND. 1/2" IP

LOT 25, BLOCK 5 WINTERGREEN NORTH II VOL. 388-154, PG. 4 P.R.T.C.T.

METAL BLDG. ON CONC.

LOT 24, BLOCK 5 WINTERGREEN NORTH II VOL. 388-154, PG. 4 P.R.T.C.T.

COV. METAL CARPORT

METAL BLDG. ON CONC.

LOT 23, BLOCK 5 WINTERGREEN NORTH II VOL. 388-154, PG. 4 P.R.T.C.T.

ONE STORY BRICK & FRAME RESIDENCE

FRAME BLDG. ON CONC.

FIBERGLASS BLDG. ON CONC.

LOT 2 2.329 ACRES

S89°49'00"W 384.36 (BEARING CONTROL LINE)

LOT 1, BLOCK 1 JONES ADDITION VOL. 388-152, PG. 14 P.R.T.C.T.

7208 PRECINCT LINE ROAD

VARIABLE R.O.W. ~ CONCRETE PAVING

N00°47'44"E 265.04

BUILDING LINE

SAVE & EXCEPT VOL. 11620, PG. 89 D.R.T.C.T.

WROUGHT IRON FENCE

FND. 1/2" IP

S. U.E.

FND. 1/2" IP

ZONING EXHIBIT

A ZONING CHANGE FROM R-1 TO GB-PD FOR TRACT 2A HANDLER JONES ESTATES ADDITION, BEING 2.33 ACRES

I, Charles B. Hooks, Jr. RPLS. hereby certify that this survey was made on the ground under my supervision and correctly shows the boundary line, dimensions and area of the land indicated thereon. The location of all improvements, the location of all alleys, streets right-of-way, easements and other matters of record which affect the property, the undersigned further certifies that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways except as shown. According to Penn Map Panel # 48439 CO 195H, Zone X, Dated 8-2-95. The above lot does NOT lie within the 100 year flood plain, at this time.

LOT 2, OF HANDLER-JONES ESTATES, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-43, PAGE 57, PLAT RECORDS, TARRANT COUNTY, TEXAS. SAVE AND EXCEPT: THAT PORTION THEREOF CONVEYED FROM ROBERT T. JONES AND WIFE, CHRISTELLA SUE JONES, TO STATE OF TEXAS, BY INSTRUMENT DATED 6/13/1994, FILED 6/16/1994, RECORDED IN VOLUME 11620, PAGE 89, REAL PROPERTY RECORDS, TARRANT COUNTY, TEXAS.

LEGEND:

- IRON PIN
- IRON PIPE
- △ BOIS D'ARC STAKE
- CONCRETE MONUMENT
- x-x- FENCE
- - - POWER LINE
- T-T- TELEPHONE LINE
- CATV- CABLE TELEVISION
- ▭ CONCRETE PAVING
- /// ASPHALT PAVING

TAMMY

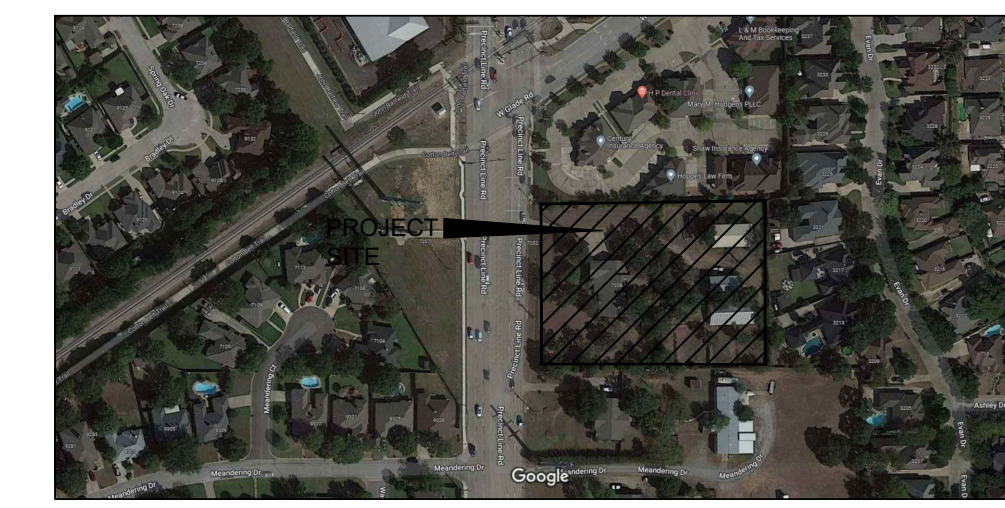
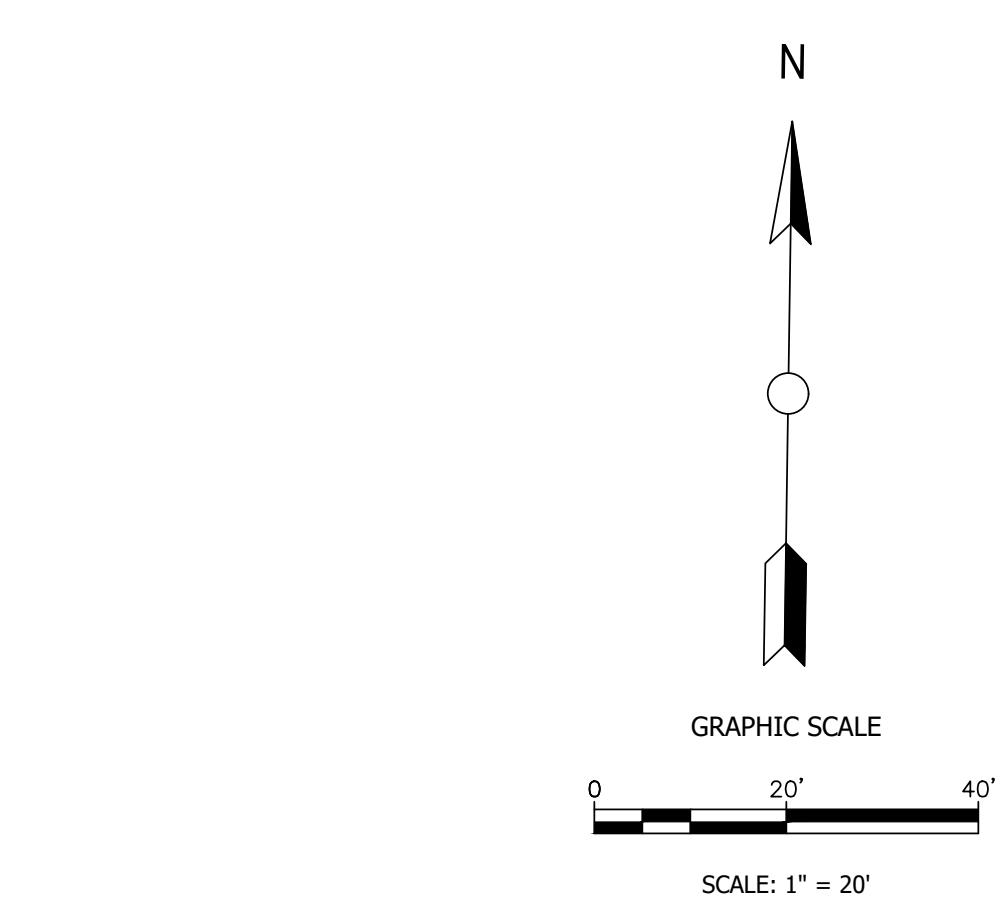
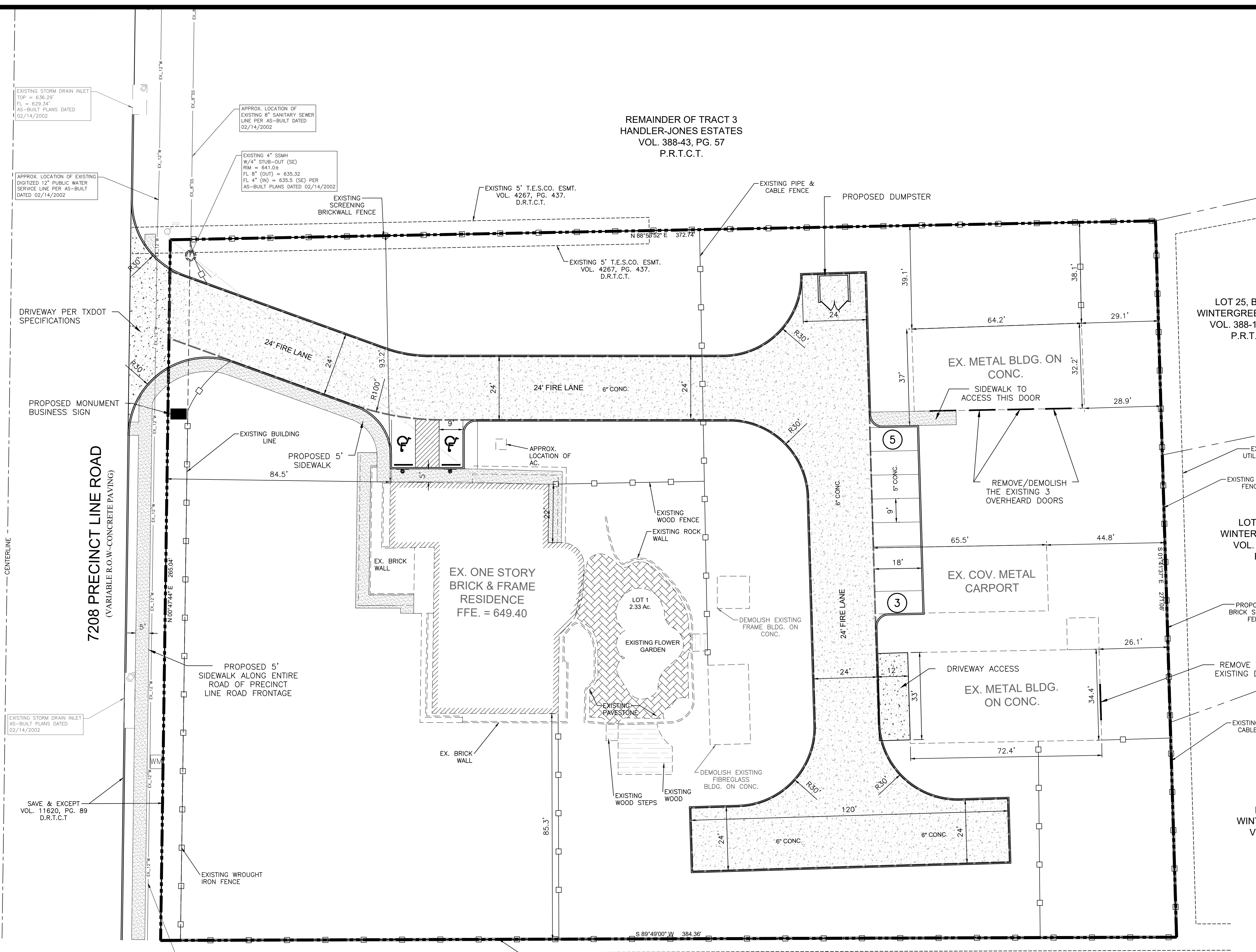
17-54



LOYD BRANSOM SURVEYORS INC.
 CHARLES B. HOOKS, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 1028 NORTH SYLVANIA AVENUE
 FT. WORTH, TEXAS 76111
 (817) 834-3477

Charles B. Hooks, Jr.

00-2180 DATE: 09-21-00



LEGEND

- PROPOSED 6" DRIVE WAY CONCRETE PAVEMENT (PER CITY DETAIL) REINFORCED WITH #4 BARS ON 24" O.C.W. 10-INCH LINE-8-INCH CEMENT SUBGRADE. LIME STABILIZED SUBGRADE WILL BE PROVIDED UNDER FIRE LANE PAVEMENT PER GEOTECHNICAL REPORT RECOMMENDATIONS.
- PROPOSED DRIVE WAY AND ACCESS ESMT.
- PARKING COUNTS
- PROPOSED 5" SIDEWALK CONCRETE PAVEMENT (PER CITY DETAIL) REINFORCED WITH #3 BARS AT 18" EACH WAY AND COMPRESSIVE STRENGTH OF 3000 PSI..
- LANDSCAPING AREAS

7208 PRECINCT LINE ROAD SUMMARY TABLE

GENERAL SITE DATA	
LOT AREA	101,494.8 S.F. (2.33 AC.)
EXISTING ZONING	RESIDENTIAL
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
LAND USE	GENERAL BUSINESS
BUILDING FOOTPRINT AREA	4,712 S.F.
PARKING	
PARKING PROVIDED	10 SPACES
ACCESSIBLE PARKING REQ'D.	2 SPACES
ACCESSIBLE PARKING PROVIDED	2 SPACES
IMPERVIOUS AREA	
BUILDING FOOT PRINTS	11,632 S.F.
AREA OF SIDEWALKS PAVEMENT, ETC.	17,370 S.F.
OTHER IMPERVIOUS AREA	3,519 S.F.
TOTAL IMPERVIOUS AREA	32,521 S.F.
PERVIOUS AREA	
PERVIOUS AREA	68,973.8 S.F.
TOTAL PERVIOUS AREA	68,973.8 S.F.

BASIS OF BEARINGS:
THE BEARINGS REFERRED TO HEREIN ARE BASED ON TEXAS COORDINATE SYSTEM NORTH CENTRAL ZONE NAD 83

FEMA FLOOD NOTE:
THIS ENTIRE PROPERTY DOES NOT LIE WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP FOR THE CITY OF HURST, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 4639C0195H, MAP DATED AUGUST 2, 1995

REVISIONS

DESCRIPTION	DATE	BY
CITY COMMENTS	1/26/23	NM

SCHATZ CONSULTING ENGINEERS, INC.
"MAKING A POSITIVE DIFFERENCE IN ENGINEERING PRACTICE"
7473 AIRPORT FREEWAY, FORT WORTH TX 76118
TEL 817-590-2226 • FAX 817-590-4433
WWW.SCHATZ-ENGINEERS.BIZ EMAIL: SCHATZ@SCHATZ-ENGINEERS.BIZ

SCHATZ ENGINEERS

FIRM REGISTRATION No. 5325

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP UNDER THE AUTHORITY OF CHISHA MUSENDA, P.E. No. 87838 ON January 26, 2023. IT IS NOT TO BE USED FOR BIDDING, PERMITTING OR CONSTRUCTION PURPOSES.

OWNER
MS TERESA
7208 PRECINCT LINE ROAD
CITY OF HURST, TX 76064

7208 PRECINCT LINE ROAD DEVELOPMENT CITY OF HURST, TX

SITE PLAN

HANDLER-JOHNS ESTATES, LOT 2

DRAWN BY	NM
CHECKED BY	CM
SCECM JOB No.	22000
ORIGINAL ISSUE DATE:	12/09/2022
CONSTRUCTION SET ISSUE DATE:	TBD
SHEET	

LANDSCAPE PLAN LEGEND

- EXISTING TREE TO REMAIN
 - EXISTING TREE TO BE REMOVED
 - SOD
 - EDGING
- VERIFY SELECTIONS W/ OWNER

IRRIGATION NOTE

AN IRRIGATION SYSTEM INCLUDING RAIN AND FREEZE SENSOR CONTROLS SHALL BE PROVIDED FOR ALL LANDSCAPED AREAS.

LANDSCAPE SETBACK REQUIREMENTS:

- (1) LARGE TREE OR (2) ORNAMENTAL TREES PER 50 LF OF BUFFER ZONE
- (10) SMALL SHRUBS PER 50 LF OR BUFFER SONE

NON-RESIDENTIAL ZONING ADJACENT TO RESIDENTIAL:

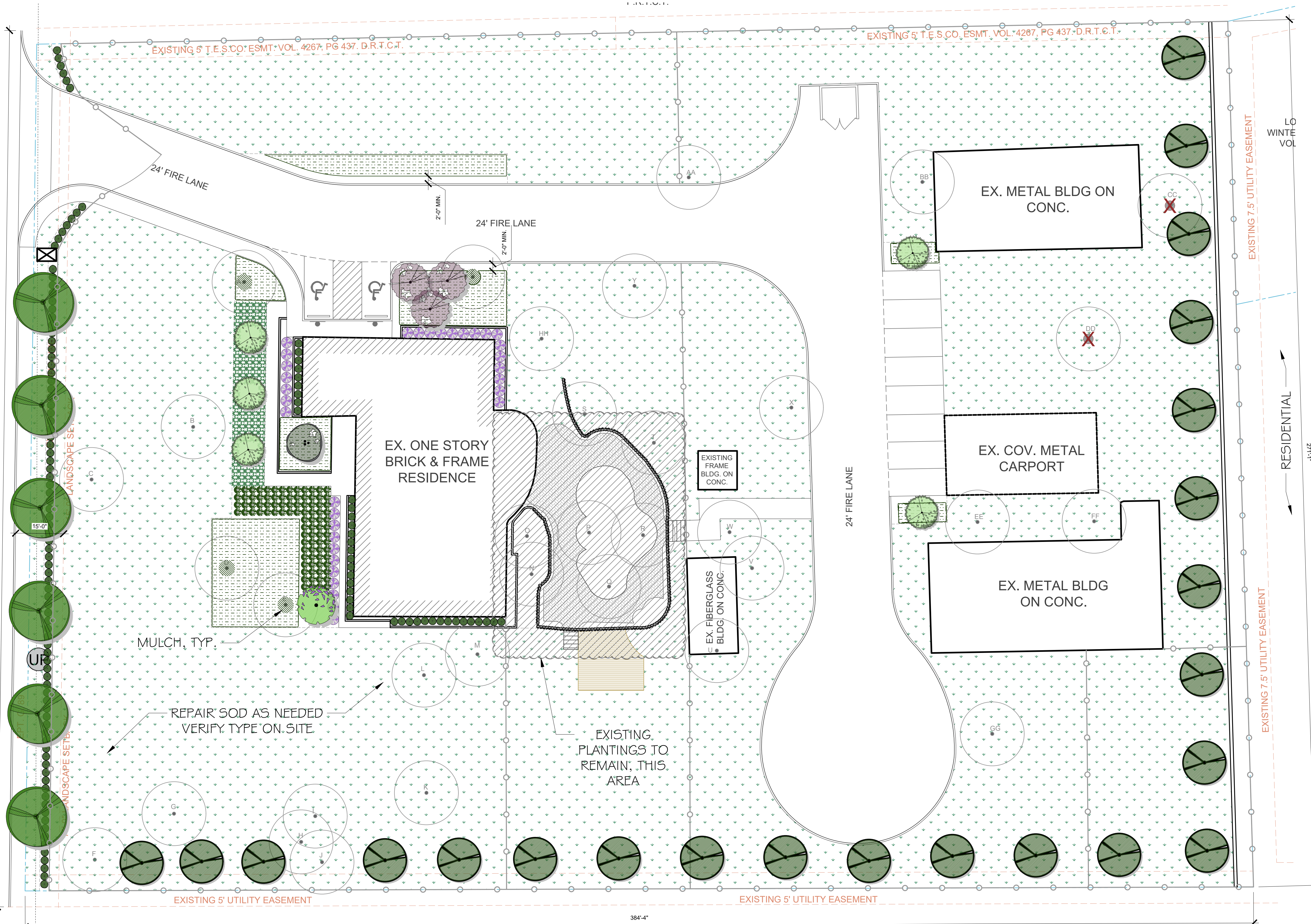
- 6'-0" MASONRY SCREENING
- (1) LARGE TREE PER 30 LF
- 40% SHALL BE EVERGREEN

EXISTING TREES

LABEL	DBH	SPECIES	STATUS
A	26"	POST OAK	TO REMAIN
B	14"	CHINESE PISTACHE	TO REMAIN
C	26"	POST OAK	TO REMAIN
D	23"	POST OAK	TO REMAIN
E	23"	POST OAK	TO REMAIN
F	26"	POST OAK	TO REMAIN
G	17"	POST OAK	TO REMAIN
H	21"	POST OAK	TO REMAIN
I	19"	POST OAK	TO REMAIN
J	23"	POST OAK	TO REMAIN
K	20"	POST OAK	TO REMAIN
L	19"	POST OAK	TO REMAIN
M	22"	POST OAK	TO REMAIN
N	22"	POST OAK	TO REMAIN
O	19"	POST OAK	TO REMAIN
P	TBD	CRAPE MYRTLE	TO REMAIN
Q	TBD	CRAPE MYRTLE	TO REMAIN
R	TBD	CRAPE MYRTLE	TO REMAIN
S	23"	POST OAK	TO REMAIN
T	19"	POST OAK	TO REMAIN
U	22"	POST OAK	TO REMAIN
V	28"	POST OAK	TO REMAIN
W	23"	POST OAK	TO REMAIN
X	21"	POST OAK	TO REMAIN
Y	26"	POST OAK	TO REMAIN
Z	11"	PECAN	TO REMAIN
AA	12"	PEAR	TO REMAIN
BB	25"	POST OAK	TO REMAIN
CC	25"	POST OAK (DEAD)	REMOVE
DD	26"	POST OAK (DEAD)	REMOVE
EE	27"	POST OAK	TO REMAIN
FF	30"	POST OAK	TO REMAIN
GG	25"	POST OAK (DECLINING)	TO REMAIN
HH	30"	POST OAK	TO REMAIN

PLANTING SCHEDULE

QTY	SYM.	SPECIES	SIZE	HT.
23		SOUTHERN LIVE OAK	4" CAL	15'-16'
6		TEXAS RED OAK	4" CAL	15'-16'
3		BLOODGOOD JAPANESE MAPLE	30 GAL	6'-7'
5		CRAPE MYRTLE	3" CAL	10'-12'
1		MULTI-TRUNK YAUPON	45 GAL	7'-8'
1		LITTLE GEM MAGNOLIA	45 GAL	7'-8'
130		DWARF YAUPON HOLLY	7 GAL	24"-30"
33		TEXAS SAGE	7 GAL	30"-36"
92		MAIDEN GRASS	3 GAL	24"-30"
118		PINK MUHLY	3 GAL	24"-30"
2,400 SF		WINTERCREEPER	4" POTS	



LOT 1, BLOCK 1
JONES ADDITION
VOL. 388-152, PG. 14
P.R.T.C.T.

Scale: 1/16" = 1'-0"

LANDSCAPE PLAN



RATHERS PROPERTY
7208 PRECINCT LINE RD, HURST, TX









SHEET TITLE
LANDSCAPE PLAN

SHEET NO.
1




PROJECT NUMBER: 22081
ISSUE DATE: 12.06.2022
SHEET SIZE: 24"X36"

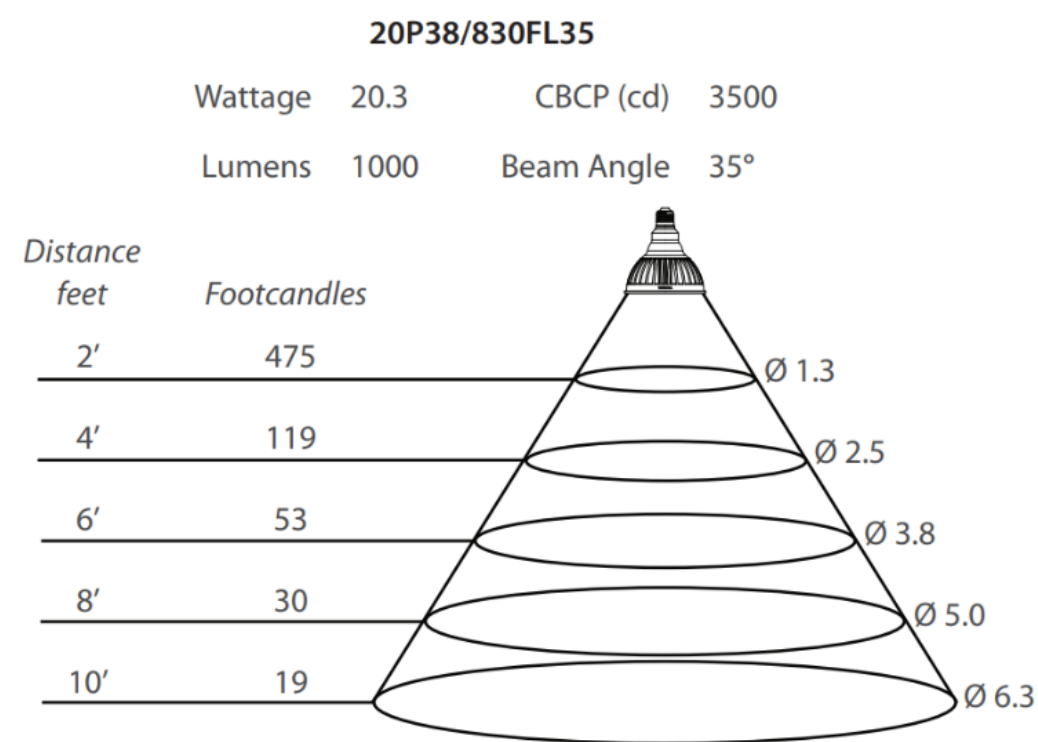


SITE PLAN LEGEND

-  PROPERTY LINE
 -  EASEMENTS/SETBACKS
 -  EXISTING TREE
 -  PLANTING AREAS
 -  SOD
 -  EDGING
 -  UTILITY POLE
 -  OVERHEAD EASEMENT
- VERIFY SELECTIONS W/ OWNER

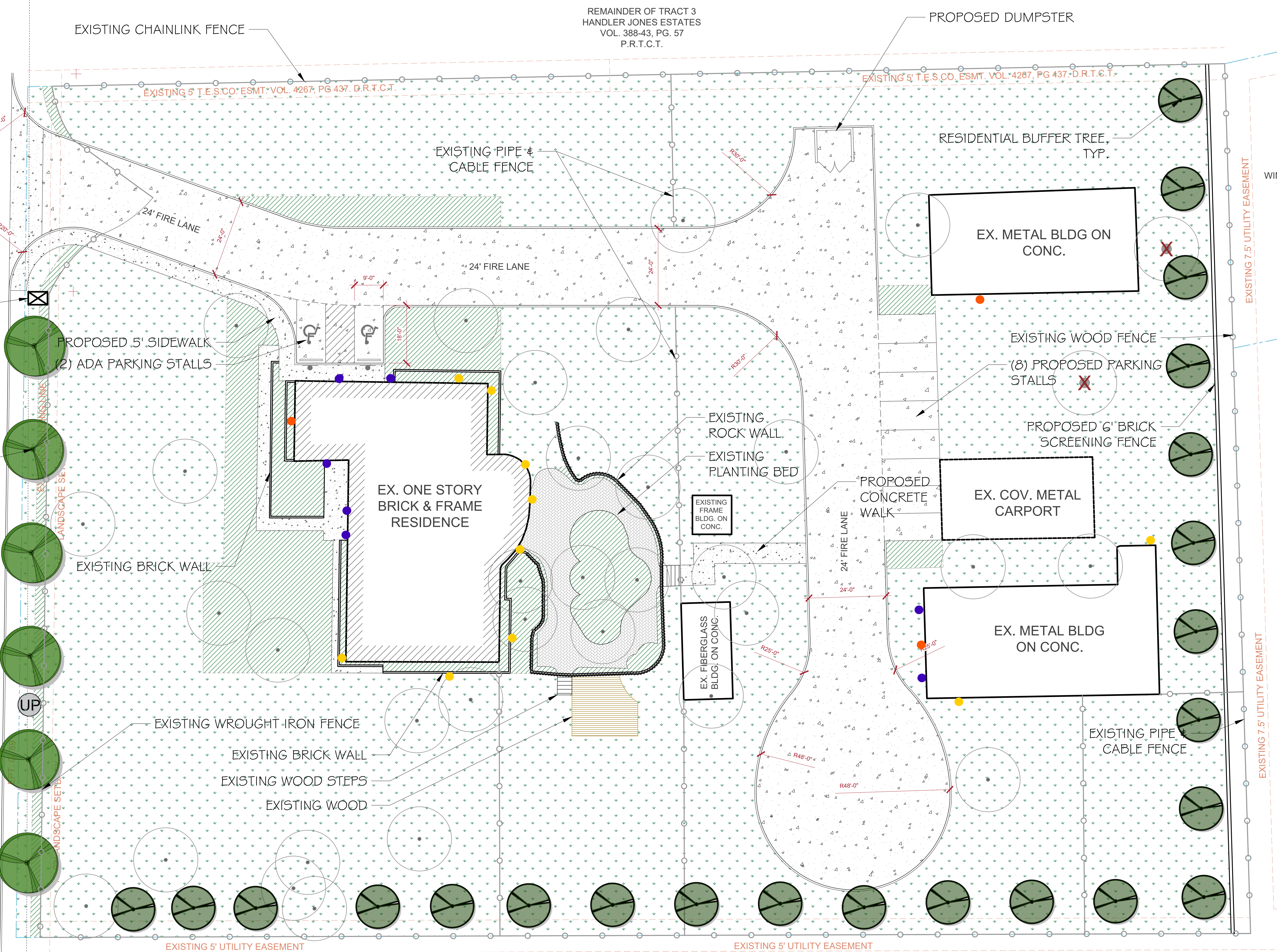
LIGHTING LEGEND

-  2-HEAD SECURITY LAMP
-  FLOOD LIGHT
-  WALL MOUNTED COACH LIGHT



SITE CONDITIONS NOTE

ALL EXISTING SITE CONDITIONS & UTILITIES ARE TO BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION. LANDSCAPE DESIGNER SHALL NOT BE HELD ACCOUNTABLE FOR ANY DISCREPANCIES PERTAINING TO SURVEY OR EXISTING CONDITIONS.



Scale: 1/16" = 1'-0"

LOT 1, BLOCK 1
JONES ADDITION
VOL. 388-152, PG. 14
P.R.T.C.T.

SITE PLAN



RATHERS PROPERTY

7208 PRECINCT LINE RD, HURST, TX

SHEET TITLE
SITE PLAN LIGHTING

SHEET NO.
1

PROJECT NUMBER: 22081
ISSUE DATE: 12.06.2022
SHEET SIZE: 24"X36"

EXHIBIT E

Images

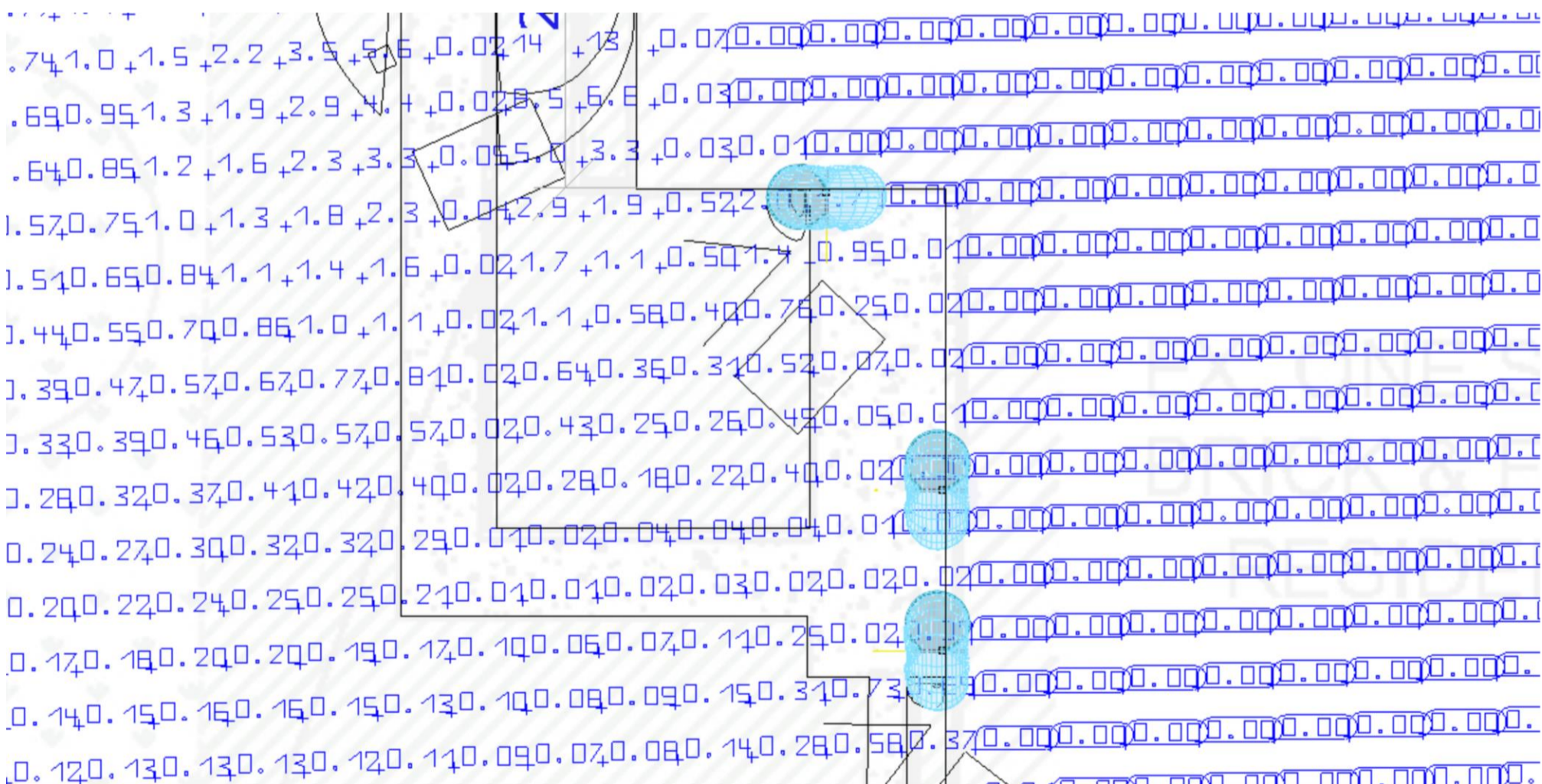
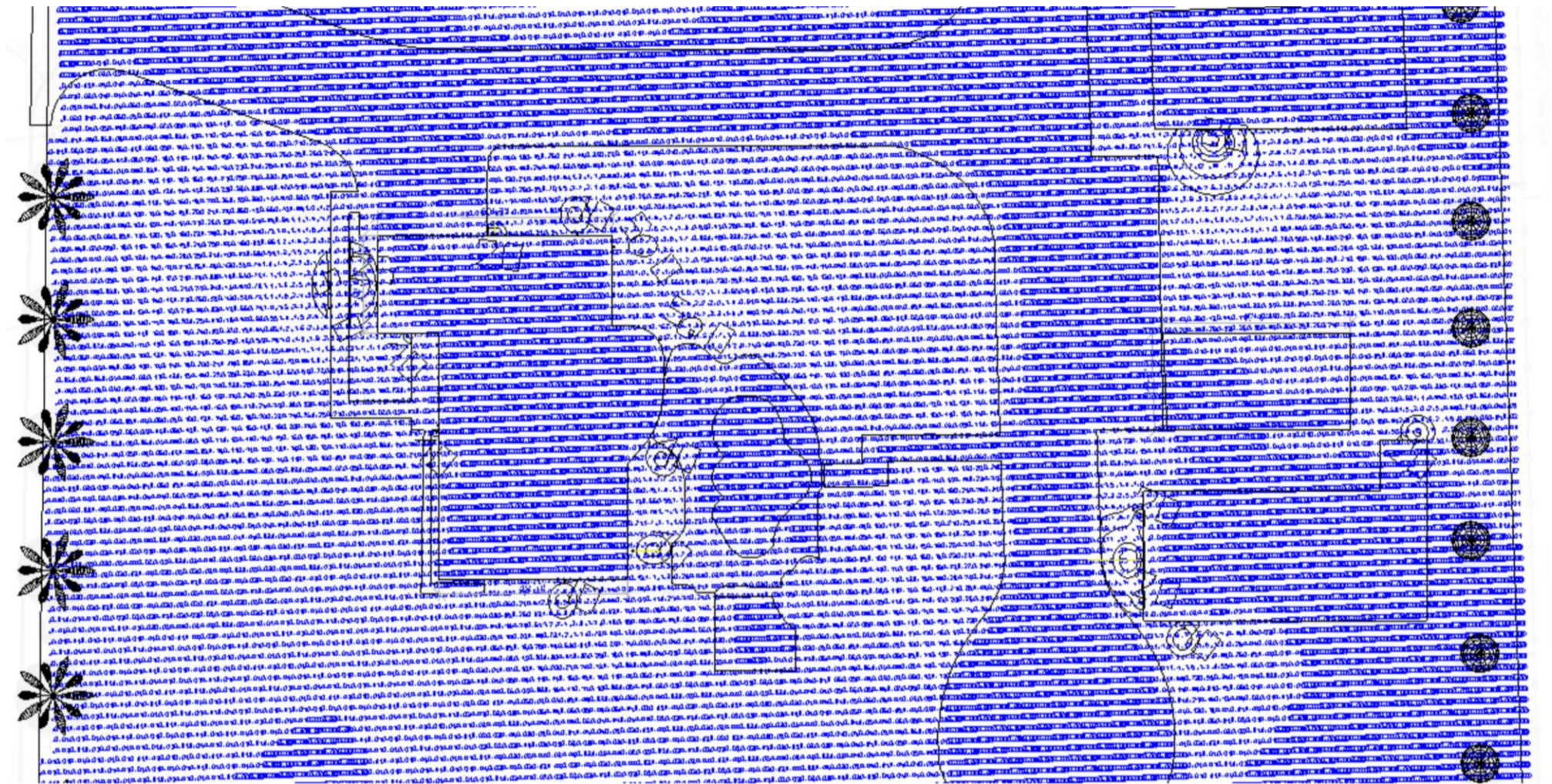


EXHIBIT F



BUILDING ELEVATIONS @ 7208 PRECINCT LINE RD, HURST TEXAS



BUILDING ELEVATIONS @ 7208 PRECINCT LINE RD, HURST TEXAS



BUILDING ELEVATIONS @ 7208 PRECINCT LINE RD, HURST TEXAS

SOUTH SIDE BUILDING



Front Elevation
17'5" HEIGHT



Rear Elevation
17'5" HEIGHT

BUILDING ELEVATIONS @ 7208 PRECINCT LINE RD, HURST TEXAS

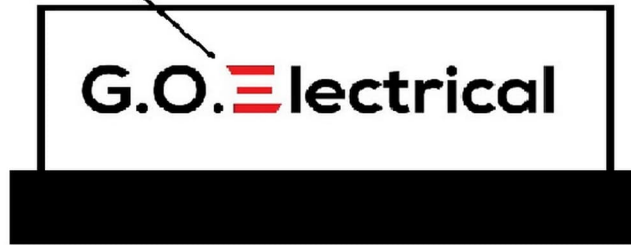
NORTH SIDE BUILDING



PROPOSED SIGN EXHIBITS @
7208 PRECINCT LINE RD



3D back lit lettering



4.5 ft
or under

6 ft long



City Council Staff Report

SUBJECT: SITE-2022-00014 Jamba Restaurant and Retail, Ordinance 2533, second reading, a site plan for Lot 16, Block 1 Precinct Ridge Office Park Addition, being 1.56 acres located at 6100 Precinct Line Road

Supporting Documents:

Ordinance 2533

Meeting Date: 3/28/2023

Department: Development

Reviewed by: Michelle Lazo

City Manager Review:

Background/Analysis:

An application has been made by Farman Shir with SD Collaborative, for a site plan approval on Lot 16, Block 1, Precinct Ridge Office Park Addition, being 1.56 acres located at 6100 Precinct Line Road.

The developer is requesting the site plan in order to develop a new restaurant /retail center with 8,065 square feet and a single lane drive-thru on the northern end of the building. The developer plans to subdivide the building into lease spaces with a new Jamba Juice as the anchor.

The applicant is providing landscaping with four (4) Live Oaks, six (6) Cedar Elm, Havana Snakeroot, Dwarf Burford Holly, Texas Lantana, and Bermuda sod.

The building elevation indicates an EIFS and stucco façade with stone veneer accents, storefront glass, and metal awnings. The finishes will be beige and brown.

The applicant is requesting building signs on the front and rear elevation. These signs will meet the signage requirements for GB zoning. The applicant is also requesting a 10 ft. multi-tenant monument sign on Precinct Line Road with 80 sq. ft per face.

Funding Sources and Community Sustainability:

There is no fiscal impact. Consideration of the Site Plan Revision and Special Use Permit is a direct representation of Council’s goal for **Economic Vitality**.

Recommendation:

Based on the Planning and Zoning Commission's vote of 6-0, the recommendation is that the City Council **move to approve Ordinance 2533, second reading, a Site Plan for the Jamba Restaurant and Retail.**

ORDINANCE 2533

AN ORDINANCE ADOPTING A SITE PLAN REVISION FOR LOT 16, BLOCK 1 PRECINCT RIDGE OFFICE PARK ADDITION, BEING 1.56 ACRES LOCATED AT 6100 PRECINCT LINE ROAD

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 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 revision with Exhibits "A-C" for Lot 16, Block 1, Precinct Ridge Office Park Addition, being 1.56 acres located at 6100 Precinct Line Rd.

AND IT IS SO ORDERED.

Passed on the first reading on the 28th day of February 2023 by a vote of 6 to 0.

Approved on the second reading on the 28th day of March 2023 by a vote of _ to _.

ATTEST:

CITY OF HURST

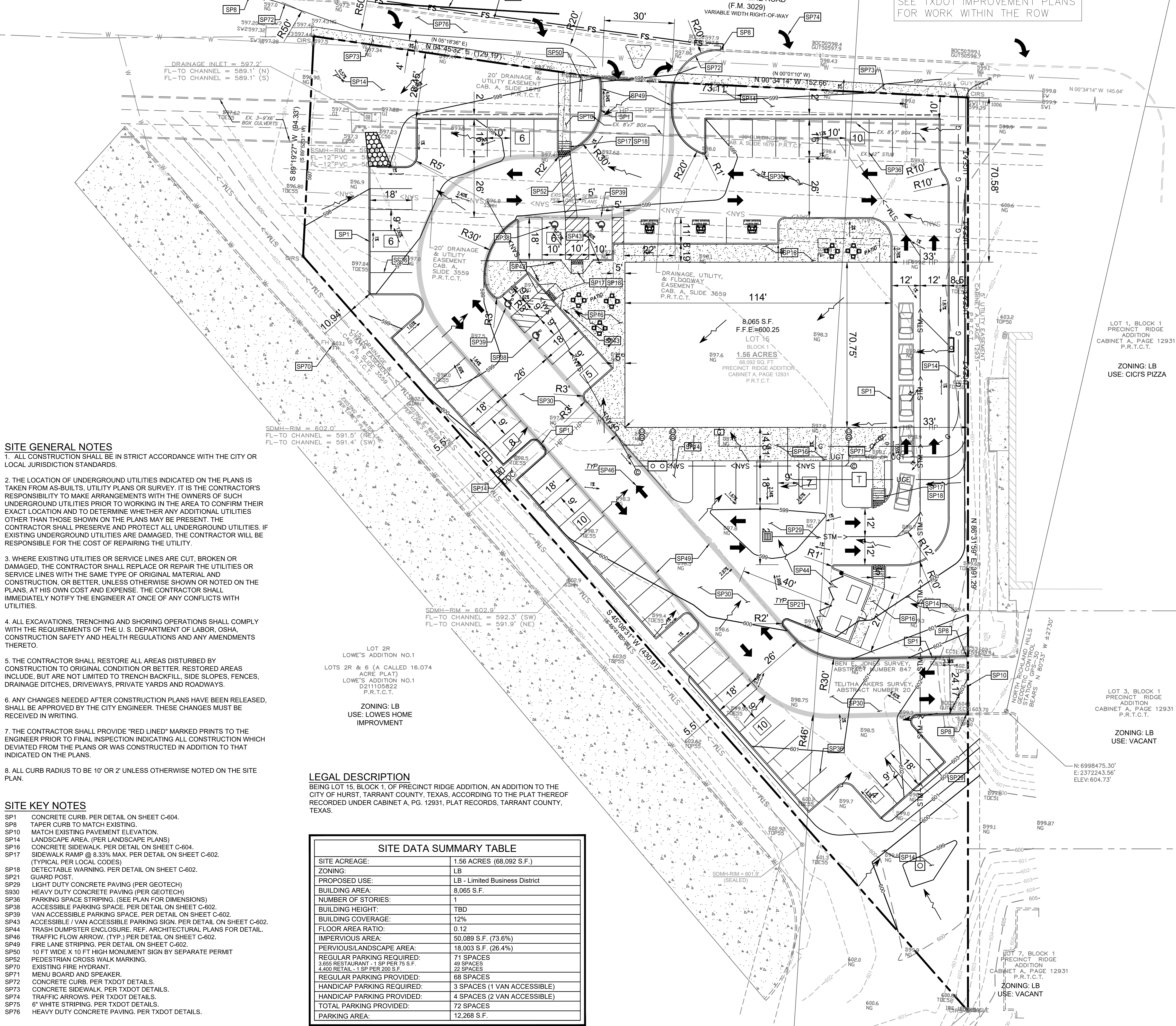
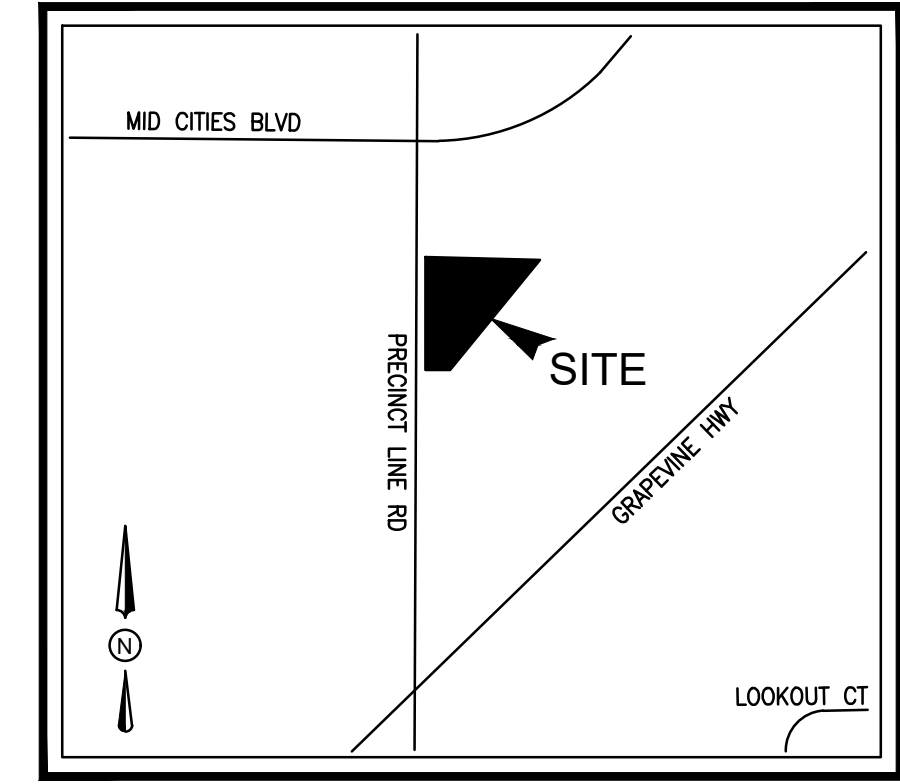
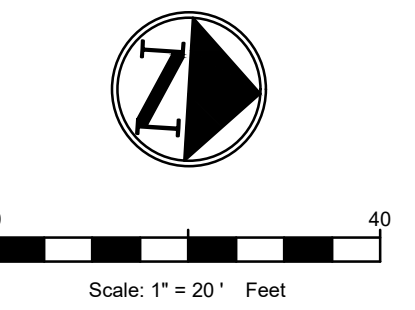
Rita Frick, City Secretary

Henry Wilson, Mayor

Approved as to form and legality:

City Attorney

SEE TXDOT IMPROVEMENT PLANS FOR WORK WITHIN THE ROW



SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SITE KEY NOTES

- SP1 CONCRETE CURB, PER DETAIL ON SHEET C-604.
- SP8 TAPER CURB TO MATCH EXISTING.
- SP10 MATCH EXISTING PAVEMENT ELEVATION.
- SP14 LANDSCAPE AREA, (PER LANDSCAPE PLANS)
- SP16 CONCRETE SIDEWALK, PER DETAIL ON SHEET C-604.
- SP17 SIDEWALK RAMP @ 8.33% MAX. PER DETAIL ON SHEET C-602. (TYPICAL PER LOCAL CODES)
- SP18 DETECTABLE WARNING, PER DETAIL ON SHEET C-602.
- SP21 GUARD POST.
- SP29 LIGHT DUTY CONCRETE PAVING (PER GEOTECH)
- SP30 HEAVY DUTY CONCRETE PAVING (PER GEOTECH)
- SP36 PARKING SPACE STRIPING, (SEE PLAN FOR DIMENSIONS)
- SP38 ACCESSIBLE PARKING SPACE, PER DETAIL ON SHEET C-602.
- SP39 VAN ACCESSIBLE PARKING SPACE, PER DETAIL ON SHEET C-602.
- SP43 ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN, PER DETAIL ON SHEET C-602.
- SP44 TRASH DUMPSTER ENCLOSURE, REF. ARCHITECTURAL PLANS FOR DETAIL.
- SP46 TRAFFIC FLOW ARROW, (TYP.) PER DETAIL ON SHEET C-602.
- SP49 FIRE LANE STRIPING, PER DETAIL ON SHEET C-602.
- SP50 10 FT WIDE X 10 FT HIGH MONUMENT SIGN BY SEPARATE PERMIT
- SP52 PEDESTRIAN CROSS WALK MARKING.
- SP70 EXISTING FIRE HYDRANT.
- SP71 MENU BOARD AND SPEAKER.
- SP72 CONCRETE CURB, PER TXDOT DETAILS.
- SP73 CONCRETE SIDEWALK, PER TXDOT DETAILS.
- SP74 TRAFFIC ARROWS, PER TXDOT DETAILS.
- SP75 6" WHITE STRIPING, PER TXDOT DETAILS.
- SP76 HEAVY DUTY CONCRETE PAVING, PER TXDOT DETAILS.

LEGAL DESCRIPTION

BEING LOT 15, BLOCK 1, OF PRECINCT RIDGE ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER CABINET A, PG. 12931, PLAT RECORDS, TARRANT COUNTY, TEXAS.

SITE DATA SUMMARY TABLE

SITE ACREAGE:	1.56 ACRES (68,092 S.F.)
ZONING:	LB
PROPOSED USE:	LB - Limited Business District
BUILDING AREA:	8,065 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	TBD
BUILDING COVERAGE:	12%
FLOOR AREA RATIO:	0.12
IMPERVIOUS AREA:	50,089 S.F. (73.6%)
PERVIOUS/LANDSCAPE AREA:	18,003 S.F. (26.4%)
REGULAR PARKING REQUIRED:	71 SPACES
3,665 RESTAURANT - 1 SP PER 75 S.F.	49 SPACES
4,400 RETAIL - 1 SP PER 200 S.F.	22 SPACES
REGULAR PARKING PROVIDED:	68 SPACES
HANDICAP PARKING REQUIRED:	3 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	4 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	72 SPACES
PARKING AREA:	12,268 S.F.

LOT 1, BLOCK 1 PRECINCT RIDGE ADDITION CABINET A, PAGE 12931 P.R.T.C.T. ZONING: LB USE: CICI'S PIZZA

LOT 3, BLOCK 1 PRECINCT RIDGE ADDITION CABINET A, PAGE 12931 P.R.T.C.T. ZONING: LB USE: VACANT

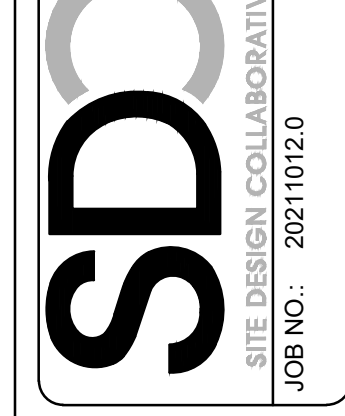
LOT 7, BLOCK 1 PRECINCT RIDGE ADDITION CABINET A, PAGE 12931 P.R.T.C.T. ZONING: LB USE: VACANT

EXISTING LEGEND		
● 12" IR FOUND	○ 12" IR SET	○ 58" IR FOUND
○ 38" IR FOUND	○ 60-D NAIL FOUND	○ PK NAIL SET
○ 12" IP FOUND	○ X-FOUND	○ X-SET
○ 1" IR FOUND	○ 1" IP FOUND	○ POINT FOR CORNER
○ CON MONUMENT	○ TELE BOX	○ CABLE BOX
○ ELECTRIC BOX	○ BRICK COLUMN	○ STONE COLUMN
○ STORM DRAIN M/L	○ SAN. SEW. CO.	○ BOLLARD POST
○ LIGHT POLE	○ SAN. SEW. MH	
○ IRRIGATION VALVE	○ WATER VALVE	○ FIRE HYDRANT
○ IR VALVE	○ UTILITY POLE	○ WATER METER
○ GAS METER	○ A.C. PAD	○ TRANS. BOX
○ GUY WIRE ANCHOR	○ BARBED WIRE FENCE	○ CHAINLINK FENCE
○ WOOD FENCE	○ PIPE RAIL FENCE	○ COVERED AREA
○ ASPHALT	○ FIRE LANE STRIPE	○ BRICK RET. WALL
○ STONE RET. WALL	○ CON. RET. WALL	
○ NO PARKING	○ CONCRETE	○ BRICK
○ STONE	○ WOOD DECK	○ BUILDING WALL
○ TILE	○ BUILDING LINE	○ EASEMENT
○ BOUNDARY	○ HIGHBANK LINE	○ PARKING STRIPE
○ HANDICAP SPACE		

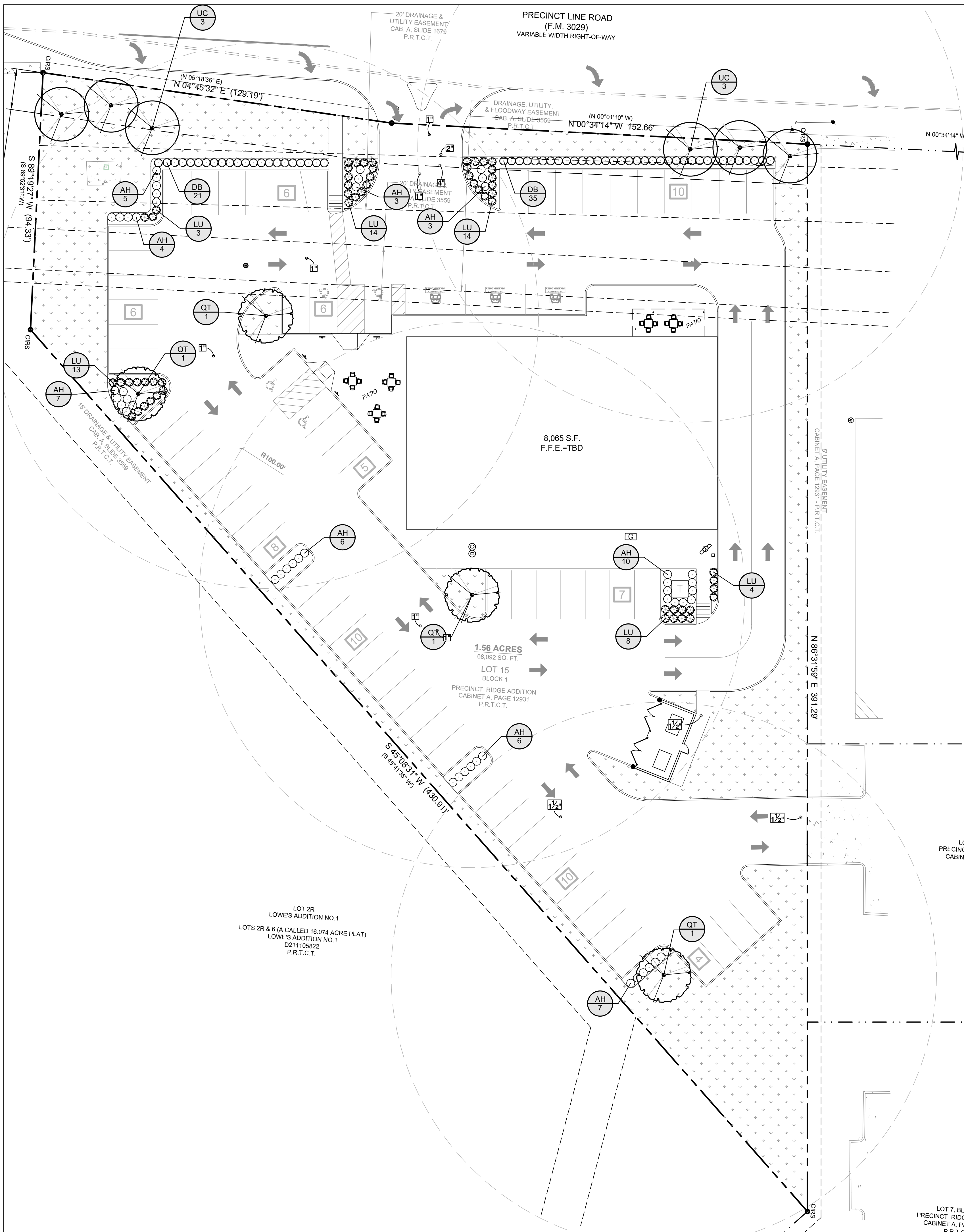
SITE LEGEND	
CONCRETE CURB	SAW-CUT LINE
FENCE	FIRE LANE
STRIPING	PARKING SPACES
MONUMENT SIGN	WHEEL STOPS
HANDICAP LOGO	HANDICAP SIGN
RAMP	BOLLARD
TRAFFIC ARROW	DUMPSTER
SANITARY SEWER MANHOLE	SANITARY SEWER CLEANOUT
SANITARY SEWER DOUBLE CLEANOUT	GREASE TRAP
DOMESTIC WATER METER	IRRIGATION METER
GAS METER	TRANSFORMER
LIGHT POLE	

MARK	DESCRIPTION	DATE

DESIGNED BY: 243 E. 3rd Street
 LONG BEACH, CA 90802
 DRAWN BY: Long Beach, CA 90802
 CHECKED BY: 1333 W. McDermott Dr., Suite 200
 ALLEN, TX 75013
 SUBMITTED BY: Firm # F-21415
 DATE: 12/16/2022



JAMBA RESTAURANT AND SHOPS
 6100 PRECINCT LINE RD.
 HURST, TX 76180
SITE PLAN



PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	QT	Quercus texana / Texas Red Oak	3" Cal.	B&B or Cont.	12' min.	4
	UC	Ulmus crassifolia / Cedar Elm	3" Cal.	B&B or Cont.	12' min.	6
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	AH	Ageratina havanensis / Havana Snakeroot	3 gal.	Cont.	36" o.c.	51
	DB	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly 30" tall at the time of planting	---	Cont.	36" o.c.	57
	LU	Lantana urticoides / Texas Lantana	3 gal.	Cont.	36" o.c.	56
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	QTY			
	CT	Cynodon dactylon 'Tif 419' / Bermuda Grass Sod	15,763 sf			

LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 68,092 SF
 LANDSCAPE AREA REQUIRED: 10,213 SF (15% OF SITE AREA)
 LANDSCAPE AREA PROVIDED: 17,859 SF (26.2% OF SITE AREA)

STREET FRONTAGE
 TREES REQUIRED - PRECINCT RD: 6 TREES (1 LG OR 2 ORN TREES PER 50 LF OF FRONTAGE, 282 LF)
 TREES PROVIDED: 6 LG TREES
 SETBACK: 15' LANDSCAPE SETBACK REQUIRED
 15' LANDSCAPE SETBACK PROVIDED

SHRUBS
 SHRUBS REQUIRED - PRECINCT RD: 56 SHRUBS (10 SHRUBS PER 50 LF OF FRONTAGE, 282 LF)
 SHRUBS PROVIDED: 56 SHRUBS

PARKING
 (AREA 29 269 SF)
 LANDSCAPE AREA REQUIRED: 1,463 SF (5% OF PARKING AREA)
 LANDSCAPE AREA PROVIDED: 2,881 SF (9.8% OF PARKING AREA)
 PARKING LOT SCREENING 30" MINIMUM
 30" EVERGREEN SHRUB SCREENING PROVIDED

TREES
 1 TREE PER 20 SPACES (72 SPACES)
 60 / 20 = 3 TREES REQUIRED
 MIN. 1 TREE + GROUND COVER PER ISLAND
 MAX. 100' FROM EA. SPACE
 4 TREES PROVIDED
 PROVIDED
 PROVIDED

BUFFERS
 N/A

*PROPOSED DEVELOPMENT IS NOT ADJACENT TO ANY RESIDENTIAL LOTS

LANDSCAPE GENERAL NOTES

- CONTRACTOR SHALL CONFIRM THE LOCATION OF ALL UTILITIES PRIOR TO STARTING ANY WORK. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ARKANSAS ONE-CALL TO CONFIRM ALL UTILITIES.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS AND FREE OF PESTS AND DISEASE.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST.
- ALL REQUIRED TREES SHALL BE 2" MINIMUM CALIPER, WITH A SINGLE DOMINATE CENTRAL LEADER. MULTI LEADERED TREES WILL NOT BE ACCEPTABLE WITHOUT PRIOR APPROVAL FROM URBAN FORESTRY.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED, UNLESS SPECIFIED OTHERWISE, AND MUST MEET ALL REQUIREMENTS SPECIFIED ON PLANS.
- ALL TREES AND SHRUBS SHALL BE INSTALLED PER STANDARD CITY OF FAYETTEVILLE PLANTING DETAILS.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER CONSTRUCTION.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED WITH A 4" LAYER OF ORGANIC HARDWOOD MULCH. MULCH SHALL BE NOT BE PLACED IMMEDIATELY ADJACENT TO TREE TRUNKS, BUT SHALL BE KEPT AT LEAST 3" FROM ROOT COLLAR AT THE SOIL LINE.
- ALL PROPOSED PLANTING AREAS COVERED BY GRASS SHALL HAVE THE SOD COMPLETELY REMOVED BEFORE PLANTING BEGINS.
- ALL PLANTING BEDS SHALL BE CONTAINED BY EDGING MATERIAL OTHER THAN VEGETATION.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTIONS AT NO COST TO THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING MATERIAL (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) IN ALL PLANTING AREAS AND LAWN AREAS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE CONSTRUCTION BEGINS.
- ALL DISTURBED AREAS SHALL BE SEEDED WITH A GRASS SEED MIX CONSISTING OF 70% TURF TYPE FESCUE, 20% PERENNIAL RYE, AND 10% BERMUDA GRASS AT 5 POUNDS PER 1,000 SQUARE FEET.
- ALL AREAS TO BE SEEDED SHALL RECEIVE 4" OF TOPSOIL AND BE GRADED PER THE GRADING PLAN.
- MAINTENANCE: THE CURRENT OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF REQUIRED LANDSCAPING.
- REPLACEMENT LANDSCAPING: REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED SHALL BE REMOVED AND REPLACED BY THE CURRENT OWNER OF THE PROPERTY. THE OWNER SHALL HAVE 60 DAYS FROM THE RECEIPT OF WRITTEN NOTICE ISSUED BY THE CITY TO REMOVE AND REPLACE ANY REQUIRED LANDSCAPING THAT DIES OR IS DAMAGED.

DESIGNED BY:	21 Crockett
DRAWN BY:	Irvin
CHECKED BY:	Suite 150
SUBMITTED BY:	Allen, TX 75013
DATE:	11/28/2022

1333 W. McDermott Dr. Suite 150 Allen, TX 75013 CA 92620

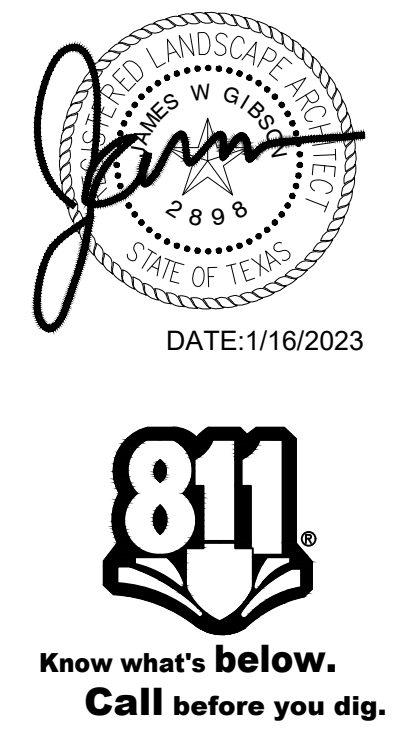
SDC
 SITE DESIGN COLLABORATIVE
 JOB NO.: 202110120

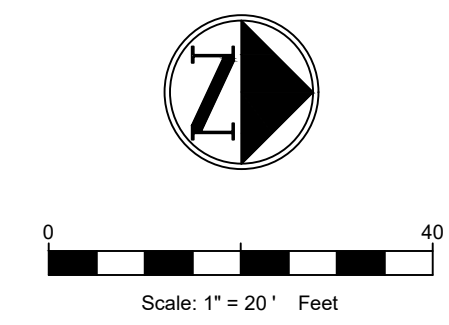
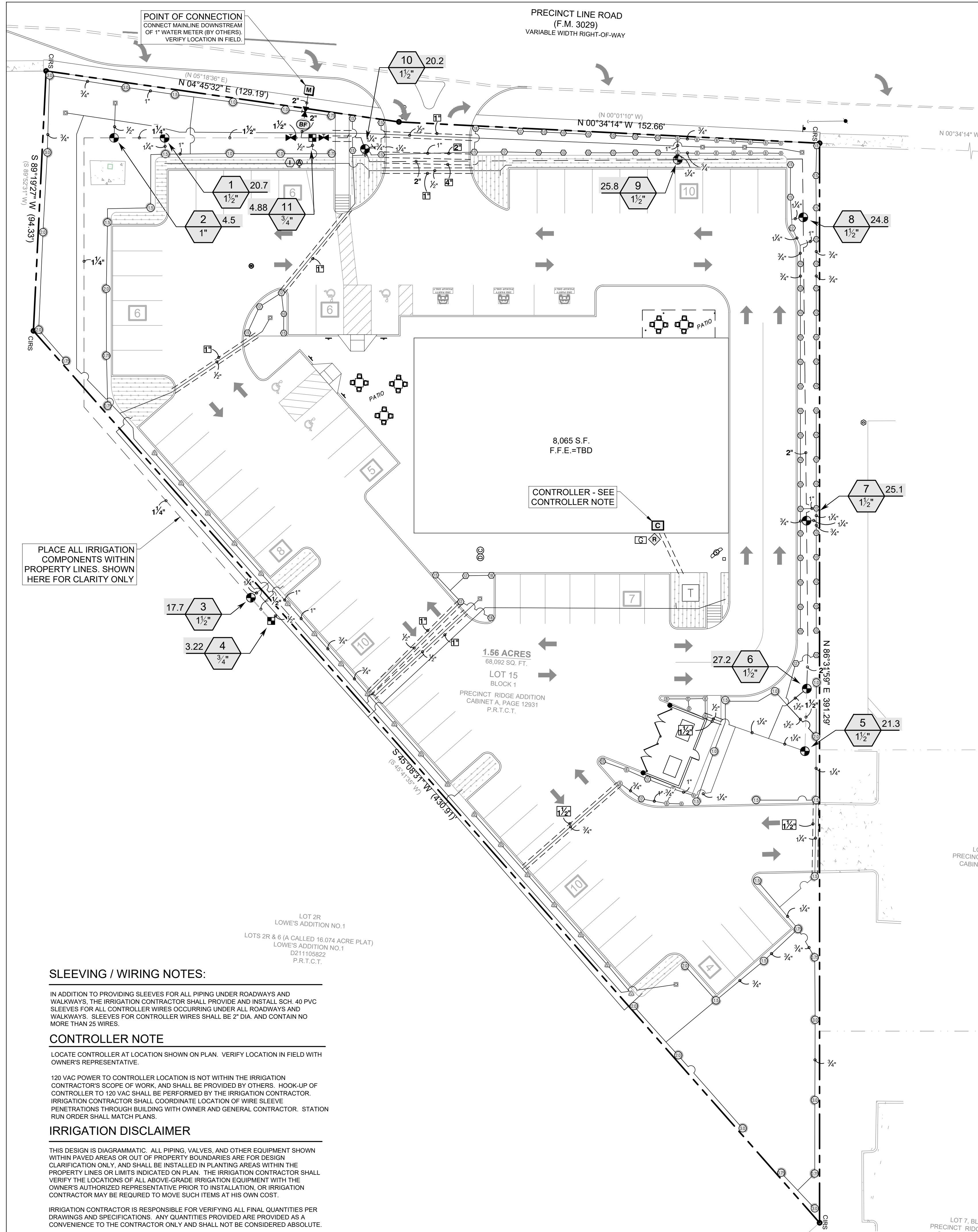
MIXED USE SHOPS
 6100 PRECINCT LINE RD.
 HURST, TX 76180

LANDSCAPE PLAN

PRELIMINARY FOR INTERIM REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES

SHEET NO. **L1.0**





CRITICAL ANALYSIS

Generated: 2023-01-16 08:07

P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available: 37.5 GPM

PRESSURE AVAILABLE
Static Pressure at POC: 55 PSI
Elevation Change: 0.00 ft
Service Line Size: 1 1/2"
Length of Service Line: 5 ft
Pressure Available: 54 PSI

DESIGN ANALYSIS
Maximum Station Flow: 27.23 GPM
Flow Available at POC: 37.5 GPM
Residual Flow Available: 10.27 GPM

Critical Station: 5
Design Pressure: 25 PSI
Friction Loss: 4.39 PSI
Fittings Loss: 0.44 PSI
Elevation Loss: 0 PSI
Loss through Valve: 1.9 PSI
Pressure Req. at Critical Station: 31.7 PSI
Loss for Fittings: 0.23 PSI
Loss for Main Line: 2.34 PSI
Loss for POC to Valve Elevation: 0 PSI
Loss for Backflow: 12.2 PSI
Loss for Water Meter: 4.41 PSI
Critical Station Pressure at POC: 50.9 PSI
Pressure Available: 54 PSI
Residual Pressure Available: 3.11 PSI

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
EST LCS RCS CST SST	Rain Bird 1806 15 Strip Series Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	19	25		
④ ⑤ ⑥ ⑦ ⑧ ⑨ ⑩ ⑪ ⑫ ⑬ ⑭ ⑮ ⑯ ⑰ ⑱	Rain Bird 1806 ADJ Turf Spray 6.0" Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2" NPT Female Threaded Inlet.	99	25		
▲ 1401 1402 1404 1408	Rain Bird 1806-1400 Flood 1401 Flood Bubbler 6.0" pop-up	9	20		
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS
⊙ ⑦	Rain Bird 3504-PC 0.75 Turf Rotor, 4" Pop-Up. Adjustable and Full Circle.	9	25	0.54	15'
⊙ ⑩	Rain Bird 3504-PC 1.0 Turf Rotor, 4" Pop-Up. Adjustable and Full Circle.	7	25	0.77	20'
⊙ ⑬	Rain Bird 3504-PC 1.5 Turf Rotor, 4" Pop-Up. Adjustable and Full Circle.	12	25	1.06	23'
⊙ ⑰	Rain Bird 3504-PC 2.0 Turf Rotor, 4" Pop-Up. Adjustable and Full Circle.	7	25	1.4	27'
⊙ ⑳	Rain Bird 3504-PC 3.0 Turf Rotor, 4" Pop-Up. Adjustable and Full Circle.	7	25	2.17	29'
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
■	Rain Bird LFV-075 3/4" Low Flow DV Valve	2			
⊙ A	Rain Bird ARV050 1/2" Air Relief Valve, made of quality rust-proof materials, with a 6" drip valve box (SEB 7XB emitter box). Use with installation below soil. The valve will allow air to escape the pipeline, thus preventing water hammer or blockage.	1			
⊙ I	Rain Bird OPERIND Drip System Operation Indicator, stem rises 6in. for clear visibility when drip system is charged to a minimum of 20psi. Includes 16in. of 1/4in. distribution tubing with connection fitting pre-installed.	1			
[Pattern]	Area to Receive Dripline Rain Bird XFS-06-18 XFS Sub-Surface Pressure Compensating Dripline w/Copper Shield Technology, 0.6 GPH emitters at 18" O.C. Laterals spaced at 18" apart, with emitters offset for triangular pattern. UV Resistant. Specify XF insert fittings.	1,216 l.f.			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY			
⊙	Rain Bird PGA Globe 1", 1-1/2", 2" Electric Remote Control Valve, Globe.	9			
⊙ BF	Nibco Ball Valve Brass, Two-Piece, Full Port, NPT x NPT, T-PP-600A	3			
⊙ C	Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer	1			
⊙ R	Rain Bird ESPLXME2 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure.	1			
⊙ M	Rain Bird WR2-RC Wireless Rain Sensor Combo, includes 1 receiver and 1 rain sensor transmitter.	1			
⊙	Water Meter 1"	1			
—	Irrigation Lateral Line: PVC Class 200 SDR 21	3,677 l.f.			
—	Irrigation Mainline: PVC Schedule 40	699.3 l.f.			
—	Pipe Sleeve: PVC Schedule 40	384.8 l.f.			
⊙ #	Valve Callout				
⊙ #	Valve Number				
⊙ #	Valve Flow				
⊙ #	Valve Size				

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	PRECIP
1	Rain Bird PGA Globe	1-1/2"	Turf Rotor	20.73	30.8	46.2	0.54 in/h
2	Rain Bird PGA Globe	1"	Bubbler	4.5	27.1	39.7	1.7 in/h
3	Rain Bird PGA Globe	1-1/2"	Turf Spray	17.7	31.0	50.2	1.6 in/h
4	Rain Bird PGA Globe	1-1/2"	Turf Spray	21.33	31.2	48.0	2.05 in/h
5	Rain Bird PGA Globe	1-1/2"	Turf Rotor	27.23	31.7	50.9	0.88 in/h
6	Rain Bird PGA Globe	1-1/2"	Turf Spray	25.14	28.4	46.2	2.71 in/h
7	Rain Bird PGA Globe	1-1/2"	Turf Spray	24.75	28.8	45.9	2.33 in/h
8	Rain Bird PGA Globe	1-1/2"	Turf Spray	25.79	28.3	45.4	3.98 in/h
9	Rain Bird PGA Globe	1-1/2"	Turf Spray	20.22	29.6	44.3	1.63 in/h
10	Rain Bird LFV-075	3/4"	Area for Dripline	4.88	25.6	38.1	0.43 in/h
Unknown	Rain Bird LFV-075	3/4"	Area for Dripline	3.22	24.2	37.4	0.43 in/h

SLEEVING / WIRING NOTES:
IN ADDITION TO PROVIDING SLEEVES FOR ALL PIPING UNDER ROADWAYS AND WALKWAYS, THE IRRIGATION CONTRACTOR SHALL PROVIDE AND INSTALL SCH. 40 PVC SLEEVES FOR ALL CONTROLLER WIRES OCCURRING UNDER ALL ROADWAYS AND WALKWAYS. SLEEVES FOR CONTROLLER WIRES SHALL BE 2" DIA. AND CONTAIN NO MORE THAN 25 WIRES.

CONTROLLER NOTE
LOCATE CONTROLLER AT LOCATION SHOWN ON PLAN. VERIFY LOCATION IN FIELD WITH OWNER'S REPRESENTATIVE.

120 VAC POWER TO CONTROLLER LOCATION IS NOT WITHIN THE IRRIGATION CONTRACTOR'S SCOPE OF WORK, AND SHALL BE PROVIDED BY OTHERS. HOOK-UP OF CONTROLLER TO 120 VAC SHALL BE PERFORMED BY THE IRRIGATION CONTRACTOR. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF WIRE SLEEVE PENETRATIONS THROUGH BUILDING WITH OWNER AND GENERAL CONTRACTOR. STATION RUN ORDER SHALL MATCH PLANS.

IRRIGATION DISCLAIMER
THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, AND OTHER EQUIPMENT SHOWN WITHIN PAVED AREAS OR OUT OF PROPERTY BOUNDARIES ARE FOR DESIGN CLARIFICATION ONLY, AND SHALL BE INSTALLED IN PLANTING AREAS WITHIN THE PROPERTY LINES OR LIMITS INDICATED ON PLAN. THE IRRIGATION CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL ABOVE-GRADE IRRIGATION EQUIPMENT WITH THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO INSTALLATION, OR IRRIGATION CONTRACTOR MAY BE REQUIRED TO MOVE SUCH ITEMS AT HIS OWN COST.

IRRIGATION CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED ARE PROVIDED AS A CONVENIENCE TO THE CONTRACTOR ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.

DESIGNED BY: 21 Crockett
DRAWN BY: Suite 150
CHECKED BY: Irvine
SUBMITTED BY: Allen, TX 75013 CA 92620

DATE: 11/28/2022

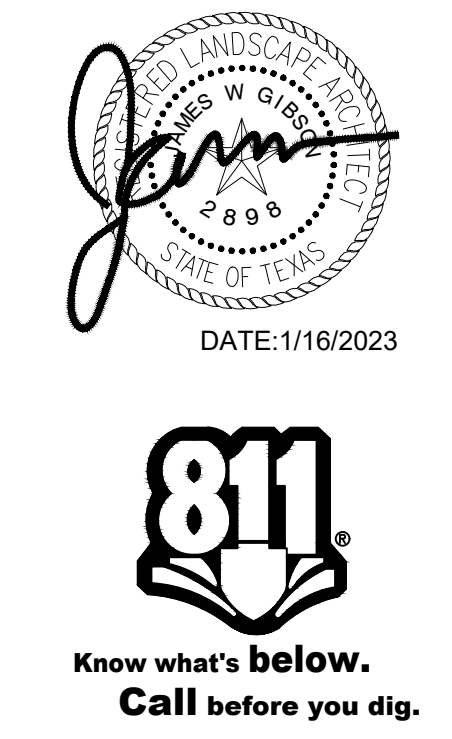
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JOB NO.: 202110120

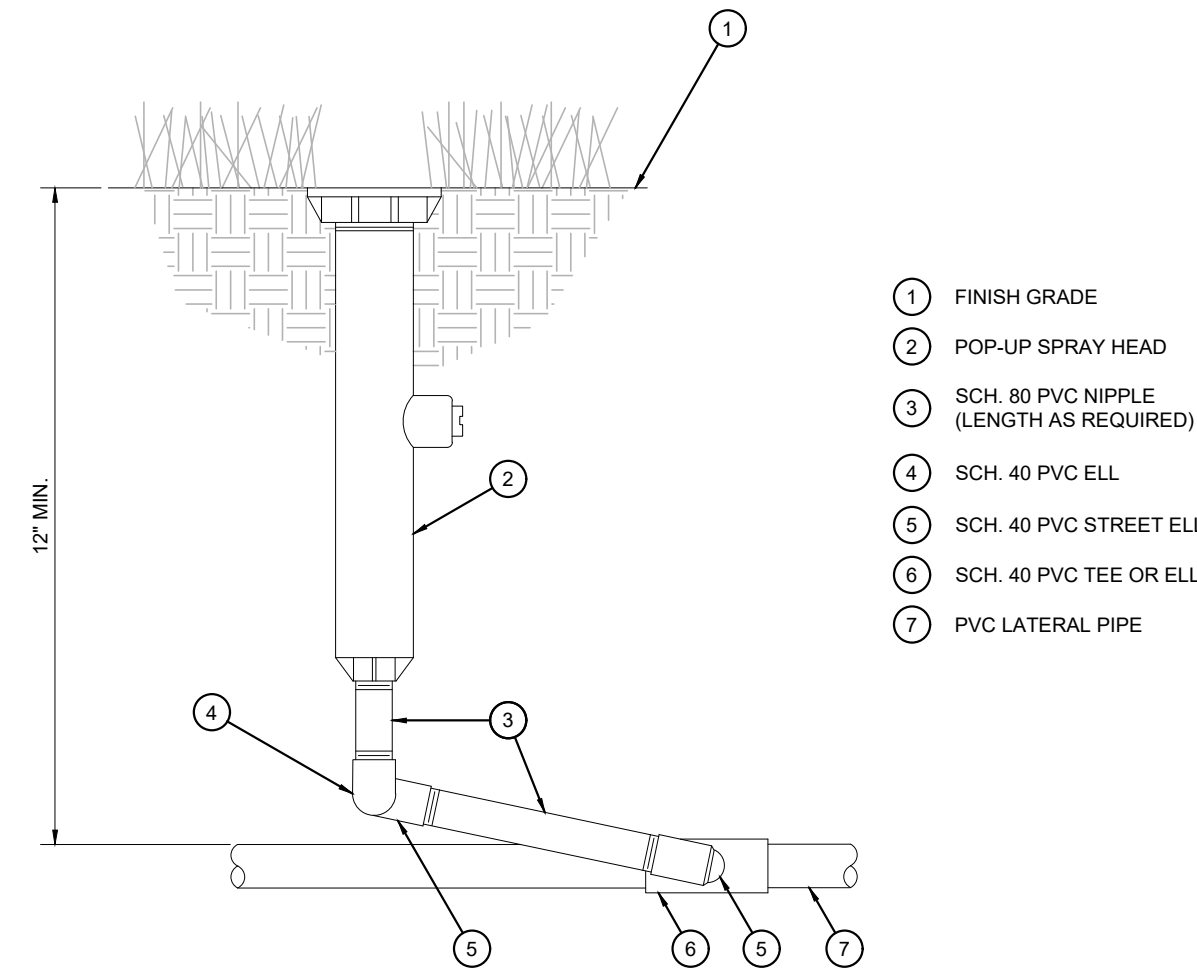
MIXED USE SHOPS
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HURST, TX 76180

IRRIGATION PLAN

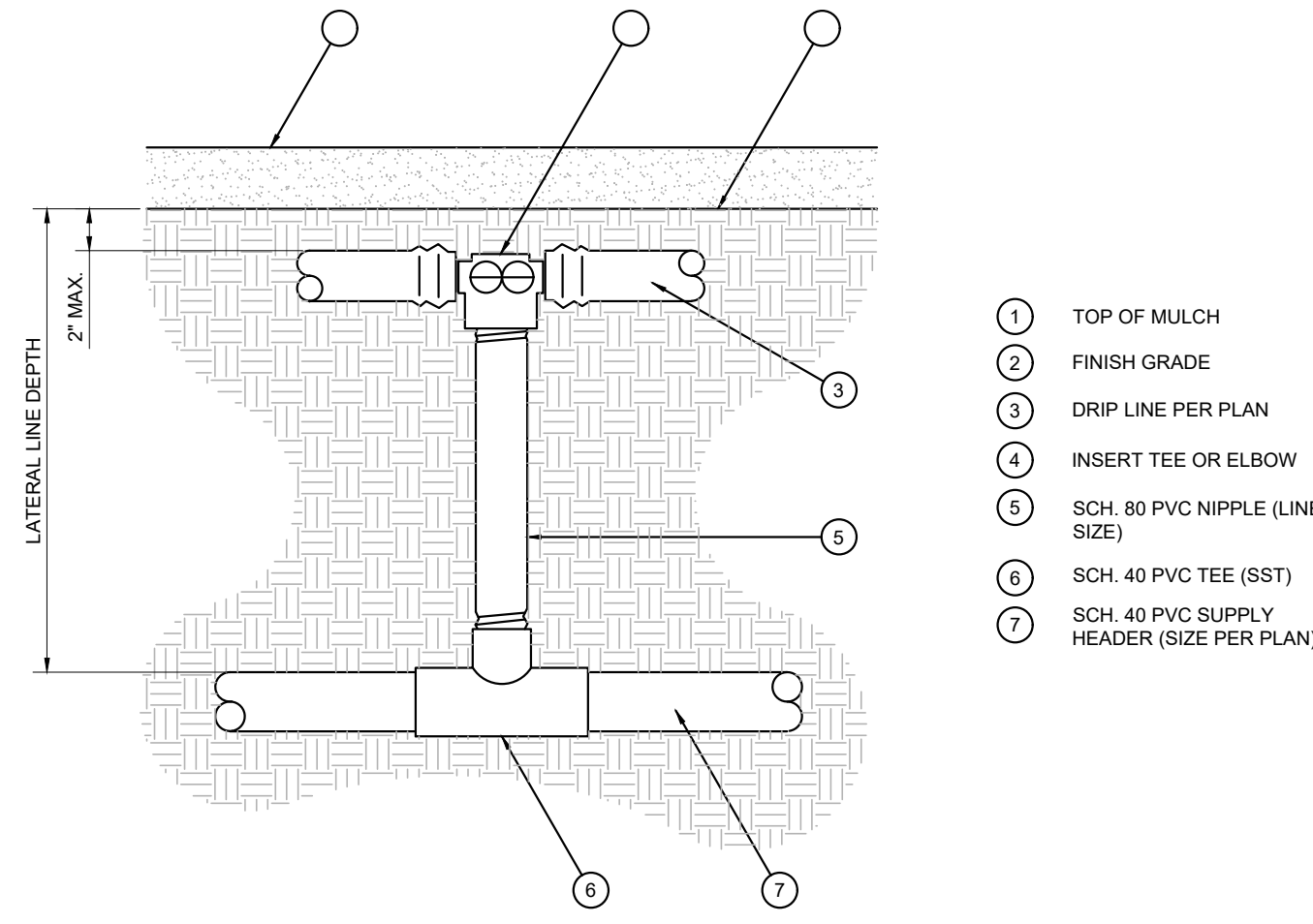
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SHEET NO. **L2.0**

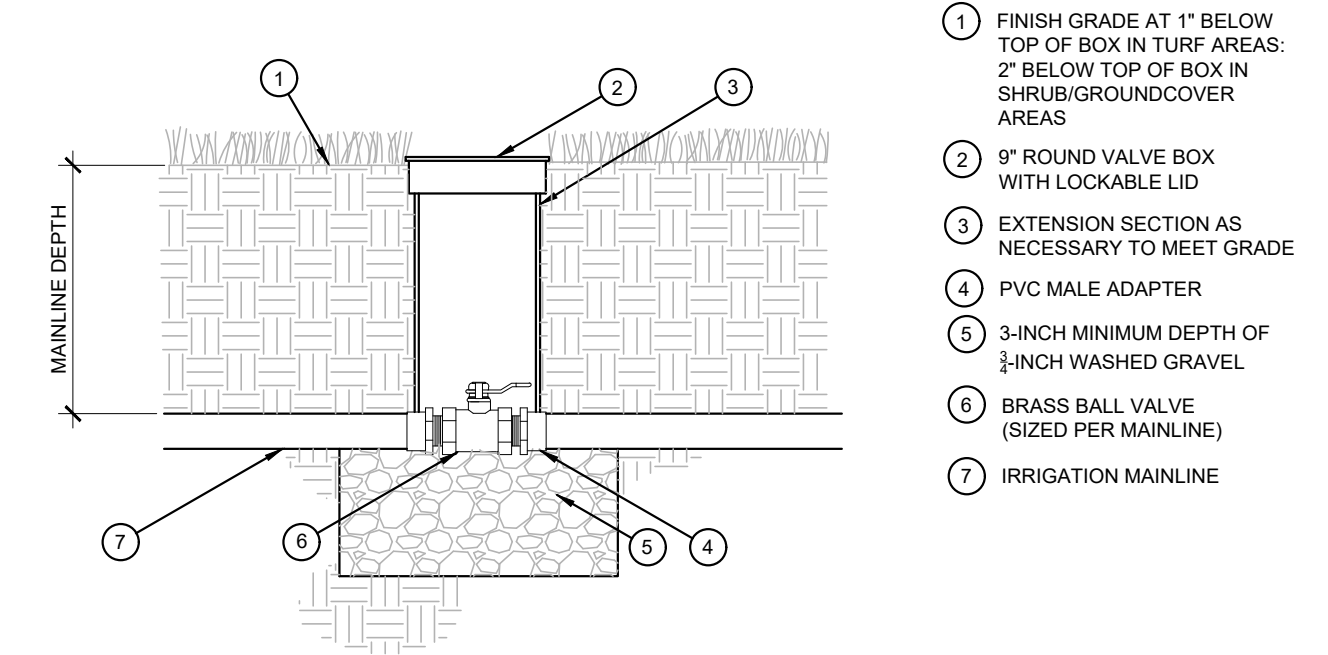




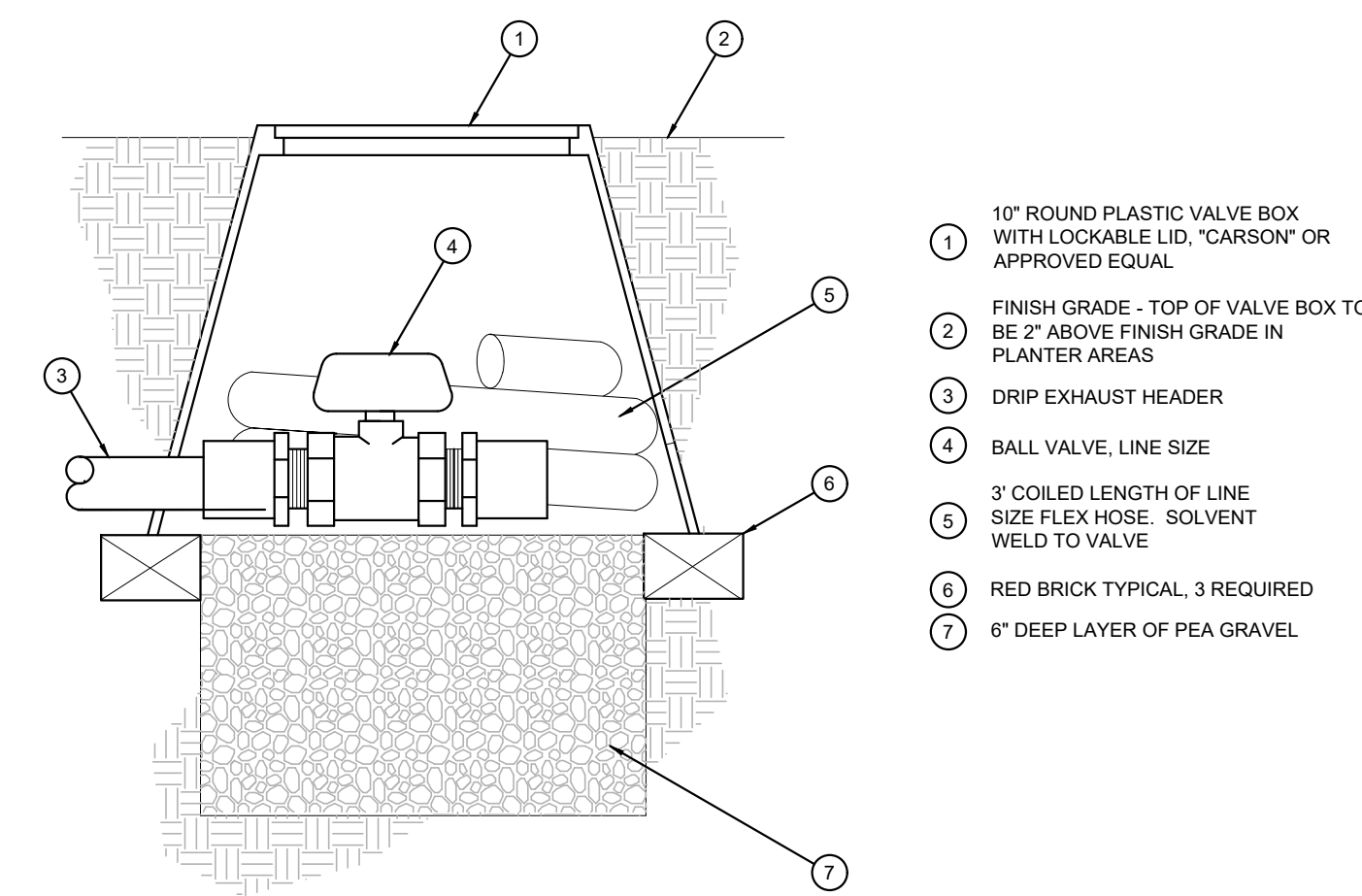
K POP-UP SPRAY HEAD
SCALE: NTS



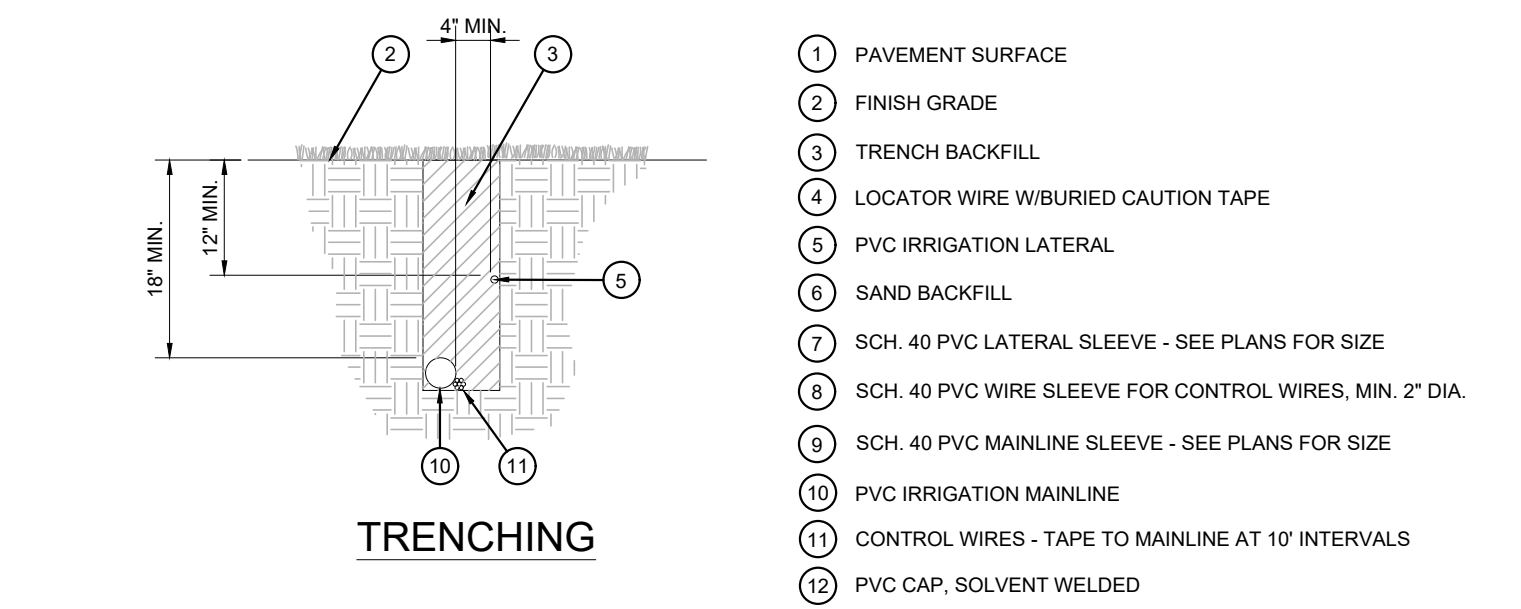
H SUBSURFACE DRIPLINE CONNECTION
SCALE: NOT TO SCALE



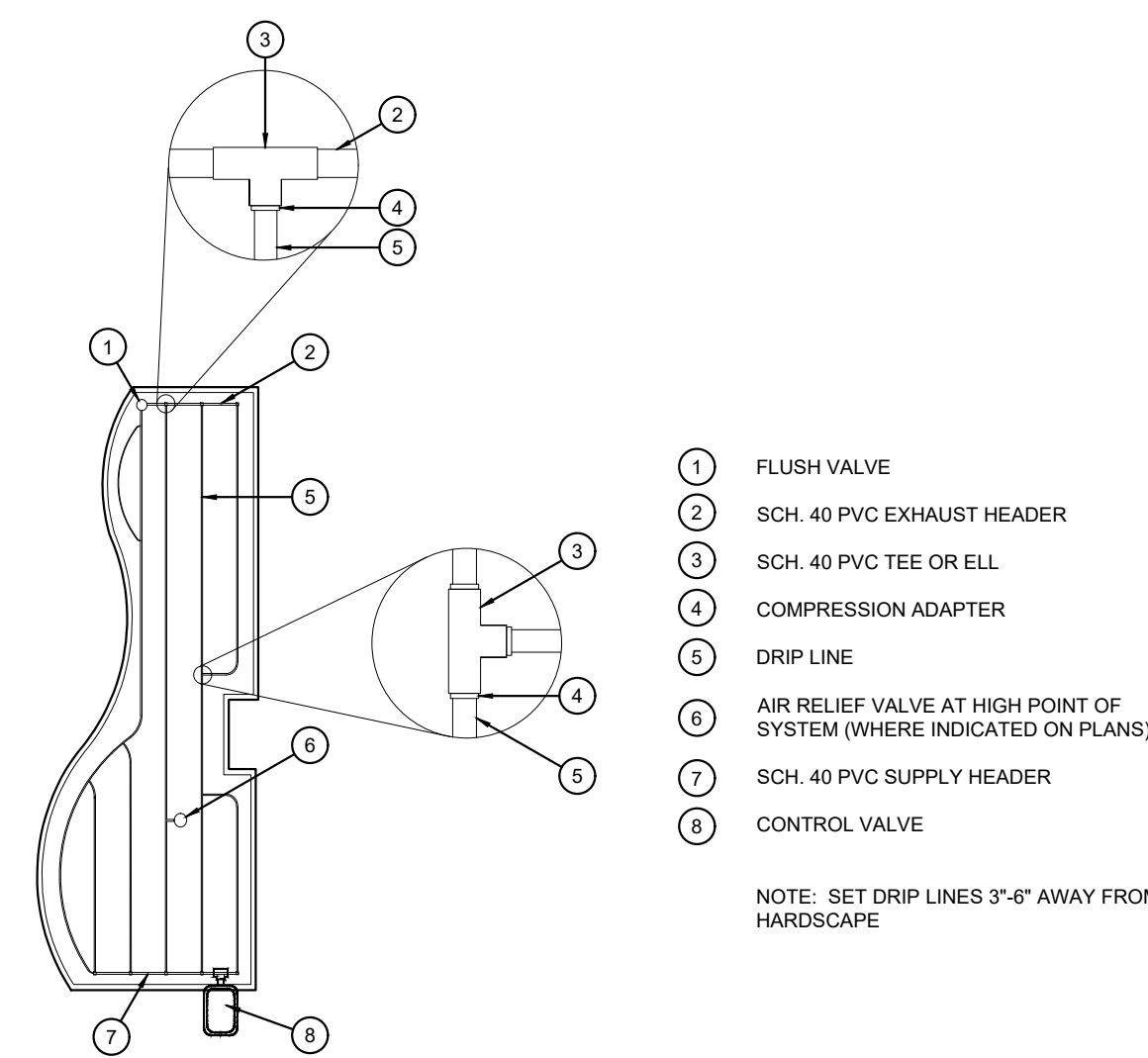
F BRASS BALL VALVE
SCALE: NTS



I FLUSH VALVE
SCALE: NTS



G PIPE AND SLEEVE INSTALLATION
SCALE: NTS



J SUBSURFACE DRIPLINE LAYOUT
SCALE: NOT TO SCALE

MARK	DESCRIPTION	DATE

DESIGNED BY:	21 Crockett
DRAWN BY:	Irvine
CHECKED BY:	Allen, TX 75013 CA 92620
SUBMITTED BY:	DATE: 11/28/2022

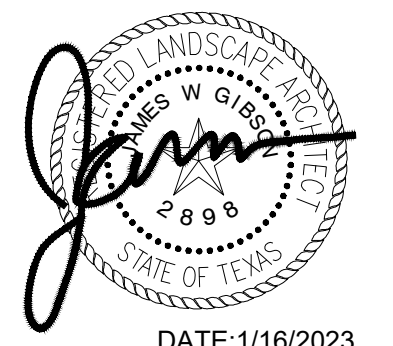
1333 W. McDermott Dr.
Suite 150
Allen, TX 75013 CA 92620

SDC
SITE DESIGN COLLABORATIVE
JOB NO.: 20211012.0

MIXED USE SHOPS
6100 PRECINCT LINE RD.
HURST, TX 76180
**IRRIGATION
DETAILS**

PRELIMINARY
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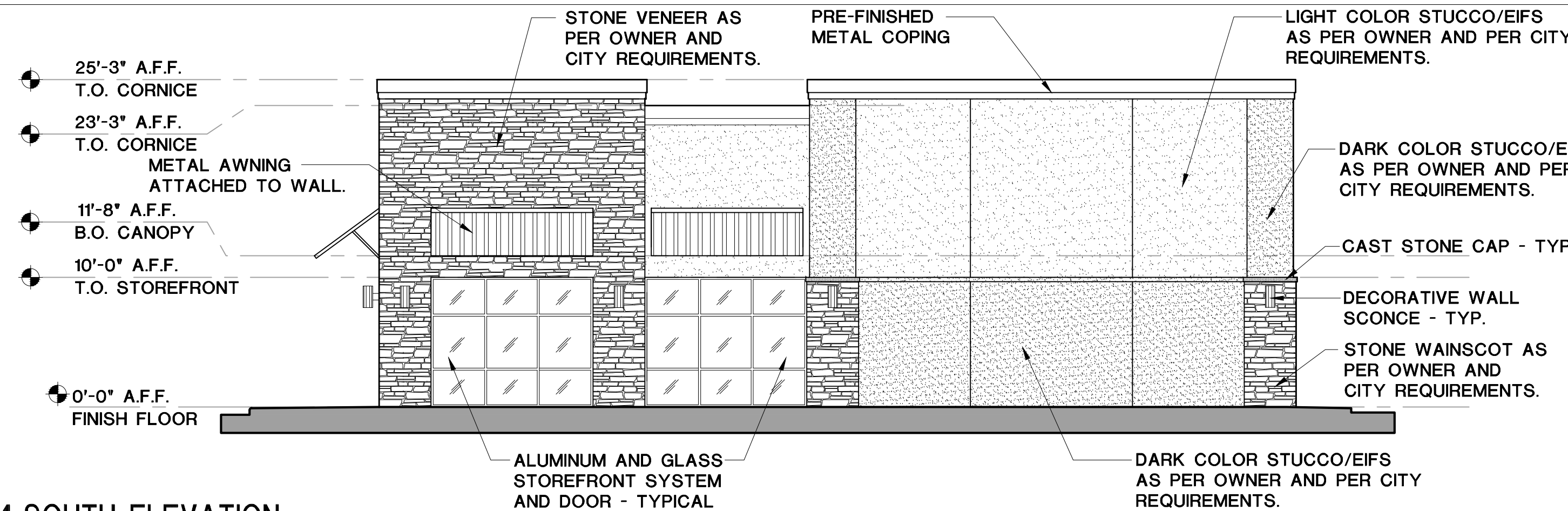
SHEET NO.
L2.2



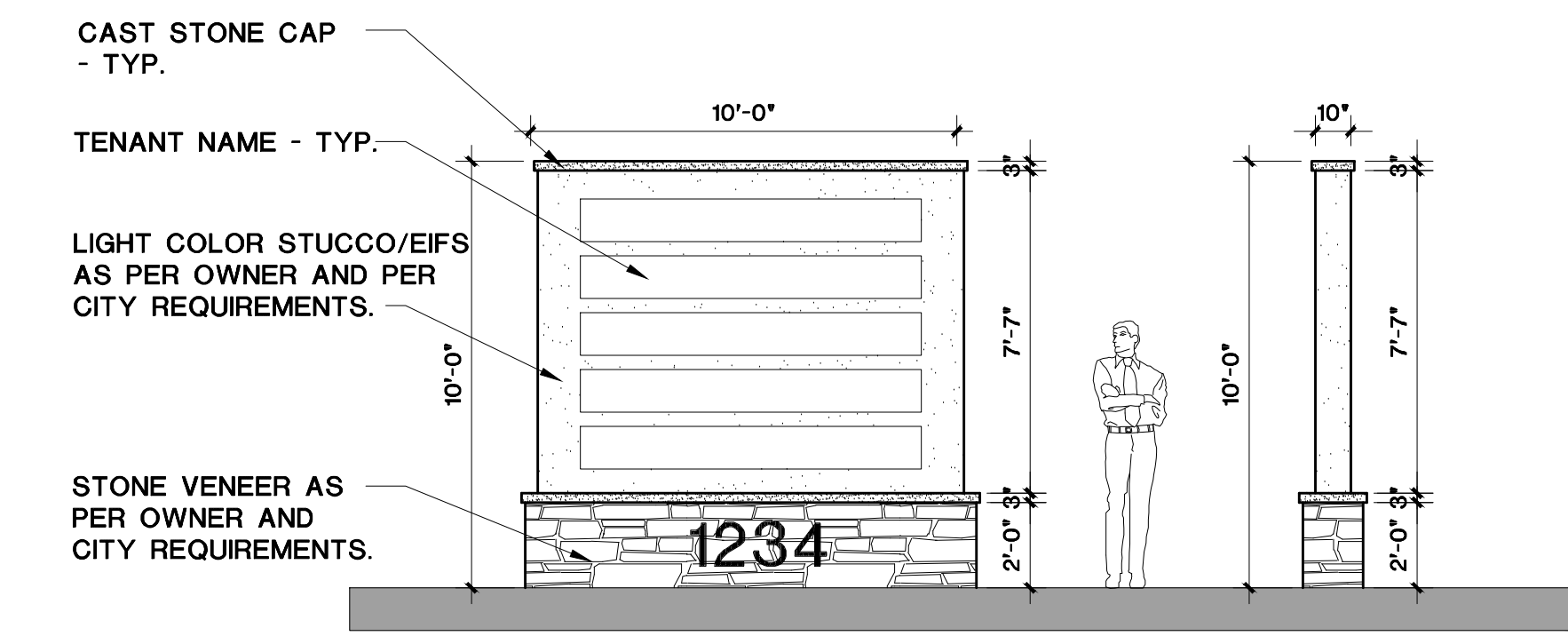
DATE: 11/16/2023



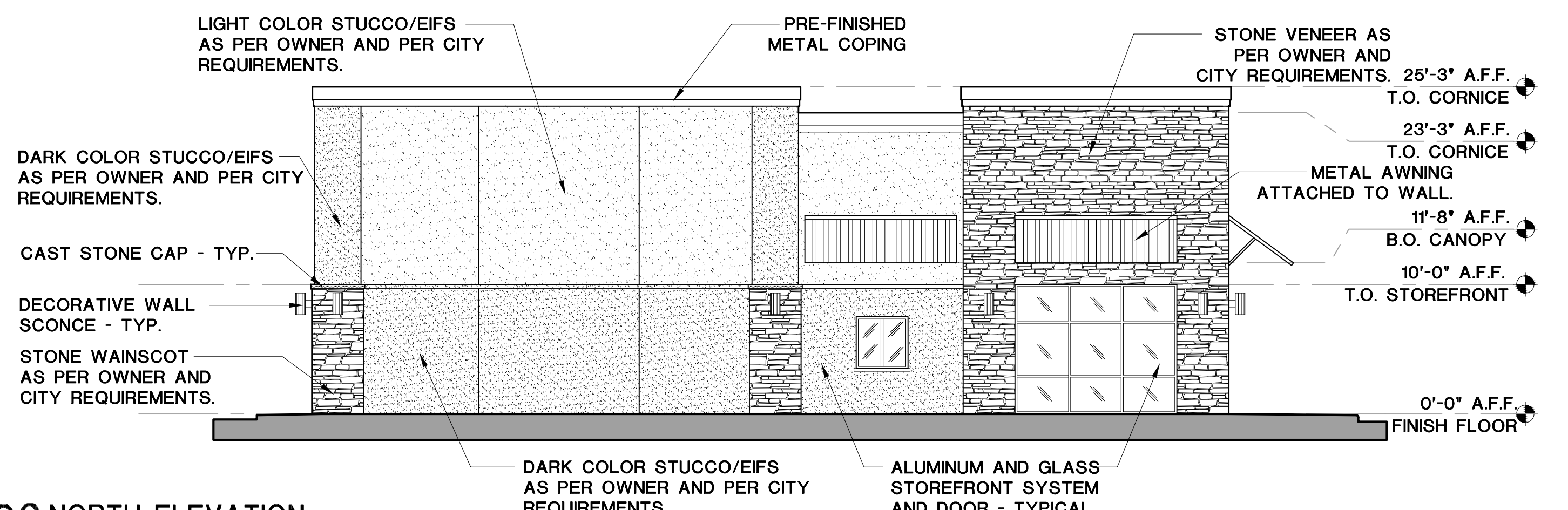
Know what's below.
Call before you dig.



04 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

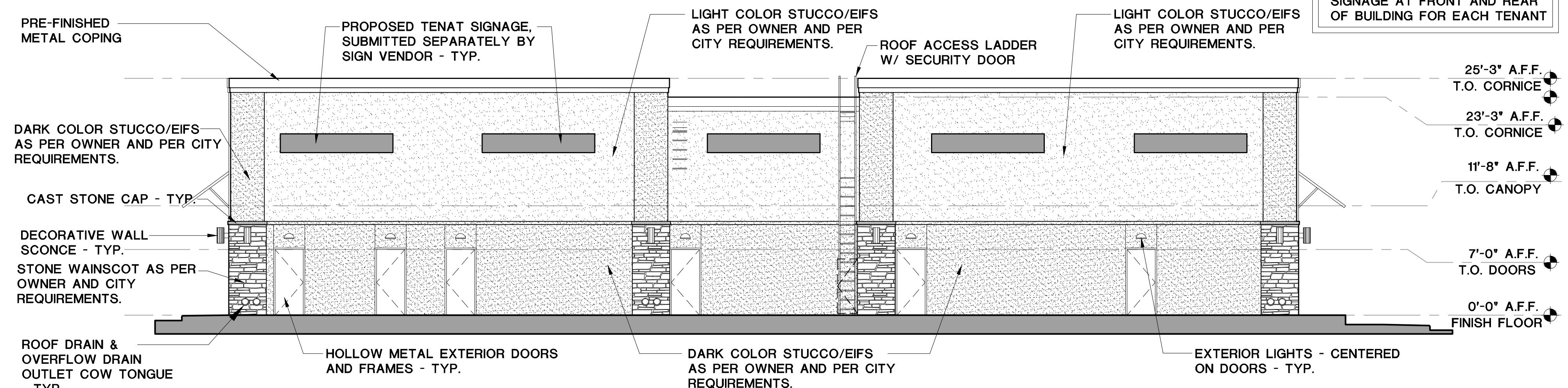


05 MONUMENT SIGN ELEVATION
SCALE: 1/8"=1'-0"

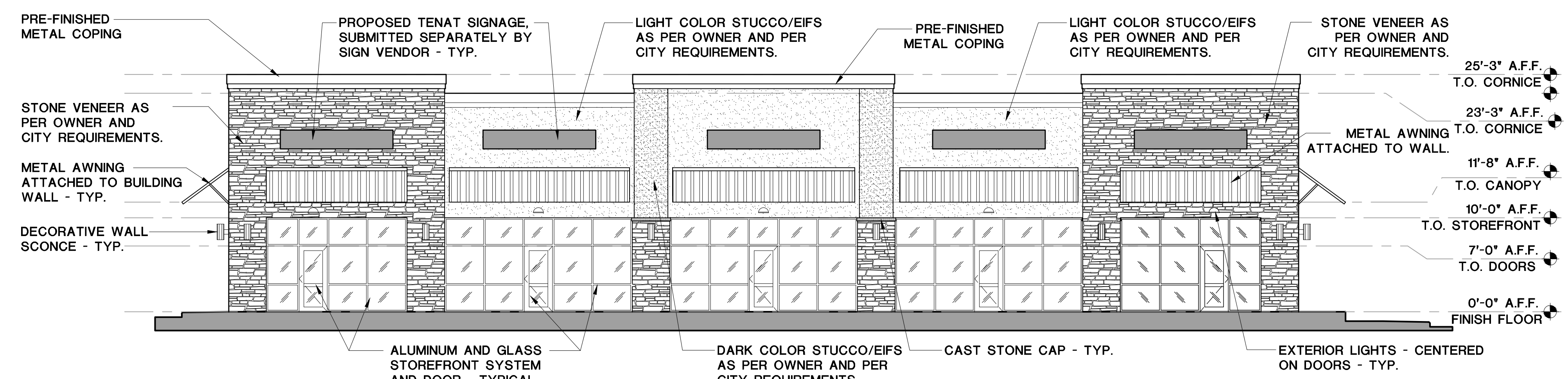


03 NORTH ELEVATION
SCALE: 1/8"=1'-0"

GENERAL NOTE
SIGNAGE AT FRONT AND REAR OF BUILDING FOR EACH TENANT



02 EAST ELEVATION
SCALE: 1/8"=1'-0"



01 WEST ELEVATION
SCALE: 1/8"=1'-0"



214.766.5905
PO BOX 383023
DUNCANVILLE, TX 75138

RETAIL STRIP CENTER
6100 PRECINCT LINE RD.
HURST, TX 76180

REVISIONS

EXTERIOR ELEVATIONS

SHEET NUMBER

A5.01

City Council Staff Report

SUBJECT: Consider approval of Ordinance 2534, first reading, to vacate and abandon a 5-foot wide strip of a 10-foot wide Utility Easement platted as part of Lot 18, Block 3, of the Lonesome Dove Estates, Phase 2, Third Filing.

Supporting Documents:

Ordinance 2534
Application with Exhibits

Meeting Date: 3/28/2023

Department: Public Works

Reviewed by: Greg Dickens

City Manager Review:

Background/Analysis:

Ms. Colleen Train, owner of Lot 18, Block 3, Lonesome Dove Estates (769 Trails End Circle) desires to construct a swimming pool in the rear yard. The yard area available is limited and she has requested the interior 5' of an existing 10' wide utility easement located along the rear property line be abandoned to provide additional space for the pool and associated patio.

Ms. Train has completed the "Application for the Vacation of the City of Hurst Utility and/or Drainage Easement" (Exhibit 1), and provided a boundary survey of the lot including a metes and bounds description with boundary survey of the lot depicting the subject 5' utility easement requested for abandonment (Exhibit 2), and signed agreement by franchise utility companies Oncor, Charter Cable, AT&T, and ATMOS, agreeing to abandonment of the easement (Exhibit 3).

As the City of Hurst does not currently have any utilities located within the subject portion of this easement, and does not envision a future need to locate utilities within this portion of the easement, we have no objection to abandonment of the easement and release of our rights to the use of this portion of the original easement.

Funding Sources and Community Sustainability:

There is no fiscal impact. This action is consistent with Council's strategic priority of **Customer Service** to the citizens of Hurst.

Recommendation:

Staff recommends City Council **approve Ordinance 2534, first reading, to vacate and abandon a 5-foot wide strip of a 10-foot wide Utility Easement platted as part of Lot 18, Block 3, of the Lonesome Dove Estates subdivision.**

ORDINANCE 2534

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HURST, TEXAS, ABANDONING AND VACATING A PORTION OF A 10-FOOT UTILITY EASEMENT IN THE CITY OF HURST, TEXAS, AS HEREIN AFTER DESCRIBED

WHEREAS, the owner of the Lot 18, Block 3, Lonesome Dove Trail, Phase 2, Third Filing development as recorded in Cabinet A, Slide 6943 of the Plat Records of Tarrant County, Texas, that contains an existing ten (10') foot wide utility easement, has requested that the most southerly five (5ft) foot portion of the existing ten (10') foot wide utility easement, as more specifically described in Exhibit "2", attached hereto, and incorporated herein for all purposes, be abandoned and vacated; and

WHEREAS, the most southerly five (5ft) foot portion of the existing ten (10') foot utility easement is not needed for public use and will not be needed in the future for public use; and

WHEREAS, abandoning and vacating the most southerly five (5ft) foot portion of the existing ten (10') foot utility easement will relieve the City of Hurst, Texas from the potential cost and expense of maintaining the property.

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

Section 1: **THAT** all matters stated in the preamble of this ordinance are true and correct and are hereby incorporated into the body of this ordinance as if copied in their entirety.

Section 2: **THAT** the most southerly five (5ft) foot portion of the existing ten (10') foot utility easement located within the property as described in Exhibit "2", attached hereto, and incorporated herein for all purposes, is hereby abandoned and vacated for public use and the same is hereby vacated insofar as all public right, title, and interest in and to said most southerly five (5ft) foot portion of the existing ten (10') foot utility easement is concerned.

Section 3: **THAT** the terms and provisions of this ordinance shall be deemed to be severable, and if validity of any section, subsection, word, sentence, or phrase shall be held invalid, it shall not affect the remaining part of this ordinance.

Section 4: **THAT** the fact that the most southerly five (5ft) foot portion of the existing ten (10') foot utility easement is no longer needed by the public for public usage.

AND IT IS SO ORDERED.

Passed on the first reading on the 28th day of March 2023 by a vote of _ to _.

Passed on second reading on the 11th day of April 2023 by a vote of _ to _.

ATTEST:

CITY OF HURST

Rita Frick, City Secretary

Henry Wilson, Mayor

Approved as to form and legality:

City Attorney



APPLICATION FOR THE VACATION OF THE CITY OF HURST UTILITY AND/OR DRAINAGE EASEMENT IN THE Lonesome Dove Estates ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS

Date: 2-17-2023

TO THE MAYOR & CITY COUNCIL OF THE CITY OF HURST:

The undersigned hereby makes application for the vacation and abandonment of that portion of the utility easement in the above named Addition, Lot(s) 18 of Block 3, and as particularly described in Exhibit No. 1, attached. In support of this application, the undersigned represent and warrant the following:

- 1. The undersigned will hold the City of Hurst harmless, and indemnify it against all suits, costs, expenses, and damages that may arise or grow out of such vacation and abandonment.
2. Attached, marked Exhibit No. 2, is a plat or sketch of that portion of the public easement sought to be vacated and the surrounding areas.
3. Attached, marked Exhibit No. 3, is the consent of public utilities to such vacation.
4. Such easement should be vacated because:

Homeowner wants to have a pool installed, but the existing easements take 10' of the back yard. Abandoning the ^{5'} easement will make the pool possible. Utilities are currently using front yard easement. Said easement is not in use.

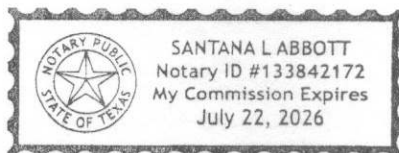
Name: Colleen Train
Address: 164 Trails End Circle
City, State Zip: Hurst, TX 76054

[Handwritten signature]

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared the person whose name is sworn and subscribed to the above and foregoing instrument, and he acknowledged to me that he executes the same for the purposes and considerations therein expressed and as the act and deed of said owner.

WITNESS MY HAND AND SEAL OF OFFICE this the 17 day of Feb., 2023



Santana Abbott
Notary Public, Tarrant County, Texas
My Commission Expires 7-22-26

**EASEMENT ABANDONMENT
PORTION OF
10' DRAINAGE AND UTILITY EASEMENT
LOT 18, BLOCK 3
LONESOME DOVE ESTATES,
PHASE 2, THIRD FILING
TARRANT COUNTY, TEXAS**

EXHIBIT 2

Page 1 of 2

Being a portion of Lot 18, Block 3, of Lonesome Dove Estates, Phase 2, Third Filing, an addition to the City of Hurst, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 6943, of the Plat Records of Tarrant County, Texas, same being a portion of that 10 foot drainage and utility easement dedicated by said addition, same being a portion of that tract of land conveyed to Tom Train and Colleen Train by deed recorded in Instrument Number D222183332, Official Public Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at an "X" cut found at the Northwest corner of said Lot 18 and the Northeast corner of Lot 17 of said addition, same being along the South line of Reatta Place, an addition to Tarrant County, Texas according to the Map or Plat thereof recorded in Cabinet A, Slide 8272, Map or Plat Records, Tarrant County, Texas;

THENCE South 00 degrees 01 minute 35 seconds East, along the West line of said Lot 18, a distance of 5.00 feet to a point for corner, said corner being the POINT OF BEGINNING of herein described tract;

THENCE South 89 degrees 54 minutes 15 seconds East, over and across said Lot 18, a distance of 80.00 feet to a point for corner, said corner being in the West line of Lot 19 of said addition, from which a 1/2 inch iron rod found for witness bears North 00 degrees 01 minute 35 seconds West, a distance of 5.00 feet;

THENCE South 00 degrees 01 minute 35 seconds East, along the West line of said Lot 19, a distance of 5.00 feet to a point for corner;

THENCE North 89 degrees 54 minutes 15 seconds West, over and across said Lot 18, a distance of 80.00 feet to a point for corner, said corner being in the East line of said Lot 17;

THENCE North 00 degrees 01 minute 35 seconds West, along the East line of said Lot 17, a distance of 5.00 feet to the POINT OF BEGINNING and containing 400 square feet or 0.01 acres of land.



Bryan Connally
BRYAN CONNALLY
R.P.L.S. NO. 5513

GENERAL NOTES:

1) BEARINGS ARE BASED ON CAB. A, SL. 6943.



CBG Surveying Texas, LLC.

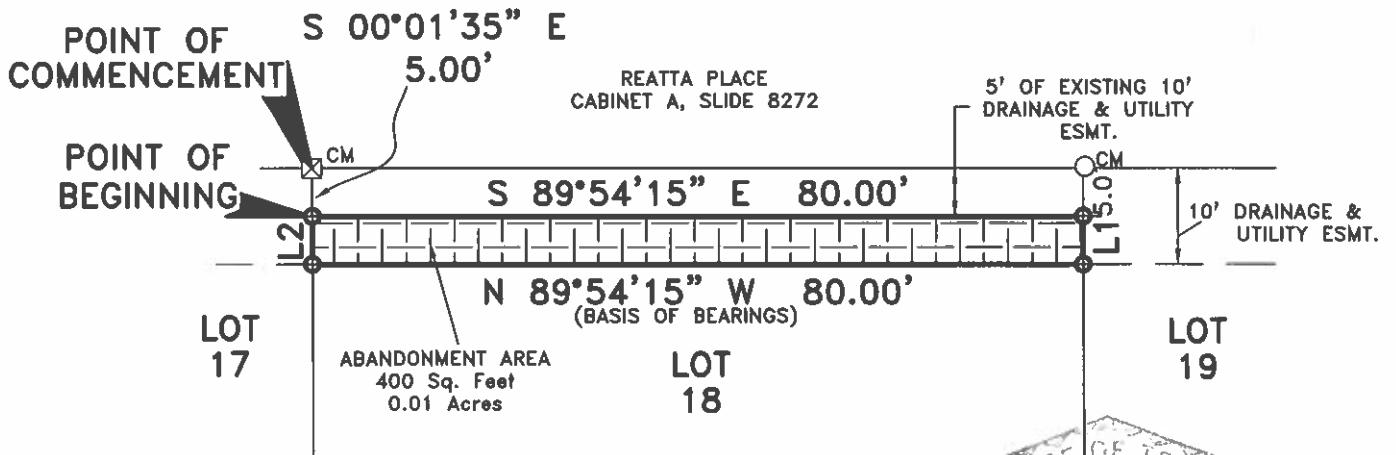
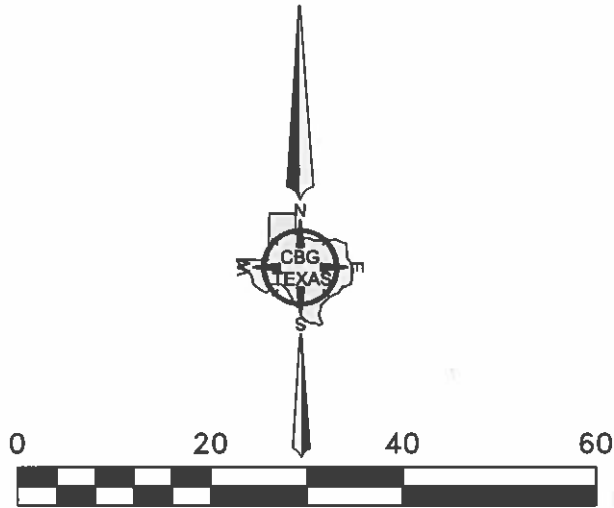
PLANNING SURVEYING
1413 E-130 Suite 7 Garland, Texas 75043
P 214.349.9485 F 214.349.2216
Firm No. 10168800
www.cbatxllc.com

SHEET 1 OF 2
JOB NO. 2213557-01
DRAWN BY: JCM
DATE: 02/28/2023

**EASEMENT ABANDONMENT
PORTION OF
10' DRAINAGE AND UTILITY EASEMENT
LOT 18, BLOCK 3
LONESOME DOVE ESTATES,
PHASE 2, THIRD FILING
TARRANT COUNTY, TEXAS**

LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- ⊠ "X" FOUND/SET
- ✦ POINT FOR CORNER
- CM CONTROLLING MONUMENT



LINE	BEARING	DISTANCE
L1	S 00°01'35" E	5.00'
L2	S 00°01'35" E	5.00'



Bryan Connally

BRYAN CONNALLY
R.P.L.S. NO. 5513

GENERAL NOTES:

- 1) BEARINGS ARE BASED ON CAB. A, SL. 6943.



CBG Surveying Texas, LLC.

PLANNING SURVEYING
1413 E. IH-30 Suite 7 Garland, Texas 75043
P 214.349.9485 F 214.349.2216
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SHEET 2 OF 2
JOB NO. 2213557-01
DRAWN BY: JCM
DATE: 02/28/2023

EXHIBIT NO. 3

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchises with the City of Hurst, that portion of the public utility easement sought to be vacated in the Application to Vacate Utility Easement, do hereby consent to in Lonesome Down Estates Addition, Lot(s) 1B, Block 3 to the City of Hurst, Tarrant County, Texas

City of Hurst Utilities Division

By _____

Title _____

Signature _____

Franchise Utilities

John R. Davila _____ 1/6/2022
John Davila, john.davila@oncor.com
ONCOR (Electric)

Toby Hamm _____ 1/17/2023
Toby Hamm (817) 822-8244
Spectrum/Charter Cable Co.

Ray A. Garcia _____ 1/24/2023
Ray Garcia, 817-550-7576 ray.garcia@att.com
AT&T

Betty Daugherty _____ 1/31/2023
Betty Daugherty, 214-206-2789, Betty.Daugherty@atmosenergy.com
ATMOS ENERGY CORPORATION (Natural Gas)

City Council Staff Report

SUBJECT: Consider authorizing the city manager to enter into a Contract Amendment with Wittman Enterprises for ambulance billing services

Supporting Documents:

Contract Amendment

Meeting Date: 3/28/2023

Department: Fire

Reviewed by: David Palla

City Manager Review:

Background/Analysis:

Wittman Enterprises has provided excellent billing services for the Fire Department ambulance service. Beyond billing services, they help maintain compliance with the Centers for Medicare and Medicaid Services (CMS) and assist with the Texas Ambulance Supplemental Payment Program. This item provides for the City to amend the Contract to piggy back off of the City of Euless Contract award for three years, with two one-year renewal options, effective April 1, 2023.

Funding Sources and Community Sustainability:

Wittman Enterprises provides excellent services for both citizens and the Fire Department allowing the ambulance service to be a sustainable program for the City of Hurst.

Recommendation:

Staff recommends City Council **authorize the city manager to enter into a Contract Amendment with Wittman Enterprises for ambulance billing services, for three years, effective April 1, 2023.**

**SECOND AMENDMENT TO AGREEMENT
FOR PROFESSIONAL SERVICES BETWEEN
CITY OF HURST AND WITTMAN ENTERPRISES, LLC
FOR AMBULANCE BILLING SERVICES**

THIS SECOND AMENDMENT TO AGREEMENT (“Amendment”) is made and entered into effective this 1st day of February, 2023, by and between the CITY OF HURST, a municipal corporation in the State of Texas (the “CITY”) and WITTMAN ENTERPRISES, LLC (the “CONSULTANT”).

RECITALS

1. CITY and CONSULTANT have entered into that certain Agreement for Professional Services, dated March 27, 2012 (the “Agreement”), by which CTY retained CONSULTANT to provide billing and collection services for the CITY’S ambulance services
2. This Second Amendment to Agreement is necessary to memorialize the contracted changes to the Agreement.

NOW, THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

Section 1. Except as otherwise amended by this Second Amendment, the Agreement and the First Amendment and each and every term, covenant and condition thereof shall remain in full force and effect.

Section 2. SECTION 1 of the Agreement (“Term”) shall be amended as follows: “CITY has chosen to piggy-back on the City of Euless’ most-recent RFP process and contract award for ambulance billing services. Through this competitive bidding and conduct of due diligence processes CONSULTANT was chosen as the successful bidder and entered into contract with the City of Euless on February 9, 2022. CITY and CONSULTANT agree to amend the term of their agreement commencing April 1, 2023 to a 3-year agreement (with two (2) one-year renewal options).”

IN WITNESS WHEREOF, CITY has caused this Second Amendment to be signed and executed on its behalf by its City Manager, duly attested by its City Clerk, and the CONSULTANT has signed and executed this Amendment.

CITY OF HURST

WITTMAN ENTERPRISES, LLC

By _____
Clay Caruthers, City Manager

By _____
Corinne Wittman-Wong, CEO

ATTEST:

By _____
Rita Frick, City Secretary

City Council Staff Report

SUBJECT: Consider confirming the City Manager’s appointment of Brent Craft as the City of Hurst Fire Chief effective April 1, 2023

Supporting Documents:

Meeting Date: 3/28/2023
Department: City Manager
Reviewed by: Clay Caruthers
City Manager Review:

Background/Analysis:

On March 31, 2023, Fire Chief David Palla, will retire from the position of Fire Chief. We are grateful to Chief Palla for his service to our community and the positive mark he leaves on the City of Hurst. We wish him the very best in retirement.

As a true reflection of the City’s commitment to a strong leadership culture, the selection process for the next Fire Chief remained internal to the City of Hurst. After completing the screening process, the City Manager has appointed **Brent Craft as the next Fire Chief for the City of Hurst**. With the Mayor and City Council’s confirmation, Chief Craft will move into the Fire Chief’s role on April 1, 2023. Brent began his career as a Fire Fighter/Paramedic October 23, 2000, and progressed through the ranks holding position including Fire Inspector, Fire Marshal, Battalion Chief and Assistant Chief. Serving as the Assistant Fire Chief has provided Brent the opportunity to be a part of nearly every operational decision within the Fire Department. He is an integral part of the continued excellence in the delivery of fire and emergency management services to Hurst citizens.

In accordance with Texas Local Government Code Chapter 143.013 (Civil Service), the City Manager’s appointment of the department head governing the Fire Department must be confirmed by the municipality’s governing body.

Funding and Sources:

There is no fiscal impact.

Recommendation:

It is recommended that the City Council **consider confirming the City Manager's appointment of Brent Craft as the City of Hurst Fire Chief effective April 1, 2023.**

Future Events Calendar

March 28, 2023

Regular City Council meetings are held on the second and fourth Tuesday of each month. Following are additional meetings, canceled meetings and public event dates.

<u>DATE AND TIME</u>	<u>ACTIVITY</u>
Tuesday, March 28, 2023 5:30 p.m. Events, 6:40 p.m. first hunt begins	EGGSTRAVGANZA, Hurst Community Park 601 Precinct Line Road
Friday, March 31, 2023 5:30 p.m. Events, 6:40 p.m. first hunt begins	Adaptive Egg Hunt, Central Park 700 Mary Drive
Friday, April 7, 2023	City Hall Offices Closed in observance of Good Friday
Saturday, April 15, 2023 8:00 am – 11:00 am	Household Hazardous Waste Collection Event Hurst Service Center, 2001 Precinct Line Road