

**WORK SESSION AGENDA OF THE CITY COUNCIL OF  
HURST, TEXAS  
CITY HALL, 1505 PRECINCT LINE ROAD  
FIRST FLOOR CONFERENCE ROOM  
TUESDAY, JUNE 13, 2023 – 5:30 P.M.**

---

**I. Call to Order**

**II. Informational Items**

- **Update and discussion of upcoming Calendar Items**
- **Update and discussion of Val Oaks Shopping Center**

**III. Update and discussion of Regular Agenda Items**

**IV. Discussion of Agenda Item(s) 2**

Consider Ordinance, 2539, second reading, SITE-2023-00005 Harwood Medical Offices, a Site Plan Revision for signage only on Lot 2, Block 1, Southwest Surgical Hospital Addition, being 2.05 acres located at 809 Harwood Road

**V. Discussion of Agenda Item(s) 3**

Consider authorizing the city manager to execute a 5-year Software Renewal for the current budgeting software mBudget

**VI. Discussion of Agenda Item(s) 4**

Consider Ordinance 2538, second reading, SITE-2023-00004 Ryan Wayne Salon, a Site Plan Revision for Lot AR, Block 44, Shady Oaks Addition, being .96 acre located at 450 Harwood Road

**VII. Discussion of Agenda Item(s) 5**

Consider Ordinance 2540, first reading, amending Chapter 26 of the Hurst Code of Ordinances regarding the assessment of certain fees for water utility accounts

**VIII. Discussion of Agenda Item(s) 6**

Consider authorizing the city manager to pay Trinity River Authority \$226,394.00 in supplemental funding for Walker-Calloway Branch Outfall Trunk Sewer System Phases 2 and 3 Project

**IX. Discussion of Agenda Item(s) 7**

Consider authorizing the city manager to approve funding for the 48th Year Community Development Block Grant (CDBG) Project on Livingston Drive Paving, Water, and Sewer Improvements

**X. Discussion of Agenda Item(s) 8**

Consider authorizing the City Manager to enter into an inter-local purchasing agreement with Trinity River Authority

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

Consider appointments to Boards, Commissions and Committees

**XII. ADJOURNMENT**

Posted By: \_\_\_\_\_

This the 9<sup>th</sup> day of June 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.

**REGULAR MEETING AGENDA OF THE CITY COUNCIL OF HURST, TEXAS  
CITY HALL, 1505 PRECINCT LINE ROAD  
TUESDAY, JUNE 13, 2023**

---

**AGENDA:**

**5:30 p.m. - Work Session (City Hall, First Floor Conference Room)**

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

---

**CALL TO ORDER**

**INVOCATION (Councilmember Jimmy Meeks)**

**PLEDGE OF ALLEGIANCE**

**CONSENT AGENDA**

1. Consider approval of the minutes for the May 20 and 23, 2023 City Council meetings
2. Consider Ordinance, 2539, second reading, SITE-2023-00005 Harwood Medical Offices, a Site Plan Revision for signage only on Lot 2, Block 1, Southwest Surgical Hospital Addition, being 2.05 acres located at 809 Harwood Road
3. Consider authorizing the city manager to execute a 5-year software renewal for the current budgeting software mBudget

**ORDINANCE(S)**

4. Consider Ordinance 2538, second reading, SITE-2023-00004 Ryan Wayne Salon, a Site Plan Revision for Lot AR, Block 44, Shady Oaks Addition, being .96 acre located at 450 Harwood Road
5. Consider Ordinance 2540, first reading, amending Chapter 26 of the Hurst Code of Ordinances regarding the assessment of certain fees for water utility accounts

**OTHER BUSINESS**

6. Consider authorizing the city manager to pay Trinity River Authority \$226,394.00 in supplemental funding for Walker-Calloway Branch Outfall Trunk Sewer System Phases 2 and 3 Project
7. Consider authorizing the city manager to approve funding for the 48th Year Community Development Block Grant (CDBG) project on Livingston Drive Paving, Water, and Sewer Improvements

8. Consider authorizing the City Manager to enter into an inter-local purchasing agreement with Trinity River Authority
9. Consider appointments to Boards, Commissions and Committees
10. Board, Commission and Committee Minutes
  - Planning and Zoning Commission
11. Review of upcoming calendar items
12. 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 9<sup>th</sup> day of June 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.

**MINUTES  
HURST CITY COUNCIL  
STRATEGIC PLANNING SESSION  
SATURDAY, MAY 20, 2023**

On the 20<sup>th</sup> day of May 2023, at 7:30 a.m., the City Council of the City of Hurst, Texas, convened in Work Session at the Hurst Conference Center, 1601 Campus Drive, Hurst, Texas, with the following members present:

Henry Wilson	)	Mayor
Gary Waldron	)	Mayor Pro Tem
Cindy Shepard	)	Councilmembers
Cathy Thompson	)	
Jon McKenzie	)	
John Miller	)	
Jimmy Meeks	)	
Clay Caruthers	)	City Manager
Rita Frick	)	City Secretary
Joe Gonzalez	)	The Management Connection, Inc.

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

**Item 1. Call to Order** – the meeting was called to order at 7:30 a.m.

**Item 2. Discussion and Review of City Council Governance Model and Hurst Strategic Planning Document Including Policy Statements and Strategies.**

Facilitator Joe Gonzalez, led Council through discussions of the Hurst Strategic Priorities. City Manager Caruthers reviewed the adjustments discussed during the last Strategic Planning meeting to combine Community and Economic Vitality. Mr. Gonzalez next led Council through discussions regarding governance and strategic leadership. Discussion included the privilege and responsibility of Council to govern a community; the community is more than one issue and the need to have a broader perspective. Mr. Gonzalez noted how the Council governs is reflective in the work force and the Council's leadership is why Hurst has a good work force. He emphasized that strategic leadership is key to Council success, the need to know what Council's decision documents are and the importance of professionalism. Councilmembers discussed various things that make a Council successful including communication, knowing what not to do and recognizing individual uniqueness.

Mayor Wilson recessed the meeting at 8:31 a.m. and reconvened at 8:46 a.m.

Council continued discussions regarding Council governance and methods to communicate and collaborate effectively to serve the community. Mr. Gonzalez reiterated how Strategic Leadership

relates to the governance model and the importance of the established process for the Council, the success of the Manager, and ultimately the community.

**Item 3. Informational Items** – Items of community interest and review of City Council calendar of meetings. City Manager Caruthers reminded Council of photos next Tuesday before the Council meeting and the HEBReads! Event at 10:00 a.m. today.

**Item 4. Adjournment** – The meeting was adjourned at 9:30 a.m.

**APPROVED this the 13<sup>th</sup> day of June 2023.**

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Rita Frick, City Secretary

\_\_\_\_\_  
Henry Wilson, Mayor

**Minutes  
Hurst City Council  
Work Session  
Tuesday, May 23, 2023**

On the 23<sup>rd</sup> day of May 2023, at 5:08 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
Gary N. Waldron	)	Mayor Pro Tem
Jon McKenzie	)	
Cathy Brotherton	)	
Cindy Shepard	)	
John Miller	)	
Jimmy Meeks	)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	City Attorney
Malaika Marion Farmer	)	Assistant City Manager
Rita Frick	)	City Secretary
Michelle Lazo	)	Executive Director of Planning and Development
Kyle Gordon	)	Executive Director of Community Services

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 5:08 p.m.

**II. Informational Items**

- **Update and discussion of upcoming Calendar Items** – Executive Director of Community Services Kyle Gordon reviewed the aquatics season opening dates and schedule.
- **Update and discussion of Annual Board, Commission and Committee appointments** – City Secretary Rita Frick reviewed Board, Commission and Committee vacancies, existing members requesting to be appointed, and new applications received. Council discussed dates for applicant interviews.

Work Session Items were discussed in the following order: VI, VII, VIII, IX, V and X. The remaining items were not discussed in work session.

**III. Update and discussion of Regular Agenda Items**

**IV. Discussion of Agenda Item(s) 2**

Consider authorizing the city manager to enter into an Annual Contract for the Purchase of Aquatics Center Chemicals

**V. Discussion of Agenda Item(s) 3**

Consider authorizing the city manager to Purchase Additional Oracle Fusion ERP (Enterprise Resource Planning) Licenses

City Manager Clay Caruthers briefed Council on the new Oracle upgrade and new features, noting additional licensing is necessary to transition to digital invoices and provide staff with the ability to review payments and expenditures. He stated the estimated cost is \$30,000 per month.

**VI. Discussion of Agenda Item(s) 4**

Conduct a public hearing and consider Ordinance 2538, first reading SITE-2023-00004 Ryan Wayne Salon, a Site Plan Revision for Lot AR, Block 44, Shady Oaks Addition, being .96 acre located at 450 Harwood Road

City Manager Clay Caruthers and Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed site plan revision noting the existing site plan requires the masonry fence and reviewed the current ordinance regarding fences. Staff noted the applicant's engineer indicated the fence cannot be repaired and a single brick fence should not exceed 4 feet in height. The applicant is requesting a CMU split face fence with brick columns. Ms. Lazo noted neighbor comments and concerns, regarding the CMU fencing, during the Planning and Zoning Commission meeting. Council discussed height, stability and consistency of the current and proposed fence.

**VII. Discussion of Agenda Item(s) 5**

Conduct a public hearing and consider Ordinance, 2539, first reading, SITE-2023-00005 Harwood Medical Offices, a Site Plan Revision for signage only on Lot 2, Block 1, Southwest Surgical Hospital Addition, being 2.05 acres located at 809 Harwood Road

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed site plan revision for signage only noting the request is to allow medical office tenant signage on the north, east, and south elevation of the building and all signs will meet the Town Center signage regulations.

**VIII. Discussion of Agenda Item(s) 6**

Consider P-2022-0010 Oak Grove Addition, a replat of Lot AR, Block 2, Oak Grove Addition and Lot 2A, Block 3, Bellaire Place Addition to Lot AR-1, Block 2, Oak Grove Addition, being 8.97 acres located at 501 Bellaire Drive

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed replat noting HEB ISD and the City exchanged property in order to build a new Bellaire Elementary School on a portion of the former Bellaire Park property, and noted engineering plans have been reviewed and accepted. City Manager Caruthers also noted discussions with the Superintendent regarding fee waivers and some type of in-kind service.

**IX. Discussion of Agenda Item(s) 7**

Consider P-2023-0002 Shady Oaks Addition a final plat of Tract 14A, William Wallace



Survey A-1607 to Lots 21-25, Block 31, Shady Oaks Addition, being 1.59 acres located at 1441 Hurstview Drive

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed final plat noting the developer is requesting to build five (5) new single-family homes. She stated two (2) lots will face Hurstview Drive and three (3) will face Brookside Drive.

**X. Discussion of Agenda Item(s) 8**

Consider authorizing the city manager to enter into an Engineering Services Contract with Burgess & Niple, Inc., for Engineering Services for 2023 Miscellaneous Street Bond Improvements

City Manager Caruthers briefed Council on this item noting the most recent bond program for street improvements and the location map provided in the packet. He stated this item authorizes a Contract for Engineering Services with Burgess & Niple, Inc.

**XI. ADJOURNMENT** – Mayor Wilson adjourned the work session at 6:20 p.m.

**APPROVED** this the 13<sup>th</sup> day of June 2023.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Rita Frick, City Secretary

\_\_\_\_\_  
Henry Wilson, Mayor

**City Council Minutes**  
**Tuesday, May 23, 2023**

On the 23<sup>rd</sup> day of May 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
Gary N. Waldron	)	Mayor Pro Tem
Jon McKenzie	)	Councilmembers
Cathy Brotherton	)	
Cindy Shepard	)	
John Miller	)	
Jimmy Meeks	)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	City Attorney
Malaika Marion Farmer	)	Assistant City Manager
Rita Frick	)	City Secretary
Michelle Lazo	)	Executive Director of Planning and Development
Kyle Gordon	)	Executive Director of Community Services

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.

Mayor Wilson gave the Invocation.

**CONSENT AGENDA**

1. Consider approval of the minutes for the May 9, 2023 City Council meetings
2. Consider authorizing the city manager to enter into an Annual Contract for the Purchase of Aquatics Center Chemicals
3. Consider authorizing the city manager to Purchase Additional Oracle Fusion ERP (Enterprise Resource Planning) Licenses

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

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

**PUBLIC HEARING AND RELATED ITEM(S)**

4. Conduct a public hearing and consider Ordinance 2538, first reading SITE-2023-00004 Ryan Wayne Salon, a Site Plan Revision for Lot AR, Block 44, Shady Oaks Addition, being .96 acre located at 450 Harwood Road

Mayor Wilson announced the public hearing to consider Ordinance 2538, first reading SITE-2023-00004 Ryan Wayne Salon, a Site Plan Revision for Lot AR, Block 44, Shady Oaks Addition, being .96 acre located at 450 Harwood Road, and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the proposed case. Ms. Lazo noted this site is the former Duvall's Salon at 450 Harwood Road. She stated the request is a site plan revision in order to replace the existing brick on brick fence, approximately 450 linear feet, with two-sided textured CMU fence. Ms. Lazo stated the current site plan for Duvall's was approved in 1999 that requires the single brick fence. Ms. Lazo stated the fence has started deteriorating with missing bricks and leaning in certain areas and the existing fence exceeds nine (9) feet in height on the north end of the property.

Mayor Wilson recognized Mike Linebarger, representing the owners, who stated his background is inspector and he noted the various states of fence disrepair. He stated various engineers and contractors agreed the current style of wall is not recommended for fences over 5 feet noting the impact of the climate and soil conditions. Mr. Linebarger reviewed the wall materials relative to safety and long-term stability and recommended the CMU product due to appearance and cost. Mr. Linebarger provided pictures of various CMU product usages throughout the City, and noted the owners' desire for an attractive and long-term product that is structurally sound.

Mayor Wilson recognized Kathy and Crespin Cortez, 440 Shade Tree Circle and Debbie Ross, 1900 Hurstview who expressed concerns of changes to the 1999 fence requirements; the need to address their neighborhood's quality of life; unauthorized work performed by the new owner; only brought into the discussion of a new fence last week; concerns about a CMU fence and height of the fence; clarification of what portion of the fence the new owner is responsible to replace; continuity of the style and color of fence; new owner's responsibility to replace the fence; and preference for a brick fence to match the existing fence.

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

In response to Councilmembers' questions, staff and applicant stated the residences were there prior to the salon and the existing fences were wood; there is only another 75' to 100' feet of the existing fence the salon owner will not replace, and the applicant is trying to coordinate with the homeowners to participate for continuity; described the CMU product and stated it should last 80 plus years with basic maintenance; described fence construction; indicated there should be no impact on property values based on a brick fence versus CMU fence; engineers and masons have examined the existing fence and stated the single stack brick fence is not designed for the existing height.

Mayor Wilson recognized Ms. Ross who indicated there are cracked CMU fences in the City. In response to Councilmember questions, Mr. Linebarger stated they are willing to work with the neighbors regarding colors to try and match the existing fence and could add an element of brick across the top.

Councilmember McKenzie moved to approve Ordinance 2538, first reading, a site plan revision for Ryan Wayne Salon. Motion seconded by Councilmember Miller. Motion prevailed by the following vote:

Ayes: Councilmembers McKenzie, Waldron, Shepard, Miller and Meeks

No: Councilmember Brotherton

5. Conduct a public hearing and consider Ordinance, 2539, first reading, SITE-2023-00005 Harwood Medical Offices, a Site Plan Revision for signage only on Lot 2, Block 1, Southwest Surgical Hospital Addition, being 2.05 acres located at 809 Harwood Road

Mayor Wilson announced a public hearing to consider Ordinance, 2539, first reading, SITE-2023-00005 Harwood Medical Offices, a Site Plan Revision for signage only on Lot 2, Block 1, Southwest Surgical Hospital Addition, being 2.05 acres located at 809 Harwood Road and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the proposed site plan for signage only. Ms. Lazo noted the site was approved for Southwest Surgical Hospital and the Medical office building in 2008 and this building was intended to office physicians working at the hospital, but is now being used by medical practices. She stated the new owner is requesting the revision to allow medical office tenant signage on the north, east, and south elevation of the building and all signs will meet the Town Center signage regulations.

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

In response to Council questions, Ms. Lazo stated the signs can have back lighting.

Councilmember Brotherton moved to approve Ordinance 2539, first reading, a site plan revision for signage only for Harwood Medical Offices. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

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

No: None

### **PLAT(S)**

6. Consider P-2022-0010 Oak Grove Addition, a replat of Lot AR, Block 2, Oak Grove Addition and Lot 2A, Block 3, Bellaire Place Addition to Lot AR-1, Block 2, Oak Grove Addition, being 8.97 acres located at 501 Bellaire Drive

Executive Director of Planning and Development Michelle Lazo reviewed the proposed replat of Lot AR, Block 2, Oak Grove Addition and Lot 2A, Block 3, Bellaire Place Addition to Lot AR-1, Block 2, Oak Grove Addition, being 8.97 acres located at 501 Bellaire Drive. She noted HEB ISD and the City exchanged property in order to build a new Bellaire

Elementary School on a portion of the former Bellaire Park property. That the new elementary campus is under construction and the engineering plans have been reviewed and accepted.

Councilmember Waldron moved to approve P-2022-00010, a replat of Lot AR, Block 2, Oak Grove Addition and Lot 2A, Block 3, Bellaire Place Addition. Motion seconded by Councilmember McKenzie. Motion prevailed by the following vote:

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

No: None

7. Consider P-2023-0002 Shady Oaks Addition a final plat of Tract 14A, William Wallace Survey A-1607 to Lots 21-25, Block 31, Shady Oaks Addition, being 1.59 acres located at 1441 Hurstview Drive

Executive Director of Planning and Development Michelle Lazo reviewed the proposed final plat of Tract 14A, William Wallace Survey A-1607 to Lots 21-25, Block 31, Shady Oaks Addition, being 1.59 acres located at 1441 Hurstview Drive noting the developer is requesting the final plat to develop five (5) new single-family homes. She stated two (2) lots will face Hurstview Drive and three (3) will face Brookside Drive. In response to Council questions, Ms. Lazo stated TXDOT controls access, and she anticipates a combined drive on Hurstview.

Councilmember Miller moved to approve P-2023-00002, a final plat, Lots 21-25, Block 31, Shady Oaks Addition. Motion seconded by Councilmember Shepard. Motion prevailed by the following vote:

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

No: None

### **OTHER BUSINESS**

8. Consider authorizing the city manager to enter into an Engineering Services Contract with Burgess & Niple, Inc., for Engineering Services for 2023 Miscellaneous Street Bond Improvements

City Manager Clay Caruthers stated this item is related to the most recent bond program for street improvements and noted the location map in the packet indicates which streets will be addressed. He stated this item is an Engineering Services Contract with Burgess & Niple, Inc., for a total fee not to exceed \$110,050.00.

Councilmember Shepard moved to authorize the city manager to execute the Engineering Services Contract with Burgess & Niple, Inc., for 2023 Miscellaneous Street Bond Improvements, for a total fee not to exceed \$110,050.00. Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

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

No: None

## 9. Board, Commission and Committee Minutes

- Library Board
- Parks and Recreation Board
- Hurst Community Arts and Historic Landmark Preservation Committee

Council reviewed the minutes and Councilmember McKenzie noted Children's Librarian Beverly Kirkendall's upcoming retirement and expressed his appreciation for her contribution to the children at the Library and HEB ISD area.

10. Review of upcoming calendar items – Executive Director of Community Services Kyle Gordon provided an overview of the Aquatics Season schedule noting the rotation of guards between Chisholm and Central Aquatics Centers due to staffing shortages. City Manager Clay Caruthers also reviewed items in the Future Events Calendar.
11. City Council Reports - Items of Community Interest – No items reported.

**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**

LD Bell Highschool Student Council members Giselle Ransom and Madison Sander informed Council of their opportunity to host the 2023 Texas Association of Student Council annual conference and requested consideration of sponsorship support from the city. The event will be October 28, 2023 at LD Bell High School.

**ADJOURNMENT** – The meeting adjourned at 7:27 p.m.

**APPROVED** this the 13<sup>th</sup> day of June 2023.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Rita Frick, City Secretary

\_\_\_\_\_  
Henry Wilson, Mayor

City Council Staff Report

<p><b>OBJECT:</b> SITE-2023-00005 Harwood Medical Offices, second reading, a Site Plan Revision for signage only on Lot 2, Block 1 Southwest Surgical Hospital Addition, being 2.05 acres located at 809 Harwood Road</p>	
<p><b>Supporting Documents:</b></p>	
<p>Ordinance 2539</p>	<p><b>Meeting Date:</b> 6/13/2023  <b>Department:</b> Development  <b>Reviewed by:</b> Michelle Lazo  <b>City Manager Review:</b></p>
<p><b>Background/Analysis:</b></p>	
<p>An application has been made by John Hopfensperger with CMK Properties, LLC, for a site plan revision for signage only Lot 2, Block 1, Southwest Surgical Hospital Addition, being 2.05 acres located at 809 Harwood Road. The property is zoned TC-PD (Town Center Planned Development).</p> <p>The site plan was approved for Southwest Surgical Hospital and the medical office building in 2008. This building was intended to office physicians working at the hospital, but now is being used by a variety of medical practices.</p> <p>The new owner is requesting the site plan revision to allow medical office tenant signage on the north, east, and south elevation of the building. All signs will meet the Town Center signage regulations.</p>	
<p><b>Funding Sources and Community Sustainability:</b></p>	
<p>There is no fiscal impact. Consideration of the Site Plan Revision is a direct representation of Council’s goal for <b>Economic Vitality</b>.</p>	
<p><b>Recommendation:</b></p>	
<p>Based upon the Planning and Zoning Commission vote of 7-0. The recommendation is City Council <b>move to approve Ordinance 2539, second reading, a Site Plan Revision for Signage only for Harwood Medical Offices.</b></p>	

## **ORDINANCE 2539**

### **AN ORDINANCE ADOPTING A SITE PLAN REVISION FOR SIGNAGE ONLY ON LOT 2, BLOCK 1 SOUTHWEST SURGICAL HOSPITAL ADDITION, BEING 2.05 ACRES LOCATED AT 809 HARWOOD 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 for screen wall modification with Exhibits "A-E" for Lot 2, Block 1 Southwest Surgical Addition, being 2.05 acre located at 809 Harwood Road.

### **AND IT IS SO ORDERED.**

Passed on the first reading on the 23<sup>th</sup> day of May 2023 by a vote of 6 to 0.

Approved on the second reading on the 13<sup>th</sup> day of June 2023 by a vote of \_ to \_.



**ATTEST:**

**CITY OF HURST**

\_\_\_\_\_  
Rita Frick, City Secretary

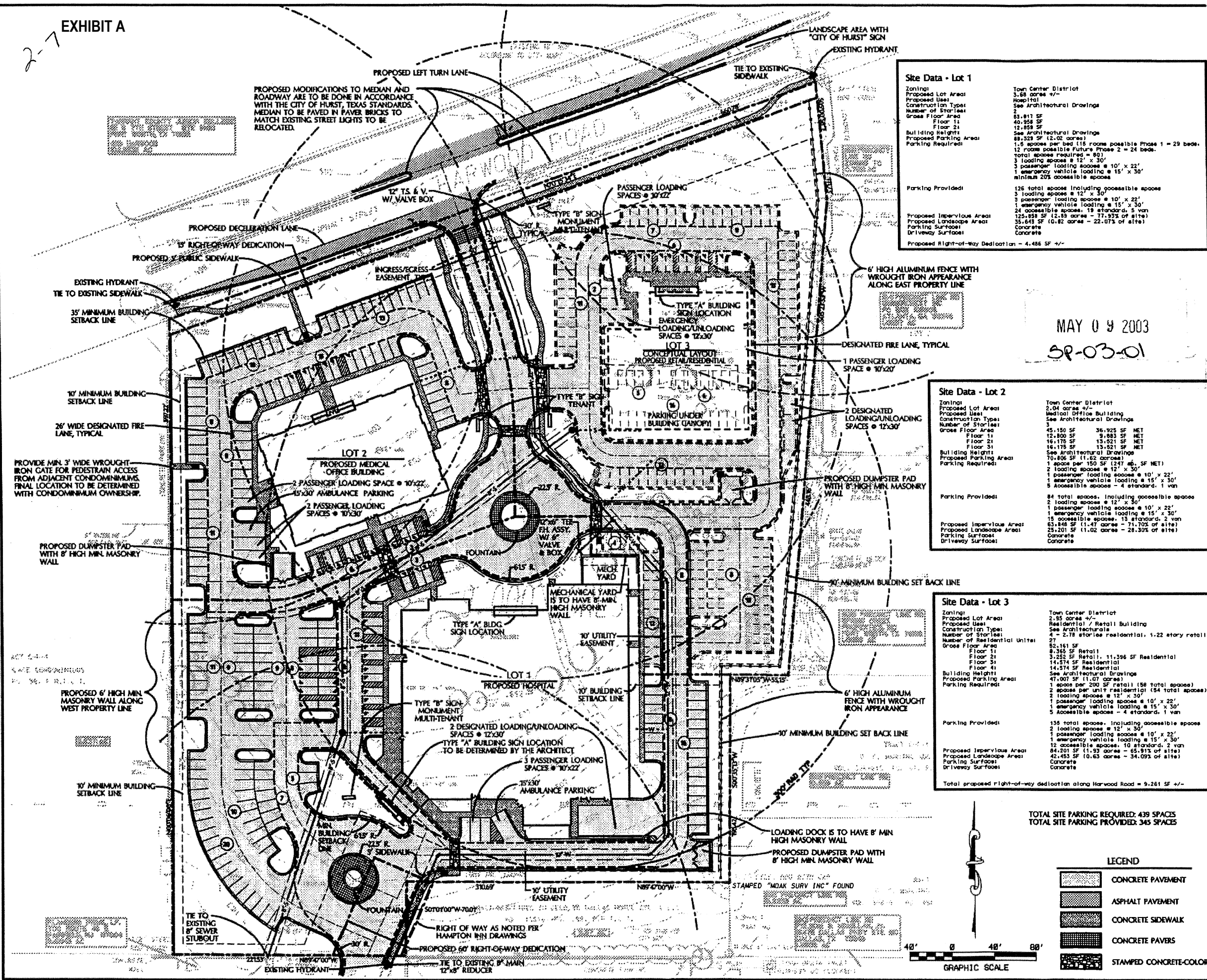
\_\_\_\_\_  
Henry Wilson, Mayor

**Approved as to form and legality:**

\_\_\_\_\_  
City Attorney

EXHIBIT A

2-7



**Site Data - Lot 1**

Zoning: Town Center District  
 Proposed Lot Area: 3.58 acres +/-  
 Proposed Use: Hospital  
 Construction Types: See Architectural Drawings  
 Number of Stories: 2  
 Gross Floor Area: 83,817 SF  
 Floor 1: 40,958 SF  
 Floor 2: 42,859 SF  
 Building Height: See Architectural Drawings  
 Proposed Parking Area: 89,529 SF (2.02 acres)  
 Parking Required: 1.5 spaces per bed (18 rooms possible Phase 1 = 29 beds, 12 rooms possible Future Phase 2 = 24 beds, total spaces required = 89)  
 3 loading spaces @ 12' x 30'  
 3 passenger loading spaces @ 10' x 22'  
 1 emergency vehicle loading @ 15' x 30'  
 minimum 20% accessible spaces

Parking Provided: 126 total spaces including accessible spaces  
 3 loading spaces @ 12' x 30'  
 3 passenger loading spaces @ 10' x 22'  
 1 emergency vehicle loading @ 15' x 30'  
 24 accessible spaces, 19 standard, 5 van  
 Proposed Impervious Area: 125,858 SF (2.85 acres - 77.93% of site)  
 Proposed Landscape Area: 35,643 SF (0.82 acres - 22.07% of site)  
 Parking Surface: Concrete  
 Driveway Surface: Concrete  
 Proposed Right-of-Way Dedication = 4,486 SF +/-

**Site Data - Lot 2**

Zoning: Town Center District  
 Proposed Lot Area: 2.04 acres +/-  
 Proposed Use: Medical Office Building  
 Construction Types: See Architectural Drawings  
 Number of Stories: 3  
 Gross Floor Area: 45,150 SF  
 Floor 1: 12,800 SF  
 Floor 2: 16,178 SF  
 Floor 3: 16,172 SF  
 Building Height: See Architectural Drawings  
 Proposed Parking Area: 19,806 SF (1.52 acres)  
 Parking Required: 1 space per 150 SF (247 sq. SF NET)  
 2 loading spaces @ 12' x 30'  
 1 passenger loading space @ 10' x 22'  
 1 emergency vehicle loading @ 15' x 30'  
 5 Accessible spaces - 4 standard, 1 van

Parking Provided: 84 total spaces, including accessible spaces  
 2 loading spaces @ 12' x 30'  
 1 passenger loading spaces @ 10' x 22'  
 1 emergency vehicle loading @ 15' x 30'  
 18 accessible spaces, 13 standard, 2 van  
 Proposed Impervious Area: 63,846 SF (1.47 acres - 71.02% of site)  
 Proposed Landscape Area: 25,201 SF (1.02 acres - 20.30% of site)  
 Parking Surface: Concrete  
 Driveway Surface: Concrete

**Site Data - Lot 3**

Zoning: Town Center District  
 Proposed Lot Area: 2.35 acres +/-  
 Proposed Use: Residential / Retail Building  
 Construction Types: See Architectural Drawings  
 Number of Stories: 4 = 2.78 stories residential, 1.22 story retail  
 Gross Residential Units: 27  
 Gross Floor Area: 82,161 SF  
 Floor 1: 8,368 SF Retail  
 Floor 2: 3,252 SF Retail, 11,396 SF Residential  
 Floor 3: 14,574 SF Residential  
 Floor 4: 14,574 SF Residential  
 Building Height: See Architectural Drawings  
 Proposed Parking Area: 47,007 SF (1.07 acres)  
 Parking Required: 1 space per 200 SF Retail (58 total spaces)  
 2 spaces per unit residential (54 total spaces)  
 2 loading spaces @ 12' x 30'  
 1 passenger loading space @ 10' x 22'  
 1 emergency vehicle loading @ 15' x 30'  
 5 Accessible spaces - 4 standard, 1 van

Parking Provided: 136 total spaces, including accessible spaces  
 2 loading spaces @ 12' x 30'  
 1 passenger loading spaces @ 10' x 22'  
 1 emergency vehicle loading @ 15' x 30'  
 12 accessible spaces, 10 standard, 2 van  
 Proposed Impervious Area: 84,201 SF (1.93 acres - 65.91% of site)  
 Proposed Landscape Area: 42,453 SF (10.63 acres - 34.09% of site)  
 Parking Surface: Concrete  
 Driveway Surface: Concrete  
 Total proposed right-of-way dedication along Harwood = 9,261 SF +/-

MAY 09 2003  
SP-03-01

HURST TEXAS HOSPITAL  
HURST, TEXAS



THE CFP GROUP, LLC  
ARCHITECTS • PLANNERS  
P.O. BOX 280330  
NASHVILLE, TENNESSEE 37228-0330  
PHONE 615-846-0222  
FAX 615-846-0226  
WWW.CFP-GROUP.COM

CFP PROJECT - 020606

THIS DOCUMENT CONTAINS INFORMATION THAT IS PROPRIETARY TO THE CFP GROUP, LLC AND IS FURNISHED FOR THE LIMITED PURPOSES OF EVALUATION, BIDDING, OR REVIEW. THIS DOCUMENT AND / OR ITS CONTENTS MAY NOT BE USED FOR ANY OTHER PURPOSE AND MAY NOT BE REPRODUCED OR DISCLOSED IN WHOLE OR PART TO OTHERS WITHOUT THE PRIOR WRITTEN CONSENT OF THE CFP GROUP, LLC.

COPYRIGHT 2002, ALL RIGHTS RESERVED.



ISSUE DATE: 04-02-03

LEVEL	DATE	DESCRIPTION
1	2/20/03	TYPE 'A' SIGN SITE DATA LOT 1
2	4/20/03	PLANNING & ZONING SUBMITTAL
3	3/20/03	REVISED TYPE 'A' SIGN SUBMITTAL

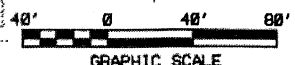
C2.02

SITE PLAN LOTS 1 & 2

TOTAL SITE PARKING REQUIRED: 439 SPACES  
TOTAL SITE PARKING PROVIDED: 345 SPACES

**LEGEND**

- CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVERS
- STAMPED CONCRETE-COLORED



# North Elevation

Note: we need to identify the size/area of each signage area



Future signage area

Texas Health Resources signage area

Future signage area.



# East Elevation

Note: we need to identify the size/area of each signage area



# South Elevation

EXHIBIT D

Note: we need to identify the size/area of each signage area



# West Elevation: no signage



City Council Staff Report

<b>SUBJECT:</b> Authorize the city manager to execute a 5-year Software Renewal for the current budgeting software mBudget	
<b>Supporting Documents:</b>	
	<b>Meeting Date:</b> 6/13/2022 <b>Department:</b> Fiscal Services <b>Reviewed by:</b> Clayton Fulton <b>City Manager Review:</b>
<b>Background/Analysis:</b>	
<p>The City currently utilizes a web-based budgeting software provided and supported by McLain Decision Support Services (DSS). The City of Hurst was one of the original users of the program and helped develop the system over 20 years ago.</p> <p>McLain DSS has provided a "grandfathered" rate in honor of our partnership to develop the software. Staff was recently provided an option to renew for a 5-year Agreement with the option to pre-pay for a discount of approximately 31%.</p> <p>Staff has enjoyed a long working relationship with DSS and anticipates the relationship will continue. Additionally, other software solutions, in the market place, would be a significant cost increase and require investment of staff time to migrate data, implement the new system, and learn how to utilize the system.</p>	
<b>Funding Sources and Community Sustainability:</b>	
<p>The pre-payment option provides a cost savings over the next five years and maintains service levels. Approving the Agreement supports the <b>Hurst Way</b>, specifically through <b>Financial Sustainability</b>.</p>	
<b>Recommendation:</b>	
<p>Staff recommends City Council <b>authorize the city manager to execute a 5-year Software Renewal for the current budgeting software mBudget in an amount not to exceed \$50,000.</b></p>	

City Council Staff Report

<b>SUBJECT:</b> SITE-2023-00004 Ryan Wayne Salon, second reading, a Site Plan Revision for Lot AR, Block 44 Shady Oaks Addition, being .96 acre located at 450 Harwood Road	
<b>Supporting Documents:</b>	
Ordinance 2538	<b>Meeting Date:</b> 6/13/2023 <b>Department:</b> Development <b>Reviewed by:</b> Michelle Lazo <b>City Manager Review:</b>
<b>Background/Analysis:</b>	
<p>An application has been made by Michael Nibarger with Ryan Wayne Salon for a site plan revision on Lot AR, Block 44, Shady Oaks Addition, being .96 acre located at 450 Harwood Road. The property is zoned LB-PD (Limited Business Planned Development).</p> <p>The applicant is requesting the revision in order to replace the existing brick on brick fence with a textured CMU fence with brick column and smooth concrete columns. The site plan for the previous Duvall's was approved in 1999, with a note stating "<i>the brick fence shall be the same as the existing fence along Harwood on the adjoining lots.</i>"</p> <p>The site has approximately 450 linear feet of screening wall adjacent to the Shady Oaks neighborhood. The original design is a single brick fence with masonry and smooth finish concrete columns. The wall has been deteriorating for the past few years and some of the columns have collapsed.</p> <p>The applicant is requesting to replace the wall with a two-sided textured CMU block with brick columns. The CMU blocks will use a red stain to match the existing brick around the neighborhood. The structural integrity of the wall is the primary reason the owner has chosen this material, but there is a cost savings as well.</p> <p>The developer has completed an engineering report of the existing wall and does not recommend replacing the wall with a non-reinforced masonry brick wall. The existing wall exceeds nine (9) feet in height on the north end of the property.</p>	
<b>Funding Sources and Community Sustainability:</b>	
There is no fiscal impact. Consideration of the Site Plan Revision is a direct representation of Council's goal for <b>Economic Vitality.</b>	



**Recommendation:**

Based upon the Planning and Zoning Commission vote of 6-1. The recommendation is City Council **move to approve Ordinance 2538, second reading, a Site Plan Revision for Ryan Wayne Salon.**

**ORDINANCE 2538**

**AN ORDINANCE ADOPTING A SITE PLAN REVISION FOR SCREENING WALL MODIFICATION ON LOT AR, BLOCK 44 SHADY OAKS ADDITION, BEING .96 ACRE LOCATED AT 450 HARWOOD 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 for screen wall modification with Exhibits "A-G" for Lot AR, Block 44, Shady Oaks Addition, being .96 acre located at 450 Harwood Road.

**AND IT IS SO ORDERED.**

Passed on the first reading on the 23<sup>rd</sup> day of May 2023 by a vote of 5 to 1.

Approved on the second reading on the 13<sup>th</sup> day of June 2023 by a vote of \_ to \_.

**ATTEST:**

**CITY OF HURST**

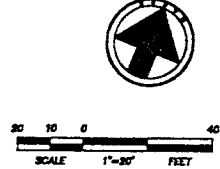
\_\_\_\_\_  
Rita Frick, City Secretary

\_\_\_\_\_  
Henry Wilson, Mayor

**Approved as to form and legality:**

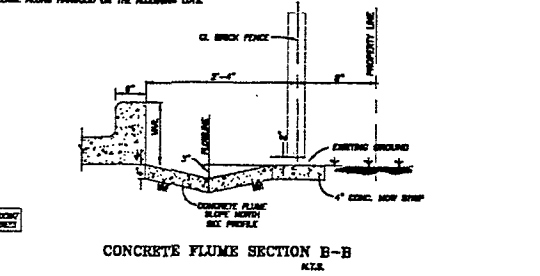
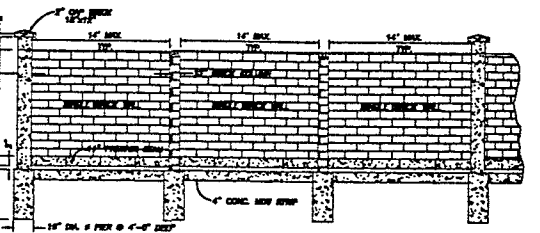
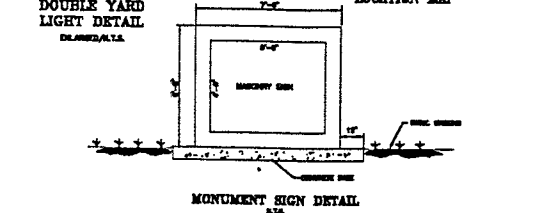
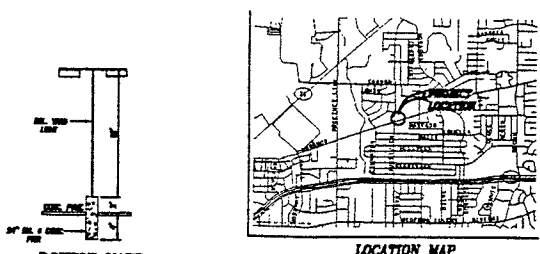
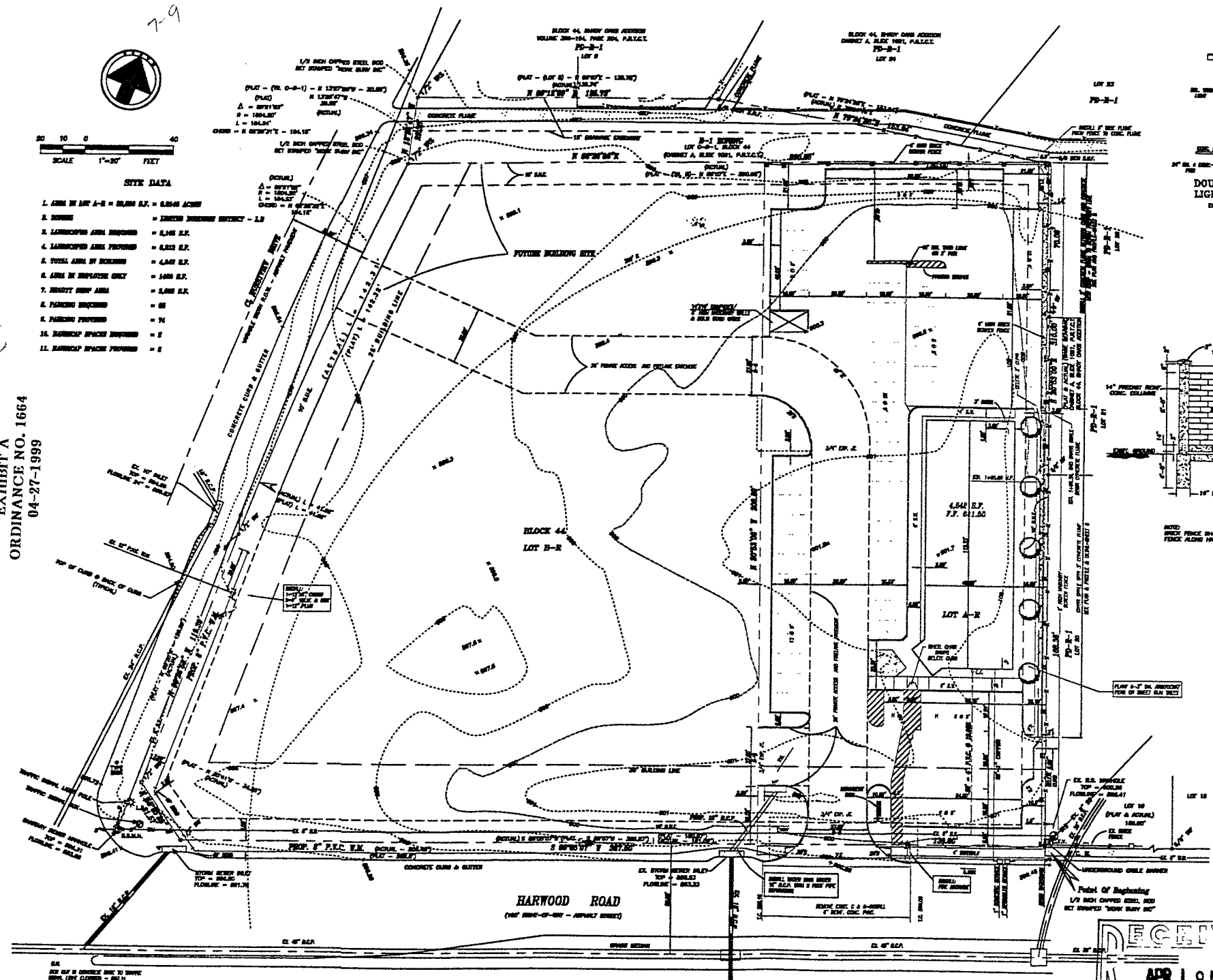
\_\_\_\_\_  
City Attorney

7-9



- SITE DATA**
1. AREA OF LOT A-R = 0.713 ACRES
  2. ZONING = COMMERCIAL DISTRICT - C-10
  3. LANDSCAPING AREA REQUIRED = 0.146 A.C.
  4. LANDSCAPING AREA PROVIDED = 0.213 A.C.
  5. TOTAL AREA OF BUILDING = 4,540 S.F.
  6. AREA OF IMPLOSTER ONLY = 1,000 S.F.
  7. IMPLOSTER ONLY AREA = 4,540 S.F.
  8. PARKING REQUIRED = 60
  9. PARKING PROVIDED = 74
  10. LANDSCAPING SPACES REQUIRED = 8
  11. LANDSCAPING SPACES PROVIDED = 8

EXHIBIT A  
ORDINANCE NO. 1664  
04-27-1999



**SITE PLAN**  
OF  
LOT A-R, BLOCK 44  
**SHADY OAKS ADDITION**  
TO THE CITY OF HURST, TARRANT COUNTY, TEXAS  
0.713 ACRE TRACT IN THE  
W.Y. WALLACE SURVEY ABSTRACT NO. 1807

**DESIGNER**  
KIMBERLY S. BAKER, INC.  
300 GARDNER ST., SUITE 100  
DALLAS, TEXAS 75244  
(214) 750-1200 FAX (214) 750-0428

**ENGINEER**  
KIMBERLY S. BAKER, INC.  
P.O. BOX 1004  
DALLAS, TEXAS 75244  
(214) 750-1211 FAX (214) 750-0421

RECEIVED  
APR 19 1999  
L-99-03



Date: May 8, 2023

26895 Aliso Creek Rd, Suite B-633,  
Aliso Viejo, CA, 92656  
Cell: (949) 228-7282  
[www.EngineeringSolver.com](http://www.EngineeringSolver.com)

**Subject:** Screen Wall  
**Address:** 450 W Harwood Rd, Hurst, Texas 76054

**Dear Madam/Sir,**

As experienced structural engineers, we are writing this letter to provide you with our professional opinion regarding the use of non-reinforced masonry brick screen walls for the project located at 450 W Harwood Rd, Hurst, Texas 76054. We strongly advise against using this system, particularly for walls that are 9'-0" tall.

Non-reinforced masonry brick screen walls are not designed to withstand the significant lateral loads that can be expected in a structure, particularly in areas where strong winds, earthquakes, or other extreme events are a concern. Such walls can easily fail and collapse, which can lead to major consequences for the occupants of the building.

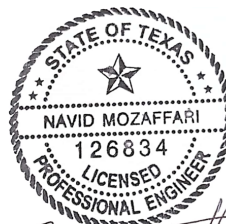
Additionally, non-reinforced masonry brick screen walls are not as strong as fully grouted concrete masonry walls, which are designed to be structurally sound and can withstand major loads and stresses. The use of fully grouted concrete masonry walls is a proven and safe alternative that will ensure the safety and stability of the wall.

Based on these reasons, Engineering Solver strongly recommends reconsidering using the non-reinforced masonry brick screen walls and instead use 6" thick fully grouted concrete masonry walls for this project.

If you have any further questions or concerns regarding this matter, please do not hesitate to contact us at (949) 228-7282.

Sincerely,

Omid Esmaili, PhD, PE

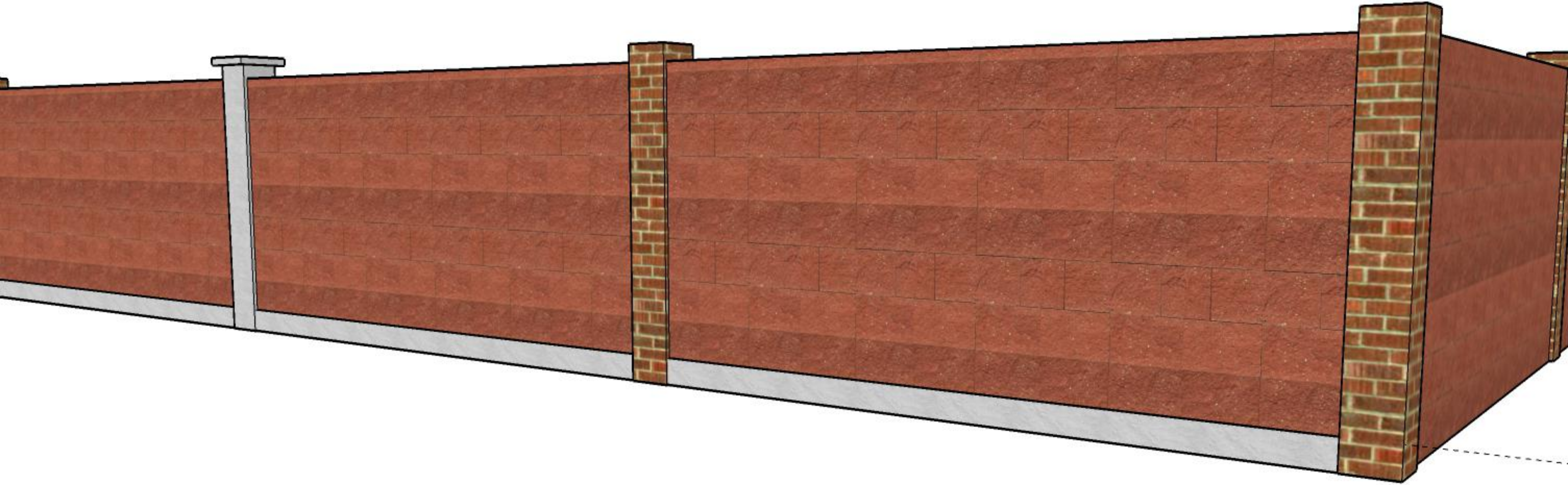




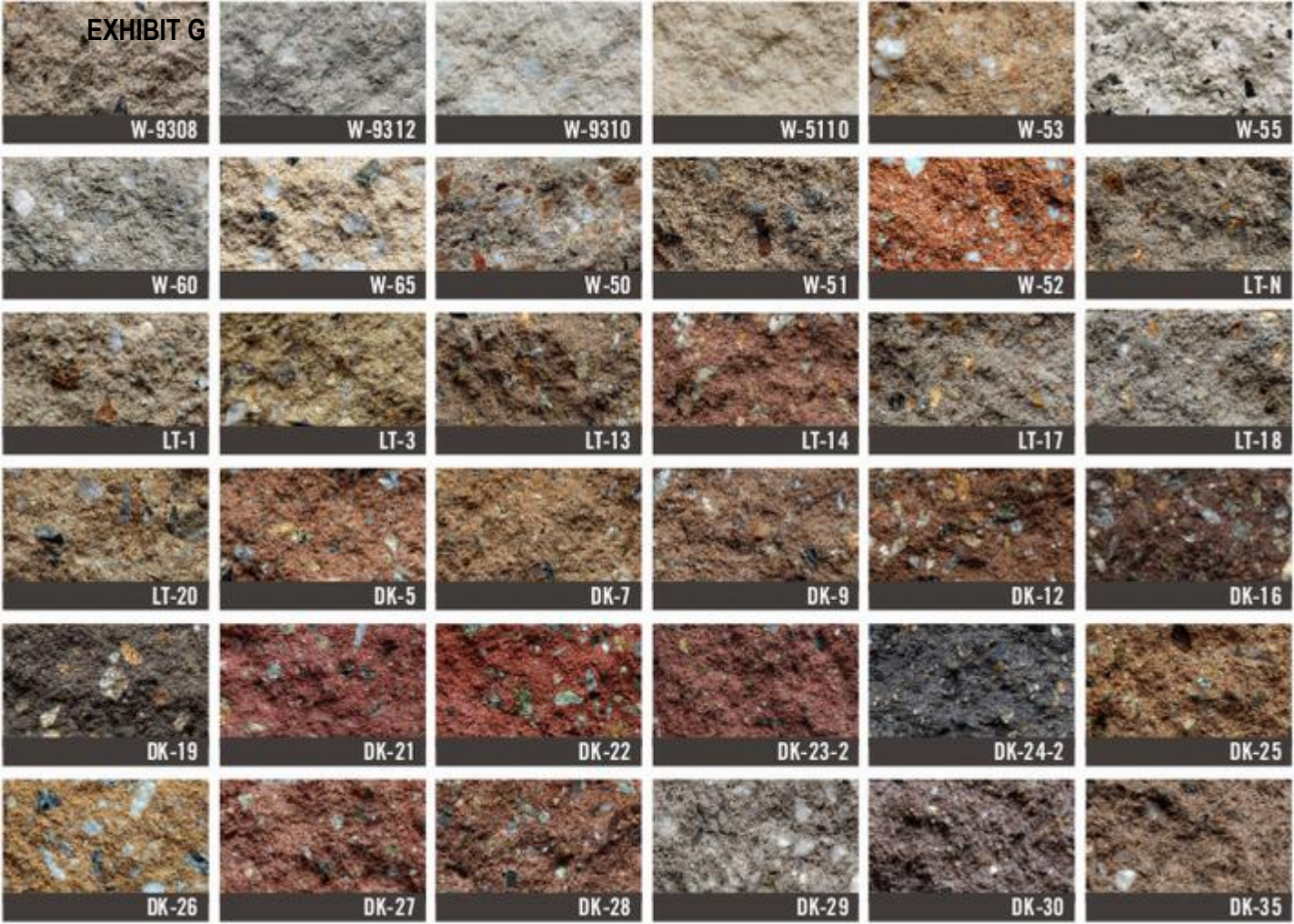








**EXHIBIT G**



W-9308

W-9312

W-9310

W-5110

W-53

W-55

W-60

W-65

W-50

W-51

W-52

LT-N

LT-1

LT-3

LT-13

LT-14

LT-17

LT-18

LT-20

DK-5

DK-7

DK-9

DK-12

DK-16

DK-19

DK-21

DK-22

DK-23-2

DK-24-2

DK-25

DK-26

DK-27

DK-28

DK-29

DK-30

DK-35

City Council Staff Report

<b>SUBJECT:</b> Approval of Ordinance 2540, first reading, amending Chapter 26 of the Hurst Code Ordinances regarding the assessment of certain fees	
<b>Supporting Documents:</b>	
Ordinance 2540	<b>Meeting Date:</b> 6/13/2022 <b>Department:</b> Fiscal Services <b>Reviewed by:</b> Clayton Fulton <b>City Manager Review:</b>
<b>Background/Analysis:</b>	
<p>The Utility Billing Department proposes the following amendment to the Code of Ordinances, Chapter 26.</p> <p>Section 26-19 amended to include language supporting a \$10.00 administration fee for setting up new water utility accounts, and a \$10.00 transfer fee for transferring an existing account to a new address, in lieu of establishing a new water utility account.</p> <p>Section 26-23 amended to include language allowing the City to recoup the actual cost incurred as a result of presenting NSF (Non-Sufficient Funds) payments received from water utility customers, plus a \$10.00 fee for administrative time required to address the returned payment.</p>	
<b>Funding Sources and Community Sustainability:</b>	
There is no fiscal impact. Approving the amendment supports the Council's Strategic Priority of <b>Economic Vitality</b> .	
<b>Recommendation:</b>	
Staff recommends City Council <b>approve Ordinance 2540, first reading, amending Chapter 26 of the Hurst Code of Ordinances regarding the assessment of certain fees.</b>	

## **ORDINANCE 2540**

**AN ORDINANCE AMENDING CHAPTER 26, “UTILITIES” OF THE CITY OF HURST CODE OF ORDINANCES BY AMENDING SECS. 26-19 AND 26-23 REGARDING THE ASSESSMENT OF CERTAIN FEES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS**, the City of Hurst is a home rule City acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

**WHEREAS**, the City of Hurst City Council (“City Council”) finds and determines that the fees established and authorized by this ordinance do not exceed the amount reasonably necessary to provide the services and administer and enforce the regulatory programs to which they are related; and

**WHEREAS**, the City Council finds and determines that the primary purpose of the fees authorized and adopted by this ordinance is for regulation and cost recovery; and

**WHEREAS**, the City Council finds and determines that the primary purpose of this ordinance is not to raise revenue; and

**WHEREAS**, the City Council finds and determines that the fees authorized and established by this ordinance are necessary to pay the costs incurred by the City of Hurst for regulation; and

**WHEREAS**, the City of Hurst has determined that it is a necessity to regulate activities as provided for herein to safeguard the public; and

**WHEREAS**, the City of Hurst is authorized by law to adopt the provisions contained herein, and has complied with all the prerequisites necessary for the passage of this Ordinance; and

**WHEREAS**, all statutory and constitutional requirements for the passage of this Ordinance have been adhered to, including but not limited to the Open Meetings Act; and

**WHEREAS**, the purposes of this Ordinance include protecting and promoting the public health, safety, and general welfare 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 all matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

**SECTION 2.** That the City Hurst Code of Ordinances Section 26-19 is hereby amended by amending the title and by adding subsections (h) and (i), which shall read as follows (remainder of said section shall remain unchanged):

**Sec. 26-19. – Security deposit, Administration charge, and transfer fee**

- (h) Any person submitting an application for water service shall pay a non-refundable administration charge of \$10.00.
- (i) any existing customer who submits a request to transfer service to a different location within the City, shall pay a non-refundable transfer fee of \$10.00.

**SECTION 3.** That the City Hurst Code of Ordinances Section 26-23 is hereby amended by amending the title and by adding subsection (c), which shall read as follows (remainder of said section shall remain unchanged):

**Sec. 26.23. – Billing; delinquent penalty; lien; fees for nonsufficient funds**

- (c) Payments made to the City that are returned due to nonsufficient funds are subject to a nonsufficient funds (NSF) fee of \$10.00, plus an amount equal to the actual charge by the depository institution for negotiable instruments.

**SECTION 4. SAVING CLAUSE.** That the Code of Ordinances of the City of Hurst, Texas, as amended, shall remain in full force and effect, save and except as amended by this ordinance.

**SECTION 5. SEVERABILITY CLAUSE.** That it is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such invalid or unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 6. EFFECTIVE DATE.** This ordinance shall be in full force and effect from the date of adoption by the City Council of the City of Hurst.

**AND IT IS SO ORDERED.**

Passed on the first reading on the 13<sup>th</sup> day of June 2023 by a vote of \_ to \_.

Approved on the second reading on the 27<sup>th</sup> day of June 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

City Council Staff Report

<b>SUBJECT:</b> Consider authorizing the city manager to pay Trinity River Authority \$226,394.00 in supplemental funding for Walker-Calloway Branch Outfall Trunk Sewer System Phases 2 & 3 Project	
<b>Supporting Documents:</b>	
Location Map	<b>Meeting Date:</b> 6/13/2023 <b>Department:</b> Public Works <b>Reviewed by:</b> Greg Dickens <b>City Manager Review:</b>
<b>Background/Analysis:</b>	
<p>Trinity River Authority (TRA) took bids on the Walker-Calloway Branch Outfall Trunk Sewer System Phases 2 &amp; 3 Improvements project on Tuesday, May 9th. The bids came in higher than expected, \$5,642,042 (low bid) to \$6,965,402 (high bid). The primary drivers for the variance from the engineer’s estimate of \$4,851,841 include the much higher than anticipated bid values for manholes, 42-inch cast in place pipe (CIPP), and vertical shoring requirements adjacent to structures in close proximity to the pipelines/manholes. TRA highly recommends proceeding with award of this construction contract due to the \$1.3 million spread in the bids. In order to award this project, TRA’s policy requires that all funding be available. The shortfall of bond funding for all of construction (including construction management, materials testing, and inspection services) is approximately \$1.1 million. TRA proposes temporarily encumbering the cash contributions that are currently available for design and land rights of the Phase 5 project in order to award the Phase 2 and 3 construction contracts. The option of paying for the shortfall now via cash versus later in a bond sale is what the City of North Richland Hills would prefer to do. The proposed breakdown of the supplemental funds to be collected from each city is shown below.</p> <ul style="list-style-type: none"> <li>• North Richland Hills      79.40% of flow      \$872,606.00</li> <li>• Hurst                              20.60% of flow      \$226,394.00</li> </ul>	
<b>Funding Sources and Community Sustainability:</b>	
<p>Sufficient funds are available in Depreciation Fund reserves. This wastewater rehabilitation work is in line with the Council’s goals of <b>Financial Sustainability, Customer Service, and Public Safety.</b></p>	

**Recommendation:**

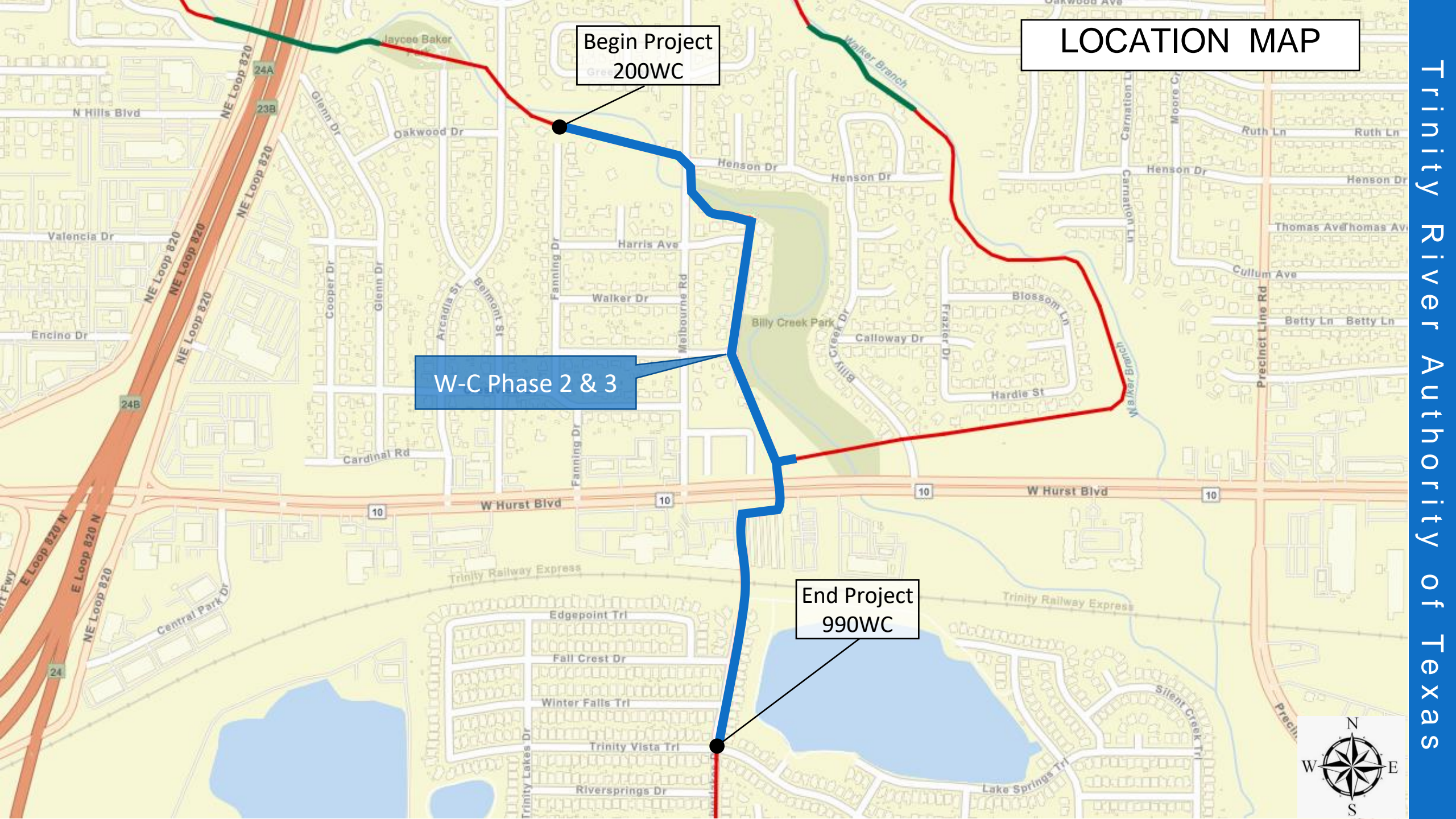
Staff recommends the City Council **authorize the City Manager's payment of \$226,394.00 to Trinity River Authority for supplemental funding to cover the difference in Walker-Calloway Branch Outfall Trunk Sewer System Phases 2 & 3 Improvements construction monies currently-on-hand and the low bid price amount.**

# LOCATION MAP

Begin Project  
200WC

W-C Phase 2 & 3

End Project  
990WC



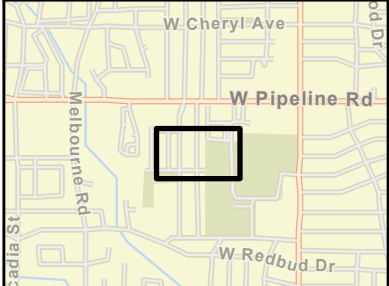


City Council Staff Report

<p><b>SUBJECT:</b> Consider authorizing the city manager to approve funding for the 48th Year Community Development Block Grant (CDBG) project on Livingston Drive Paving, Water, and Sewer Improvements.</p>	
<p><b>Supporting Documents:</b></p>	
<p>Location Map Bid Summary Engineer’s Recommendation Letter</p>	<p><b>Meeting Date:</b> 6/13/2023 <b>Department:</b> Public Works <b>Reviewed by:</b> Greg Dickens <b>City Manager Review:</b></p>
<p><b>Background/Analysis:</b></p> <p>Tom Hoover, P.E., prepared construction drawings to reconstruct the paving, water lines, and sanitary sewer facilities on Livingston Drive from 665 feet south of Pipeline Road south to Willow Street intersection. This project was previously approved by Council as the City’s project for the 48<sup>th</sup> Year Community Development Block Grant (CDBG) Program with Tarrant County. The paving improvements will consist of reinforced concrete. The existing vitrified clay sanitary sewer pipeline will be replaced with HDPE or PVC to provide greater durability and flow efficiency, and the old water line will be replaced with PVC pipe.</p> <p>Bids were received and opened by Tarrant County on May 24, 2023. Of the two responsive bids received, McClendon Construction Company submitted the lowest bid of \$579,610.00 with a construction time of 150 calendar days. The 48<sup>th</sup> Year CDBG Grant will provide \$179,327 leaving a remainder of \$400,283 for the City to reimburse the County. The 9.9% contingency of \$57,390.00 is not included in the bid amount, but is recommended to be approved as part of this action item. Tarrant County requires the City to approve funding for the project above the grant amount and recommend the award of bid.</p>	
<p><b>Funding and Sources and Community Sustainability:</b></p> <p>Funds are available from Enterprise Depreciation Reserve Fund and Street and Drainage Bond Funds.</p> <p>Undertaking these infrastructure improvements is directly representative of the Council’s goals of <b>Financial Sustainability</b> and <b>Infrastructure</b>. The use of Federal CDBG grant funds through the County is financially prudent and use of City operating funds supports neighborhood sustainability through capital investment in the city infrastructure of roads, water system, and sanitary sewer system.</p>	

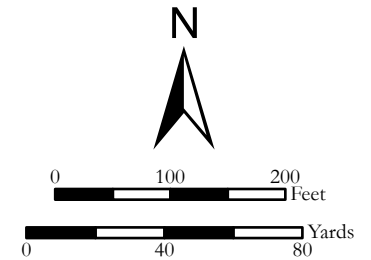
**Recommendation:**

The City Council **recommends Tarrant County award the contract for the 48th Year CDBG Livingston Drive Paving, Water, and Sewer Improvements Project to McClendon Construction Co. in the amount of \$579,610.00 with a 9.9% contingency of \$57,390.00 for a total amount of \$637,000.00 with the City being responsible for all project costs over the County grant amount of \$179,327.**



# Location Map

Tarrant County College, City of Fort Worth, Texas Parks & Wildlife, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, USDA, Esri Community Maps Contributors, Tarrant County College, City of Fort Worth, City of Hurst, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,



X:\pubwks\GIS\Location Maps\Council Exhibits\Livingston Drive.pdf





June 2, 2023

Mr. Duane Hengst, PE  
Managing Director of Engineering  
& Construction Services  
City of Hurst  
1505 Precinct Line Road  
Hurst, TX 76054

Re: CDBG – Street Improvements  
(Willow to 629 Livingston Drive)  
48<sup>TH</sup> YEAR COMMUNITY BLOCK GRANT  
COMMUNITY DEVELOPMENT PROJECT # B-20-UC-48-0001-36-05

Dear Mr. Hengst:

On May 25, 2023, two (2) bids were received for the Livingston Street Improvements (Willow to 629 Livingston) project. The bids were opened at the Community Development Division offices at 2501 Parkview Drive, Suite 420, in Ft. Worth. The bids were checked to ensure that all the forms had been properly executed by the bidders. The bids ranged from a low of \$579,610.00 from McClendon Construction Co., Inc. of Burleson, Texas to a high of \$702,194.00 submitted by The Fain Group of Ft. Worth, Texas.

This office reviewed each bid for correct addition and extension of values. No errors were found which adversely affected the order of the bids received. The apparent low responsible bid is from McClendon Construction Co., Inc. They have successfully completed several utility projects in this area for public and private entities.

The contractor will provide the necessary bonding and insurance as required in the contract documents. Based upon the references, bonding, and insurance, this office did not find a reason to not award the construction contract for the CDBG – Street Improvements (Willow to 629 Livingston Drive) 48<sup>TH</sup> YEAR COMMUNITY BLOCK GRANT COMMUNITY DEVELOPMENT PROJECT # B-20-UC-48-0001-36-05 to McClendon Construction Co., Inc. for the amount of \$579,610.00.

Mr. Duane Hengst, PE  
City of Hurst  
June 2, 2023

As with previous CDBG projects, the City of Hurst will be required by the Community Development Division of Tarrant County to pass a resolution awarding the contract to McClendon Construction Co., Inc. for the 48TH YEAR COMMUNITY BLOCK GRANT - COMMUNITY DEVELOPMENT PROJECT # B-20-UC-48-0001-36-05 in the amount of \$579,610.00.

We have included a tabulation of all bids received on the project for your files. If you have any questions on the above, please contact this office.

Sincerely;

Thomas Hoover Engineering, LLC

Thomas L. Hoover

Enc: Bid Tabulation

P.O. Box 1808, Keller, TX 76244  
817-913-1350 phone  
T.B.P.E. Firm Registration No. 006009

City Council Staff Report

<p><b>SUBJECT:</b> Consider authorizing the city manager to enter into an Inter-local Purchasing Agreement with Trinity River Authority</p>	
<p><b>Supporting Documents:</b></p>	
<p>Inter-local Agreement between the City of Hurst and the Trinity River Authority</p>	<p><b>Meeting Date:</b> 6/13/2022  <b>Department:</b> Fiscal Services  <b>Reviewed by:</b> Clayton Fulton  <b>City Manager Review:</b></p>
<p><b>Background/Analysis:</b></p>	
<p>The City of Hurst is requesting to enter into an inter-local purchasing agreement for the purchase of goods and services from vendors selected through the competitive bidding process. The City of Hurst is interested in establishing an Inter-local Agreement with the Trinity River Authority in order to take advantage of beneficial contracts established by the Trinity River Authority. Council has authorized several of these inter-local agreements in the past and they have been mutually beneficial to the City of Hurst and the other agencies. Participation reduces the overall expense of soliciting bids and purchasing in larger quantities often lowers the cost of the goods and/or services. Each agency will place their orders and pay the vendors directly. The City of Hurst or the Trinity River Authority may change or cancel the agreement with a 30-day written notice. Hurst currently participates in inter-local agreements with several local governments throughout the DFW Metroplex and various parts of Texas.</p>	
<p><b>Funding Sources and Community Sustainability:</b></p>	
<p>There is no fiscal impact. Approving the amendment supports the Council’s Strategic Priority of <b>Economic Vitality</b> and <b>Financial Sustainability</b> under the <b>Hurst Way</b>.</p>	
<p><b>Recommendation:</b></p>	
<p>Staff recommends City Council <b>authorize the City Manager to enter into an Inter-local Agreement with the Trinity River Authority</b>.</p>	

INTERLOCAL AGREEMENT  
BETWEEN THE TRINITY RIVER AUTHORITY OF TEXAS  
AND THE CITY OF HURST, TEXAS

STATE OF TEXAS

§  
§  
§

COUNTY OF TARRANT

This Interlocal Agreement (Agreement) is made and entered into as of June 28, 2023, by and between the Trinity River Authority of Texas, a conservation and reclamation district of the State of Texas (Authority) with its principal office at 5300 South Collins Street, Arlington, Tarrant County, Texas 76018, and the City of Hurst, Texas, a home-rule municipal corporation (City) with its principal office at Hurst City Hall, 1505 Precinct Line Road, Hurst, Tarrant County, Texas 76054; singularly and collectively referred to as "Party" and "Parties," respectively.

WITNESSETH:

WHEREAS, City and the Authority are both governmental entities engaged in the purchase of goods and services, which is a recognized governmental function;

WHEREAS, City and the Authority wish to enter into this Agreement pursuant to Chapter 791 of the Texas Government Code (hereinafter "Interlocal Cooperation Act") to set forth the terms and conditions upon which City and the Authority may purchase various goods and services commonly utilized by each party;

WHEREAS, participation in an interlocal agreement will be beneficial to the taxpayers of City through the anticipated savings to be realized and is otherwise of mutual benefit to the contracting parties;

WHEREAS, City and the Authority have current funds available to satisfy any fees owed pursuant to this Agreement;

WHEREAS, the governing bodies of the Authority and City believe that this Agreement is necessary for the benefit of the public and that each Party has the legal authority to provide governmental function as described in this Agreement.

NOW THEREFORE, in consideration of the foregoing premises and the agreements and covenants contained herein, the Authority and City agree as follows:

ARTICLE I

ADOPTION OF PREMISES

All of the matters stated hereinabove are true and correct and are hereby incorporated into the body of this Agreement as though fully set forth in their entirety herein.



## ARTICLE II

### GENERAL PROVISIONS

The purpose of this Agreement is to provide the City and Authority with additional purchasing options by satisfying the provisions of Texas Local Government Code Section 271.102. Pursuant to that section, the Parties may cooperate in the purchase of various goods and services commonly utilized by the Parties, where available and applicable, and may purchase goods and services from vendors under present and future contracts. This Agreement does not apply to contracts for professional services as defined by Texas Government Code Chapter 2254.

The Parties agree that each of them shall respectively designate a person to act under the direction of, and on behalf of, the designating party (the "Designated Representative"). At the request of the other party, a party that enters into a contract with a vendor for goods or services (the "First Purchasing Party") shall attempt to obtain the vendor's agreement to offer those goods and services to the other party (the "Second Purchasing Party") for the same price and on the same terms and conditions as have been offered to the First Purchasing Party. If the vendor so agrees, and if the Second Purchasing Party is agreeable to such terms and conditions, the Second Purchasing Party may enter into its own separate contract with the vendor for the purchase of such goods or services.

Unless otherwise agreed between the Designated Representatives, payments for a purchase made by the Second Purchasing Party shall be paid directly to the vendor and not to the First Purchasing Party. The Second Purchasing Party shall have the responsibility of determining whether the vendor has complied with any provisions in its contract with the vendor, including but not limited to those relating to the quality of items and terms of delivery, and shall be responsible for enforcement of its contract against the vendor, including all cost of enforcement. This Agreement will be subject to all applicable federal, state and local laws, ordinances, rules and regulations.

## ARTICLE III

### FISCAL PROVISIONS

Parties shall each be individually responsible for payments directly to the vendor and for the vendor's compliance with all conditions of delivery and quality of purchased items under such contracts. Parties shall each make their respective payments from current revenues available to the paying party.

## ARTICLE IV

### TERMINATION

Notwithstanding anything herein to the contrary, participation in this Agreement may be terminated by any party upon 30 days written notice to the other Party.

## ARTICLE V

### NOTICES

All notices or communications provided for herein shall be delivered to Authority and City or, if mailed, shall be sent to Authority and City at their respective addresses. For the purpose of notices, the addresses of the Parties, until changed by written notice, shall be as follows:

Authority:

Trinity River Authority of Texas  
5300 South Collins  
Arlington, Texas 76018

Attention: John Owens  
Manager, Purchasing

City:

City of Hurst  
1505 Precinct Line Road,  
Hurst, Texas 76054

Attention: Jerry Lewandowski  
Director: Purchasing, Risk Mgmt & Utility Billing

## ARTICLE VI

### CAPTION

The captions to the various clauses of this Agreement are for informational purposes only and in no way alter the substance of the terms and conditions of this Agreement.

## ARTICLE VII

### IMMUNITY

It is expressly understood and agreed that, in the execution of this Agreement, no Party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims arising in the exercise of governmental powers and functions. By entering into this Agreement, the parties do not create any obligations, express or implied other than those set forth herein, and this Agreement shall not create any rights in parties not signatories hereto

## ARTICLE VIII

### INDEMNIFICATION

To the extent allowed by law and subject to and without waiving any defenses or immunities under Texas law, the Authority and City do hereby release, indemnify and hold each other and their respective officials, agents and employees, in both their public and private

capacities, harmless from any and all liability, claims, costs and expenses arising out of the performance of this Agreement due to their own respective negligence or that of their officials, officers or employees.

#### ARTICLE IX

##### SEVERABILITY

If any of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants or conditions of this Agreement are for any reason held to be invalid, void or unenforceable, the remainder of the terms, sections, subsections, sentences, clauses, phrases, provisions, covenants or conditions in this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

#### ARTICLE X

##### GOVERNING LAW

The validity of the Agreement and of any of its terms or provisions, as well as the rights and duties hereunder, shall be governed by the laws of the State of Texas.

#### ARTICLE XI

##### PLACE OF PERFORMANCE

All amounts due under this Agreement, including damages for its breach, shall be paid in Tarrant County, Texas, said Tarrant County, Texas, being the place of performance as agreed to by the Parties to this Agreement. In the event that any legal proceeding is brought to enforce this Agreement or any provision hereof, the same shall be brought in Tarrant County, Texas.

#### ARTICLE XII

##### CURRENT REVENUES

The Parties hereto shall make payments called for hereunder only from current revenues legally available to each Party.

#### ARTICLE XIII

##### ENTIRE AGREEMENT

This Agreement contains all the terms, commitments and covenants of the Parties pursuant to this Agreement. Any verbal or written commitment not contained in this Agreement or expressly referred to in this Agreement and incorporated by reference shall have no force or effect. No amendment, modification or alteration of the terms hereof shall be binding unless the same is in writing, dated subsequent to the date hereof and duly executed by the Parties.

### ARTICLE XIII

#### REMEDIES

All remedies provided for in this Agreement are in addition to, not in substitution of, all remedies of the Parties at law or in equity. All remedies are intended to be cumulative, and a Party to this Agreement may pursue the remedies provided for in this Agreement and all remedies at law or in equity at the same time.

### ARTICLE XIV

#### TERM OF AGREEMENT

This Agreement shall become effective on the day and year first written above (the "Effective Date"). The primary term of this Agreement shall be for one year, commencing on the Effective Date, and shall thereafter automatically renew for successive one-year terms, unless terminated according to the terms set forth in Article IV.

IN WITNESS WHEREOF, the Parties acting under authority of their respective governing bodies have caused this Agreement to be duly executed in several counterparts, each of which is deemed to be an original, as of the date first written above.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK, SIGNATURE PAGE FOLLOWS]

CITY OF HURST, TEXAS

TRINITY RIVER AUTHORITY OF TEXAS

\_\_\_\_\_  
CLAY CARUTHERS  
City Manager

\_\_\_\_\_  
J. KEVIN WARD  
General Manager

ATTEST:

ATTEST:

\_\_\_\_\_

\_\_\_\_\_  
HOWARD S. SLOBODIN  
Secretary, Board of Directors

APPROVED BY HURST CITY COUNCIL:

APPROVED BY AUTHORITY BOARD:

\_\_\_\_\_  
Date


\_\_\_\_\_  
Date

(CITY'S SEAL)

(AUTHORITY'S SEAL)

APPROVED AS TO FORM AND  
LEGALITY:

APPROVED AS TO FORM AND  
LEGALITY:

  
\_\_\_\_\_  
City Attorney

\_\_\_\_\_  
HOWARD S. SLOBODIN  
General Counsel

City Council Staff Report

<b>SUBJECT:</b> Consider appointments to the Boards, Commissions and Committees	
<b>Supporting Documents:</b>	
	<b>Meeting Date:</b> 6/13/2023 <b>Department:</b> City Secretary <b>Reviewed by:</b> Rita Frick <b>City Manager Review:</b>
<b>Background/Analysis:</b>	
This item provides for consideration of appointments to the Boards, Commissions and Committees.	
<b>Funding and Sources and Community Sustainability:</b>	
There is no fiscal impact. The appointments are part of the Council's <b>community value of Inclusiveness</b> , providing opportunity for the public to share in guiding the future direction of Hurst.	
<b>Recommendation:</b>	
There is no staff recommendation.	

**MINUTES  
CITY OF HURST  
PLANNING AND ZONING COMMISSION  
WORK SESSION  
MONDAY, MAY 15, 2023**

On the 15th day of May 2023, at 6:30 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in Regular Meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Charles Aman	) Chair
Howard Shotwell	)
Mark Cyrier	)
Andrea Taylor	)
Will Blackburn	)
Weldon Martin	)
Larry Wilson	)
Michelle Lazo	) Director, Planning and Development
Tina Powell	) Plans Examiner

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

**I. Call to Order**

**II. Discussion:**

SP-2023-00004 Ryan Wayne Salon, a Site Plan Revision for Lot AR, Block 44 Shady Oaks Addition, being .96 acre located at 450 Harwood Rd.  
Applicant: Michael Nibarger, America's Choice Construction

SP-2023-00005 Harwood Medical Offices, a Site Plan Revision for signage only on Lot 2, Block 1 Southwest Surgical Hospital Addition, being 2.05 acres located at 809 Harwood Rd.  
Applicant: John Hopfensperger, CMK Properties, LLC

2022-0010 Oak Grove Addition, a replat of Lot AR, Block 2 Oak Grove Addition and Lot 2A, Block 3 Bellaire Place Addition to Lot AR-1, Block 2 Oak Grove Addition, being 8.97 acres located at 501 Bellaire Drive.  
Applicant: Phillip Varughese PE, HEB ISD

P-2023-00000 Shady Oaks Addition, a final plat of Lots 21-25, Block 31, being 1.52 acres located at 1441 Hurstview Drive.  
Applicant: Alejandra Reyes, owner

**APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_ 2023**

**ATTEST:**

**Planning & Zoning Commission**

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Charles Aman, Chairperson

**MINUTES  
CITY OF HURST  
PLANNING AND ZONING COMMISSION  
MONDAY, MAY 15, 2023**

On the 15th day of May, 2023, at 7:00 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in Regular Meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Charles Aman	) Chair
Howard Shotwell	)
Mark Cyrier	)
Andrea Taylor	)
Will Blackburn	)
Weldon Martin	)
Larry Wilson	)
Michelle Lazo	) Director, Planning and Development
Tina Powell	) Plans Examiner

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

The meeting was called to order at 7:00 p.m. the Pledge of Allegiance was led by Mr. Cyrier.

1. Mr. Shotwell moved to approve the minutes for the April 17, 2023 meeting. Mr. Martin seconded the motion. The motion prevailed by a vote of 7-0.
2. SP-2023-00004 (SITE-2023-00004) Ryan Wayne Salon, a Site Plan Revision for Lot AR, Block 44 Shady Oaks Addition, being .96 acre located at 450 Harwood Rd.

Mr. Michael Nibarger, with American Choice Construction, spoke in favor of the proposed CMU wall. Mr. Nibarger stated the single brick wall now in place is not structurally sound and his engineer would not approve such a wall. They would match the columns to what is existing as much as possible and is proposing CMU for the wall.

Mr. Aman opened the public hearing.

Debbie Ross of 1900 Hurstview spoke in opposition of the site plan revision. Mrs. Ross stated she would like the wall to be replaced the wall as it was originally approved in 1999. She would like it to match and stated CMU would not match or be as attractive, as brick is more appealing.

Sean Hallbech of 444 Shade Tree Cir. spoke in opposition of the site plan revision. Mr. Hallbech stated when he bought the house 20 years ago he loved the fence. His concern for CMU is how it will affect the property value.

Kathy Cortez of 440 Shade Tree Cir. spoke in opposition of the site plan revision.



Mrs. Cortez stated she wants brick like was approved. She stated she and the neighbors came together with Duvall's and agreed on brick to provide continuity.

Crispin Cortez of 440 Shade Tree Cir. spoke in opposition of the site plan revision. Mr. Cortez also stressed the importance of continuity.

There being no one else to speak Mr. Cyrier made a motion to close the public hearing, Mr. Blackburn seconded the motion. The motion prevailed by a vote of 7-0.

Mr. Michael Nibarger answered additional question from the board. Mr. Nibarger's answers included the expansive soil around the area, put with an inferior product, could potentially cause a collapse; CMU allows for more steel and reinforcement; the wall currently is not designed to be at the height it is and is not structurally sound. When asked if there are other options Mr. Nibarger said yes: brick on brick or 2 deep, stating the problem with brick on brick is it is not as structural sound and there is a 25 to 30% cost increase over CMU. Mr. Nibarger stated his main concern is longevity and safety and CMU walls can hold up for 50 to 100 years. Speaking on continuity, Mr. Nibarger affirmed the bricks on the current wall are no longer available.

Mr. Cyrier made a motion to recommend approval of SP-2023-00004 (SITE-2023-0004) Ryan Wayne Salon, a Site Plan Revision for Lot AR, Block 44 Shady Oaks Addition, being .96 acre located at 450 Harwood Rd. Ms. Taylor seconded the motion. The motion prevailed by a vote of 6-1.

3. SP-2023-00005 (SITE2023-00005) Harwood Medical Offices, a Site Plan Revision for signage only on Lot 2, Block 1 Southwest Surgical Hospital Addition, being 2.05 acres located at 809 Harwood Rd.

Mr. Christopher Nicoles, with SSC Signs and Lighting, spoke on behalf of the applicant.

Mr. Nicoles stated that customers that are leasing the space need and deserve signage.

Mr. Aman opened the public hearing.

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

Mr. Christopher Nicoles answered additional question from the board. Mr. Nicoles communicated the signs would be on channel letters as stated in the ordinance.

Mr. Martin made a motion to recommend approval of SP-2023-00005 (SITE-2023-0005) Harwood Medical Offices, a Site Plan Revision for signage only on Lot 2, Block 1 Southwest Surgical Hospital Addition, being 2.05 acres located at 809 Harwood Rd. Mr. Shotwell seconded the motion. The motion prevailed by a vote of 7-0.

4. P-2022-0010 Oak Grove Addition, a replat of Lot AR, Block 2 Oak Grove Addition and Lot 2A, Block 3 Bellaire Place Addition to Lot AR-1, Block 2 Oak Grove Addition, being 8.97 acres located at 501 Bellaire Drive.

Phillip Varughese, PE, HEB ISD spoke about the final plat.

Mr. Aman opened the public hearing.

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

When asked about the fencing and playground Mr. Varughese informed the board of the agreement with the city about the use of the playground. He stated the fence will be up for safety but unlocked during non-school hours to access to the playground.

After additional discussion from the board, Mr. Shotwell made a motion to recommend approval of P-2022-0010 Oak Grove Addition, a replat of Lot AR, Block 2 Oak Grove Addition and Lot 2A, Block 3 Bellaire Place Addition to Lot AR-1, Block 2 Oak Grove Addition, being 8.97 acres located at 501 Bellaire Drive. Mr. Cyrier seconded the motion.

The motion prevailed by a vote of 7-0.

5. P-2023-00000 Shady Oaks Addition, a final plat of Lots 21-25, Block 31, being 1.52 acres located at 1441 Hurstview Drive.

Ms. Alejandra Reyes, owner of Shady Oaks Addition spoke about the final plat.

Mr. Aman opened the public hearing.

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

After additional discussion from the board, Mr. Blackburn made a motion to recommend approval of P-2023-00000 Shady Oaks Addition, a final plat of Lots 21-25, Block 31, being 1.52 acres located at 1441 Hurstview Drive. Mr. Wilson seconded the motion.

The motion prevailed by a vote of 7-0

There being no further business, The Chair declared the meeting adjourned at 7:42 p.m.

**APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2023**

**ATTEST:**

**Charles Aman, Chair  
Planning & Zoning Commission**

\_\_\_\_\_  
**Recording Secretary**

\_\_\_\_\_

## Future Events Calendar

June 13, 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>
Friday, June 16, 2023	Utility billing office closure for staff development
Monday, July 3, 2023 6:00 p.m. - Micky & the Motorcars 8:00 p.m. - Emerald City 9:30 p.m. - Fireworks Show	Hurst Stars & Stripes, Hurst Community Park, 601 Precinct Line Road
Tuesday, July 4, 2023	City Hall offices closed in observance of the Independence Day holiday
Saturday, July 15, 2023 8:00 – 11:00 a.m.	Household Hazardous Waste Event, Hurst Service Center, 2001 Precinct Line Road