

**City Council Minutes**  
**Tuesday, January 9, 2024**

On the 9<sup>th</sup> day of January 2024, 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
Cathy Brotherton	)	Councilmembers
Cindy Shepard	)	
Jon McKenzie	)	
John Miller	)	
Jimmy Meeks	)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	City Attorney
Malaika Marion Farmer	)	Assistant City Manager
Clayton Fulton	)	Assistant City Manager
Rita Frick	)	City Secretary
Michelle Lazo	)	Executive Director of Planning and Development
Chris Connolly	)	Executive Director of Economic Development
Greg Dickens	)	Executive Director of Public Works
Kyle Gordon	)	Executive Director of Community Services
Sunny Patel	)	Director of Information Technology

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 Councilmember John Miller gave the Invocation.

The Pledge of Allegiance and Texas Pledge were given.

**CONSENT AGENDA**

1. Consider approval of the minutes for the December 12, 2023 City Council meeting
2. Consider Ordinance 2554, second reading, to consider SITE-2023-00014, Lonesome Dove Sunroom, a site plan revision on Lot 8A, Block 4 Lonesome Dove Office Park Addition, being .54 acre located at 761 Lonesome Dove Trail
3. Consider Ordinance 2555, second reading, to consider SITE-2023-00018 Noctis Liquor & Spirits, a Special Use Permit for packaged alcohol sales on a portion of Lot 2, Block 3 Woodbridge Plaza Addition, being 2.81 acres located at 420 Grapevine Highway

4. Consider Ordinance 2556, second reading, amending Chapter 27 of the Hurst Code of Ordinances to require a Specific Use Permit for all convenience stores and CBD retail stores before issuing a Certificate of Occupancy
5. Consider authorizing the Cotton Belt Trail Bridge repair project
6. Consider authorizing the city manager to enter into an agreement with Ford AV to install a new AV system in the Council Chamber
7. Consider authorizing the city manager to enter into a 3-year agreement with ESRI for Enterprise Licensing
8. Consider authorizing the city manager to enter into an agreement with Ring Central and other vendors to implement and host a phone system for a minimum 5-year term

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

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

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

9. Conduct a public hearing and consider Ordinance 2557, first reading, to consider SITE-2023-00010 Quick Quack Car Wash, a site plan for Lot 7A, Block 1 Olde Towne Square Addition, being 1.06 acres located at 701 Airport Freeway (Continued from the December 12, 2023 Council Meeting)

Mayor Wilson announced the public hearing to consider Ordinance 2557, first reading, to consider SITE-2023-00010 Quick Quack Car Wash, a site plan for Lot 7A, Block 1 Olde Towne Square, being 1.06 acres located at 701 Airport Freeway and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the proposed site plan. Ms. Lazo stated the applicant is requesting to construct a 3,300 square feet car wash with a dual lane self-service pay kiosk and 16 vacuum kiosks. She reviewed ingress and egress, landscaping, elevation and signage. In response to Council questions, Ms. Lazo stated the drive nearest the access road is in-line with McDonalds. She stated the que for the carwash is to go south, and if there are any traffic issues they will add signage as necessary. Applicant, Russell Nelson, Springfield, Utah stated their company is new to Hurst, but they have many carwashes in Texas. He stated their winter operating hours are 7:00 a.m. to 7:00 p.m. and summer hours are 7:00 a.m. to 9:00 p.m.

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

Councilmember McKenzie moved to approve Ordinance 2557, first reading, a site plan approval for Quick Quack Car Wash. Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

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

10. Conduct a public hearing and consider Ordinance 2558, first reading, to consider SITE-2023-00017 Monkey Mouths Pediatric Therapy, a site plan revision for Lot 13 and 14, Block 1 Precinct Ridge Office Park Addition, being 1.49 acres located at 6156 and 6160 Bentrige Road

Mayor Wilson announced the public hearing to consider Ordinance 2558, first reading, to consider SITE-2023-00017 Monkey Mouths Pediatric Therapy, a site plan revision for Lot 13 and 14, Block 1 Precinct Ridge Office Park Addition and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the proposed site plan revision to combine two lots on Bentrige for a new Monkey Mouths Pediatric Therapy office with 10,189 square feet. Ms. Lazo reviewed landscape, building elevation and signage.

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

Councilmember Miller moved to approve Ordinance 2558, first reading, a site plan revision for Monkey Mouths Pediatric Therapy. Motion seconded by Councilmember Shepard. Motion prevailed by the following vote:

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

11. Conduct a public hearing to receive public input for the FY 2024-50th year Community Development Block Grant (CDBG) Program

Mayor Wilson announced the public hearing to receive public input for the FY 2024-50th year Community Development Block Grant (CDBG) Program and recognized Executive Director of Public Works Greg Dickens who reviewed the requirements to receive H.U.D funding in 2024 for projects designed to upgrade low to moderate-income neighborhoods in the Community Development Block Grant (CDBG) area. He stated the hearing tonight is to seek public input regarding projects eligible for the grant and if there is no input from the public, the city will offer a program.

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

**PLAT(S)**

12. Consider P-2023-00007 Precinct Ridge Office Park Addition, a replat of Lots 13 and 14 to Lot 13R, Block 1 Precinct Ridge Office Park Addition, being 1.49 acres located at 6156 and 6160 Bentrige Drive

Executive Director of Planning and Development Michelle Lazo reviewed the proposed plat to support the Monkey Mouths Pediatric Therapy site plan revision discussed earlier this

evening.

Councilmember Miller moved to approve P-2023-00007 Precinct Ridge Office Park. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

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

### **RESOLUTION(S)**

13. Consider Resolution 1852 calling the May 4, 2024 General Election of Officers

Councilmember Brotherton moved to approve Resolution 1852 calling the May 4, 2024 General Election of Officers. Motion seconded by Councilmember McKenzie. Motion prevailed by the following vote:

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

### **OTHER BUSINESS**

14. Consider authorizing a subscription to Placer AI for data analytics service pertaining to business placement, development, and infill

Executive Director of Economic Development Chris Connolly reviewed the proposed subscription to Placer AI for data analytics noting the benefits of a comprehensive look at markets to help target best use for empty retail space based on data collected.

Councilmember Shepard moved to authorize the subscription to Placer AI for data analytics service not to exceed \$26,000. Motion seconded by Councilmember Miller. Motion prevailed by the following vote:

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

15. Consider authorizing the city manager to enter into an engineering services contract Amendment No. 2 with Freese and Nichols, Inc. for the Mary Drive 0.75 MG Elevated Storage Tank (EST) Project

Executive Director of Public Works Greg Dickens reviewed the proposed engineering contract Amendment No. 2 to modify plans and specifications to allow an alternate bid for a concrete pedestal composite elevated storage tank versus the base bid of a multi-leg steel elevated storage tank. He stated the cost of the additional engineering work is \$72,646.00 and funds are available.

Councilmember Brotherton moved to authorize the city manager to enter into an engineering services contract Amendment No. 2 with Freese and Nichols, Inc. for the Mary Drive 0.75 MG Elevated Storage Tank Project. Motion seconded by Councilmember McKenzie. Motion prevailed by the following vote:

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

16. Review of upcoming calendar items – City Manager Clay Caruthers reviewed the future events calendar noting city offices will be closed Monday, January 15 for the Martin Luther King Jr. holiday.
17. City Council Reports - Items of Community Interest – None.

**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 UTA Students in attendance.

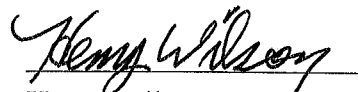
**ADJOURNMENT** – The meeting adjourned at 6:55 p.m.

**APPROVED** this the 23<sup>rd</sup> day of January 2024.

**ATTEST:**

  
Rita Erick, City Secretary

**APPROVED:**

  
Henry Wilson, Mayor