

**City Council Minutes**  
**Tuesday, March 12, 2024**

On the 12<sup>th</sup> day of March 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	)	
Jimmy Meeks	)	
Clay Caruthers	)	City Manager
Natalie Gullo	)	Assistant City Attorney
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
Steve Niekamp	)	Police Chief

With the following Councilmembers absent: John Miller, constituting a quorum; at which time, the following business was transacted:

The meeting was called to order at 6:30 p.m. and Councilmember Cindy Shepard gave the Invocation.

The Pledge of Allegiance and Texas Pledge were given.

**CONSENT AGENDA**

1. Consider approval of the minutes for the February 27, 2024 City Council meetings
2. Consider Ordinance 2562, second reading, SITE-2024-00020 Mission Town Square, a site plan revision for signage only on Lot 1, Block A Eden Town Square Addition, being 5.046 acres located at 760 West Bedford Euless Road
3. Consider Ordinance 2563, second reading, replacing Subsection 27-21 (e)(8) Corner Lots in Residential Districts

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

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

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

4. Conduct a public hearing and consider Ordinance 2561, first reading, SITE-2023-00012 Mobile C-Store and Liquor, a site plan revision and Special Use Permit for Packaged Alcohol Sales on Lot 1, Block 1 Hunters Glen Addition, being .99 acre located at 1635 Precinct Line Road (Continued from the February 27, 2024 City Council meeting)

Mayor Wilson announced the applicant requests this item be moved to the April 9, 2024 City Council meeting.

Councilmember McKenzie moved to table this item to the April 9, 2024 Council meeting. Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

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

5. Conduct a public hearing and consider Ordinance 2564, first reading, amending Chapter 27, Zoning, of the Code of Ordinances, adding a new Section 27-19.1 to create an Interim Zoning District

Mayor Wilson announced the public hearing to consider Ordinance 2564, first reading, amending Chapter 27, Zoning, of the Code of Ordinances and recognized City Manager Clay Caruthers who reviewed the proposed case. Mr. Caruthers noted the North Central Texas Council of Governments (NCTCOG) recently received funding to conduct a plan on the Highway 10 corridor as it relates to the Trinity Lakes rail, and a couple of properties in the area want to work with the City for a long-term vision. He reviewed the proposed Interim Zoning category developed by the City Attorney which will address some specific needs for property owners during the vision and planning being conducted by NCTCOG. Mr. Caruthers stated this item came before the Planning and Zoning Commission and they recommend approval.

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

Councilmember Meeks moved to approve Ordinance 2564, first reading, an Interim Zoning Overlay. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

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

6. Conduct a public hearing and consider Ordinance 2565, first reading, to consider SITE-2023-00015 Westdale Hills Community Center, a site plan revision for Lot 4AR, Block 1 Sotogrande Addition, being 1.24 acres located at 1601 Sotogrande Boulevard

Mayor Wilson announced the public hearing to consider Ordinance 2565, first reading, to consider SITE-2023-00015 Westdale Hills Community Center, a site plan revision for Lot 4AR, Block 1 Sotogrande Addition, being 1.24 acres located at 1601 Sotogrande Boulevard and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the proposed case. Ms. Lazo stated the applicant is requesting a site plan revision to demolish the existing strip retail center and construct a new community center. She stated there will be no changes to the access points and reviewed the lighting, floor, and landscape plans. Ms. Lazo also reviewed the elevation of the building and signage.

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

Councilmember Brotherton moved to approve Ordinance 2565, first reading, a Site Plan Revision for Westdale Hills Community Center. Motion seconded by Councilmember McKenzie. Motion prevailed by the following vote:

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

No: None

### **OTHER BUSINESS**

7. Consider authorizing the city manager to enter into an engineering services contract with Shield Engineering Group, PLLC for Lorean Branch Bank Repair and Stabilization upstream of Cannon Drive

Mayor Wilson recognized Executive Director of Public Works Greg Dickens who reviewed the proposed contract for Lorean Branch Creek just upstream of Cannon Drive. Mr. Dickens noted the erosion escalation on the west slope and reviewed the stabilization products to be utilized, Scourlok and Armormax. He stated the proposed contract is with Shield Engineering Group PLLC, and they have considerable experience with designing these types of erosion control systems. Mr. Dickens stated the total fee for the engineering services is \$65,873.00 and final plans and specifications for this project should be provided within 100 calendar days.

Councilmember McKenzie moved to authorize the city manager to execute the Engineering Services Contract with Shield Engineering Group, PLLC for Lorean Branch Bank Repair and Stabilization upstream of Cannon Drive, for a total fee not to exceed \$65,873.00. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

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

No: None

8. Review of upcoming calendar items – City Manager Clay Caruthers reviewed the Future Events Calendar also noting the upcoming Eclipse Event, April 8, at Hurst Community Park. He encouraged everyone to visit the City’s website to learn more about all upcoming events.
9. City Council Reports - Items of Community Interest – No reports were given.

**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 Youth in Government and TCC students in attendance.

**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 (Pipeline Road Project) and to reconvene in Open Session at the conclusion of the Executive Session to consider and take any necessary action

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

Councilmember Shepard moved to authorize the city manager to pay up to the appraised value plus associated fees for the property discussed in Executive Session. Motion seconded by Councilmember McKenzie. Motion prevailed by the following vote:

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

No: None

**ADJOURNMENT** – The meeting adjourned at 7:19 p.m.

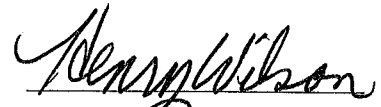
**APPROVED** this the 26<sup>th</sup> day of March 2024.

**ATTEST:**



Rita Frick, City Secretary

**APPROVED:**



Henry Wilson, Mayor