

Minutes
Hurst City Council
Work Session
Tuesday, March 12, 2024

On the 12th day of March 2024, at 5:37 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
Cathy Brotherton	)	Councilmembers
Cindy Shepard)	
Jon McKenzie)	
Jimmy Meeks)	
Clay Caruthers	)	City Manager
Natalie Gullo	)	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
Kyle Gordon	)	Executive Director of Community Services
Steve Niekamp	)	Police Chief

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

I. Call to Order – The meeting was called to order at 5:37 p.m.

II. Informational Items

- **Update and discussion of upcoming Calendar Items** – Staff updated Council on future events.
- **Update and discussion on Community Services projects** – Executive Director of Community Services Kyle Gordon briefed Council on various projects including median design at Precinct Line Road and Highway 183; Parks and Recreation, Senior Center and Library events. He noted the April 8 eclipse event at Hurst Community Park, and that 12 artist’s proposals have been received for the Art in Public Places project. Mr. Gordon also advised of staff’s work with the North Central Texas Council of Government to seek grant funding for a Bike and Pedestrian Mobility Master Plan.

III. Update and discussion of Regular Agenda Items

IV. Discussion of Agenda 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)

City Manager Clay Caruthers noted staff received a request to continue this item to the April 9, 2024 City Council meeting.

V. Discussion of Agenda Item(s) 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

City Manager Clay Caruthers briefed Council on the concept of this item, noting the City Attorney recommended the concept and the Planning and Zoning Commission recommends approval. He stated he has met with the owner, whose case goes to the Planning and Zoning Commission next Monday, and that tonight's ordinance establishes the Interim Zoning category for properties 5 acres or more and for no longer than 5 years. He stated this category will allow an interim tool to allow the North Central Texas Council of Governments (NCTCOG) to study the vision of the Highway 10 corridor. He stated any owner will have to apply, go to the Development Review Committee, Planning and Zoning, and Council meetings, and stand on its own merits.

VI. Discussion of Agenda Item(s) 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

Executive Director of Planning and Development Michelle Lazo briefed Council on 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.

VII. Discussion of Agenda Item(s) 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

Executive Director of Public Works Greg Dickens 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.

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


Mayor Wilson recessed the meeting to Executive Session at 6:07 p.m. 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 reconvened open session at 6:17 p.m.

Director of Planning and Development Michelle Lazo also advised of the April 6 Rain Barrel event at the Library.

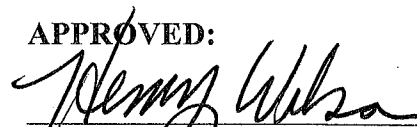
VIII. ADJOURNMENT – Mayor Wilson adjourned the Work Session at 6:20 p.m.

APPROVED this the 26th day of March 2024.

ATTEST:


Rita Frick, City Secretary

APPROVED:


Henry Wilson, Mayor