

**WORK SESSION AGENDA OF THE CITY COUNCIL OF  
HURST, TEXAS  
CITY HALL, 1505 PRECINCT LINE ROAD  
FIRST FLOOR CONFERENCE ROOM  
TUESDAY, APRIL 9, 2024 – 5:30 P.M.**

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**I. Call to Order**

**II. Informational Items**

- **Update and discussion of upcoming Calendar Items**
- **Update and discussion of regulations pertaining to public solicitation**

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

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

Consider authorizing the city manager to proceed with the Precinct Line Median Landscape Repair project

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

Consider Ordinance 2567, second reading, Z-2024-00005 Gibson RV Parking, a zoning change to Interim Zoning with a site plan on Lot 1, Block 1 Central Park Northeast Addition, being 5.08 acres located at 1425 W. Hurst Boulevard

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

Consider authorizing the Mayor to renew an Interlocal Agreement with Tarrant County for funding of the Brown Trail Street Reconstruction Project from Queens Way to North City Limits

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

Consider authorizing the Mayor to renew an Interlocal Agreement with Tarrant County for funding of the Pipeline Road, Phase 4 Street Reconstruction Project from Harrison Lane to Brown Trail

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

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)

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

Consider Ordinance 2568, first reading, amending Section 26-36 – Drought Contingency and Emergency Water Management Plan of the Code of Ordinances

**X. Discussion of Agenda Items(s) 10**

Consider Ordinance 2569, first reading, amending Section 26-49 – Water Conservation Plan of the Code of Ordinances

**XI. Discussion of Agenda Items(s) 11**

Consider Resolution 1853 declaring expectation to reimburse expenditures with proceeds of future debt related to improvements to the City’s waterworks system

**XII. Discussion of Agenda Items(s) 12**

Consider authorizing the city manager to enter into a contract with Landmark Structures I, LP for Mary Drive 0.75 MG Elevated Storage Tank Improvements

**XIII. ADJOURNMENT**

Posted by: \_\_\_\_\_

This the 5<sup>th</sup> day of April 2024, 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, APRIL 9, 2024**

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**AGENDA:**

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

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

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**CALL TO ORDER**

**INVOCATION (Mayor Pro Tem Gary Waldron)**

**PLEDGE OF ALLEGIANCE**

**PROCLAMATION(S)**

1. Proclamation recognizing Child Abuse Prevention Month
2. Proclamation recognizing VIA and Blue Jacket Ceremony

**CONSENT AGENDA**

3. Consider approval of the minutes for the March 22 and 26, 2024 City Council meetings
4. Consider authorizing the city manager to proceed with the Precinct Line Median Landscape Repair project
5. Consider Ordinance 2567, second reading, Z-2024-00005 Gibson RV Parking, a zoning change to Interim Zoning with a site plan on Lot 1, Block 1 Central Park Northeast Addition, being 5.08 acres located at 1425 W. Hurst Boulevard
6. Consider authorizing the Mayor to renew an Interlocal Agreement with Tarrant County for funding of the Brown Trail Street Reconstruction Project from Queens Way to North City Limits
7. Consider authorizing the Mayor to renew an Interlocal Agreement with Tarrant County for funding of the Pipeline Road, Phase 4 Street Reconstruction Project from Harrison Lane to Brown Trail

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

8. 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)

**ORDINANCE(S)**

9. Consider Ordinance 2568, first reading, amending Section 26-36 – Drought Contingency and Emergency Water Management Plan of the Code of Ordinances
10. Consider Ordinance 2569, first reading, amending Section 26-49 – Water Conservation Plan of the Code of Ordinances

**RESOLUTION(S)**

11. Consider Resolution 1853 declaring expectation to reimburse expenditures with proceeds of future debt related to improvements to the City's waterworks system

**OTHER BUSINESS**

12. Consider authorizing the city manager to enter into a contract with Landmark Structures I, LP for Mary Drive 0.75 MG Elevated Storage Tank Improvements
13. Review of upcoming calendar items
14. 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 5<sup>th</sup> day of April 2024, 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.

Office of the Mayor

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# Proclamation

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## City of Hurst

- Whereas,** children are our future and our greatest resource; and
- Whereas,** every child deserves a nurturing family and safe environment to grow into a healthy, productive member of the community; and
- Whereas,** child abuse is one of our nation's most serious public health problems and threatens the safety of our community; and
- Whereas,** in Tarrant County, 5,332 children were confirmed as victims of child abuse or neglect in 2023; and
- Whereas,** Alliance For Children provided trauma-informed services to 2,325 children in 2023;
- Whereas,** finding solutions to prevent child abuse is a community responsibility and depends on the involvement of all citizens; and
- Whereas,** effective child abuse prevention, investigation, and treatment programs succeed because of the partnership between community organizations and citizens.

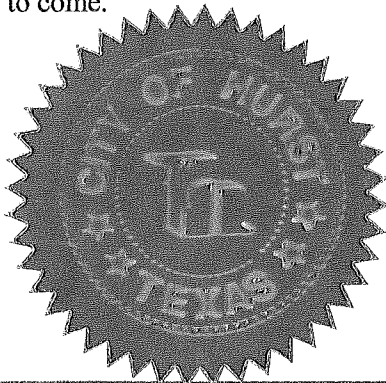
**Now, Therefore, I, Henry Wilson,** Mayor of the City of Hurst, Texas, and on behalf of our City Council and citizens, hereby proclaim

**April 2024**

**as**

**“Child Abuse Prevention Month”**

in the City of Hurst, Texas and urge all citizens to work together to significantly reduce child abuse and neglect in the years to come.



WITNESS MY HAND AND THE OFFICAL SEAL of the City of Hurst, Texas, on this the 9<sup>th</sup> day of April 2024.

A handwritten signature in cursive script that reads "Henry Wilson". The signature is written in black ink and is positioned above a horizontal line.

Henry Wilson, Mayor

Office of the Mayor

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# Proclamation

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## City of Hurst

- Whereas,** the City of Hurst's Volunteers In Action (VIA) program is recognized as the first organized municipal volunteer program in the State of Texas and has received both state and national acclamations as a model volunteer program; and
- Whereas,** through the VIA program, the citizens of Hurst and surrounding areas have committed their time and energy to volunteer for the City of Hurst; and
- Whereas,** through the VIA program, volunteers have now contributed nearly 680,000 volunteer hours totaling about \$11.6 million in services; and
- Whereas,** the overall success to the VIA program is not measured exclusively in terms of dollars, but also by the obvious commitment of each volunteer to maintaining our "Community Built on Connection" in Hurst.

**Now, Therefore, I, Henry Wilson,** Mayor of the City of Hurst, Texas, and on behalf of our City Council and citizens, hereby proclaim

**April 14-20**

**as**

**"Volunteers in Action Week"**

to coordinate with National Volunteer Week, and to express our sincere appreciation to our volunteer work force for dedicated service.



WITNESS MY HAND AND THE OFFICAL SEAL  
of the City of Hurst, Texas, on this the 9<sup>th</sup> day of April  
2024.

A handwritten signature in cursive script that reads "Henry Wilson". The signature is written over a horizontal line.

Henry Wilson, Mayor



City Council Staff Report

<b>SUBJECT:</b> 2024 Volunteers in Action Blue Jacket Ceremony	
<b>Supporting Documents:</b>	
	<b>Meeting Date:</b> 4/9/2024 <b>Department:</b> Community Services <b>Reviewed by:</b> Kyle Gordon <b>City Manager Review:</b>
<b>Background/Budget Analysis:</b>	
<p>The Volunteers in Action (VIA) Blue Jacket Ceremony is held every year in the spring, in coordination with National Volunteer Appreciation Week. Volunteers who have reached the 200-hour mark are given a Blue Jacket with the VIA logo to recognize their service. The Blue Jacket recipients are presented with the Blue Jacket by the City Council during the Council meeting. Five (5) volunteers will be honored at the 2024 Blue Jacket Ceremony this year.</p>	
<b>Hurst Way/Strategic Priorities:</b>	
<p>In an effort to remain a vibrant community, this presentation recognizing the Volunteers in Action Blue Jacket recipients addresses the City Council’s Strategic Priority for <b>Community and Economic Vitality, Innovation,</b> and <b>Leadership</b> by continually improving programs offered by Community Services.</p>	
<b>Recommendation:</b>	
<p>This report requires no staff recommendation.</p>	

# **2024 BLUE JACKET RECIPIENTS**

Lisa Baxley

Diana Conway

Paula Layton

Teresina Pedrero

William Strait



**Minutes  
Hurst City Council  
Work Session  
Friday, March 22, 2024**

On the 22<sup>nd</sup> day of March 2024, at 7:54 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 N. Waldron	)	Mayor Pro Tem
Cindy Shepard	)	Councilmembers
Cathy Brotherton		
John Miller		
Jon McKenzie		
Jimmy Meeks		
Clay Caruthers	)	City Manager
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Rita Frick	)	City Secretary
Stephanie Jenkins	)	Executive Director of Human Resources
Kyle Gordon	)	Executive Director of Community Services
Chris Connolly	)	Executive Director of Economic Development
Michelle Lazo	)	Executive Director of Planning and Development
Brent Craft	)	Fire Chief
Steve Niekamp	)	Police Chief
Shelly Klein	)	Assistant to the City Manager
Joe Gonzalez	)	The Management Connection, Inc.

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

1. Call to Order – The meeting was called to order at 7:54 a.m.
2. Discussion and review of City of City Council Rules of Procedure and City of Hurst Strategic Planning Document including, but not limited to, discussions pertaining to key elements, accomplishments and priorities (Facilitator – Joe Gonzalez, The Management Connection)

City Manager Clay Caruthers provided an overview of the agenda and his appreciation for Council, their hard work and support of staff. He reviewed the life cycle of cities, similarities and differences noting challenges with inflation, legislative impacts and maturity. Mr. Caruthers stated Hurst is different today and the need to reimagine and reinvent will be the focus. He stated Hurst has never stopped or rested and is constantly

seeking improvement. Mr. Caruthers expressed his gratitude to Council and former leadership for their tenacity and setting policy for staff's direction.

Councilmembers reviewed the current Rules of Procedure discussing Board, Commission and Committee attendance requirements, meeting activity, citizen connection to the community and the impact to operations post COVID.

Mayor Wilson recessed the meeting at 8:49 a.m. and reconvened at 9:00 a.m.

Assistant City Manager Clayton Fulton provided an overview of the Citizens Survey noting when the "no opinion" answers were pulled from responses, it indicated the City is doing very well. City Manager Caruthers stated he reviewed the complete survey and he will get with staff to address where there was a request for action or service change where possible. He advised Council starts their strategic planning and budget process with the survey and their thoughts will help staff gauge how to move forward to address issues. Council discussed the citizen survey comments and areas for focus including beautification and infrastructure focusing on street striping and additional park and recreational events. Mr. Fulton stated the main summary of the survey shows 93% of citizens are satisfied or very satisfied with focus on Council strategic priorities of public safety and infrastructure and community and economic vitality. Also noted was the multi-year survey research that shows years of consistent satisfaction.

Facilitator Joe Gonzalez led Council through a discussion regarding the Strategic Planning document including policy statements and strategies, which support the Strategic Plan foundation including the Vision and Mission Statement, and Community Values.

Mayor Wilson recessed the meeting at 9:44 a.m. and reconvened at 9:54 a.m.

Council continued discussion of strategic priorities and review of the Vision and Mission Statement. Discussions included ways to deliver quality of life options for citizens including green space, farmers market, microbusiness assistance, Highway 10, Bellaire, Val Oaks redevelopment opportunities and events. City Manager Caruthers noted professional planners and visionaries could assist with the right fit for the community and what the economy will support.

3. Discussion of strategic planning initiatives relative to policy and legislative update, customer service initiatives, economic conditions, departmental and budget impacts

City Manager Caruthers and staff provided various departmental updates and budget impacts related to the citizen survey and as tied to Council strategic priorities. Discussion included available funding for the Arts and possibilities and willingness for partnerships; fencing, beautification and affordability; and grant availability for infrastructure improvements including street improvements, school flashers, and water meter replacements. Also discussed was the need for forward thinking relating to leadership and innovation while building the next long-term workforce. Council

discussed the positive culture between the community, Council and staff, and City Manager Caruthers stated staff will develop action plans to address Council priorities.

4. Informational Items – Items of Community Interest and review of City Council calendar of meetings – Assistant City Manager Clayton Fulton reviewed the budget calendar.
5. Adjournment – the meeting adjourned at 11:53 a.m.

**APPROVED** this the 9<sup>th</sup> day of April 2024.

**ATTEST:**

**APPROVED:**

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

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

**Minutes**  
**Hurst City Council**  
**Work Session**  
**Tuesday, March 26, 2024**

On the 26<sup>th</sup> day of March 2024, at 5:35 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
Cindy Shepard	)	Councilmembers
Jon McKenzie	)	
John Miller	)	
Jimmy Meeks	)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	City Attorney
Natalie Gullo	)	Assistant City Attorney
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Lola Smith	)	Deputy City Secretary
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
Sunny Patel	)	Director of Information Technology

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

**I. Call to Order** - The meeting was called to order at 5:35 p.m.

**II. Informational Items**

- **Update and discussion of upcoming Calendar Items** – City Manager Clay Caruthers informed council of upcoming road closures on Precinct Line Road on March 28-April 1 during off-peak hours.

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

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

Consider authorizing the city manager to enter into an annual contract with Vulcan Inc. for Traffic Sign Blanks

City Manager Clay Caruthers briefed council on the proposed item noting this is a standard annual contract where we do a certain number of signs each year by purchasing sign blanks and city staff printing on them.

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

Consider authorizing the city manager to enter into an implementation project with Waypoint Solutions to provide software, hardware, and professional services to implement multi-factor authentication in the City

Director of Information Technology Sunny Patel briefed Council on the proposed project to implement multi-factor authentication in the City, noting this project adds another layer of security for city staff and Council and mirrors CJIS standards currently used by the Police Department.

#### **VI. Discussion of Agenda Item(s) 6**

Conduct a public hearing and consider Ordinance 2566, first reading, Z-2024-00004 Valentine Oaks Homes, a zoning change with a concept plan from R2-PD to MU-PD for Lot G, Block 16 Valentine Oaks Addition, being .44 acre located at 916 Barbara Ann Drive (Applicant has requested a withdrawal)

City Manager Clay Caruthers briefed Council on this item noting the applicant has requested to withdraw his application. City Attorney Matthew Boyle explained Council would need to accept the withdrawal. Mr. Boyle further explained the requested zone change would have allowed more intense multifamily use, but the applicant still had certain zoning options for triplex and quadplexes allowed by right. In response to Council questions, City Manager Clay Caruthers explained Council would have input on fencing if a change is requested because the property has a PD designation, and site plan approval is required by Council in those cases.

#### **VII. Discussion of Agenda Item(s) 7**

Conduct a public hearing and consider Ordinance 2567, first reading, Z-2024-00005 Gibson RV Parking a zoning change to Interim Zoning with a site plan on Lot 1, Block 1 Central Park Northeast Addition, being 5.08 acres located at 1425 W. Hurst Boulevard

City Manager Clay Caruthers briefed Council on this item noting the environmental cleanup needs that led to this request. Mr. Caruthers stated the applicant is looking to acquire a source of income in the interim while he works on the environmental concerns with TCEQ, and this zone change provides that mechanism. In response to discussion, City Attorney Matthew Boyle stated TCEQ has two paths for environmental cleanup; the Voluntary Cleanup Program and the Innocent Owner Program.

#### **VIII. Discussion of Agenda Item(s) 8**

Consider authorizing the city manager to enter into an engineering services contract with Aguirre & Fields, LP for Brown Trail Reconstruction Improvements from Queens Way to the Northern City Limits

Executive Director of Public Works Greg Dickens briefed Council on the Brown Trail reconstruction improvements from Queens Way to the Northern City Limits and stated it is partially funded through the 2021 Tarrant County Transportation Bond program.

#### **IX. Discussion of Agenda Item(s) 9 and 10**

Consider authorizing the city manager to enter into a High-Density Mineral Bond Seal Service Contract with Andale Construction, Inc.

Consider authorizing the city manager to enter into a contract with Innovative Roadway Solutions, LLC. for Surface Preservation Treatment application

Executive Director of Public Works Greg Dickens briefed Council on this item and stated it is a new, thicker product that is less expensive, expected to last longer (8-10 years), and cures within 4-5 hours which is faster than current products used.

**X. Discussion of Agenda Items(s) 11**

Consider authorizing the city manager to enter into a grant development agreement with JG Grant Consulting LLC, dba Complete Virtual Business Solutions for a Bureau of Reclamation WaterSMART Water and Energy Efficiency grant

Assistant City Manager Clayton Fulton briefed Council on this item for a Bureau of Reclamation WaterSMART Water and Energy Efficiency grant noting if the grants were successful, there would be a 50% matching requirement from the City. In response to Council questions, Mr. Fulton noted it would be approximately 200 hours of work for the grant writing fee.

**XI. ADJOURNMENT – Mayor Wilson adjourned the Work Session at 6:17 p.m.**

**APPROVED** this the 9<sup>th</sup> of April 2024.

**ATTEST:**

**APPROVED:**

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

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

**City Council Minutes**  
**Tuesday, March 26, 2024**

On the 26<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
Cindy Shepard	)	Councilmembers
Jon McKenzie	)	
John Miller	)	
Jimmy Meeks	)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	City Attorney
Natalie Gullo	)	Assistant City Attorney
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Lola Smith	)	Deputy City Secretary
Chris Connolly	)	Executive Director of Economic Development
Greg Dickens	)	Executive Director of Public Works
Steve Niekamp	)	Police Chief

With the following Councilmembers absent: Cathy Brotherton, 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 March 12, 2024 City Council meetings
2. Consider Ordinance 2564, second reading, amending Chapter 27, Zoning, of the Code of Ordinances, adding a new Section 27-19.1 to create an Interim Zoning District
3. Consider Ordinance 2565, second 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
4. Consider authorizing the city manager to enter into an annual contract with Vulcan Inc. for Traffic Sign Blanks

5. Consider authorizing the city manager to enter into an implementation project with Waypoint Solutions to provide software, hardware, and professional services to implement multi-factor authentication in the City

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

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

No: None

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

6. Conduct a public hearing and consider Ordinance 2566, first reading, Z-2024-00004 Valentine Oaks Homes, a zoning change from R2-PD to MU-PD with a concept plan for Lot G, Block 16 Valentine Oaks Addition, being .44 acre located at 916 Barbara Ann Drive (Applicant has requested a withdrawal)

Mayor Wilson announced the applicant requested withdrawal of this application.

Councilmember Miller moved to accept withdrawal of this application. Motion seconded by Councilmember McKenzie. Motion prevailed by the following vote:

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

No: None

7. Conduct a public hearing and consider Ordinance 2567, first reading, Z-2024-00005 Gibson RV Parking, a zoning change to Interim Zoning with a site plan on Lot 1, Block 1 Central Park Northeast Addition, being 5.08 acres located at 1425 W. Hurst Boulevard

Mayor Wilson announced the public hearing to consider Ordinance 2567, first reading, Z-2024-00005 Gibson RV Parking, a zoning change to Interim Zoning with a site plan on Lot 1, Block 1 Central Park Northeast Addition, being 5.08 acres located at 1425 W. Hurst Boulevard and recognized Assistant City Manager Malaika Farmer who reviewed the proposed case. Mrs. Farmer stated this zone change provides the applicant with temporary options to expire in 5 years, unless continued by the City Council, where he plans to use the property for storage of RVs, no residential use allowed, while he works to reconcile environmental issues on the property.

Clif Gibson, applicant, spoke and echoed comments from Mrs. Farmer, stating he would like to make use of the property to bring in revenue in interim while he works to correct environmental concerns. Mr. Gibson praised City of Hurst staff and said it has been a high-level experience for him, and he has been very pleased with the process thus far.

Thomas Christy, 1648 Oak Creek Drive spoke against the application and stated his biggest concern is this use will not end in five years as councils and staff change and might allow continuation in 5 years. He further spoke to financial instability at surrounding RV parks.

Georgina Butcher, 109 Charlene Drive requested Council move forward carefully and asked for a Hurst resident discount from the business.



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

City Manager Clay Caruthers offered clarification to both citizen and Council comments that the use is not to allow an RV park, but to allow RV storage only, adding no one could live there. He further explained it is a 5-year zoning limit which means City Council must approve in 5 years to continue said use.

Councilmember Miller moved to approve Ordinance 2567, first reading, Z-2024-00005 Gibson RV Parking, a zoning change to Interim Zoning with a site plan on Lot 1, Block 1 Central Park Northeast Addition, being 5.08 acres located at 1425 W. Hurst Boulevard. Motion seconded by Councilmember Shepard. Motion prevailed by the following vote:

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

No: None

### **OTHER BUSINESS**

8. Consider authorizing the city manager to enter into an engineering services contract with Aguirre & Fields, LP for Brown Trail Reconstruction Improvements from Queens Way to the Northern City Limits

Mayor Wilson recognized Executive Director of Public Works Greg Dickens who reviewed the proposed contract for Brown Trail reconstruction improvements from Queens Way to the northern city limits. Mr. Dickens noted there is no right-of-way acquisition needed. He further stated this is for removal of existing asphalt, curb, and gutter and to reconstruct with reinforced concrete with 8" subgrade. Mr. Dickens lastly noted this project would have 50/50 matched funding through the 2021 Tarrant County Transportation Bond.

Councilmember Shepard moved to authorize the city manager to execute the engineering services contract with Aguirre & Fields, LP for Brown Trail Reconstruction Improvements from Queens Way to the Northern City Limits, for a total fee not to exceed \$219,643.60. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

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

No: None

9. Consider authorizing the city manager to enter into a High-Density Mineral Bond Seal Service Contract with Andale Construction, Inc.

Mayor Wilson recognized Executive Director of Public Works Greg Dickens who reviewed the proposed contract for high-density mineral bond seal with Andale Construction, Inc. Mr. Dickens stated this is an annual contract with an option for a 4-year extension. He further stated Andale Construction is the only contractor who bids the project because they are essentially a sole source provider, as the only contractor offering this product. Mr. Dickens lastly stated the product takes 24 hours to cure. In response to council questions, Mr. Dickens stated he notices street deterioration from large trucks such as garbage trucks, but it isn't more today than in the past.

Councilmember Meeks moved to authorize the city manager to enter into a contract with Andale Construction, Inc., as the primary vendor during the next 12 months, in an amount not to exceed \$205,000, with the option to renew for four additional 12-month periods. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

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

No: None

10. Consider authorizing the city manager to enter into a contract with Innovative Roadway Solutions, LLC. for Surface Preservation Treatment application

Mayor Wilson recognized Executive Director Public Works Greg Dickens who reviewed the proposed contract for surface preservation treatment with Innovative Roadway Solutions LLC. Mr. Dickens stated this is a contract using cooperative purchasing with the City of Grand Prairie to use a new onyx material that is expected to last longer and cure faster than current materials used. Mr. Dickens further stated he reviewed Grand Prairie's streets and noticed the material held up well, and also the price is less than current materials. He lastly stated the curing time is only about 4 hours, allowing less downtime for residents.

Councilmember McKenzie moved to authorize the city manager to contract with Innovative Roadway Solution, LLC. utilizing the interlocal cooperative purchasing agreement with the City of the Grand Prairie and the existing Surface Preservation Treatment Contract Grand Prairie has with Innovative Roadway Solution, LLC. Motion seconded by Councilmember Miller. Motion prevailed by the following vote:

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

No: None

11. Consider authorizing the city manager to enter into a grant development agreement with JG Grant Consulting LLC, dba Complete Virtual Business Solutions for a Bureau of Reclamation WaterSMART Water and Energy Efficiency grant

Mayor Wilson recognized Assistant City Manager Clayton Fulton who reviewed the agreement with JC Grant Consulting for a Bureau of Reclamation WaterSMART Water and Energy Efficiency grant. Mr. Fulton stated this grant is to help fund a smart metering solution and would require a 50% match but could result in funding up to \$5,000,000.

Councilmember Miller moved to authorize the city manager to enter into a grant development agreement with JG Grant Consulting LLC, dba Complete Virtual Business Solutions for a Bureau of Reclamation WaterSMART Water and Energy Efficiency grant. Motion seconded by Councilmember Shepard. Motion prevailed by the following vote:

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

No: None

12. Review of upcoming calendar items

City Manager Clay Caruthers reviewed the Future Events Calendar and stated City Hall would be closed March 29, 2024 for Good Friday and further noted the Recreation Center

would be open that day, but the Senior Center would be closed. Mr. Caruthers noted the extra bulk collection days for residents, stating those residents north of HWY 183 would be April 6 and those south of HWY 183 would be April 13. Mr. Caruthers noted the upcoming Household Hazardous Waste Collection Event would be on April 13, 8-11 a.m., at the Service Center, 2001 Precinct Line Road. He lastly noted the Doggone Egg Hunt has been rescheduled again to April 6 at 3 p.m. to be held in conjunction with the City Pups & Pints event at the Hurst Dog Park.

13. City Council Reports - Items of Community Interest

Councilmember Jon McKenzie commended city staff for the life guard recruiting efforts, as he has noticed signs on vehicles and all across the city.

Councilmember John Miller commended city staff on the Eggstravaganza event and the food trucks at the event.

**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**

Brooke Held, 540 Livingston Drive: Spoke in favor of the City establishing a ‘safe routes to school’ program, noting now that the traffic near Hurst Elementary has been redirected to one-way, sidewalks are needed on the street.

Thomas Christy, 1648 Oak Creek: Spoke to an issue with homeless people in the City and cars being broken into on their street. He thinks the City should adjust policy and consider putting up signs to deter donations, similar to those found in City of Arlington.

Emily Duskocil, 1925 Sage Trail: Asked how to reinforce contractors pulling permits in the city.

Mayor Wilson recognized LD Bell and TCC students in attendance.

**ADJOURNMENT**

The meeting was adjourned at 7:05 p.m.

**APPROVED** this the 9<sup>th</sup> day of April 2024.

**ATTEST:**

**APPROVED:**

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Rita Frick, City Secretary

---

Henry Wilson, Mayor



City Council Staff Report

<b>SUBJECT:</b> Consider authorizing the city manager to proceed with the Precinct Line Median Landscape Repair project	
<b>Supporting Documents:</b>	
	<b>Meeting Date:</b> 4/9/2024 <b>Department:</b> Community Services <b>Reviewed by:</b> Kyle Gordon <b>City Manager Review:</b>
<b>Background/Budget Analysis:</b>	
<p>The landscaped medians north and south of HWY 183 and the Precinct Line intersection need replacement. Over 50,000 cars travel through this area daily, generating a high amount of litter, trash, and car debris. Additionally, severe weather and car accidents have killed off most of the original plant material.</p> <p>To revitalize the medians, the Parks Division, utilizing City-approved vendors, plans to remove any dead and damaged plant material, remove the decomposed granite and replace it with cobblestones, and add a mix of desert willows, sedge grass, muhly grass, and red and color guard yuccas. This mix of plants is designed to be very hardy and withstand an intense environment, and a change in hardscape should dramatically improve the area.</p> <p>LandCare, the City’s landscape contractor, has provided a quote of \$73,000 for a significant portion of the labor-intensive work. Additionally, \$15,000 is required for irrigation repairs and landscape supplies to ensure the newly installed plant material is sustained over time. The \$98,000 is available in the Parks Division’s operating budget and Community Services project contingency accounts. The project is estimated to be completed within 8-12 weeks.</p>	
<b>Hurst Way/Strategic Priorities:</b>	
<p>In an effort to remain a vibrant community, this project addresses the City Council’s Strategic Priorities for <b>Community and Economic Vitality, Infrastructure, and Public Safety</b> by improving the city medians.</p>	
<b>Recommendation:</b>	
<p>Staff recommends City Council <b>authorize the city manager to proceed with the Precinct Line Median Landscape Repair project for an amount not to exceed \$98,000.</b></p>	



City Council Staff Report

<b>SUBJECT:</b> Consider Ordinance 2567, second reading, Z-2024-00005 Gibson RV Parking, a zoning change to Interim Zoning with a site plan on Lot 1, Block 1 Central Park Northeast Addition, being 5.08 acres located at 1425 W. Hurst Boulevard	
<b>Supporting Documents:</b>	
Ordinance 2567 Area map Legal notice Ownership data Site plan – Exhibit "A"	<b>Meeting Date:</b> 4/9/2024 <b>Department:</b> Development <b>Reviewed by:</b> Michelle Lazo <b>City Manager Review:</b>
<b>Background/Budget Analysis:</b>	
<p>An application has been received by Clif Gibson to consider a zoning change from TX-10 (Texas Highway 10 Multi-Use District) to IZ (Interim Zoning) on Lot 1, Block 1 Central Park Northeast Addition, being 5.08 acres located at 1425 W. Hurst Boulevard. A site plan was approved for Urban Infraconstruction on this lot in 2020.</p> <p>During construction of Urban Infraconstruction, an environmental contamination was discovered on the southern end of the property. The cost of this clean up caused the land developer to sell. This contamination was not disclosed to Mr. Gibson, the new owner.</p> <p>The applicant is proposing the interim use of parking for commercial vehicles on a monthly basis and vehicle storage. This temporary use would provide the owner with some cash flow to cover taxes and maintenance until plans are finalized for development.</p> <p>The new owner plans to partner with the City on future development plans to support the Trinity Lakes TRE Station, which is located in Hurst.</p>	
<b>Hurst Way/Strategic Priorities:</b>	
Consideration of the Site Plan Revision is a direct representation of Council’s goal for <b>Community and Economic Vitality</b> .	
<b>Recommendation:</b>	
Based on the Planning and Zoning Commission’s vote of 6-0, the recommendation is City Council <b>approve Ordinance 2567, second reading, an Interim Zoning Overlay with a site plan for Gibson RV Parking.</b>	

## **ORDINANCE 2567**

### **AN ORDINANCE ADOPTING A ZONING CHANGE FROM TX-10 TO IZ WITH A SITE PLAN ON LOT 1, BLOCK 1 CENTRAL PARK NORTHEAST ADDITION, BEING 5.08 ACRES LOCATED AT 1425 W HURST BOULEVARD**

**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; and

**WHEREAS,** all constitutional, statutory, and legal prerequisites for the passage of this Ordinance have been met, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code; and

**WHEREAS,** the purpose of this ordinance is to promote 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.

Section 2. **THAT** the Comprehensive Zoning Ordinance of the City of Hurst is hereby amended by adopting a Zoning change from TX-10(Texas Highway 10 Multi-Use District) to IZ (Interim Zoning) with a Site Plan with Exhibits "A" on Lot 1, Block 1 Central Park Northeast Addition being 5.08 acres located at 1425 W. Hurst Blvd. (the "Property"), subject to the following:

- A. The use must be in accordance with the Site Plan and is limited to parking for commercial and recreation vehicles on monthly basis.
- B. The approved use is an interim use and the right to engage in this interim use shall automatically expire upon the fifth (5<sup>th</sup>) anniversary of the adoption of this Ordinance. Upon expiration, the interim use shall be completely terminated within thirty (30) days thereafter.
- C. No overnight occupancy or sleeping is permitted on the Property.
- D. No residential uses of any kind are permitted on the Property.

Section 3. **THAT** any person who fails to comply with any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 4. **THAT** if any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstances is held invalid or unconstitutional by a Court or competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 5. **THAT** the fact that the present ordinances and regulations of the City of Hurst, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Hurst, Texas, creates an emergency for the immediate preservation of the public business, property,

health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

**AND IT IS SO ORDERED.**

Passed on the first reading on the 26<sup>th</sup> day of March 2024 by a vote of 5 to 0.

Approved on the second reading on the 9<sup>th</sup> day of April 2024 by a vote of \_ to \_.

**ATTEST:**

**CITY OF HURST**

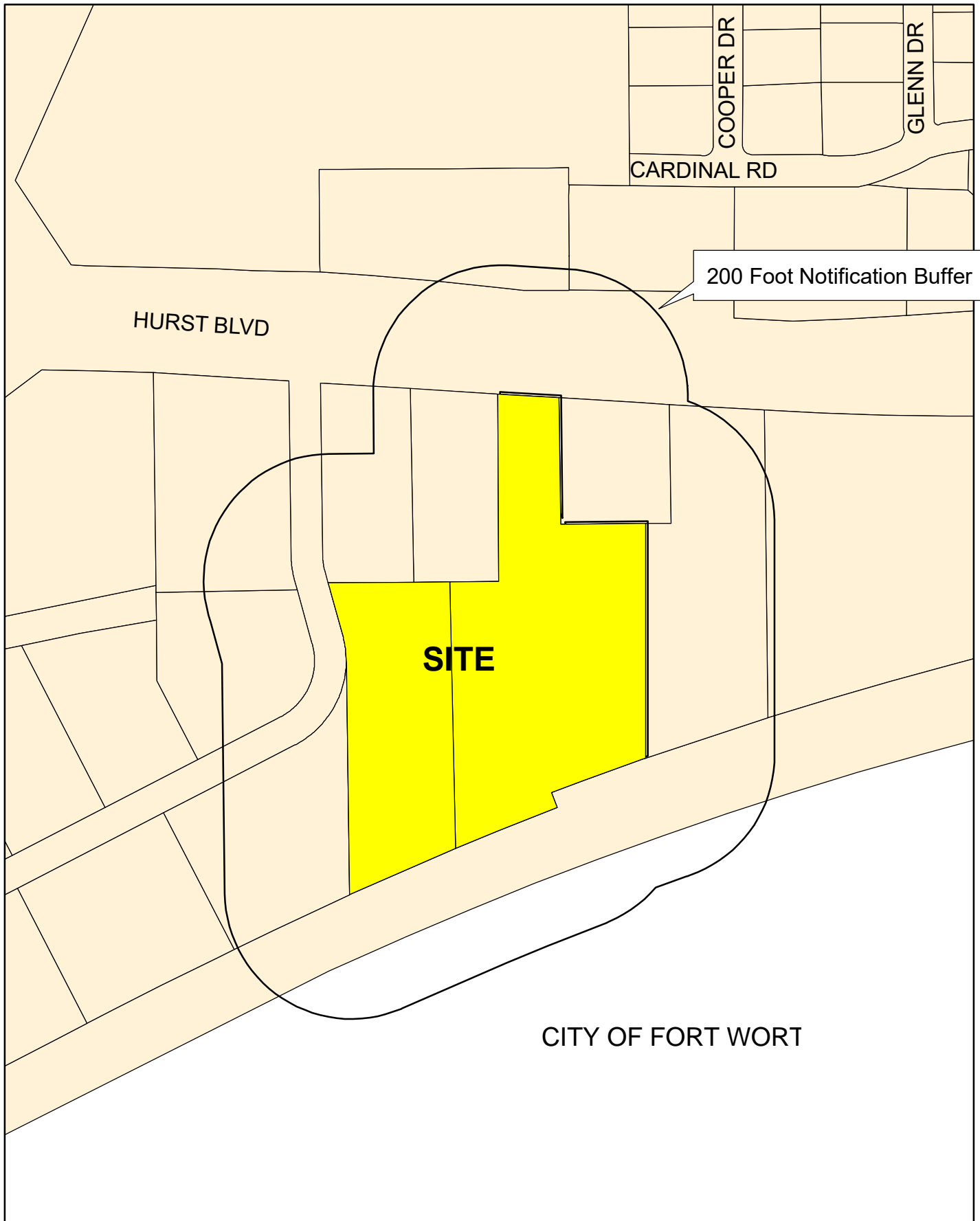
\_\_\_\_\_  
Rita Frick, City Secretary

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

**Approved as to form and legality:**

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





<p><b>CASE NO:</b> SITE-2024-00005 Gibson RV Parking</p>	<p><b>LEGAL DESCRIPTION:</b> LOT 1 BLOCK 1 CENTRAL PARK NORTHEAST ADDITION</p>	<p><b>AGENDA DATE:</b> 03/26/2024</p>
<p><b>REQUESTED ACTION:</b> INTERIM ZONING Parking</p>	<p><b>LOCATION:</b> 1425 W. Hurst Blvd.</p>	



**Z-2024-00005**

**LEGAL NOTICE**

**THE CITY OF HURST CITY COUNCIL WILL HOLD A PUBLIC HEARING AT 6:30 P.M. ON TUESDAY, MARCH 26, 2024, AT HURST CITY HALL 1505 PRECINCT LINE ROAD TO CONSIDER A ZONING CHANGE FROM TX-10 TO IZ WITH A SITE PLAN ON LOT 1, BLOCK 1 CENTRAL PARK NORTHEAST ADDITION, BEING 5.08 ACRES LOCATED AT 1425 W HURST BOULVEARD**

**Gibson RV Parking**

1425 W. Hurst Blvd.

on Lot 1, Block 1 Central Park Northeast Addition



**Z-2024-00005**

**APPLICATION FOR SITE PLAN  
OWNERSHIP DATA**

**TO THE HURST PLANNING AND ZONING COMMISSION:**

**The following described real property is under application for approval of a zoning change with a site plan.**

Gibson RV Parking  
Lot 1, Block 1 Central Park Northeast Addition  
1425 W. Hurst Blvd.

**The following is a list of the property owners, legal description of their property, and mailing address of the owners of the property within 200 feet of the above-described property, which is under application for a zoning change with a site plan:**

<b>PROPERTY OWNER</b>	<b>LEGAL DESCRIPTION</b>	<b>ADDRESS</b>
AA ADAM'S INC	CENTRAL PARK EAST ADDN-HURST Block 1 Lot 2	6665 RANDOL MILL RD FORT WORTH, TX 76112
TX 10 INDUSTRIAL LLC	PAYTON SUBDIVISION (HURST) Block 1 Lot FR	4216 CHESHIRE DR COLLEYVILLE, TX 76034
JANNAH'S REAL ESTATE LLC	CENTRAL PARK NORTH Lot 1	7808 PIRATE POINT CIR ARLINGTON, TX 76016
CONCORD RESTAURANTS INC	SONIC DRIVE-IN HWY 10 Block 1 Lot 2	1015 S MAIN ST DUNCANVILLE, TX 75137
OUTLOOK TEXAS LP	CENTRAL PARK NORTH Lot 2	1500 CENTRAL PARK DR HURST, TX 76053
ROSACLARA ENTERPRISES LLC	CENTRAL PARK NORTH Lot 3	3501 WINDSOR Ct COLLEYVILLE, TX 76034
DAKHIL FAMILY LLC	QT 865 ADDITION Block A Lot 1	1420 N LINDEN CIR WICHITA, KS 67206
CARTER, DAVID W	SONIC DRIVE-IN HWY 10 Block 1 Lot 1	408 WOODLAND TR KELLER, TX 76248
ASH LIMO TRANSPORTATIO N INC	BENNETT, HAMILTON SURVEY Abstract 138 Tract 5D02	6912 SHALIMAR CT COLLEYVILLE, TX 76034
GIBSON, JAMES	CENTRAL PARK NORTHEAST ADDITION Block 1 Lot 1	9745 RANCHO DR FORT WORTH 76244
OCCUPANT	CENTRAL PARK EAST ADDN-HURST Block 1 Lot 2	1401 W HURST BLVD HURST TX 76053
OCCUPANT	PAYTON SUBDIVISION (HURST) Block 1 Lot FR	1347 W HURST BLVD HURST TX 76053
OCCUPANT	CENTRAL PARK NORTH Lot 1	1505 HURST BLVD

		HURST TX 76053
OCCUPANT	SONIC DRIVE-IN HWY 10 Block 1 Lot 2	1451 W HURST BLVD HURST TX 76053
OCCUPANT	CENTRAL PARK NORTH Lot 2	1502 CENTRAL PARK DR HURST TX 76053
OCCUPANT	CENTRAL PARK NORTH Lot 3	1507 CENTRAL PARK DR HURST TX 76053
OCCUPANT	QT 865 ADDITION Block A Lot 1	1400W HURST BLVD HURST TX 76053
OCCUPANT	SONIC DRIVE-IN HWY 10 Block 1 Lot 1	1461 W HURST BLVD HURST TX 76053
OCCUPANT	BENNETT, HAMILTON SURVEY Abstract 138 Tract 5D02	1351 W HURST BLVD HURST TX 76053
OCCUPANT	CENTRAL PARK NORTHEAST ADDITION Block 1 Lot 1	1425 W HURST BLVD HURST TX 76053

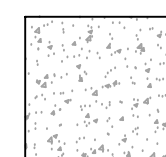

EXHIBIT A

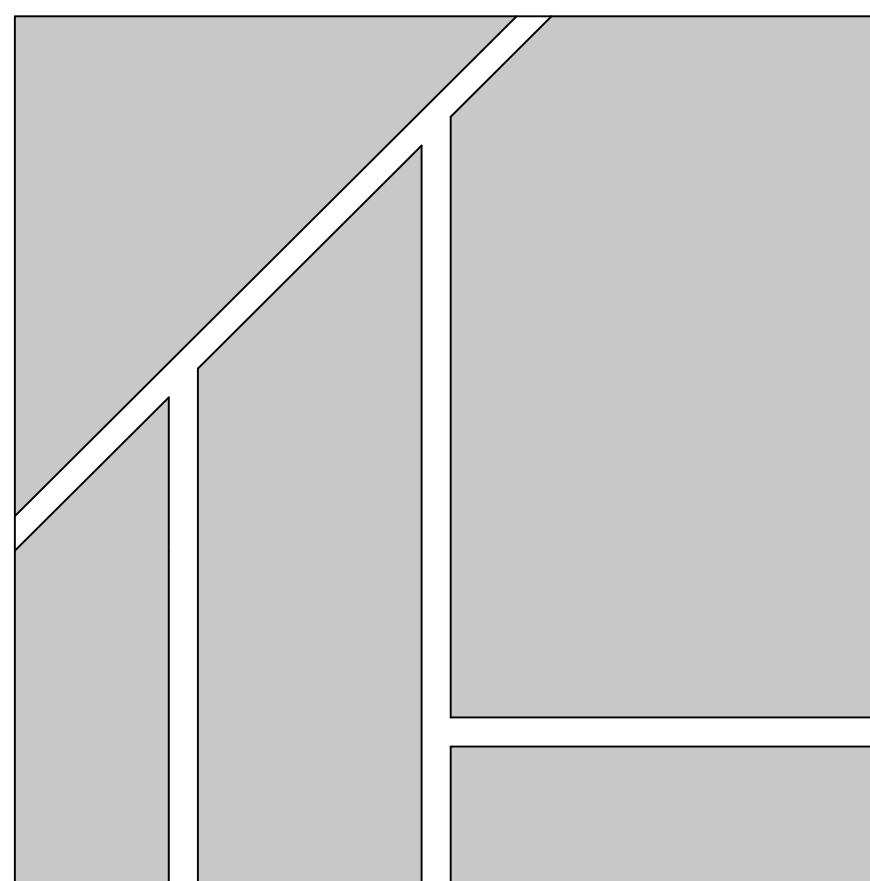
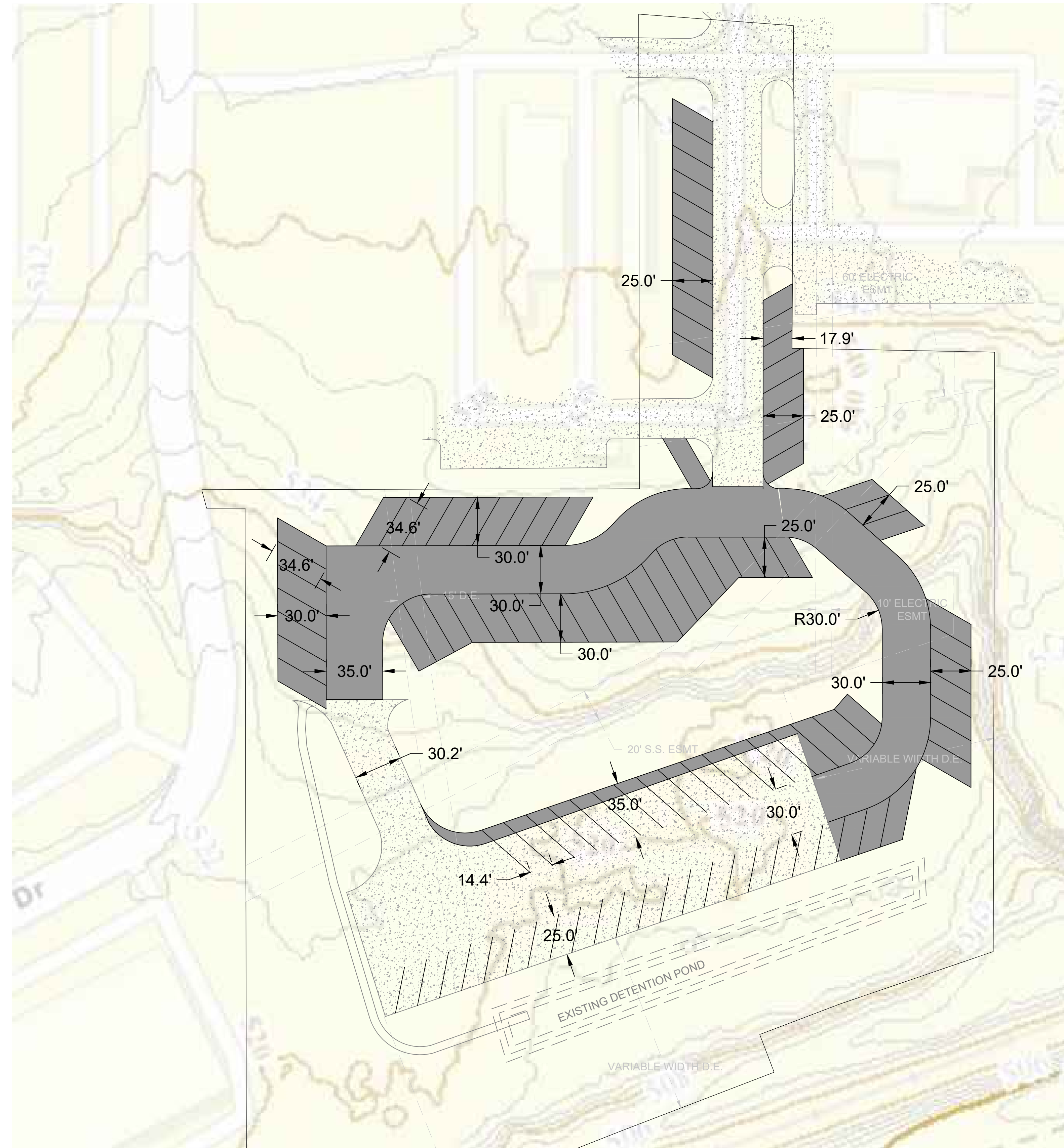
TOTAL SPACES: 104

SPACES BY DEPTH

- 18': 3
- 25': 53
- 30': 23
- 35': 17
- 35'+: 8

LEGEND

-  EXISTING PAVEMENT
-  PROPOSED PAVEMENT



# CCM Engineering

2570 FM 407, Suite 209  
Highland Village, Texas 75077  
Ph: 972.691.6633  
Fax: 972.691.6628  
TBPE FIRM #605

## HURST RV PARKING CONCEPT PLAN



City Council Staff Report

<b>SUBJECT:</b> Consider authorizing the Mayor to renew an Interlocal Agreement with Tarrant County for funding of the Brown Trail Street Reconstruction Project from Queens Way to North City Limits	
<b>Supporting Documents:</b>	
Interlocal Agreement	<b>Meeting Date:</b> 4/9/2024 <b>Department:</b> Public Works <b>Reviewed by:</b> Greg Dickens <b>City Manager Review:</b>
<b>Background/Budget Analysis:</b>	
<p>As part of the Tarrant County 2021 Transportation Bond program, the City of Hurst’s Brown Trail Reconstruction Project was selected to receive a 50% matching grant from Tarrant County. The project is approximately 2,644 feet long and will entail reconstruction of the existing four-lane asphalt roadway to a four-lane reinforced concrete roadway. The reconstruction will include pavement, subgrade preparation, curb and gutter, sidewalk, drainage, signal modifications, and sanitary sewer line work.</p> <p>The total estimated costs of design services and construction is \$3,955,260.00. Tarrant County’s participation in this project is set at a maximum of \$1,977,630.00 for design service fees plus construction costs. Future bond funds will be necessary to fund this project.</p>	
<b>Hurst Way/Strategic Priorities:</b>	
Entering into the interlocal Agreement is directly representative of the Council’s goals of <b>Financial Sustainability</b> and <b>Infrastructure</b> .	
<b>Recommendation:</b>	
Staff recommends City Council <b>authorize the Mayor to renew the Interlocal Agreement for Brown Trail Reconstruction with Tarrant County.</b>	



STATE OF TEXAS §  
§ **Amendment of Interlocal Agreement**  
§ **for Brown Trail Reconstruction**  
COUNTY OF TARRANT §

**BACKGROUND**

Tarrant County (“COUNTY”) and the City of Hurst (“CITY”) entered into an Interlocal Agreement approved by Tarrant County Commissioners Court Order No. 140103, for financial support of up to \$1,977,630.00, for the cooperative funding of improvements to the construction (or reconstruction) of Brown Trail from Queens Way to Northern City limits (“Project”) as described in the 2021 Tarrant County Bond Program.

Therefore, the COUNTY and CITY agree to the following revisions. Paragraphs III, IV, and V from the original Interlocal Agreement are repealed and replaced with the following language:

**III.**  
**TERM**

This ILA shall become effective upon the approval of both parties and shall terminate on September 30, 2026, unless terminated as described in Section XII in the original ILA or extended in writing and approved by both parties.

**IV.**  
**FISCAL FUNDING ACKNOWLEDGEMENT**

Tarrant County bond funds will be encumbered on a fiscal year basis in accordance with the Certification of Available Funds shown herein. In the event no funds or insufficient funds are appropriated and budgeted or are otherwise unavailable by any means whatsoever in any fiscal period for payments due under this ILA Amendment, then the affected party will immediately notify the other party of such occurrence and this Amendment may be terminated on the last day of the fiscal period for which appropriations were received without penalty or expense to the affected party of any kind whatsoever, except to the portions of annual payments herein agreed upon for which funds shall have been appropriated.

**V.**  
**REIMBURSEMENT PROCESS**

The COUNTY agrees to reimburse the CITY for 50% of the actual eligible PROJECT costs in an amount not to exceed \$1,977,630.00. Any reimbursement request from the CITY should include: 1) a copy of the invoice or billing for design services, right-of-way acquisition purchase, and construction; and 2) a copy of the check, a certification letter, or other documentation to verify the CITY’s proof of payment. The final reimbursement payment to the CITY will be contingent upon the City Manager or Mayor providing written notification to the COUNTY that the project is complete along with identification of final project costs. COUNTY bond funds for the Project are allocated as follows:

**County Payment by Phase\***

Design:	\$190,000.00
ROW Acquisition:	\$0.00
Construction:	<u>\$1,787,630.00</u>
TOTAL:	\$1,977,630.00

TBP Funding Category: 2021 Call for Projects

*\* Reimbursement payments will be issued by the COUNTY for eligible expenses incurred during the Fiscal Year for which bond funds are certified by the Tarrant County Auditor.*

The CITY understands that the CITY will be responsible for cost overruns and any other expenses incurred by the CITY in performing the services described herein. The CITY agrees that the COUNTY retains control over when reimbursement payments will be disbursed to the CITY.

In addition to the foregoing replacement language, Attachment A is removed and deleted from the original Interlocal Agreement in full. All other paragraphs, terms and language outside of paragraphs III, IV, and V as well as Attachment A remain unchanged and in effect.

**APPROVED** on this day the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Tarrant County.

Commissioners Court Order No. \_\_\_\_\_.

**TARRANT COUNTY, TEXAS**

**CITY OF HURST**

\_\_\_\_\_  
Tim O'Hare, County Judge

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

***APPROVED AS TO FORM:***

\_\_\_\_\_  
Criminal District Attorney's Office\*

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

\_\_\_\_\_  
City Secretary (If applicable)



\* By law, the Criminal District Attorney’s Office may only approve contracts for its clients. We reviewed this document as to form from our client’s legal perspective. Other parties may not rely on this approval. Instead, those parties should seek contract review from independent counsel.

**CERTIFICATION OF AVAILABLE FUNDS IN THE AMOUNT OF:**

§ \_\_\_\_\_ *as follows:*

Fiscal year ending September 30, 2024: \$190,000.00

\_\_\_\_\_  
Auditor's Office



City Council Staff Report

<b>SUBJECT:</b> Consider authorizing the Mayor to renew an Interlocal Agreement with Tarrant County for funding of the Pipeline Road, Phase 4 Street Reconstruction Project from Harrison Lane to Brown Trail	
<b>Supporting Documents:</b>	
Interlocal Agreement	<b>Meeting Date:</b> 4/9/2024 <b>Department:</b> Public Works <b>Reviewed by:</b> Greg Dickens <b>City Manager Review:</b>
<b>Background/Budget Analysis:</b>	
<p>As part of the Tarrant County 2021 Transportation Bond program, the City of Hurst’s Pipeline Road, Phase 4 Street Reconstruction Project was selected to receive a 50% matching grant from Tarrant County. The project is approximately 1,950 feet long and will entail reconstruction of the existing four-lane undivided asphalt roadway from Harrison Lane to Brown Trail to a four-lane divided reinforced concrete roadway with a median to provide left turn lanes at warranted intersections. The reconstruction will include pavement, subgrade preparation, curb and gutter, sidewalk, drainage, signal modifications, sanitary sewer line work, and bridge widening at Valley View Branch.</p> <p>The total estimated costs of design services, ROW acquisition, and construction is \$4,997,470.00. Tarrant County’s participation in this project is set at a maximum of \$2,498,735.00 for design service fees plus construction costs. Future bond funds will be necessary to fund this project.</p>	
<b>Hurst Way/Strategic Priorities:</b>	
Entering into the interlocal Agreement is directly representative of the Council’s goals of <b>Financial Sustainability</b> and <b>Infrastructure</b> .	
<b>Recommendation:</b>	
Staff recommends City Council <b>authorize the Mayor to renew the Interlocal Agreement for Pipeline Road, Phase 4 Reconstruction project with Tarrant County.</b>	

STATE OF TEXAS           §  
  §     **Amendment of Interlocal Agreement**  
  §     **for Pipeline Road (Phase 4) Reconstruction**  
COUNTY OF TARRANT §

**BACKGROUND**

Tarrant County (“COUNTY”) and the City of Hurst (“CITY”) entered into an Interlocal Agreement approved by Tarrant County Commissioners Court Order No. 140104, for financial support of up to \$2,498,735.00, for the cooperative funding of improvements to the reconstruction of Pipeline Road (Phase 4) from Harrison Lane to Brown Trail (“Project”) as described in the 2021 Tarrant County Bond Program.

Therefore, the COUNTY and CITY agree to the following revisions. Paragraphs III, IV, and V from the original Interlocal Agreement are repealed and replaced with the following language:

**III.**  
**TERM**

This ILA shall become effective upon the approval of both parties and shall terminate on September 30, 2027, unless terminated as described in Section XII in the original ILA or extended in writing and approved by both parties.

**IV.**  
**FISCAL FUNDING ACKNOWLEDGEMENT**

Tarrant County bond funds will be encumbered on a fiscal year basis in accordance with the Certification of Available Funds shown herein. In the event no funds or insufficient funds are appropriated and budgeted or are otherwise unavailable by any means whatsoever in any fiscal period for payments due under this ILA Amendment, then the affected party will immediately notify the other party of such occurrence and this Amendment may be terminated on the last day of the fiscal period for which appropriations were received without penalty or expense to the affected party of any kind whatsoever, except to the portions of annual payments herein agreed upon for which funds shall have been appropriated.

**V.**  
**REIMBURSEMENT PROCESS**

The COUNTY agrees to reimburse the CITY for 50% of the actual eligible PROJECT costs in an amount not to exceed \$2,498,735.00. Any reimbursement request from the CITY should include: 1) a copy of the invoice or billing for design services, right-of-way acquisition purchase, and construction; and 2) a copy of the check, a certification letter, or other documentation to verify the CITY’s proof of payment. The final reimbursement payment to the CITY will be contingent upon the City Manager or Mayor providing written notification to the COUNTY that the project is complete along with identification of final project costs. COUNTY bond funds for the Project are allocated as follows:

**County Payment by Phase\***

Design:	\$211,500.00
ROW Acquisition:	\$250,000.00
Construction:	<u>\$2,037,235.00</u>
TOTAL:	\$2,498,735.00

TBP Funding Category: 2021 Call for Projects

*\* Reimbursement payments will be issued by the COUNTY for eligible expenses incurred during the Fiscal Year for which bond funds are certified by the Tarrant County Auditor.*

The CITY understands that the CITY will be responsible for cost overruns and any other expenses incurred by the CITY in performing the services described herein. The CITY agrees that the COUNTY retains control over when reimbursement payments will be disbursed to the CITY.

In addition to the foregoing replacement language, Attachment A is removed and deleted from the original Interlocal Agreement in full. All other paragraphs, terms and language outside of paragraphs III, IV, and V as well as Attachment A remain unchanged and in effect.

**APPROVED** on this day the \_\_\_\_\_ day of \_\_\_\_\_, 2024, by Tarrant County.

Commissioners Court Order No. \_\_\_\_\_.

**TARRANT COUNTY, TEXAS**

**CITY OF HURST**

\_\_\_\_\_  
Tim O'Hare, County Judge

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

***APPROVED AS TO FORM:***

\_\_\_\_\_  
Criminal District Attorney's Office\*

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

\_\_\_\_\_  
City Secretary (If applicable)

\* By law, the Criminal District Attorney’s Office may only approve contracts for its clients. We reviewed this document as to form from our client’s legal perspective. Other parties may not rely on this approval. Instead, those parties should seek contract review from independent counsel.

**CERTIFICATION OF AVAILABLE FUNDS IN THE AMOUNT OF:**

\$ \_\_\_\_\_ *as follows:*

Fiscal year ending September 30, 2024: \$336,500.00

\_\_\_\_\_  
Auditor's Office



City Council Staff Report

**SUBJECT:** 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

<b>Supporting Documents:</b>	
Ordinance 2561 Area Map Legal Notice Ownership Data Site plan – Exhibit “A” Landscape plan – Exhibit “B” Building Elevation – Exhibit “C” Floor Plan – Exhibit “D” Sign elevation – Exhibit “E” Color elevation – Exhibit “F”	<b>Meeting Date:</b> 4/9/2024  <b>Department:</b> Development  <b>Reviewed by:</b> Michelle Lazo  <b>City Manager Review:</b>

**Background/Budget Analysis:**

An application has been made by Houshang Jahvani with Jahvani Consulting Engineers, Inc. for 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. This property is zoned TC-PD (Town Center Planned Development).

The developer plans to expand the existing Mobile C-store and gas station by adding 1,852 square feet to open a liquor store. The liquor store will have a separate entrance to the public. The developer is proposing to enhance the property with landscaping and will be adding 10 parking spaces along the south and west side of the property. There are no proposed changes to the driveways on Precinct Line Road.

The SUP checklist requires many of the same site plan requirements, but also includes a floor plan for safety considerations. Operating hours for liquor stores are mandated by the state. The operating hours are 10 a.m. to 9 p.m., Monday through Saturday, and closed on Sunday.

Prior to receiving a Certificate of Occupancy, the applicant will be required to submit a proposed security plan including security cameras, alarm system, alarm monitoring, video and audio recording, drop safe, security signs, height markers, and safety training programs. These requirements are currently mandatory for convenience

stores, and the Police Department will partner with Building Inspections on all liquor store Certificate of Occupancy requirements.

The landscape enhancements include seven (7) Live Oak, seven (7) Chinese Pistache, nine (9) Crape Myrtle, (65) Nellie R. Stevens, and seasonal color.

The building elevation indicates a textured CMU finish with stucco accents. There will be a new parapet added for signage and an awning added to the existing structure to match the new structure. The red standing seam roof will remain. All existing wooden light poles will be replaced with metal LED fixtures.

The applicant is requesting two (2) building signs that will meet the TC (Town Center) zoning requirements. There are no proposed changes to existing gas price monument sign. The applicant is requesting an additional multi-tenant monument sign on the southeast corner of the property that is six (6) feet in height with 25 square ft. of sign area per face.

**Hurst Way/Strategic Priorities:**

Consideration of the site plan revision is a direct representation of Council’s goal for **Economic Vitality**.

**Recommendation:**

Based on the Planning and Zoning Commission’s vote of 6-0, the recommendation is City Council **deny Ordinance 2561, a site plan revision and Special Use Permit for Mobile C-Store and Liquor.**

## **ORDINANCE 2561**

### **AN ORDINANCE ADOPTING A SITE PLAN REVISION AND SPECIAL USE PERMIT ON LOT 1, BLOCK 1 HUNTERS GLEN ADDITION, BEING .99 ACRE LOCATED AT 1635 PRECINT LINE ROAD**

**WHEREAS,** notice of a hearing before the Planning and Zoning Commission was sent to real property owners within 200 feet of the property herein described at least 10 days before such hearing; and

**WHEREAS,** notice of a public hearing before the City Council was published in a newspaper of general circulation in Hurst at least 15 days before such hearing; and

**WHEREAS,** notices were posted on the subject land as provided by the Zoning Ordinance; and

**WHEREAS,** public hearings to change the site plan on the property herein described were held before both the Planning and Zoning Commission and the City Council, and the Planning and Zoning Commission has heretofore made a recommendation concerning the site plan change; and

**WHEREAS,** the City Council is of the opinion that the site plan herein effectuated furthers the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Hurst.

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

Section 1. **THAT** the Comprehensive Zoning Ordinance of the City of Hurst is hereby amended by adopting a Site Plan Revision and Special Use Permit with Exhibits "A- F" on Lots 1, Block 1 Hunters Glen Addition being .99 acre located at 1635 Precinct Line Road.

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

Passed on the first reading on the 9<sup>th</sup> day of April 2024 by a vote of \_ to \_.

Approved on the second reading on the 23<sup>rd</sup> day of April 2024 by a vote of \_ to \_.



**ATTEST:**

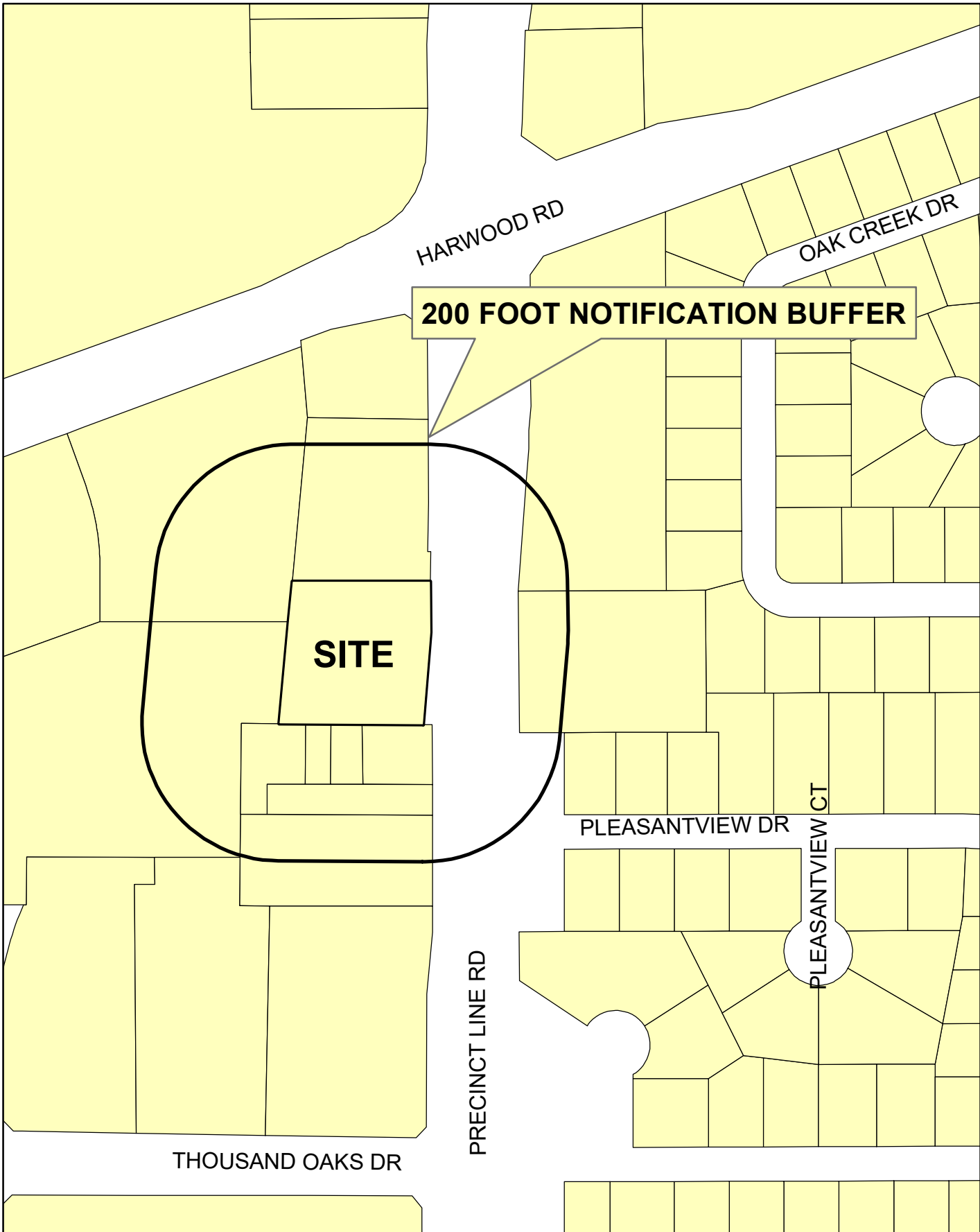
**CITY OF HURST**

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

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

**Approved as to form and legality:**

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



CASE NO: SITE-2023-00012 Mobile C-Store and Liquor	LEGAL DESCRIPTION: Lot 1, Block 1 Hunters Glen Addition	AGENDA DATE: 02/27/2024
REQUESTED ACTION: Site Plan Revision and Special Use Permit	LOCATION: 1635 Precinct Line Road	



**SITE-2023-00012**

**LEGAL NOTICE**

**A PUBLIC HEARING WILL BE HELD BY THE HURST CITY COUNCIL ON TUESDAY, FEBRUARY 27, 2024 AT 6:30 P.M. AT THE HURST CITY HALL AT 1505 PRECINCT LINE ROAD TO CONSIDER A SITE PLAN REVISION WITH A SPECIAL USE PERMIT FOR PACKAGED ALCOHOL SALES ON LOT 1, BLOCK 1 HUNTERS GLEN ADDITION, BEING .99 ACRE LOCATED AT 1635 PRECINCT LINE ROAD**

**MOBILE C-STORE AND LIQUOR**



**SITE-2023-00013**

**APPLICATION FOR SITE PLAN  
OWNERSHIP DATA**

**TO THE HURST PLANNING AND ZONING COMMISSION:**

**The following described real property is under application for approval of a zoning change.**

Mobile C-Store and Liquor  
Site Plan Revision and Special Use Permit  
Lot 1, Block 1 Hunters Glen Addition  
1635 Precinct Line Rd.

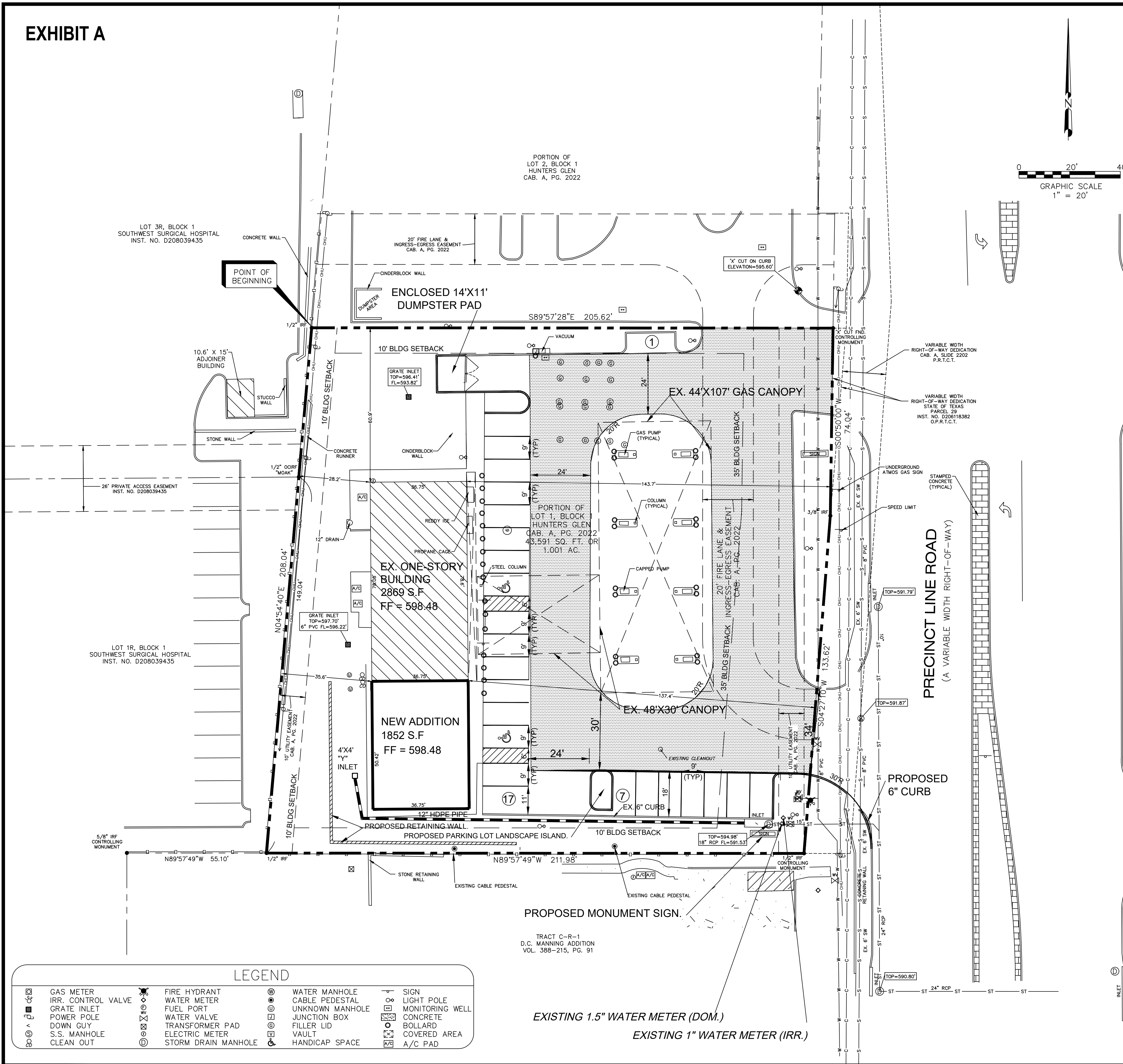
**The following is a list of the property owners, legal description of their property, and mailing address of the owners of the property within 200 feet of the above-described property, which is under application for a site plan:**

<b>PROPERTY OWNER</b>	<b>LOT</b>	<b>BLK</b>	<b>ADDITION</b>	<b>ADDRESS</b>
NLB PROPERTIES LLC	D	A	DC MANNING	1805 GLADE RD COLLEYVILLE, TX 76034
HARWOOD RD HOTEL LLC			SOUTHWEST SURGICAL HOSPITAL	2414 CREEKSIDE CIR S IRVING, TX 75063
ALDY PRECINCT/HARWOOD LP	20R	1	GREEN TREE	200 CRESCENT CT STE 1040 DALLAS, TX 75201
DFW INTERESTS LLC	1R	1	SOUTHWEST SURGICAL HOSPITAL	1111 WITTE RD HOUSTON, TX 77055
ORTH, HELEN B	3	1	DC MANNING	413 TIMBERLINE DR S COLLEYVILLE, TX 76034-3508
CALGON SANBORN LTD	C1	1	SHADY OAKS WEST	4311 FLAMELEAF SUMAC DR AUSTIN, TX 78738
ANURAJ REALTY LLC	1&2	1	HUNTERS GLEN	4945 NAVAJO WAY FORT WORTH, TX 76137
HAGOOD HEARTLAND LLC	3	1	DC MANNING	4535 CITY POINT DR NORTH RICHLAND HILLS, TX 76180
OCCUPANT	D	A	DC MANNING	1615 PRECINCT LINE RD HURST, TX 76054
OCCUPANT	3	BLK 1	DC MANNING	1621 PRECINCT LINE RD HURST, TX 76053
OCCUPANT	3R	BLK 1	SOUTHWEST SURGICAL HOSPITAL	803 HARWOOD RD HURST, TX 76054
OCCUPANT	20R	BLK 1	GREEN TREE	1628 PRECINCT LINE RD HURST, TX 76054
OCCUPANT	1R	BLK 1	SOUTHWEST SURGICAL HOSPITAL	1612 HURST TOWN CENTER DR HURST, TX 76054

OCCUPANT	1	BLK 1	DC MANNING	1629 PRECINCT LINE RD HURST, TX 76054
OCCUPANT	C1	BLK 1	SHADY OAKS WEST	1616 PRECINCT LINE RD HURST, TX 76054
OCCUPANT	1	BLK 1	HUNTERS GLEN	1635 PRECINCT LINE RD HURST, TX 76054
OCCUPANT	1	BLK 1	HUNTERS GLEN	1641 PRECINCT LINE RD HURST, TX 76054

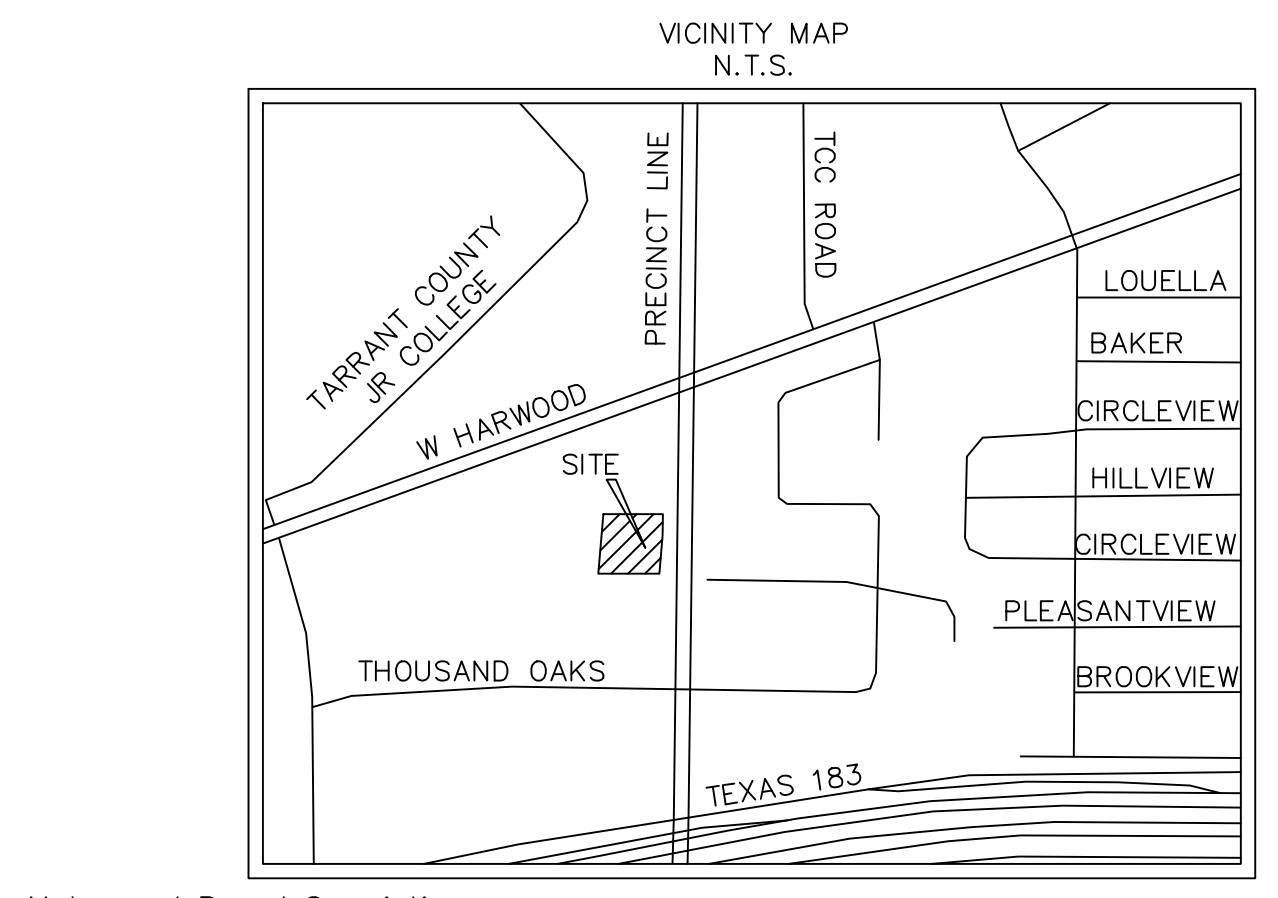


**EXHIBIT A**



**LEGEND**


EXISTING 1.5" WATER METER (DOM.)  
 EXISTING 1" WATER METER (IRR.)



Metes and Bound Description:  
 Being a portion of Lot 1, Block 1, Hunters Glen, an Addition to the City of Hurst, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Page 2022, Plat Records of Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said Lot 1, same being the southwest corner of Lot 2, said Block 1, Hunters Glen, same being in the east line of Lot 3R, Block 1, Southwest Surgical Hospital, an addition to the City of Hurst, Tarrant County, Texas, according to the plat thereof recorded in Instrument Number D208039435, Official Public Records, Tarrant County, Texas;

THENCE South 89 deg. 57 min. 28 sec. East, along the common line of said Lots 1 and 2, a distance of 205.62 feet, to an 'X' cut found for the northeast corner of that certain tract of land conveyed to State of Texas as Parcel 29, by deed recorded in Instrument Number D206118382, Official Public Records, Tarrant County, Texas, same being in the west right-of-way line of Precinct Line Road (a variable width right-of-way);

THENCE South 00 deg. 50 min. 00 sec. West, through the interior of said Lot 1, along the west line of said Parcel 29, and along the westerly right-of-way line of said Precinct Line Road, a distance of 74.04 feet to a 3/8 inch iron rod found for corner, same being in the east line of said Lot 1, same being the south corner of said Parcel 29;

THENCE South 04 deg. 27 min. 10 sec. West, along the common line of said Lot 1 and said Precinct Line Road, a distance of 133.62 feet to a 1/2 inch iron rod found for the southeast corner of said Lot 1, same being in the north line of Tract C-R-1, D.C. Manning Addition, an addition to the City of Hurst, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-215, Page 91, Plat Records, Tarrant County, Texas;

THENCE North 89 deg. 57 min. 49 sec. West, along the common line of said Lot 1 and said Tract C-R-1, a distance of 211.98 feet to a 1/2 inch iron rod found for the southwest corner of said Lot 1, same being a southeast corner of Lot 1R, aforesaid Block 1, Southwest Surgical Addition;

THENCE North 04 deg. 54 min. 40 sec. East, along the common line of said Lot 1 and said Lot 1R, passing at a distance of 149.04 feet a 1/2 inch iron rod with orange plastic cap stamped "MOAK" found for the northeast corner of said Lot 1R, same being the southeast corner of aforesaid Lot 3R, and continuing along the common line of said Lot 1 and said Lot 3R, a total distance of 208.04 feet to the POINT OF BEGINNING and containing 43,591 square feet or 1.001 acre of computed land, more or less.

**SITE PLAN SUMMARY**

ZONED:	TX10 (MULTI-USE DISTRICT)
LOT AREA:	1.001 ACRES (43,591 SQ. FT)
TOTAL BUILDING AREA =	4,721.00 S.F
EXISTING BUILDING AREA =	2,869 S.F
PROPOSED ADDITION AREA =	1,852 S.F
FLOOR AREA RATIO =	0.11/1
<b>PARKING:</b>	
REQUIRED:	1 SPACE PER 200 S.F OF THE BUILDING = 24
PROVIDED:	24
<b>HANDICAP SPACE:</b>	
REQUIRED:	1
PROVIDED:	1
<b>SITE LANDSCAPING:</b>	
LANDSCAPE AREA REQUIRED:	4,359 S.F (min 10%)
LANDSCAPE AREA PROVIDED:	13,735 S.F (31.51%)

**WATER AND WASTEWATER PLUMBING NOTE:**  
 WATER AND WASTEWATER PLUMBING FOR THE NEW ADDITION TO BE TIED TO THE EXISTING WATER AND WASTEWATER LINES OF EXISTING BUILDING.

**LEGEND:**  
 = FIRE LANE

**JAHVANI CONSULTING ENGINEERS, INC.**  
 ENGINEERS, INC.  
 TBPE REGISTRATION NO. F-10198  
 2121 N. JOSEY LANE, #200  
 CARROLLTON, TEXAS 75006  
 TEL. (214) 718-9469  
 jahvani@hotmail.com

**JAHVANI CONSULTING ENGINEERS, INC.**  
 CONSULTING ENGINEERS  
 STATE OF TEXAS  
 HOUSHANG JAHVANI  
 2242  
 REGISTERED PROFESSIONAL ENGINEER  
 11/07/2023

REVISIONS	DATE

SEAL  
 DWG. TITLE:  
**SITE PLAN**

DRAWN BY: HJ  
 SCALE: 1" = 20'

DATE 12-07-2023



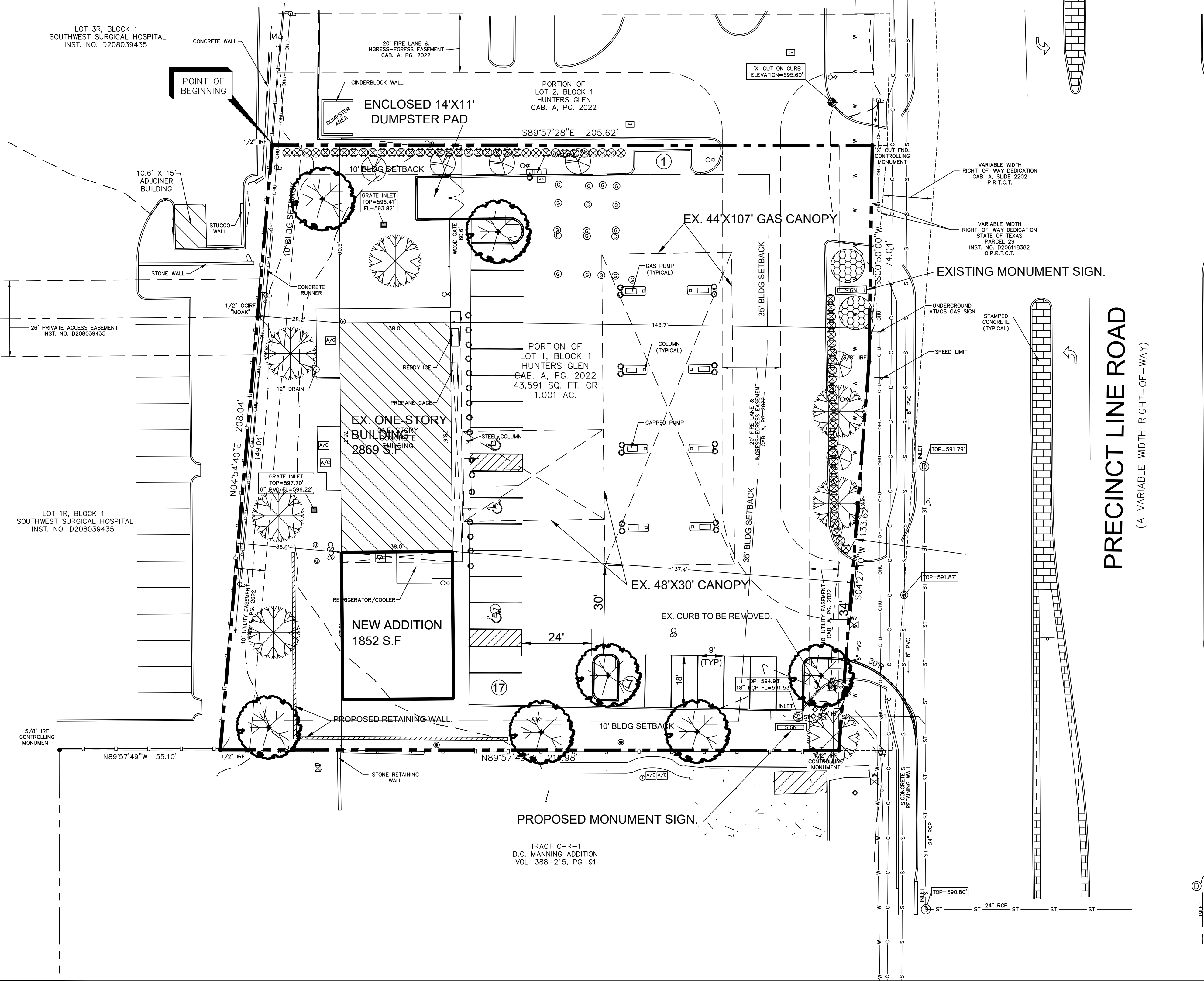
**EXHIBIT B**

PLANTING SCHEDULE (SMALL ORNAMENTAL TREES)						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/ CAL.	HEIGHT	SPACING
	9	CAPE MYRTLE (RED)	Lagerstroemia Indica	3" MULTI-TRUNK	8' MIN.	AS SHOWN

PLANTING SCHEDULE (SHRUBS)						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/ CAL.	HEIGHT	SPACING
	65	NELIE R. STEVENS HOLLY	Ilex x "Nellie R. Stevens"	5 GAL.	36"	3' O.C.
	AS NEEDED	SEASONAL PLANTS	-	-	-	-

PLANTING SCHEDULE (LARGE & SMALL TREES)						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/ CAL.	HEIGHT	SPACING
	7	LIVE OAK	Quercus Virginiana	4"	10' MIN.	AS-SHOWN (30')
	7	CHINESE PISTACHE (MALE)	Pistacia chinensis	4"	8' MIN.	AS-SHOWN



**LANDSCAPE NOTES:**

1. ALL UNPAVED AREAS TO BE SODDED WITH BERMUDA GRASS.
2. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
5. ALL SHRUB AND GROUND COVER VEDS SHALL HAVE MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
6. TREES SHALL BE PLANTED AT LEAST FIVE (5') FEET FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3') FEET CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
7. ALL TREES PLANTED WITHIN FIVE (5') FEET OF A CURB, WALK OR DRIVE MUST INCLUDE AN APPROVED RIGID PLASTIC ROOT BARRIER.
8. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
9. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
10. ALL SIGNAGE AND FENCING SHALL BE CONTINGENT UPON BUILDING INSPECTION DEPARTMENT APPROVAL.
11. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.

**LIGHT POLE NOTE:**  
ALL EXISTING WOOD POLE LIGHTS TO BE REMOVED AND REPLACED WITH 20' HIGH METAL LIGHT POLES WITH 2-SIDED LD LIGHTS.

**PRECINCT LINE C STORE AND GAS**  
LOT 1, BLOCK 1, HUNTERS GLEN,  
AN ADDITION TO CITY OF HURST, TARRANT COUNTY, TEXAS.  
1635 PRECINCT LINE ROAD  
HURST, TEXAS. 76054

**JAHVANI CONSULTING ENGINEERS, INC.**  
TBE REGISTRATION NO. F-10198  
CONSULTING ENGINEERS

2121 N. JOSEY LANE, #200  
CARROLLTON, TEXAS 75006  
TEL. (214) 718-9469  
jahvani@hotmail.com

REVISIONS	DATE

SEAL  
STATE OF TEXAS  
HOUSHANG JAHVANI  
REGISTERED PROFESSIONAL ENGINEER  
10/27/2023

DWG. TITLE:  
**LANDSCAPE PLAN**

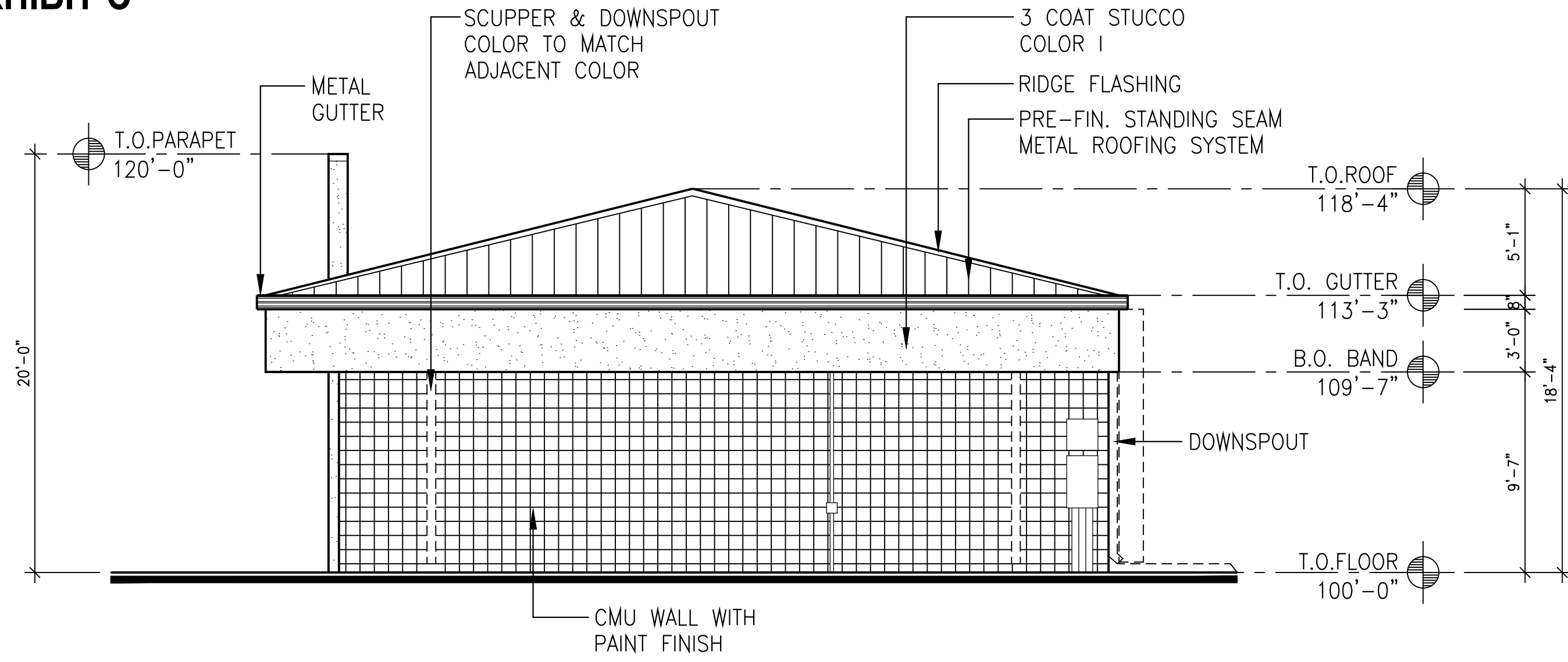
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SCALE: 1" = 20'

DATE 10-27-2023

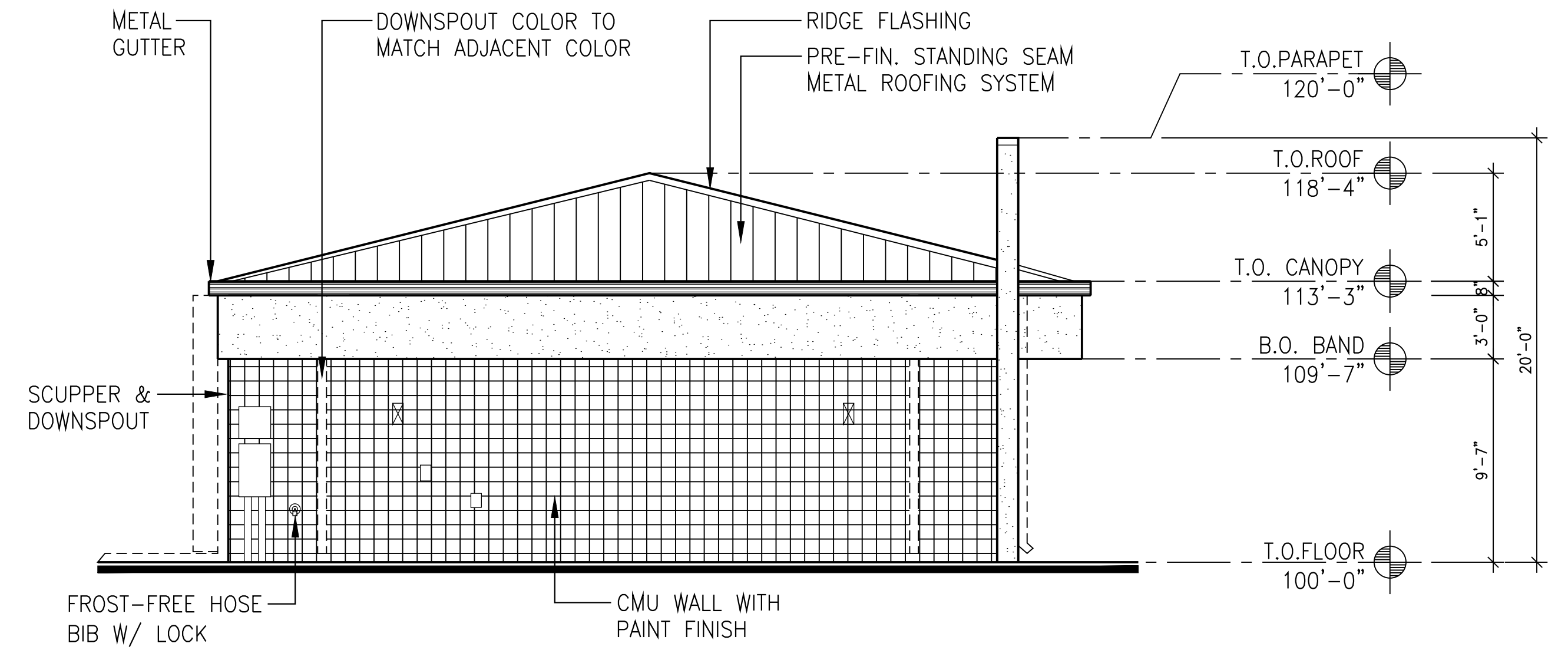
L1  
SHEET NUMBER



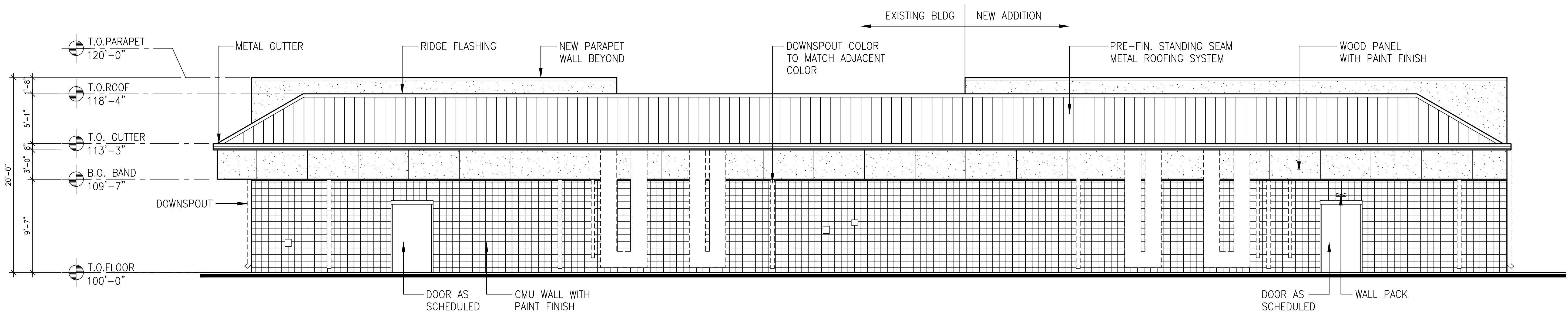
**EXHIBIT C**



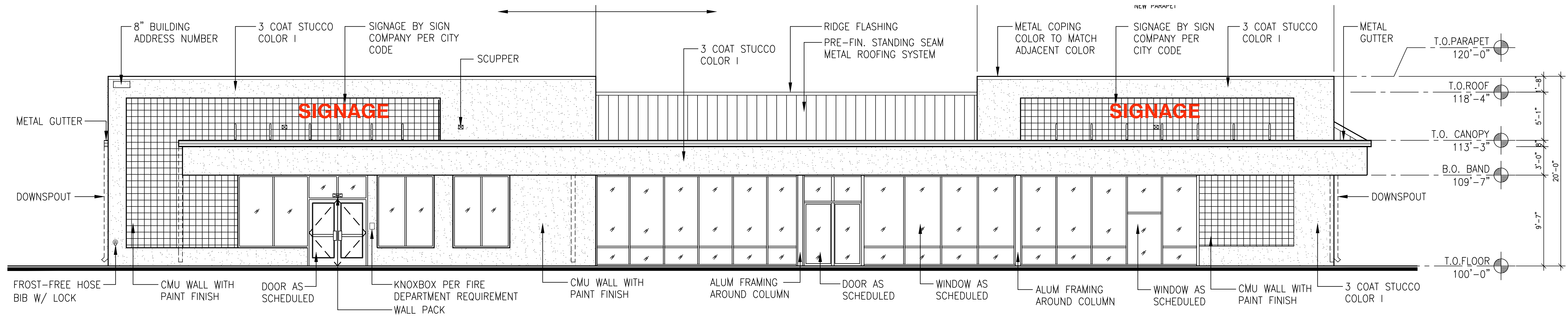
**C1 SOUTH ELEVATION**  
SCALE 3/16"=1'-0"



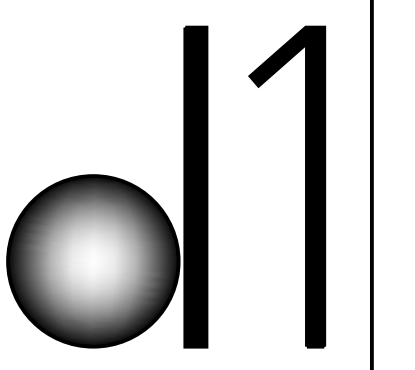
**C2 NORTH ELEVATION**  
SCALE 3/16"=1'-0"



**B1 WEST ELEVATION**  
SCALE 3/16"=1'-0"



**A1 EAST ELEVATION**  
SCALE 3/16"=1'-0"



**ARCHITECT + ASSOCIATES, INC.**  
ARCHITECTURE-PLANNING

13601 PRESTON RD. SUITE 800M, DALLAS, TX 75240  
Tel: (214) 730 0666, (214) 738 3619 (Cell)  
E-mail: mhdeon@gmail.com

**Rajbhat Rajib**  
OWNER:  
GAS STATION RENOVATION,  
1635 Precinct Line Rd, Hurst, TX 76054  
TEL: (803) 413 2094  
Email: jollyworld9@gmail.com

GAS STATION RENOVATION,  
1635 Precinct Line Rd, Hurst, TX 76054

SEAL:

REVISIONS: DATE:

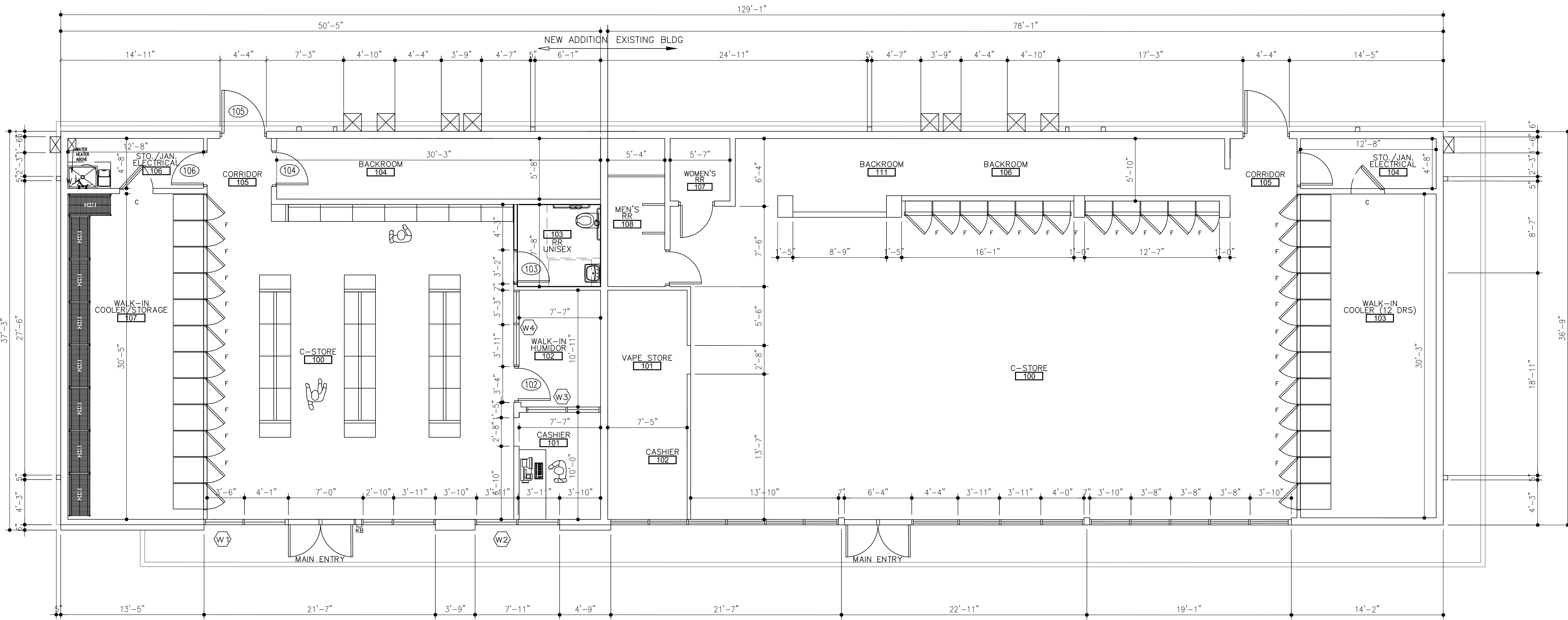
**EXTERIOR ELEVATIONS**

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DRAWN: PK CHECKED: RKT  
PROJECT # 08-2023  
SHEET NO: A-3.01

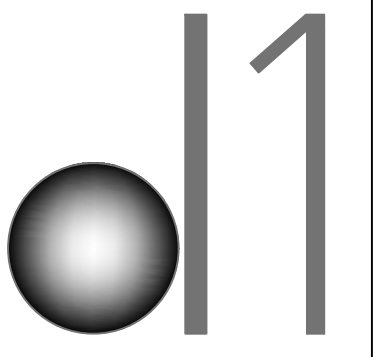
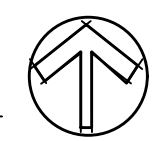


EXHIBIT D

D  
C  
B  
A



**A1 FLOOR PLAN**  
SCALE 3/16"=1'-0"



**ARCHITECT + ASSOCIATES, INC.**  
ARCHITECTURE-PLANNING

13601 PRESTON RD., SUITE-800M, DALLAS, TX 75240  
Tel:(214)730 0666, (214)738 3619 (Cell)  
E-mail: mhdewan@gmail.com

**Rajbhat Rajib**  
OWNER:  
GAS STATION RENOVATION,  
1635 Precinct Line Rd, Hurst,  
TX 76054  
TEL: (803) 413 2094  
Email: jollywold9@gmail.com

GAS STATION RENOVATION,  
1635 Precinct Line Rd, Hurst, TX  
76054

SEAL:

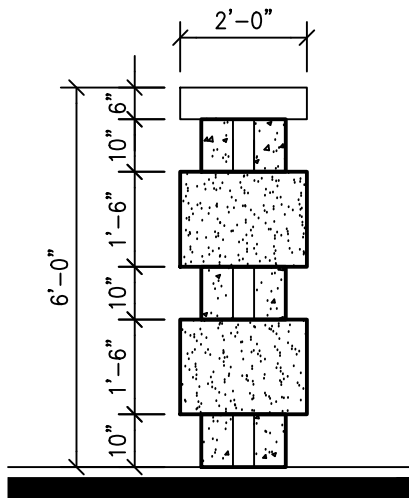
REVISIONS:	DATE:

TITLE:  
**FLOOR PLAN LAYOUT**

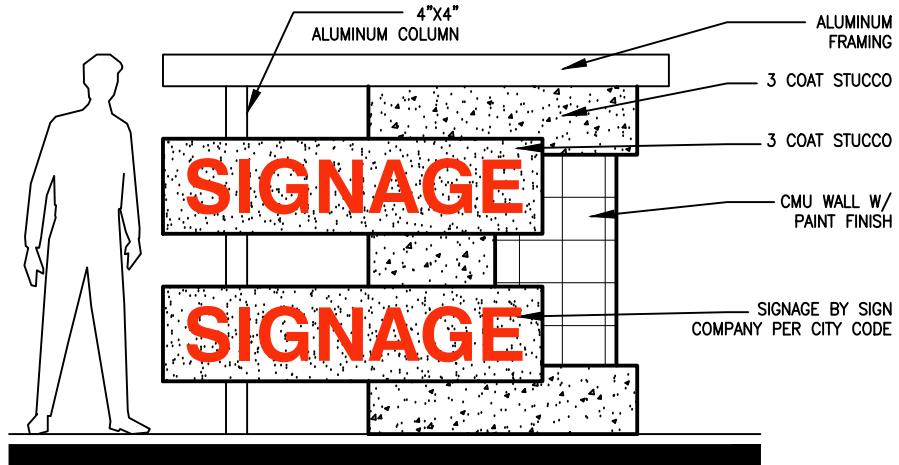
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PROJECT # <b>08-2023</b>	
SHEET NO: <b>A-2.01</b>	

FOR PERMIT REVIEW

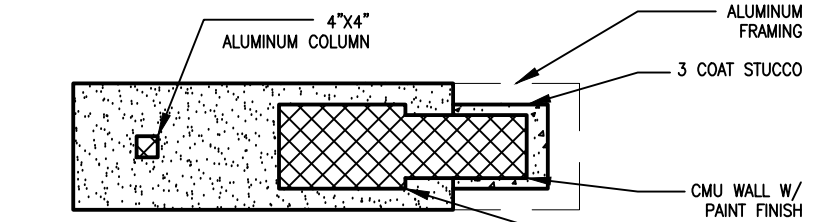
# EXHIBIT E



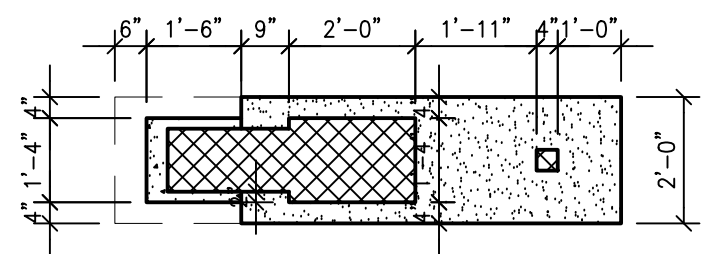
**C1 EAST VIEW ELEVATION**  
SCALE 3/4"=1'-0"



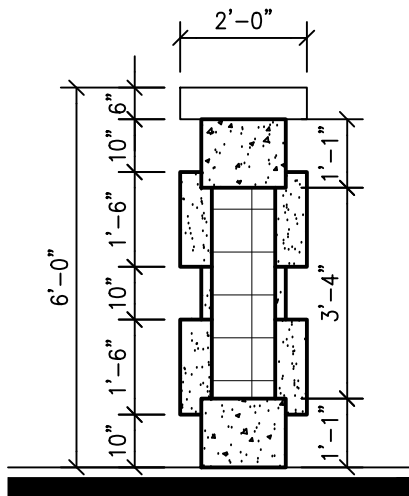
**B1 NORTH VIEW ELEVATION**  
SCALE 3/4"=1'-0"



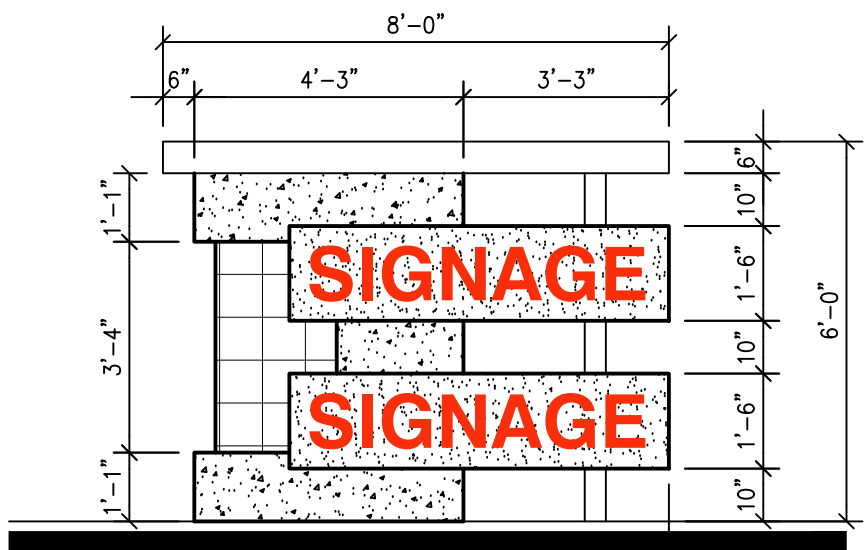
**B1 NORTH VIEW (TOP)**  
SCALE 3/4"=1'-0"



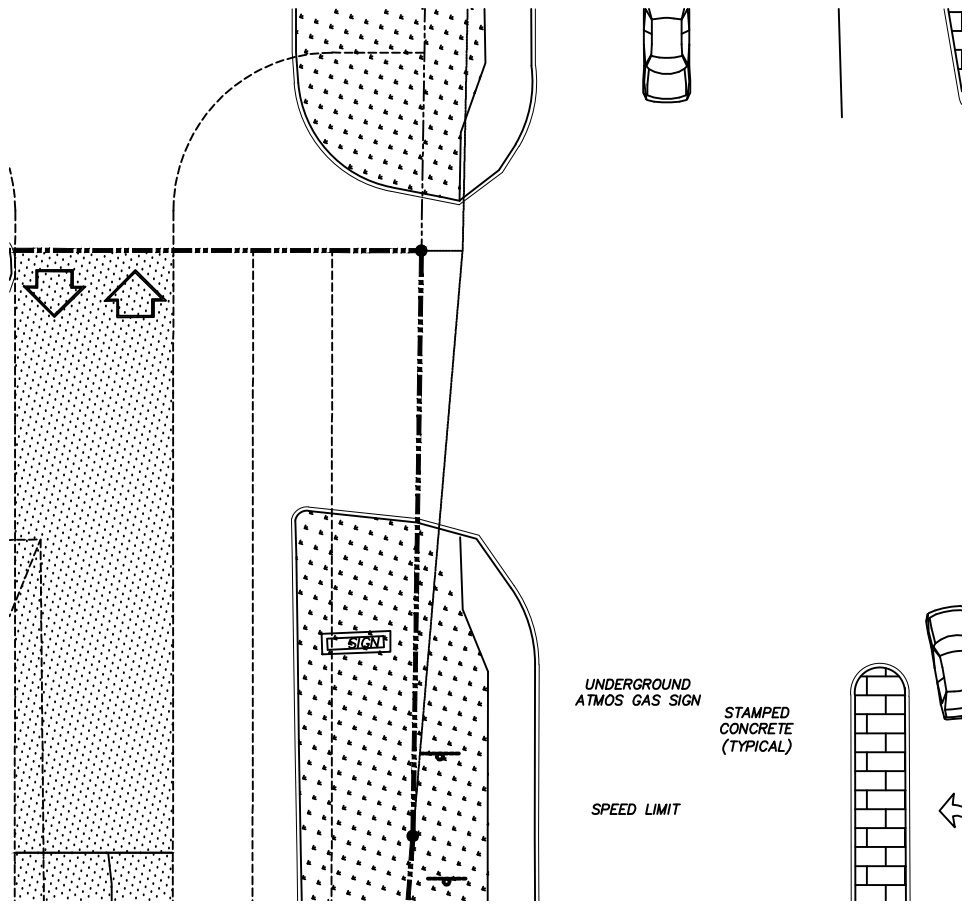
**D1 SOUTH VIEW (TOP)**  
SCALE 3/4"=1'-0"



**D1 WEST VIEW ELEVATION**  
SCALE 3/4"=1'-0"



**D1 SOUTH VIEW ELEVATION**  
SCALE 3/4"=1'-0"



**A5 PART SITE PLAN at MAIN ENTRY**  
SCALE 3/32"=1'-0"

**11**  
ARCHITECT  
+  
ASSOCIATES, INC.  
ARCHITECTURE-PLANNING

1501 PERRY ST. SUITE 200 DALLAS, TX 75201  
TEL: (214) 730-0888 (214) 730-3819 (FAX)  
E-mail: mhdean@gmail.com

Rajbhat Rajib  
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TX 76054  
TEL: (803) 413 2094  
Email: jalyraib@gsa.com

GAS STATION RENOVATION,  
1635 Precinct Line Rd, Hurst, TX  
76054

DATE: \_\_\_\_\_

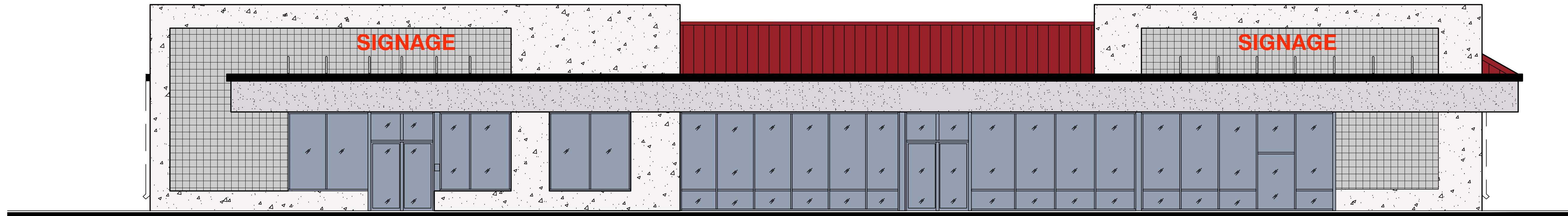
REVISION: \_\_\_\_\_ DATE: \_\_\_\_\_

ARCHITECTURAL  
MONUMENT SIGN

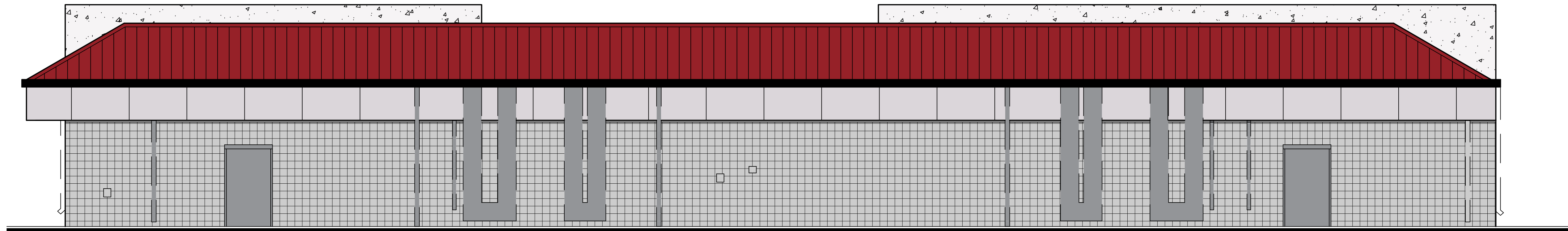
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PROJECT #:	08-2023		
SHEET NO.:	A-3.02		

FOR PERMIT REVIEW

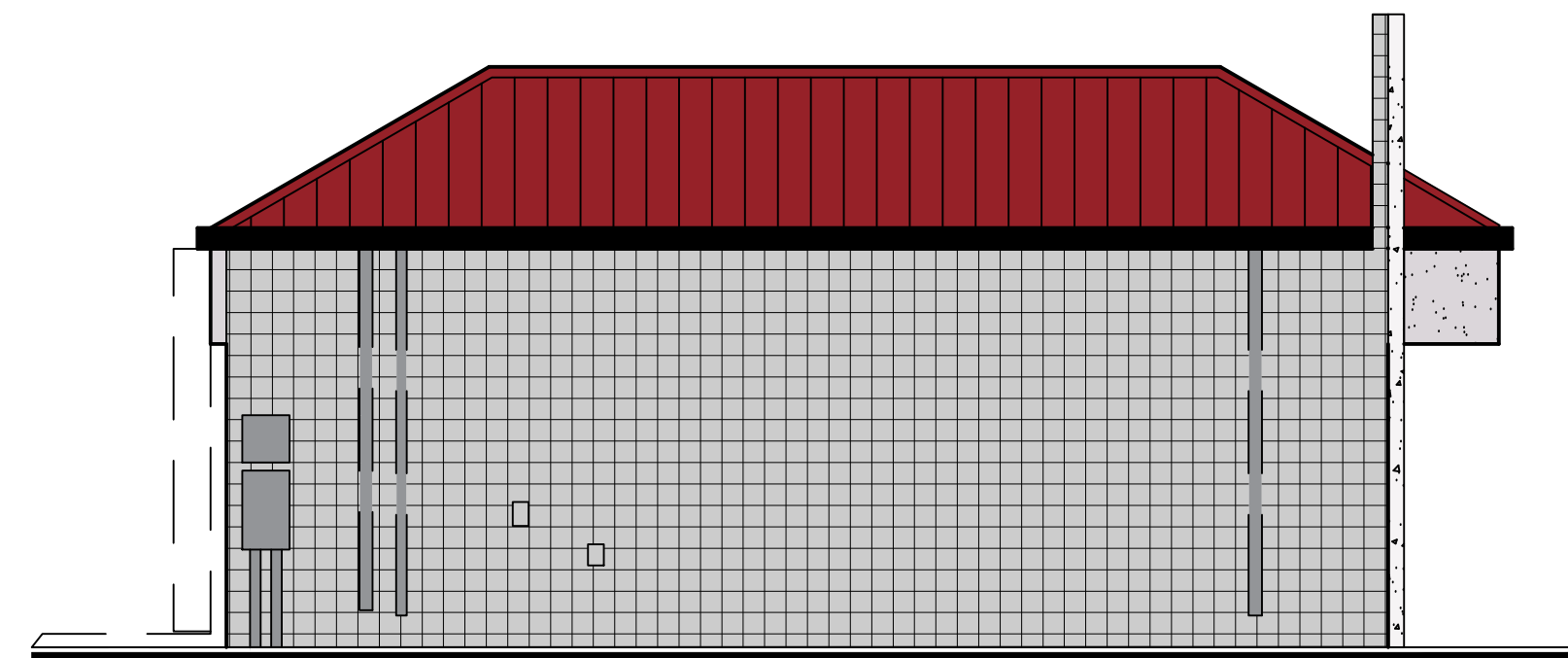
EXHIBIT F



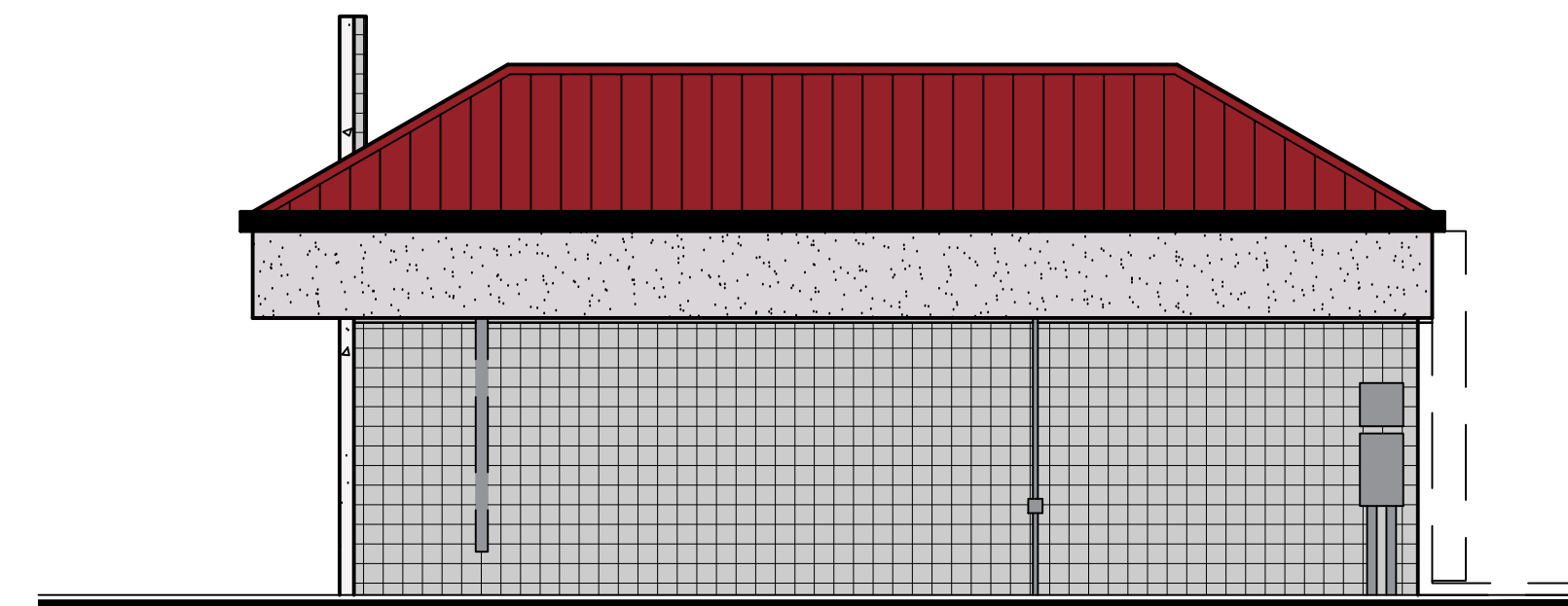
**A1** EAST ELEVATION  
SCALE 3/32"=1'-0"



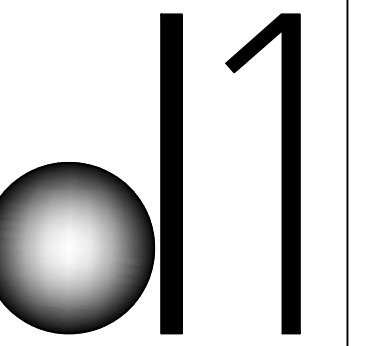
**C1** WEST ELEVATION  
SCALE 3/32"=1'-0"



**B3** SOUTH ELEVATION  
SCALE 3/32"=1'-0"



**B1** NORTH ELEVATION  
SCALE 3/32"=1'-0"



**ARCHITECT  
+  
ASSOCIATES, INC.**  
ARCHITECTURE-PLANNING

13611 PRESTON RD., SUITE-800W, DALLAS, TX 75240  
Tel: (214) 730-0666, (214) 738-3619 (Cell)  
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TEL: (803) 413-2094  
Email: jollywale93@gmail.com

GAS STATION RENOVATION.  
1635 Precinct Line Rd, Hurst, TX  
76054

SEAL:

REVISIONS:	DATE:

TITLE:  
**EXTERIOR ELEVATIONS**

DATE: 08/07/2023	SCALE: 3/32"=1'-0"
DRAWN: GB	CHECKED: MMD
PROJECT # <b>08-2023</b>	
SHEET NO: <b>A-3.01</b>	



City Council Staff Report

**SUBJECT:** Consider Ordinance 2568, first reading, amending Section 26-36 - Drought Contingency & Emergency Water Management Plan of the Code of Ordinances

**Supporting Documents:**

Ordinance 2568  
Exhibit A

**Meeting Date:** 4/9/2024

**Department:** Public Works

**Reviewed by:** Greg Dickens

**City Manager Review:**

**Background/Budget Analysis:**

In August 1999 the City adopted a Drought Contingency & Emergency Water Management Plan as required by the state. The Texas Commission on Environmental Quality (TCEQ) then adopted rules requiring wholesale and retail water suppliers and irrigation districts to develop drought contingency/emergency water management plans that would be implemented during periods of water shortages or supply systems emergencies. The plan is to be updated every five years per state requirements. The current five-year update is due May 1, 2024 to the TCEQ office.

The attached Drought Contingency & Emergency Water Management Plan is a composite of the City of Fort Worth’s plan along with several conditions that are unique to the City of Hurst’s water system. As a wholesale customer of the City of Fort Worth, Hurst is required by contract to follow their plan.

Sufficient funding is available in the current Public Works Budget to fund any requirement of the plan.

**Hurst Way/Strategic Priorities:**

This ordinance is directly representative of the City of Hurst’s Strategic Priorities of **Financial Sustainability** and **Public Safety**.

**Recommendation:**

Staff recommends City Council **approve Ordinance 2568, first reading, amending Section 26-36 by adopting a revised Exhibit A - City of Hurst Drought Contingency & Emergency Water Management Plan of the Code of Ordinances.**

## ORDINANCE 2568

**AN ORDINANCE AMENDING THE CITY OF HURST CODE OF ORDINANCES, CHAPTER 26 –UTILITIES, ARTICLE II. - WATER AND SANITARY SEWERS, DIVISION 2. – WATER GENERALLY, BY DELETING SECTION 26-36.-DROUGHT CONTINGENCY PLAN ADOPTED, IN ITS ENTIRETY AND ADOPTING A NEW SECTION 26-36. – DROUGHT CONTINGENCY PLAN ADOPTED; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** the City Council finds that drought contingency planning and the protection of water supplies are in the best interest of its citizens; and

**WHEREAS,** the City is required every 5<sup>th</sup> year to update and amend the drought contingency & emergency water management plan by the Texas Commission on Environmental Quality (TCEQ) and the Texas Water Development Board. This update is due to be submitted by May 1, 2024 in accordance with Title 30 of the Texas Administration Code, Chapter 288; and

**WHEREAS,** the City of Hurst, by contract, must adopt no less than the same restrictions and requirements of the City of Fort Worth when it comes to the Drought Contingency & Emergency Water Management Plan; and

**WHEREAS,** pursuant to Chapter 54 of the Local Government Code, the City is authorized to adopt such Ordinances necessary to preserve and conserve its water resources; and

**WHEREAS,** the City has determined an urgent need in the best interest of the public to adopt a new Drought Contingency & Emergency Water Management Plan.

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

Section 1. **THAT** the statements contained in the preamble to this Ordinance are hereby adopted as findings of fact and as a part of the operative provisions hereof.

Section 2. **THAT** the City of Hurst Code of Ordinances Chapter 26 is hereby amended by deleting Section 26-36 and adding a new Section 26-

36 to read as follows:

**"Sec. 26-36. Drought contingency plan**

The City of Hurst hereby adopts the Drought Contingency & Emergency Water Management Plan attached as Exhibit "A" to Ordinance 2568."

Section 5. **THAT** all ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

Section 7. **THAT** if any section, subsection, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 8. **THAT** this ordinance will take effect immediately from and after its passage.

**AND IT IS SO ORDERED.**

Passed on the first reading on the 9<sup>th</sup> day of April 2024 by a vote of \_ to \_.

Approved on the second reading on the 23<sup>rd</sup> day of April 2024 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 of Hurst  
1505 Precinct Line Road  
Hurst, Texas 76054  
PWS # 2200054  
[www.hursttx.gov](http://www.hursttx.gov)

# **EXHIBIT A**

## ***Drought Contingency & Emergency Water Management Plan***

*for Retail Water Customers*

*May 2024*

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**EXHIBIT A  
CITY OF HURST  
DROUGHT CONTINGENCY & EMERGENCY WATER MANAGEMENT PLAN**

**MAY 1, 2019**

**1. INTRODUCTION AND OBJECTIVES**

The purpose of this Drought Contingency Plan (subsequently referred to as the Plan) is as follows:

- To conserve the available water supply in times of drought and emergency.
- To maintain supplies for domestic water use, sanitation, and fire protection.
- To protect and preserve public health, welfare and safety.
- To minimize the adverse impacts of water shortages.
- To minimize the adverse impacts of emergency water supply conditions.

**2. TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) RULES**

TCEQ Rule Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.1 (4) defines a drought contingency plan as “a strategy or combination strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies.”

TCEQ rules governing development of and minimum requirements for drought contingency plans for municipal water suppliers and wholesale water suppliers are contained in Texas Administrative Code Title 30, Part 1, Chapter 288, Subchapter B, Rule 288.20 and Rule 288.22, respectively.

**3. WATER SYSTEM PROFILE**

The City of Hurst purchases water from the City of Fort Worth and supplements that supply with six Water Wells tapped into the Trinity Aquifer.

The City is separated into two pressure planes (North and South). The dividing line between the pressure planes is approximately Airport Freeway (SH 183 &121).

**The South Pressure Plane** is supplied by purchase water from the City of Fort Worth through meter Vault # 2 located at 405 W. Hurst Blvd. along with five water wells. All

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supplies are stabilized by one (1.0 mg) elevated water tank, (Valentine) The total design capacity in the South Plane is seven million gallons per day (mg/d) and the reliable delivery capacity is six mg/d.

**The North Pressure Plane** is supplied by water purchased from the City of Fort Worth through meter Vault # 1 located at 951 W. Hurst Blvd. along with one water well. Both supply's flow into Pump Station # 5 located at 2400 Norwood and pumped into two elevated water tanks, Tarrant County College, (TCC) and North Precinct, (NP). Total design capacity in the North Plane is eight million gallons per day (mg/d) and the reliable delivery capacity is 7.5 mg/d.

System capacity with regards to the defined triggers in all three stages is the total reliable delivery capacity found in Appendix A. Therefore, the system capacity baseline for all triggers is the reliable capacity of 13.5 mg/d.

In accordance with Section 2.3 of the wholesale water contract, wholesale customers like the City of Hurst are required to institute and apply the same rationing, conservation measures or restrictions to the use of water by their customers as long as any part of their total water supply is being furnished by the City of Fort Worth.

The water supply triggers defined in all three stages is in accordance with the City of Fort Worth Drought Contingency/Emergency Water Management Plan.

#### **4. DROUGHT CONTINGENCY & EMERGENCY WATER MANAGEMENT PLAN**

##### **4.1 Public Education/Involvement**

The City of Hurst will inform and educate the public about the Drought Contingency/Emergency Water Management Plan and provide opportunity for the public to provide input into the preparation of the Plan by the following means:

- Preparing fact sheets describing the plan and making these available online and at various city sites, and at various public events,
- Posting a copy of the Plan on the City's Web site,
- Scheduling and providing public notice of public meeting to accept input on the Plan.
- Posting drought condition signs on poles at heavily traveled intersections throughout the city,
- Notifying local organizations, schools, and civic groups that staff is available to present information about the plan, and
- Delivering educational information via door hangers to citizens, as needed.

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At any time that the Drought Contingency/Emergency Management Plan is activated or the stage changes, staff will notify the local media of the issues, the current response stage, and the specific actions required of the public. The information will also be publicized on the city's Web site. Bill inserts will be used as needed.

## **4.2 Initiation & Termination of Drought & Emergency Response Stages**

The provisions of this plan shall apply to all persons, customers, and property utilizing potable water provided by the City of Hurst. The term "person" and "customer" as used in the plan include individuals, corporations, partnerships, associations, and all other legal entities. The plan does not apply to persons or organizations using treated wastewater effluent or private wells.

The plan may be applied to the entire city or geographic portions of the city as necessary. If the plan is applied only to a limited sector, the boundaries will be defined in terms of roadways, creeks and other easily distinguishable features, such as city limits.

### **A.) Initiation of a Drought Response & Emergency Water Management Stage**

The City Manager, or his/her designee, may order the implementation of a drought response or water emergency stage when one or more of the trigger conditions for that stage is met. The following actions will occur when a drought stage is initiated.

- The public will be notified through local media and the City of Hurst web site, as described in section 4.1.
- The City of Hurst Water Utilities will notify the Executive Director of the TCEQ within 5 business days when mandatory provisions of the plan are activated.

#### *Stages imposed by the City of Fort Worth must be initiated by the City of Hurst.*

For other trigger conditions initiated by the City of Hurst, the City manager or his/her official designee may decide not to order the implementation of the drought response or water emergency stage even though one or more of the trigger criteria for the stage are met. Factors which could influence such a decision include, but not limited to, the time of year, weather conditions, the anticipation of replenished water supplies, or the anticipation that additional facilities will become available to meet needs. The reason for this decision should be documented.

### **B.) Termination of a Drought Response Stage**

The City manager or his/her official designee may order the termination of a drought response or water emergency stage when the conditions for termination are met or at their discretion. The following actions will be taken when a drought stage is terminated:

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- The public will be notified through local media and the City of Hurst Web site as described in Section 4.1.
- If any mandatory provisions of the drought contingency & emergency water management plan that have been activated are terminated, water utilities staff will notify the Executive Director of the TCEQ within 5 business days.

The City Manager or his/her official designee may decide not to order the termination of a drought response stage or water emergency even though the conditions for termination of the stage are met. The City Manager or his/her designee may choose to implement a phased out approach when exiting various stages to protect the integrity of the system. Factors which could influence such a decision include, but are not limited to, the time of year, weather conditions, or the anticipation of potential changes in conditions that warrant the continuation of the drought stage. The reason for the decision should be documented.

### **4.3 Drought and Emergency Response Stages**

#### **Stage 1 - Water Watch**

##### **Triggering Conditions for Stage 1**

- ◆ When, pursuant to requirements specified in the City of Hurst wholesale water purchase contract with the City of Fort Worth, notification is received requesting initiation of Stage 1 of the Drought Plan.
- ◆ Water demands reach or exceed 90% of reliable delivery capacity for three consecutive days. The delivery capacity could be citywide or in a specified portion of the system.
- ◆ Hurst's water distribution system becomes contaminated.
- ◆ Hurst's water demand for all or part of the delivery system approaches delivery capacity because delivery capacity is inadequate.
- ◆ Hurst's water supply system is unable to deliver water due to the failure or damage of major water system components, or due to other criteria, such as power outages or restrictions.

##### **Terminating Conditions for Stage 1**

Stage 1 may be terminated when the City of Fort Worth terminates its Stage 1 condition or when the circumstances that caused the initiation of Stage 1 no longer exist and/or the total combined raw water supply in the TRWD western and eastern division reservoirs exceeds 85% (15% depleted) of conservation storage capacity and remains above 85% for 90 consecutive days, whichever occurs first.

### **Goal for Use Reduction for Stage 1**

The goal for water use reduction under Stage 1, Water Watch, is five percent (5%). If circumstances warrant or if required by the City of Fort Worth, the City Manager or his/her official designee can set a goal for greater water use reduction.

### **Actions Available for Stage 1**

The City Manager or his/her official designee may order the implementation of any of the actions listed below, as deemed necessary. Measures imposing mandatory requirements on customers require notification to the TCEQ. The City Manager or his/her official designee must notify the TCEQ within five business days if any mandatory measures are implemented.

### **All Water Users**

Initiate mandatory restrictions to prohibit non-essential water use as follows

- Discourage hosing of paved areas, such as sidewalks, driveways, parking lots, tennis courts, patios, or other impervious surfaces, except to alleviate an immediate health or safety hazard. This may include premises with raw or processed food, pharmaceutical or vaccine processing, storage or vending establishments including restaurants and grocery stores may be washed to the extent necessary for sanitary purposes. These areas may also include:
  - Trash and dumpster areas
  - Areas around fuel pumps
  - Store front cleaning of areas with accumulated bird droppings, feathers and debris
  - Localized spot cleaning of parking areas to remove oil, grease buildup that may pose a health and safety issue.
- Discourage hosing of buildings or other structures for purposes other than fire protection or surface preparation prior to painting.
- Prohibit using water in such a manner as to allow runoff or other waste, including:
  - Failure to repair a controllable leak, including a broken sprinkler head, a leaking valve, leaking or broken pipes, or a leaking faucet;
  - Operating a permanently installed irrigation system with: (a) a broken head; (b) a head that is out of adjustment and the arc of the spray head is over a street or parking lot; or (c) a head that is misting because of high water pressure; or

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- during irrigation, allowing water to (a) to run off a property and form a stream of water in a street for a distance of 50 feet or greater; or (b) to pond in the street or parking lot to a depth greater than one-quarter of an inch.
  - Allowing or causing an irrigation system or other lawn watering device to operate during any form of precipitation or when temperatures are below 32 degrees Fahrenheit.
- Prohibit outdoor watering with sprinklers or irrigation systems between 10 a.m. and 6 p.m.
  - Limit landscape watering with sprinklers or irrigation systems at each service address to twice per week schedule as outlined below. This includes landscape watering of parks, golf courses, and sport fields. Wholesale customers may use a different watering schedule than the one below as long as it limits each service address to a twice per week schedule. However, use of the same schedule would simplify the message conveyed to customers through the news media.
  - Maximum twice per week watering for hose-end sprinklers and automatic irrigation systems based on odd/even addresses and days of week schedules.

Stage 1, Water Watch, Outdoor Watering Schedule		
Monday	No Outdoor Watering	Water System Recovery Day
Tuesday and Friday	Non-Residential Sites	Apartments, Parks, Medians, Businesses, Industries etc.
Wednesday and Saturday	Residential Addresses Ending in Even Numbers	0,2,4,6,8
Thursday and Sunday	Residential Addresses Ending in Odd Numbers	1,3,5,7,9

Exceptions:

- Lawn and landscaping may be watered on any day by handheld hose, drip irrigation, a soaker hose or tree bubbler.
- Water use necessary for the repair of an irrigation system, plumbing line, foundation, etc. in the presence of the person making the repair.
- Outdoor watering at service addresses with large multi-station irrigation system may take place in accordance with a variance granted by the Executive Director of Public Works, if the Director determines that a property cannot be completely irrigated with an average of three-quarters of an inch of water in a single day, and

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that the property should be divided into sections to be irrigated on different days. If approved, no station will be watered more than twice per week.

- Establishing new turf is discouraged. If hydro-mulch, grass sod, or grass seed is installed for the purpose of establishing a new lawn, daily watering is allowed for the first 30 days as long as it is performed before 10 a.m. and after 6 p.m. while it is being established. After that, all watering restrictions set forth in this stage apply. (This does not include over seeding with rye since turf already exists.)
- Non-grass areas of sports fields may be watered as needed for dust control.
- Watering of athletic fields (fields only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events may occur as necessary to protect the health and safety of the players, staff, or officials present for athletic events.
- Public areas with frequent use may be allowed additional watering, with a variance granted by the Executive Director of Public Works, if it is deemed to be beneficial to serve and protect the community. Examples may include but are not limited to: outdoor amphitheaters, demonstration gardens, public art exhibitions, outdoor learning areas, arboretums, etc.
- All users are encouraged to reduce the frequency of draining and refilling swimming pools.
- All users are encouraged to use native and adapted drought tolerant plants in landscaping.
- Washing of any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle shall be limited to the use of a hand-held bucket or a hand-held hose equipped with a positive-pressure shutoff nozzle for quick rinses. Vehicle washing may be done at any time on the premises of a commercial car wash or commercial service station. Companies with an automated on-site vehicle washing facility may wash it's vehicles at any time. Further, such washing may be exempt from these requirements if the health and safety, and welfare of the public are contingent upon frequent vehicle cleaning, such as garbage trucks and vehicles used to transport food and perishables.
- Discourage the filling, draining, or refilling of swimming pools, wading pools, hot tubs and Jacuzzi type pools except to maintain adequate water levels for structural integrity, proper operation and maintenance, and/or to alleviate an issue that poses a public safety risk.



### **City and Local Governments**

In addition to the actions listed above:

- Review conditions and problems that caused Stage 1, then take corrective action,
- Increase public education efforts to reduce water use,
- Increase enforcement efforts to notify violators,
- Intensify leak detection and repair efforts,
- Audit all city and local government irrigation systems to ensure proper condition, settings, and operation,
- Identify and encourage voluntary reduction measures by high volume water users through water use audits.
- Reduce non-essential water use. As used herein, non-essential water uses are those that do not have any health or safety impact and are not needed to meet the core function of the agency.
- City of Fort Worth Water Director or his/her designee will notify the City of Hurst of their restrictive actions being taken and require Hurst to implement the same stage and measures. Such action is in accordance with section 2.3 of the uniform wholesale contract. Per the contract, wholesale customers are required to institute and apply the same rationing, conservation measures or restrictions as long as any part of their total water supply is being furnished by Fort Worth.

### **Commercial or Industrial**

- All actions listed above for all water users apply to commercial and industrial users,
- Stock at commercial plant nurseries is exempt from Stage 1 watering restrictions, but water conservation is encouraged,
- Hotels are encouraged to implement laundry conservation measures by encouraging patrons to reuse linens and towels,
- Car wash facilities must keep equipment in good working order, which should include regular inspections to be sure there are no leaks, broken or misdirected nozzles, and that all equipment is operating efficiently, and
- All commercial and industrial customers are encouraged to audit irrigation systems.

## **Stage 2 – Water Warning**

### **Triggering Conditions for Stage 2**

- When, pursuant to requirements specified in the City of Hurst wholesale water purchase contract with the City of Fort Worth, notification is received requesting initiation of Stage 2 of the Drought Contingency Plan.
- Water demand reaches or exceeds 95% of reliable delivery capacity for three consecutive days. The delivery capacity could be city wide or in a specified portion of the system.



- Contamination of the water supply source(s) or water supply system.
- Demand for all or part of the delivery system equals or exceeds delivery capacity because delivery capacity is inadequate.
- Water supply system is unable to deliver water due to the failure or damage of major water system components.

### **Terminating Conditions for Stage 2**

Stage 2 may be terminated when the City of Fort Worth terminates its Stage 2 condition or when the circumstances that caused the initiation of Stage 2 no longer prevail.

### **Goal for Use Reduction for Stage 2**

The goal for water use reduction under Stage 2, Water Warning is to decrease use by ten percent (10%). If circumstances warrant or if required by the City of Fort Worth, the City Manager or his/her official designee can set a goal for greater water use reduction.

### **Actions Available for Stage 2**

The City Manager or his/her official designee may order the implementation of any of the actions listed below, as deemed necessary. The City Manager or his/her official designee must implement any action(s) required by the City of Fort Worth, in accordance with Section 2.3 of the uniform wholesale water contract.

- Continue or initiate any actions under Stage 1.

### **All Water Users**

- Limit landscape watering with sprinklers or irrigation systems to a once per week schedule at each service address as determined by the Executive Director of Public Works. This includes landscape watering at parks, golf courses and sports fields. Use of the same schedule used by the City of Fort Worth, simplify the messages passed to customers through the news media.

#### **Exceptions:**

- Lawn and landscaping may be watered on any day, at any time, by handheld hose, drip irrigation, a soaker hose or tree bubbler (The intent of this measure is to allow for the protection of structural foundations, trees, and other high value landscape materials).
- Outdoor watering at service addresses with large multi-station irrigation systems may take place in accordance with a variance granted by the Executive Director of Public Works, if the Director determines that a property cannot be completely irrigated with an average of three-quarters of an inch of water in a single day, and that the property

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should be divided into sections to be irrigated on different days. **If approved, no station will be watered than once per week.**

- Watering of athletic fields (fields only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events may occur as necessary to protect the health and safety of the players, staff, or officials present for athletic events. Conservation is encouraged.
- All users are encouraged to wait until the current drought or emergency situation has passed before establishing new landscaping and turf. Variances granted for establishing new turf grass or landscaping will be for a maximum of 30 days from the date of approval. After that, the watering restrictions set forth in this stage apply. **(This does not include over seeding with rye since turf already exists.)**
- Discourage the operation of ornamental fountains or ponds that use potable water except where necessary to support aquatic life or where such fountains or ponds are equipped with recirculation system.
- Discourage the filling, draining, or refilling of swimming pools, wading pools, hot tubs and Jacuzzi type pools except to maintain adequate water levels for structural integrity, proper operation and maintenance, and/or to alleviate an issue that poses a public safety risk.
- Encourage the use of covers for all types of pools, hot tubs, and Jacuzzi type pools when not in use.

### **City and Local Governments**

In addition to the actions listed above:

- Review conditions or problem that caused Stage 2. Take corrective action,
- Increase frequency of media releases on water supply conditions,
- Further accelerate public education efforts on ways to reduce water use,
- Eliminate no-essential water use. As used herein, non-essential water use are those that do not have any health or safety impact and are not needed to meet the core function of the agency.
- Prohibit wet street sweeping.
- City of Fort Worth Water Director or his/her designee will notify the City of Hurst, their wholesale customer of actions being taken and require us to implement the same stage and measures. Such action is in accordance with section 2.3 of the uniform wholesale contract. Per the contract, wholesale customers are required to institute and apply the same rationing, conservation measures or restrictions to use of their customers for so long as any part of their total water supply is being furnished by Fort Worth.

**Commercial or Industrial**

All actions listed above for all water users apply to commercial and industrial users.

Use of water from fire hydrants for any purpose other than firefighting related activities or other activities necessary to maintain public health, safety and welfare requires a variance issued by the Executive Director of Public Works. Fire hydrant use may be limited to only designated hydrants. Upon declaration of this drought stage, all holders or applicants of a Water Fire Hydrant Agreement are required to apply for a variance as set forth in this plan. If conditions allow, as determined by the Executive Director of Public Works, the use of water from hydrants may continue until the Executive Director or his/her designee issues a determination on the petition for variance. If conditions do not allow, the Executive Director may require all fire hydrant meters be immediately returned from the field, pending determination of each petition for variance.

**Stage 3 – Emergency Water Use**

**Triggering Conditions for Stage 3**

- When, pursuant to requirements specified in the City of Hurst wholesale water purchase contract with the City of Fort Worth, notification is received requesting initiation of Stage 3 of the Drought Plan.
- Water demand has reached or exceeds 98% of reliable delivery capacity for one day. The delivery capacity could be citywide or in a specified portion of the system.
- Contamination of the water supply source(s) or water supply system.
- Demand for all or part of the water system exceeds delivery capacity because delivery capacity is inadequate.
- Water supply system is unable to deliver water due to the failure or damage of major water system components
- TRWD has initiated Stage 3 – Emergency Water Use, which may also be initiated by one or more of the following:
  - Total raw water supply in TRWD western and eastern division’s reservoirs drops below 45% (55% depleted) of conservation storage.
  - Water demand for all or part of the TRWD delivery system exceeds delivery capacity because delivery capacity is inadequate.
  - Water demand is projected to approach or exceed the limit of TRWD’s permitted supply.
  - TRWD’s supply source becomes contaminated.
  - TRWD’s water supply system is unable to deliver water due to failure or damage of major water system components.
  - The TRWD General Manager, with the concurrence of the TRWD Board of Directors, finds that conditions warrant the declaration of a Stage 3 Drought.

### **Terminating Conditions for Stage 3**

Stage 3 will be terminated when the City of Fort Worth terminates its Stage 3 condition or when the circumstances that caused the initiation of Stage 3 no longer prevail.

### **Goal for Use Reduction for Stage 3**

The goal for water use reduction under Stage 3, Emergency Water Use, is to decrease use by twenty percent (20%). If circumstances warrant or if required by the City of Fort Worth, the City Manager or his/her official designee can set a goal for greater water use reduction.

### **Actions Available for Stage 3**

The City Manager or his/her official designee may order the implementation of any of the actions listed below, as deemed necessary. The City Manager or his/her official designee must implement any action(s) required by the City of Fort Worth, in accordance with Section 2.3 of the uniform wholesale water contract.

- Continue or initiate any actions available under Stage 1 and 2.

### **All Water Users**

- Prohibit landscape watering, including at parks, golf courses, and sports fields

#### **Exceptions:**

- Watering with hand-held hose, soaker hose or drip irrigation systems may occur and day and any time. (The intent of this measure is to allow for the protection of structural foundations, trees, and other high value landscape materials).
- Watering of athletic fields (fields only, does not include surrounding landscaped areas) used for organizing sports practice, competition, or exhibition events may occur as necessary to protect the health and safety of the players, staff, or officials present for athletic events may be allowed to water by variance. A water management plan must be submitted to the Executive Director of Public Works detailing how each area will comply with stage 3 drought measures.
- Prohibit establishment of new landscaping. Variances may be granted for those landscape projects started prior to the initiation of stage 3 drought restrictions.
- Vehicle washing restricted to commercial car wash, commercial service station or a private on-site vehicle washing facility and can only be done as necessary for health, sanitation, or safety reasons, including but not limited to the washing of garbage

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trucks and vehicles used to transport food and other perishables. All other vehicle washing is prohibited.

- Prohibit the operation of ornamental fountains or ponds that use potable water except where necessary to support aquatic life.
- Prohibit the draining, filling of swimming pools, wading pools and Jacuzzi type pools. Existing private and public pools may add water to maintain pool levels; however they may not be refilled using automatic fill valves.
- Prohibit hosing of buildings or other structures for purposes other than fire protection or surface preparation prior to painting with high-pressure equipment. Must be performed by a professional power washing service utilizing high efficiency equipment and a vacuum recovery system where possible.

### **City and Local Governments**

In addition to actions listed above:

- Continue or initiate any actions available under Stage1 and 2.
- Review conditions or problems that caused Stage3. Take corrective action.
- Implement viable alternative water supply strategies.
- Increase frequency of media releases explaining emergency situation.
- Reduce city and local government water use to maximum extent possible.
- Prohibit the permitting of new swimming pools, Jacuzzi type pools, spas, ornamental ponds and fountain construction. Pools already permitted and under construction may be completely filled with water.

### **Commercial or Industrial**

- All actions listed above for all water users apply to commercial and industrial users.
- Hotels, restaurants, and bars required to serve drinking water to patrons as requested.
- Hotels are required to implement laundry conservation measures by encouraging patrons to reuse linens and towels.
- Stock at commercial plant nursery may be watered only with handheld hose, handheld watering can, or drip irrigation system.
- Commercial and industrial water users required to reduce water use by a set percentage determined by the Executive Director of Public Works.

Use of water from fire hydrants for any purpose other than firefighting related activities or other activities necessary to maintain public health, safety and welfare requires a special permit issued by the Executive Director of Public Works. Fire hydrant use may be limited to only designated hydrants.

#### **4.4 Procedures for Granting Variances to the Plan**

The Executive Director of Public Works or his/her official designee may grant temporary variances for existing water uses otherwise prohibited under this drought contingency plan if one or more of the following conditions are met:

- Failure to grant such a variance would cause an emergency condition adversely affecting health, sanitation, or fire safety for the public or the person requesting the variance.
- Compliance with this plan cannot be accomplished due to technical or other limitations.
- Alternative methods that achieve the same level of reduction in water use can be implemented.

Variances shall be granted or denied at the discretion of the Executive Director of Public Works or his/her official designee. All petitions for variances should be in writing and should include the following information:

- Name and address of the petitioner(s)
- Purpose of water use
- Specific provisions from which relief is requested
- Detailed statement of the adverse effect of the provision from which relief is requested
- Description of the relief requested
- Period of time for which the variance is sought
- Detailed schedule of irrigation that shows a reduction in use over the 30 day period for new lawns and landscapes. Schedule should be designed so that at the end of the 30 day period, lawn and landscape areas can adhere to the twice per week schedule defined in stage 1.
- Alternative measures that will be taken to reduce water use
- Other pertinent information required by the Public Works Department.

#### **4.5 Procedures for Enforcing Mandatory Water Use Measures**

Mandatory water use restrictions may be imposed in Stage 1, 2, and 3. These mandatory water use restrictions will be enforced by warnings and penalties as follows:

- On the first violation, customers will be given a written warning that they have violated the mandatory water use restriction.
- On the second and subsequent violations, citations may be issued to customers, with minimum and maximum fines established by ordinance,
- After three violations have occurred, the utility may cut off water service to the customer.

#### **4.6 Coordination with Regional Planning Groups**

The service area of the City of Hurst is located within the Region C Planning Group and the City has provided a copy of this plan to the Region C Planning Group.

#### **4.7 Review and Update of Drought Contingency Plan**

As required by TCEQ rules, Hurst will review this drought contingency plan in 2029 and at least every five years thereafter. The plan will be updated as appropriate based on new or updated information.

#### **5.0 Drought Contingency Plan Definitions**

<b>Term</b>	<b>Definition</b>
Aesthetic water use	Water use for ornamental or decorative features such as fountains, reflecting pools and water gardens.
Alternative Water Source	Means water produced by a source other than a water treatment plant and is not considered potable. These sources can include, but are not limited to: reclaimed/recycled water, collected rain water, collected grey water, private well water.
Athletic Field	Means a sport playing field, the essential feature of which is turf grass, used primarily for organized sports for schools, professional sports, or sanctioned league play.
Automatic Irrigation System	Means a site specific system of delivering water generally for landscaping via a system of pipes or other conduits installed below ground that automatically cycles water use through water emitters to a preset program, whether on a designated timer or manual through manual operation.
Aquatic Life	Means a vertebrate organism dependent upon an aquatic environment to sustain its life.
Conservation	Those practices, techniques, and technologies that reduce water consumption; reduce the loss or waste of water; improve the efficiency in water use; and increase the recycling and reuse of water so that supply is conserved and made available for other or future use.
Customer	Any person, company, or organization using water supplied by the TRWD or through an entity supplied by the TRWD.
Drip Irrigation	An irrigation system (drip, porous pipe, etc.) that applies water at a predetermined controlled low-flow levels directly to the roots of a plant.
Drought Contingency Plan	Means a strategy or combination of strategies for temporary supply management and demand management responses temporary or



	potentially recurring water supply shortages and other water supply emergencies.
Fountain	An artificially created jet, stream or flow of water, a structure, often decorative, from which a jet, stream or flow of water issues.
Golf Course	Means an irrigated and landscaped playing area made up of greens, tees, fairways, roughs and related areas used for playing of golf.
Hand-Held Hose	Means a hose physically held by one person, fitted with a manual or automatic shutoff nozzle.
Hand Watering	Means the application of water for irrigation purposes through and hand-held watering hose, watering can, or bucket.
Hose-end Sprinkler	Means a devise through which water flows from a hose to a sprinkler to water any lawn or landscape.
Hosing	Means to spray, water, or wash with a water hose.
Industrial Water Use	Means the use of water for or in connection with commercial or industrial activities, including but not limited to, manufacturing, bottling, brewing, food processing, scientific research and technology, recycling, production of concrete, asphalt, and cement, commercial uses of water for tourism, entertainment, and hotel or motel lodging, generation of power other than hydroelectric and other business activities.
Irrigation System	Means a system of fixed pipes and water emitters that apply water to a landscape plants or turf grass, including, but not limited to, in-ground and permanent irrigation systems.
Lake, Lagoon or Pond	Means an artificially created body of fresh or salt water.
Landscape Irrigation Use	Water used for the irrigation and maintenance of landscape areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, right-of-ways, medians and entry ways.
“New Landscape” means	<ul style="list-style-type: none"> <li>a. Installed during construction of a new house, multi-family dwelling, or commercial building;</li> <li>b. Installed as a part of a government entity’s capital improvement project; or</li> <li>c. Alters more than one-half the area of an existing landscape.</li> </ul>
Non-Essential Water Use	<p>Water uses that are not required for the protection of public health, safety and welfare, such as;</p> <ul style="list-style-type: none"> <li>a. Irrigating landscape areas, including parks, athletic fields, and golf courses, except as otherwise provided under this plan;</li> <li>b. Washing any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard surfaced areas; except to alleviate a public health and safety issue;</li> <li>c. Washing any automobile, motorbike, boat (and/or trailer), airplane, or other vehicle except where required by law for safety and sanitary purposes.</li> </ul>



City of Hurst, Texas

	<ul style="list-style-type: none"> <li>d. Washing buildings or structures for the purpose other than immediate fire protection, or other uses provided under this plan;</li> <li>e. Filling, refilling, or adding to any swimming pools or Jacuzzi-type pools, except to maintain safe operating levels;</li> <li>f. Filling or operation of a fountain or pond for aesthetic or scenic purposes except when necessary to support aquatic life;</li> </ul>
	<ul style="list-style-type: none"> <li>g. Failure to repair a controllable leak within a reasonable time period after being directed to do so by formal notice; and</li> <li>h. Drawing from hydrants for construction purposes or any other purpose other than firefighting or protection of public drinking water supplies.</li> </ul>
Park	Means a non-residential or multifamily tract of land, other than a golf course, maintained by a city, private organization, or individual, as a place of beauty or public recreation and available for use to the general public.
Power/Pressure Washer	Means a machine that uses water or a water-based product applied at high pressure to clean impervious surfaces.
Pressure Washer (High Efficiency)	Means a machine that uses water or a water-based product applied at 1500 pounds per square inch (psi) or greater.
Reclaimed Water	Municipal wastewater effluent that is given additional treatment and distributed for reuse in certain applications. Also referred to as recycled water.
Soaker Hose	Means a flexible hose that is designed to slowly emit water across the entire length and connect directly to a flexible hose to spigot. Does not include hose that be design or use sends a fine spray in the air. It is not considered drip irrigation.
Splash Pad/Spray Park	Means an area for water play that has no standing water. Typically, they utilize various spray nozzles which spray water in multiple directions.
Swimming Pool	Means any structure, basin, chamber, or tank including hot tubs, containing an artificial body of water for swimming, diving, or recreational bathing, and having a depth of two (2) feet or more at any point.
Vegetable Garden	Means and noncommercial vegetable garden planted primarily for household use; “noncommercial” includes incidental direct selling of produce from such a vegetable garden to the public.
Well Water	Means water that has been, or is, obtained from the ground by digging, boring, or drilling to access an underground aquifer.

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City Council Staff Report

<b>SUBJECT:</b> Consider Ordinance 2569, first reading, amending Section 26-49 – Water Conservation Plan of the Code of Ordinances	
<b>Supporting Documents:</b>	
Ordinance 2569 Exhibit A	<b>Meeting Date:</b> 4/9/2024 <b>Department:</b> Public Works <b>Reviewed by:</b> Greg Dickens <b>City Manager Review:</b>
<b>Background/Budget Analysis:</b>	
<p>In 2004 the Texas Commission on Environmental Quality (TCEQ) adopted provisions to Title 30, Texas Administrative Code Chapter 288, requiring retail public water suppliers, providing water services to 3,300 or more connections, to submit revised Water Conservation Plans that include specific, quantified targets for water use reductions to be achieved during periods of water shortages and drought. In the same provision, all public water suppliers are required to review and update their plans every five years. The last update was March of 2019. The current five-year update is due May 1, 2024 to the TCEQ office.</p> <p>Sufficient funding is available in our current Public Works budget to fund any requirement of the proposed plan.</p>	
<b>Hurst Way/Strategic Priorities:</b>	
Conserving potable water is directly representative of the City of Hurst’s Strategic Priorities of <b>Financial Sustainability</b> and <b>Public Safety</b> .	
<b>Recommendation:</b>	
Staff recommends City Council <b>approve Ordinance 2569, first reading, amending Section 26-49 by adopting a revised Exhibit A – City of Hurst Water Conservation Plan of the Code of Ordinances.</b>	

## **ORDINANCE 2569**

**AN ORDINANCE AMENDING THE CITY OF HURST CODE OF ORDINANCES, CHAPTER 26 – UTILITIES, ARTICLE II – WATER AND SANITARY SEWERS, DIVISION 2 – WATER GENERALLY, BY DELETING SECTION 26-49. WATER CONSERVATION PLAN, IN IT’S ENTIRETY AND ADOPTING A NEW SECTION 26-49 - WATER CONSERVATION PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** City Council finds that conservation of water and the protection of water supplies are in the best interest of its citizens; and

**WHEREAS,** the City is required every 5<sup>th</sup> year to update and amend the water conservation plan by the Texas Commission on Environmental Quality (TCEQ) and the Texas Water Development Board. This update is due to be submitted by May 1, 2024 in accordance with Title 30 of the Texas Administration Code, Chapter 288; and

**WHEREAS,** staff recommends the City Council adopt the amended Water Conservation Plan referenced in Section 26-49 of the City Code; and

**WHEREAS,** the Water Conservation Plan proposes a goal of reducing the rolling five-year average water consumption to a level of 129 gallons per capita day by 2029- and 124-gallons per capita day by 2034; and

**WHEREAS,** the City has determined an urgent need in the best interest of the public to adopt a new Water Conservation Plan; and

**WHEREAS,** pursuant to Chapter 54 of the Local Government Code, the City is authorized to adopt such Ordinances necessary to preserve and conserve its water resources; and

**WHEREAS,** securing future water supplies will require proving to state permitting agencies that existing water supplies are being used efficiently.

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

Section 1. **THAT** the statements contained in the preamble to this Ordinance

are hereby adopted as findings of fact and as part of the operative provisions hereof.

Section 2. **THAT** the City of Hurst Code of Ordinances Chapter 26 is hereby amended by deleting Section 26-49 and adding a new Section 26-49 to read as follows:

**“Sec. 26-49. Water Conservation Plan  
The City of Hurst hereby adopts the Water Conservation Plan attached as Exhibit “A” to Ordinance 2569”**

Section 3. **THAT** all ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

Section 4. **THAT** if any section, subsection, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of the ordinance.

**AND IT IS SO ORDERED.**

Passed on the first reading on the 9<sup>th</sup> day of April 2024 by a vote of \_ to \_.

Approved on the second reading on the 23<sup>rd</sup> day of April 2024 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**

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**APPENDICIES**

**APPENDIX A** **List of References**

**APPENDIX B** **Texas Commission on Environmental Rules on Water Conservation Plans for Municipal and Wholesale Water Providers**

- Texas Administrative Code Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.1 – Definitions (Page B-1)
- Texas Administrative Code Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2 – Water Conservation Plans for Municipal Uses by Public Water Suppliers (Page B-5)

**APPENDIX C** **City of Hurst Utility Profile**

**APPENDIX D** **Letters to Region C Water Planning Group**

**APPENDIX E** **Adoption of the Water Conservation Plan**

**APPENDIX F** **Tarrant Regional Water District (TRWD) Water Conservation and Drought Contingency Plan**

## **1.0 INTRODUCTION AND OBJECTIVE**

Recognizing the need for efficient use of existing water supplies, the Texas Commission on Environmental Quality (TCEQ) has developed guidelines and requirements governing the development of water conservation plans. The City of Hurst has developed this water conservation plan in accordance with TCEQ guidelines and requirements. To develop a regional approach, Tarrant Regional Water District's Water Conservation and Drought Contingency Plan were included. This plan replaces the previous plan dated April 2019. The City of Hurst also recognizes that in order to achieve its goals of maximizing water conservation and efficiency, it is necessary to develop and implement a water conservation plan that meets compliance with TCEQ guidelines and requirements.

This document outlines the City of Hurst Water Conservation Plan, and the Emergency Water Demand Management Drought Contingency Plan. The Emergency Water Demand Management Drought Contingency Plan provides procedures for voluntary and mandatory actions to be implemented to temporarily reduce the demand placed upon the City's water supply system during a water shortage emergency. Emergency Water Demand Management procedures include conservation, but may also include prohibition of certain uses. Both programs are tools that the City of Hurst will have available to operate effectively in all situations.

The objective of this Water Conservation Plan is to reduce the per capita consumption of water, a finite resource. Many communities throughout the United States have used conservation measures to successfully cope with various water and wastewater problems. Reductions in water use of as much as 25 percent have been achieved, but the normal range is from 5 to 15 percent. As a result of reduced water use, wastewater flows have also been reduced by 5 to 10 percent. It is anticipated that continued implementation of this Plan will result in a reduction in per capita water



consumption. The City of Hurst goal is to reduce per capita water consumption each year with an ultimate goal of 124 gallons per capita per day by 2034.

## **2.0 TEXAS COMMISSION ON ENVIRONMENTAL QUALITY RULES**

### **2.1 TCEQ RULES GOVERNING CONSERVATION PLANS**

The TCEQ rules governing development of water conservation plans for public water supplies are contained in Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2 of the Texas Administrative Code, which is included in Appendix B. For the purpose of these rules, a water conservation plan is defined as “A strategy or combination of strategies for reducing the volume of water withdrawn from a water supply source, for reducing the loss or waste of water, for maintaining or improving the efficiency in the use of water, for increasing the recycling and reuse of water, and for preventing the pollution of water.” The elements in the TCEQ water conservation rules covered in this conservation plan are listed below.

#### **Minimum Conservation Plan Requirements**

The minimum requirements in the Texas Administrative Code for Water Conservation Plans for Public Water Suppliers are covered in this report below.

- 288.2(a)(1)(A) – Utility Profiles – Section 3.0 and Appendix C
- 288.2(a)(1)(B) – Record Management System – Section 5.2
- 288.2(a)(1)(C) – Specific, Quantified Goals – Section 4.0
- 288.2(a)(1)(D) – Accurate Metering – Section 5.2
- 288.2(a)(1)(E) – Universal Metering – Section 5.2
- 288.2(a)(1)(F) – Determination and Control of Water Loss – Section 5.2 and 5.3
- 288.2(a)(1)(G) – Public Education and Information Program – Section 6.1
- 288.2(a)(1)(H) – Non-Promotional Water Rate Structure – Section 6.2
- 288.2(a)(1)(I) – Means of Implementation and Enforcement – Section 6.4
- 288.2(a)(1)(J) – Coordination with Regional Water Planning Groups – Section 6.6 & App D
- 288.2(c) – Review and Update of Plan – Section 8.0

#### **Conservation Coordinator**

The City of Hurst’s Director of Utilities will serve as the Water Conservation Coordinator. The conservation coordinator will liaise between regional water planning groups and regulatory entities to ensure implementation of the Water Conservation Plan.

### **Additional Conservation Strategies**

The Texas Administrative Code lists additional conservation strategies, which may be adopted by suppliers but are not required. Additional strategies adopted by the City of Hurst include the following:

288.2(a)(3)(A) – Consideration for Landscape Water Management Regulations – Section 7.3

## **2.2 GUIDANCE AND METHODOLOGY FOR REPORTING ON WATER CONSERVATION AND WATER USE**

In addition to TCEQ rules regarding water conservation, this plan also incorporates elements of the Guidance and Methodology for Reporting on Water Conservation and Water Use Developed by TWDB and TCEQ, in consultation with the Water Conservation Advisory Council (the “Guidance”). The Guidance was developed in response to a charge by the 82<sup>nd</sup> Texas Legislature to develop water use and calculation methodology and guidance for preparation of water use reports and water conservation plans in accordance with TCEQ rules. The City of Hurst has considered elements of this guidance in preparation of this plan.

## **3.0 DESCRIPTION OF SERVICE AREA AND UTILITY PROFILE**

As of January 2024, the City of Hurst provides retail water and sewer service to approximately 40,452 residents. The City’s service area is the total area within the city limits of Hurst, which is approximately 10 square miles.

### **3.1 UTILITY PROFILE**

The City of Hurst as shown in Figure 3-1 has a current population of 40,452. The water supply is distributed through approximately 204 miles of water mains, ranging from 4” to 30” in diameter. The supply to the City is divided into two pressure Planes, South and North. The dividing line is predominately at State Highway.183 with the North Plane extending South into neighborhoods on each side of Precinct Line Road down to Pipeline Road.

The South Pressure Plane is supplied by purchased water from the City of Fort Worth through Metered Vault # 2 located at 405 West Hurst Boulevard along with five water wells. All supplies

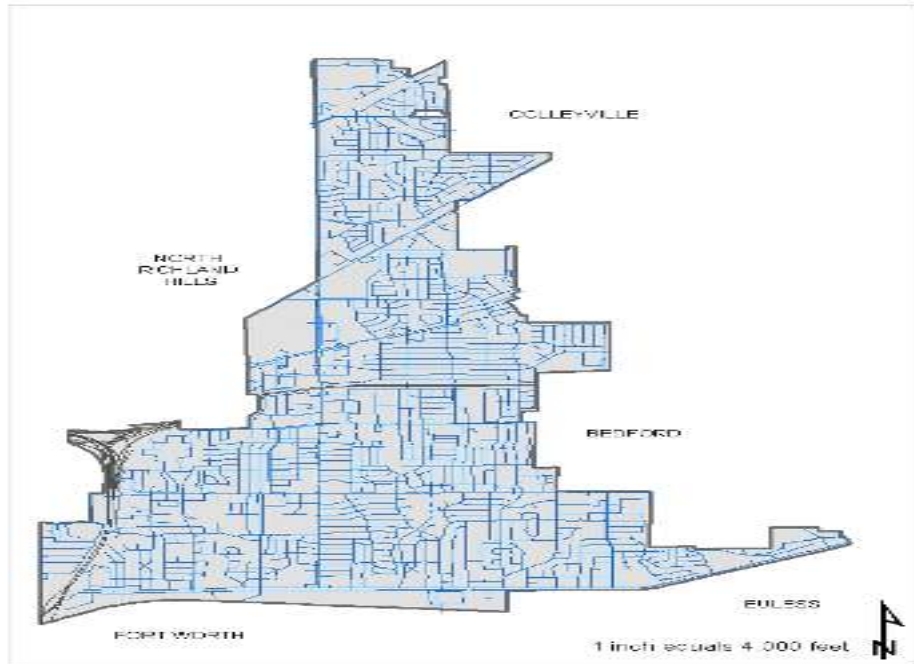
are stabilized by one (1.0 mg) elevated water tank, Valentine tank. The total designed delivery capacity in the South Plane is seven million gallons per day (mg/d) and the reliable delivery capacity is six million gallons per day (mg/d).

The North Pressure Plane is supplied by water purchased from the City of Fort Worth through Metered Vault # 1 located at 951 West Hurst Boulevard in conjunction with one water well. Both water supplies flow into three ground storage tanks at Pump Station # 5 located at 2400 Norwood Drive and is pumped into two elevated water tanks, Tarrant County College tank or TCC tank and North Precinct Line tank. Total designed delivery capacity in the North Plane is 8 million gallons per day (mg/d) and the reliable delivery capacity is 7.5 million gallons per day (mg/d.). The combined reliable capacity is 13.5 million gallons per day (mg/d) as shown in Table 3-1 below

**Table 3-1: 2019 City of Hurst Water System Delivery Capacity**

<b>Water Supply</b>	<b>Design Capacity(mgd)</b>	<b>Reliable Delivery Capacity (mgd)</b>
<b>Hurst South Pressure Plane</b>	<b>7.0</b>	<b>6.0</b>
<b>Hurst North Pressure Plane</b>	<b>8.0</b>	<b>7.5</b>
<b>Total</b>	<b>15</b>	<b>13.5</b>

**Figure 3-1**



#### **4.0 SPECIFICATION OF WATER CONSERVATION GOALS**

TCEQ rules require the adoption of specific water conservation goals for a water conservation plan. The goals for the water conservation plan include the following.

- Maintain the 5-year moving average total per capita water use below specified amount in the Table 4-1.
- Maintain the level of water loss in the system below the specified amount in Table 4-2.
- Increase efficient water usage and decrease waste in lawn irrigation by enforcement of landscape water management regulations as described in Section 7.3.

In the previous (2019) plan, total per capita use goals were 137 GPCD by 2019 and 132 GPCD by 2024 as outlined in table 4.1 below. As of 2024, the City of Hurst’s five-year average per capita use is 131 GPCD. This illustrates achieved conservation savings ahead of the 2024 goal of 132 GPCD.

**Table 4-1: PREVIOUS PLAN GPCD GOALS (2019)**

Description	Units	2019	2024	2029
Total GPCD	GPCD	137	132	127
Residential GPCD	GPCD	101	96	91

A. Total GPCD = (Total Gallons in System / Permanent Population) / 365

B. Residential GPCD = (Gallons Used for Residential Use / Residential Population) / 365

The City of Hurst has developed goals based on the recommendations of the Texas Water Conservation Implementation Task Force, which suggests a 1% reduction in gallons per capita per day per year. The current specific goals are outlined in Table 4-2. These goals were developed using the City of Hurst current five year average per capita, and therefore some (dry) years will see higher per capita usage than these five-year average goals. A series of dry years may lead to an average exceeding the goal.

**Table 4-2: GPCD GOALS (2024)**

Description	Units	2024	2029	2034
Total GPCD	GPCD	134	129	124
Residential GPCD	GPCD	96	91	86

C. Total GPCD = (Total Gallons in System / Permanent Population) / 365

D. Residential GPCD = (Gallons Used for Residential Use / Residential Population) / 365

## **5.0 METERING, WATER USE RECORDS, CONTROL OF UNACCOUNTED WATER, AND LEAK DETECTION AND REPAIR**

One of the key elements in water conservation is careful tracking of water use and control of losses. Programs for universal metering, meter testing, meter repair, and periodic meter replacement have been developed using the American Water Works Association (AWWA) standards and are important elements in the City of Hurst’s program to control losses.

### **5.1 MONITORING AND RECORD MANAGEMENT PROGRAM FOR DETERMINING DELIVERIES**

The City of Hurst has an effective record management system in place. The record management system allows for the separation of water sales and use into Residential Single and Multi-Family, commercial, institutional and industrial categories. This information is included in the TCEQ required Water Conservation Implementation Report.

The City of Hurst meters all of the connections in the Distribution System. Meters range in size from ¾” to 16”. The meter size distribution is included in Table 5-1 below. All meters met AWWA accuracy standards when installed. As of December 31, 2023, there were a total of 17,843 active retail meters in the City.

**Table 5-1: METER SIZE DISTRIBUTION**

<b>Meter Size</b>	<b>Total Number</b>
5/8” x .75”	10,233
1”	1,989
1.5”	329
2”	293
3”	38
4”	23
6”	6
8”	1
16”	2

**5.2 METER CALIBRATION AND REPLACEMENT**

The City of Hurst currently has an implemented program for meter replacement based on each meter and transponder at least every ten (10) years. In addition to age replacement, the City of Hurst by an annual contract performs accuracy testing on approximately one hundred twenty five (125) two (2) inch and larger commercial meters. Meters found outside compliance with the AWWA standard are repaired or replaced. Meters reading unusually high or low, erratically or not reading any flow are investigated in a similar way each billing cycle. Accuracy testing and the repair or replacement helps the City of Hurst monitor and reduce unaccounted for water. In addition, all City owned facilities are metered to insure accuracy when comparing wholesale purchases versus water distributed and sold.

**5.3 LEAK DETECTION, REPAIR AND WATER LOSS ACCOUNTING**

The system water audit is used annually to monitor the total level of non-revenue water. There are many variables which influence the revenue and non-revenue components of the City’s water system including meter inaccuracy, data discrepancies, unauthorized consumption, reported breaks and leaks and unreported losses.

The City of Hurst’s Water Loss is expressed in GPCD, its preferred water loss metric as it is less variable than other metrics to climate conditions. Table 5-2.

**Table 5-2: PREVIOUS WATER LOSS GPCD**

Description	Units	2021	2022	2023
Water Loss	GPCD	5	8	10

The Texas Water Development Board has also asked that cities begin to include their water loss in gallons per capita day and as a percentage of the total water use in the system as seen in Table 5-3. These are additional performance indicators that can be used to determine the effectiveness of the water. The City will continue to reduce water losses throughout the system by analyzing and updating the targets and goals of this section annually in conjunction with the water audit.

**Table 5-3: WATER LOSS GOALS (2024)**

Description	Historic 5-Year Average	Baseline	5-yr Goal 2029	10-yr Goal 2034
Total GPCD (a)	131	130	127	125
Residential GPCD(b)	88	89	88	87
Water Loss GPCD(c)	7	8	7	6
Water Loss Percentage(d)	5%	6%	6%	5%

- A. Total GPCD = (Total Gallons in System ÷ Permanent Population) ÷ 365
- B. Residential GPCD = (Gallons Used for Residential Use ÷ Residential Population) ÷ 365
- C. Water Loss GPCD = (Gallons Used for Residential Use ÷ Residential Population) ÷ 365
- D. Water Loss Percentage = (Total Water Loss ÷ Total Gallons in System) x 100; or (Water Loss GPCD ÷ Total GPCD) x 100

Total GPCD, Residential GPCD and Water Loss GPCD are metrics used to determine Water Loss Percentage. Water Loss is determined annually and used to provide important information for future water conservation measures and goals.

The City will continue to reduce leaks in the system through thorough monitoring and attempt to target and locate all suspected leaks. Its leak detection program includes continuously monitoring almost 1,077,120 linear feet of pipe annually. In addition, the City will continue to encourage customers and field operators to report visual leakage.

**6.0 PUBLIC EDUCATION AND INFORMATION**

The City of Hurst currently provides water conservation tips through the City’s monthly “Where We Live” newsletter distributed within customer water bills as well as on the City’s web page, social media, and through information provided at the initiation of service.

The City of Hurst also provides notification to schools districts, home owners associations, and social groups that the water utility staff is available to make presentations on the importance of water conservation and ways to save water. The City of Hurst will continue to work closely in the future with wholesale water providers and other regional agencies to develop cost-effective public education programs.

**6.1 WATER RATE STRUCTURE**

As of October 1, 2018, the City of Hurst continues to utilizes a flat rate structure for all classes as shown in Table 6-1 below:

**Table 6-1: Rate Structure (FY23-24)**

Water Rates	\$18.78 First 2,000 gallons, \$7.54 per 1,000 gallons after.
-------------	--

As indicated in Table 6-1, this is a basic non-promotional rate plan and does not encourage excessive water use with reduced rates. The City of Hurst will continue consideration of various rate plans to insure cost-effectiveness and compliance with State regulations.



In addition, the City of Hurst charges a monthly meter charge to commercial accounts as is shown in Table 6-2 below:

**Table 6-2: MONTHLY METER CHARGES**

Meter Size	Service Charge
1" and Smaller	\$4.00
1.5" and Larger	\$12.00

## **6.2 RESERVOIR SYSTEM OPERATIONS**

This requirement is not applicable to the City of Hurst.

## **6.3 IMPLEMENTATION AND ENFORCEMENT**

The City of Hurst completes the water conservation report annually while updating the utility profile and water conservation plan every 5 years. These reports include various water conservation strategies that have been implemented, including the date of implementation. Additionally, reports include progress made on the five and ten year per capita water use goals from this plan.

The City of Hurst has existing ordinances in place which prohibit the wasting of water such as year round no watering restrictions between the hours of 10am to 6pm, rain and freeze sensors, and the disallowance of water to fall upon impervious surfaces. In 2014, the City of Hurst approved an Ordinance regulating the design and installation of new irrigation systems and approved an Ordinance amendment in June of 2014 that established mandatory, year round 2 day per week watering restrictions.

The City of Hurst Drought Contingency/Emergency Management Plan that was approved by council in 2019 was designed to match the City of Fort Worth's Plan which provides for escalated enforcement for each drought stage.

## **6.4 COORDINATION WITH REGIONAL WATER PLANNING GROUPS**

As a wholesale customer of Fort Worth, the City of Hurst participates in each entity’s short term and long term planning. In addition, the City of Hurst consistently participates in Texas Water Development Board (TWDB) and Regional Water Planning Group (Region C) inquiries and reporting. In addition, a copy of the City of Hurst Water Conservation Plan has been submitted to the Wholesale provider.

**7.0 ADDITIONAL CONSERVATION EFFORTS**

**7.1 WATER-CONSERVING PLUMBING FIXTURES**

The City of Hurst complies with the U.S. Energy Policy Act of 1992 (Public Law 102-846,106 Stat. 2776, 102D Congress, Oct. 24, 1992) which includes requirements for maximum water use allowed for toilets, urinals, showerheads and faucets.

The City of Hurst currently adheres to the 2009 International Plumbing Code (IPC) Section 604.4, Max Flow and Water Consumption and adopts table 604.4 which lists Water Closet Max Flow Rate at 1.6 gallons per flush cycle. The City routinely inspects new construction, remodeling, additions, etc., through building permits to ensure installation of fixtures adheres to the current codes and ordinances in place.

**7.2 LANDSCAPE WATER MANAGEMENT**

The City of Hurst in conjunction with the City of Fort Worth have amended the ordinance to reflect the mandatory, year round twice per week watering schedule effective June 24, 2014 similar to Stage 1 of its drought plan. The schedule is included in Table 7-1 seen below:

**Table 7-1: TWICE PER WEEK WATERING SCHEDULE**

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
No outdoor watering	Non-residential	Residential addresses ending in (0,2,4,6,8)	Residential addresses ending in (1,3,5,7,9)	Non-Residential	Residential addresses ending in (0,2,4,6,8)	Residential addresses ending in (1,3,5,7,9)

In addition, the Irrigation Installation Ordinance adopted in January 2009 requires that only licensed irrigators alter existing or install new irrigation systems within the City of Hurst and require all existing commercial systems to retrofit rain and freeze sensors. The City of Hurst will continue to actively promote the use of native vegetation for landscaping for both public and private areas consistent with the Texas Smartscape Program.

## **8.0 ADOPTION OF WATER CONSERVATION PLAN; PERIODIC REVIEW AND UPDATE OF PLAN**

TCEQ requires that water conservation plans be reviewed and updated every five years to coincide with the regional water planning process. This Water Conservation Plan will be updated as required by TCEQ and, in addition, will be continually reassessed for opportunities to improve water efficiency and conservation based on new or updated information.

### **8.1 COORDINATION WITH THE CITY OF FORT WORTH AND REGULATORY AGENCIES**

Appendix D is a copy of the letters sent to the chair persons of the Region C Water Planning Group, City of Fort Worth Water Department, Tarrant Regional Water District and the Texas Commission on Environmental Quality. Appendix E is a copy of Ordinance No. **2111** amending Chapter 26 by adopting a new Water Conservation Plan.

**APPENDIX A**  
**LIST OF REFERENCES**

**APPENDIX A**  
**LIST OF REFERENCES**

1. Tarrant Regional Water District, “Water Conservation and Drought Contingency Plan”, prepared by the Tarrant Regional Water District, April 2009.
2. Water Conservation Implementation Task Force: “Texas Water Development Board Report 362, Water Conservation Best Management Practices Guide,” prepared for the Texas Water Development Board, Austin, November 2004.

3. Water Conservation Advisory Council: Guidance and Methodology for Reporting on Water Conservation and Water Use, December 2012.
  
4. Texas Commission on Environmental Quality Annual Report.  
[http://www.tceq.texas.gov/permitting/water rights/conserved.html#imple](http://www.tceq.texas.gov/permitting/water%20rights/conserved.html#imple)

**APPENDIX B**

**TEXAS COMMISSION OF ENVIRONMENTAL QUALITY RULES ON MUNICIPAL  
WATER CONSERVATION PLANS**

**APPENDIX B**

**TEXAS COMMISSION OF ENVIRONMENTAL QUALITY RULES ON MUNICIPAL  
WATER CONSERVATION PLANS**

TITLE 30 ENVIRONMENTAL QUALITY

PART 1 TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

CHAPTER 288            WATER CONSERVATION PLANS, DROUGHT CONTINGENCY PLANS,  
GUIDELINES AND REQUIREMENTS

SUBCHAPTER A        WATER CONSERVATION PLANS

RULE \*288.1            **Definitions**

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The following words and terms, when used in this chapter, shall have the following meanings, unless the context clearly indicates otherwise.

(1) Agricultural or Agriculture—Any of the following activities:

- A. Cultivating the soil to produce crops for human food, animal feed, or planting seed or for the production of fibers.
- B. The practice of floriculture, viticulture, silviculture and horticulture, including the cultivation of plants in containers or non-soil media by a nursery grower;
- C. Raising, feeding, or keeping animals for breeding purposes or for the production of food and fiber, leather, pelts, or other tangible products having a commercial value;
- D. Raising or keeping equine animals;
- E. Wildlife management; and
- F. Planting cover crops, including cover crops cultivated for transplantation, or leaving land idle for the purpose of participating in any governmental program or normal crop or livestock rotation procedure.

(2) Agricultural use—Any use or activity involving agriculture, including irrigation.

(3) Best management practices—Voluntary efficiency measures that save a quantifiable amount of water, either directly or indirectly, and that can be implemented within a specific time frame.

(4) Conservation—Those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water, or increase the recycling and reuse of water so that a water supply is made available for future or alternative uses.

(5) Commercial use—The use of water by a place of business, such as a hotel, restaurant, or office building. This does not include multi-family residence or agricultural, industrial, or institutional users.



- (6) Drought contingency plan—A strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies. A drought contingency plan may be a separate document identified as such or may be contained within another water management document(s).
- (7) Industrial use—The use of water in processes designed to convert materials of a lower order of value into forms having greater usability and commercial value, and the development of power by means other than hydroelectric, but does not include agricultural use.
- (8) Institutional use—The use of water by an establishment dedicated to public service, such as a school, university, church, hospital, nursing home, prison or government facility. All facilities dedicated to public service are considered institutional regardless of ownership.
- (9) Irrigation—The agricultural use of water for the irrigation of crops, trees, and pastureland, including, but not limited to, golf courses and parks which do not receive water from a public water supply.
- (10) Irrigation water use efficiency—The percentage of that amount of irrigation water which is beneficially used by agriculture crops or other vegetation relative to the amount of water diverted from the source(s) of supply. Beneficial uses of water for irrigation purposes include, but are not limited to, evapotranspiration needs for vegetative maintenance and growth, salinity management, and leaching requirements associated with irrigation.
- (11) Mining use—The use of water for mining processes including hydraulic use, drilling, washing sand and gravel, and oil field re-pressuring.
- (12) Municipal use—The use of potable water provided by a public water supplier as well as the use of sewage effluent for residential, commercial, industrial, agricultural, institutional and wholesale users.
- (13) Nursery grower—A person engaged in the practice of floriculture, viticulture, silviculture, and horticulture, including the cultivation of plants in containers or nonsoil media, who grows more than 50% of the products that the person either sells or leases, regardless of the variety sold, leased, or grown. For purpose of this definition, grow means the actual cultivation or propagation of the product beyond the mere holding or maintaining of the item prior to the sale or lease, and typically includes activities associated with the production or multiplying of stock such as the development of new plants from cuttings, grafts, plugs, or seeding.
- (14) Pollution—The alteration of the physical, thermal, chemical, or biological quality of, or the contamination of, any water in the state that renders the water harmful, detrimental, or injurious to humans, animal life, vegetation, or property, or to the public health, safety or welfare, or impairs the usefulness of the public enjoyment of the water for any lawful or reasonable purpose.

- (15) Public water supplier—An individual or entity that supplies water to the public for human consumption.
- (16) Residential use—The use of water that is billed to single and multi-family residence, which applies to indoor and outdoor use.
- (17) Residential gallons per capita day—The total gallons sold for residential use by a public water supplier divided by the residential population served and then divided by the number of days in the year.
- (18) Regional water planning group—A group established by the Texas Water Development Board to prepare a regional water plan under Texas Water Code, 16.053.
- (19) Retail public water supply—An individual or entity the for compensation supplies water to the public for human consumption. The term does not include an individual or entity that supplies water to it or its employees or tenants when the water is not resold to or used by others.
- (20) Reuse—The authorized use for one or more beneficial purposes of use of water that remains unconsumed after the water is used for the original purpose of use and before water is either disposed of or discharged or otherwise allowed to flow into a watercourse, lake or other body of state –owned water.
- (21) Total use—The volume of raw or potable water provided by a public water supplier to billed customer sectors or nonrevenue uses and the volume lost during conveyance, treatment, or transmission of that water.
- (22) Total gallons per capita day (GPCD)—The total amount of water diverted and/or pumped for potable use divided by the total permanent population divided by the days of the year. Diversion volumes of reuse as defined in this chapter shall be credited against total diversion volumes for the purpose of calculating GPCD for targets and goals.
- (23) Water conservation plan—A strategy or combination of strategies for reducing the volume of water withdrawn from a water supply source, for reducing loss or waste of water, for maintaining or improving the efficiency in the use of water, for increasing the recycling and reuse of water, and for preventing the pollution of water. A water conservation plan may be a separate document identified as such or may be contained within another water management document(s).

- (24) Wholesale public water supplier—An individual or entity that for the compensation supplies water to another for resale to the public for human consumption. The term does not include an individual or entity that supplies water to itself or its employees or tenants as an incident of that employees service or tenancy when that water is not resold to or used by others, or an individual or entity that conveys water to another individual or entity, but does not own the right to the water which is conveyed, whether or not for a delivery fee.
- (25) Wholesale use—Water sold from one entity or public water supplier to other retail water purveyors for resale to individual customers.
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**Source Note:** The provisions of this 288.1 adopted to be effective May 3, 1993, 18 TexReg 2558; amended to be effective February 21, 1999, 24 TexReg 949; amended to be effective April 27, 2000, 25 TexReg 3544; amended to be effective August 15, 2002, 27 TexReg 7146; amended to be effective October 7, 2004, 29 TexReg 9384; amended to be effective January 10, 2008, 33 TexReg 193; amended to be effective December 6, 2012, 37 TexReg 9515.

<u>TITLE 30</u>	ENVIRONMENTAL QUALITY
<u>PART 1</u>	TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
<u>CHAPTER 288</u>	WATER CONSERVATION PLANS, DROUGHT CONTINGENCY PLANS, GUIDELINES AND REQUIREMENTS
<u>SUBCHAPTER A</u>	WATER CONSERVATION PLANS
<b>RULE *288.2</b>	<b>Water Conservation Plans for Municipal Uses by Public Water Suppliers</b>

(a) A water conservation plan for municipal water use by public water suppliers must provide information in response to the following. If the plan does not provide information for each requirement, the public water supplier shall include in the plan an explanation of why the requirement is not applicable.

1. Minimum requirements. All water conservation plans for municipal uses by public water suppliers must include the following elements:

- A. A utility profile in accordance with the Texas Water Use Methodology, including, but not limited to, information regarding population and customer data, water use data (including total gallons per capita day (GPCD) and residential GPCD), water supply system data, and wastewater system data.
- B. A record management system which allows for the classification of water sales and uses into the most detailed level of water use data currently available to it, including, if possible, the sectors listed in clauses (i) – (vi) of this subparagraph. Any new billing system purchased by a public water supplier must be capable of reporting detailed water use data as described in clauses (i) – (vi) of this subparagraph:
  - (i) Residential;
  - (I) Single family;
  - (II) Multi-family;
  - (ii) Commercial;
  - (iii) Institutional;
  - (iv) Industrial;
  - (v) Agricultural; and,
  - (vi) Wholesale.
- C. Specific, quantified five-year and ten-year targets for water savings to include goals for water loss programs and goals for municipal use in total GPCD and residential GPCD. The goals established by a public water supplier under this subparagraph are not enforceable;
- D. Metering device(s), within and accuracy of plus or minus 5.0% in order to measure and account for the amount of water diverted from the source of supply;
- E. A program for universal metering of both customer and public uses of water, for meter testing and repair, and for periodic meter replacement;
- F. Measures to determine and control water loss (for example, periodic visual inspections along distribution lines; annual or monthly audit of the water system to determine illegal connections; abandon services; etc.);

- G. A program of continuing education and information regarding water conservation;
  - H. A water rate structure which is not “promotional,” i.e., a rate structure which is cost-based and which does not encourage the excessive use of water;
  - I. A reservoir operations plan, if applicable, providing for the coordinated operation of reservoirs owned by the applicant within a common watershed or river basin in order to optimize available water supplies; and
  - J. A means of implementation and enforcement which shall be evidenced by:
    - (i) A copy of the ordinance, resolution, or tariff indicating official adoption of the water conservation plan by the water supplier; and
    - (ii) A description of the authority by which the water supplier will implement and enforce the conservation plan; and
  - K. Documentation of coordination with the region water planning groups for the service are of the public water supplier in order to ensure consistency with the appropriate approved regional water plans.
2. Additional content requirements. Water conservation plans for municipal uses by public drinking water suppliers serving a current population of 5,000 or more and/or a projected population of 5,000 or more within the next ten years subsequent to the effective date of the plan must include the following elements:
- A. A program of leak detection, repair, and water loss accounting for the water transmission, delivery, and distribution system;
  - B. A requirement in every wholesale water supply contract entered into or renewed after official adoption of the plan (by either ordinance, resolution, or tariff), and including any contract extension, that each successive wholesale customer develop and implement a water conservation plan or water conservation measures using the applicable elements in this chapter. If the customer intends to resell the water, the contract between the initial supplier and customer must provide that the contract for the resale of the water must have water conservation requirements so that each successive customer in the resale of the water will be required to implement water conservation measures in accordance with the provisions of this chapter.

3. Additional conservation strategies. Any combination of the following strategies shall be selected by the water supplier, in addition to the minimum requirements in paragraphs (1) and (2) of this subsection, if they are necessary to achieve the stated water conservation goals of the plan. The commission may require that any of the following strategies be implemented by the water supplier if the commission determines that the strategy necessary to achieve the goals of the water conservation plan:
  - A. Conservation-orientated water rates and water rate structures such as uniform increasing block rate schedules, and/or seasonal rates, but not flat rate or decreasing block rates;
  - B. Adoption of ordinances, plumbing codes, and/or rules requiring water-conserving plumbing fixtures to be installed in new structures and existing structures undergoing substantial modification or addition;
  - C. A program for the replacement or retrofit of water-conserving plumbing fixture in existing structures;
  - D. Reuse and/or recycling of wastewater and/or graywater;
  - E. A program for pressure control and/or reduction in the distribution system and/or for customer connections;
  - F. A program and/or ordinance(s) for landscape and water management;
  - G. A method for monitoring the effectiveness and efficiency of the water conservation plan; and,

- H. Any other water conservation practice, method, or technique which the water supplier shows to be appropriate for achieving the stated goal or goals of the water conservation plan. (b) A water conservation plan prepared in accordance with 31 TAC 363.15 (relating to Required Water Conservation Plan) of the Texas Water Development Board and substantially meeting the requirements of this section and other applicable commission rules may be submitted to meet application requirements in accordance with a memorandum of understanding between the commission and the Texas Water Development Board. (c) A public water supplier for municipal use shall review and update its water conservation plan, as appropriate, based on an assessment of previous five-year and ten-year targets and any other new or updated information. The public water supplier for municipal use shall review and update the next revision of its water conservation plan every five years to coincide with the regional water planning group.

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**Source Note:** The provisions of this 288.1 adopted to be effective May 3, 1993, 18 TexReg 2558; amended to be effective February 21, 1999, 24 TexReg 949; amended to be effective April 27, 2000, 25 TexReg 3544; amended to be effective August 15, 2002, 27 TexReg 7146; amended to be effective October 7, 2004, 29 TexReg 9384; amended to be effective January 10, 2008, 33 TexReg 193; amended to be effective December 6, 2012, 37 TexReg 9515.

**APPENDIX C**  
**CITY OF HURST UTILITY PROFILE BASED ON TCEQ FORMAT**



**APPENDIX D**  
**LETTERS TO REGION C WATER PLANNING GROUP**

**APPENDIX E**  
**ADOPTION OF WATER CONSERVATION PLAN**

**APPENDIX F**  
**TARRANT REGIONAL WATER DISTRICT (TRWD)**  
**WATER CONSERVATION AND DROUGHT CONTINGENCY PLAN**



City Council Staff Report

<b>SUBJECT:</b> Consider Resolution 1853 declaring expectation to reimburse expenditures with proceeds of future debt related to improvements of the City’s waterworks system.	
<b>Supporting Documents:</b>	
Resolution 1853	<b>Meeting Date:</b> 4/9/2024 <b>Department:</b> Fiscal Service <b>Reviewed by:</b> Clayton Fulton <b>City Manager Review:</b>
<b>Background/Budget Analysis:</b>	
<p>During the Council’s strategic meeting, we discussed various capital needs, including the construction of a new elevated storage tank. Staff have been working with engineers to establish designs and prepare bid specifications. The tank will be located on Mary Drive adjacent to the City’s Recreation Center. As you know, the construction of the tank is necessary to meet various TCEQ water storage requirements and contributes to the overall resiliency and reliability of our waterworks system.</p> <p>Staff recently accepted bids for the construction of the elevated storage tank and the total cost of the tower is funded through a combination of Enterprise Fund depreciation reserves and impact fees. However, recent inflationary pressures and other market conditions drove the total cost beyond our initial expectations. In order to fully fund the project, staff anticipates the need to issue approximately \$2.1 million in bonds.</p> <p>The existing debt profile and associated annual debt service costs in the Enterprise Fund continues to decrease year after year. The FY 24 budget included a decrease in annual debt service of approximately \$160,000 and the FY 26 budget is projected to decrease by approximately \$215,000. The projected annual debt service for a \$2.1 million bond is approximately \$155,000.</p> <p>If approved, the attached reimbursement resolution will allow the City to be reimbursed from project expenditures incurred for up to 18 months prior to the issuance of bonds for this specific project and is broad to allow additional waterworks system improvements. Staff will continue to evaluate the bond market with our financial advisors to time the proposed bonds to take advantage of market conditions.</p> <p>We anticipate issuing Certificates of Obligation (CO) bonds that are supported through water system revenues while including a pledge of property tax revenue. Issuing a</p>	

CO bond provides more favorable bond ratings and lower interest rates. In concert with our financial advisors and bond counsel, staff will present consideration of issuing the CO bonds for consideration at a future City Council meeting.

**Hurst Way/Strategic Priorities:**

This project is consistent with the Council’s strategic priorities of **Infrastructure** and **Community and Economic Vitality** while also contributing to overall **Public Safety** through adequate water storage.

**Recommendation:**

Staff recommends City Council **approve Resolution 1853 declaring expectation to reimburse expenditures with proceeds of future debt related to improvements of the City’s waterworks system.**

**RESOLUTION 1853**

**A RESOLUTION DECLARING EXPECTATION TO REIMBURSE EXPENDITURES WITH PROCEEDS OF FUTURE DEBT**

**WHEREAS,** the City of Hurst, Texas (the "Issuer") intends to issue debt for improving and extending the Issuer's waterworks system (the "Project") and further intends to make certain capital expenditures with respect to the Project and currently desires and expects to reimburse the capital expenditures with proceeds of such debt; and

**WHEREAS,** under Treas. Reg. § 1.150-2 (the "Regulation"), to fund such reimbursement with proceeds of tax-exempt obligations, the Issuer must declare its expectation to make such reimbursement; and

**WHEREAS,** the Issuer desires to preserve its ability to reimburse the capital expenditures with proceeds of tax-exempt obligations.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HURST, TEXAS THAT** the Issuer reasonably expects to reimburse capital expenditures with respect to the Project with proceeds of debt hereafter to be incurred by the Issuer, and that this resolution shall constitute a declaration of official intent under the Regulation. The maximum principal amount of obligations expected to be issued for the Project is \$2,100,000.

**AND IT IS SO RESOLVED.**

Passed this the 9<sup>th</sup> day of April 2024 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 enter into a contract with Landmark Structures I, LP for Mary Drive 0.75 MG Elevated Storage Tank Improvements	
<b>Supporting Documents:</b>	
Bid Summary Engineers Recommendation Letter	<b>Meeting Date:</b> 4/9/2024 <b>Department:</b> Public Works <b>Reviewed by:</b> Greg Dickens <b>City Manager Review:</b>
<b>Background/Budget Analysis:</b>	
<p>It was determined by City staff to advertise for bid the 750,000-gallon elevated storage tank (to be constructed on the east side of Mary Drive just south of Pipeline Road) as either a multi-leg steel tank or a composite tank (concrete pedestal with a metal storage tank). The bid documents clearly outlined the project so it could be awarded to the bid that was deemed by the City to provide the best value to the City of Hurst, not necessarily the low bid.</p> <p>Bids were received and opened on February 28, 2024. Three (3) bids were received with Phoenix Fabricators and Erectors, LLC, submitting the lowest bid of \$6,044,702.00 for the multi-leg steel tank and Landmark Structures I, LP, submitting the lowest bid of \$6,331,000 for a concrete pedestal composite tank. A contingency of \$169,000.00 is not included in the bid amount, but is recommended to be approved as part of this action item. The total amount with contingency is \$6,500,000.00. Total bid time for construction is 510 calendar days.</p> <p>The consulting engineer’s recommendation letter is attached for information.</p> <p>Funding is available from a combination of impacts fees, Enterprise Fund depreciation reserves, and future proceeds from the sale of Certificates of Obligation for water and wastewater infrastructure</p>	
<b>Hurst Way/Strategic Priorities:</b>	
This elevated storage tank project meets Council’s priorities and goals of <b>Public Safety, Infrastructure, and Financial Sustainability.</b>	

**Recommendation:**

Staff recommends City Council **authorize the city manager to enter into a contract with Landmark Structures I, LP, for Mary Drive 0.75 MG Elevated Storage Tank Project, in the amount of \$6,331,000.00, with a contingency of \$169,000.00, for a total amount of \$6,500,000.00 and a construction contract duration of 510 calendar days.**





<b>Project</b>	<u>Mary Drive 0.75 MG Elevated Storage Tank Improvements</u>	<b>Project Number</b>	<u>23-018</u>
<b>Owner</b>	<u>City of Hurst</u>		
<b>Project Description</b>			
<ul style="list-style-type: none"> <li>• 0.75 MG Elevated Storage Tank.</li> <li>• Associated Site Piping and Appurtenances.</li> <li>• Site Grading and Restoration.</li> <li>• Installation of Site Electrical.</li> <li>• Installation of Site SCADA Systems.</li> </ul>			
Date Proposals Received	<u>2/28/2024</u>	Proposal Tabulation Attached?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Recommended Offeror	<u>Landmark Structures for a Composite EST Phoenix Fabricators and Erectors, LLC for a Multi-Column Steel Tank</u>		
Recommended Amount of Contract Award	\$ <u>6,044,702 (Multi-Column Steel Tank)</u>		
	\$ <u>\$6,331,000 (Composite EST)</u>		
Proposed Project Completion Date	<u>9/24/2025</u>		
<b>Comments</b>			
<p>FNI recommends Landmark Structures for the Composite EST option and recommends Phoenix Fabricators and Erectors, LLC for the Multi-Column Steel Tank option.</p>			
<p><i>Review of the Bids received indicates that the offer of the Recommended Contractor provides the best value to the Owner. A review of the Recommended Contractor's Statement of Qualifications and a check of the references provided indicates that the Recommended Contractor meets the qualification requirements specified in the Contract Documents and that Recommended Contractor's previous experience on similar projects has been acceptable. It is recommended that the Project be awarded to the Recommended Contractor in the amount of the Recommended Amount of Contract Award.</i></p>			
<b>Recommended by</b>	<u>Ryan Opgenorth, P.E.</u>	<b>Date</b>	<u>4/2/2024</u>
<b>Title</b>	<u>Project Manager</u>		
<b>Representing</b>	<u>Freese &amp; Nichols, Inc.</u>		

Attachment A - Detailed Tabulation of Bids Received												
Project	Mary Drive 0.75 MG Elevated Storage Tank Improvements	Project Number		Landmark Structures			Caldwell Tanks, Inc			Phoenix Fabricators and Erectors, LLC		
Owner	City of Hurst	HRT23169		1665 Harmon Road Fort Worth, TX 76177			4000 Tower Road Louisville, KY 40219			182 South Country Road 900 East Avon, IN 46123		
Construction Manager												
Design Professional	Ryan Opgenorth											
Item No.		Quantity	Units	Unit Cost	Extended Amount	Note	Unit Cost	Extended Amount	Note	Unit Cost	Extended Amount	Note
Items in Alternate A Base Bid (excluding Allowances) per Section 01 29 01 Measurement and Basis for Payment												
A-01	Mobilization/Bonds/Insurance (Max 5% of Total Base Bid)	1	LS	NO BID	NO BID		100,000.00	100,000.00		275,000.00	275,000.00	
A-02	Clearing and Grubbing	0.75	AC	NO BID	NO BID		10,000.00	7,500.00		20,000.00	15,000.00	
A-03	Construction Staking	1	LS	NO BID	NO BID		5,000.00	5,000.00		4,000.00	4,000.00	
A-04	Storm Water Pollution Prevention Plan (SWPPP)	1	LS	NO BID	NO BID		1,000.00	1,000.00		15,000.00	15,000.00	
A-05	Traffic Control	1	LS	NO BID	NO BID		2,000.00	2,000.00		34,000.00	34,000.00	
A-06	0.75 MG Multi-Leg Elevated Storage Tank	1	LS	NO BID	NO BID		5,462,060.00	5,462,060.00		4,458,427.00	4,458,427.00	
A-07	Tank & Site Electrical and Instrumentation	1	LS	NO BID	NO BID		390,000.00	390,000.00		376,000.00	376,000.00	
A-08	Chemical Dosing CMU Building	1	LS	NO BID	NO BID		125,000.00	125,000.00		200,000.00	200,000.00	
A-09	Chemical Dosing Equipment	1	LS	NO BID	NO BID		115,000.00	115,000.00		200,000.00	200,000.00	
A-10	Yard Piping, Valves, and Appurtenances	1	LS	NO BID	NO BID		250,000.00	250,000.00		289,280.00	289,280.00	
A-11	Connection to Existing 18-inch RCCP Water Line	1	LS	NO BID	NO BID		50,000.00	50,000.00		46,500.00	46,500.00	
A-12	Connection to Existing Sanitary Sewer Manhole	1	LS	NO BID	NO BID		3,500.00	3,500.00		2,000.00	2,000.00	
A-13	Site Drainage Improvements	1	LS	NO BID	NO BID		100,000.00	100,000.00		7,500.00	7,500.00	
A-14	Trench Safety	494	LF	NO BID	NO BID		10.00	4,940.00		10.00	4,940.00	
A-15	Concrete Sidewalk Repair	25	SY	NO BID	NO BID		100.00	2,500.00		160.00	4,000.00	
A-16	Curb and Gutter Repair	29	LF	NO BID	NO BID		50.00	1,450.00		75.00	2,175.00	
A-17	8" Reinforced Concrete Pavement Driveway	421	SY	NO BID	NO BID		150.00	63,150.00		100.00	42,100.00	
A-18	Asphalt Pavement Repair	58	SY	NO BID	NO BID		100.00	5,800.00		160.00	9,280.00	
A-19	Street Light Demolition	1	LS	NO BID	NO BID		10,000.00	10,000.00		1,500.00	1,500.00	
A-20	Site Fencing	1	LS	NO BID	NO BID		35,000.00	35,000.00		38,000.00	38,000.00	
A-21	Tree Removal	1	LS	NO BID	NO BID		5,000.00	5,000.00		20,000.00	20,000.00	
<b>A</b>	Total Alt. A Base Bid Items Amount (Sum of Extended Amounts for each Base Bid Line Item)				NO BID			\$ 6,738,900.00			\$ 6,044,702.00	
<b>B</b>	Add (+) or Deduct (-)											
<b>C</b>	Total Adjusted Base Bid Amount (A plus B)				NO BID			\$ 6,738,900.00			\$ 6,044,702.00	

Items in Alternate B Base Bid (excluding Allowances) per Section 01 29 01 Measurement and Basis for Payment											
B-01	Mobilization/Bonds/Insurance (Max 5% of Total Base Bid)	1	LS	30,000.00	30,000.00		NO BID	NO BID		300,000.00	300,000.00
B-02	Clearing and Grubbing	0.75	AC	10,000.00	7,500.00		NO BID	NO BID		20,000.00	15,000.00
B-03	Construction Staking	1	LS	2,500.00	2,500.00		NO BID	NO BID		4,000.00	4,000.00
B-04	Storm Water Pollution Prevention Plan (SWPPP)	1	LS	1,000.00	1,000.00		NO BID	NO BID		15,000.00	15,000.00
B-05	Traffic Control	1	LS	3,000.00	3,000.00		NO BID	NO BID		34,000.00	34,000.00
B-06	0.75 MG Composite Elevated Storage Tank	1	LS	5,381,000.00	5,381,000.00		NO BID	NO BID		5,290,097.00	5,290,097.00
B-07	Tank & Site Electrical and Instrumentation	1	LS	325,000.00	325,000.00		NO BID	NO BID		291,000.00	291,000.00
B-08	Chemical Dosing Equipment	1	LS	200,000.00	200,000.00		NO BID	NO BID		200,000.00	200,000.00
B-09	Yard Piping, Valves, and Appurtenances	1	LS	200,000.00	200,000.00		NO BID	NO BID		439,280.00	439,280.00
B-10	Connection to Existing 18-inch RCCP Water Line	1	LS	10,000.00	10,000.00		NO BID	NO BID		46,500.00	46,500.00
B-11	Connection to Existing Sanitary Sewer Manhole	1	LS	10,000.00	10,000.00		NO BID	NO BID		2,000.00	2,000.00
B-12	Site Drainage Improvements	1	LS	10,000.00	10,000.00		NO BID	NO BID		7,500.00	7,500.00
B-13	Trench Safety	336	LF	2.00	672.00		NO BID	NO BID		10.00	3,360.00
B-14	Concrete Sidewalk Repair	25	SY	150.00	3,750.00		NO BID	NO BID		160.00	4,000.00
B-15	Curb and Gutter Repair	29	LF	100.00	2,900.00		NO BID	NO BID		75.00	2,175.00
B-16	8" Reinforced Concrete Pavement Driveway	610	SY	100.00	61,000.00		NO BID	NO BID		100.00	61,000.00
B-17	Asphalt Pavement Repair	58	SY	100.00	5,800.00		NO BID	NO BID		160.00	9,280.00
B-18	Street Light Demolition	1	LS	1,000.00	1,000.00		NO BID	NO BID		1,500.00	1,500.00
B-19	Site Fencing	1	LS	32,878.00	32,878.00		NO BID	NO BID		38,000.00	38,000.00
B-20	Tree Removal	1	LS	43,000.00	43,000.00		NO BID	NO BID		20,000.00	20,000.00
<b>D</b>	Total Alt. B Base Bid Items Amount (Sum of Extended Amounts for each Base Bid Line Item)				\$ 6,331,000.00			NO BID		\$ 6,783,692.00	
<b>E</b>	Add (+) or Deduct (-)										
<b>F</b>	Total Adjusted Base Bid Amount (D plus E)				\$ 6,331,000.00			NO BID		\$ 6,783,692.00	

## Future Events Calendar

April 9, 2024

*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>
Saturday, April 13, 2024	Extra Bulk Collection, Residents SOUTH of HWY 121
Saturday, April 13, 2024 8:00 a.m. – 11:00 a.m.	Household Hazardous Waste Collection Event Hurst Service Center, 2001 Precinct Line Rd.