

**WORK SESSION AGENDA OF THE CITY COUNCIL OF HURST, TEXAS  
CITY HALL, 1505 PRECINCT LINE ROAD  
FIRST FLOOR CONFERENCE ROOM  
TUESDAY, AUGUST 25, 2015 – 5:30 P.M.**

---

**I. Call to Order**

**II. Informational Items**

**III. Discussion of Agenda Item(s) 10 and 11**

Presentation of the Distinguished Budget Award from (GFOA) The Government Finance Officers Association

Conduct a Public Hearing to consider the budget for fiscal year beginning October 1, 2015 and ending September 30, 2016

**Clay Caruthers**

**IV. Discussion of Agenda Item(s) 12 and 13**

Conduct a public hearing to consider SP-15-08 Super Target, a site plan revision for Lot 5A, Block 1 Olde Towne Square Addition, being 18.04 acres located at 1400 Precinct Line Road

Consider Ordinance 2294, first reading, to consider SP-15-08 Super Target, a site plan revision for Lot 5A, Block 1 Olde Towne Square Addition, being 18.04 acres located at 1400 Precinct Line Road

**Michelle Lazo**

**V. Discussion of Agenda Item(s) 14 and 15**

Conduct a public hearing to consider SP-15-09 Mayfair Village, a site plan revision for signage only on Lot A, Block 2, Norwood North Addition, being 19.89 acres located at 600 Grapevine Highway

Consider Ordinance 2295, first reading, to consider SP-15-09 Mayfair Village, a site plan revision for signage only on Lot A, Block 2, Norwood North Addition, being 19.89 acres located at 600 Grapevine Highway

**Michelle Lazo**

**VI. Discussion of Agenda Item(s) 16**

Consider P-15-09 Olde Towne Square, a replat of Lot 5A, Block 1A and 1C, Block 1 to Lots 5AR, 5D, and 5E, Block 1A Olde Towne Square Addition being 18.81 acres located at 1400 Precinct Line Road

**Michelle Lazo**

**VII. Discussion of Agenda Item(s) 17**

Consider authorizing the city manager to reject all bids and proceed with Falkenberg Construction Company, Inc., for the purchase and installation of a restroom at the Hurst Athletic Complex

**Allan Heindel**

**VIII. Discussion of Agenda Item(s) 18**

Consider authorizing the city manager to enter into an annual contract with LandCare for citywide landscape maintenance services with the option to renew for four additional twelve month periods

**Allan Heindel**

**IX. Adjournment**

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

This the 21st day of August 2015, by 5:00 p.m., in accordance with Chapter 551, 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, AUGUST 25, 2015**

---

**AGENDA:**

**5:00 p.m. – Hurst Community Services Development Board (City Hall, First Floor Conference Room)**

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

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

---

**CALL TO ORDER**

**INVOCATION (Councilmember Nancy Welton)**

**PLEDGE OF ALLEGIANCE**

**PRESENTATION**

1. Presentation of the Hurst Police Department's, Commission on Accreditation for Law Enforcement Agencies (CALEA) Reaccreditation Award

**CONSENT AGENDA**

2. Consider approval of the minutes for the August 11 and 18, 2015 City Council meetings
3. Consider Resolution 1629 ratifying the actions of the Hurst Community Services Development Board
4. Consider Ordinance 2290, second reading, adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2015 and ending September 30, 2016
5. Consider Ordinance 2292, second reading, SP-15-07, Quik Stop Valero, a site plan revision for signage only on Lot 1, Block 1 Harwood / Norwood Addition, being .70 acre located at 100 W. Harwood Road
6. Consider Ordinance 2293, second reading, SUP-15-01, Verizon Wireless Cell Tower, a special use permit for Lot 2, Block 2, Melbourne Addition, being 1.08 acres located at 805 Melbourne Road
7. Consider Ordinance 2291, second reading, amending the Hurst Code of Ordinances, Section 2-222 replacing Ordinance 2268 and decreasing the Neighborhood and Community Advisory Committee membership to ten (10) members
8. Consider authorizing the city manager to enter into an annual contract for citywide portable restroom rentals with the option to renew for four additional twelve month periods

9. Consider approval of the extension of the ground and pole lease agreement with Crown Castle

**PUBLIC HEARING(S) AND BUDGET RELATED ITEMS**

10. Presentation of the Distinguished Budget Award from (GFOA) The Government Finance Officers Association
11. Conduct a Public Hearing to consider the budget for fiscal year beginning October 1, 2015 and ending September 30, 2016

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

12. Conduct a public hearing to consider SP-15-08 Super Target, a site plan revision for Lot 5A, Block 1 Olde Towne Square Addition, being 18.04 acres located at 1400 Precinct Line Road
13. Consider Ordinance 2294, first reading, to consider SP-15-08 Super Target, a site plan revision for Lot 5A, Block 1 Olde Towne Square Addition, being 18.04 acres located at 1400 Precinct Line Road
14. Conduct a public hearing to consider SP-15-09 Mayfair Village, a site plan revision for signage only on Lot A, Block 2, Norwood North Addition, being 19.89 acres located at 600 Grapevine Highway
15. Consider Ordinance 2295, first reading, to consider SP-15-09 Mayfair Village, a site plan revision for signage only on Lot A, Block 2, Norwood North Addition, being 19.89 acres located at 600 Grapevine Highway

**PLAT(S)**

16. Consider P-15-09 Olde Towne Square, a replat of Lot 5A, Block 1A and 1C, Block 1 to Lots 5AR, 5D, and 5E, Block 1A Olde Towne Square Addition being 18.81 acres located at 1400 Precinct Line Road

**ACTION ITEM(S)**

17. Consider authorizing the city manager to reject all bids and proceed with Falkenberg Construction Company, Inc., for the purchase and installation of a restroom at the Hurst Athletic Complex

18. Consider authorizing the city manager to enter into an annual contract with LandCare for citywide landscape maintenance services with the option to renew for four additional twelve month periods

**OTHER BUSINESS**

19. Review of upcoming calendar items
20. City Council Reports

**PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED**

**ADJOURNMENT**

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

This 21st day of August 2015, by 5:00 p.m., in accordance with Chapter 551, 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.**

City Council Staff Report

SUBJECT: Presentation of the Hurst Police Department’s Commission on Accreditation for Law Enforcement Agencies (CALEA) Rec accreditation Award	
Supporting Documents:	
	<p>Meeting Date: 8/25/2015</p> <p>Department: Police</p> <p>Reviewed by: Chief Steve Moore</p> <p>City Manager Review:</p>
Background/Analysis:	
<p>The Hurst Police Department attained accreditation by the Commission on Accreditation for Law Enforcement Agencies (CALEA) in July of 1990, becoming the 10th agency in Texas and the 148th agency in the nation to be accredited. The department has maintained this accreditation. In February of this year, a team of assessors sent by CALEA visited the department to review proofs and meet with community and department members to assess the department’s commitment to accreditation. In July, the police department was awarded their 8th reaccreditation award, the Certificate of Advanced Meritorious Accreditation with Excellence.</p>	
Funding and Sources:	
There is no fiscal impact.	
Recommendation:	
There is no staff recommendation	

**Minutes  
Hurst City Council  
Work Session  
Tuesday, August 11, 2015**

On the 11th day of August 2015, at 5:30 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at Hurst City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Richard Ward	)	Mayor
Bill McLendon	)	Mayor Pro Tem
Larry Kitchens	)	Councilmembers
Anna Holzer	)	
Henry Wilson	)	
Nancy Welton	)	
David Booe	)	
Allan Weegar	)	City Manager
John Boyle	)	City Attorney
Allan Heindel	)	Deputy City Manager
Clay Caruthers	)	Assistant City Manager
Jeff Jones	)	Assistant City Manager
Rita Frick	)	City Secretary
Ron Haynes	)	Executive Director of Public Works
Michelle Lazo	)	Managing Director of Planning
Greg Dickens	)	City Engineer
Steve Bowden	)	Executive Director of Economic Development
Steve Moore	)	Police Chief
Steve Neikamp	)	Assistant Police Chief
Kim Mesa	)	Recreation Manager

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

**I. Call to Order** – The meeting was called to order at 5:30 p.m.

Council moved to Work Session Item III.

**III. Discussion of Agenda Item(s) 10, 11 and 12**

Conduct a Public Hearing to consider adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2015 and ending September 30, 2016.

Consider Ordinance 2290, first reading, adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2015 and ending September 30, 2016.

Consider ordering the publication of the effective and rollback tax rates, including a proposed tax rate, to be published on August 15, 2015, in the “Fort Worth Star-Telegram” to comply with truth-in-taxation laws.

Assistant City Manager Clay Caruthers provided a handout regarding the July Certified Value Summary, as updated August 11, 2015, and explained that the new exemption totals were incorrectly overstated. He explained how the new information impacted the effective tax rate calculation noting the new effective, rollback and debt rate calculations. City Manager Allan Weegar stated staff is recommending to publish the new effective tax rate.

Mayor Ward recessed the meeting at 5:35 p.m. and reconvened at 5:40 p.m.

**IV. Discussion of Agenda Item(s) 13 and 14**

Conduct a public hearing to consider SP-15-07, Quik Stop Valero, a site plan revision for signage only on Lot 1, Block 1 Harwood / Norwood Addition, being .70 acre located at 100 W. Harwood Road

Consider Ordinance 2292, first reading, SP-15-07, Quik Stop Valero, a site plan revision for signage only on Lot 1, Block 1, Harwood / Norwood Addition, being .70 acre located at 100 W. Harwood Road

Managing Director of Development Michelle Lazo briefed Councilmembers on SP-15-07, Quik Stop Valero, a site plan revision for signage only on Lot 1, Block 1, Harwood / Norwood Addition, being .70 acre located at 100 W. Harwood Road noting the proposed sign is eight feet tall with 60 square feet of sign area per face.

**V. Discussion of Agenda Item(s) 15 and 16**

Conduct a public hearing to consider SUP-15-01, Verizon Wireless Cell Tower, a special use permit for Lot 2, Block 2, Melbourne Addition, being 1.08 acres located at 805 Melbourne Road

Consider Ordinance 2293, first reading, SUP-15-01, Verizon Wireless Cell Tower, a special use permit for Lot 2, Block 2, Melbourne Addition, being 1.08 acres located at 805 Melbourne Road

Managing Director of Development Michelle Lazo briefed Councilmembers on SUP-15-01, Verizon Wireless Cell Tower, a special use permit for Lot 2, Block 2, Melbourne Addition, being 1.08 acres located at 805 Melbourne Road noting the proposed tower will be 105 feet tall. The lease area will be enclosed with a six foot masonry wall and included is additional space inside the enclosure for any future space leases. She stated a flood survey has been completed and the applicant will elevate the concrete pad out of the floodplain.

**VI. Discussion of Agenda Item(s) 17**

Consider P-15-06, Professional Precinct Center Addition, a preliminary plat of Tract 3A4 WA Doty Survey, A420 to Lot 1, Block 1, Professional Precinct Center Addition, being .853 acre located at 7040 Precinct Line Road

Managing Director of Development Michelle Lazo briefed Councilmembers on P-15-06, Professional Precinct Center Addition, a preliminary plat of Tract 3A4 WA Doty Survey, A420 to Lot 1, Block 1, Professional Precinct Center Addition, being .853 acre located at 7040 Precinct Line Road, noting Ms. Wynn purchased the property for a dental office.

Also noted was the limited space for development, but Ms. Lazo stated this was just the preliminary plat.

**VII. Discussion of Agenda Item(s) 18**

Consider Ordinance 2289, second reading, Z-15-01, a zoning change to R1-PD, with a site plan for Lot A, Block 9, Billy Creek Estates Addition, being 7.85 acres located at 100 Melbourne Road

Managing Director of Development Michelle Lazo briefed Councilmembers on the second reading of Ordinance 2289 noting the applicant made all of the changes as requested by the Council on first reading. In response to Councilmember questions regarding the number of trees per lot and the number of trees being lost, Ms. Lazo stated staff did not have those numbers.

**VIII. Discussion of Agenda Item(s) 19**

Consider Ordinance 2291, first reading, amending the Hurst Code of Ordinances, Section 2-222 replacing Ordinance 2268 and decreasing the Neighborhood and Community Advisory Committee membership to ten (10) members

There was no discussion of this item.

**IX. Discussion of Agenda Item(s) 20**

Consider Resolution 1627 replacing Resolution 1603 and decreasing the Hurst Economic Development Advisory Committee membership to eleven (11) members

There was no discussion of this item.

**X. Discussion of Agenda Item(s) 21**

Consider Resolution 1628 adopting the City of Hurst Investment Policy

City Manager Allan Weegar noted there are no changes to the investment policy.

**XI. Discussion of Agenda Item(s) 22**

Consider authorizing the city manager to proceed with the Hurst Recreation Center Multipurpose Room and Office Renovations

Recreation Manager Kim Messa briefed Councilmembers on the proposed renovations to the Recreation Center Multipurpose Room and Office renovations. In response to Councilmembers' questions, Ms. Messa stated they would be able to move into another room and one-half of the gym and continue classes during the construction process. She stated they hope to have the renovations complete for the Winter Session.

**XII. Discussion of Agenda Item(s) 23**

Consider engagement with Rylander, Clay & Opitz, L.L.P. for professional auditing services.

City Manager Allan Weegar noted Rylander, Clay & Opitz, L.L.P. partner Linda Low is retiring and that Robert Simpson has been offered a partner position.

Council moved to Work Session Item III.

**III. Informational Items**

City Manager Allan Weegar noted under Informational Items, staff was contacted by a citizen concerned about the city mowing his grass, which he believed did not need mowing. Also, noted a citizen concerned about her water being disconnected. Mr. Weegar also advised Councilmembers of a hotel manager contacting staff regarding their concerns of the new hotel next to the Conference Center.

**XIII. Discussion of Agenda Item(s) 24**

Consider annual appointments to Boards, Committees and Commissions

City Secretary Rita Frick provided Councilmembers a memo regarding Board, Committee and Commission appointments.

**XIV. Adjournment**

The work session adjourned at 6:22 p.m.

**APPROVED** this the 25th day of August 2015.

**ATTEST:**

**APPROVED:**

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

\_\_\_\_\_  
Richard Ward, Mayor

**City of Hurst  
City Council Minutes  
Tuesday, August 11, 2015**

On the 11th day of August 2015, at 6:30 p.m., the City Council of the City of Hurst, Texas, convened in Regular Meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Richard Ward	)	Mayor
Bill McLendon	)	Mayor Pro Tem
Larry Kitchens	)	Councilmembers
Anna Holzer	)	
Henry Wilson	)	
Nancy Welton	)	
David Booe	)	
Allan Weegar	)	City Manager
John Boyle	)	City Attorney
Allan Heindel	)	Deputy City Manager
Clay Caruthers	)	Assistant City Manager
Jeff Jones	)	Assistant City Manager
Rita Frick	)	City Secretary
Ron Haynes	)	Executive Director of Public Works
Michelle Lazo	)	Managing Director of Planning
Greg Dickens	)	City Engineer
Steve Bowden	)	Executive Director of Economic Development
Steve Moore	)	Police Chief
Steve Neikamp	)	Assistant Police Chief
Kim Mesa	)	Recreation Manager

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

The meeting was called to order at 6:30 p.m.

Councilmember Henry Wilson gave the Invocation.

The Pledge of Allegiance was given.

Mayor Ward introduced his family in attendance this evening: Grandchildren Matt, John and Julie, his son, Dr. Carey Ward and wife Joleen and his wife Sue.

**PRESENTATION**

1. Presentation to Joan Shori for service to the City of Hurst. Mayor Ward presented Joan Shori with a clock in recognition of her 35 years of service on the Parks and Recreation Board and the Community Services Development Corporation. Mayor and Councilmembers thanked Joan and her husband Sadu for their involvement in the Community.

2. Presentation of the annual storm water management plan. City Engineer Greg Dickens provided a presentation, reviewing the annual storm water management plan, explaining the current plan and what is required on Level 2. He reviewed the ongoing implementation of the plan and what needs to be done in the future.

### **CONSENT AGENDA**

3. Considered approval of the minutes for the July 14 and August 1, 2015 City Council meetings.
4. Considered Resolution 1626 ratifying the actions of the Hurst Crime Control and Prevention District Board.
5. Considered authorizing the city manager to enter into an annual paper contract.
6. Considered canceling the September 22, 2105 regular city council meeting.
7. Considered authorizing the city manager to reject the bids received for the State Highway 10 Landscaping Project.
8. Considered authorizing the city manager to enter into a professional services contract with Ambius with an option for four additional twelve month renewals.
9. Considered authorizing the City Manager to proceed with the Hurst Senior Center Emergency Repairs.

Councilmember Wilson moved to adopt the consent agenda. Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

Mayor Ward moved to Agenda Item 23 prior to Agenda Item 10.

23. Considered engagement with Rylander, Clay & Opitz, L.L.P. for professional auditing services.

Mayor Ward recognized Assistant City Manager Clay Caruthers who reviewed the annual engagement process for professional auditing services. He stated the FY 2014-15 audit engagement will be performed for a base fee for \$67,000 and, if necessary, a single audit for a fee of \$3,500. In total, the FY 2014-15 audit engagement will be performed for a fee, not to exceed \$70,500, unless the scope of the engagement is changed or if unexpected conditions are encountered during the audit. Mr. Caruthers introduced Rylander, Clay & Opitz, L.L.P. partner Robert Simpson who explained auditing practices. Also noted was the recent retirement of partner Linda Low.

Councilmember Wilson stated the Finance Committee met yesterday and are pleased with the management team for the City's strong financial position. He stated the committee was also pleased with the audit team working with the Council and providing updates.

Councilmember Wilson moved to engage the services of Rylander, Clay & Optiz, L.L.P., to audit the City's financial records for the fiscal year ending September 30, 2015, for an overall base and single audit fee, not to exceed \$70,500. Motion seconded by Councilmember Kitchens.

In response to Mayor Ward's questions regarding the city's cash balance, Mr. Simpson stated 90 days expenditures are on hand and are fairly liquid. City Manager Weegar noted the City also has other funds with reserve balances, and the auditors examine all funds.

Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

### **PUBLIC HEARING(S) AND BUDGET RELATED ITEMS**

10. Conducted a Public Hearing to consider adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2015 and ending September 30, 2016.

Mayor Ward announced a public hearing to consider adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2015 and ending September 30, 2016.

Police Chief Steve Moore reviewed the proposed Crime Control and Prevention District budget noting total revenues of \$5,291,714 and a positive effect on the tax rate of \$0.22. Chief Moore presented information regarding the expenditures and the Pay-As-You-Go Fund. Chief Moore also noted a new program the department plans to participate in this year, called One Safe Place. He stated it is a Tarrant County facility designed to help deal with family violence.

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

11. Considered Ordinance 2290, first reading, adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2015 and ending September 30, 2016.

In response to Councilmembers' questions, Chief Moore reviewed the joint store front venture with the City of Bedford and grant funding for the project.

Councilmember McLendon moved to approve Ordinance 2290, first reading, adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2015 ending September 30, 2016. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

12. Considered ordering the publication of the effective and rollback tax rates, including a proposed tax rate, to be published on August 15, 2015, in the "Fort Worth Star-Telegram" to

comply with truth-in-taxation laws.

Mayor Ward recognized City Manager Allan Weegar who noted the difficulty this year to determine the proposed tax rates due to the Tarrant Appraisal District's new computer system. He explained the swings in the reports and the lower than expected values. He also noted Assistant City Manager Caruthers identified a glitch in the reports and commended him for his due diligence through this process. Assistant City Manager Caruthers reviewed the information provided to the Council at the Multi-year Financial Plan Work Session compared to the information being presented tonight and explained the change in the effective tax rate. He stated the new calculated effective rate is \$0.61056. He explained the property tax code requires the City publish its effective tax rate, which is the calculated rate to generate the same revenues as the year before. The rollback tax rate of \$0.6377137 per \$100 valuation contains this year's debt rate of \$0.1362835 per \$100 valuation. Mr. Caruthers explained the publication would set the debt rate for next year. He stated staff is requesting approval from Council to publish the rollback and effective rate as stated, and to publish the effective rate as the proposed rate in the public notice in the newspaper.

Councilmember Kitchens moved that the effective and proposed tax rates be published on August 15, 2015 in the "Fort Worth Star-Telegram" to comply with truth-in-taxation laws as prescribed in Section 26 of the Tax Code and Section 140 of the Local Government Code, and the proposed tax rate be the same as the effective rate of \$0.61056. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

### **PUBLIC HEARING(S) AND REALTED ITEMS**

13. Conducted a public hearing to consider SP-15-07, Quik Stop Valero, a site plan revision for signage only on Lot 1, Block 1, Harwood / Norwood Addition, being .70 acre located at 100 W. Harwood Road.

Mayor Ward announced a public hearing to consider SP-15-07, Quik Stop Valero, a site plan revision for signage only on Lot 1, Block 1, Harwood / Norwood Addition, being .70 acre located at 100 W. Harwood Road, and recognized applicant Tommy Bell, 4250 Action Drive, who stated they are proposing a larger sign with an additional twenty square feet in width and an additional three feet in height and an electronic message display.

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

14. Considered Ordinance 2292, first reading, SP-15-07, Quik Stop Valero, a site plan revision for signage only on Lot 1, Block 1 Harwood / Norwood Addition, being .70 acre located at 100 W. Harwood Road.

Councilmember Booe noted there are shrubs blocking the view when pulling out of the pumps onto Harwood Road. Mr. Bell stated they are going to clear some of the shrubs for the base of the sign.

Councilmember Wilson moved to pass SP-15-07, Quik Stop Valero, a site plan revision for

signage only on Lot 1, Block 1, Harwood / Norwood Addition, being .70 acre located at 100 W. Harwood Road and Ordinance 2292. Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

15. Conducted a public hearing to consider SUP-15-01, Verizon Wireless Cell Tower, a special use permit for Lot 2, Block 2, Melbourne Addition, being 1.08 acres located at 805 Melbourne Road.

Mayor Ward announced a public hearing to consider SUP-15-01, Verizon Wireless Cell Tower, a special use permit for Lot 2, Block 2, Melbourne Addition, being 1.08 acres located at 805 Melbourne Road and recognized Peter Cavanaugh, 1620 Handley Drive, Dallas, representing Verizon. He stated the request is to add an antenna southeast of Northeast Mall that will serve the mall and neighborhood, providing much better coverage. He stated that per City Code, there is additional space for other carriers.

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

Managing Director of Development Michelle Lazo noted this is a 1,200 square foot pad site, screened with a 6 foot masonry wall, 105 foot pole with a 10 foot lightening rod. She stated it would be elevated out of the flood plain.

In response to Councilmembers' questions, Mr. Cavanaugh said it was rather routine to sub lease space.

16. Considered Ordinance 2293, first reading, SUP-15-01, Verizon Wireless Cell Tower, a special use permit for Lot 2, Block 2, Melbourne Addition, being 1.08 acres located at 805 Melbourne Road.

Councilmember Booe moved to approve Ordinance 2293, SUP-15-01, Verizon Wireless Cell Tower, a special use permit for Lot 2, Block 2, Melbourne Addition, being 1.08 acres located at 805 Melbourne Road. Motion seconded by Councilmember Wilson. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

### **PLAT(S)**

17. Considered P-15-06, Professional Precinct Center Addition, a preliminary plat of Tract 3A4 WA Doty Survey, A420 to Lot 1, Block 1, Professional Precinct Center Addition, being .853 acres located at 7040 Precinct Line Road.

Mayor Ward recognized applicant Mark Asaad, 5000 Thompson Terrace, Colleyville, Texas, who stated this is a preliminary plat and site plan and a final plat would be presented at a later date. In response to Councilmembers' questions, Executive Director of Public Works Ron Haynes stated the applicant would need a creative means for the sewer line, but the

preliminary plat looks good.

No Council action was taken for a preliminary plat.

### **ORDINANCE(S)**

18. Considered Ordinance 2289, second reading, Z-15-01, a zoning change to R1-PD, with a site plan for Lot A, Block 9, Billy Creek Estates Addition, being 7.85 acres located at 100 Melbourne Road.

Councilmember Wilson stated his understanding is the applicant has included all of the Council's requests from first reading and moved to approve Ordinance 2289 on second reading. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

19. Considered Ordinance 2291, first reading, amending the Hurst Code of Ordinances, Section 2-222 replacing Ordinance 2268 and decreasing the Neighborhood and Community Advisory Committee membership to ten (10) members.

City Manager Allan Weegar stated this ordinance was a simple change to decrease the size of the Committee based upon Council's annual board discussions.

Councilmember Holzer moved to approve Ordinance 2291. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

### **RESOLUTIONS(S)**

20. Considered Resolution 1627 replacing Resolution 1603 and decreasing the Hurst Economic Development Advisory Committee membership to eleven (11) members.

Mayor Ward stated this was the same as the previous item, to decrease the size of the Committee.

Councilmember Welton moved to approve Resolution 1627. Motion seconded by Councilmember McLendon. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton

No: None

21. Considered Resolution 1628 adopting the City of Hurst Investment Policy.

Mayor Ward recognized Assistant City Manager Clay Caruthers who stated this item must be brought to the Council annually. He stated there are no changes being presented to the policy

this evening. Councilmember Wilson stated the Finance Committee met on this item and recommend adoption.

Councilmember Wilson moved to adopt Resolution 1628 adopting the City of Hurst Investment Policy. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton  
No: None

### **ACTION ITEM(S)**

22. Considered authorizing the city manager to proceed with the Hurst Recreation Center Multipurpose Room and Office Renovations.

Mayor Ward recognized Recreation Manager Kim Messa who reviewed the proposed renovations for the multipurpose room and offices. She stated the multipurpose room will look similar to the renovated corridor and classrooms with a much improved and contemporary feel. To prevent water leakage, a moisture barrier will be added to the multipurpose room floor and, additionally, the existing instructor workroom will be reconfigured to serve as offices for the newly added recreation specialists. Ms. Mesa stated total project cost is \$268,628, and funding is available within the Half Cent Sales Tax Fund.

Councilmember McLendon moved to authorize the city manager to proceed with the Hurst Recreation Center Multipurpose Room and Office Renovations, for an amount, not to exceed \$268,628, with funding from the Half Cent Sales Tax Fund. Motion seconded by Councilmember Kitchens. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton  
No: None

24. Considered annual appointments to Boards, Committees and Commissions.

Councilmember Wilson moved to make the following appointments:

Community Services Development Corporation, Place 2, Term Expire 2017, David Booe and Place 3, Term Expire 2017, Larry Kitchens; Animal Services Advisory Committee, Place 2, Term Expire 2017, Amanda Earl and Place 3, Term Expire 2017 Steven Niekamp; Crime Control Board, Place 1, Term Expire 2017 David Booe, Place 2, Term Expire 2017, Larry Kitchens, and Place 6, Term Expire 2017 Henry Wilson.

Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, Holzer, Wilson and Welton  
No: None

### **OTHER BUSINESS**

25. Councilmembers reviewed the following advisory board meeting minutes:

- Library Board
  - Parks and Recreation Board
  - Hurst Senior Citizens Advisory Board
  - Historical Landmark Preservation Committee
26. Review of upcoming calendar items – City Manager Allan Weegar reviewed the following calendar items:
- Tuesday, August 18, 2015, City Council Budget Work Session
  - Tuesday, September 22, 2015, Regular City Council meeting canceled and moved to Tuesday, September 29, 2015.
27. City Council Reports – Mayor Ward noted Councilmember Wilson recently won the rib eating contest at Soulman’s Bar-B-Que, winning a donation to his favorite charity. Councilmember Kitchens commended the staff at the Senior Center for how they handled a gentleman he observed being very rude at the front desk. He also noted the issue of egress through the Senior Center parking lot and that after seeing a person run both stop signs, he believes they need to take prompt action, in that people are using the area as a cut through.

**PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED**

In response to Mayor Ward’s questions, his grandson, Matt, stated his major is Business Management.

**ADJOURNMENT**

The meeting adjourned at 8:08 p.m.

**APPROVED** this the 25th day of August 2015.

**ATTEST:**

**APPROVED:**

\_\_\_\_\_  
Rita L. Frick, City Secretary

\_\_\_\_\_  
Richard Ward, Mayor

**MINUTES  
HURST CITY COUNCIL  
SPECIAL SESSION  
TUESDAY, AUGUST 18, 2015**

On the 18th day of August 2015, at 5:00 p.m., the City Council of the City of Hurst, Texas, convened in Special Session at the Hurst Conference Center, 1601 Campus Drive, Hurst, Texas, with the following members present:

Richard Ward	)	Mayor
Bill McLendon	)	Mayor Pro Tem
Henry Wilson	)	Councilmembers
David Booe	)	
Nancy Welton	)	
Anna Holzer	)	
Larry Kitchens	)	
Allan Weegar	)	City Manager
Clay Caruthers	)	Assistant City Manager
Rita Frick	)	City Secretary
Joni Baldwin	)	Budget Director
Russell Shiflet	)	Budget Analyst

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

**CALL TO ORDER** – Mayor Ward called the meeting to order at 5:37 p.m.

1. Presentation and Discussion of FY 2015-2016 Proposed Budget and consider designation of time and place for a public hearing on the proposed budget.

City Manager Allan Weegar, Assistant City Manager Clay Caruthers, Budget Director Joni Baldwin and Budget Analyst Russell Shiflet provided an overview of both the revenues and expenditures for the proposed Fiscal Year (FY) 2015-2016 budgets. Ms. Baldwin noted that the proposed General Fund budget totals \$33,462,875 representing a 1.76% increase. Mr. Caruthers reviewed the Municipal Cost Index (MCI) noting the average change is 2% and the City has stayed less than 1% on average over the last 5 years. Reviewed were appraised property values, sales tax revenues and proposed changes from the FY 2015-2016 budget. Staff reviewed primary revenue and expenditures changes and where the money goes by department. Mr. Caruthers noted that approximately 60 to 70 percent are personnel versus operational expenses in the General Fund and only around 18 percent in the Enterprise Fund.

Staff reviewed Pay As You Go expenditures, the debt service fund and capital improvement funding. Ms. Baldwin reviewed the proposed maintenance and operations rate and debt rate for the proposed tax rate of 61.056 cents. Assistant City Manager Clay Caruthers noted savings of approximately \$200,000 in debt reduction, which has been placed in reserves.

Staff reviewed the net bonded debt per capita, 20 year debt issuance history and the daily cost for the homeowner. Also reviewed were property values, tax rates and exemptions as compared to area cities. Assistant City Manager Caruthers reviewed the change in property values, which are down .37% from last year. He explained the difference in Tarrant Appraisal District's reporting this year, as from years past, and the expectation the City will see the impact of the residential sales and new development on next year's rolls.

In response to Councilmembers' questions regarding the General Fund, Mr. Caruthers explained the GASB Rule 45 that requires the City show a liability on the books for retiree health care. Mr. Caruthers also noted the tax laws and the requirement for the front page language. City Manager Allan Weegar reviewed unfunded needs and plans for any fund balance.

Mayor Ward recessed the meeting at 7:03 p.m. and reconvened at 7:14 p.m.

Staff provided an overview of the Enterprise Fund noting the fund is proposed to be \$21,800,642, which represents a budget increase of 2.20%. Ms. Baldwin explained the major cost components were an overall increase of 2.12% for water and 8.56% for wastewater and the impact to the residential customers for water and sewer rates is a 5.0% increase. Also reviewed were funding sources, Pay As You Go projects, and Capital Improvement Projects for FY 2015-2016. Staff reviewed consumption history noting the difficulty managing this fund with Fort Worth controlling the costs and no options.

Also provided was an overview of the Community Services Half Cent Sales Tax Fund noting revenues of \$4,349,198. City Manager Allan Weegar noted additional costs for the mowing contract, so staff will present Council with a different number for consideration. Ms. Baldwin reviewed the estimated beginning fund balance and Budget Analyst Russell Shiflet reviewed the Pay as You go Projects. Ms. Baldwin noted a positive effect on the tax rate of 20 cents. Staff noted the half cent Crime Fund was reviewed during the last City Council meeting, but it also has a 22 cent positive effect on the tax rate.

Councilmember Kitchens moved to hold a Public Hearing on the proposed budget on August 25, 2015, at 6:30 p.m. at City Hall. Councilmember Holzer seconded the motion. Motion prevailed by the following vote:

Aye: Council Members Holzer, Kitchens, McLendon, Booe, Welton, and Wilson

No: None

2. Information Items – City Manager Allan Weegar noted it is time for the annual sewer line warranty letters to be sent to the citizens, and staff will review the language in the letter to address citizen concerns.

**ADJOURNMENT**

The meeting was adjourned at 7:55 p.m.

**APPROVED this the 25th day of August 2014.**

**ATTEST:**

**APPROVED:**

---

Rita Frick, City Secretary

---

Richard Ward, Mayor

City Council Staff Report

SUBJECT: Approval of Resolution 1629 to Ratify Actions of the Community Services Development Corporation

Supporting Documents:

Meeting Date: 8/25/2015  
Department: Community Services  
Reviewed by: Allan Heindel  
City Manager Review:

Background/Analysis:

Included in the Hurst Community Services Development Corporation By-Laws is a provision that requires the Hurst City Council to ratify all actions of the Development Corporation. The Corporation Board met prior to the August 25, 2015, City Council meeting and the attached resolution will ratify all actions taken by the Board at that meeting.

Funding and Sources:

There is no funding impact.

Recommendation:

Staff recommends City Council approve Resolution 1629 ratifying all actions taken by the Hurst Community Services Development Corporation Board on August 25, 2015.

**RESOLUTION 1629**

**WHEREAS**, the Hurst Community Services Development Corporation met August 25, 2015, and the City Council was present during such meeting, and fully concurs with all the actions therein taken.

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

Sec.1. **THAT** the actions of the Hurst Community Development Corporation Board of Directors taken August 25, 2014, be and the same are hereby approved and ratified.

**AND SO IT IS RESOLVED.**

Passed by a vote of \_\_\_\_\_ to \_\_\_\_\_ this the 25<sup>th</sup> day of August 2015.

**ATTEST:**

**CITY OF HURST**

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

By: \_\_\_\_\_  
Richard Ward, Mayor

**APPROVED AS TO FORM AND LEGALITY:**

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

City Council Staff Report

SUBJECT: Public Hearing and Vote on proposed Crime Control and Prevention District Budget for Fiscal Year October 1, 2015 through September 30, 2016

Supporting Documents:

Ordinance 2290  
Exhibits provided at First Reading

Meeting Date: 8/25/2015  
Department: Fiscal Services  
Reviewed by: Clay Caruthers/JCB  
City Manager Review:

Background/Analysis:

A notice of the time and place of the Public Hearing on the proposed Crime Control and Prevention District budget was published August 1, 2015 in the Fort Worth Star-Telegram. In accordance with Local Government Code Title 11, Sec. 363.205, the notice was published at least ten (10) days prior to the hearing. The Code also requires the Hurst City Council to hold a public hearing on the Hurst Crime Control and Prevention District budget no later than the 45<sup>th</sup> day before the beginning of the fiscal year and to vote on the budget no later than to 30<sup>th</sup> day before the beginning of the fiscal year.

Funding and Sources:

There is no fiscal impact.

Recommendation:

Staff recommends City Council approve Ordinance 2290, first reading, adopting the Crime Control and Prevention District budget for fiscal year beginning October 1, 2015 ending September 30, 2016.

## ORDINANCE 2290

AN ORDINANCE ADOPTING THE BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2015 THROUGH SEPTEMBER 30, 2016, FOR THE CRIME CONTROL AND PREVENTION DISTRICT OF THE CITY OF HURST, TEXAS

WHEREAS, in accordance with Texas Local Government Code Section 363.205, the City Council shall approve or reject the budget submitted by the Board of the Crime Control and Prevention District not later than the 30<sup>th</sup> day before the beginning of the fiscal year. The Council determined that a public hearing should be held by the Board and the time and place was set forth in a notice published ten (10) days prior to the public hearing on August 1, 2015; and,

WHEREAS, such public hearing on the budget was held on August 11, 2015, by the Hurst Crime Control and Prevention District Board and all interested persons given an opportunity to be heard for or against any item therein.

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

Section 1: THAT the budget for the Crime Control and Prevention District of the City of Hurst, Texas, for the fiscal period beginning October 1, 2015 and ending September 30, 2016, was approved and submitted by the Crime Control and Prevention District Board, and words and figures as shown therein are adopted and approved as filed herewith.

Section 2: THAT the designated or reserve funding for all future debt, capital project, and capital lease obligations for the Crime Control and Prevention District of the City of Hurst, Texas, as of the fiscal period beginning October 1, 2015 and ending September 30, 2016, as approved and submitted by the Crime Control and Prevention District Board is adopted and approved as filed herewith.

Section 3: THAT the City Manager or his designate be and is hereby authorized to invest any funds not needed for current use in any lawful manner. Interest accrued from investments shall be deposited to the interest income account of the Hurst Crime Control and Prevention District.

AND IT IS SO ORDERED.

Passed on first reading on the 11th day of August 2015, by a vote of 6 to 0.

Passed on second reading on the 25th day of August 2015, by a vote of \_\_\_ to \_\_\_.

ATTEST:

CITY OF HURST

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

\_\_\_\_\_  
Richard Ward, Mayor

Approved as to form and legality:

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

City Council Staff Report

<p>SUBJECT: SP-15-07 Quik Stop Valero, a site plan revision for signage only on Lot 1, Block 1, Harwood/Norwood Addition, being .70 acre located at 100 W. Harwood Road</p>	
<p>Supporting Documents:</p>	
<p>Ordinance 2292                  Exhibits provided at First Reading</p>	<p>Meeting Date: 8/25/2015                  Department: Development                  Reviewed by: Steve Bowden                  City Manager Review:</p>
<p>Background/Analysis:</p>	
<p>An application has been made by Quik Stop Valero for a site plan revision for signage only on Lot 1, Block 1, Harwood/Norwood Addition, being .70 acre located at 100 W. Harwood Road. The property is zoned GB-PD (General Business Planned Development).</p> <p>The Valero's existing sign is five (5) feet tall with 31 square ft. of sign area per face. The proposed sign is eight (8) ft. tall with 60 sq. ft. of sign area per face. The proposed sign includes two LED gas price signs with 4.6 sq. ft. of sign area and two credit signs with two (2) sq. ft. of sign area.</p> <p>This amendment will not impact the visibility triangle on the corner of Harwood and Norwood Roads.</p>	
<p>Funding and Sources:</p>	
<p>There is no fiscal impact.</p>	
<p>Recommendation:</p>	
<p>The Planning and Zoning Commission met on Monday, August 3, 2015, and voted 6-0 to recommend approval of SP-15-07 Quik Stop Valero.</p>	

ORDINANCE 2292

AN ORDINANCE ADOPTING A SITE PLAN APPROVAL FOR SIGNAGE ONLY FOR LOT 1 BLOCK 1 HARWOOD/NORWOOD ADDITION, BEING .70 ACRE LOCATED AT 100 W. HARWOOD ROAD, SP-15-07

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 change 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 approval with exhibits A-B for Lot 1, Block 1 Harwood/Norwood Addition, being .70 acre located at 100 W. Harwood Rd.

AND IT IS SO ORDERED.

Passed on the first reading on the 11<sup>th</sup> day of August 2015 by a vote of 6 to 0.

Approved on the second reading on the 25<sup>th</sup> day of August 2015 by a vote of  
\_ to \_.

ATTEST:

CITY OF HURST

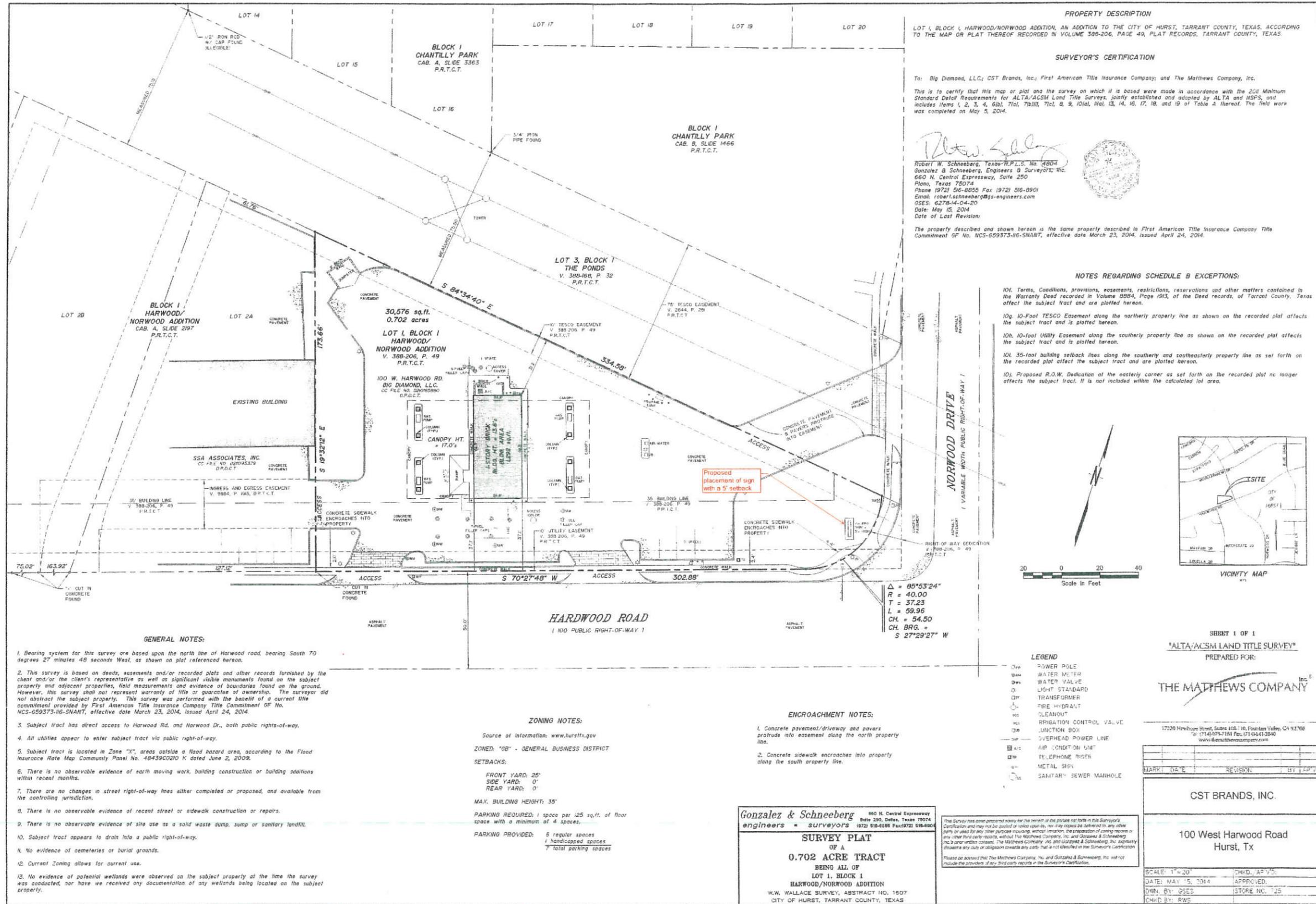
\_\_\_\_\_  
Rita Frick, City Secretary

\_\_\_\_\_  
Richard Ward, Mayor

Approved as to form and legality:

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

# EXHIBIT A



**PROPERTY DESCRIPTION**  
 LOT 1, BLOCK 1, HARWOOD/NORWOOD ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 398-206, PAGE 49, PLAT RECORDS, TARRANT COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATION**

To: Big Diamonds, LLC; CST Brands, Inc.; First American Title Insurance Company; and The Matthews Company, Inc.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(ii), 7(c), 8, 9, 10(a), 10(b), 13, 14, 16, 17, 18, and 19 of Table 2 thereof. The field work was completed on May 5, 2014.

*Robert W. Schneberg*  
 Robert W. Schneberg, Texas R.P.L.S. No. 4804  
 Gonzalez & Schneberg, Engineers & Surveyors, Inc.  
 660 N. Central Expressway, Suite 250  
 Plano, Texas 75074  
 Phone (972) 566-8955 Fax (972) 566-8901  
 Email: robert@schneberg-engineers.com  
 GSES: 6278-14-04-20  
 Date: May 15, 2014  
 Date of Last Revision:

The property described and shown hereon is the same property described in First American Title Insurance Company Title Commitment GF No. NCS-659373-16-SNANT, effective date March 23, 2014, issued April 24, 2014.

**NOTES REGARDING SCHEDULE B EXCEPTIONS:**

- 10a. Terms, Conditions, provisions, easements, restrictions, reservations and other matters contained in the Warranty Deed recorded in Volume 9884, Page 193, of the Deed records, of Tarrant County, Texas affect the subject tract and are plotted hereon.
- 10g. 10-Foot TESEO Easement along the northerly property line as shown on the recorded plat affects the subject tract and is plotted hereon.
- 10h. 10-foot Utility Easement along the southerly property line as shown on the recorded plat affects the subject tract and is plotted hereon.
- 10i. 35-foot building setback lines along the southerly and southeasterly property line as set forth on the recorded plat affect the subject tract and are plotted hereon.
- 10j. Proposed R.O.W. Dedication of the easterly corner as set forth on the recorded plat no longer affects the subject tract. It is not included within the calculated lot area.

- GENERAL NOTES:**
1. Bearing system for this survey are based upon the north line of Harwood road, bearing South 70 degrees 27 minutes 48 seconds West, as shown on plat referenced hereon.
  2. This survey is based on deeds, easements and/or recorded plats and other records furnished by the client and/or the client's representative as well as significant visible monuments found on the subject property and adjacent properties, field measurements and evidence of boundaries found on the ground. However, this survey shall not represent warranty of title or guarantee of ownership. The surveyor did not abstract the subject property. This survey was performed with the benefit of a current title commitment provided by First American Title Insurance Company Title Commitment GF No. NCS-659373-16-SNANT, effective date March 23, 2014, issued April 24, 2014.
  3. Subject tract has direct access to Harwood Rd. and Norwood Dr., both public rights-of-way.
  4. All utilities appear to enter subject tract via public right-of-way.
  5. Subject tract is located in Zone "X", areas outside a flood hazard area, according to the Flood Insurance Rate Map Community Panel No. 48439C020 K dated June 2, 2009.
  6. There is no observable evidence of earth moving work, building construction or building additions within recent months.
  7. There are no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction.
  8. There is no observable evidence of recent street or sidewalk construction or repairs.
  9. There is no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
  10. Subject tract appears to drain into a public right-of-way.
  11. No evidence of cemeteries or burial grounds.
  12. Current Zoning allows for current use.
  13. No evidence of potential wetlands were observed on the subject property at the time the survey was conducted, nor have we received any documentation of any wetlands being located on the subject property.

**ZONING NOTES:**  
 Source of information: www.hursttx.gov  
 ZONED: "GB" - GENERAL BUSINESS DISTRICT  
 SETBACKS:  
 FRONT YARD: 25'  
 SIDE YARD: 0'  
 REAR YARD: 0'  
 MAX. BUILDING HEIGHT: 35'  
 PARKING REQUIRED: 1 space per 125 sq.ft. of floor space with a minimum of 4 spaces.  
 PARKING PROVIDED: 5 regular spaces  
 1 handicapped spaces  
 7 total parking spaces

**ENCROACHMENT NOTES:**

1. Concrete pavement/driveway and pavers protrude into easement along the north property line.
2. Concrete sidewalk encroaches into property along the south property line.

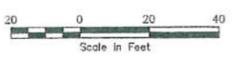
**Gonzalez & Schneberg**  
 engineers & surveyors  
 660 N. Central Expressway  
 Suite 250, Dallas, Texas 75074  
 (972) 518-8959 Fax: (972) 518-8904

**SURVEY PLAT**  
 OF A  
**0.702 ACRE TRACT**  
 BEING ALL OF  
 LOT 1, BLOCK 1  
 HARWOOD/NORWOOD ADDITION  
 W.W. WALLACE SURVEY, ABSTRACT NO. 1607  
 CITY OF HURST, TARRANT COUNTY, TEXAS

DWG. NO.: 6278-14-04-20 PLOJ NO.: 56278

This Survey has been prepared solely for the benefit of the parties set forth in the Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without the written consent of The Matthews Company, Inc. and Gonzalez & Schneberg, Inc. In any written contract, The Matthews Company, Inc. and Gonzalez & Schneberg, Inc. expressly disavows any duty or obligation towards any party that is not identified in the Surveyor's Certification. Please be advised that The Matthews Company, Inc. and Gonzalez & Schneberg, Inc. will not include the provisions of any third party reports in the Surveyor's Certification.

- LEGEND**
- POWER POLE
  - WATER METER
  - WATER VALVE
  - LIGHT STANDARD
  - TRANSFORMER
  - FIRE HYDRANT
  - CLEANOUT
  - IRRIGATION CONTROL VALVE
  - JUNCTION BOX
  - OVERHEAD POWER LINE
  - AIR CONDITION UNIT
  - TELEPHONE RISER
  - METAL SIGN
  - SANITARY SEWER MANHOLE

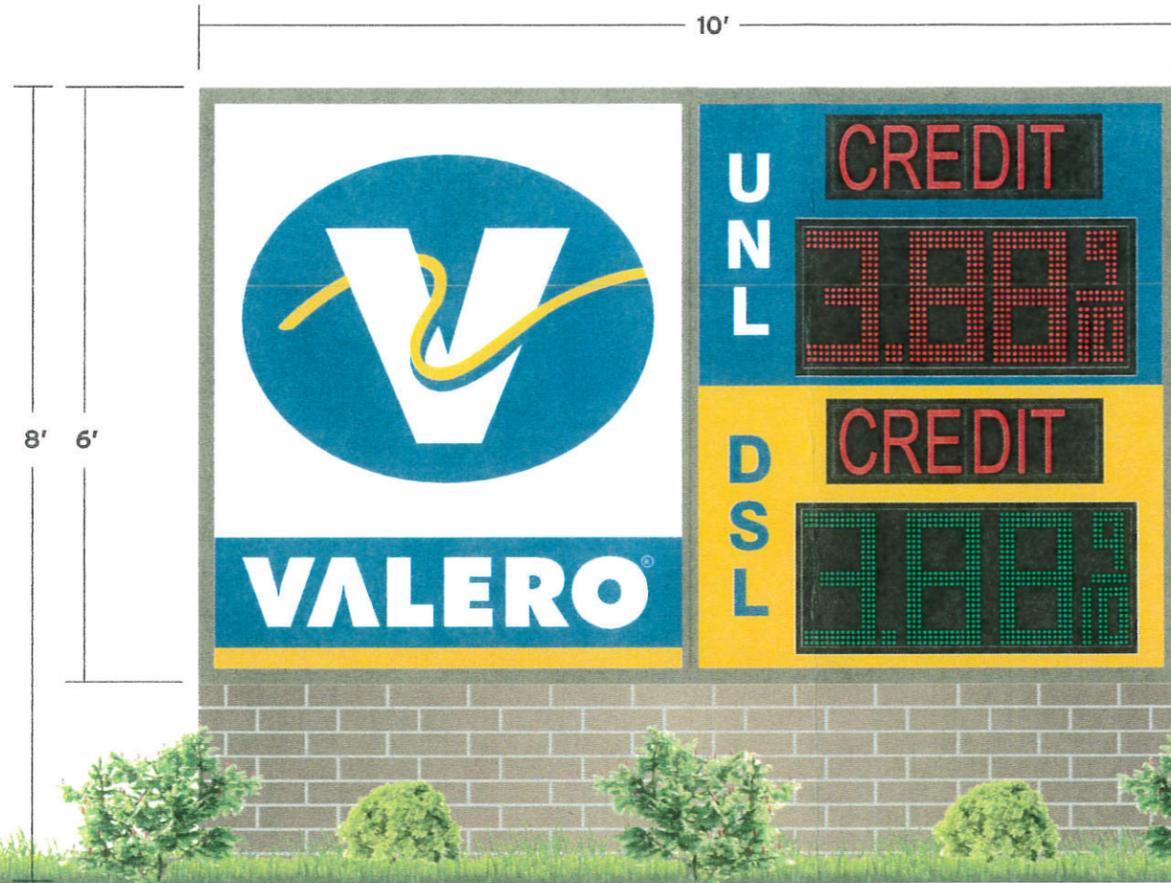


SHEET 1 OF 1  
**"ALTA/ACSM LAND TITLE SURVEY"**  
 PREPARED FOR:  
**THE MATTHEWS COMPANY**  
 17200 Northwest Street, Suite 105-110, Fountain Valley, CA 92708  
 (714) 979-7181 Fax: (714) 941-2840  
 www.themathewscompany.com

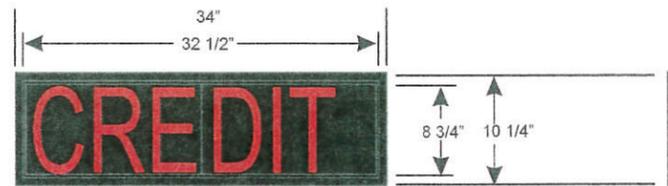
MARK	DATE	REVISION	BY	APP'D

**CST BRANDS, INC.**  
 100 West Harwood Road  
 Hurst, Tx

SCALE: 1" = 20'	CHKD. BY: RWS
DATE: MAY 15, 2014	APPROVED:
DWN. BY: GSES	STORE NO. 725
CHKD. BY: RWS	

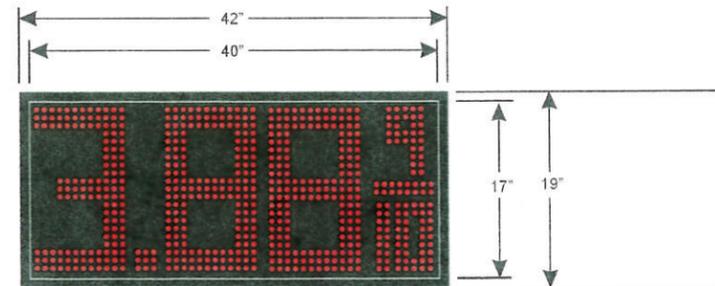


**CASH CREDIT UNIT 8"**



3/4" deep pan with 3/4" flange on 4 sides  
 Maximum outside dimension of pan is 8 3/4" x 32 1/2"  
 Cut rectangle in sign face 8 13/16" x 32 9/16"  
 Insert pan into rectangle & attach sign to face via the 4 flanges  
 Maximum flange dimensions is 10 1/4" x 34"

**SUNSHINE PRICER UNIT 16"**



3/4" deep pan with 1" flange on 4 sides  
 Maximum outside pan dimension is 17" x 40"  
 Cut rectangle in sign face 17 1/16" x 40 1/16"  
 Insert pan into rectangle & attach sign to face via the 4 flanges  
 Maximum outside flange dimension is 19" x 42"

**PROJECT NAME / LOCATION**

VALERO #725  
 100 W HARWOOD  
 HURST, TX

**DATE**

02-18-2015

**PROJECT MANAGER**

TOMMY BELL

BARNETT SIGNS IS A PROUD MEMBER OF THE FOLLOWING SIGN ASSOCIATIONS



THIS ORIGINAL DRAWING IS PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF BARNETT SIGNS, INC.

PHOTO CONCEPTS ARE DRAWN TO SCALE AS ACCURATELY AS POSSIBLE BUT MAY NOT REFLECT EXACT SIZE. ALL APPROVALS TO BE BASED ON EXACT SIGN SIZES.

**CLIENT APPROVAL**

SIGNATURE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_

DATE \_\_\_\_\_



STATE OF TEXAS  
 ELECTRICAL SIGN CONTRACTOR  
 LICENSE #18034

**DESIGN NUMBER**

**S1**



BARNETT SIGNS, INC.  
 4250 ACTION DRIVE  
 MESQUITE, TEXAS 75150

972.681.8800 PHONE  
 972.681.8824 FAX

BARNETTSIGNS.COM

City Council Staff Report

SUBJECT: Consider SUP-15-01, Verizon Wireless Cell Tower, a special use permit for Lot 2, Block 2 Melbourne Addition, being 1.08 acres located at 805 Melbourne Road

Supporting Documents:

Ordinance 2293  
 Exhibits provided at First Reading

Meeting Date: 8/25/2015  
 Department: Development  
 Reviewed by: Steve Bowden  
 City Manager Review:

Background/Analysis:

An application has been made by Zone Systems Inc., for a special use permit to install a new cell tower for Verizon Wireless on a portion of Lot 2, Block 2, Melbourne Addition, being, 1.08 acres located at 805 Melbourne Road. The property is zoned GB-PD (General Business Planned Development).

The applicant is planning to install the cell tower and equipment pad on the northwest corner of the property adjacent to the Walker Branch channel. The lease area is 1,219 square feet. A portion of the property encroaches in the 100-year floodplain. The applicant has provided a flood study, to engineering, showing encroachment into the flood plain, by the site, has no adverse effect on adjacent properties. The applicant will elevate the concrete pad out of the floodplain.

The applicant is proposing a monopole tower that is 105 ft. tall. The lease area will be enclosed with a six (6) ft. masonry wall. There is additional space inside the enclosure for any future space leases.

The telecommunications ordinance requires applicants to provide:

1. An inventory map of all surrounding towers
2. A coverage map showing lack of service area
3. A coverage map showing that no towers or structures of sufficient height exist to meet Verizon's engineering requirements.
4. A letter from Verizon agreeing to lease excess space on the tower structure to other carriers.

The applicant has provided all of the documents.

<b>Funding and Sources:</b>
There is no fiscal impact.
<b>Recommendation:</b>
The Planning and Zoning Commission met on Monday, August 3, 2015 and voted 6-0 to recommend approval of SP-15-01 Verizon Wireless Cell Tower.

ORDINANCE 2293

AN ORDINANCE ADOPTING SPECIAL USE PERMIT APPROVAL FOR LOT 2, BLOCK 2, MELBOURNE ADDITION, BEING 1.08 ACRES LOCATED AT 805 MELBOURNE ROAD, SUP-15-01

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 change 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 special use permit approval with exhibits A-B for Lot 2, Block 2, Melbourne Addition, being 1.08 acres located at 805 Melbourne Road.

AND IT IS SO ORDERED.

Passed on the first reading on the 11<sup>th</sup> day of August 2015 by a vote of 6 to 0.

Approved on the second reading on the 25<sup>th</sup> day of August 2015 by a vote of \_ to \_.

ATTEST:

CITY OF HURST

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

\_\_\_\_\_  
Richard Ward, Mayor

Approved as to form and legality:

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



**LEASE AREA**

BEING a tract of land situated in the E. S. Carter Survey, Abstract No. 308, Tarrant County, Texas, and being Sub-let and a portion of Lot 2, Block 2 of the Melbourne Addition, an addition to the City of Hurst, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-121, Page 25, Plat Records, Tarrant County, Texas, conveyed ATB Properties, L.P., according to that Special Warranty Deed with Vendor's Lien, dated January 8, 2004, recorded in Instrument No. D204009457, Deed Records, Tarrant County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a the northeast corner of said Lot 2, Block 2, same being the southeast corner of Lot 2, Block 2A of the North East Mall Addition, an addition to the City of Hurst, Texas, recorded in Instrument No. D209076376, Plat Records, Tarrant County, Texas, also being on the westerly right-of-way line of Melbourne Drive (a 60' R.O.W.), from which a PX01 brass disk found bears the following fourteen (14) courses:

1. South 06 degrees 55 minutes 55 seconds West, a distance of 211.45 feet to a Point, same being the point of commencement of a curve to the left;
2. Along said curve to the left having a radius of 627.50 feet, an arc distance of 48.61 feet, through a central angle of 04 degrees 15 minutes 21 seconds, and whose chord bears South 04 degrees 45 minutes 14 seconds West, a distance of 46.60 feet to the Point of termination of said curve to the left;
3. South 00 degrees 32 minutes 43 seconds East, a distance of 129.03 feet to a Point;
4. South 89 degrees 34 minutes 55 seconds West, a distance of 125.15 feet to a Point;
5. North 00 degrees 18 minutes 05 seconds West, a distance of 21.79 feet to a Point;
6. South 89 degrees 14 minutes 31 seconds West, a distance of 437.29 feet to a Point;
7. North 86 degrees 11 minutes 03 seconds West, a distance of 150.48 feet to a Point;
8. South 89 degrees 14 minutes 31 seconds West, a distance of 185.00 feet to a Point;
9. South 83 degrees 47 minutes 40 seconds West, a distance of 403.31 feet to a Point;
10. North 89 degrees 36 minutes 07 seconds West, a distance of 12.93 feet to a Point, same being the point of commencement of a curve to the right;
11. Along said curve to the right having a radius of 1102.92 feet, an arc distance of 98.12 feet, through a central angle of 05 degrees 05 minutes 50 seconds, and whose chord bears North 87 degrees 03 minutes 12 seconds West, a distance of 98.09 feet to the Point of termination of said curve to the right;
12. North 84 degrees 30 minutes 17 seconds West, a distance of 335.41 feet to a Point;
13. South 00 degrees 18 minutes 05 seconds East, a distance of 8.75 feet to a Point;
14. North 85 degrees 16 minutes 40 seconds West, a distance of 87.79 feet;

THENCE South 08 degrees 55 minutes 55 seconds West, along the westerly right-of-way line of said Melbourne Drive, after being the easterly line of said Lot 2, Block 2, a distance of 71.01 feet to a Point;

THENCE departing the westerly right-of-way line of said Melbourne Drive, through the interior of said Lot 2, Block 2, the following three (3) courses:

1. North 89 degrees 15 minutes 37 seconds West, a distance of 18.44 feet to a Point;
2. North 59 degrees 29 minutes 43 seconds West, a distance of 87.14 feet to a Point;
3. South 89 degrees 41 minutes 55 seconds West, a distance of 53.11 feet to a Point, same point being on the east line of Lot 1R, Block 2R of the Hurst Plaza Addition, an addition to the City of Hurst, Texas, recorded in Instrument No. D209053845, Plat Records, Tarrant County, Texas, also being the west line of said Lot 2, Block 2;

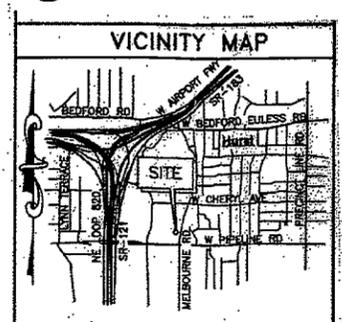
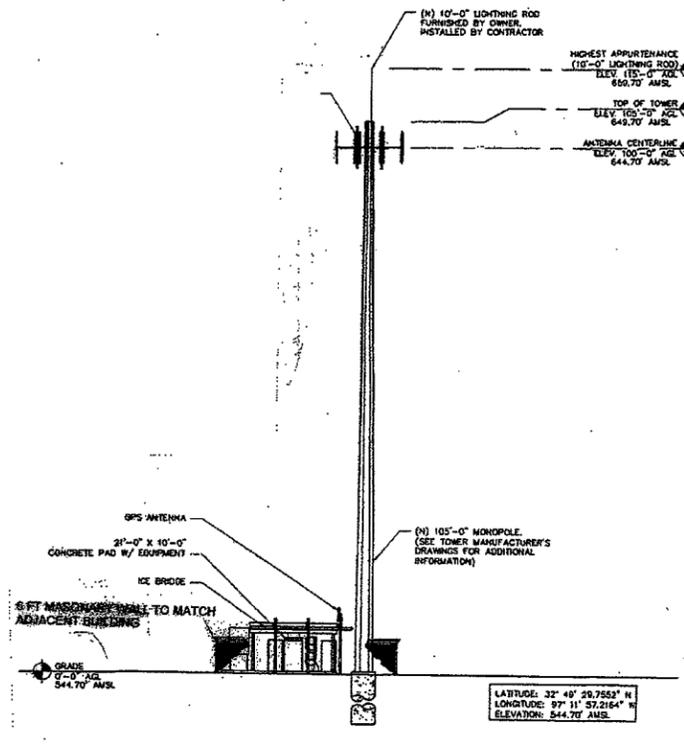
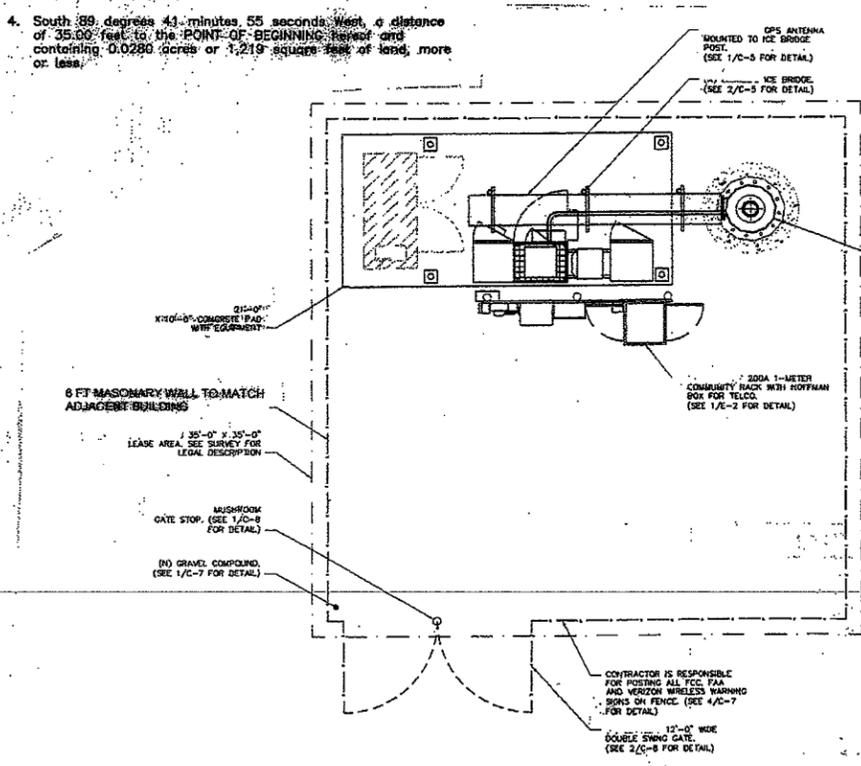
**LEASE AREA (CONTINUED)**

THENCE North 00 degrees 18 minutes 05 seconds West, along the east line of said Lot 1R, Block 2R, same being the west line of said Lot 2, Block 2, a distance of 35.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" at the Southwest corner of the herein described Lease Area for the POINT OF BEGINNING hereof;

THENCE North 00 degrees 18 minutes 05 seconds West, continuing along the east line of said Lot 1R, Block 2R, same being the west line of said Lot 2, Block 2, a distance of 35.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the Northwest corner of the herein described Lease Area;

THENCE leaving the east line of said Lot 1R, Block 2R, through the interior of said Lot 2, Block 2, the following four (4) courses:

1. North 89 degrees 41 minutes 55 seconds East, a distance of 32.00 feet to a Point for the most North-Northeast corner of the herein described Lease Area; same corner being South 89 degrees 41 minutes 55 seconds West, a distance of 3.60 feet from a 5/8" iron rod set with cap marked "WEBB-4125";
2. South 37 degrees 10 minutes 17 seconds East, a distance of 5.00 feet to a Point for the most East-Northeast corner of the herein described Lease Area, same corner being South 37 degrees 10 minutes 17 seconds East, a distance of 4.08 feet from a 5/8" iron rod set with cap marked "WEBB-4125";
3. South 00 degrees 18 minutes 05 seconds East, a distance of 31.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125" for the Southeast corner of the herein described Lease Area;
4. South 89 degrees 41 minutes 55 seconds West, a distance of 35.00 feet to the POINT OF BEGINNING hereof and containing 0.0280 acres or 1,219 square feet of land, more or less;



**VERIZON WIRELESS**  
7 VILLAGE CIRCLE SUITE 400  
WESTLAKE, TX 76262

**PLANNED DEVELOPMENT SITE PLAN**

LEASE AREA: 0.0280 AC

OWNER: PAUL BHULLER  
BHAJJ TX1, LLC  
11630 PENICK WAY  
FRISCO, TX 75033

APPLICANT: PETER KAVANAGH  
ZONE SYSTEMS, INC  
1620 HANDLEY DRIVE  
DALLAS, TX 75208  
214 941-4440

SITE PLAN: 805 MELBOURNE RD.  
LOT 2, BLOCK 2 MELBOURNE ADDITION  
HURST, TX

City Council Staff Report

SUBJECT: Consider Ordinance 2291, first reading, amending the Hurst Code of Ordinances, Section 2-222, replacing Ordinance 2268, and decreasing the Neighborhood and Community Advisory Committee membership to ten (10)

Supporting Documents:

Ordinance 2291

Meeting Date: 8/25/2015

Department: Legislative and Judicial Services

Reviewed by: Rita Frick

City Manager Review:

Background/Analysis:

At the City Council meeting of July 14, 2015, City Council made annual appointments to Boards, Commissions and Committees. During the appointment process, Councilmembers discussed the membership size of various boards and requested staff bring forward an action item to reduce the membership of the Neighborhood and Community Advisory Committee by one position.

Funding and Sources:

There is no fiscal impact.

Recommendation:

City staff recommends the City Council approve Ordinance 2291, first reading, amending the Hurst Code of Ordinances, Section 2-222 replacing Ordinance 2268 and decreasing the Neighborhood and Community Advisory Committee membership to ten (10).

ORDINANCE 2291

AN ORDINANCE AMENDING THE HURST CODE OF ORDINANCES, SECTION 2-222, REPLACING ORDINANCE 2268, AND REDUCING THE NEIGHBORHOOD AND COMMUNITY ADVISORY COMMITTEE MEMBERSHIP TO TEN (10) MEMBERS; CONTAINING A SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE

WHEREAS, the Neighborhood and Community Advisory Committee was established with Ordinance 1942 providing the charge of the committee, composition and appointment of members; and

WHEREAS, the Neighborhood and Community Advisory Committee is currently composed of eleven (11) members, Place 1 through Place 11; and

WHEREAS, the Hurst City Council desires to eliminate one (1) position, decreasing the Neighborhood and Community Advisory Committee membership to ten (10).

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

Section 1: THAT Chapter 2, Article IX, Section 2-222, Neighborhood and Community Advisory Committee, of the Hurst Code of Ordinances is hereby amended by eliminating one (1) place with the composition of the committee as follows:

Place 1	Planning and Zoning Commission member
Place 2	Traffic Safety Commission member
Place 3	Zoning Board of Adjustment member
Place 4	Hurst business owner or manager
Place 5	Hurst business owner or manager
Place 6	Citizen member
Place 7	Citizen member
Place 8	Citizen member
Place 9	Citizen member
Place 10	Citizen member
Ex officio	City Councilmember

Section 2: THAT it is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of

competent jurisdiction such unconstitutionality shall not affect the remaining phrases, clauses, sentences, paragraphs, and sections of this ordinance since the same would have been enacted by the City Council without the information in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

AND IT IS SO ORDERED.

Passed on the first reading on the 11th day August 2015 by a vote of 6 to 0.

Passed on the second reading on the 25th day August 2015 by a vote of \_\_\_\_ to \_\_\_\_.

ATTEST:

CITY OF HURST

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

\_\_\_\_\_  
Richard Ward, Mayor

Approved as to form and legality:

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

City Council Staff Report

SUBJECT: Consider award of Citywide Contract for Portable Restrooms	
Supporting Documents:	
	Meeting Date: 8/25/2015 Department: Community Services Reviewed by: Allan Heindel City Manager Review:
Background/Analysis:	
<p>The City has had continued success with annual maintenance contracts for mowing, irrigation, painting services, and cleaning facilities. The contracting of portable restroom rentals includes the delivery, cleaning and removal of portable restrooms in various City parks for everyday use, and also for all special events for all City departments. This contract allows the City to utilize a professional company to provide and service portable restrooms as part of the year-round Citywide Portable Restroom Rental Program.</p> <p>A set of specifications and bid documents was developed that included the delivery, service and removal charges for two types of portable restrooms and a sanitizing stand. The documents were advertised and distributed to portable restroom delivery and service companies in the area with one company submitting a qualified, sealed bid. That company was MMG Building &amp; Construction Services, LLC, out of Ft. Worth, which is the City's current portable restroom provider.</p>	
Funding and Sources:	
<p>It is estimated that the Parks Department will require approximately \$7,000 to \$9,000 per year for this service. Base funding for this contract has been identified in the Parks Division's Operating Budget.</p>	
Recommendation:	
<p>It is recommended that the City Council authorize the city manager to enter into an annual contract with MMG Building &amp; Construction Services, LLC, for citywide portable restroom rentals with the option to renew for four additional twelve month periods.</p>	

City Council Staff Report

SUBJECT: Consider extension of Ground and Pole Lease with Crown Castle

Supporting Documents:

Meeting Date: 8/25/2015  
Department: Community Services  
Reviewed by: Allan Heindel  
City Manager Review:

Background/Analysis:

Since 1999, the City has had a ground and pole lease agreement with Crown Castle for a cell tower at the Hurst Athletic Complex. Crown Castle would like to extend the lease in order to continue to pursue subleases on the tower.

The terms of the extension of the ground and pole lease with Crown Castle are the same as the existing agreement with the following modifications:

- The new final expiration date will be May 2056
- Crown Castle agrees to pay the City a one-time payment for the execution of the lease agreement
- Crown Castle agrees to pay the City a 15% increase on the monthly fee for each sublease on every renewal period

Funding and Sources:

There is no funding impact.

Recommendation:

It is recommended that the City Council approve the extension of the ground and pole lease agreement with Crown Castle.

City Council Staff Report

SUBJECT: Presentation of the Distinguished Budget Award from the Government Finance Officers Association (GFOA)

Supporting Documents:

GFOA Letter

Meeting Date: 8/25/2015

Department: Fiscal Services

Reviewed by: Clay Caruthers, JCB

City Manager Review:

Background/Analysis:

The Government Finance Officers Association's (GFOA) Distinguished Budget Presentation Awards Program, established in 1984, recognizes exemplary budget documentation. Three (3) independent reviewers, who are members of GFOA's Budget Review Panel, evaluate each budget document submitted for review using a comprehensive evaluation checklist. To receive the award, budgets must be judged proficient or outstanding in each of four (4) major award categories by two (2) of the three (3) reviewers. Overall, there are 27 criteria among the four (4) major categories. The major categories of the program criteria that must be met are the budget document as a policy document, a financial plan, an operations guide, and communication device.

The City's budget for Fiscal Year 2014-2015 has received the Distinguished Budget Presentation Award.

For the major categories, a few of the comments made by the Budget Reviewers are noted.

The Budget as a Policy Document

"The various policy statements are excellent."

"The budget includes good financial policies."

The Budget as a Financial Plan

"Outstanding" "The budget provided financial summary of revenues and expenditures including schedules, which summarized the revenues by type and expenditures by program or some other category for the City as a whole. The financial plan is very clear."

### The Budget as an Operations Guide

"Outstanding" "The relationship of the fund and organizational structures is very clear."

### The Budget as a Communication Device

"Extensive and informative economic and demographic information was provided."

"Outstanding" The budget includes good summary information that compliments the message and leads into the rest of the document. The budget in brief is a nice feature."

GFOA states that the Distinguished Budget Presentation Award represents a significant achievement by the entity. It reflects the commitment of the governing body and staff in meeting the highest principles of governmental budgeting. There are approximately 36,000 municipal units in the United States. Only 750 cities and towns participate in the awards program. Texas, with 110, has the highest number of participants of all the states. Hurst has received the Distinguished Budget Presentation Award for 27 consecutive years.

The GFOA Distinguished Budget Presentation Award is the highest form of recognition in government budgeting. GFOA is a non-profit professional association serving 17,400 government finance professionals in the United States and Canada.

### Funding and Sources:

There is no fiscal impact.

### Recommendation:

There is no staff recommendation.



**Government Finance Officers Association**

203 North LaSalle Street, Suite 2700  
Chicago, Illinois 60601-1210  
312.977.9700 fax: 312.977.4806

March 23, 2015

Joni Baldwin  
Budget Director  
City of Hurst  
1505 Precinct Line Road  
Hurst, TX 76054

Dear Ms. Baldwin:

A Panel of independent reviewers has completed its examination of your budget document. We are pleased to inform you that the panel has voted to award your budget document the Distinguished Budget Presentation Award for the current fiscal period. This award is the highest form of recognition in governmental budgeting. Its attainment represents a significant achievement by your organization.

The Distinguished Budget Presentation Award is valid for one year. To continue your participation in the program, it will be necessary to submit your next annual budget document to GFOA within 90 days of the proposed budget's submission to the legislature or within 90 days of the budget's final adoption. Enclosed is an application form to facilitate a timely submission. This form should be submitted with four copies of your budget accompanied by the appropriate fee.

Each program participant is provided with confidential comments and suggestions for possible improvements to the budget document. Your comments are enclosed. We urge you to carefully consider the suggestions offered by our reviewers as you prepare your next budget.

When a Distinguished Budget Presentation Award is granted to an entity, a Certificate of Recognition for Budget presentation is also presented to the individual or department designated as being primarily responsible for its having achieved the award. Enclosed is a Certificate of Recognition for Budget Preparation for:

**Finance Department**

Continuing participants will find a certificate and brass medallion enclosed with these results. First-time recipients will receive an award plaque that will be mailed separately and should arrive within eight to ten weeks. Enclosed is a camera-ready reproduction of the award for inclusion in your next budget. If you reproduce the camera-ready in your next budget, it should be accompanied by a statement indicating continued compliance with program criteria.

The following standardized text should be used:



**Government Finance Officers Association**

203 North LaSalle Street, Suite 2700  
Chicago, Illinois 60601-1210  
312.977.9700 fax: 312.977.4806

Joni Baldwin

March 23, 2015

Page 2

The Government Finance Officers Association of the United States and Canada (GFOA) presented a Distinguished Budget Presentation Award to **City of Hurst, Texas** for its annual budget for the fiscal year beginning **October 1, 2014**. In order to receive this award, a governmental unit must publish a budget document that meets program criteria as a policy document, as an operations guide, as a financial plan, and as a communications device.

This award is valid for a period of one year only. We believe our current budget continues to conform to program requirements, and we are submitting it to GFOA to determine its eligibility for another award.

A press release is enclosed.

The Government Finance Officers Association encourages you to make arrangements for a formal presentation of the award. If you would like the award presented by a member of your state or provincial finance officers association, we can provide the name of a contact person for that group.

We appreciate your participation in this program and we sincerely hope that your example will encourage others in their efforts to achieve and maintain excellence in governmental budgeting. The most current list of award recipients (with hyperlinks) can be found on GFOA's website at [www.gfoa.org](http://www.gfoa.org). If we can be of further assistance, please contact the Technical Services Center.

Sincerely,

A handwritten signature in black ink that reads "Stephen J. Gauthier". The signature is written in a cursive, flowing style.

Stephen J. Gauthier, Director  
Technical Services Center

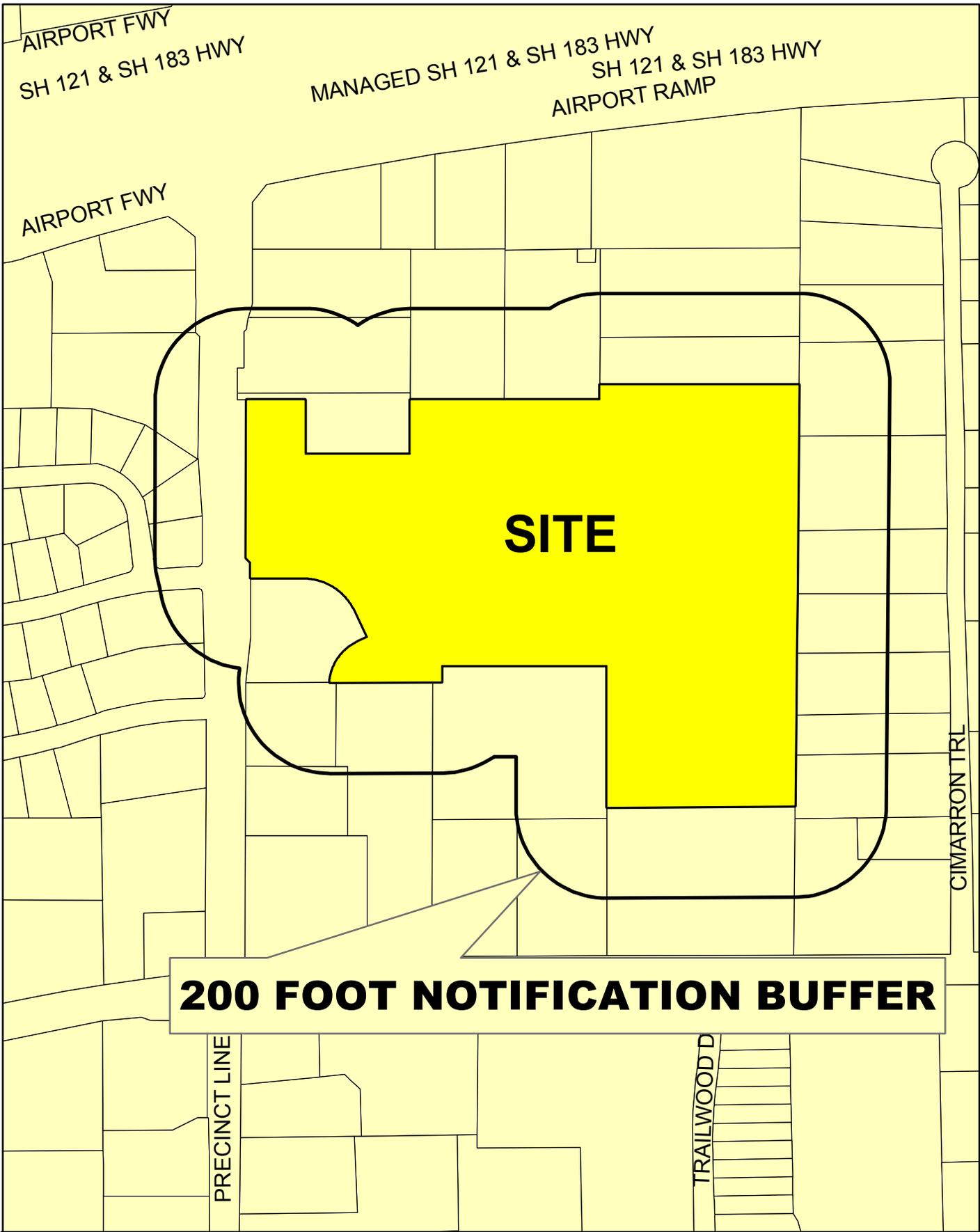
Enclosure

City Council Staff Report

SUBJECT: Public Hearing on Proposed Budget for Fiscal Year October 1, 2015 through September 30, 2016	
Supporting Documents:	
	<p>Meeting Date: 8/25/2015</p> <p>Department: Fiscal Services</p> <p>Reviewed by: Clay Caruthers, JCB</p> <p>City Manager Review:</p>
Background/Analysis:	
<p>A notice of the time and place of the public hearing on the proposed budget was published, at least seven (7) days prior to such hearing, on August 15, 2015, in the Fort Worth Star Telegram. The public hearing notice complies with the City's Charter and Chapter 102 of the Texas Local Government Code.</p> <p>City Council will be asked to consider approval of the proposed budget ordinance, first-reading, on September 8, 2015.</p>	
Funding and Sources:	
Citywide Budget	
Recommendation:	
To conduct a public hearing on the proposed Fiscal Year 2015-2016 budget.	

City Council Staff Report

<p>SUBJECT: SP-15-08 a Site Plan revision for Lot 5A, Block 1, Olde Towne Square Addition, being 18.04 acres located at 1400 Precinct Line Road</p>	
<p>Supporting Documents:</p>	
<p>Area map                  Legal notice                  Ownership data                  Site plan- Exhibit A</p>	<p>Meeting Date: 8/25/2015                  Department: Development                  Reviewed by: Steve Bowden                  City Manager Review: _____</p>
<p>Background/Analysis:</p>	
<p>An application has been made by Cates-Clark and Associates LP on behalf of Dayton Hudson Corporation and The Hangover Opportunity for a site plan revision for Lot 5A, Block 1A, Olde Town Square Addition, being 18.04 acres located at 1400 Precinct Line Road. The property is zoned GB-PD (General Business Planned Development).</p> <p>Dayton Hudson has purchased Lot 1C, Block 1, Olde Towne Square to incorporate the vacant parcel into Lot 5A and Lot 5E. Lots 5D and 5E will be subdivided as two (2) new parcels and will be marketed for future retail/restaurant users.</p> <p>There are no other changes to the proposed Super Target site. The access to the store will remain the same and there will be 714 parking spaces remaining, which exceeds what is required. The pylon sign will continue to serve Super Target only. The two new parcels will be site planned at a later date.</p>	
<p>Funding and Sources:</p>	
<p>There is no fiscal impact.</p>	
<p>Recommendation:</p>	
<p>The Planning and Zoning Commission met on Monday, August 17, 2015 and voted 7-0 to recommend approval of SP-15-08 Super Target.</p>	



<p>CASE NO: SP-15-08 Super Target</p>	<p>LEGAL DESCRIPTION: Lot 5A, Block 1A Olde Towne Sq. Addition</p>	<p>AGENDA DATE: 8/25/15</p>
<p>REQUESTED ACTION: Site Plan Revision</p>	<p>LOCATION: 1400 Precinct Line Rd.</p>	



**SP-15-08**

**LEGAL NOTICE**

**A PUBLIC HEARING WILL BE HELD BY THE HURST CITY COUNCIL ON TUESDAY, AUGUST 25, 2015 AT 6:30 P.M. AT HURST CITY HALL, 1505 PRECINCT LINE ROAD TO CONSIDER A SITE PLAN REVISION FOR LOT 5A, BLOCK 1A OLDE TOWNE SQUARE ADDITION, BEING 18.04 ACRES LOCATED AT 1400 PRECINCT LINE ROAD.**

**SUPER TARGET**

Lot 5A, Block 1A  
Olde Towne Square Addition  
1400 Precinct Line Rd.



SP-15-08

**APPLICATION FOR SITE PLAN REVISION  
OWNERSHIP DATA**

**TO THE PLANNING and ZONING COMMISSION:**

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

Super Target  
Site Plan Revision  
Lot 5A, Block 1 Olde Towne Square Addition  
1400 Precinct Line Road

**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:**

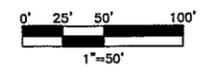
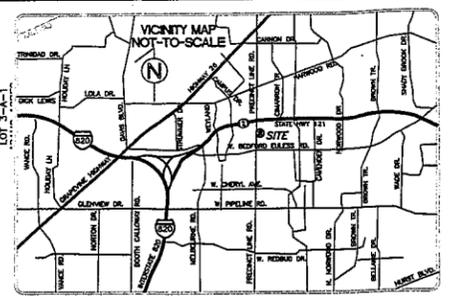
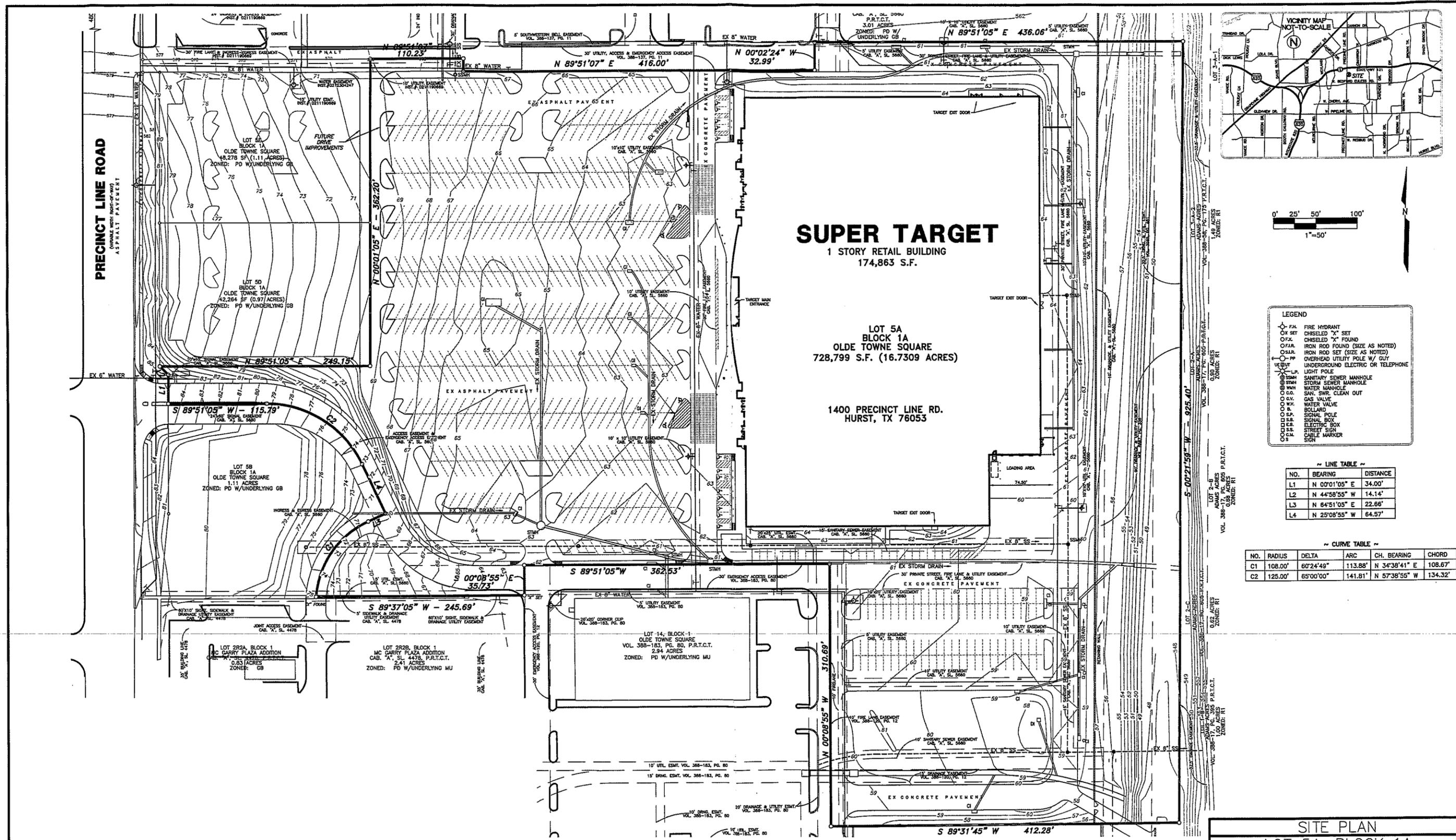
**Applicant:**

**Phone:**

<b>PROPERTY OWNER</b>	<b>LEGAL DESCRIPTION</b>	<b>ADDRESS</b>
HOLT CHARLES R	Lot 3A2, Block 1 Adams Acres Addition	1405 CIMARRON TR HURST, TX 76053
CANTU DIANNA	Lot 2, Block 3 Lucas Estates Addition	804 OVERHILL CT HURST, TX 76053
GREGG GUION TR III	Lot 5B, Block 1A Olde Towne Square	3838 OAK LAWN AVE STE 1416 DALLAS, TX 75219
HANDY JAMES R	Lot 1A, Block 2 Lucas Estates Addition	1409 PRECINCT LINE RD HURST, TX 76053
CARR JOHN SAMUEL	Lot 3, Block 3 Lucas Estates Addition	PO BOX 515 HURST, TX 76053
COOPER NATHAN J	Lot 1B2, Block 1 Adams Acres Addition	1321 CIMARRON TR HURST, TX 76053
WEST LLC	Lot 2R1 , Block 1 McGarry Plaza	1100 INTERNATIONAL PKWY SUNRISE, FL 33323
MINTON LAVELDA C	Lot 1, Block 3 Lucas Estates Addition	800 OVERHILL CT HURST, TX 76053
DFL PROPERTIES THREE LLC	Lot 15, Block 1 Olde Town Square Addition	2009 ESTES PARK RD SOUTHLAKE, TX 76092
GREGG GUION III	Lot 8, Block 1 Olde Town Square Addition	3838 OAK LAWN AVE STE 1416 DALLAS, TX 75219
MEDLAN FUNERAL SERVICE	Lot 9B, Block 1 Olde Town Square Addition	705 AIRPORT FWY HURST, TX 76053

WELLS FARGO BANK NA	Lot 1B, Block 1 Olde Town Square Addition	200 LOMAS BLVD NW STE 1110 ALBUQUERQUE, NM 87102
CONLEY RUSSELL L	Lot 4C, Block 1 Adams Acres Addition	614 REEVES LN KENNEDEALE, TX 76060
LODGE REALTY PARTNERS LLP ETAL	Lot 2R2B, Block 1 McGarry Plaza	8851 CAMP BOWIE WEST BLVD FORT WORTH, TX 76116
BARRETT-CARTER LLC	Lot 2R2A, Block 1 McGarry Plaza	2020 W NORTHWEST HWY GRAPEVINE, TX 76051
BURGESS CHARLES M	Lot 1B1, Block 1 Adams Acres	1323 CIMARRON TR HURST, TX 76053
LEWIS DAN C	Lot 3A1, Block 1 Adams Acres	1441 CIMARRON TR HURST, TX 76053
DAYTON HUDSON CORP	Lot 5A, Block 1A Olde Town Square Addition	1000 NICOLLET AVE MINNEAPOLIS, MN 55403
WILSON KEITH	Lot 2A, Block 1 Adams Acres Addition	1401 CIMARRON TR HURST, TX 76053
SHEPARD JERRY SR	Lot 2B, Block 1 Adams Acres Addition	1329 CIMARRON TR HURST, TX 76053
FIELDS & CHURCH	Lot 1B, Block 2 Lucas Estates Addition	1401 PRECINCT LINE RD HURST, TX 76053
JONES THOMAS JR	Lot 2C, Block 1 Adams Acres Addition	1325 CIMARRON TR HURST, TX 76053
MCMILLAN R	Lot 14, Block 1 Olde Town Square Addition	1611 E DOVE RD SOUTHLAKE, TX 76092
HURST RE LTD	Lot 13, Block 1 Olde Town Square Addition	900 E LAKEVIEW DR MCALLEN, TX 78501
TRITTIN JOHN H	Lot 1A1R, Block 1 Adams Acres Addition	809 MOUNTAIN TERR HURST, TX 76053
FLORAL SOLUTIONS PROP LLC	Lot 1A2R, Block 1 Adams Acres	650 W BEDFRD EULES RD HURST, TX 76053
LODGE REALTY PARTNERS LLP ETAL	Lot 12, Block 1 Olde Town Square Addition	8851 CAMP BOWIE WEST BLVD FORT WORTH, TX 76116
LODGE REALTY PARTNERS LLP ETAL	Lot 11, Block 1 Olde Town Square Addition	8851 CAMP BOWIE WEST BLVD FORT WORTH, TX 76116
THE HANGOVER OPPORTUNITY FUND	Lot 1C, Block 1 Olde Town Square Addition	255 N CENTER ST ARLINGTON, TX 76011
HURST BABYLON LLC	Lot 1A, Block 1 Olde Town Square Addition	5175 E PCH STE 405 LONGBEACH, CA 90804
OCCUPANT	Lot 3, Block 1 Kinsan Addition	1491 PRECINCT LINE RD HURST, TX 76053
OCCUPANT	Lot 2R, Block 1 Kinsan Addition	1495 PRECINCT LINE RD HURST, TX 76053
OCCUPANT	Lot 5B, Block 1A Olde Towne Square	1312 PRECINCT LINE RD HURST, TX 76053
OCCUPANT	Lot 3, Block 3 Lucas Estates Addition	808 OVERHILL CT HURST, TX 76053
OCCUPANT	Lot 2R1, Block 1 McGarry Plaza	1300 PRECINCT LINE RD HURST, TX 76053
OCCUPANT	Lot 15, Block 1 Olde Town Square Addition	689 AIRPORT FWY HURST, TX 76053

OCCUPANT	Lot 8, Block 1 Olde Town Square Addition	725 AIRPORT FWY HURST, TX 76053
OCCUPANT	Lot 1B, Block 1 Olde Town Square Addition	1440 PRECINCT LINE RD HURST, TX 76053
OCCUPANT	Lot 4C, Block 1 Adams Acres Addition	1443 CIMARRON TR HURST, TX 76053
OCCUPANT	Lot 2R2B, Block 1 McGarry Plaza	780 W BEDFORD EULESS RD HURST, TX 76053
OCCUPANT	Lot 2R2A, Block 1 McGarry Plaza	1308 PRECINCT LINE RD HURST, TX 76053
OCCUPANT	Lot 5A, Block 1A Olde Town Square Addition	1400 PRECINCT LINE RD HURST, TX 76053
OCCUPANT	Lot 1B, Block 2 Lucas Estates Addition	800 WHEELWOOD DR HURST, TX 76053
OCCUPANT	Lot 14, Block 1 Olde Town Square Addition	770 W BEDFORD EULESS RD HURST, TX 76053
OCCUPANT	Lot 13, Block 1 Olde Town Square Addition	770 W BEDFORD EULESS RD HURST, TX 76053
OCCUPANT	Lot 1A1R, Block 1 Adams Acres Addition	1305 CIMARRON TR HURST, TX 76053
OCCUPANT	Lot 12, Block 1 Olde Town Square Addition	750 W BEDFORD EULESS RD HURST, TX 76053
OCCUPANT	Lot 11, Block 1 Olde Town Square Addition	760 W BEDFORD EULESS RD HURST, TX 76053



**LEGEND**

- ⊕ F.H. FIRE HYDRANT
- ⊙ CH SET CHISELED "X" SET
- ⊙ F.X. CHISELED "X" FOUND
- ⊙ F.I.R. IRON ROD FOUND (SIZE AS NOTED)
- ⊙ O.I.R. IRON ROD SET (SIZE AS NOTED)
- ⊙ O.U.P. OVERHEAD UTILITY POLE W/ CUY
- ⊙ U.E. UNDERGROUND ELECTRIC OR TELEPHONE
- ⊙ L.P. LIGHT POLE
- ⊙ S.S.M. SANITARY SEWER MANHOLE
- ⊙ S.M. STORM SEWER MANHOLE
- ⊙ W.M. WATER MANHOLE
- ⊙ C.C.O. SAN. SWR. CLEAN OUT
- ⊙ C.V. GAS VALVE
- ⊙ W.V. WATER VALVE
- ⊙ B. BOLLARD
- ⊙ S.P. SIGNAL POLE
- ⊙ S.B. SIGNAL BOX
- ⊙ E.B. ELECTRIC BOX
- ⊙ S.S. STREET SIGN
- ⊙ C.M. CABLE MARKER
- ⊙ SGN SIGN

**~ LINE TABLE ~**

NO.	BEARING	DISTANCE
L1	N 00°01'05" E	34.00'
L2	N 44°58'55" W	14.14'
L3	N 64°51'05" E	22.66'
L4	N 25°08'55" W	64.57'

**~ CURVE TABLE ~**

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	108.00'	60°24'49"	113.88'	N 34°38'41" E	108.67'
C2	125.00'	65°00'00"	141.81'	N 57°38'55" W	134.32'

**SITE DATA**

SITE AREA: 16.93 AC.  
ZONING: PD W/ UNDERLYING GB

LOT	BUILDING AREA (SF)	BUILDING USE	REQUIRED PARKING	PARKING PROVIDED	PARKING AREA (SF)
5A1	140,000 (RETAIL) 34,638 (STORAGE)	RETAIL STORAGE	1/200 (5/1000) 700 1/3000 (0.4/1000) 12 TOTAL: 712	714 (18 HC)	217,933



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LAWRENCE A. CATES, P.E. 41838 ON 07.13.15

**SITE PLAN**  
 LOT 5A, BLOCK 1A  
 OLDE TOWNE SQUARE  
 CITY OF HURST, TEXAS

**CITY OF HURST, TEXAS**  
 ENGINEERING DIVISION

DESIGN	DRAWN	CHECKED	DATE	SCALE	REVISED	FILE NO.
NM	CAC	NM	JULY 2015	1"=50'		SP

ORDINANCE 2294

AN ORDINANCE ADOPTING A SITE PLAN APPROVAL FOR SIGNAGE ONLY FOR LOT 5A, BLOCK 1, OLDE TOWNE SQUARE ADDITION, BEING 18.04 ACRES LOCATED AT 1400 PRECINCT LINE ROAD, SP-15-08

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 change 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 approval with Exhibit A for Lot 5A, Block 1, Olde Town Square Addition, at Super Target, being 18.04 acres located at 1400 Precinct Line Road.

AND IT IS SO ORDERED.

Passed on the first reading on the 25<sup>th</sup> day of August 2015 by a vote of \_ to \_.

Approved on the second reading on the 8<sup>th</sup> day of September 2015 by a vote of \_ to \_.

ATTEST:

CITY OF HURST

---

Rita Frick, City Secretary

---

Richard Ward, Mayor

Approved as to form and legality:

---

City Attorney

City Council Staff Report

SUBJECT: SP-15-09 Mayfair Village, a site plan revision for signage only on Lot A, Block 2, Norwood North Addition, being 19.89 acres located at 600 Grapevine Highway

Supporting Documents:

Area map  
 Legal notice  
 Ownership data  
 Site plan – Exhibit A  
 Sign elevation – Exhibit B

Meeting Date: 8/25/2015  
 Department: Development  
 Reviewed by: Steve Bowden  
 City Manager Review:

Background/Analysis:

An application has been made by SJR Planning Consultants, on behalf of Phillips Edison and Company, for a site plan revision, for signage only, on Lot A, Block 2, Norwood North Addition, being 19.89 acres located at 600 Grapevine Highway. The property is zoned GB-PD (General Business Planned Development).

The applicant is requesting the revision in order to install five (5) parking lot signs. The industry name is “Sustainable Displays” as they use LED lighting and solar panels, use recycled and/or recyclable materials when feasible, and are also meant to be economically sustainable as the aim is to maximize sales receipts, keep retail vacancy rates low, etc. These signs will only advertise merchandise or specials for businesses in the shopping center.

The proposed sign will have a printed copy message and will be powered by a solar unit on the top of each sign. Each sign will generate 20 lumens. The proposed height of the sign is 15 ft. with 36 square feet of sign area per face.

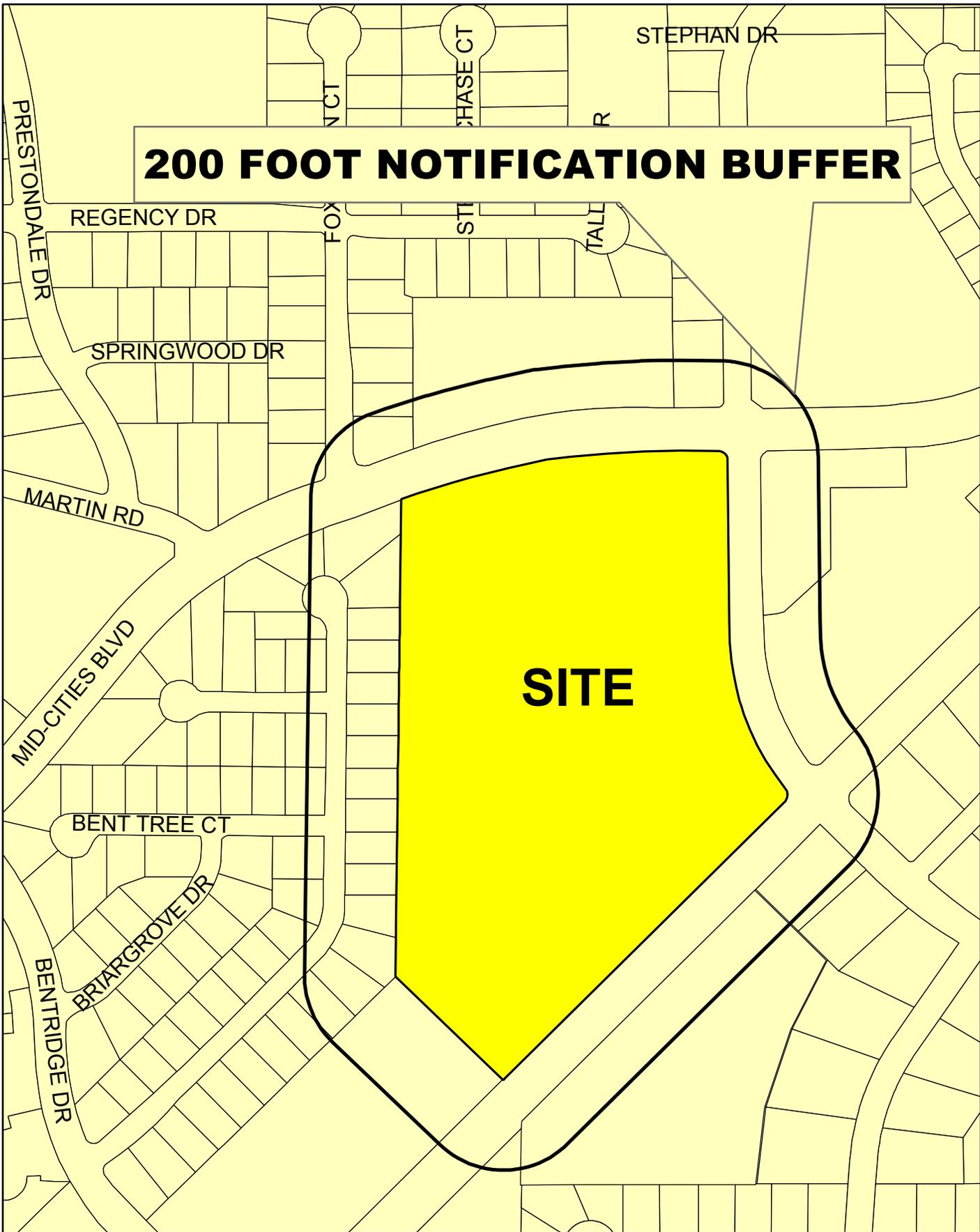
The applicant is requesting to place two (2) near the Tom Thumb entrance and three (3) near Stein Mart and the southwest retail area. There are no proposed changes to the existing Mayfair Village signs. These signs will be owned and maintained by the manufacturer POS Lakepointe SC. The sign copy may change every three (3) months.

Funding and Sources:

There is no fiscal impact for this agenda item.

Recommendation:

The Planning and Zoning Commission met on Monday, August 17, 2015 and voted 7-0 to recommend approval of SP-15-09 Mayfair Village.



<p>CASE NO: SP-15-09 Mayfair Village</p>	<p>LEGAL DESCRIPTION: Lot A, Block 2 Norwood North Addition</p>	<p>AGENDA DATE: 8/25/15</p>
<p>REQUESTED ACTION: Site Plan Revision/Signage only</p>	<p>LOCATION: 600 Grapevine Hwy.</p>	



SP-15-09

## LEGAL NOTICE

**A PUBLIC HEARING WILL BE HELD BY THE HURST CITY COUNCIL ON TUESDAY, AUGUST 25, 2015 AT 6:30 P.M. AT HURST CITY HALL, 1505 PRECINCT LINE ROAD TO CONSIDER A SITE PLAN REVISION FOR SIGNAGE ONLY ON LOT A, BLOCK 2 NORWOOD NORTH ADDITION, BEING 19.5 ACRES LOCATED AT 600 GRAPEVINE HIGHWAY.**

**Mayfair Village**  
Lot A, Block 2  
Norwood North Addition  
600 Grapevine Highway



SP-15-09

APPLICATION FOR SITE PLAN REVISION  
OWNERSHIP DATA

TO THE PLANNING and ZONING COMMISSION:

The following described real property is under application for approval of a site plan approval for signage.

Mayfair Village  
Site Plan Revision for signage  
Lot A Block 2 Norwood North Addition  
600 Grapevine Highway

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:

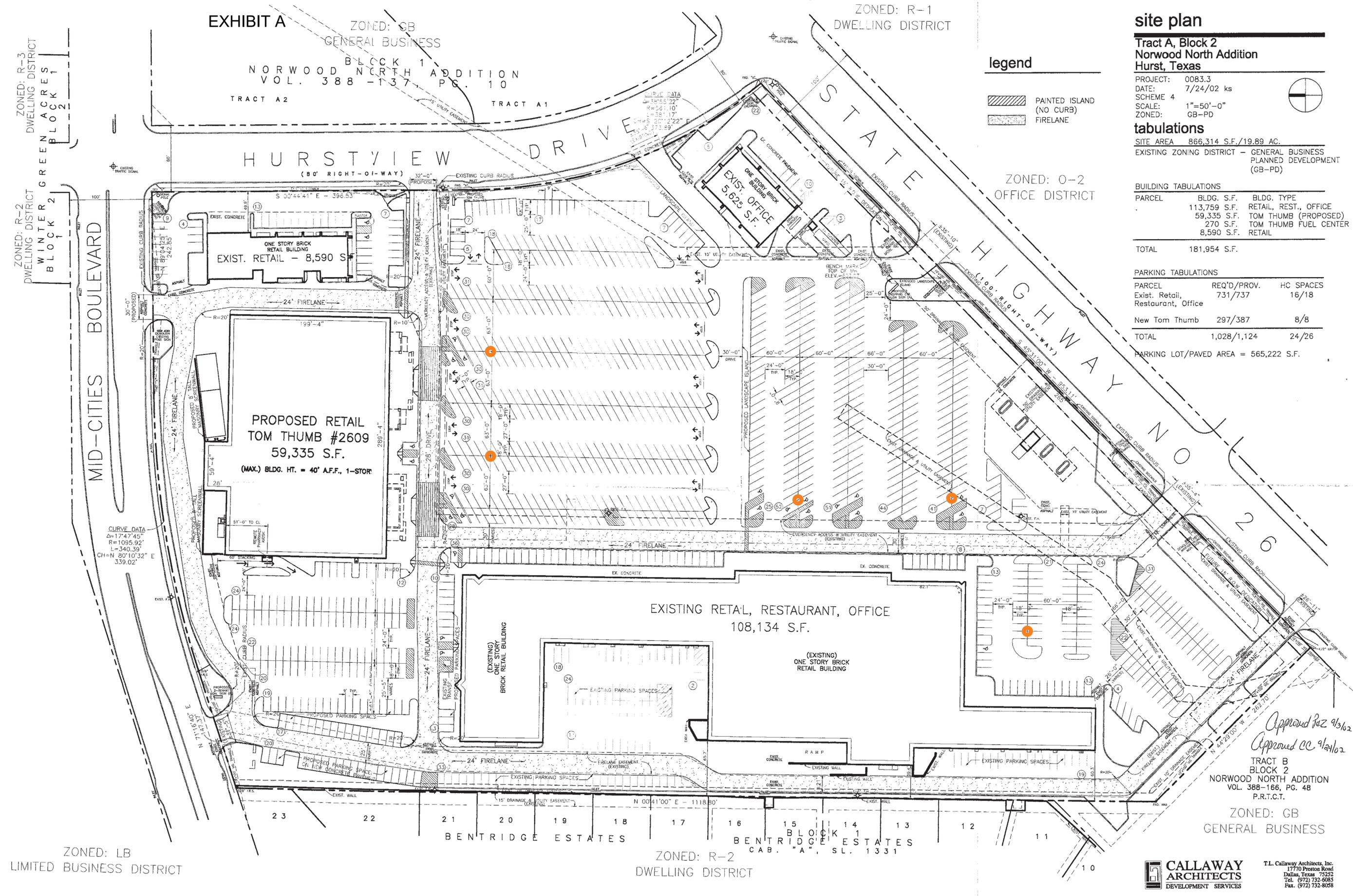
Applicant:

Phone:

PROPERTY OWNER	LEGAL DESCRIPTION	ADDRESS
LISHERON DEBRA K	Lot 9, Block 1 BENTRIDGE ESTATES	2632 BENT TREE DR HURST, TX 76054
MAYFAIR STATION LLC	Lot B, Block 1 NORWOOD NORTH ADDN	11501 NORTHLAKE FL 1 DR CINCINNATI, OH 45249
SNYDER DORIS	Lot 8, Block 1 BENTRIDGE ESTATES	2628 BENT TREE DR HURST, TX 76054
BRYANT DAVID	Lot 10, Block 2 BENTRIDGE ESTATES	2637 BENT TREE DR HURST, TX 76054
THOMPSON DWIGHT E	Lot12, Block 1 BENTRIDGE ESTATES	2644 BENT TREE DR HURST, TX 76054
MARTIN KEITH A	Lot 9, Block 2 BENTRIDGE ESTATES	2633 BENT TREE DR HURST, TX 76054
LOPEZ LEON R	Lot 11 , Block 1 BENTRIDGE ESTATES	2640 BENT TREE DR HURST, TX 76054
REALTEX VENTURES INC	Lot 1, Block 4 FOX GLENN	4604 PARK SPRINGS BLVD STE 150 ARLINGTON, TX 76017
MENZEL ARIETTA B	Lot 2, Block 2 WINTERGREEN ACRES	15700 ECHO HILLS DR AUSTIN, TX 78717
MENZEL ARIETTA B	Lot 2, Block 2 WINTERGREEN ACRES	15700 ECHO HILLS DR AUSTIN, TX 78717

MEIER JONATHAN K	Lot 1, Block 2 WINTERGREEN ACRES	7624 ACORN DR NORTH RICHLAND HILLS, TX 76180
SPARKS ROBERT T	Lot 2, Block 2 FOX GLENN ADDN	2704 FOX GLENN CT HURST, TX 76054
ADKISSON PATRICIA L	Lot 1, Block 2 FOX GLENN ADDN	2700 FOX GLENN CT HURST, TX 76054
26 HURST LP	Lot A1 Block 1 NORTHWOOD NORTH	PO BOX 126 COLLEYVILLE, TX 76034
SCHNIEDERS MISTY	Lot 1, Block 1 FOX GLENN	1108 FONTAINE DR FORT WORTH, TX 76192
MAYFAIR STATION LLC	Lot A2, Block 1 NORTHWOOD NORTH	11501 NORTHLAKE FL 1 DR CINCINNATI, OH 45249
MAYFAIR STATION LLC	Lot A, Block 2 NORTHWOOD NORTH	11501 NORTHLAKE FL 1 DR. CINCINNATI, OH 45249
WILLIAMS ANTHONY	Lot 23, Block 1 BENTRIDGE ESTATES	2688 BENT TREE DR HURST, TX 76054
KIDWELL RUSSELL W	Lot 24, Block 1 BENTRIDGE ESTATES	2661 BENT TREE DR HURST, TX 76054
ABED WAFI	Lot 22, Block 1 BENTRIDGE ESTATES	2684 BENT TREE DR HURST, TX 76054
HAGLER R S	Lot 21, Block 1 BENTRIDGE ESTATES	2680 BENT TREE DR HURST, TX 76054
HOSSAIN LORNA ETRIV ASGAR	Lot 26, Block 1 BENTRIDGE ESTATES	2653 BENT TREE DR HURST, TX 76054
TOPINKA KARL	Lot 27, Block 1 BENTRIDGE ESTATES	700 HIGHSTAR CT HURST, TX 76054
BELL ROBERT L	Lot 20, Block 1 BENTRIDGE ESTATES	2676 BENT TREE DR HURST, TX 76054
SMITH PATSY R	Lot 19, Block 1 BENTRIDGE ESTATES	3700 CHEEK SPARGER RD STE 180 BEDFORD, TX 76021
PAYNE JAMES	Lot 18, Block 1 BENTRIDGE ESTATES	2668 BENT TREE DR HURST, TX 76054
HAYDEL ROLAND R	Lot 38, Block 1 BENTRIDGE ESTATES	701 HIGHSTAR CT HURST, TX 76054
CHANEY LISA	Lot 17, Block 1 BENTRIDGE ESTATES	2664 BENT TREE DR HURST, TX 76054
BOLLINGER GLENN DOUGLAS	Lot 1, Block 30 MAYFAIR NORTH ADDN	512 LYNNDAL CT HURST, TX 76054
SANTOS FERNANDO	Lot 18, Block 3 BENTRIDGE ESTATES	700 BENT TREE CT HURST, TX 76054
NIEKAMP HELEN	Lot 16, Block 1 BENTRIDGE ESTATES	2660 BENT TREE DR HURST, TX 76054
PICKETT CHARLES M	Lot 15, Block 1 BENTRIDGE ESTATES	2656 BENT TREE DR HURST, TX 76054
PLUMMER JOSHUA B	Lot 1, Block 31 MAYFAIR NORTH	2531 NORWOOD DR HURST, TX 76054
NGUYEN THUAN	Lot 14, Block 1 BENTRIDGE ESTATES	2652 BENT TREE DR HURST, TX 76054

CAMUNGOL NINO	Lot 11 , Block 2 BENTRIDGE ESTATES	2641 BENT TREE DR HURST, TX 76054
WERTZ BRUCE D	Lot 13, Block 1 BENTRIDGE ESTATES	2648 BENT TREE DR HURST, TX 76054
SNYDER SCOTT	Lot 10, Block 1 BENTRIDGE ESTATES	2636 BENT TREE DR HURST, TX 76054
TARRANT COUNTY SUB COURTHOUSE	Lot 1-R2, Block 1 NE TARRANT COUNTY PLAZA	645 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	Lot B, Block 1 NORWOOD NORTH ADDN	700 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	Lot 1, Block 4 FOX GLENN	600 MID-CITIES BLVD HURST, TX 76054
OCCUPANT	Lot 2, Block 2 WINTERGREEN ACRES	2705 HURSTVIEW DR HURST, TX 76054
OCCUPANT	Lot 1, Block 2 WINTERGREEN ACRES	2701 HURSTVIEW HURST, TX 76054
OCCUPANT	Lot A1 Block 1 NORTHWOOD NORTH	500 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	Lot 1, Block 1 FOX GLENN	2701 FOX GLENN CT HURST, TX 76054
OCCUPANT	LOT A2 BLOCK 1 NORTHWOOD NORTH	500 MID-CITIES BLVD HURST, TX 76054
OCCUPANT	LOT A BLOCK 2 NORTHWOOD NORTH	600 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	LOT 19 BLOCK 1 BENTRIDGE ESTATES	2672 BENT TREE DR HURST, TX 76054
OCCUPANT	LOT 18 BLOCK 1 BENTRIDGE ESTATES	2668 BENT TREE DR HURST, TX 76054



ISSUED: 8/28/02

REVISIONS: 7/26/02

8/1/02

Bally transf., asphalt pharm. kiosk 8/7/02

sign labels 8/14/02

8/21 DRC 8/2/02

ALT. PKG. 8/22/02

**UBS Realty Investors L.L.C.**  
 242 Trumbull Street  
 Hartford, CT 06103

Contact Andy Burns  
 t: (781) 395-9945  
 f: (781) 395-9947

**CALLAWAY ARCHITECTS**  
 DEVELOPMENT SERVICES

T.L. Callaway Architects, Inc.  
 17770 Preston Road  
 Dallas, Texas 75252  
 Tel. (972) 732-6085  
 Fax. (972) 732-8058

**MAYFAIR VILLAGE**  
 TRACT A, BLOCK 2  
 NORWOOD NORTH ADDITION  
 HURST, TEXAS

AUG 28 2002  
 SP-02-06

DRAWN KS CHECKED TC

JOB NO. 0083.3

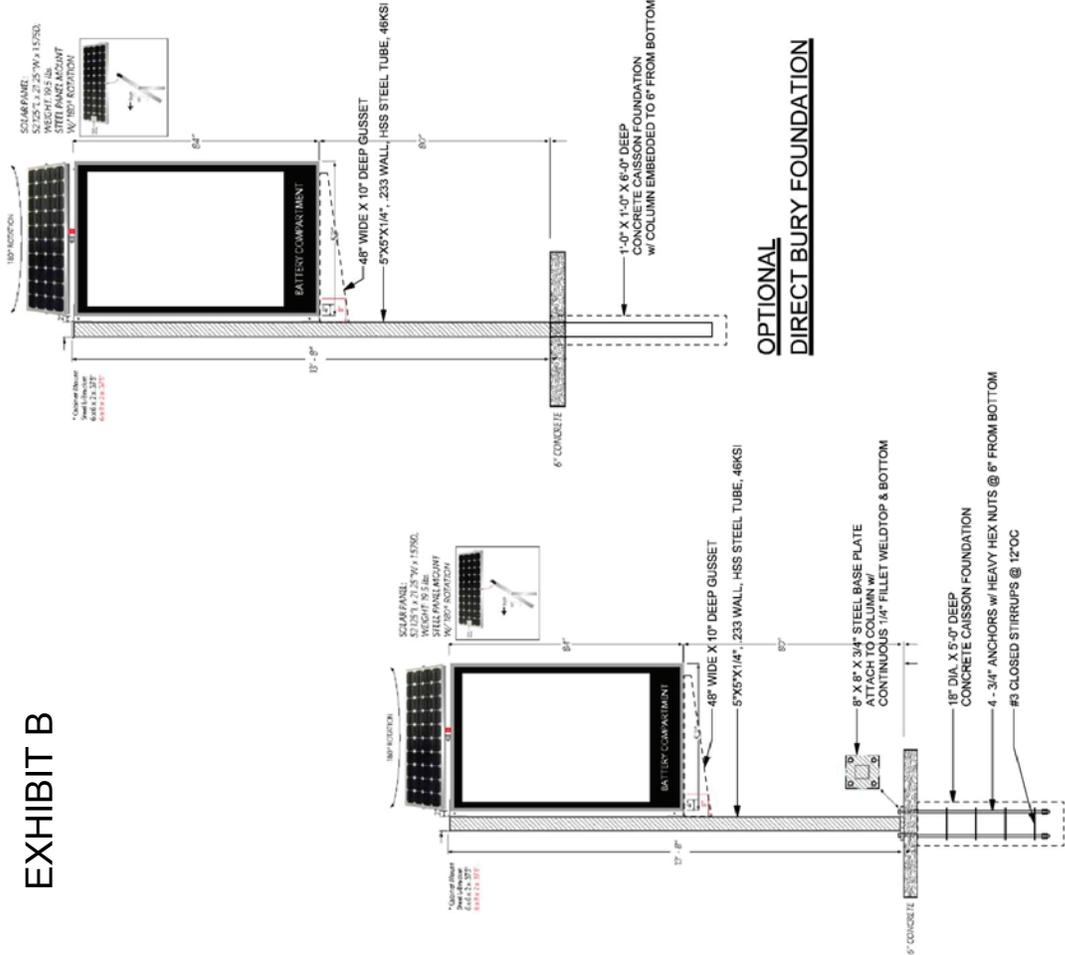
TITLE

**SITE PLAN**

SHEET

**SP-1**

# EXHIBIT B



- General Notes:**
- NOTE:** This report establishes the minimum requirements for wind load stability for the sign column and foundation design and square footage of signs as specified in outline drawing attached. Sign board and face design is by manufacturer. It is the owner, contractor, and sign manufacturer's responsibility to provide sign face attachment, and construction techniques, which comply with 2009 IBC requirements for the stated wind velocity.
  - Construction Drawing Information**
    - Basic Wind Speed,  $V = 90$  MPH (3 second gust).
    - Wind Exposure = C.
    - Wind Importance Factor,  $I = 1.0$ .
    - Occupancy Classification, Category II.
    - Internal Pressure Coefficient,  $C_{pi} = N/A$ .
  - Wind pressures are determined using the criteria in ASCE 7.05.
    - Sign Height = 18 ft,  $K_z = 0.9$ ;  $K_d = 0.85$ .
    - Figure 6-20, Solid Free-standing Walls and Solid Signs; Aspect Ratio,  $B/s = 5/11'$  = 4; Clearance Ratio,  $s/h = 11/18' = 0.65$ ;  $C_f = 1.75$  for Case A&B.
    - Rigid structure, gust factor  $G = .85$ .
    - Velocity Pressure =  $q_h = 0.00256 \cdot K_z \cdot K_d \cdot V^2 = 0.00256 \cdot 0.9 \cdot 0.85 \cdot 90^2 = 15.9$  psf
    - Factored Wind Pressure =  $P = q_h \cdot G \cdot C_f = 15.9 \cdot 0.85 \cdot 1.75 = 23.6$  psf
    - Wind Force on Sign =  $F = P \cdot A = 23.6 \cdot 50 \cdot 82 = 1100$  lb
    - Moment at Grade =  $M = F \cdot h = 1100 \cdot 11 = 12$  kip-ft
  - Design, detailing, fabrication, and erection shall conform to the following specifications:
    - 2009 IBC, ASTM specifications, AISC318 for reinforced concrete, American Welding Society Code for Welding in Building Construction, AISC Specification for Design, Fabrication, and Erection of Structural Steel for Buildings.
    - Materials of construction: (Unless otherwise noted)
      - Structural steel shall be A-36.
      - Structural steel tubing shall be A-500, Grade B,  $F_y = 45$  ksi.
      - Structural aluminum tubing shall be 6063, 6061, or equivalent,  $F_y = 20$  ksi minimum.
      - Structural piping shall be A-53, Grade B, Type E or S,  $F_y = 35$  ksi.
      - Anchor bolts shall be A-307.
      - Connection bolts shall be A-325.
      - Rebar shall be Grade 60.
      - Concrete shall be 2500 psi.
    - Welding...
      - Design and fabrication according to AWS D1.1.
      - AWS certification required for all structural welders.
      - E70XX electrodes for SMAW processes.
      - E7X-EXXX electrodes for SAW processes.
  - Soil type and conditions must be verified by the contractor to assure minimum bearing capacity of 2500 psf per square foot. If there is a question about bearing capacity, a soil test must be performed.
  - Contractor shall verify all dimensions and conditions in the field before erection and notify the engineer of any discrepancies.
  - Sign Column Bending,  $S = M / F_b / sf = 12 \text{ kip-ft} / 46 \text{ ksi} / .6 = 5.4$  in<sup>3</sup>
    - 5"x5"x1/4", 233 wall, HSS steel tube, 46ksi,  $S = 6.4$ in<sup>3</sup>.
  - Foundation Overturning,  $M_x = 12$  kip-ft
    - Drilled Shaft Foundation:
      - 1' x 1' x 6' deep concrete caisson foundation with column embedded to 6" from bottom.
      - Alternate, 18" dia x 5' deep concrete caisson foundation with 4 - 3/4" anchors with heavy hex nuts at 6" from bottom; and #3 closed stirrups at 12"OC. 8"x8"x3/4" base plate welded top and bottom with continuous 1/4" fillet weld to column.

**CERTIFICATION:**  
I hereby certify that the accompanying Wind Load Analysis demonstrates compliance with IBC 2006, Section 1609, to the best of my knowledge.

**LIMITATION:** This design is valid for one sign, one set of anchors, one set of conflict, structural requirements, scope of work, and builder responsibilities control.



**Byrum Crane & Sign Services Inc**

**POS Lakepointe SC**

**LOCATION OF SIGN:**  
2410 S. Stemmons Freeway  
Lewisville, TX 75067

**Mark Disoway P.E.**  
P.O. Box 868  
Lake City, Florida 32056  
Phone: (386) 754 - 5419  
Fax: (386) 269 - 4871  
Email:  
engineer@mysignengineering.com  
Web Site:  
www.mysignengineering.com

**PRINTED DATE:**  
August 05, 2011

**DRAWN BY:**  
David Disoway

**CHECKED BY:**  
Mark Disoway P.E.

**FINALS DATE:**  
31May11

**JOB NUMBER:**  
1105083

**DRAWING NUMBER**  
**S-1**

OF 1 SHEET

Original available upon request

ORDINANCE 2295

AN ORDINANCE ADOPTING A SITE PLAN APPROVAL FOR SIGNAGE ONLY, FOR LOT A, BLOCK 2, NORWOOD NORTH ADDITION, BEING 19.89 ACRES LOCATED AT 600 GRAPEVINE HIGHWAY, SP-15-09

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 change 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 approval with Exhibits A-B for Lot A, Block 2, Norwood North Addition, at Mayfair Village, being 19.89 acres located at 600 Grapevine Highway.

AND IT IS SO ORDERED.

Passed on the first reading on the 25<sup>th</sup> day of August 2015 by a vote of \_ to \_.

Approved on the second reading on the 8<sup>th</sup> day of September 2015 by a vote of \_ to \_.

ATTEST:

CITY OF HURST

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

\_\_\_\_\_  
Richard Ward, Mayor

Approved as to form and legality:

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

City Council Staff Report

SUBJECT: P-15-09 Olde Towne Square, a replat of Lot 5A, Block 1A and 1C, Block 1 to Lots 5AR, 5D, and 5E, Block 1A Olde Towne Square Addition being 18.81 acres located at 1400 Precinct Line Road

Supporting Documents:

Area map  
 Plat

Meeting Date: 8/25/2015  
 Department: Development  
 Reviewed by: Steve Bowden  
 City Manager Review:

Background/Analysis:

An application has been made by Cates-Clark and Associates LP on behalf of Dayton Hudson Corporation and The Hangover Opportunity for a replat of Lot 5A, Block 1A and Lot 1C, Block 1 to Lots 5AR, 5D, and 5E, Block 1A Olde Towne Square Addition, being 18.81 acres located at 1400 Precinct Line Road. The property is zoned GB-PD (General Business Planned Development).

Dayton Hudson has purchased Lot 1C, Block 1, Olde Towne Square to incorporate the vacant parcel into Lot 5A and Lot 5E. Lots 5D and 5E will be subdivided as two (2) new parcels and will be marketed for future retail and restaurant use.

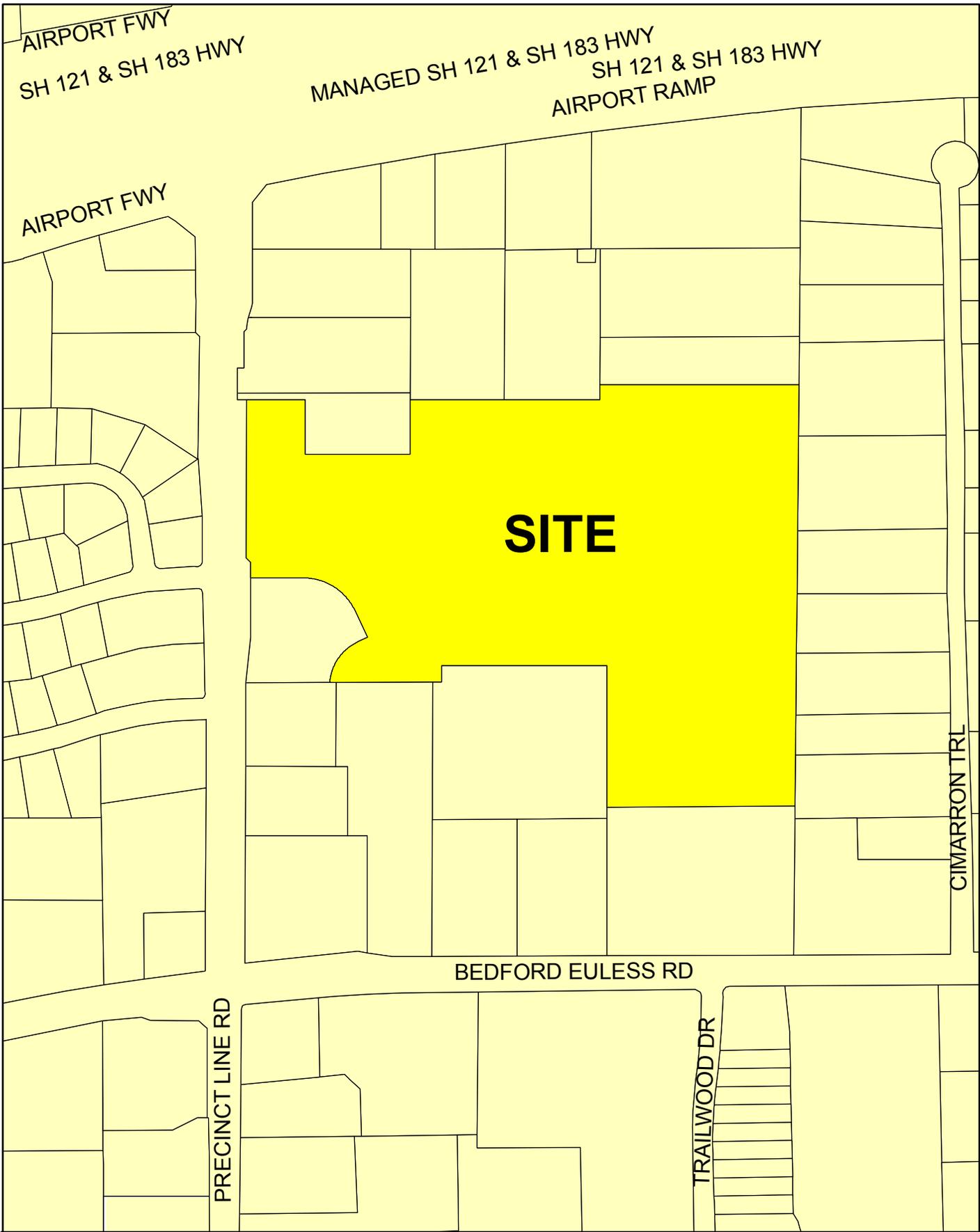
Engineering plans have been reviewed and accepted. Additional engineering plans will be submitted with each development.

Funding and Sources:

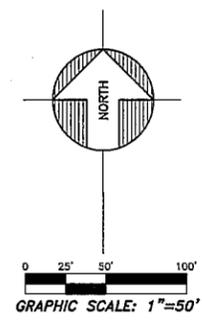
There is no fiscal impact.

Recommendation:

The Planning and Zoning Commission met on Monday, August 17, 2015 and voted 7-0 to recommend approval of P-15-09 Olde Towne Square Addition.



<p>CASE: P-15-09 Olde Towne Square</p>	<p>LEGAL DESCRIPTION: Lot 5A, Block 1A Olde Towne Sq. Addition</p>	<p>AGENDA DATE: 8/25/15</p>
<p>REQUESTED ACTION: Replat</p>	<p>LOCATION: 1400 Precinct Line Rd.</p>	



**PRECINCT LINE ROAD**  
(VARIABLE WIDTH RIGHT-OF-WAY)

LOT 1 SKAGGS ALBERTSONS ADDITION NO. 1 VOL. 388-69, PG. 19

LOT 2 BLOCK 3 LUCAS ESTATES ADDITION VOL. 388-13, SL. 35 P.R.T.C.T.

LOT 1 BLOCK 3

OVERHILL DRIVE

LOT 2 BLOCK 1A LUCAS ESTATES ADDITION

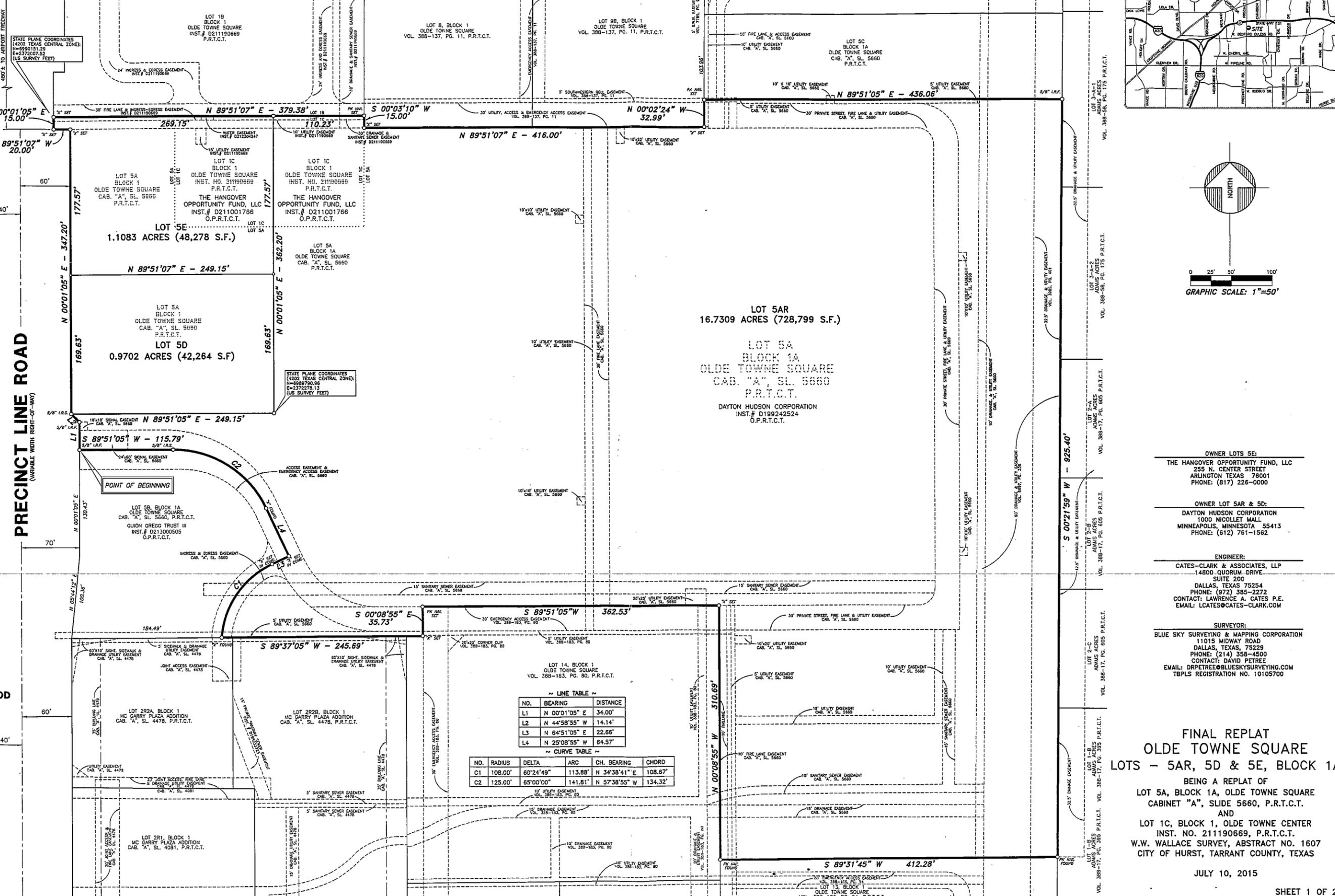
LOT 2 BLOCK 1B LUCAS ESTATES ADDITION

WHEELWOOD DRIVE

LOT 2A1 BLOCK 1 LUCAS ESTATES ADDITION

LOT 2A2 BLOCK 1 LUCAS ESTATES ADDITION

LOT 2A3 BLOCK 1 LUCAS ESTATES ADDITION



~ LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 00°01'05" E	34.00'
L2	N 44°58'55" W	14.14'
L3	N 64°51'05" E	22.66'
L4	N 25°08'55" W	64.57'

~ CURVE TABLE ~

NO.	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	108.00'	60°24'49"	113.88'	N 34°38'41" E	108.67'
C2	125.00'	65°00'00"	141.81'	N 57°38'55" W	134.32'

**OWNER LOTS 5E:**  
THE HANGOVER OPPORTUNITY FUND, LLC  
255 N. CENTER STREET  
ARLINGTON TEXAS 76001  
PHONE: (817) 226-0000

**OWNER LOT 5A & 5D:**  
DAYTON HUDSON CORPORATION  
1000 NICOLLET MALL  
MINNEAPOLIS, MINNESOTA 55413  
PHONE: (612) 761-1562

**ENGINEER:**  
CATES-CLARK & ASSOCIATES, LLP  
14800 QUORUM DRIVE  
SUITE 200  
DALLAS, TEXAS 75254  
PHONE: (972) 385-2272  
CONTACT: LAWRENCE A. CATES P.E.  
EMAIL: LCATES@CATES-CLARK.COM

**SURVEYOR:**  
BLUE SKY SURVEYING & MAPPING CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS, 75229  
PHONE: (214) 358-4500  
CONTACT: DAVID PETREE  
EMAIL: DRPETREE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION NO. 10105700

**FINAL REPLAT**  
**OLDE TOWNE SQUARE**  
**LOTS - 5A, 5D & 5E, BLOCK 1A**  
BEING A REPLAT OF  
LOT 5A, BLOCK 1A, OLDE TOWNE SQUARE  
CABINET "A", SLIDE 5660, P.R.T.C.T.  
AND  
LOT 1C, BLOCK 1, OLDE TOWNE CENTER  
INST. NO. 211190669, P.R.T.C.T.  
W.W. WALLACE SURVEY, ABSTRACT NO. 1607  
CITY OF HURST, TARRANT COUNTY, TEXAS

JULY 10, 2015

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DAYTON HUDSON CORPORATION, AND THE HANGOVER OPPORTUNITY FUND, LLC ACTING BY AND THROUGH THEIR DULY AUTHORIZED AGENTS, DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOTS 5A, 5B & 5D, BLOCK 1A, OLDE TOWNE SQUARE, AN ADDITION TO THE CITY OF HURST, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE PUBLIC STREETS AND ALLEYS. THE PUBLIC STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER, FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS (EXCEPT PAVING AND CURBING) SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF HURST. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF HURST'S USE THEREOF. THE CITY OF HURST AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAID EASEMENTS. THE CITY OF HURST AND PUBLIC UTILITY ENTITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING PERMISSION FROM ANYONE.

THAT THE UNDERSIGNED DOES HEREBY COVENANT AND AGREE THAT THEY SHALL CONSTRUCT UPON THE FIRE LANE EASEMENTS, AS DEDICATED AND SHOWN HEREON, A HARD SURFACE AND THAT THEY SHALL MAINTAIN THE SAME IN A STATE OF GOOD REPAIR AT ALL TIMES AND KEEP THE SAME FREE AND CLEAR OF ANY STRUCTURES, FENCES, TREES, SHRUBS, OR OTHER IMPROVEMENTS OR OBSTRUCTION, INCLUDING BUT NOT LIMITED TO THE PARKING OF MOTOR VEHICLES, TRAILERS, BOATS OR OTHER IMPEDIMENTS TO THE ACCESS OF FIRE APPARATUS. THE MAINTENANCE OF PAVING ON THE FIRE LANE EASEMENTS IS THE RESPONSIBILITY OF THE OWNER, AND THE OWNER SHALL POST AND MAINTAIN APPROPRIATE SIGNS IN CONSPICUOUS PLACES ALONG SUCH FIRE LANES, STATING "FIRE LANE, NO PARKING". THE POLICE OR HIS DULY AUTHORIZED REPRESENTATIVE IS HEREBY AUTHORIZED TO CAUSE SUCH FIRE LANES AND UTILITY EASEMENTS TO BE MAINTAINED FREE AND UNOBSTRUCTED AT ALL TIMES FOR FIRE DEPARTMENT AND EMERGENCY USE.

THE UNDERSIGNED DOES COVENANT AND AGREE THAT THE ACCESS EASEMENTS SHOWN HEREON MAY BE UTILIZED BY ANY PERSON OR THE GENERAL PUBLIC FOR INGRESS AND EGRESS TO OTHER REAL PROPERTY, AND FOR THE PURPOSE OF GENERAL PUBLIC VEHICULAR AND PEDESTRIAN USE AND ACCESS, AND FOR FIRE DEPARTMENT AND EMERGENCY USE IN, ALONG, UPON AND ACROSS SAID PREMISES, WITH THE RIGHT AND PRIVILEGE AT ALL TIMES OF THE CITY OF HURST, ITS AGENTS, EMPLOYEES, WORKMEN AND REPRESENTATIVES HAVING INGRESS, EGRESS, AND REGRESS IN, ALONG, UPON AND ACROSS SAID PREMISES.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF HURST, TEXAS.

WITNESS, MY HAND THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015

DAYTON HUDSON CORPORATION, A MINNESOTA CORPORATION

BY: \_\_\_\_\_  
NAME  
TITLE

THE HANGOVER OPPORTUNITY FUND, A TEXAS LIMITED LIABILITY COMPANY

BY: SKYWALKER PROPERTY PARTNERS, INC., A TEXAS CORPORATION

BY: GARY EARL WALKER, AS PRESIDENT

STATE OF MINNESOTA  
COUNTY OF HENNEPIN

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF MINNESOTA

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UPON MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: I, DAVID PETREE, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION IN ACCORDANCE WITH THE PLATTING RULES AND REGULATIONS OF THE CITY OF HURST, TEXAS.

DAVID PETREE  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 1890

STATE OF TEXAS  
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED DAVID PETREE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2015

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

OWNERS CERTIFICATE

STATE OF TEXAS  
COUNTY OF DALLAS

WHEREAS DAYTON HUDSON CORPORATION, AND THE HANGOVER OPPORTUNITY FUND, LLC ARE THE OWNERS OF THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE W.W. WALLACE SURVEY, ABSTRACT NO. 1607, CITY OF HURST, TARRANT COUNTY, TEXAS AND BEING ALL OF LOT 5A, BLOCK 1A, OLDE TOWNE SQUARE, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "A", SLIDE 5660 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS; AND BEING ALL OF LOT 1C, BLOCK 1 OF OLDE TOWNE SQUARE, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CC# D211190669, PLAT RECORDS OF TARRANT COUNTY, TEXAS;

BEGINNING AT A 5/8" IRON ROD FOUND FOR CORNER IN THE EAST RIGHT-OF-WAY LINE OF PRECINCT LINE ROAD (VARIABLE WIDTH RIGHT-OF-WAY), RIGHT-OF-WAY WIDENED BY SAID OLDE TOWNE SQUARE PLAT RECORDED IN CABINET "A", SLIDE 5660 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAID POINT BEING THE NORTHWEST CORNER OF LOT 5B, BLOCK 1A, OLDE TOWNE SQUARE, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "A", SLIDE 5660 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAID POINT ALSO BEING A WESTERLY CORNER OF SAID LOT 5A;

THENCE NORTH 00°01' 05" EAST AND FOLLOWING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PRECINCT LINE ROAD AND THE WEST LINE OF SAID LOT 5A, FOR A DISTANCE OF 34.00 FEET TO A 5/8" IRON ROD FOUND FOR CORNER;

THENCE NORTH 44°58' 55" WEST AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PRECINCT LINE ROAD AND THE WEST LINE OF SAID LOT 5A, FOR A DISTANCE OF 14.14 FEET TO A 5/8" IRON ROD SET FOR CORNER;

THENCE NORTH 00°01' 05" EAST AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PRECINCT LINE ROAD AND THE WEST LINE OF SAID LOT 5A, FOR A DISTANCE OF 347.20 FEET TO AN "X" SET IN CONCRETE FOR CORNER, SAID POINT BEING IN THE SOUTH LINE OF SAID LOT 1C;

THENCE SOUTH 89° 51' 07" WEST AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PRECINCT LINE ROAD AND THE SOUTH LINE OF SAID LOT 1C FOR A DISTANCE OF 20.00 FEET TO AN "X" SET IN CONCRETE FOR CORNER;

THENCE NORTH 00° 01' 05" EAST AND CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PRECINCT LINE ROAD AND THE WEST LINE OF SAID LOT 1C FOR A DISTANCE OF 15.00 FEET TO AN "X" SET IN CONCRETE FOR THE NORTHWEST CORNER OF SAID LOT 5A, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1B, BLOCK 1 OF OLDE TOWNE SQUARE, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CC# D211190669, PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 89° 51' 07" EAST DEPARTING THE EAST RIGHT-OF-WAY LINE OF SAID PRECINCT LINE ROAD AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 1B AND THE NORTH LINE OF SAID LOT 1C, FOR A DISTANCE OF 379.38 FEET TO A "PK" NAIL SET IN ASPHALT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 1B AND A NORTHEAST CORNER OF SAID LOT 1C, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 8, BLOCK 1 OF OLDE TOWNE SQUARE, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-137 PAGE 11 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH 00° 03' 10" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 1C AND LOT 8, FOR A DISTANCE OF 15.00 FEET TO AN "X" SET IN CONCRETE, SAID POINT BEING THE SOUTHWEST CORNER OF SAID LOT 8 AND A COMMON CORNER OF SAID LOT 5A AND BEING IN THE EAST LINE OF SAID LOT 1C;

THENCE NORTH 89° 51' 07" EAST AND FOLLOWING ALONG THE NORTH LINE OF SAID LOT 5A AND THE SOUTH LINE OF SAID LOT 8, AND PASSING THE SOUTHEAST CORNER OF SAID LOT 8 AND THE SOUTHWEST CORNER OF LOT 9, BLOCK 1, OLDE TOWNE SQUARE, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-137, PAGE 11 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, AND FOLLOWING THE SOUTH LINE OF SAID LOT 9 AND CONTINUING ALONG THE NORTH LINE OF SAID LOT 5A FOR A TOTAL DISTANCE OF 418.00 FEET TO AN "X" SET IN CONCRETE FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 9 AND A COMMON CORNER OF SAID LOT 5A;

THENCE NORTH 00° 02' 24" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 9 AND 5A, FOR A DISTANCE OF 32.99 FEET TO A PK NAIL SET IN ASPHALT FOR CORNER, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 5C, BLOCK 1A, OLDE TOWNE SQUARE, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "A", SLIDE 1660 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND A COMMON CORNER OF SAID LOT 5A;

THENCE NORTH 89° 51' 05" EAST AND FOLLOWING ALONG THE NORTH LINE OF SAID LOT 5A AND THE SOUTH LINE OF SAID LOT 5C, FOR A DISTANCE OF 436.06 FEET TO A 5/8" IRON ROD FOUND FOR CORNER IN THE WEST LINE OF LOT 3-A-1, ADAMS ACRES, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-58, PAGE 175 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAID POINT ALSO BEING THE COMMON CORNER OF SAID LOTS 5A AND 5C;

THENCE SOUTH 00° 21' 59" WEST AND FOLLOWING ALONG THE EAST LINE OF SAID LOT 5A AND THE WEST LINE OF SAID ADAMS ACRES, FOR A DISTANCE OF 925.40 FEET TO A PK NAIL FOUND FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID LOT 5A AND THE NORTHEAST CORNER OF LOT 13, BLOCK 1, OLDE TOWNE SQUARE, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-166, PAGE 94 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE SOUTH 89° 31' 45" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 5A AND THE NORTH LINE OF SAID LOT 13, FOR A DISTANCE OF 412.28 FEET TO A PK NAIL FOUND FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 13 AND A COMMON CORNER OF SAID LOT 5A AND BEING IN THE EAST LINE OF LOT 14, BLOCK 1, OLDE TOWNE SQUARE, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 388-163, PAGE 80 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE NORTH 00° 08' 55" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 14 AND LOT 5A, FOR A DISTANCE OF 310.69 FEET TO AN "X" SET IN CONCRETE FOR THE NORTHEAST CORNER OF SAID LOT 14 AND A COMMON CORNER OF SAID LOT 5A;

THENCE SOUTH 89° 51' 05" WEST AND FOLLOWING ALONG THE SOUTH LINE OF SAID LOT 5A AND THE NORTH LINE OF SAID LOT 14, FOR A DISTANCE OF 362.53 FEET TO A "PK" NAIL SET IN ASPHALT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 14 AND A COMMON CORNER OF SAID LOT 5A;

THENCE SOUTH 00° 08' 55" EAST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 5A AND LOT 14, FOR A DISTANCE OF 35.73 FEET TO AN "X" SET IN CONCRETE FOR CORNER;

THENCE SOUTH 89° 37' 05" WEST AND FOLLOWING ALONG THE COMMON LINE OF SAID LOT 5A AND LOT 14 AND PASSING THE NORTHWEST CORNER OF SAID LOT 14 AND THE NORTHEAST CORNER OF LOT 2R2B, BLOCK 1, MCGARRY PLAZA ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET "A", SLIDE 4478 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND CONTINUING ALONG THE COMMON LINE OF SAID LOT 5A AND LOT 2R2B, FOR A DISTANCE OF 245.89 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF AFORESAID LOT 5B AND A COMMON CORNER OF SAID LOT 5A, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 108.00 FEET WITH A CENTRAL ANGLE OF 60° 24' 49" AND A CHORD BEARING NORTH 34° 38' 41" EAST AT A DISTANCE OF 108.67 FEET;

NORTHEASTERLY AND FOLLOWING ALONG SAID CURVE TO THE RIGHT AND THE COMMON LINE OF SAID LOTS 5A AND 5B, FOR AN ARC DISTANCE OF 113.88 FEET TO AN "X" SET IN CONCRETE FOR CORNER;

THENCE NORTH 64° 51' 05" EAST AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 5A AND 5B, FOR A DISTANCE OF 22.66 FEET TO AN "X" SET IN CONCRETE FOR CORNER;

THENCE NORTH 25° 08' 55" WEST FOR A DISTANCE OF 64.57 FEET TO AN "X" FOUND IN CONCRETE FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET WITH A CENTRAL ANGLE OF 65° 00' 00" AND A CHORD BEARING NORTH 57° 38' 55" WEST AT A DISTANCE OF 134.32 FEET;

NORTHWESTERLY AND FOLLOWING ALONG SAID CURVE TO THE LEFT FOR AN ARC DISTANCE OF 141.81 FEET TO 5/8" IRON ROD SET FOR CORNER;

THENCE SOUTH 89° 51' 05" WEST AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 5A AND 5B, FOR A DISTANCE OF 115.79 FEET TO THE POINT OF BEGINNING AND CONTAINING 18.8095 ACRES OF LAND, MORE OR LESS.

APPROVED  
HURST CITY COUNCIL  
DATE APPROVED: \_\_\_\_\_  
MAYOR: \_\_\_\_\_  
CITY SECRETARY: \_\_\_\_\_  
PLANNING & ZONING COMMISSION  
DATE APPROVED: \_\_\_\_\_  
CHAIRPERSON: \_\_\_\_\_  
SECRETARY: \_\_\_\_\_

OWNER LOTS 5E:  
THE HANGOVER OPPORTUNITY FUND, LLC  
255 N. CENTER STREET  
ARLINGTON TEXAS 76001  
PHONE: (817) 226-0000

OWNER LOT 5A & 5D:  
DAYTON HUDSON CORPORATION  
1000 NICOLLET MALL  
MINNEAPOLIS, MINNESOTA 55413  
PHONE: (612) 761-1562

ENGINEER:  
CATES-CLARK & ASSOCIATES, LLP  
14800 QUORUM DRIVE  
SUITE 200  
DALLAS, TEXAS 75254  
PHONE: (972) 385-2272  
CONTACT: LAWRENCE A. CATES P.E.  
EMAIL: LCATES@CATES-CLARK.COM

SURVEYOR:  
BLUE SKY SURVEYING & MAPPING CORPORATION  
11015 MIDWAY ROAD  
DALLAS, TEXAS, 75229  
PHONE: (214) 358-4500  
CONTACT: DAVID PETREE  
EMAIL: DRPETREE@BLUESKYSURVEYING.COM  
TBPLS REGISTRATION NO. 10105700

FINAL REPLAT  
OLDE TOWNE SQUARE  
LOTS - 5A, 5D & 5E, BLOCK 1A  
BEING A REPLAT OF  
LOT 5A, BLOCK 1A, OLDE TOWNE SQUARE  
CABINET "A", SLIDE 5660, P.R.T.C.T.  
AND  
LOT 1C, BLOCK 1, OLDE TOWNE CENTER  
INST. NO. 211190669, P.R.T.C.T.  
W.W. WALLACE SURVEY, ABSTRACT NO. 1607  
CITY OF HURST, TARRANT COUNTY, TEXAS

JULY 10, 2015

City Council Staff Report

<p>SUBJECT: Consider rejection of all bids and approval of purchase and installation of a restroom at the Hurst Athletic Complex</p>	
<p>Supporting Documents:</p>	
	<p>Meeting Date: 8/25/2015                  Department: Community Services                  Reviewed by: Allan Heindel                  City Manager Review:</p>
<p>Background/Analysis:</p>	
<p>In November 2005, voters approved a \$1.7 million bond proposal that would have improved drainage, parking, the youth soccer fields, and park aesthetics in order to provide restroom access at the Hurst Athletic Complex. This bond proposal was tabled due to the economic recession of 2008. In lieu of the bond proposal, a plan was developed to address the restroom issue by installing a new restroom inside the youth soccer fields area.</p> <p>On April 14, 2015, the City Council approved proceeding with the Hurst Athletic Complex Restroom Project through GameTime. However, despite written notices assuring the City that they would bond the project, GameTime was unable to provide bonding forcing the City to look at other options.</p> <p>In order to proceed with the project, the specifications and bid documents for the Hurst Athletic Complex Restroom Project were bid following the standard City purchasing procedures and were advertised and distributed to construction companies with two companies submitting sealed bids. However, the lowest bid of \$383,630 (including 10% contingency) was over the project budget of \$320,258. Therefore, staff is seeking to reject these bids.</p> <p>Staff then worked with Falkenberg Construction Company, Inc. to determine the most cost effective approach to completing the Hurst Athletic Complex Restroom Project. The City of Hurst is a member of the TXMAS purchasing consortium which provides substantial cost savings for construction services from Falkenberg Construction Company, Inc. Staff received a quote from Falkenberg Construction Company, Inc., in the amount of \$360,000 (includes contingency), for the Hurst Athletic Complex Restroom Project.</p>	

Funding and Sources:

The Hurst Athletic Complex Restroom Project, in the amount of \$320,258, with funding from the Half Cent Sales Tax Fund was approved by the City Council on April 14, 2015. The additional \$39,742 needed has been identified within the Half Cent Sales Tax Fund Encumbered Balance.

Recommendation:

It is recommended that the City Council authorize the city manager to reject all bids and proceed with Falkenberg Construction Company, Inc., for the purchase and installation of a restroom at the Hurst Athletic Complex, for an amount not to exceed \$360,000, with funding from the Half Cent Sales Tax Fund.

City Council Staff Report

SUBJECT: Consider award of a Contract for citywide landscape maintenance services

Supporting Documents:

Meeting Date: 8/25/2015  
 Department: Community Services  
 Reviewed by: Allan Heindel  
 City Manager Review:

Background/Analysis:

Since 1999, the Parks Division has had continued success with contractual landscape maintenance services. These contracts have allowed the Division to focus on detailed park maintenance tasks, ongoing landscape improvements, and special events support. They allow the City to utilize a professional landscape maintenance company that possesses the experience and equipment necessary to work on City-owned properties performing mowing, edging, weeding, pruning, fertilization and general cleanup tasks. In addition, they alleviate the City from costly, dangerous, and labor-intensive work, while allowing a private sector company to supply this particular service in a more efficient manner on an as-needed basis. The contract also allows other City departments to utilize the services, if the need should arise.

A model set of specifications and bid documents were developed that included landscape maintenance services for 112 sites in the City. The documents were advertised and distributed to landscape maintenance companies in the area with one company submitting a qualified, sealed bid. That company was LandCare (formerly TruGreen LandCare), which is the City's current landscape maintenance contractor.

Funding and Sources:

It is estimated that the City will spend approximately \$645,000 per year for contract landscape maintenance services depending upon annual operating and project budgets. Base funding for this contract has been identified in the Parks Division's Operating Budget with \$200,000 identified in the Reserve Revenue of the Half Cent Sales Tax Fund.

Recommendation:

It is recommended that the City Council authorize the city manager to enter into an annual contract with LandCare for citywide landscape maintenance services with the option to renew for four additional twelve month periods.

## Future Event Calendar

August 25, 2015

<u>DATE AND TIME</u>	<u>ACTIVITY</u>
Tuesday, August 25, 2015 6:30 p.m.	Regular City Council Meeting City Council Chambers
Monday, September 7, 2015	City Offices Closed – Holiday
Tuesday, September 8, 2015 6:30 p.m.	Regular City Council Meeting City Council Chambers
Tuesday, September 22, 2015 6:30 p.m.	Regular City Council Meeting - <b>Canceled</b> City Council Chambers
Tuesday, September 29, 2015 6:30 p.m.	Regular City Council Meeting City Council Chambers
Tuesday, October 6, 2015	National Night Out
Tuesday, October 13, 2015 6:30 p.m.	Regular City Council Meeting City Council Chambers
Saturday, October 17, 2015 7:00 a.m. – Noon	Good Neighbor Day Bellaire Shopping Center
Saturday, October 17, 2015 7:00 a.m. – Noon	Good Neighbor Day Bellaire Shopping Center
Tuesday, October 27, 2015 6:30 p.m.	Regular City Council Meeting City Council Chambers