

**WORK SESSION AGENDA OF THE CITY COUNCIL OF HURST, TEXAS
CITY HALL, 1505 PRECINCT LINE ROAD
FIRST FLOOR CONFERENCE ROOM
TUESDAY, OCTOBER 27, 2015 – 5:30 P.M.**

I. Call to Order

II. Informational Items

III. Discussion of Agenda Item(s) 7 and 8

Conduct a public hearing to consider SP-15-10 Crestview Phase II, a site plan for Lots 3 and 5, Block 1 Crestview Highway 26 Addition, being 5.5 acres located at 785 Grapevine Highway

Consider Ordinance 2303, first reading, SP-15-10 Crestview Phase II, a site plan for Lots 3 and 5, Block 1 Crestview Highway 26 Addition, being 5.5 acres located at 785 Grapevine Highway

Michelle Lazo

IV. Discussion of Agenda Item(s) 9

Consider P-15-14 Crestview Highway 26 Addition, a replat of Lot 3 to Lots 3R, 5, and 6, Block 1, Crestview Highway 26 Addition, being 9.146 acres located at 785 Grapevine Highway

Michelle Lazo

V. Discussion of Agenda Item(s) 10

Consider P-15-11 Hurst Substation, a final plat of Tract 1B, 1B1, and 1B2, Peter Sowell Survey and Tract 2A1D RP Barton Survey to Lot 1, Block 1, Hurst Substation Addition, being 17.55 acres located at 709 E. Ellen and 175 Arwine Drive

Michelle Lazo

VI. Discussion of Agenda Item(s) 11

Consider Ordinance 2304, first reading, amending Chapter 10, Article IV Nuisances, of the City of Hurst Code of Ordinances, by amending Section 10-78 Definitions adding “Nuisance Tarp”, and the addition of 10-81.5 “Stagnant Water”; and amending 10-80 “High Weeds and Grass”

Michelle Lazo

VII. Discussion of Agenda Item(s) 12

Consider authorizing the city manager to enter into an Engineering Services Contract with Halff Associates, Inc., for engineering services for Valley View Branch Flood Protection Planning Study

Greg Dickens

VIII. Adjournment

Posted by: _____

This the 23rd day of October 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, OCTOBER 27, 2015**

AGENDA:

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

CONSENT AGENDA

1. Consider approval of the minutes for the October 13 and 20, 2015 City Council meetings
2. Consider Ordinance 2300, second reading, SP-15-13 Tarrant County Northeast Courthouse, a site plan revision for signage only on Lot 1, Block 1, NE Tarrant County Plaza, being 5.5 acres located at 645 Grapevine Highway
3. Consider Ordinance 2301, second reading, SP-15-04 Royal Residency Estates, a site plan for Lot 3R, Block 1, Whiteman Addition, being 2.59 acres located at 312 E. Pecan Street
4. Consider authorizing the city manager to enter into a contract with Excel 4 Construction, LLC of Fort Worth, Texas, for the 2015 Miscellaneous Sanitary Sewer Improvements Project
5. Consider authorizing the city manager to enter into an Engineering Services Contract Amendment 5 to Baird, Hampton & Brown, Inc., for engineering services for Pipeline Road Improvements, Phase 2 Project
6. Consider authorizing the city manager to purchase annual hardware computer replacements

PUBLIC HEARING(S) AND RELATED ITEM(S)

7. Conduct a public hearing to consider SP-15-10 Crestview Phase II, a site plan for Lots 3 and 5, Block 1 Crestview Highway 26 Addition, being 5.5 acres located at 785 Grapevine Highway

8. Consider Ordinance 2303, first reading, SP-15-10 Crestview Phase II, a site plan for Lots 3 and 5, Block 1 Crestview Highway 26 Addition, being 5.5 acres located at 785 Grapevine Highway

PLAT(S)

9. Consider P-15-14 Crestview Highway 26 Addition, a replat of Lot 3 to Lots 3R, 5, and 6, Block 1, Crestview Highway 26 Addition, being 9.146 acres located at 785 Grapevine Highway
10. Consider P-15-11 Hurst Substation, a final plat of Tract 1B, 1B1, and 1B2, Peter Sowell Survey and Tract 2A1D RP Barton Survey to Lot 1, Block 1, Hurst Substation Addition, being 17.55 acres located at 709 E. Ellen and 175 Arwine Drive

ORDINANCE(S)

11. Consider Ordinance 2304, first reading, amending Chapter 10, Article IV Nuisances, of the City of Hurst Code of Ordinances, by amending Section 10-78 Definitions adding “Nuisance Tarp”, and the addition of 10-81.5 “Stagnant Water”; and amending 10-80 “High Weeds and Grass”

ACTION ITEM(S)

12. Consider authorizing the city manager to enter into an Engineering Services Contract with Half Associates, Inc., for engineering services for Valley View Branch Flood Protection Planning Study

OTHER BUSINESS

13. Review of the following advisory board meeting minutes:
 - Planning and Zoning Commission
14. Review of upcoming calendar items
15. 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 23rd day of October 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.

**Minutes
Hurst City Council
Work Session
Tuesday, October 13, 2015**

On the 13th day of October 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
Jeff Jones	)	Assistant City Manager
Clay Caruthers	)	Assistant City Manager
Rita Frick	)	City Secretary
Michelle Lazo	)	Managing Director of Development
Steve Bowden	)	Executive Director of Development
Ashleigh Johnson	)	Managing Director of Communications

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.**
- II. Informational Items** – City Manager Allan Weegar and Managing Director of Communications Ashleigh Johnson reviewed the draft Newcomers Packet. City Manager Allan Weegar also advised of recent citizens’ concerns.
- III. Discussion of Agenda Item(s) 8 and 9**

Conduct a public hearing to consider SP-15-13 Tarrant County Northeast Courthouse, a site plan revision for signage only on Lot 1, Block 1, NE Tarrant County Plaza, being 5.5 acres located at 645 Grapevine Highway.

Consider Ordinance 2300, first reading, SP-15-13 Tarrant County Northeast Courthouse, a site plan revision for signage only on Lot 1, Block 1, NE Tarrant County Plaza, being 5.5 acres located at 645 Grapevine Highway.

Managing Director of Development Michelle Lazo briefed Councilmembers on SP-15-13 Tarrant County Northeast Courthouse, a site plan revision for signage only on Lot 1, Block 1, NE Tarrant County Plaza, being 5.5 acres located at 645 Grapevine Highway noting the

LED sign was approximately six feet in height, would not flash or cause any visibility issues.

IV. Discussion of Agenda Item(s) 10 and 11

Conduct a public hearing to consider SP-15-04 Royal Residency Estates, a site plan for Lot 3R, Block 1, Whiteman Addition, being 2.59 acres located at 312 E. Pecan Street.

Consider Ordinance 2301, first reading, SP-15-04 Royal Residency Estates, a site plan for Lot 3R, Block 1, Whiteman Addition, being 2.59 acres located at 312 E. Pecan Street.

Managing Director of Development Michelle Lazo briefed Councilmembers on SP-15-04 Royal Residency Estates, a site plan for Lot 3R, Block 1, Whiteman Addition, being 2.59 acres located at 312 E. Pecan Street, noting ten single family lots, one and two story homes, and reviewed the basic floor plan and estimated value of the homes.

V. Discussion of Agenda Item(s) 12

Consider Resolution 1631 nominating persons for election to the Tarrant Appraisal District Board of Directors.

City Manager Allan Weegar briefed Councilmembers on the nominating process for the Tarrant Appraisal District Board of Directors noting that Mark Wood has been nominated and the Council could nominate Mr. Wood, someone else or no one.

VI. Discussion of Agenda Item(s) 13

Consider authorizing the city manager to enter into the second one-year extension to a Professional Facilitations Agreement with The Management Connection.

City Manager Allan Weegar briefed Councilmembers on the second one-year extension to a Professional Facilitations Agreement with The Management Connection, and stated Joe Gonzalez would provide an overview of his work this year.

VII. Discussion of Agenda Item(s) 14

Consider authorizing the city manager to enter into an Interlocal Cooperation Agreement between the North Central Texas Council of Governments and the City of Hurst for Operation of Commuter Rail Service for FY 2014 through 2016.

City Manager Allan Weegar briefed Councilmembers on the Interlocal Cooperation Agreement between the North Central Texas Council of Governments and the City of Hurst for Operation of Commuter Rail Service for FY 2014 through 2016, noting the recent license plate survey results and the reduction of the city's annual contribution due to a lower allocation of usage.

VIII. Adjournment

The work session adjourned at 6:20 p.m.

APPROVED this the 27th day of October 2015.

ATTEST:

Rita Frick, City Secretary

APPROVED:

Richard Ward, Mayor

**City of Hurst
City Council Minutes
Tuesday, October 13, 2015**

On the 13th day of October 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
Clay Caruthers	)	Assistant City Manager
Jeff Jones	)	Assistant City Manager
Rita Frick	)	City Secretary
Steve Bowden	)	Executive Director of Development
Michelle Lazo	)	Managing Director of Development

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.

CONSENT AGENDA

1. Considered approval of the minutes for the September 29, 2015 City Council meetings.
2. Considered canceling the November 24, 2015 and December 22, 2015 regular City Council meetings.
3. Considered authorizing the city manager to enter into a Contract with Ballard Tree Services for tree and shrub maintenance.
4. Considered authorizing the city manager to enter into an Agreement with the Texas Water Development Board for grant funding participation in the Flood Protection Planning Study for Valley View Branch Watershed.
5. Considered authorizing the city manager to enter into an Interlocal Purchasing Agreement with the City of Grand Prairie.

6. Considered authorizing the city manager to enter into a Purchase Agreement with Integrated Forensic Laboratories for evidence processing services.
7. Considered authorizing the city manager to enter into a Purchase Agreement with Red The Uniform Tailor for Police Department uniforms and equipment.

Councilmember Wilson moved to pass 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

PUBLIC HEARING(S) AND RELATED ITEM(S)

8. Conducted a public hearing to consider SP-15-13 Tarrant County Northeast Courthouse, a site plan revision for signage only on Lot 1, Block 1, NE Tarrant County Plaza, being 5.5 acres located at 645 Grapevine Highway.

Mayor Ward announced a public hearing to consider SP-15-13 Tarrant County Northeast Courthouse, a site plan revision for signage only on Lot 1, Block 1, NE Tarrant County Plaza, being 5.5 acres located at 645 Grapevine Highway, and recognized Tarrant County representative Bill Echols, 2824 Enniswood Circle, Arlington who reviewed the proposed LED monument sign. Mr. Echols explained the request is for a six (6) foot masonry monument sign with cast aluminum letters and a small LED message board. The masonry will match the existing structure and landscaping is already in place. In response to Councilmembers' questions, Mr. Echols stated the signal for the sign is WiFi.

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

9. Considered Ordinance 2300, first reading, SP-15-13 Tarrant County Northeast Courthouse, a site plan revision for signage only on Lot 1, Block 1, NE Tarrant County Plaza, being 5.5 acres located at 645 Grapevine Highway.

Councilmember Kitchens moved to approve the signage request SP-15-13 Tarrant County Northeast Courthouse, a site plan revision for signage only on Lot 1, Block 1, NE Tarrant County Plaza, being 5.5 acres located at 645 Grapevine Highway and Ordinance 2300. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

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

No: None

10. Conducted a public hearing to consider SP-15-04 Royal Residency Estates, a site plan for Lot 3R, Block 1, Whiteman Addition, being 2.59 acres located at 312 E. Pecan Street.

Mayor Ward announced a public hearing to consider SP-15-04 Royal Residency Estates, a site plan for Lot 3R, Block 1, Whiteman Addition, being 2.59 acres located at 312 E. Pecan Street, and recognized Jim Dewey with JDJR Engineering, 2500 Texas Drive, Irving, Texas, who reviewed the request to develop one and two-story single family residences. He

explained the owners' initial plan was to build townhomes, but the neighbors expressed concern regarding density. He stated they are now proposing 10 residential lots and believe the neighbors are now in support of the density. In response to Councilmembers' questions, Mr. Dewey stated the owner has been building for approximately 5 years, and builds about eight to ten homes a year. He stated the owner currently has homes under construction in Euless and Arlington, and believes the proposed homes will sell between \$175,000 and \$250,000.

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

11. Considered Ordinance 2301, first reading, SP-15-04 Royal Residency Estates, a site plan for Lot 3R, Block 1, Whiteman Addition, being 2.59 acres located at 312 E. Pecan Street.

Councilmember Welton moved to approve SP-15-04 Royal Residency Estates, a site plan for Lot 3R, Block 1, Whiteman Addition, being 2.59 acres located at 312 E. Pecan Street, with the stipulation that Lot 1 be limited to a single-story home, and Ordinance 2301. Motion seconded by Councilmember McLendon. Motion prevailed by the following vote:

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

No: None

RESOLUTION

12. Considered Resolution 1631 nominating persons for election to the Tarrant Appraisal District Board of Directors.

Mayor Ward recognized City Manager Allan Weegar who reviewed the nominating process and noted that Mark Wood has been nominated by other area cities and the Council may choose to nominate him, anyone else or make no nomination.

Councilmember Wilson moved not to nominate and support Mark Wood. 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)

13. Considered authorizing the city manager to enter into the second one-year extension to a Professional Facilitations Agreement with The Management Connection.

Mayor Ward recognized City Manager Allan Weegar who reviewed the existing contract with The Management Connection, and introduced The Management Connection President Joe Gonzalez, who reviewed current initiatives by the Council and Executive Staff relative to organizational development. Mr. Gonzalez thanked the Council for their vision and leadership.

Councilmembers expressed their appreciation for the guidance Mr. Gonzalez provides the City.

Councilmember Wilson moved to authorize the city manager to enter into the second one-year extension of the current contract with The Management Connection. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

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

14. Considered authorizing the city manager to enter into an Interlocal Cooperation Agreement between the North Central Texas Council of Governments and the City of Hurst for Operation of Commuter Rail Service for FY 2014 through 2016.

Assistant City Manager Clay Caruthers presented an overview of the agreement with the North Central Texas Council of Governments for commuter rail service. He noted the original agreement expired at the end of fiscal year 2013. He explained a recent license plat survey was conducted to determine whether adjustments to the City's funding contribution were needed, and as a result of the survey, the city's annual contribution will be lowered from \$98,168 to \$90,456. City Manager Allan Weegar noted funding has been booked for the invoices not received. In response to Councilmembers' questions, staff stated they were unsure how frequently the survey was conducted, that they looked at all stations, not just the Bell Station, and that the numbers indicated the ridership had decreased.

Councilmember Kitchens moved to authorize the city manager to enter into an Interlocal Cooperation Agreement with NCTCOG for the operation of commuter rail service through FY 2016, in an amount equal to \$90,456 a year. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

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

OTHER BUSINESS

15. Council reviewed the following advisory board meeting minutes:
- HEB Teen Court Advisory Board
 - Library Board
 - Parks and Recreation Board
 - Senior Citizens Advisory Board
 - Traffic Safety Commission
 - Planning and Zoning Commission
16. Review of upcoming calendar items – City Manager Allan Weegar reviewed the following calendar items:
- Good Neighbor Day, October 24, 2015 and October 31, 2015
 - Cancelation of the November 24, 2015 and December 22, 2015 City Council meetings.

17. City Council Reports – Councilmember Booe expressed his appreciation to Kroger for providing food items for National Night Out. Councilmember Welton expressed appreciation for the Fire Department and their hard work at the recent house fire on Hurstview. Councilmember Kitchens thanked the Council and staff for their support and work at the recent CyberSecurity event at the Hurst Conference Center.

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

Mayor Ward recognized the Boy Scouts in attendance.

Mayor Ward recessed the meeting at 7:29 p.m. to Executive Session in compliance with the provisions of the Texas Open Meetings Law, Authorized by Government Code, 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City and reconvened to open session at 7:41 p.m.

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

Councilmember Wilson moved to continue the relationship with Ed Casebier at the Heritage Village Senior Housing for five years. Motion seconded by Councilmember Holzer. Motion prevailed by the following vote:

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

ADJOURNMENT

The meeting adjourned at 7:44 p.m.

APPROVED this the 27th day of October 2015.

ATTEST:

APPROVED:

Rita L. Frick, City Secretary

Richard Ward, Mayor

**MINUTES
HURST CITY COUNCIL
WORK SESSION
TUESDAY, OCTOBER 20, 2015**

On the 20th day of October 2015, at 5:19 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at the Hurst Conference Center, 1601 Campus Drive, Hurst, Texas, with the following members present:

Richard Ward	)	Mayor
Bill McLendon	)	Mayor Pro Tem
Henry Wilson)	
Anna Holzer)	
Larry Kitchens)	
David Booe	)	Councilmembers
Nancy Welton)	
Allan Weegar	)	City Manager
Clay Caruthers	)	Assistant City Manager Finance
Jeff Jones	)	Assistant City Manager Administration
Rita Frick	)	City Secretary
Stephen Moore	)	Police Chief
Greg Dickens	)	City Engineer
Steve Bowden	)	Executive Director of Development
Michelle Lazo	)	Managing Director of Development

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

1. The meeting was called to order at 5:19 p.m.

Council first moved to Agenda Item 4.

4. Informational Items – City Manager Allan Weegar advised Council of recent citizens’ concerns.
2. Review and Discussion of possible revisions to the City of Hurst Code of Ordinances

City Manager Allan Weegar led Council in a review and discussion of possible updates to the Code of Ordinances. Discussion included suggested updates to definitions and regulations discussed and recommended by the Neighborhood and Community Advisory Committee. Discussion included stagnant water, inoperative vehicles, nuisance tarps, wildflowers, temporary carpools, dead tree removal, and trees overhanging in streets. Also discussed were possible amendments to various codes presented by staff. City Manager Allan Weegar stated staff would continue to review and present various ordinances to Council for discussion and potential

updates. Also discussed was the importance of future planning and the possibility of hiring a professional planner. City Manager Allan Weegar stated staff will continue investigating the needs for updating the Code of Ordinances and planning for the future.

3. Discussion of alternatives to fund future Capital Improvements

City Manager Allan Weegar stated, as part of the Strategic Planning process, Council discussed future alternatives to fund Capital Improvements. He stated staff investigated two possible alternatives including a street maintenance fee and lease of major equipment, and staff reviewed various options. Council discussed pros and cons to these alternatives, and City Manager Weegar stated he would bring these items forward in the Strategic Planning Process for further discussion.

5. Adjournment - The Work Session was adjourned at 7:43 p.m.

APPROVED this the 27th day of October 2015.

ATTEST:

APPROVED:

Rita Frick, City Secretary

Richard Ward, Mayor

City Council Staff Report

SUBJECT: SP-15-13 Tarrant County Northeast Courthouse, a site plan revision for signage only on Lot 1, Block 1, NE Tarrant County Plaza, being 5.5 acres located at 645 Grapevine Highway

Supporting Documents:

Ordinance 2300

Meeting Date: 10/27/2015

Department: Development

Reviewed by: Steve Bowden

City Manager Review:

Background/Analysis:

An application has been made by William Echols III, AIA, on behalf of Tarrant County for a site plan revision for signage only on Lot 1, Block 1, NE Tarrant County Plaza, being 5.5 acres located at 645 Grapevine Highway.

County Commissioner Gary Fickes would like to add a LED monument sign to the entrance on Grapevine Highway. There was no monument sign requested on the original site plan. A monument sign with flags was constructed near the building, but it is not visible from the street.

The applicant is requesting a six (6) foot masonry monument sign with cast aluminum letters and a 19 square foot LED message board. The masonry will match the existing structure.

Funding and Sources:

There is no fiscal impact.

Recommendation:

The Planning and Zoning Commission met on Monday, October 5, 2015, and voted 7-0 to recommend approval of SP-15-13 Tarrant County Northeast Courthouse, a site plan revision for signage only.

ORDINANCE 2300

AN ORDINANCE ADOPTING A SITE PLAN APPROVAL FOR SIGNAGE ONLY FOR LOT 1 BLOCK 1 NE TARRANT COUNTY PLAZA ADDITION, BEING 5.5 ACRES LOCATED AT 645 GRAPEVINE HIGHWAY, SP-15-13

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, NE Tarrant County Plaza Addition, being 5.5 acres located at 645 Grapevine Highway.

AND IT IS SO ORDERED.

Passed on the first reading on the 13th day of October 2015 by a vote of 6 to 0.

Approved on the second reading on the 27th day of October 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

SITE PLAN

showing
5.5356 acres
Northeast Tarrant County Plaza Addition
City of Hurst, Tarrant County, Texas
Volume 388-130, Page 26
Map or Plat Records
Tarrant County, Texas

AS-SURVEYED LEGAL DESCRIPTION

BEING a 5.5356 acre parcel of land situated in the W. T. Jones Survey, Abstract No. 865, City of Hurst, Tarrant County, Texas and being all of that certain called Northeast Tarrant County Plaza, being a revision of Tract A-R, Block 31, Mayfair North Addition, an addition to the City of Hurst, Tarrant County, Texas, according to the plat thereof recorded in Volume 388-130, Page 26, Map Records of Tarrant County, Texas said 5.5356 acre parcel being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for corner at the Southwest corner of said Northeast Tarrant County Plaza, same being the Northwest corner of Lot 14, Block 10 of the Mayfair North Addition, Third Filing, according to the Map or Plat thereof recorded in Volume 388-97, Page 51 of the Map or Plat Records of Tarrant County, Texas and also being in the East line of Lot 1, Block 1 of the Cannan Center Addition according to the Map or Plat thereof recorded in Cabinet A, Slide 5438 of said Map or Plat Records;

THENCE North 00°51'09" East with the common line of said Lot 1, Block 1 and the Southwest line of said Northeast Tarrant County Plaza a distance of 139.88 feet to a 1/2" inch iron rod found for corner in the Southeast Right-of-Way line of State Highway No. 26 (Grapevine Highway Right-of-Way varies);

THENCE North 45°10'14" East along the Southeast line of said State Highway No. 26 same being the Northwest line of said Northeast Tarrant County Plaza a distance of 718.97 feet to an "X" cut found in concrete for corner at the North corner of said Northeast Tarrant County Plaza same being the West corner of that certain called Lot 1, Mayfair North Addition according to the Map or Plat thereof recorded in Volume 388-116, Page 88 of said Map or Plat Records;

THENCE South 45°28'38" East with the common line of said Lot 1, Block 31 and the Northeast line of said Northeast Tarrant County Plaza a distance of 220.00 feet to a 1/2" inch iron rod found for corner at the East corner of said Northeast Tarrant County Plaza same being the North corner of Lot 4, Block 31 of said Mayfair North Addition;

THENCE South 26°58'58" West with the common line of Lot 4, Block 31 and the East line of said Northeast Tarrant County Plaza a distance of 169.91 feet to a 1/2" inch iron rod marked "SANDS" set for corner at an angle corner in said East line;

THENCE South 18°49'13" West with said East and West lines a distance of 180.77 feet to a 1/2" inch iron rod found for corner at an angle corner of said East and West lines;

THENCE South 06°19'26" West with said East and West lines a distance of 169.94 feet to a 1/2" inch iron rod marked "SANDS" set for corner at the Southeast corner of said Northeast Tarrant County Plaza and being at the North line of the above referenced Mayfair North Addition, Third Filing and also being at the Southwest corner of said Block 31;

THENCE South 89°53'00" West with South line of said Northeast Tarrant County Plaza and the North line of said Mayfair North Addition a distance of 514.70 feet back to the POINT OF BEGINNING and CONTAINING: 241,133 square feet or 5.5356 acres of land, more or less.

All bearings are based on Texas State Plane Coordinate System, North Central Zone.

This survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition I Survey.

John C. Scott
Registered Professional Land Surveyor
State of Texas No. 5411
Date: October 7, 2014



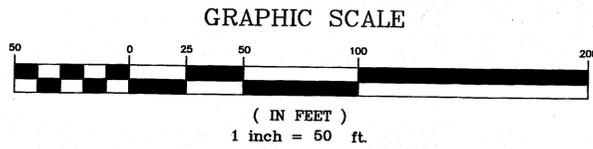
SANDS SURVEYING CORPORATION

422 Willow Way,
Highland Village Texas 75077
(817) 355-5253 ph
(817) 803-6139 fax
www.SandsSurveyingTX.com

SCALE: 1"=40'
DATE: 10/02/2014
W.O.: 136059A
DRAWN BY: DB
CHECKED BY: SC

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Texas Firm Registration No. 10014600

EXHIBIT A



LEGEND OF SYMBOLS & ABBREVIATIONS

- | | |
|-------------------------|---------------------|
| IRF | Iron Rod Found |
| CIRS | Capped Iron Rod Set |
| WV | Water Valve |
| Fire Hydrant | |
| Oncor Underground Elec. | ONCOR |
| Light Pole | |
| Power Pole | |
| Overhead Powerline | P |
| Sanitary Sewer Manhole | |
| Clean Out | |
| Gas Meter | |
| Electric Meter | |
| Electric Control Box | |

SANDS

LOT 1, BLOCK 1
CANNAN CENTER
CABINET A, SLIDE 5438
P.R.T.C.T.

RODERICK E. JOHNSON
LOT 14
BLOCK 10
MAYFAIR NORTH ADDITION THIRD FILING
VOLUME 388-97, PAGE 51
P.R.T.C.T.

TIMOTHY SR. & DENISE KOGER
LOT 15
BLOCK 10
MAYFAIR NORTH ADDITION THIRD FILING
VOLUME 388-97, PAGE 51
P.R.T.C.T.

CHARLES R. & LINDA L. PARR
LOT 17
BLOCK 10
MAYFAIR NORTH ADDITION THIRD FILING
VOLUME 388-97, PAGE 51
P.R.T.C.T.

CARL JR. & KAREN A. MCDANIEL
LOT 17
BLOCK 10
MAYFAIR NORTH ADDITION THIRD FILING
VOLUME 388-97, PAGE 51
P.R.T.C.T.

KEVIN & MARY BROOKSHIRE
LOT 18
BLOCK 10
MAYFAIR NORTH ADDITION THIRD FILING
VOLUME 388-97, PAGE 51
P.R.T.C.T.

JIMMIE & PATSY HOCKER
LOT 19
BLOCK 10
MAYFAIR NORTH ADDITION THIRD FILING
VOLUME 388-97, PAGE 51
P.R.T.C.T.

JASON & PATRICIA DEARNOND
LOT 20
BLOCK 10
MAYFAIR NORTH ADDITION THIRD FILING
VOLUME 388-97, PAGE 51
P.R.T.C.T.

PARKING: NORTHEAST TARRANT COUNTY PLAZA	
ITEM	OBSERVED
PARKING REGULAR	290 SPACES
PARKING HANDICAP	10 SPACES
PARKING TOTAL	300 SPACES

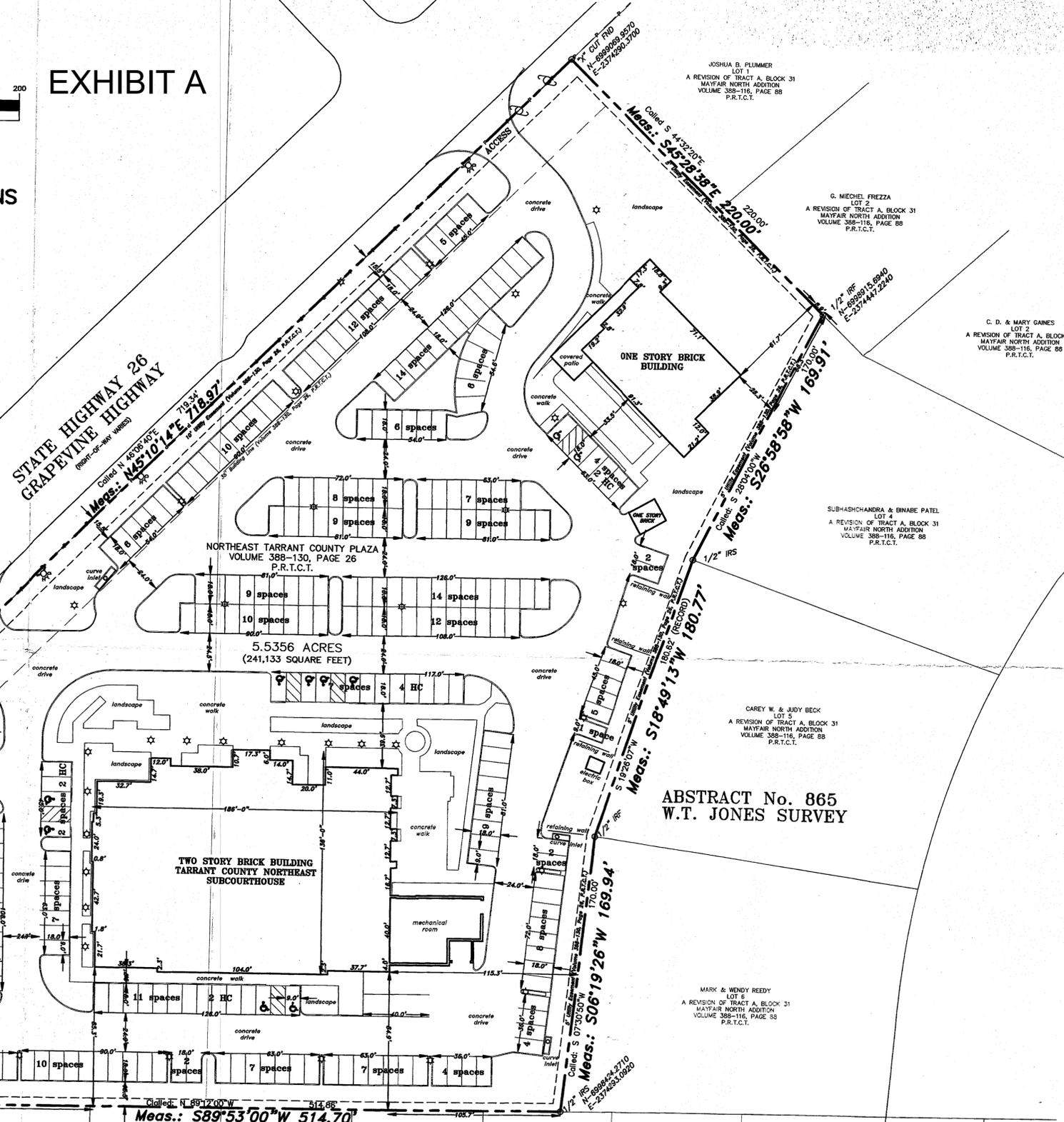
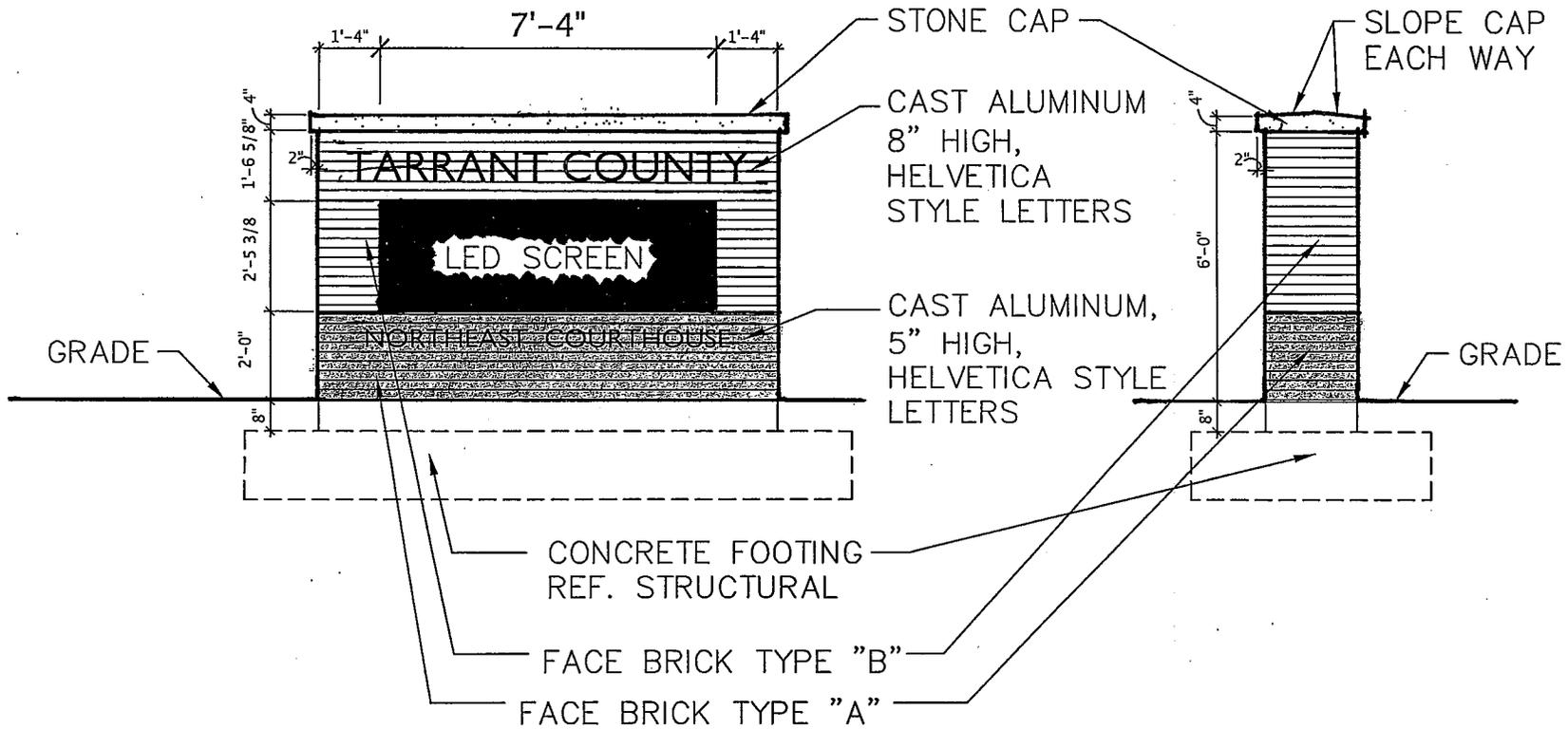


EXHIBIT B



1 WEST/EAST ELEVATIONS
MONUMENT SIGN DETAIL

NTS NOTE: MATCH BRICK TYPES WITH EXISTING MONUMENT SIGN

2 NORTH/SOUTH ELEVATIONS
MONUMENT SIGN DETAIL

NTS

City Council Staff Report

SUBJECT: SP-15-04 Royal Residency Estates, a site plan for Lot 3R, Block 1, Whiteman Addition, being 2.59 acres located at 312 E. Pecan Street

Supporting Documents:

Ordinance 2301

Meeting Date: 10/27/2015
 Department: Development
 Reviewed by: Steve Bowden
 City Manager Review:

Background/Analysis:

An application has been made by Jim Dewey with JDJR Engineering, on behalf of Royal Family Living Homes, LLC, for a site plan on Lot 3R, Block 1, Whiteman Addition, being 2.59 acres located at 312 E. Pecan Street. The property is zoned R-2 (Single Family Planned Development).

The applicant is requesting the site plan to develop 10 single-family lots with a minimum lot width of 50 feet. The applicant is requesting a 40 ft. front building line and a 20 ft. rear building line. The minimum side yard setback will be 5 ft.

Lots 1, 2, and 3 will share an access drive to Pecan Street. The minimum garage door setback on Lots 2 and 3 will be 60 ft.

The homes will meet the masonry requirements, have pitched roofs, and a two-car garage.

There is no screening wall requirement adjacent to the R-1 residential property.

The developer will plant three (3) 3-inch trees as required by ordinance.

The developer has changed the density of the development based on the neighboring resident comments.

Funding and Sources:

There is no fiscal impact.

Recommendation:

The Planning and Zoning Commission met on Monday, October 5, 2015 and voted 7-0 to recommend approval of SP-15-04 Royal Residency Estates, with the stipulation that Lot 1 be limited to a single-story home.

ORDINANCE 2301

AN ORDINANCE ADOPTING A SITE PLAN APPROVAL FOR LOT 3R BLOCK 1 WHITEMAN ADDITION, BEING 2.59 ACRES LOCATED AT 312 EAST PECAN STREET, SP-15-04

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-C for Lot 3R, Block 1, Whiteman Addition, being 2.59 acres located at 312 East Pecan Street.

AND IT IS SO ORDERED.

Passed on the first reading on the 13th day of October 2015 by a vote of 6 to 0.

Approved on the second reading on the 27th day of October 2015 by a vote of _ to _.

ATTEST:

CITY OF HURST

Rita Frick, City Secretary

Richard Ward, Mayor

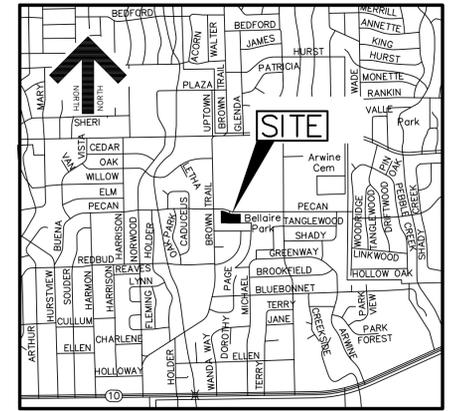
Approved as to form and legality:

City Attorney

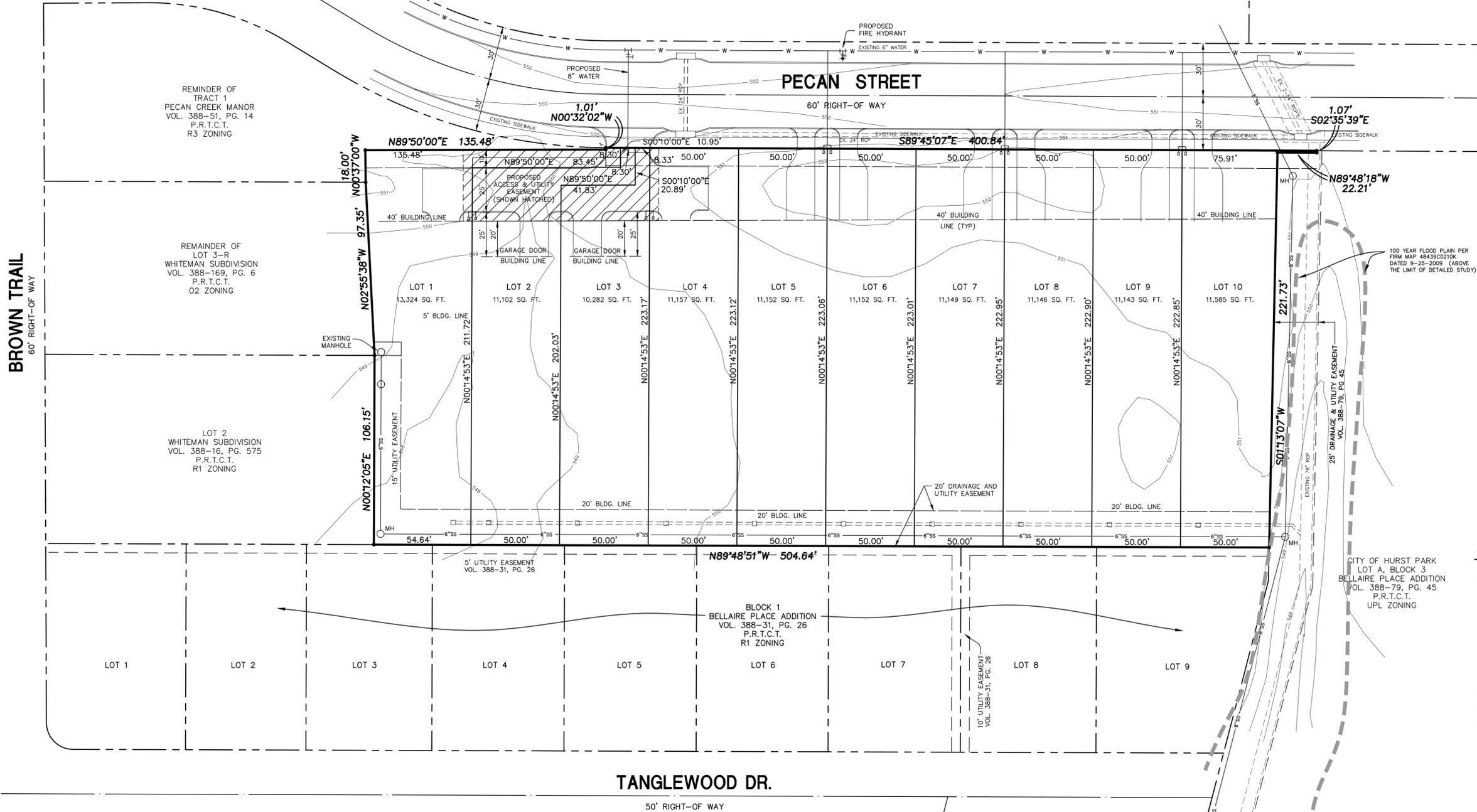
EXHIBIT A

TRACT 2A
PECAN CREEK MANOR
CAB. A, SLIDE 2648 P.R.T.C.T.
R3 ZONING

TRACT 2B
PECAN CREEK MANOR
CAB. A, SLIDE 2648 P.R.T.C.T.
UPL ZONING



LOCATION MAP



NOTES:

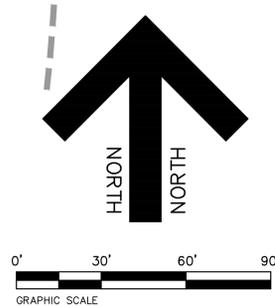
1. A NOTE WILL BE RECORDED ON THE FINAL PLAT OF THE SUBDIVISION WHICH WILL INDICATE THE LIMITATION OF ABILITY TO CONSTRUCT PERMANENT ACCESSORY STRUCTURES WITHIN ANY DEDICATED EASEMENTS.
2. THE CITY OF HURST RESERVES THE RIGHT TO REQUIRE A MINIMUM FINISHED FLOOR ELEVATION ON ANY LOT WITHIN THIS ADDITION.
3. ALL UTILITY SERVICE TO AND WITHIN THIS SITE SHALL BE UNDERGROUND.
4. THE MINIMUM SIZE OF DWELLING UNITS SHALL BE 1,500 SQUARE FOOT.
5. ALL RESIDENCES SHALL BE CONSTRUCTED SO AS TO BE WITHIN 150 FEET HOSE LAY FROM THE PUBLIC STREET (FIRELANE)..

SITE DATA

AREA OF PROPERTY	113,196 SQ. FT. (2.5986 AC)
NUMBER OF LOTS	10 (3.84 UNITS/ACRE)
MINIMUM LOT AREA	7,500 SQUARE FEET
MINIMUM FRONT SETBACK	40 FEET
MINIMUM GARAGE DOOR SETBACK	40 FEET - LOTS 1, 4-10 60 FEET - LOTS 2-3
MINIMUM SIDE SETBACK	5 FEET
MINIMUM REAR SETBACK	20 FEET
MINIMUM LOT WIDTH AT FRONT SETBACK	50 FEET

REVISIONS:	
4-7-15	DRC COMMENTS
7-6-15	REDESIGN
9-10-15	REVISE FOR FIRE

OWNER/DEVELOPER:
KHUZEMA MUKHI
ROYAL FAMILY LIVING HOMES, LLC
2580 W CAMP WISDOM RD
STE 100-119
GRAND PRAIRIE, TX, 75052
TEL: (972) 900-0595



SHEET TITLE:
PD FOR R1 SINGLE FAMILY
ROYAL RESIDENCY ESTATES
2.5986 ACRES
PETER SOWELL SURVEY
ABSTRACT 1407
HURST, TARRANT CO. TEXAS

PREPARED BY:
JDJR ENGINEERS & CONSULTANTS, INC.
TSBPE REGISTRATION NUMBER F-8527

ENGINEERS • SURVEYORS • LAND PLANNERS
2500 Texas Drive Suite 100 Irving, Texas 75062
Tel 972-252-6357 Fax 972-252-8958

DATE: FEB. 23, 2015	DRAWN BY: ADL	SHEET NO.
SCALE: 1" = 30'	CHECKED BY: JDJR	1 OF 1

City Council Staff Report

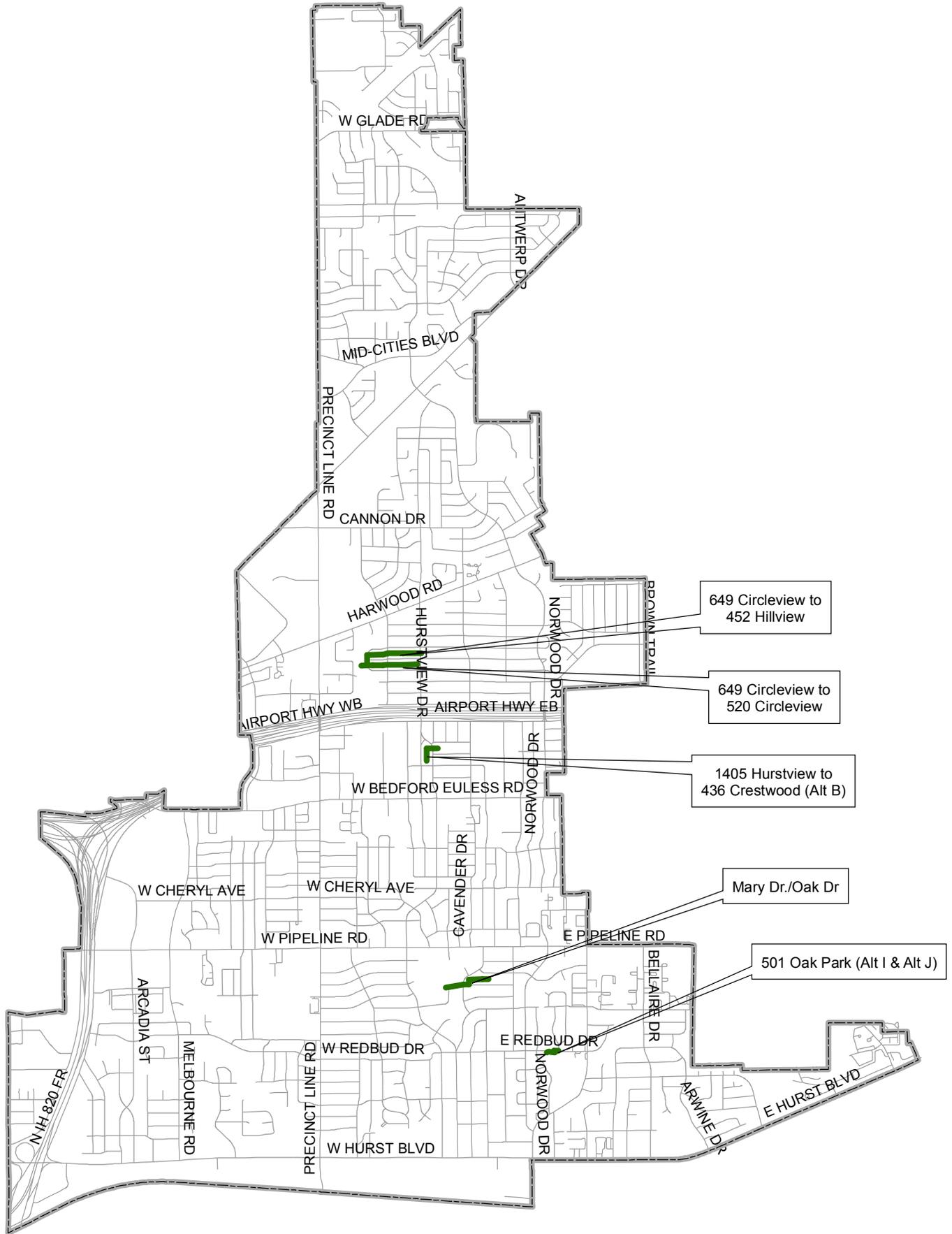
<p>SUBJECT: Consider authorizing the city manager to enter into a contract with Excel 4 Construction, LLC, for the 2015 Miscellaneous Sanitary Sewer Pipe Bursting Improvements</p>	
<p>Supporting Documents:</p>	
<p>Location Map Bid Summary</p>	<p>Meeting Date: 10/27/2015 Department: Public Works / Engineering Reviewed by: Ron Haynes City Manager Review:</p>
<p>Background/Analysis:</p>	
<p>The project was advertised as thirteen separate sewer lines to be replaced by the pipe bursting method. Knowing the cost for all thirteen sewer lines to be replaced would cost more than the budgeted amount, staff organized the bid proposal into a Base Bid of the three highest priority lines with ten additional alternate bids. The project was advertised as being the Base Bid with any combination of the alternates or none of the alternates.</p> <p>Bids were received on October 7, 2015 at 2:00 p.m. at City Hall for the subject project. Two bids were received with the low bid being submitted by Excel 4 Construction, LLC, in the total amount of \$409,994.00 for the Base Bid, and a total amount of \$684,348.00 for Alternates A - J. The second bidder was \$439,151.00 for the Base Bid, and \$789,751.00 for the Alternates. Staff has had past experience with Excel 4 on a pipe bursting project and is confident they can do the work. Staff has reviewed the bids in relation to the budget of \$550,000 for construction and is recommending award of bid to Excel 4 Construction, LLC, for the Base Bid plus Alternates B, I, and J, in the total amount of \$544,077.00. A location map and bid summary are attached.</p>	
<p>Funding and Sources:</p>	
<p>Funds have been previously budgeted, in the amount of \$550,000 for this project. The proposed award of bid leaves a small contingency fund of \$5,923. The total budget for the project, with contingency funds, will be \$550,000.</p>	

Recommendation:

Staff recommends that City Council authorize the city manager to enter into a contract with Excel 4 Construction, LLC, of Fort Worth, Texas, for the 2015 Miscellaneous Sanitary Sewer Improvements Project, in the amount of \$544,077.00, with a contingency of \$5,923.00 for a total amount of \$550,000.00, and a contract time of 105 calendar days.

Location Map

2015 Misc. Sanitary Sewer Pipe Bursting Improvements



	CITY OF HURST, TEXAS						
	2015 Miscellaneous Sanitary Sewer Pipe Bursting Improvements						
	PROJECT NO.: 6314-202						
	BID DATE: 2:00 P.M., WEDNESDAY, October 7, 2015						
	Bidders	Base Bid	Alternates A-J	Alternates B, I & J Only	Total of Base Bid and Alternates B, I & J		
1.	Excel 4 Contracting, LLC	\$409,994.00	\$684,348.00	\$134,083.00	\$544,077.00		
2.	Horseshoe Construction, Inc.	\$439,151.00	\$789,751.00	\$183,155.00	\$622,306.00		

City Council Staff Report

SUBJECT: Consider authorizing the city manager to enter into an Engineering Services Contract Amendment 5 to Baird, Hampton & Brown, Inc., for engineering services for Pipeline Road Improvements, Phase 2 Project

Supporting Documents:

Exhibit A-Contract Amendment 5

Meeting Date: 10/27/2015

Department: Public Works

Reviewed by: Ron Haynes

City Manager Review:

Background/Analysis:

The City of Hurst has an original contract agreement with Baird, Hampton & Brown for engineering services for the subject project, in the amount of \$154,900.00, approved by City Council August 23, 2011. Four contract amendments have been subsequently approved for a total of \$79,150.00. The original contract amount and the additional amendments together total \$234,050.00. During the process of coordinating with ATMOS Gas Company and acquiring additional ROW, relocation of above ground utilities became necessary, which is necessitating the design to change. Also, the engineering design needs to be revised to incorporate wider medians, ONCOR street lights in the medians, driveway location modifications (due to acquisition agreements), water line improvement adjustments, and storm drain adjustments at Forest Oaks Drive. Amendment 5, for a total amount of \$26,200, will cover the cost of these revisions. Once these revisions to the plans are finished and the telephone utility lines are relocated underground, the project construction can start.

Funding and Sources:

Funds are available for Amendment 5 in the construction budget for this project (Project 6304-105). The total fee amount, with approval of Amendment 5, is \$260,250.00

Recommendation:

Staff recommends that City Council authorize the city manager to execute Amendment 5 of the Engineering Services Contract with Baird, Hampton & Brown, Inc., for Pipeline Road Improvements, Phase 2, for a total fee not to exceed of \$260,250.00.

Exhibit A

Contract Amendment No. 5

ENGINEERING SERVICES CONTRACT

West Pipeline Road, Phase 2 Improvements

City of Hurst Project No. 6304-105

1. In order to better track the total cost of a project, additional services required for a project shall be documented as a contract amendment rather than a new contract, using this form.
2. The additional scope of work shall generally include the following with a detailed scope as provided in the letter proposal dated 10/14/15:
We will revise the drawings to incorporate reduced lane widths;
Wider medians;
Street light foundations in the median;
Revised driveway locations;
Revised storm drain at Forest Oaks;
Revised water line improvements;
Bid proposal form and opinion of cost.
3. The additional fee shall be \$26,200
4. This additional amount of work is required because:
During the process of coordinating with ATMOS and acquiring ROW, relocation of above ground utilities became necessary which has required the design to change.
5. Contract modifications are expected to be an infrequent occurrence. As such, initial project scopes should be reviewed carefully by both parties.

IN WITNESS WHEREOF, the parties hereby have executed this agreement in triplicate originals on this date, the ____ day of _____, 2015.

Allan Weegar, City Manager

Kevin Miller, Consulting Engineer

Ron Haynes, Executive Director of Public Works

Gregory Dickens, City Engineer

October 14, 2015

City of Hurst
Attn: Gregory W. Dickens, P.E.
City Engineer
1505 Precinct Line Road
Hurst, Texas 76054

**RE: CIVIL ENGINEERING SERVICES
DESIGN & DRAWING REVISIONS TO WEST PIPELINE PHASE 2
HURST, TEXAS**

Dear Greg,

Thank you for the opportunity to provide you with this proposal for engineering services. We understand that the City proposes to revise the existing design drawings for West Pipeline Road to accommodate revisions required due to new development and Right-Of-Way (ROW) negotiations. Based on our previous meetings, we have developed the following scope of work and fee proposal for the project revisions.

The scope of work identified below, generally includes revision to the current design drawings as necessary to construct storm drain in Forest Oaks Lane ahead of the overall project and significantly revise the medians and parkways. The stipulated fee for the work listed below is \$26,200. Additional SUE and ROW work is not included since it was completed with the original design. Construction Administration is still available from the original contract amount.

Scope of Work

- Revise the Demolition Sheets as necessary to accommodate the revised driveways;
- Revise the Plan & Profile Sheets to reduce lane widths and accommodate medians as requested;
- Revise driveways and grading associated with the new driveways;
- Provide a standard right-of-way cross section with the details;
- Revise the Water Sheets as necessary to accommodate the revised development between Precinct Line Road and Forest Oaks Lane;
- Revise the Storm Drain Plan and Profiles to accommodate the revised design at Forest Oaks Lane;
- Remove the Electrical Design and add pole foundations as directed by the City;
- Prepare an Engineer's Opinion of Cost for the revised design;
- Prepare contract documents including a bid proposal form based on the City's standard documents;
- Meetings are included but limited to 4 meetings at Hurst City Hall or at the site;
- The City will continue to provide coordination with the franchise utility companies.

This proposal includes significant design revisions to the median and driveways. The Illumination Plan and electrical design will be removed from the scope of work. We anticipate commencing with the revisions within 4 weeks of receiving a signed agreement. The stipulated fee includes 1 review phase at 95% and 1 set of Revised Final Bid Documents for reproduction. We expect to have review documents ready within 10 weeks of receiving a notice to proceed. This contract amendment does not include

reproduction for public bidding. Progress billings will be submitted monthly based on the percentage complete. Payment is due upon receipt. BHB Engineering and Surveying reserves the right to discontinue work on projects with past-due accounts.

BHB Engineering and Surveying shall be responsible to the level of competency presently maintained by other practicing professional engineers in the same type of work in the community, for the professional and technical soundness, accuracy, and adequacy of all design, drawings, specifications, analysis and other work and materials furnished under this agreement. BHB Engineering and Surveying makes no other warranty, expressed or implied.

We feel confident that we can provide these services in a timely and Professional manner. Once again, thank you for the opportunity to work with you on this project. If you have any questions or need additional information, please feel free to call.

Sincerely,
BAIRD, HAMPTON & BROWN, INC.

Kevin B. Miller, P.E.
Senior Associate

City Council Staff Report

SUBJECT: Consider authorizing the city manager to purchase hardware computer replacements

Supporting Documents:

Meeting Date: 10/27/2015
 Department: Information Technology
 Reviewed by: Clay Caruthers
 City Manager Review:

Background/Analysis:

The City of Hurst Information Technology (I.T.) Department continues to make a commitment to providing a high quality of service to the employees of the City of Hurst. As such, the City's computer, printer and infrastructure hardware is managed and replaced on a scheduled basis. This schedule is approved by our Information Technology Advisory Committee. This plan provides for hardware refresh, if needed, on a 5 or 6 year basis.

In order for Information Technology to provide high quality service, I.T. has standardized much of the City's hardware infrastructure. The refresh plan, along with the standardization, provides maximum availability of services and applications to employees. This increases productivity and reduces the maintenance costs associated with maintaining mismatched equipment. The I.T. Department currently uses HP, Lenovo, Getac, and Panasonic as its primary hardware vendors. The I.T. Department uses the State of Texas DIR contract, as well as other national purchasing agreements (such as WSCA and GSA), to provide the best pricing available. These agreements provide the City with pricing below retail and small business that the City as a single entity would not be able to receive on its own.

Funding and Sources:

Funding has been approved for the current fiscal year from the following accounts: \$108,000 from I.T. Fund, \$28,100 from Library Half Cent Fund, \$1,200 from Public Information General Fund and \$2,100 from the Court Technology Fund.

Recommendation:

Staff recommends that the City Council authorize the city manager to purchase computer hardware, through approved purchasing contracts, in an amount not to exceed \$139,400.00.

City Council Staff Report

SUBJECT: SP-15-10 Crestview Phase II, a site plan for Lots 3 and 5, Block 1 Crestview Highway 26 Addition, being 5.5 acres located at 785 Grapevine Highway

Supporting Documents:

Area map
 Legal notice
 Ownership data
 Site plan – Exhibit A
 Landscape plans – Exhibits B and C
 Building elevations – Exhibits D-G

Meeting Date: 10/27/2015
 Department: Development
 Reviewed by: Steve Bowden
 City Manager Review:

Background/Analysis:

An application has been made by TCG Hurst Investors LP for a site plan on Lots 3 and 5, Block 1, Crestview Highway 26 Addition, being 5.5 acres located at 785 Grapevine Highway. The property is zoned GB-PD (General Business Planned Development).

The applicant is requesting this site plan to develop a 15,000 sq. foot grocery store on Lot 5, and a retail/restaurant commercial center on a portion of Lot 3. The developer has lease commitments for Lots 1, 2, and 5.

The site will have full shared access. The main entrance will have a full signal across from the center driveway at Lowe’s. There will also be an access point to the west and a shared drive through the Shurgard property.

Lot 5 is being site planned for a new Natural Grocers grocery store with 15,000 sq. ft. of retail space. Natural Grocers sells a variety of 100% certified organic foods, vitamins, dairy, and produce. The building elevation indicates a coffee and latte stucco building with a stone veneer accent wall and base. There is storefront glass on the north and west elevation, and a metal canopy above the entrance. The applicant is requesting building signs on each elevation. These signs will not exceed the allowable signage per ordinance.

A portion of Lot 3 is being site planned for a retail/restaurant strip center with 4,900 sq. ft. The building elevation indicates a tan and cream EIFS tilt wall building with cultured stone accents, storefront glass, and galvanized metal awnings. The applicant is requesting building signage on each elevation. These signs will not exceed the allowable signage per ordinance.

The approved multi-tenant sign monument sign on Grapevine Highway will help identify the businesses on Lot 3.

The applicant is providing good landscaping with 15 Lacebark Elms, 23 Live Oaks, 11 Shurmart Oaks, 15 (5) Chinquapin Oaks, nine(9) Cedar Elm, Dwarf Yaupons, Dwarf Wax Myrtles, and Green Cloud Sage.

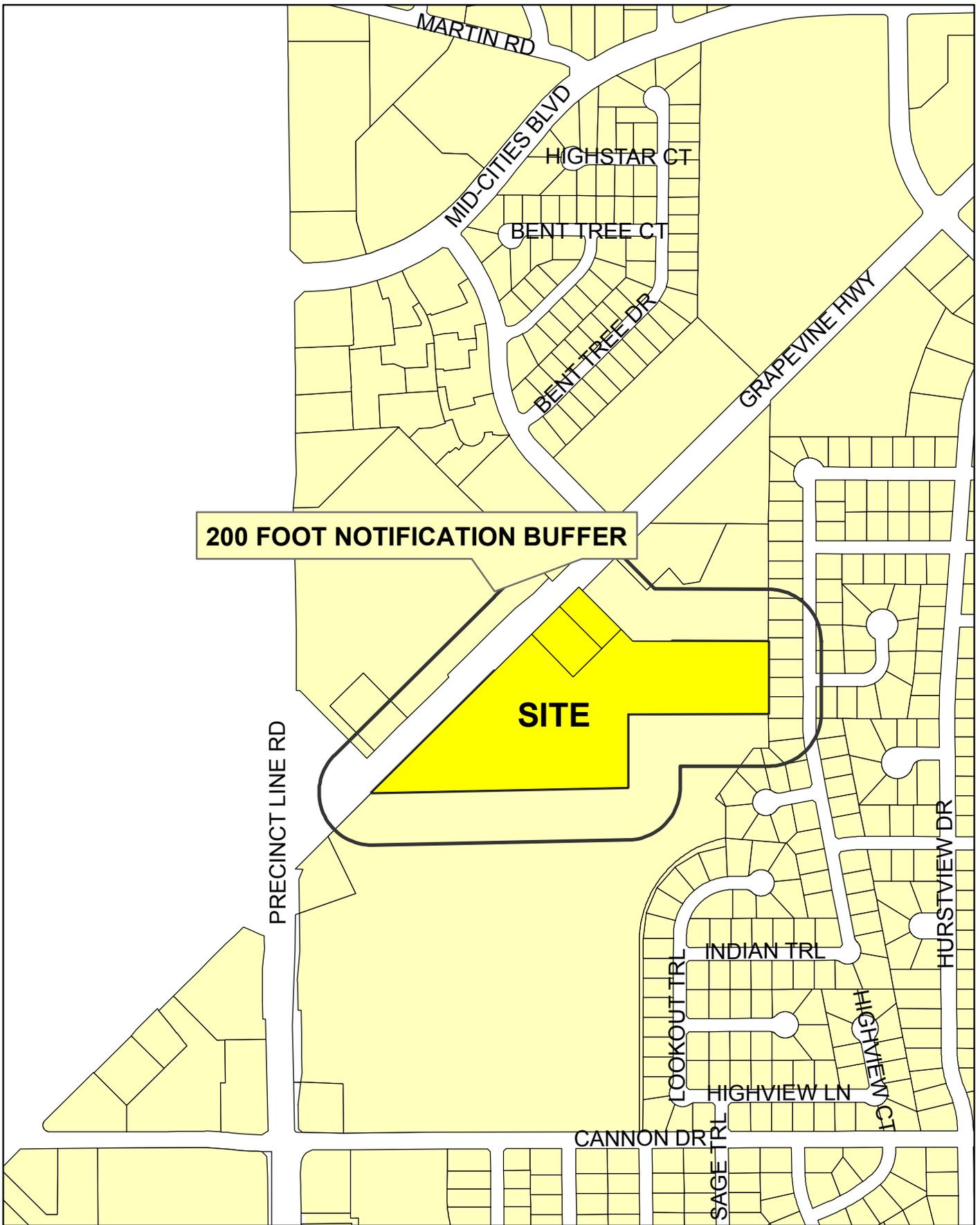
The replat for Lots 3R, 5, and 6 are also on this agenda.

Funding and Sources:

There is no fiscal impact.

Recommendation:

The Planning and Zoning Commission met on Monday, October 19, 2015 and voted 7-0 to recommend approval of SP-15-10 Crestview Phase II.



CASE NO: SP-15-10
Crestview Hwy. 26

LEGAL DESCRIPTION: Lot
3 Block 1 Crestview
Highway Addition

AGENDA DATE:
10/27/15

REQUESTED ACTION: Site Plan
Crestview Phase II

LOCATION:
785 Grapevine Hwy



SP-15-10

LEGAL NOTICE

A PUBLIC HEARING WILL BE HELD BY THE HURST CITY COUNCIL ON TUESDAY, OCTOBER 27, 2015 AT 6:30 P.M. AT HURST CITY HALL, 1505 PRECINCT LINE ROAD TO CONSIDER A SITE PLAN ON LOTS 3 AND 5, BLOCK 1 CRESTVIEW HIGHWAY ADDITION, BEING 5.65 ACRES LOCATED AT 785 GRAPEVINE HWY.

Crestview Hwy 26 – Phase II
Lots 3 and 5, Block 1 Crestview Highway Addition
785 Grapevine Hwy



SP-15-10

**APPLICATION FOR SITE PLAN
OWNERSHIP DATA**

TO THE PLANNING and ZONING COMMISSION:

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

Crestview Phase II
Site Plan
Lots 3 & 5, Crestview Highway Addition
785 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: Clay Moore Engineering
Phone: (817) 281-0572**

PROPERTY OWNER	LEGAL DESCRIPTION	ADDRESS
KOWALIK, BRUCE E	BLK 19 LOT 1 MAYFAIR NORTH ADDITION	2225 FARRINGTON LN HURST TX 76054-4355
PORTER, J D	BLK 19 LOT 2 MAYFAIR NORTH ADDITION	PO BOX 54355 HURST, TX 76054
LOWES HOME CENTERS INC	BLK LOT 2R LOWE'S ADDITION #1	1000 LOWES BLVD MOORESVILLE NC 28117-8520
BIG BUDS LTD	BLK LOT 1A BENTRIDGE PLAZA	16200 DALLAS PKWY STE 100 DALLAS TX 752482607
WORRELL, DARRELL ETUX NANCY	BLK 19 LOT 7 MAYFAIR NORTH ADDITION	2249 FARRINGTON LN HURST TX 760542812
MEIER, WILLIAM C ETUX ANN	BLK 19 LOT 3 MAYFAIR NORTH ADDITION	2233 FARRINGTON LN HURST TX 760542802
CHEUNG, JACKY CK	LOT 1R MAYFLOWER PLACE ADDITION	1628 PERKINS DR ARCADIA CA 910061841
SHURGARD TEXAS LTD PTNRSHIP	BLK LOT 2R MAYFLOWER PLACE ADDN	PO BOX 25025 GLENDALE CA 912215025
CHESAPEAKE LAND DEV CO LLC	A 20 TR 5A01A AKERS, TELITHA SURVEY	6100 N WESTERN AVE OKLAHOMA CITY OK 731181044
CHESAPEAKE LAND DEV CO LLC	ABST 20 TR 5A AKERS, TELITHA SURVEY	6100 N WESTERN AVE OKLAHOMA CITY OK 731181044
BUTLER, DEBBIE	BLK 19 LOT 4 MAYFAIR NORTH ADDITION	2237 FARRINGTON LN HURST TX 760542816

2811785
20

TABAR, MIKE	BLK 17 LOT 12 MAYFAIR NORTH ADDITION	2232 FARRINGTON LN HURST TX 760542816
FIRST UNITED PENTECOSTAL CH	BLK 17 LOT 1 MAYFAIR NORTH ADDITION	1332 YATES DR HURST TX 760542816
CAMPBELL, PAUL J ETUX REBECCA	BLK 19 LOT 6 MAYFAIR NORTH ADDITION	2245 FARRINGTON LN HURST TX 760542816
MCDONALD, DAVID F ETUX AMIE	BLK 17 LOT 14 MAYFAIR NORTH ADDITION	2240 FARRINGTON LN HURST TX 760542816
CHESAPEAKE LAND DEV CO LLC	A 20 TR 5A01 AKERS, TELITHA SURVEY	6100 N WESTERN AVE OKLAHOMA CITY OK 73118
COURTNEY, CHRIS ETUX DEONNA J	BLK 19 LOT 5 MAYFAIR NORTH ADDITION	2241 FARRINGTON LN HURST TX 760542816
MATTHEW DION BAGGET	BLK 17 LOT 13 MAYFAIR NORTH ADDITION	2236 FARRINGTON LN HURST TX 760542816
JOE, JOHN E	BLK 8 LOT 44 CHISHOLM TRAIL ESTATE	2221 FARRINGTON LN HURST TX 760542816
WALKER, MICHAEL ETUX LORI	BLK 7 LOT 6 CHISHOLM TRAIL ESTATES	2220 FARRINGTON LN HURST TX 760542816
LELAND HOMES LLC	BLK 8 LOT 43 CHISHOLM TRAIL ESTATES	609 SWEET GUM DR EULESS TX 760394043
SEALS, JOSEPH A ETUX MINDY K	BLK 8 LOT 41 CHISHOLM TRAIL ESTATES	604 HICKORY CT HURST TX 760542807
CORNELIUS, RICHARD ETUX VICKI	BLK 8 LOT 40 CHISHOLM TRAIL ESTATES	608 HICKORY CT HURST TX 760542807
HURST, CITY OF	BLK 1 LOT 1A1 HURST ATHLETIC COMPLEX	1505 PRECINCT LINE RD HURST, TX 76054
NATIONAL RETAIL PROPERTIES LP	BLK 1 LOT 6 LOWE'S ADDITION #1	450 S ORANGE AVE STE 900 ORLANDO FL 328013339
OCCUPANT	BLK 19 LOT 2 MAYFAIR NORTH ADDITION	002229 FARRINGTON LN HURST TX760544355
OCCUPANT	BLK LOT 2R LOWE'S ADDITION #1	000770 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	BLK LOT 1A BENTRIDGE PLAZA	000760 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	LOT 1R MAYFLOWER PLACE ADDITION	000725 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	BLK LOT 2R MAYFLOWER PLACE ADDITION	000747 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	A 20 TR 5A01A AKERS, TELITHA SURVEY	000745 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	ABST 20 TR 5A AKERS, TELITHA SURVEY	000785 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	A 20 TR 5A01 AKERS, TELITHA SURVEY	000751 GRAPEVINE HWY
OCCUPANT	BLK 8 LOT 43 CHISHOLM TRAIL ESTATES	002217 FARRINGTON LN
OCCUPANT	BLK 1 LOT 6 LOWE'S ADDITION #1	000776 GRAPEVINE HWY

BEING A 12.797 ACRE TRACT OF LAND IN THE TELITHA AKERS SURVEY, ABSTRACT NO. 20 IN THE CITY OF HURST, TARRANT COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED TO TRINITY NIVER REAL ESTATE, L.L.C. RECORDED IN D208315743 WITH A CERTIFICATE OF MERGER & AMENDED ARTICLES OF ORGANIZATION RECORDED IN D209046006 OF THE OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS AND BEING THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF HURST ATHLETIC COMPLEX ADDITION ACCORDING TO THE PLAT RECORDED IN VOLUME 388-161, PAGE 67 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD WITH CAP FOUND FOR THE SOUTHWEST CORNER OF SAID 12.797 ACRE TRACT OF LAND AND BEING LOCATED NORTHEAST A DISTANCE OF 1.2' FROM A FOUND TXDOT MONUMENT AND BEING LOCATED IN THE SOUTHEAST LINE OF STATE HIGHWAY NO. 26 (GRAPEVINE HIGHWAY);

THENCE ALONG THE SOUTHEAST LINE OF SAID STATE HIGHWAY NO. 26, NORTH 45°20'11" EAST A DISTANCE OF 169.87 FEET TO A TXDOT MONUMENT FOUND FOR CORNER;

THENCE CONTINUING WITH SAID SOUTHEAST LINE, NORTH 44°38'28" EAST A DISTANCE OF 300.13 FEET TO A TXDOT MONUMENT FOUND FOR CORNER;

THENCE CONTINUING WITH SAID SOUTHEAST LINE, NORTH 45°46'36" EAST A DISTANCE OF 548.28 FEET TO A TXDOT MONUMENT FOUND FOR CORNER;

THENCE CONTINUING WITH SAID SOUTHEAST LINE, NORTH 42°40'30" EAST A DISTANCE OF 57.61 FEET TO AN IRON ROD WITH CAP FOUND FOR THE MOST NORTHERLY CORNER OF SAID 12.797 ACRE TRACT OF LAND AND BEING THE WEST CORNER OF MAYFLOWER PLACE ADDITION ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 7230 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE DEPARTING THE SOUTHEAST LINE OF SAID STATE HIGHWAY NO. 26 (GRAPEVINE HIGHWAY) SOUTH 43°59'06" EAST A DISTANCE OF 271.11 FEET TO AN IRON ROD WITH CAP FOUND FOR CORNER;

THENCE SOUTH 88°53'22" EAST A DISTANCE OF 517.57 FEET TO AN IRON ROD WITH CAP FOUND FOR THE NORTHEAST CORNER OF SAID 12.797 ACRE TRACT OF LAND AND BEING THE SOUTHEAST CORNER OF SAID MAYFLOWER PLACE ADDITION AND BEING LOCATED IN THE WEST LINE OF MAYFAIR NORTH ADDITION, THIRD FILING, RECORDED IN VOLUME 388-97, SLIDE 51 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS;

THENCE ALONG SAID WEST LINE, SOUTH 00°37'35" WEST A DISTANCE OF 284.32 FEET TO A 5/8 INCH IRON ROD SET FOR THE EASTERLY SOUTHEAST CORNER OF SAID 12.797 ACRE TRACT OF LAND AND BEING THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF HURST ATHLETIC COMPLEX ADDITION;

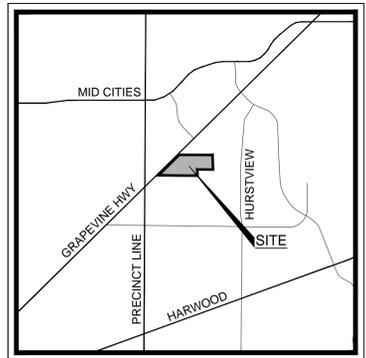
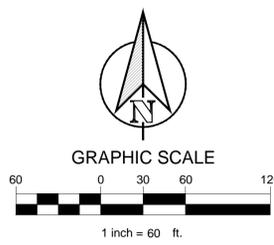
THENCE DEPARTING THE WEST LINE OF SAID MAYFAIR NORTH ADDITION, NORTH 88°58'21" WEST A DISTANCE OF 523.58 FEET TO AN IRON ROD WITH CAP FOUND FOR THE NORTHERLY NORTHWEST CORNER OF SAID LOT 1, BLOCK 1;

THENCE SOUTH 01°17'39" WEST A DISTANCE OF 277.80 FEET TO AN IRON ROD WITH CAP FOUND FOR THE SOUTHERLY SOUTHEAST CORNER OF SAID 12.797 ACRE TRACT OF LAND AND BEING AN "L" CORNER IN THE NORTH LINE OF SAID LOT 1, BLOCK 1;

THENCE CONTINUING WITH THE NORTH LINE OF SAID LOT 1, BLOCK 1 OF HURST ATHLETIC COMPLEX ADDITION, NORTH 89°59'52" WEST A DISTANCE OF 936.55 FEET TO THE POINT OF BEGINNING; CONTAINING 12.797 ACRES OR 557,435 SQUARE FEET OF LAND MORE OR LESS ALL ACCORDING TO THAT SURVEY PREPARED BY A.J. BEDFORD GROUP, INC.

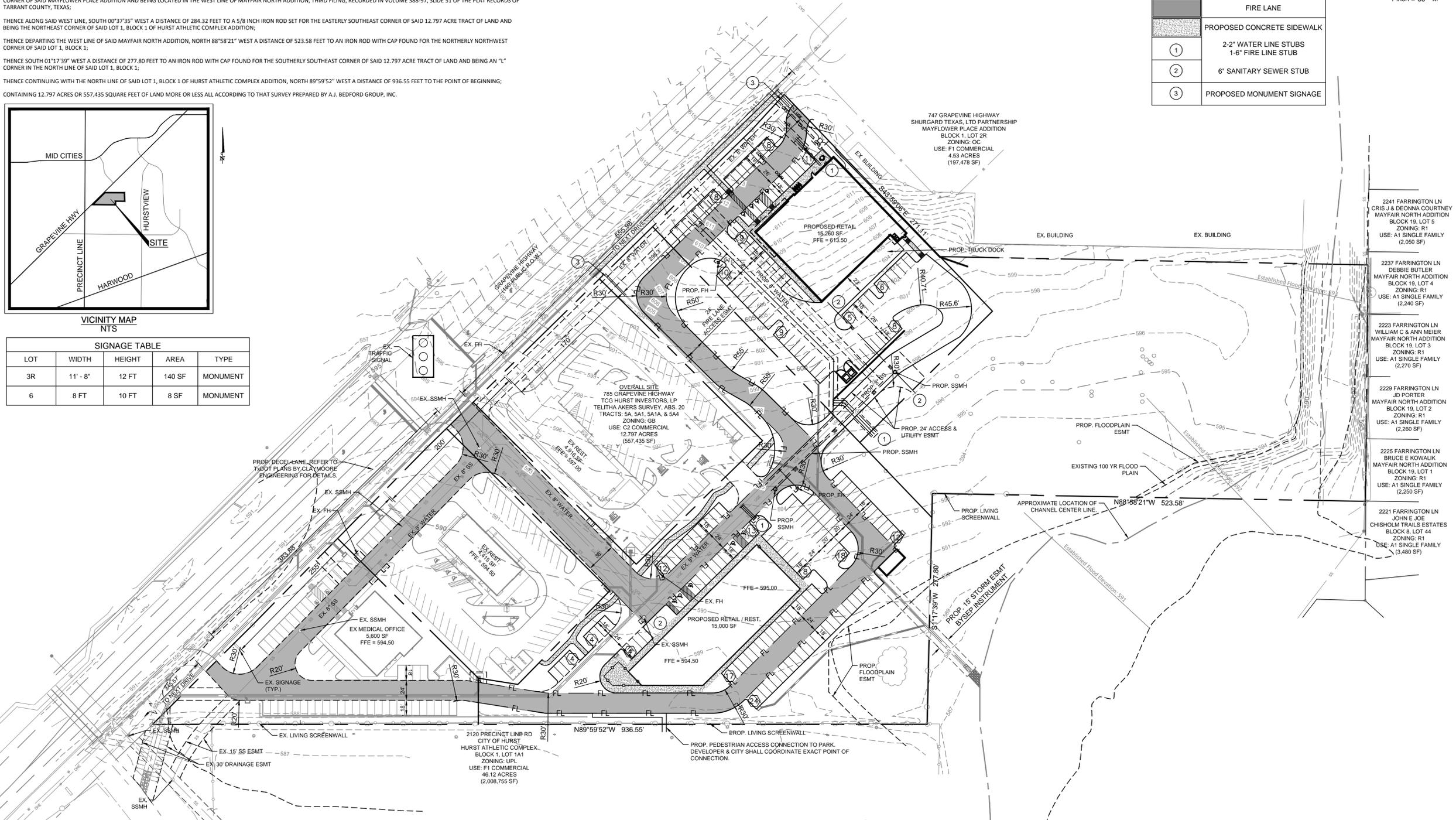
EXHIBIT A

LEGEND	
	EX. STORM LINE
	EX. SEWER LINE
	EX. WATER LINE
	EX. FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	PROPOSED SEWER LINE
	PROPOSED WATER LINE
	PROPOSED STORM DRAIN
	FIRE LANE
	PROPOSED CONCRETE SIDEWALK
	2-2" WATER LINE STUBS 1-6" FIRE LINE STUB
	6" SANITARY SEWER STUB
	PROPOSED MONUMENT SIGNAGE



VICINITY MAP
NTS

SIGNAGE TABLE				
LOT	WIDTH	HEIGHT	AREA	TYPE
3R	11' - 8"	12 FT	140 SF	MONUMENT
6	8 FT	10 FT	8 SF	MONUMENT



- 2241 FARRINGTON LN
CRIS J & DEONNA COURTNEY
MAYFAIR NORTH ADDITION
BLOCK 19, LOT 5
ZONING: R1
USE: A1 SINGLE FAMILY
(2,050 SF)
- 2237 FARRINGTON LN
DEBBIE BUTLER
MAYFAIR NORTH ADDITION
BLOCK 19, LOT 4
ZONING: R1
USE: A1 SINGLE FAMILY
(2,240 SF)
- 2223 FARRINGTON LN
WILLIAM C & ANN MEIER
MAYFAIR NORTH ADDITION
BLOCK 19, LOT 3
ZONING: R1
USE: A1 SINGLE FAMILY
(2,270 SF)
- 2229 FARRINGTON LN
JD PORTER
MAYFAIR NORTH ADDITION
BLOCK 19, LOT 2
ZONING: R1
USE: A1 SINGLE FAMILY
(2,260 SF)
- 2225 FARRINGTON LN
BRUCE E KOWALK
MAYFAIR NORTH ADDITION
BLOCK 19, LOT 1
ZONING: R1
USE: A1 SINGLE FAMILY
(2,250 SF)
- 2221 FARRINGTON LN
JOHN E JOE
CHISHOLM TRAILS ESTATES
BLOCK 8, LOT 44
ZONING: R1
USE: A1 SINGLE FAMILY
(3,480 SF)

SITE DATA SUMMARY

LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT.# ST.)	LOT COVERAGE REQ.	LOT COVERAGE PROV.	FLR AREA RATIO		PARKING			HANDICAP SP.	
									REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.
3R	GB	RETAIL / REST.	3.79	165,308	15,000	35' - 1 ST.	50% MAX	9.1%	1:1 MAX	1/11	1:250 RETAIL (6,000 SF) / 1:100 REST. (9,000)	114	115	5	5
5	GB	RETAIL	1.86	81,077	15,260	35' - 1 ST.	50% MAX	18.8%	1:1 MAX	16/85	1:250 RETAIL	61	74	3	4

Bench Mark:
Standard City of Hurst Benchmark 110 is a brass cap in the concrete of a water valve at the southeast corner of the intersection of Precinct Line Road and (Highway 26) Grapevine Highway. Posted Elevation = 588.90

PLOTTED BY: DREW DONOSKY
 PLOT DATE: 9/29/2015 10:31 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2014-044 CRESTVIEW HURST\2015-000 CRESTVIEW HURST PHASE 2\CADD\SHEETS\PRELIM ENGINEERING\SP-1 SITE PLAN.DWG
 LAST SAVED: 9/18/2015 9:27 AM

TEXAS REGISTRATION #14199

 PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
 CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 Engineer: MATT MOORE
 P.E. No. 95813 Date 9/29/2015

TCG HURST PHASE II INVESTMENTS, LD GRAPEVINE HWY No. 26 HURST, TX

No.	DATE	REVISION	BY

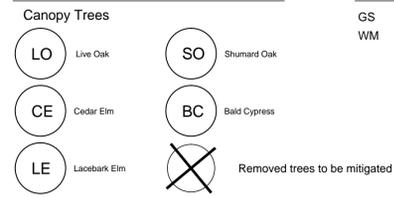
SITE PLAN

DESIGN: CLC
 DRAWN: ASD
 CHECKED: MAM
 DATE: 9/29/2015

SHEET
SP-1

EXHIBIT B

TREE LEGEND

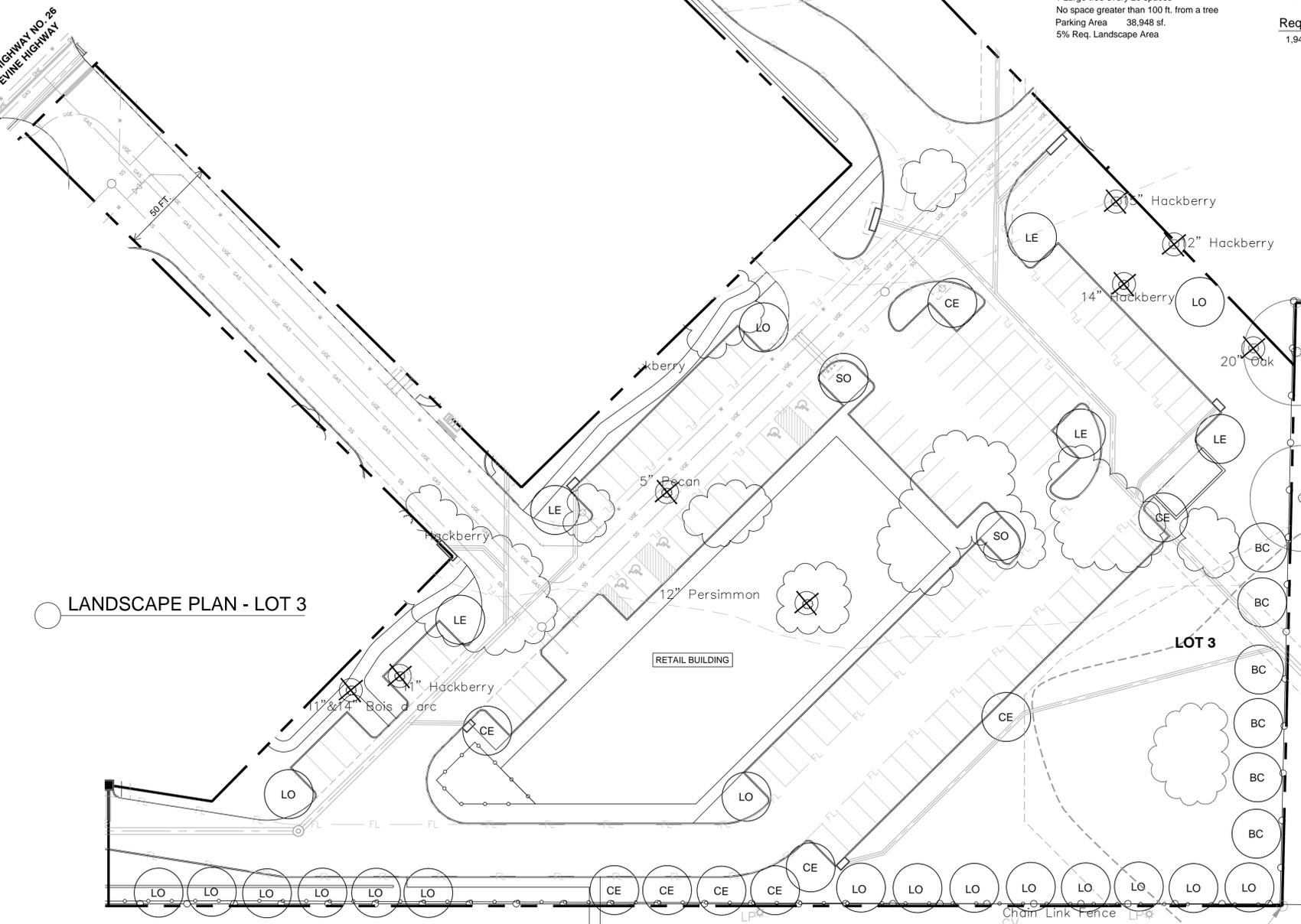


SHRUB LEGEND



LANDSCAPE NOTES

- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install concrete mow-strip both sides of shrub row.
- Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand).
- Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.



PLANT LIST

CANOPY TREES				
5	LE	Lacey Elm	Quercus macrocarpa	3 1/2" cal. 65 gal. 11' ht. 5' spread
18	LO	Live Oak	Quercus virginiana	3 1/2" cal. 65 gal. 11' ht. 5' spread
5	SO	Shumard Oak	Quercus shumardii	3 1/2" cal. 65 gal. 11' ht. 5' spread
9	CE	Cedar Elm	Ulmus crassifolia	3 1/2" cal. 65 gal. 11' ht. 5' spread
6	BC	Bald Cypress	Taxodium distichum	3 1/2" cal. 65 gal. 11' ht. 5' spread
SHRUBS & GROUNDCOVERS				
17	GS	Green Cloud Sage	Leucophyllum frutescens 'Green Cloud'	5 gal. 36" oc
14	WM	Dwarf Wax Myrtle	Myrica pusilla	5 gal. 36" oc

Lot 3 LANDSCAPE CALCULATIONS

Total Site Area	165,308 SF	Required	24,796 SF	Provided	61,810 SF (37%)
15% Required Landscape Area					

Landscape Setback Area

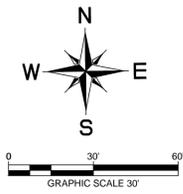
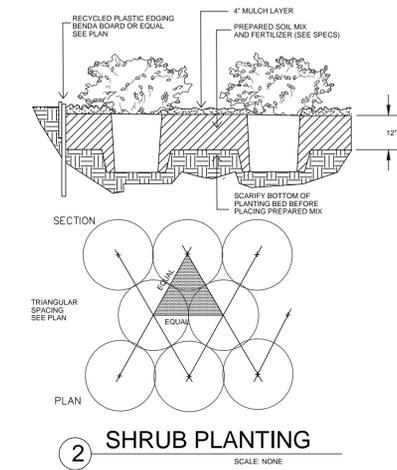
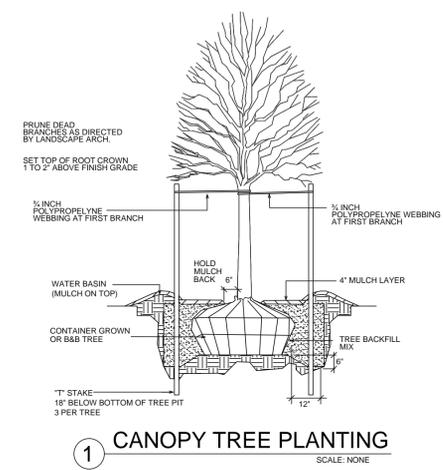
Hwy 26	135 LF				
Large Trees	1 per 50 ft. or 15 ft. width buffer	3 trees	3 large		
Shrubs	10 per 50 ft.	27 shrubs	32 shrubs		

Parking Lot Landscape

116 Spaces	Required	6 trees	Provided	13 trees
1 Large tree every 20 spaces				
No space greater than 100 ft. from a tree				
Parking Area 38,948 sf.	Required	1,948 sf.	Provided	2,242 sf. (5.7%)
5% Req. Landscape Area				

Lot 3 TREE MITIGATION

TYPE	INCHES REMOVED	Proposed Trees = 119"	Mitigation Required = 0"
Oak	92"		
Elm	0"		
Persimmon	12"		
Pecan	5"		
Total	109"		



TEXAS FIRM #14199
GLAY MOORE ENGINEERING
 Landscape Architecture - Sustainable Site Planning - Natural Resource Design
John F. Murphy, ASLA
 6447 Oak Hill Blvd. Hurst, TX 72603
 512.632.3822 - Mobile
 903.533.8898 - Fax
 512.589.9584 - Austin
 www.siteint.com



TCG HURST INVESTMENTS, LD
 GRAPEVINE HWY No. 26
 HURST, TX

LANDSCAPE PLAN

DESIGN:	JFM
DRAWING:	JFM
CHECKED:	MAN
DATE:	9/16/2015
SHEET	L-1

File No. 2014-044

PLOTTED BY: SCOTTFULLER 9/16/2015 10:15 AM
 DWG NAME: C:\USERS\SCOTTFULLER\DOCUMENTS\AUTOCAD_LAD\GRESTVIEW\HURST\CRESTVIEW\HURST_LOTS.DWG
 LAST SAVED: 9/16/2015 12:12 PM
 IMAGES: 817

EXHIBIT D



REAR PERSPECTIVE
NOT TO SCALE



ENTRY PERSPECTIVE
NOT TO SCALE

ve
architectu
1335 elati st, ur
denver, co 802
t: 303.872.0487
c: 720.841.730
f: 480.275.3797

SPECIALTY GROCER
VTXHT

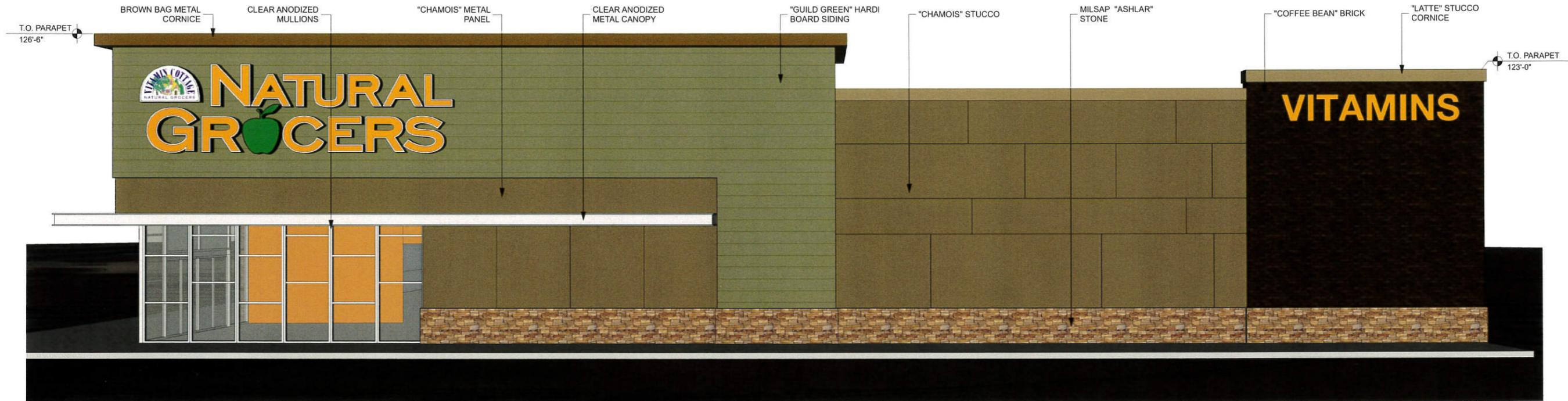
sheet title
CONCEPT
PERSPECTIVE

dp

app
dp

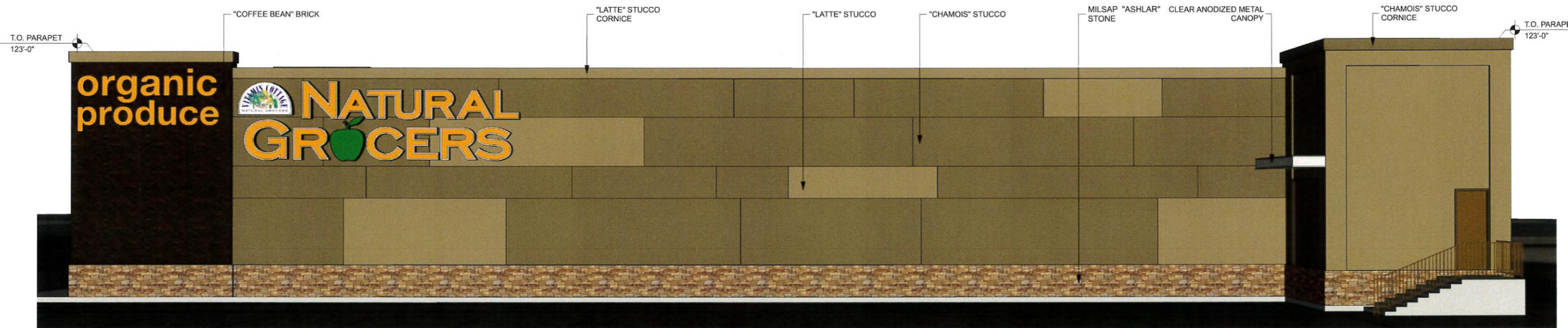
A-4

EXHIBIT E



WEST ELEVATION

NOT TO SCALE



SOUTH ELEVATION

NOT TO SCALE

ve
 architectu
 1335 elati st, ur
 denver, co 8020
 t: 303.872.0487
 c: 720.841.730
 f: 480.275.3797

SPECIALTY GROCER
 VTXHT

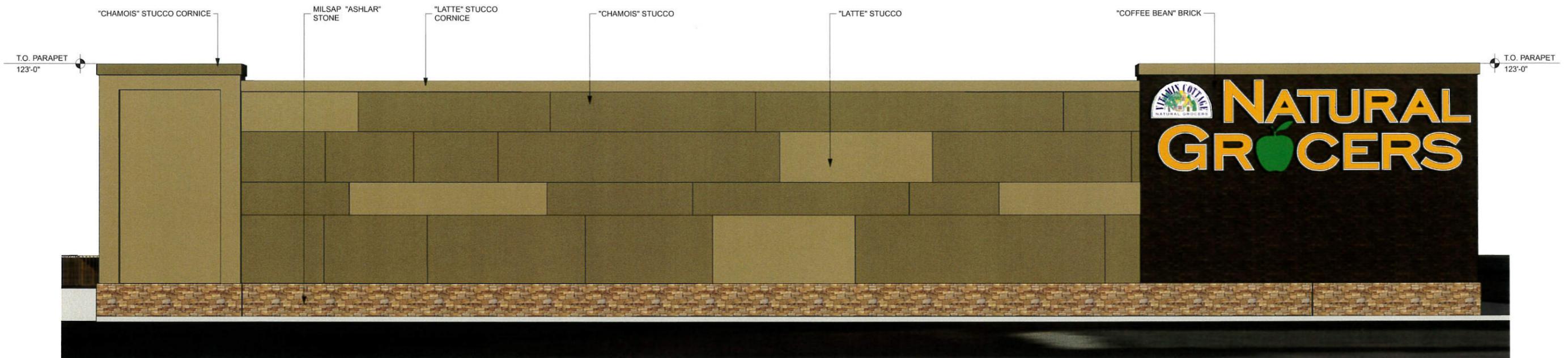


sheet title
 CONCEPT
 ELEVATION

dp

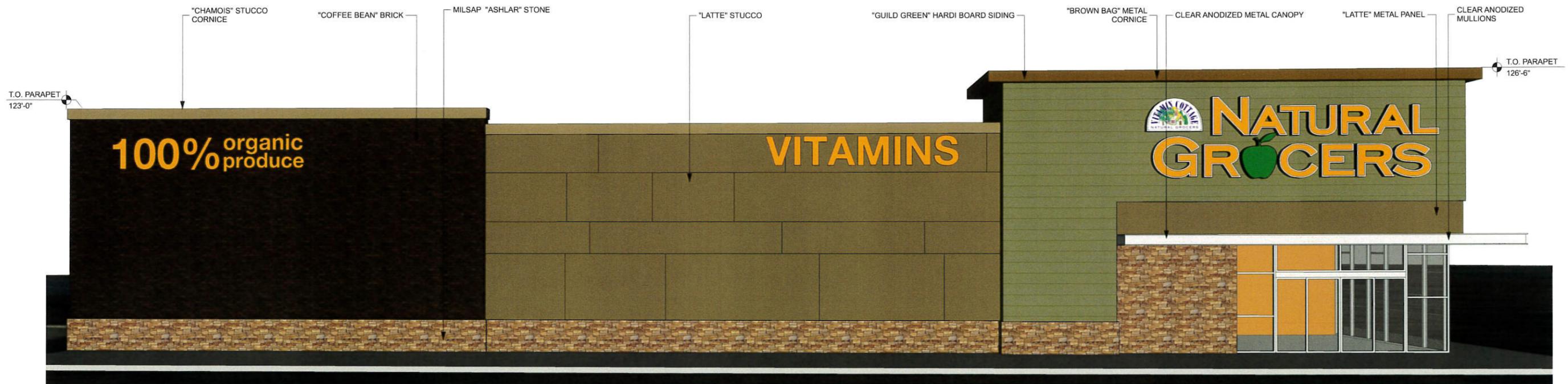
app
 dp

A-3



EAST ELEVATION
NOT TO SCALE

EXHIBIT F



NORTH ELEVATION
NOT TO SCALE

VE
architect
1335 elati st, u
denver, co 802
t: 303.872.048
c: 720.841.730
f: 480.275.379

SPECIALTY GROCER
VTXHT

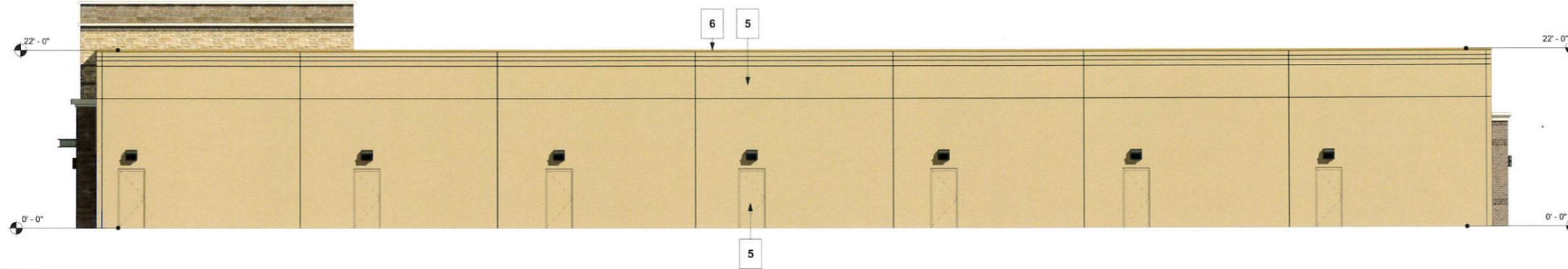
sheet title
CONCEPT
ELEVATION

dp

app dp

A-2

EXHIBIT G



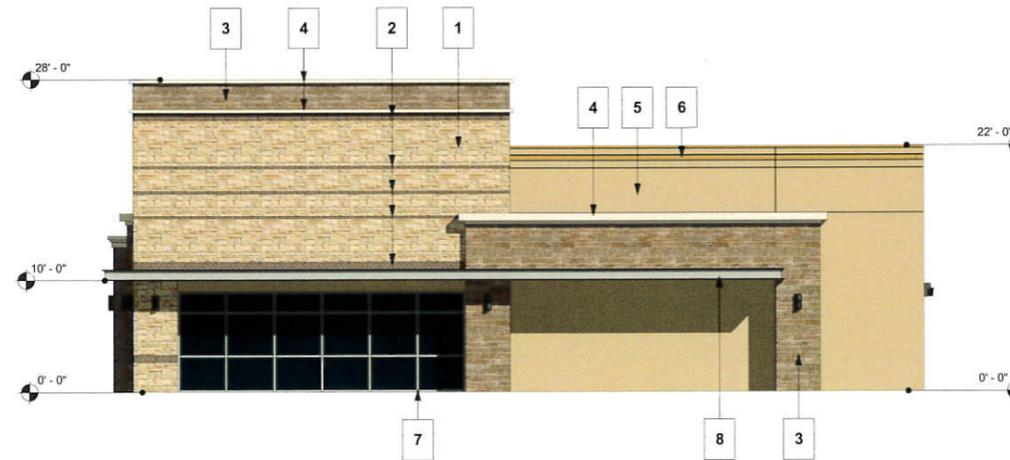
5 SOUTH
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



1 WEST COLOR
1/8" = 1'-0"



2 EAST COLOR
1/8" = 1'-0"

FINISH SCHEDULE	
MASONRY:	
1.	OLDCASTLE CUSTOM STONE SUPPLY "MILSAP" CHOPPED AND ASHLAR, GROUT - LAFARGE
2.	BLACKSON "COFFEE BEAN" MODULAR BRICK, GROUT - LAFARGE "CANYON BROWN"
TILE:	
3.	DALTILE COLORBODY PORCELAIN "SW03 AUTUMN WOOD"
COLOR:	
4.	SW6105 "DIVINE WHITE" AT EIFS ACCENT CORNICE AND TRIM, METAL COPING TO MATCH
5.	SW6108 "LATTE" AT TEXTURED CONCRETE TILT PANEL, REAR DOORS TO MATCH
6.	SW6131 "CHAMOIS" AT TEXTURED CONCRETE TILT PANEL ACCENT, METAL COPING TO M
STOREFRONT:	
7.	CLEAR MILL ANODIZED ALUMINUM FINISH
TRIM:	
8.	GALVALUME (CANOPIES, BEAMS)

ORDINANCE 2303

AN ORDINANCE ADOPTING A SITE PLAN REVISION FOR LOTS 3 AND 5 BLOCK 1, CRESTVIEW HIGHWAY ADDITION, BEING 5.65 ACRES LOCATED AT 785 GRAPEVINE HIGHWAY, SP-15-10

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-G for Lots 3 and 5, Block 1 Crestview Highway Addition, being 5.65 acres located at 785 Grapevine Highway.

AND IT IS SO ORDERED.

Passed on the first reading on the 27th day of October 2015 by a vote of _ to _.

Approved on the second reading on the 10th day of November 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-15-14 Crestview Highway 26 Addition, a replat of Lot 3 to Lots 3R, 5, and 6, Block 1, Crestview Highway 26 Addition, being 9.146 acres located at 785 Grapevine Highway

Supporting Documents:

Area map
 Plat

Meeting Date: 10/27/2015
 Department: Development
 Reviewed by: Steve Bowden
 City Manager Review:

Background/Analysis:

An application has been made by Clay Moore Engineering for a replat of Lot 3 to Lots 3R, 5, and 6, Block 1, Crestview Highway 26 Addition, being 9.146 acres, located at 785 Grapevine Highway.

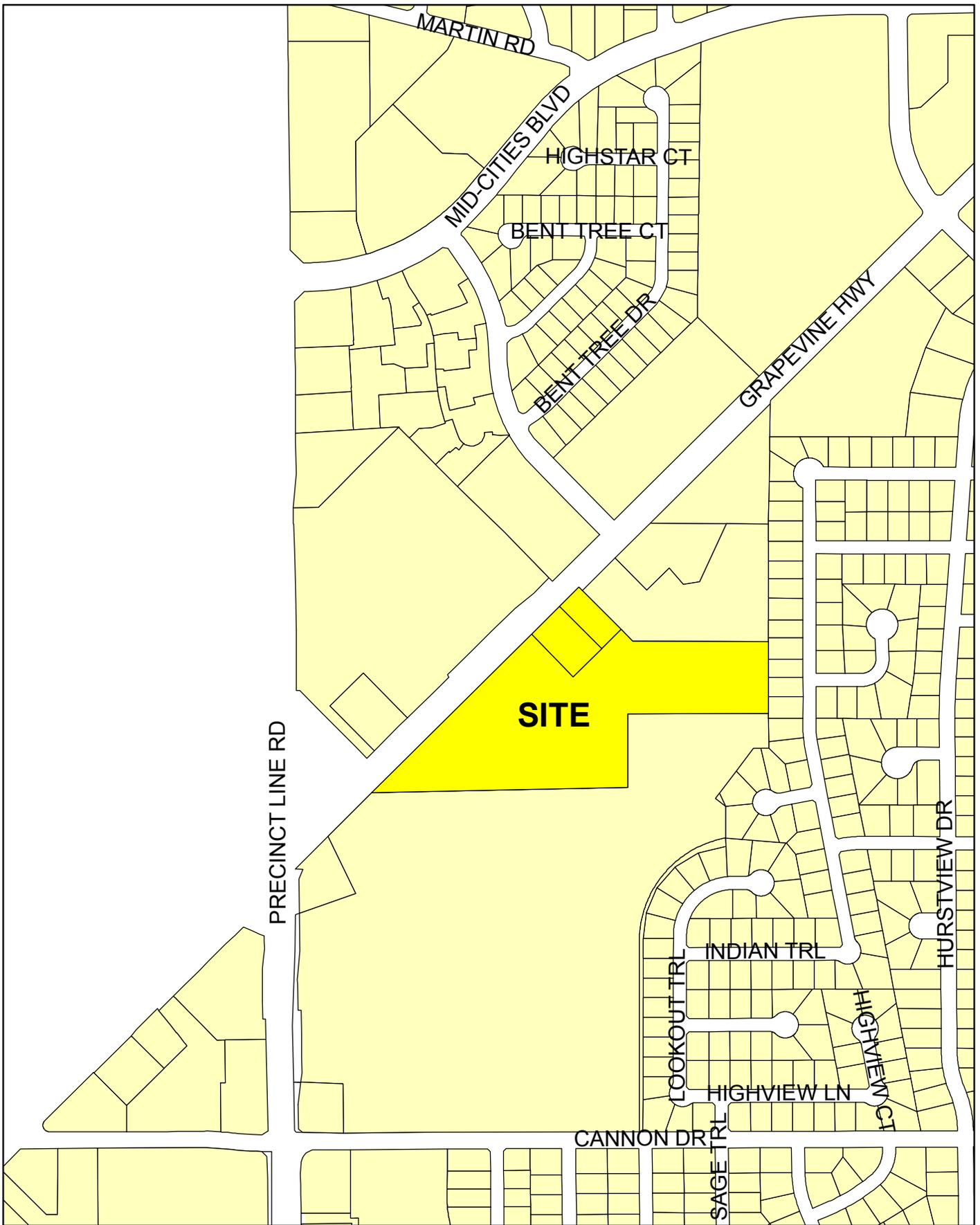
This replat is being requested to develop a new grocery store and a restaurant /retail strip center. All engineering plans have been reviewed and accepted.

Funding and Sources:

There is no fiscal impact.

Recommendation:

The Planning and Zoning Commission met on Monday, October 19, 2015 and voted 7-0 to recommend approval of P-15-14 Crestview Highway 26 Addition.



<p>CASE NO: P-15-14 Crestview Hwy. 26</p>	<p>LEGAL DESCRIPTION: Lots 3, Block 1 Crestview Highway Addition</p>	<p>AGENDA DATE: 10/27/15</p>
<p>REQUESTED ACTION: replat of Lot 3 to Lots 3R, 5, and 6</p>	<p>LOCATION: 785 Grapevine Hwy</p>	

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	30.00'	27°14'59"	14.27'	S 15°55'01" W	14.13'
C2	55.00'	43°34'23"	41.97'	S 24°09'13" W	40.96'
C3	30.00'	91°22'27"	47.84'	S 00°19'41" W	42.93'
C4	55.00'	15°00'00"	14.40'	S 52°51'33" E	14.36'
C5	80.00'	15°00'00"	20.94'	S 52°51'33" E	20.88'
C6	54.00'	40°44'42"	38.40'	S 24°59'12" E	37.60'
C7	30.00'	39°22'18"	20.61'	S 24°18'00" E	20.21'
C8	54.00'	44°33'58"	42.00'	S 67°43'01" W	40.95'
C9	54.00'	53°29'12"	50.41'	N 72°10'38" E	48.60'
C10	30.00'	44°33'58"	23.33'	N 67°43'01" E	22.75'
C11	30.00'	89°25'11"	46.82'	N 00°43'27" E	42.21'
C12	30.00'	90°34'49"	47.43'	N 89°16'33" W	42.64'
C13	30.00'	90°47'35"	47.54'	N 00°02'15" E	42.72'
C14	55.00'	15°00'00"	14.40'	N 52°51'33" W	14.36'
C15	80.00'	15°00'00"	20.94'	N 52°51'33" W	20.88'
C16	30.00'	91°22'27"	47.84'	N 00°19'41" E	42.93'
C17	30.00'	52°36'08"	27.54'	N 19°42'50" E	26.59'
C18	30.00'	52°31'14"	27.50'	N 19°40'23" E	26.55'
C19	30.00'	89°12'25"	46.71'	S 89°57'45" E	42.13'
C20	84.00'	13°53'16"	20.36'	N 52°22'40" E	20.31'
C21	30.00'	82°20'16"	43.11'	S 86°36'10" W	39.50'
C22	30.00'	50°02'53"	26.21'	S 20°24'36" W	25.38'
C23	54.00'	40°44'42"	38.40'	N 24°59'12" W	37.60'
C24	30.00'	73°09'50"	38.31'	N 08°51'07" E	35.76'
C25	30.00'	24°00'10"	12.57'	S 33°25'57" W	12.48'
C26	30.00'	25°31'51"	13.37'	N 86°48'48" E	13.26'
C27	30.00'	31°57'39"	16.73'	S 65°40'25" W	16.52'

SURVEYOR'S CERTIFICATE

Know All Men By These Presents:

That I, Austin J. Bedford, do hereby certify that I prepared this plat and the field notes made part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Hurst, Texas.

Dated this the ____ day of _____, 2015.

Austin J. Bedford
Registered Professional Land Surveyor No. 4132
A.J. Bedford Group, Inc.
301 N. Alamo Road
Rockwall, Texas 75087

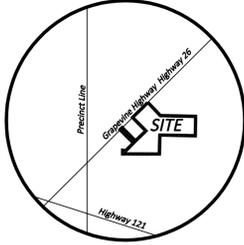
STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Austin J. Bedford, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2015.

Notary Public, State of Texas

LINE	BEARING	DISTANCE
L1	S 46°00'54" W	199.25'
L2	S 45°21'33" E	90.85'
L3	S 60°21'33" E	23.51'
L4	S 45°21'33" E	69.07'
L5	S 43°59'08" E	118.87'
L6	S 45°26'02" W	258.39'
L7	N 90°00'00" W	202.44'
L8	N 81°04'46" W	15.98'
L9	N 45°24'59" E	9.47'
L10	N 90°00'00" E	165.22'
L11	N 45°26'02" E	204.94'
L12	N 43°59'08" W	64.57'
L13	S 45°26'02" W	5.63'
L14	N 43°59'08" W	24.00'
L15	N 45°26'02" E	24.59'
L16	N 45°21'33" W	39.14'
L17	N 60°21'33" W	23.51'
L18	N 45°21'33" W	117.31'
L19	N 46°00'54" E	226.43'
L20	S 44°08'07" E	27.22'
L21	N 45°26'02" E	95.35'
L22	N 59°19'19" E	3.95'
L23	S 44°33'58" E	46.60'
L24	S 45°26'02" W	24.27'
L25	S 45°26'02" W	89.45'
L26	N 45°21'33" W	28.90'
L27	N 00°46'35" E	64.03'
L28	N 45°21'32" W	174.34'
L29	S 44°38'28" W	12.37'
L30	N 45°21'32" W	10.00'
L31	N 44°38'28" E	12.37'
L32	N 45°21'32" W	35.56'
L33	N 45°46'36" E	10.00'
L34	S 45°21'32" E	223.96'
L35	S 00°46'35" W	48.84'
L36	S 89°13'25" E	9.22'
L37	S 45°26'02" W	23.59'
L38	S 45°26'02" W	3.75'
L39	N 45°46'35" E	178.39'
L40	N 44°13'24" W	302.11'
L41	N 45°46'36" E	10.00'
L42	S 44°13'24" E	312.11'
L43	S 45°46'35" W	188.44'
L44	N 43°59'08" W	10.00'
L49	N 45°26'02" E	10.00'
L50	S 44°13'25" E	26.00'
L51	S 44°13'25" E	7.50'
L52	S 45°26'02" W	10.00'
L53	N 44°13'25" W	7.50'
L54	N 44°13'25" W	26.00'
L55	S 44°33'58" E	9.25'
L56	S 45°26'02" W	44.25'
L57	S 01°00'52" W	17.23'
L58	N 45°26'02" E	27.94'
L59	N 73°59'08" W	9.21'
L60	N 16°43'05" E	15.00'
L61	S 73°59'08" E	14.50'
L62	S 45°26'02" W	3.55'
L63	S 44°13'25" E	1.96'
L64	S 45°46'35" W	10.00'
L65	N 44°13'25" W	10.67'
L66	S 45°02'27" E	17.92'
L67	S 44°57'41" W	10.00'
L68	N 45°02'27" W	17.92'
L69	N 44°57'33" E	10.00'
L70	S 00°26'02" W	16.02'
L71	N 00°26'02" E	38.25'
L72	S 43°59'06" E	21.43'
L73	N 43°59'08" W	52.36'
L74	N 88°59'08" W	6.72'
L75	N 43°59'08" W	21.21'
L76	S 88°59'08" E	49.14'
L77	S 43°59'08" E	13.87'
L78	S 01°17'39" W	42.22'



LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
RPRTCT	Real Property Records Tarrant County, Texas

Lower Addition No. 1 Cabinet A, Page 359 P.R.T.C.T.

Lower Addition No. 1 Cabinet A, Page 359 P.R.T.C.T.

Lower Addition No. 1 Cabinet A, Page 359 P.R.T.C.T.

Lower Addition No. 1 Cabinet A, Page 359 P.R.T.C.T.

Lower Addition No. 1 Cabinet A, Page 359 P.R.T.C.T.

Lower Addition No. 1 Cabinet A, Page 359 P.R.T.C.T.

Lower Addition No. 1 Cabinet A, Page 359 P.R.T.C.T.

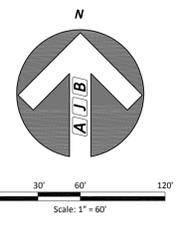
Lower Addition No. 1 Cabinet A, Page 359 P.R.T.C.T.

Lower Addition No. 1 Cabinet A, Page 359 P.R.T.C.T.

Lower Addition No. 1 Cabinet A, Page 359 P.R.T.C.T.

Lower Addition No. 1 Cabinet A, Page 359 P.R.T.C.T.

Lower Addition No. 1 Cabinet A, Page 359 P.R.T.C.T.



OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT TCG HURST INVESTORS L.P., acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein described real property as the herein stated CRESTVIEW HIGHWAY 26 ADDITION, an addition to the City of Hurst, Tarrant County, Texas, and does hereby dedicate to the public's use the easements and right-of-ways shown hereon.

TCG HURST INVESTORS L.P.,
a Texas limited partnership

By: TCG Investors #1, LLC,
a Texas limited liability company,
its General Partner

By: Greg Stogner, Manager

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Greg Stogner, Manager, TCG Investors #1, LLC, a Texas limited liability company, the General Partner of TCG Hurst Investors, L.P., a Texas limited partnership known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2015.

Notary Public, State of Texas

DRAINAGE EASEMENTS

The Drainage Easements shown on the plat are dedicated to the City for storm water runoff control. Those drainage easements covering areas to be left in a natural state will be the property owner's responsibility to keep unobstructed and maintained, including erosion control. Property Owners shall keep these natural drainage ways on their property mowed, clean, and free of debris, silt, or other substances which would result in unsanitary conditions. The City of Hurst shall have the right to enter all drainage easement areas for the purpose of inspecting the drainage ways for confirmation of condition of the drainage way with respect to maintenance and erosion control. The City of Hurst will not be responsible for the maintenance or erosion control of the open channel area within the drainage easement which is left in a natural state. The City of Hurst will be responsible for maintenance and operation of all improvements which are installed in drainage easement areas once the improvements are accepted by the City. The open channel areas left in the natural state are occasionally subject to storm water overflow and bank erosion that cannot be predetermined. The City of Hurst shall not be liable for any damages resulting from the occurrences of this overflow and erosion. No construction, modifications, or fencing will be allowed in the drainage easement without the written approval of the City of Hurst's Executive Director of Public Works.

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS TCG HURST INVESTORS L.P. are the owners of a 9.146 acre tract of land situated in the Telitha Akers Survey, Abstract No. 20 in the City of Hurst, Tarrant County, Texas and being a portion of the property described in a deed to TCG Hurst Investors L.P. recorded in Instrument No. D214063115 of the Official Public Records of Tarrant County, Texas (OPRTCT) and being a portion of Lot 3, Block 1 of Crestview Highway 26 Addition an addition to the City of Hurst according to the plat recorded in Doc. No. _____ (OPRTCT) and being more particularly described as follows:

BEGINNING at an iron rod with cap found for corner in the southeast line of State Highway No. 26 (Grapevine Highway) a variable width right of way and being the most northerly corner of said Lot 3 and the westerly corner of Lot 2R of Mayflower Place Addition an addition to the City of Hurst according to the plat recorded in Cabinet A, Page 7230, Plat Records Tarrant County, Texas (PRTCT);

THENCE along the common line of said Lot 3 and Lot 2R, SOUTH 43°59'06" EAST a distance of 271.11 feet to an iron rod with cap found for corner;

THENCE continuing along said common line, SOUTH 88°53'22" EAST a distance of 517.57 feet to an iron rod with cap found in the west line of Mayfair North Addition, Third Filing, recorded in Volume 388-97, Page 51 (PRTCT);

THENCE along the common line of said Lot 3 and said Mayfair North Addition Third Filing, SOUTH 00°37'35" WEST a distance of 284.32 feet to a 5/8 inch iron rod set for the easterly southeast corner of said Lot 3 and being the northeast corner of said Lot 1, Block 1 of Hurst Athletic Complex Addition;

THENCE departing the west line of said Mayfair North Addition and along the common line of said Lot 3 and the said Lot 1, Block 1, NORTH 88°58'21" WEST a distance of 523.58 feet to an iron rod with cap found for the northerly northwest corner of said Lot 1, Block 1;

THENCE continuing along said common line, SOUTH 01°17'39" WEST a distance of 277.80 feet to an iron rod with cap found for the southerly southeast corner of said Lot 3 of land and being an ell corner in the north line of said Lot 1, Block 1;

THENCE continuing along said common line, NORTH 89°59'52" WEST a distance of 542.66 feet to a 5/8 inch iron rod set for corner at the southeast corner of Lot 1, Block 1 of said Crestview Highway 26 Addition;

THENCE along the common line of said Lot 3 and the aforementioned Lot 1, NORTH 00°00'08" EAST a distance of 55.63 feet to a 5/8 inch iron rod set for corner in the south line of Lot 2, Block 1 of said Crestview Highway 26 Addition;

THENCE along the common line of said Lot 1 and the aforementioned Lot 2 as follows: SOUTH 81°04'46" EAST a distance of 48.36 feet to a 5/8 inch iron rod set for corner;

NORTH 44°38'27" EAST a distance of 158.42 feet to a 5/8 inch iron rod set for corner;

NORTH 45°21'33" WEST a distance of 277.74 feet to a 5/8 inch iron rod set for corner in the southeast line of said State Highway No. 26 (Grapevine Highway);

THENCE along the southeast line of said State Highway No. 26 (Grapevine Highway), NORTH 45°46'36" EAST a distance of 45.01 feet to a point for corner at the west corner of Lot 4, Block 1 of said Crestview Highway 26 Addition;

THENCE along the common line of said Lot 3 and the aforementioned Lot 4 as follows: SOUTH 45°21'33" EAST a distance of 277.05 feet to a 5/8 inch iron rod set for corner;

NORTH 45°46'36" EAST a distance of 213.04 feet to a 5/8 inch iron rod set for corner;

NORTH 45°21'33" WEST a distance of 277.05 feet to a 5/8 inch iron rod set for corner in the southeast line of State Highway No. 26 (Grapevine Highway);

THENCE along the southeast line of said State Highway No. 26 (Grapevine Highway), NORTH 45°46'36" EAST a distance of 257.21 feet to a TxDOT monument found for corner;

THENCE continuing along said southeast line, NORTH 42°40'30" WEST a distance of 57.61 feet to the POINT OF BEGINNING;

CONTAINING 9.146 acres or 398,397 square feet of land more or less.

Selling a portion of this addition by metes and bounds is a violation of city ordinance and state law and is subject to fines and withholding of utilities and building permits.

**FINAL PLAT
CRESTVIEW HIGHWAY 26 ADDITION
LOTS 3R, 5 & 6, BLOCK 1**

BEING A REPLAT OF LOT 3, BLOCK 1 OF CRESTVIEW HIGHWAY 26 ADDITION AS RECORDED IN DOC. NO. _____, OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS AND BEING 9.146 ACRE TRACT OUT OF THE TELITHA AKERS SURVEY, ABSTRACT NO. 20, CITY OF HURST, TARRANT COUNTY, TEXAS

Owner: TCG Hurst Investors L.P.
15150 Preston Road, Suite 210
Dallas, Texas 75248-4800

Scale: 1" = 60'	Checked By: A.J. Bedford
Date: August 18, 2015	P.C.: D. Cryer/L. Spradling
Drawn By: L. Spradling/Elam	File: PFP Lot 3 Crestview
	Job No. 552-025
	GF No. N/A

301 N. Alamo Rd. * Rockwall, Texas 75087
(972) 722-0225, www.ajbedfordgroup.com
TBPLS Firm No. 10118200

Sheet:
1
Of: 1



APPROVED BY THE HURST PLANNING COMMISSION

CHAIRMAN: _____

P & Z SECRETARY: _____

DATE: _____

APPROVED BY THE HURST CITY COUNCIL

CHAIRMAN: _____

P & Z SECRETARY: _____

DATE: _____

FLOOD STATEMENT: According to Community Panel No. 48439C0210K, dated September 25, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property is within Flood Zone "A" which is the area of 100-year flood with base flood elevations and flood hazard factors determined. The location of Flood Zone "A" shown hereon is approximate and is for informational purposes only and shall not create liability on the part of the surveyor as to its accuracy.

Notes:
Basis of Bearings: Bearings are based on the 12.797 acre deed to Trinity River Real Estate, L.L.C. recorded in D208315743 of the Official Public Records of Tarrant County, Texas.

Engineer:
CLAYMOORE ENGINEERING
1105 CHEEK SPARGER ROAD, SUITE 1
COLLEYVILLE, TEXAS 76034 (817) 281-0572

N:\ALL FILES\CLAYMOORE ENGINEERING\HURST\GRAPEVINE HIGHWAY\Lot 3 Crestview.dwg, 9/29/2015 9:58:00 AM

City Council Staff Report

SUBJECT: P-15-11 Hurst Substation, a final plat of Tract 1B, 1B1, and 1B2, Peter Sowell Survey and Tract 2A1D RP Barton Survey to Lot 1, Block 1, Hurst Substation Addition, being 17.55 acres located at 709 E. Ellen and 175 Arwine Drive

Supporting Documents:

Area map
 Plat

Meeting Date: 10/27/2015
 Department: Development
 Reviewed by: Steve Bowden
 City Manager Review:

Background/Analysis:

An application has been made by Oncor Electric Delivery Company, LLC, for a final of Tract 1B, 1B1, and 1B2, Peter Sowell Survey and Tract 2A1D RP Barton Survey to Lot 1, Block 1, Hurst Substation Addition, being 17.55 acres located at 709 E. Ellen and 175 Arwine Drive.

The applicant is requesting the final plat in order to expand the existing substation. All planned improvements will be adjacent to the existing structure. There are no planned changes to the wooded area along Hurst Boulevard.

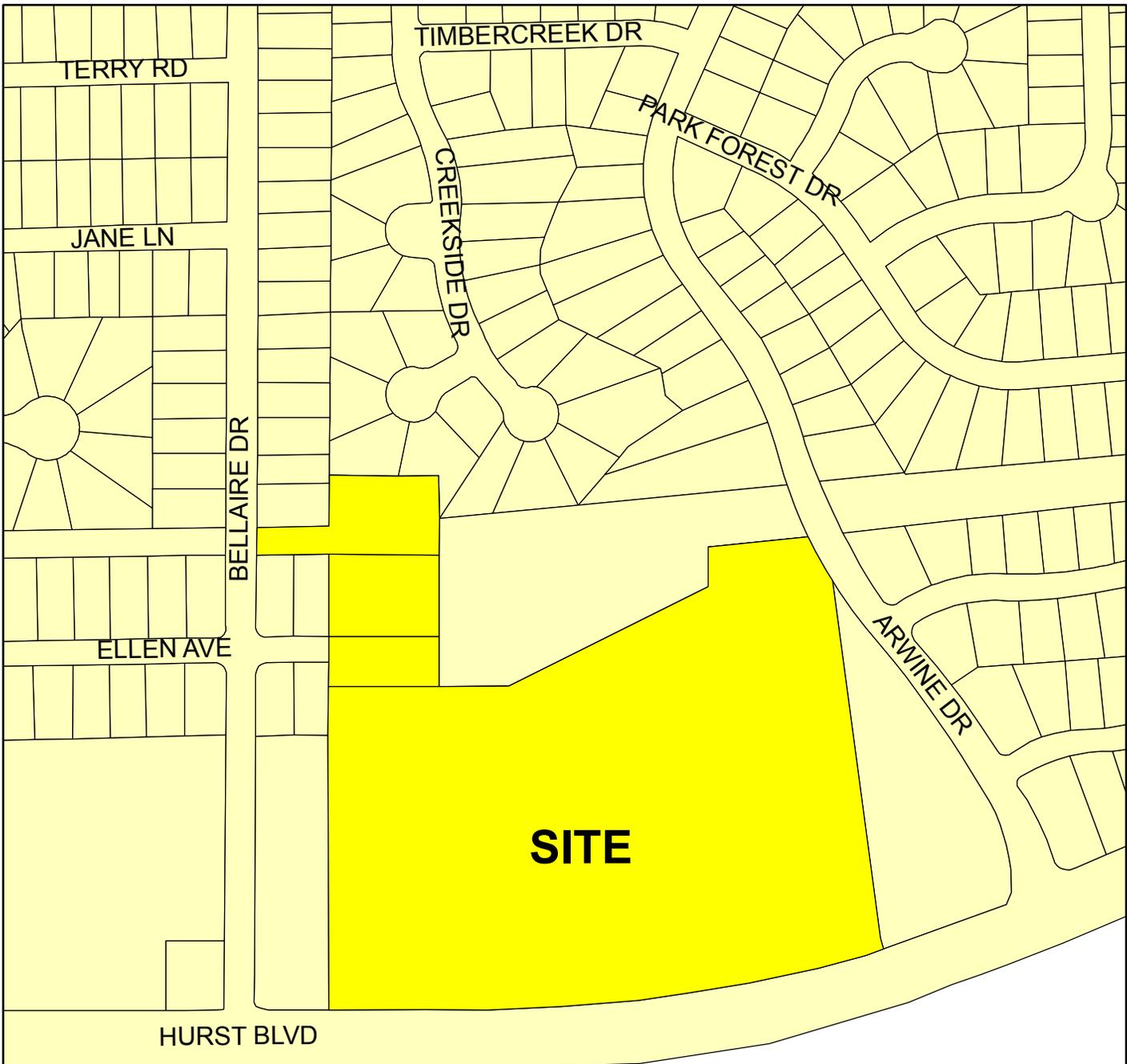
Engineering plans have been reviewed and accepted.

Funding and Sources:

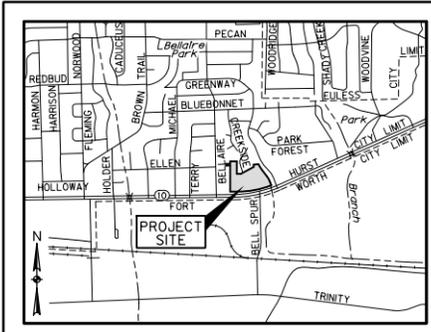
There is no fiscal impact.

Recommendation:

The Planning and Zoning Commission met on Monday, October 19, 2015, and voted 7-0 to recommend approval of P-15-11 Hurst Substation Addition.



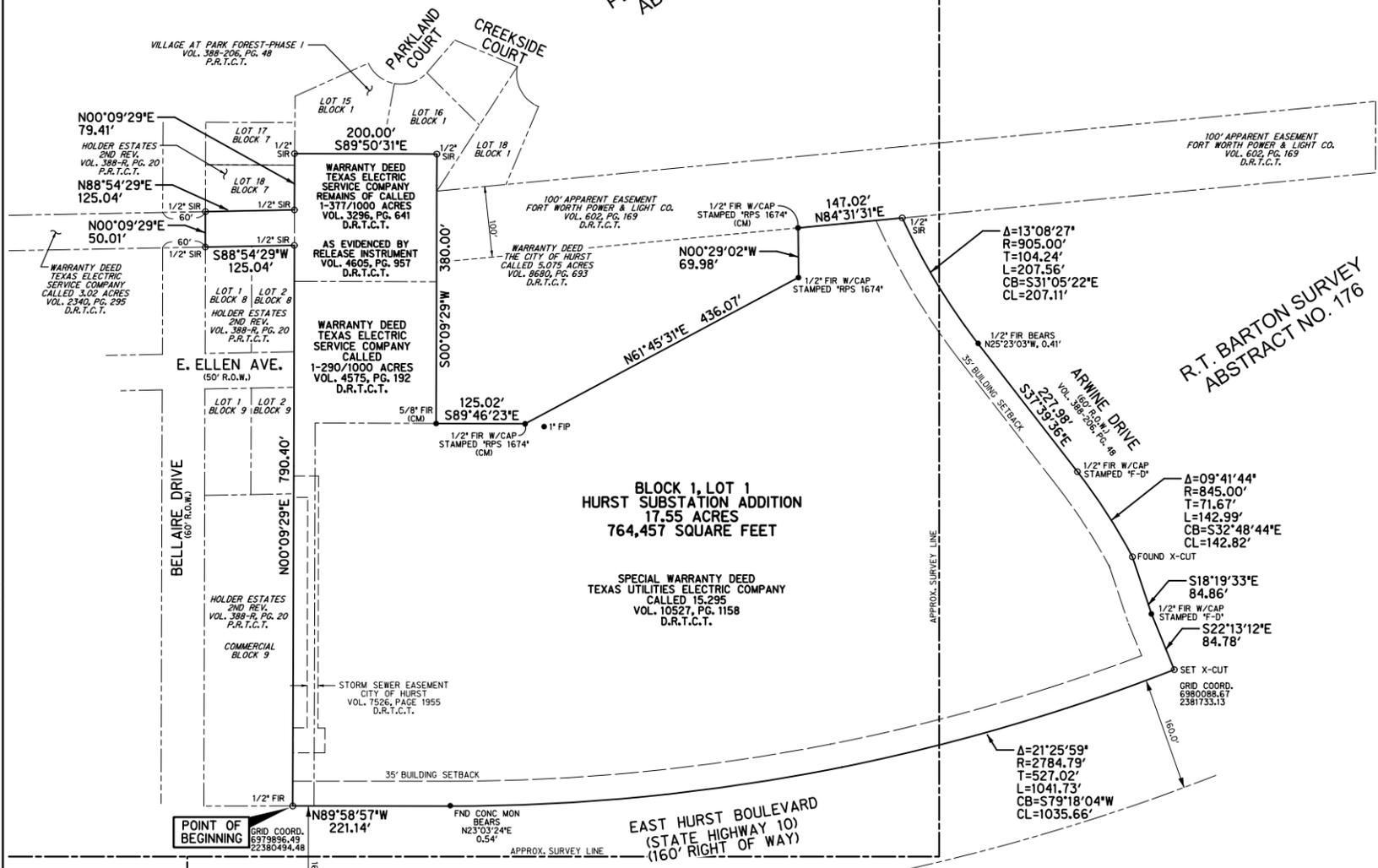
<p>CASE NO: P-15-11 Hurst Substation</p>	<p>LEGAL DESCRIPTION: Tract 1B, 1B1, and 1B2 Peter Sowell Survey and Tract 2A1D RP Barton Survey</p>	<p>AGENDA DATE: 10/19/2015</p>
<p>REQUESTED ACTION: Replat</p>	<p>LOCATION: 709 E. Ellen and 175 Arwine Drive</p>	



LEGEND

1/2" SIR O	1/2" SET IRON ROD W/ YELLOW PLASTIC CAP STAMPED "HALFF ASSOC. INC."
FIR ●	FOUND IRON ROD
FIP	FOUND IRON PIPE
(CM)	CONTROL MONUMENT
---	BOUNDARY LINE
- - - -	ADJACENT PROPERTY LINE
- · - · -	EXISTING EASEMENT LINE

PETER SOWELL SURVEY
ABSTRACT NO. 1407



R.T. BARTON SURVEY
ABSTRACT NO. 176

NOTES:

- 1) Basis of Bearing is the Texas Coordinate System NAD 83, North Central Zone (4202), observed by GPS April 10, 2015 using Western Data Systems Dallas/Fort Worth area RTK Cooperative Network and City of Hurst monuments 36, 38 and 45, Convergence Angle for City of Hurst monument 36 is 00 degrees 43 minutes 46.42127 seconds, according to Corpcson V6.0.1 as provided by the U.S. Army Corps of Engineers. Distances shown are surface distances, scale factor is 1.00012.
- 2) By graphical plotting, the parcel described herein lies within Zone "X" (unshaded) and Zone "AE" as delineated on the Tarrant County, Texas and Incorporated Areas Flood Insurance Rate Map Number 48439C0220K, map effective date of September 25, 2009, as published by the Federal Emergency Management Agency, with Zone "X" (unshaded) is defined as "Areas determined to be outside the 0.2% annual chance floodplain." Zone "AE" is defined as "Base flood elevations determined." The Surveyor utilized the above referenced flood plain information for this determination and the surveyor does not certify that revised flood plain information has or has not been published by the Federal Emergency Management Agency or some other source.
- 3) Property is zoned "R1" (Residential Single-Family) and "GB" (General Business District), as per the City of Hurst, Texas zoning map at <http://www.hursttx.gov/modules/showdocument.aspx?documentId=3813>.
- 4) See Section 27-4 and Section 27-13 of the Zoning Ordinance of the City of Hurst, Texas for zoning requirements.
- 5) Ingress and egress to the subject property is provided by Ellen Avenue, Hurst Boulevard (State Highway 10) and Arwine Drive upon which the property abuts, the same being paved and dedicated rights-of-way.

**OWNER CERTIFICATE
HURST SUBSTATION ADDITION
BLOCK 1, LOT 1**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Oncor Electric Delivery Company LLC, acting by and through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein described real property as the herein stated Block 1, Lot 1, Hurst Substation Addition, an addition to The City of Hurst, Texas, and does hereby dedicate to the public's use the easements and right-of-way shown thereon.

Owner Signature _____ Date _____

STATE OF TEXAS
COUNTY OF TARRANT

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 purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

Notary Public (Agent's Name) _____
My Commission Expires _____

SURVEYOR CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, Douglas A. Calhoun, do hereby certify that, under my direction and supervision prepared this survey from an actual and accurate survey of the land, and that the corner monuments shown thereon were found and/or properly placed.

Registered Professional Land Surveyor _____ Date _____
State of Texas No. 5619

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned authority, on this day personally appeared Douglas A. Calhoun, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2015.

Notary Public (Agent's Name) _____
My Commission Expires _____

PLANNING & ZONING CERTIFICATE OF APPROVAL:

Whereas the Planning and Zoning Commission of the City of Hurst, Texas voted affirmatively on this _____ day of _____, 2015 to recommend approval of this Plat by the City Council.

Chairman, Planning and Zoning Commission _____

Attest: Secretary, Planning and Zoning Commission _____

CITY COUNCIL CERTIFICATE OF APPROVAL:

Whereas the City Council of the City of Hurst, Texas voted affirmatively on this _____ day of _____, 2015 to recommend approval of this Plat for filing of record.

Mayor, City of Hurst _____

Attest: City Secretary _____

LEGAL DESCRIPTION:

Being a part of the Peter Sowell Survey, Abstract No. 1407 and the R. T. Barton Survey, Abstract No. 176 in the City of Hurst, Tarrant County, Texas, being all of that called 15,295 acre tract of land described in Special Warranty Deed to Texas Utilities Electric Company, as recorded in Volume 10527, Page 1158 in the Deed Records of Tarrant County, Texas (D.R.T.C.T.), being all of that called 1-290/1000 acre tract of land described in Warranty Deed to Texas Electric Service Company, as recorded in Volume 4575, Page 192 D.R.T.C.T., being all of that called 1-377/1000 acre tract of land described in Warranty Deed to Texas Electric Service Company, as recorded in Volume 3296, Page 641 D.R.T.C.T., being a part of that called 3.02 acre tract of land described in Warranty Deed to Texas Electric Service Company, as recorded in Volume 2340, Page 295 D.R.T.C.T., and being more particularly described as follows:

BEGINNING at a 1/2-inch found iron rod for the common southwest corner of said called 1-290/1000 acre tract of land and the southeast corner of Block 9 of the 2nd Revision of Holder Estates Addition to the City of Fort Worth, Tarrant County, Texas, as recorded in Volume 388-R, Page 20 in the Plat Records of Tarrant County, Texas (P.R.T.C.T.) and being on the north right-of-way line of Hurst Boulevard (State Highway 10);

THENCE North 00 degrees 09 minutes 29 seconds East, a distance of 790.40 feet to a 1/2-inch set iron rod with yellow plastic cap stamped "HALFF ASSOC. INC." (hereinafter referred to as "with cap") for the common northeast corner of Lot 2 Block 8 of said Holder Estates, the southeast corner of said called 3.02 acre tract and being on the west line of said called 1-377/1000 acre tract of land;

THENCE South 88 degrees 54 minutes 29 seconds West, a distance of 125.04 feet to a 1/2-inch set iron rod with cap for the northwest corner of Lot 1 of said Block 8 and being on the east right-of-way line of Bellaire Drive (60 foot right-of-way);

THENCE North 00 degrees 09 minutes 29 seconds East, along said east right-of-way line, a distance of 80.01 feet to a 1/2-inch set iron rod with cap for the southwest corner of Lot 18, Block 7 of said Holder Estates;

THENCE North 88 degrees 54 minutes 29 seconds East, departing said east right-of-way line, a distance of 3.02 feet to a 1/2-inch set iron rod with cap for the southeast corner of Lot 18, Block 7 of said Holder Estates;

THENCE North 00 degrees 09 minutes 29 seconds East, a distance of 79.41 feet to a 1/2-inch set iron rod with cap for the common northwest corner of said called 1-377/1000 acre tract of land, the southwest corner of Lot 15, Block 1 of Village at Park Forest-Phase I, an addition to the City of Hurst, Tarrant County, Texas, as recorded in Volume 388-206, Page 48 P.R.T.C.T., and being on the east line of Block 7;

THENCE South 89 degrees 50 minutes 31 seconds East, a distance of 200.00 feet to a 1/2-inch set iron rod with cap for the common northeast corner of said called 1-377/1000 acre tract of land and an all corner on the south line of Lot 16 of said Block 1;

THENCE South 00 degrees 09 minutes 29 seconds West, a distance of 380.00 feet to a 5/8-inch found iron rod for the common northerly southeast corner of said called 1-290/1000 acre tract of land, the southwest corner of that called 5.075 acre tract of land described in Warranty Deed to the City of Hurst as recorded in Volume 6880, Page 693 D.R.T.C.T., and being on the north line of said called 15,295 acre tract of land;

THENCE South 89 degrees 46 minutes 23 seconds East, along the common line between the north line of said called 15,295 acre tract of land and the south line of said 5.075 acre tract of land, a distance of 125.02 feet to a 1/2-inch found iron rod with cap stamped "RPS 1674" for corner;

THENCE North 61 degrees 45 minutes 31 seconds East, continuing along said common line, a distance of 436.07 feet to a 1/2-inch found iron rod with cap stamped "RPS 1674" for corner;

THENCE North 00 degrees 29 minutes 02 seconds West, continuing along said common line, a distance of 69.98 feet to a 1/2-inch found iron rod with cap stamped "RPS 1674" for corner;

THENCE North 84 degrees 31 minutes 31 seconds East, continuing along said common line, a distance of 147.02 feet to a 1/2-inch set iron rod with cap on the west right-of-way line of Arwine Drive (variable width right-of-way, 60 foot wide at this point), and being on a circular curve to the left, not being tangent to the preceding course, having a radius of 905.00 feet, whose chord bears South 31 degrees 05 minutes 22 seconds East, a distance of 207.11 feet;

THENCE Southeasterly, departing said common line, along said west right-of-way line and along said circular curve to the left, through a central angle of 13 degrees 08 minutes 27 seconds, an arc length of 207.56 feet to a point for corner from which a 1/2-inch found iron rod bears North 25 degrees 23 minutes 03 seconds West, a distance of 0.41 feet;

THENCE South 37 degrees 39 minutes 36 seconds East, continuing along said west right-of-way line, a distance of 227.98 feet to a 1/2-inch found iron rod with cap stamped "F-D" for the point of curvature of a circular curve to the right, having a radius of 845.00 feet, whose chord bears South 32 degrees 48 minutes 44 seconds East, a distance of 142.82 feet;

THENCE Southeasterly, continuing along said west right-of-way line and along said circular curve to the right, through a central angle of 09 degrees 41 minutes 44 seconds, an arc length of 142.99 feet to a found X-cut for corner;

THENCE South 18 degrees 19 minutes 33 seconds East, continuing along said west right-of-way line, a distance of 84.86 feet to a 1/2-inch found iron rod with cap stamped "F-D" for corner;

THENCE South 22 degrees 13 minutes 12 seconds East, continuing along said west right-of-way line, a distance of 84.78 feet to a set X-cut on the north right-of-way line of said Hurst Boulevard, and being on a circular curve to the right, not being tangent to the preceding course, having a radius of 2,784.79 feet, whose chord bears South 79 degrees 18 minutes 04 seconds West, a distance of 1,035.66 feet;

THENCE Southwesterly, departing said west right-of-way line, along said north right-of-way line and along said circular curve to the right, through a central angle of 21 degrees 25 minutes 59 seconds, an arc length of 1,041.73 feet to a point for corner from which a found concrete monument bears North 23 degrees 03 minutes 24 seconds East, a distance of 0.54 feet;

THENCE North 89 degrees 58 minutes 57 seconds West, continuing along said north right-of-way line, a distance of 221.14 feet to the POINT OF BEGINNING AND CONTAINING 764,457 square feet or 17.55 acres of land, more or less.

**FINAL PLAT
BLOCK 1, LOT 1
HURST SUBSTATION ADDITION
1 LOT LOCATED ON 17.55 ACRES OF LAND**

OUT OF THE
PETER SOWELL SURVEY, ABSTRACT NO. 1407
R.T. BARTON SURVEY, ABSTRACT NO. 176
CITY OF HURST, TARRANT COUNTY, TEXAS

OCTOBER 9, 2015



4000 FOSSIL CREEK BLVD., FORT WORTH, TEXAS 76137 (817) 847-1422
TRPLS FIRM NO. 10029605

THIS PLAT FILED AS DOCUMENT _____ ON DATE _____
CASE No. _____



SURVEYOR
Halff Associates, Inc.
4000 Fossil Creek Blvd.
Fort Worth, TX 76137
Attention: Doug Calhoun
817-764-7905
817-292-9704 Fax
dcalhoun@halff.com

OWNER
Oncor Electric Delivery Company LLC
115 W. 7 Street, Room 1125
Fort Worth, TX 76102
Contact: Wendell South
Phone: 817.269.4677

City Council Staff Report

SUBJECT: Consider Ordinance 2304 amending Chapter 10 Article IV NUISANCES of the City of Hurst Code of Ordinances, by the amending Section 10-78 Definitions adding "NUISANCE TARP", and the addition of 10-81.5 "STAGNANT WATER"; and amending Section 10-80 "HIGH WEEDS AND GRASS"

Supporting Documents:

Ordinance 2304

Meeting Date: 10/27/2015

Department: Development

Reviewed by: Steve Bowden

City Manager Review:

Background/Analysis:

The City of Hurst adopted the nuisance ordinance in 2006. The ordinance has been a very effective tool to maintain the quality and integrity of our neighborhoods. Since 2006, many cities have adopted similar ordinances, which include some definitions and sections that would be a benefit to the City of Hurst.

The proposed amendments to Chapter 10 include the definition of a "Nuisance Tarp", which will require tarps and car covers to be maintained in good condition.

Section 10-81.5 "Stagnant Water" will be added to require standing water, ponds, and pools to be maintained in a sanitary condition and will provide methods to abate the nuisance.

Section 10-80 "High Weeds and Grass" will be amended to require wildflowers to be mowed after seeding, and require grass over 48 inches to be immediately abated if there is an immediate danger to health, life, or safety of any person.

Funding and Sources:

There is no fiscal impact.

Recommendation:

The Neighborhood Community Advisory Committee met on Thursday, May 28 , 2015, and voted 6-0 to recommend approval of amending Chapter 10 Article IV Nuisances as presented.

ORDINANCE 2304

AN ORDINANCE AMENDING CHAPTER 10 OF THE CITY OF HURST CODE OF ORDINANCES, AS AMENDED, BY THE ADDITION TO SECTION 10-78 DEFINITIONS “NUISANCE TARP”, AND THE ADDITION OF 10-81.5 “STAGNANT WATER”; AND AMENDING SECTION 10-80 HIGH WEEDS AND GRASS; PROVIDING DEFINITIONS; PROVIDING PROCEDURES FOR ABATEMENT, PROVIDING A SEVERABILITY CLAUSE; PROVIDING A FINE OF UP TO \$200.00 FOR EACH OFFENSE IN VIOLATION OF THE ORDINANCE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council of the City of Hurst, Texas, has determined that the accumulation of ponding, standing, stagnant or non-maintained water may be a health hazard, and a nuisance; and

WHEREAS, the City Council has determined that maintaining the integrity of our neighborhoods is vital to all residents of the City; and

WHEREAS, the City Council of the City of Hurst, Texas recognizes the hazard of tree branches over-hanging the right-of-way and the damage and danger they may cause for service vehicles; and

WHEREAS the City Council has adopted ordinances regulating nuisances; and all statutory and constitutional requirements for the passage of this Ordinance have been adhered to, including but not limited to the Texas Open Meeting Act; and

WHEREAS, the City Council determines that the passage of this ordinance is in the best interests of the health, safety, and welfare of the public.

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

SECTION 1.

That all matters stated hereinabove are found to be true and correct and are incorporated herein by reference.

SECTION 2. 10-78, DEFINITIONS

Nuisance Tarp- means material used for screening from view a vehicle, boat, trailer, or other items that is torn, defective or worn.

SECTION 3. 10-81.5, "STAGNANT WATER"

- (a) It shall be unlawful and considered a public nuisance for any person, owning, leasing, or occupying real property within the City of Hurst, to fail to remove the accumulation or ponding of standing, stagnant, or not maintained water thereon or permit the same to remain, which may harbor or be a breeding ground for mosquitoes, flies, or other pest, or which may cause a foul odor, or adversely impact the public health and safety by any means. Accumulations should not exceed a forty-eight hour period under normal rainfall conditions as described by the U.S. Department of Commerce, National Oceanic and Atmospheric Administration Weather Service (NOAA).
- (b) A finding by a code enforcement officer or inspector of the City of Hurst shall constitute prima facie evidence that standing, stagnant, or not maintained water is conducive to the breeding or harboring of mosquitoes or other insects. Potential tools to make this finding may include measures of water turbidity, the presence of excessive organic matter in water, the presence of foul odor, visually apparent algae growth, or the presence of mosquitoes, flies, or other pest. The presence of mosquito larva is not required for standing, stagnant, or unmaintained water to be classified as a public nuisance.
- (c) It shall be unlawful for any person, owner, agent, occupant or anyone having supervision or control of real property within the city to maintain a public nuisance as determined under this section.
- (d) It shall be the duty of said persons to abate nuisances in this article by:
 - (1) Draining, filling or re-grading any lots, ground, or yards which have standing or stagnant water thereon; or
 - (2) Treating the area with material, either natural or man-made that will eliminate any offensive odor and render the area harmless to the public health and eliminate the potential breeding ground for mosquitos, flies, and other pest.
- (e) It shall be the duty of said persons to maintain items that are capable of collecting water, including but not limited to birdbaths, fountains, reflecting pools or ponds, private or semi-private swimming pools or other items so that they cannot harbor or be a breeding ground for mosquitoes, flies, or other pests or which may adversely impact the public health and or create an odor nuisance.
- (f) Whenever such a public nuisance is found to exist within the City, the City may pursue issuing a notice of violation to the person or persons in violation of this section. If the violation is not abated with seven (7) calendar days, the City Code Enforcement Officer may treat and/or drain the target area and invoice and/or place a lien on said property to abate the nuisance.
- (g) An offense under this section is a misdemeanor punishable by fine not to exceed two hundred dollars (\$200.00) for each offense.
- (h) Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 4:10-80 HIGH WEEDSAND GRASS

- (1) It shall be unlawful for any person owning, claiming, or occupying or having supervision or control of any real property, occupied or unoccupied to fail to remove or mow wildflowers after such time as seeds have matured following the final blooming of the majority of plants, or native grasses after such time as the majority of a species have gone dormant.
- (2) The City, as authorized by law, may go upon a property and do or cause to be done the work necessary to obtain compliance with this article without notice when:
 - (a) Grass or weeds have grown in excess of forty-eight (48) inches; and
 - (b) Are an immediate danger to health, life, or safety of any person.
- (3) No later than the tenth day after the City causes the work to be done under this section, the City shall give notice to the property owner in the manner required by article 10-83 of this chapter.

SECTION 5. That all ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect; provided, however, that the ordinance or ordinances under which the cases currently filed and pending in the Municipal Court of the City of Hurst, Texas, shall be deemed repealed only when all such cases filed and pending under such ordinance or ordinances have been disposed of by a final conviction or a finding not guilty or nolo contendere, or dismissal.

SECTION 6. Any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Hundred Dollars (\$200.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

SECTION 7. If any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 8. The fact that the present ordinances and regulations of the City of Hurst, Texas are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the public creates an emergency which requires that this ordinance become effective from and after the date of its passage, and it is accordingly so ordained.

SECTION 9 .This ordinance shall be in full force and effect after its passage and publication as required by law, and it is so ordained.

AND IT IS SO ORDERED.

Passed on the first reading on the 27th day of October 2015 by a vote of ___ to ___.

Approved on the second reading on the 10th day of November 2015 by a vote of ___ to ___.

ATTEST:

APPROVED:

Rita Frick, City Secretary

Richard Ward, Mayor

APPROVED AS TO FORM:

City Attorney

City Council Staff Report

SUBJECT: Consider authorizing the city manager to enter into an Engineering Services Contract with Halff Associates, Inc., for engineering services for Valley View Branch Flood Protection Planning Study

Supporting Documents:

Contract Agreement
 Exhibit A-Scope of Services

Meeting Date: 10/27/2015
 Department: Public Works
 Reviewed by: Ron Haynes
 City Manager Review:

Background/Analysis:

On July 12, 2015, the Texas Water Development Board (TWDB) authorized acceptance of the 50/50 flood protection planning grant application the City Council approved in Resolution 1610 early this year. The proposed study will basically be a master drainage study for the Valley View Branch Watershed. It will be a report that evaluates flood prone properties and infrastructure within the project area, formulates and analyzes conceptual alternative solutions that will reduce or eliminate flooding problems, and outline prudent floodplain management processes. This will serve as the second phase of the City-Wide Master Drainage Plan. Phase 1 was Lorean Branch Watershed and was completed in 2013 by Halff Associates, Inc. This contract is for a not to exceed amount of \$123,000 with completion of the study by the end of 2016.

Recently, City Council approved the interlocal agreement with the City of Fort Worth and Bedford concerning cost participation, and authorized the grant contract with the TWDB. This is the final step in getting the grant project started.

Funding and Sources:

Funds of \$52,500 were budgeted this year in the Storm Water Management Fund for Hurst's share of the proposed engineering study cost (Project 6415-002).

Recommendation:

Staff recommends that City Council authorize the City Manager to execute the Engineering Services Contract with Halff Associates, Inc. for Valley View Branch Flood Protection Planning Study for a total fee not to exceed of \$123,000.00.

THE STATE OF TEXAS §
 §
COUNTY OF TARRANT §

ENGINEERING SERVICES CONTRACT

Valley View Branch Flood Protection Plan
City of Hurst Project No. 6415-002

THIS CONTRACT, By and between the **CITY OF HURST**, a municipal corporation located in Tarrant County, Texas, hereinafter called "City", and Half Associates, Inc., a corporation authorized to do business in the State of Texas, hereinafter called "Engineer", evidences the following:

WHEREAS, City desires the professional services for

Texas Water Development Board Flood Protection Plan for Valley View Branch

WHEREAS, Engineer represents that it is qualified and capable of performing the professional services proposed herein for this Project and is willing to enter into this Contract with City to perform said services;

NOW, THEREFORE, the parties in consideration of the terms and conditions contained herein agreed as follows:

1. EMPLOYMENT OF THE PROFESSIONAL

Professional agrees to perform professional services in connection with the Project as set forth in the following sections of this Contract, and City agrees to pay, and Professional agrees to accept fees as set forth in the following sections as full and final compensation for all services provided under this Contract.

2. CONTRACT ADMINISTRATION

This Contract shall be administered on behalf of the City by the Director of Hurst Public Works or his designated representatives (hereinafter called "Director"), and on behalf of the Engineer by its duly authorized officials.

3. ENGINEER'S SERVICES

The Engineer agrees to render services necessary for the development of the Project as outlined in Exhibit A.

4. PAYMENT FOR SERVICES

A. Payment for services under Article 3 will be computed on the basis of the percentage of task completed. This will be based on the Tasks breakdown in Attachment 'B' of Exhibit 'A'. All direct non-labor expenses and other incidentals have been incorporated in the cost per task, no separate pay will be made for these costs.

B. ~~Payments shall also include Direct Non-Labor Expenses which, in general, include expenses for supplies, transportation, equipment, travel, communication, subsistence and lodging away from home, and similar incidentals.~~

~~The Direct Non-Labor expenses shall be reimbursable at actual invoice cost plus 10%, except for living and travel expenses when away from the home office on business connected with the Project. All travel outside of the Dallas/Fort Worth Metropolitan Area to be made, which are reimbursable at actual invoice cost, by the Engineer in connection with the Project must first be approved in writing by the City's Engineer. NOT IN THIS CONTRACT~~

C. ~~Subcontractor cost shall be reimbursed at the actual invoice cost plus 10%. N/A~~

D. Engineer shall submit itemized monthly statements for Services rendered. City shall make payments in the amount shown by the Engineer's monthly statements and other documentation submitted, and no interest shall ever be due on late payments.

E. **Total payments for expenses, costs, and services, described in Article 3, shall not exceed \$123,000.**

F. Nothing contained in this article shall require City to pay for any work which is unsatisfactory as reasonably determined by the Director or which is not submitted in compliance with the terms of this Contract. City shall not be required to make any payments to the Engineer when the Engineer is in default under this Contract; nor shall this paragraph constitute a waiver of any right, at law or in equity, which City may have if the Engineer is in default, including the right to bring legal action for damages or for specific performance of this Contract, nor shall it constitute a waiver of any right, at law or in equity, which Engineer may have to bring legal action for payment when Engineer believes it was not under such default and is owed fees under the terms of this agreement.

5. OWNERSHIP OF DOCUMENTS

All information and other data given to, prepared, or assembled by Engineer under this Contract, and other related items shall become the sole property of City and shall be delivered to City, without restriction on future use. Engineer may make copies of any and all documents and items for its files. Engineer shall have no liability for changes made to or use of the drawings, specifications, and other documents by anyone subsequent to the completion of the Project.

City shall require that any such change or other use shall be sealed by the Engineer making that change or use and shall be appropriately marked to reflect what was changed or modified.

6. SERVICES BY CITY

City shall provide the following services under this Contract:

- A. Provide available criteria and information to the Engineer as City's requirements for the Project.
- B. Provide sample drawings to use as guidelines.
- C. Provide all available City of Hurst drawings, maps, and notes relating to existing public facilities within the limits of the Project.

7. COMPLETION SCHEDULE

The services furnished by the Engineer under this Contract will be completed by the Texas Water Development Board Contract Expiration Date of July 1, 2017.

For the purposes of this Contract, a month is defined as thirty (30) calendar days and a week as seven (7) calendar days. If any of the following submissions fall on a City non-working day, then the submission shall be due the following City working day.

8. NOTICE TO PROCEED

City shall have complete control of the services to be rendered and no work shall be done under this Contract until the Engineer is instructed in writing to proceed.

9. TERMINATION OF CONTRACT

City may indefinitely suspend further work hereunder or terminate this Contract or any phase of this Contract upon thirty (30) days prior written notice to the Engineer with the understanding that immediately upon the receipt of such notice all work and labor being performed under this Contract shall cease immediately. Before the end of the thirty (30) day period, Engineer shall invoice the City for all work accomplished by him prior to the receipt of such notice. No amount shall be due for lost or anticipated profits. All plans, field surveys, and other data related to the Project shall become property of City upon termination of the Contract and shall be promptly delivered to City in a reasonably organized form without restriction on future use except as stated in Article 5. Should City subsequently contract with a new consultant for continuation of services on the Project, Engineer shall cooperate in providing information.

10. RESPONSIBILITY FOR CLAIMS AND LIABILITIES

Approval by City shall not constitute nor be deemed a release of the responsibility and liability of the Engineer, its employees, associates, agents, and consultants for the accuracy

and competency of their designs or other work; nor shall approval be deemed to be an assumption of such responsibility by City for any errors or omissions in the design or other work prepared by the Engineer, its employees, subcontractor, agents and consultants.

11. EQUAL EMPLOYMENT OPPORTUNITY

- A. The Engineer shall not discriminate against any employee or applicant for employment because of race, age, color, religion, sex, ancestry, national origin, or place of birth. The Engineer shall take affirmative action to insure that applicants are employed and that employees are treated during their employment without regard to their race, age, color, religion, sex, ancestry, national origin, or place of birth.
- B. If the Engineer fails to comply with the Federal Laws relating to Equal Employment Opportunity, it is agreed that the City at its option may do either or both of the following:
 - 1) Cancel, terminate, or suspend the contract in whole or in part;
 - 2) Declare the Engineer ineligible for further City Contracts until he is determined to be in compliance.

12. AMENDMENTS

This Contract may be amended or supplemented in any particular only by written instrument and only as approved by resolution of City Council or the City Manager, except for termination under Section 9, Termination of Contract, which may be accomplished by the Director of Public Works or his designated representative as identified in Section 9, Termination of Contract.

13. COMPLIANCE WITH LAWS, CHARTERS, AND ORDINANCES, ETC.

The Engineer, his consultants, agents and employees, and subcontractors shall comply with applicable Federal and State Laws, the Charter and Ordinances of the City of Hurst, and with applicable rules and regulations promulgated by local, state, and national boards, bureaus, and agencies existing and published before date of this agreement.

14. RIGHT OF REVIEW

Engineer agrees that City may review any and all of the work performed by Engineer under this Contract. City if hereby granted the right to audit at City's election, all of the Engineer's records and billings related to the performance of this contract. Engineer agrees to retain such records for a minimum of three (3) years following completion of this contract.

15. CONFLICT OF INTEREST

No officer or employee shall have any financial interest, direct or indirect, in any contract with the City or be financially interested, directly, in the sale to the City of any land, materials, supplies, or services, except on behalf of the City as an officer or employee. Any violation of this section shall constitute malfeasance in office, and any officer or employee guilty thereof shall thereby forfeit his office or position with the City. Any violation of this section with knowledge, expressed or implied, of the person or corporation contracting with the City shall render the Contract involved voidable by the City Manager or the City Council.

16. CONTRACT PERSONAL

This Contract is for personal and professional services; and the Engineer shall not assign this Contract, in whole or in part, without the prior written consent of the City.

17. NOTICES

All notices, communications, and reports required or permitted under this Contract shall be personally delivered or mailed to the respective parties by depositing the same in the United States Mail at the address shown below unless and until either party is otherwise notified in writing by the other party at the following addresses. Mailed notices shall be deemed communicated after five days.

If intended for Hurst, to:

If intended for Engineer, to:

Gregory Dickens

Contact Person

City Engineer

Title

City of Hurst
1505 Precinct Line Road
Hurst, Texas 76054
(817) 788-7080

Benjamin Pylant

Contact Person

Project Manager

Title

Half Associates, Inc.

Firm Name

4000 Fossil Creek Blvd

Address

Fort Worth, TX 75050

City, State, Zip Code

(817) 847-1422

Telephone No.

18. INDEPENDENT CONTRACTOR

In performing services under this Contract, Engineer is performing services of the type performed prior to this contract; and Engineer by the execution of this contract does not change the independent status of the Engineer. No term, or provision hereof, or act of Engineer in the performance of this Contract shall be construed as making Engineer the agent, servant, or employee of Hurst.

19. INDEMNITY

Engineer agrees to defend, indemnify, and hold City whole and harmless against claims for damages, costs, and expenses of persons or property that may arise out of, or be occasioned by, or from any negligent act, error or omission of Engineer, or any agent, servant, or employee of Engineer in the execution or performance of this Contract, without regard to whether such persons are under the direction of City agents or employees.

This provision shall not be deemed to apply to liability for damage that is caused by or results from the negligence of the City of Hurst or its employees or other agents.

20. INSURANCE

Engineer agrees to maintain workmen's compensation insurance to cover all of its own personnel engaged in performing services for client under this agreement. Engineer also agrees to maintain professional liability insurance and commercial general liability coverage in the amounts listed below:

Professional Liability Insurance - \$1 Million per claim/aggregate
Commercial General Liability Insurance - \$1 Million per claim/aggregate
Workers Compensation - Statutory

21. VENUE

The obligations of the parties to this Contract are performable in Tarrant County, Texas; and if legal action is necessary to enforce it, exclusive venue shall lie in Tarrant County, Texas.

22. APPLICABLE LAWS

This Contract is made subject to the provisions of the Hurst Code, other City Ordinances, Standards, Hurst Specifications for materials and construction, as amended, and all State and Federal Laws.

23. GOVERNING LAWS

This contract shall be governed by and construed in accordance with the laws and decisions of the State of Texas.

24. LEGAL CONSTRUCTION

In case any one or more of the provisions contained in this Contract shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions thereof; and this Contract shall be considered as if such invalid, illegal or unenforceable provision had never been contained in this Contract.

25. PUBLISHED MATERIAL

Engineer agrees that the City shall review and approve any written material about City projects and/or activities prior to being published by the Engineer.

26. CAPTIONS

The captions to the various clauses of this Contract are for informational purposes only and shall not alter any substance of the terms and conditions of this Contract.

27. SUCCESSORS AND ASSIGNS

This Contract shall be binding upon and insure to the benefit of the parties hereto and their

respective heirs, executors, administrators, successors and, except as otherwise provided in this Contract, their assigns.

28. ENTIRE AGREEMENT

This Contract (page 1 thru 10, and Exhibit A) embodies the complete agreement of the parties hereto, superseding all oral or written previous and contemporary agreements between the parties and relating to matters in this Contract, and except as otherwise provided herein, cannot be modified without written agreement of the parties to be attached to and made a part of this Contract.

29. TEXAS WATER DEVELOPMENT BOARD SUBCONTRACT PROVISIONS

Between Halff Associates, Inc. and City of Hurst for the contract between Texas Water Development Board and the City of Hurst, Texas.

This documentation provides written compliance for consultant subcontracts per Article VII, Subcontracts, in the contract between Texas Water Development Board and the City of Hurst, Texas including the following provisions:

State Auditor Clause

By executing this Contract, the Subcontractor accepts the authority of the State Auditor's Office, under direction of the legislative audit committee, to conduct audits and investigations in connection with any and all state funds received pursuant to this contract. The Subcontractor shall comply with and cooperate in any such investigation or audit. The Subcontractor agrees to provide the State Auditor with access to any information the State Auditor considers relevant to the investigation or audit.

Financial Records

The Subcontractor shall maintain satisfactory financial accounting documents and records, including copies of invoices and receipts, and shall make them available for examination and audit by the EXECUTIVE ADMINISTRATOR of the BOARD. Accounting by the Subcontractor shall be in a manner consistent with generally accepted accounting principles.

Ownership

The BOARD shall have unlimited rights to technical or other data resulting directly from the performance of services under this CONTRACT. It is agreed that all reports, drafts of reports, or other material, data, drawings, computer programs and codes associated with this CONTRACT and developed by Halff Associates, Inc. or its contracted parties pursuant to this CONTRACT shall become the joint property of the Contractor, Subcontractor and the BOARD. These materials shall not be copyrighted or patented by the Subcontractor or by any consultants involved in this CONTRACT unless the EXECUTIVE ADMINISTRATOR of the BOARD approves in writing the right to establish copyright or patent; provided, however, that copyrighting or patenting by the Subcontractor will in no way limit the BOARD's access to or right to request and receive or distribute data and information obtained or developed pursuant to this CONTRACT. Any material subject to a BOARD copyright and produced by the Subcontractor or BOARD pursuant to this CONTRACT may

be printed by the Contractor, Subcontractor or the BOARD at their own cost and distributed by either at their discretion. The Subcontractor may otherwise utilize such material provided under this CONTRACT as it deems necessary and appropriate, including the right to publish and distribute the materials or any parts thereof under its own name, provided that any BOARD copyright is appropriately noted on the printed materials.

Press Releases or Publications

The Subcontractor agrees to acknowledge the BOARD in any news releases or other publications relating to the work performed under this CONTRACT.

No Debt Against the State

This CONTRACT shall not be construed as creating any debt by or on behalf of the State of Texas and the BOARD, and all obligations of the State of Texas are subject to the availability of funds. To the extent the performance of this CONTRACT transcends the biennium in which this CONTRACT is entered into, this CONTRACT is specifically contingent upon the continued authority of the BOARD and appropriations therefore.

Licenses, Permits, and Insurance

For the purpose of this CONTRACT, the Subcontractor will be considered an independent SUBCONTRACTOR and therefore solely responsible for liability resulting from its negligent acts or omissions. Halff Associates, Inc. shall obtain all necessary insurance, in the judgment of the Halff Associates, Inc., to protect themselves from liability arising directly out of their professional services performed under this CONTRACT. The Subcontractor shall indemnify and hold the BOARD and the State of Texas harmless, to the extent the Halff Associates, Inc. may do so in accordance with state law, from any and all losses, damages, liability, or claims therefore, on account of personal injury, death, or property damage caused by Halff Associates, Inc., arising out of the activities under this CONTRACT.

The Subcontractor shall be solely and entirely responsible for procuring all appropriate licenses and permits, which may be required by any competent authority for the Subcontractor to perform the subject work.

IN WITNESS WHEREOF, the parties hereby have executed this agreement in triplicate originals

on this date, the _____ day of _____, 2015.

Half Associates, Inc.

Firm Name

CITY OF HURST

Signature

City Manager

Project Manager

Title

Executive Director of Public Works

4000 Fossil Creek Blvd.

Address

APPROVED AS TO FORM:

Fort Worth, TX 76137

City, State, Zip Code

City Attorney



EXHIBIT "A"

October 7, 2015
1008-13-9222

Greg Dickens, P.E.
City of Hurst
City Engineer
1505 Precinct Line Road
Hurst, Texas 76054

RE: Proposal to Prepare Texas Water Development Board Flood Protection Planning Study for Valley View Branch

Dear Mr. Dickens:

Halff Associates, Inc. is pleased to present the following proposal to prepare a Flood Protection Planning Study for Valley View Branch.

The lump sum fee for the preparation of the flood protection plan is \$123,000. This fee will not be exceeded without prior approval from the City of Hurst. Our services will be monthly based on percent complete.

Included with this proposal are Exhibit 'A' – Attachment 'A' Scope of Work and Exhibit 'A' – Attachment 'B' Fee Summary and Schedule. We appreciate this opportunity to be of service to the City of Hurst. If this proposal meets with your approval, please execute and return one copy of the contract for our records and to serve as notice to proceed. Please feel free to contact me or Stephen if you have any questions or comments regarding this proposal.

Sincerely,

HALFF ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Benjamin B. Pylant".

Benjamin B. Pylant, P.E., CFM
Project Manager

C: Stephen Crawford

EXHIBIT 'A' - ATTACHMENT 'A'

SCOPE OF WORK

Flood Protection Plan for Valley View Branch Watershed City of Hurst, City of Fort Worth, and City of Bedford Texas

GENERAL DESCRIPTION – The Flood Protection Plan for Valley View Branch Watershed will be a watershed based study that will include area within the City of Hurst, City of Fort Worth, and City of Bedford. The term Cities will be used throughout this scope of work to refer to all three communities partnered on this study. Objectives of this study are to provide the Cities with technical data to:

1. Compile pertinent existing engineering data and newly developed information into a comprehensive report to identify and evaluate flood prone properties and infrastructure within the project area
2. Formulate and analyze conceptual alternative solutions that will reduce or eliminate flooding problems within the Valley View Branch watershed. Alternatives will focus on the City of Hurst and City of Fort Worth
3. Assist in the prevention of future flooding problems for all three Cities with prudent floodplain management

Major Tasks

1. Prepare hydrologic and hydraulic information adequate to define and quantify the flooding problems in the project area
2. Quantify conceptual alternative improvement solutions to help reduce or eliminate flooding problems within the project area

Task 1 – Data Collection

A. Data Collection

1. Utilize 2009 TNRIS LIDAR topography along with Halff generated contour files
2. Obtain “as-built” plans for channel and bridge/culvert improvements from the Cities within the project watershed.
3. Obtain storm drain GIS shapefiles from the City
4. Obtain available zoning maps, land use maps, soils data and thoroughfare plans in the project area from the Cities, NCTCOG, NRCS and others. Note: This scope assumes existing and future land use or zoning maps are available from the City of Hurst, City of Fort Worth, City of Bedford, and NCTCOG to be used as a base in preparing the hydrologic land use maps.
5. Collect applicable past studies and reports (including LOMRs), disaster files, complaint files, rainfall records, records of street closures or rescues/deaths, and related flooding data from the City
6. Collect any technical data available from FEMA Region VI in regards to the current effective hydraulic and hydrologic models
7. Collect any technical data on proposed projects and/or roadway improvements along streams in the project area.

B. Field Work

1. Conduct field reconnaissance to identify, map, and photograph the following: existing channel and bridge/culvert conditions, structures within the existing 100-year floodplain, and other physical features that could affect flooding within the City
2. Field Surveys – To be performed to obtain existing information on physical features of the study reach.
 - a. All roadway crossings (23 have been identified) will be photographed and compared to as-built plans. If as-built plans cannot be found or if plans are found to be outdated, structure surveys will be performed (maximum of 10 structure surveys included in this scope)
 - b. 10 Channel surveys will be performed at approximately 3,000 foot intervals to confirm and supplement 2009 TNRIS topography. The 2009 TNRIS data should provide sufficient elevation data for the project area which mainly consists of improved channels and minimal vegetation. If the TNRIS topography is not sufficient, then additional surveying services can be provided outside of this scope.
 - c. Collect field surveys and prepare Elevation Certificates for up to 10 structures. The height of finished floor compared to terrain for the 10 surveyed structures will be used to help establish finished floor elevation approximations for additional identified flood prone properties. Additional Elevation Certifications can be collected outside of this scope, if requested by the Cities.

Task 2 – Hydrologic Analysis

This scope includes the tasks necessary to evaluate and develop new hydrologic models for the Valley View Branch Watershed. Results obtained will be compared with FEMA FIS effective hydrology.

A. Fully Developed Conditions Hydrologic Analysis - Fully developed conditions are recommended for floodplain management and FEMA submittals for the Valley View Branch watershed since it is almost entirely developed already.

1. Obtain FEMA effective hydrology models for the study areas, if available
2. Utilize 2009 TNRIS LIDAR topographic maps to delineate watershed limits and sub-basins
3. Compare delineated watersheds with existing storm drain GIS shapefiles to verify sub-basin alignments. Prepare hydrologic watershed map.
4. Develop a fully developed conditions hydrologic land use map based on build-out zoning and land use data. Calculate fully developed conditions land use hydrologic parameters.
5. Prepare modified puls flood routing data from hydraulic models prepared in Task 3
6. Develop hydrologic models in HEC-HMS to calculate peak discharges for the 1-, 2-, 5-, 10-, 25-, 50-, 100-, and 500-year storm events

Task 3 – Hydraulic Analysis

This scope includes the tasks necessary to determine water surface elevations and limits of flooding for the frequency storm events specified in Task 2. The study reaches will include the following streams:

- Valley View Branch
- Valley View Trib 1
- Unnamed Zone A (near Brown Trail)

A. Existing Conditions Hydraulic Analysis with Fully Developed Hydrology

1. Develop existing conditions hydraulic models for the study streams in HEC-RAS utilizing 2009 TNRS LIDAR, supplemented with field survey cross-sections
2. Incorporate bridge/culvert as-built plans and field surveyed data into hydraulic model
3. Execute existing conditions flood profiles for the 1-, 2-, 5-, 10-, 25-, 50-, 100-, and 500-year storm events
4. Prepare floodway models
5. Delineate the limits of the existing conditions hydraulic model for the 100-year and 500-year floodplain and floodway in GIS format
6. Compare existing conditions flood profiles to FEMA FIS flood profiles

Task 4 – Flooding Assessment and Conceptual Alternative Improvement Analysis

Flooding Assessment - Utilizing the floodplains and profiles, identify the locations of potential flood damage and quantify the flooding problems (i.e. number of structures in the floodplain).

A. Identify the Flooding Problems

1. Based on the calculated flood elevations and delineated floodplains, determine the structures inundated by each of the modeled storm events.
2. Based on the fully developed conditions analysis and citizen drainage complaints, identify areas of needed improvements, including undersized bridge/culvert structures, undersized improved channel sections, and flooded overbank areas

Conceptual Alternative Improvement Analysis - This scope includes preparation of structural and non-structural improvement solutions to help reduce or eliminate the identified flood problems within the studied watersheds. This task will be limited to a maximum of 5 projects based on those projects believed to provide the greatest benefit to cost.

A. Structural Improvements

1. Evaluate/size existing undersized improved channels and natural channels to reduce computed water surface elevations and floodplain widths
 - a. Evaluate channel armoring methods, including concrete, rock riprap, gabions, turf reinforcement matting, bio-engineered slope protection, etc.
 - b. Determine locations of and minimize potential impacts to jurisdictional waters of the United States (i.e. wetlands)
2. Evaluate/size existing undersized bridge/culvert structures and future bridge/culvert structures to:
 - a. Reduce computed water surface elevations and floodplain widths
 - b. Remove roadway crossings from inundation of 100-year flood elevations (examine raising roadway elevation or increasing bridge/culvert capacities or a combination of both)
3. Evaluate combination of channel and bridge/culvert improvement alternatives to increase the flood reduction that can be obtained
4. Prepare preliminary quantities and estimates of probable cost to implement selected structural improvement alternatives

B. Non-structural improvement alternatives

1. Evaluate non-structural improvement alternatives, including acquisition (relocation), elevation, and open space preservation.
2. Prepare preliminary estimates of probable cost to implement selected non-structural improvement alternatives

C. Evaluation and Prioritization of Alternatives

1. Evaluate potential improvements based on benefits to the City and cost of the improvements
2. Meet with City staffs to discuss potential improvement alternatives
3. Based on City input, prioritize recommended improvements based on benefits and costs and if the improvements are public benefits (address wide-ranging needs) or private benefits (address individual property owner needs)
4. Summarize advantages and disadvantages of various improvement alternatives and effect on properties, structures, and roadways to be removed from flood hazard areas
5. Develop phasing and implementation plans of prioritized improvement alternatives for future CIP funding

Task 5 – Project Management / Final Report

This scope includes the coordination and communication procedures to be implemented between the Cities and Halff Associates in completion of this project

A. Project Coordination and Management

1. Conduct periodic project status meetings with the City of Hurst, City of Bedford, and City of Fort Worth. Meetings shall be to update the Cities on project milestones such as hydrology and hydraulic results, initial alternative solutions, final alternative solutions, etc.
2. Conduct one Technical Advisory Meeting with the City of Hurst, City of Bedford and City of Fort Worth to discuss the study results and alternative improvement recommendations.
3. Conduct one Public Meeting with stakeholders in the studied watersheds to discuss results and recommendations of study
4. Prepare monthly progress reports for City of Hurst, City of Bedford, and City of Fort Worth, identifying work accomplished, work to be done, and outstanding issues that need attention

B. Deliverables/Final Report

1. Prepare Master Drainage Plan Report including procedures, results, and recommendations. The report will include technical data utilized in preparation of the study in digital format, including hydrologic and hydraulic models and shapefiles
2. Issue draft report for City staffs' review
3. Incorporate staff comment revisions to Final Report.
4. Deliver two (2) copies of Final Report to the City of Hurst, (2) copies to the City of Bedford, and two (2) copies to the City of Fort Worth

Items not included in the Scope of Work that could be provided for additional fee

- A. FEMA LOMR submittals are not included in this scope
- B. Additional Elevations Certificates and Field Surveys beyond those listed in this scope
- C. 2D Study of complex overflow at SH 121/183 and Norwood Drive. Additional detailed modeling and coordination with the City of Bedford would be necessary to develop alternatives for this area.

EXHIBIT 'A' - ATTACHMENT 'B'

FEE SUMMARY

**Master Drainage Plan for Valley View Branch Watershed
City of Hurst, City of Fort Worth, and City of Bedford Texas**

Task Budget						
Task	Description	TWDB	City of Hurst	City of Bedford	City of Fort Worth	Budget for Consultant Contract
1	Data Collection and Field Work	\$7,500	\$6,300	-	\$1,200	\$15,000
2	Hydrologic Analysis	\$9,000	\$7,600	-	\$1,400	\$18,000
3	Hydraulic Analysis	\$20,000	\$16,000	\$1,000	\$3,000	\$40,000
4	Flood Assess /Alt. Improvement Analysis	\$12,500	\$10,700	-	\$1,800	\$25,000
5	Project Management / Final Report	\$12,500	\$9,900	\$1,000	\$1,600	\$25,000
	Total Project Cost	\$61,500	\$50,500	\$2,000	\$9,000	\$123,000

Expense Budget			
Item No.	Category	Total Budget	Sub-Contractor (Consultant)
1	Salaries & Wages	\$ -	\$ 38,500.00
2	Fringe	\$ -	\$ 26,000.00
3	Travel	\$ -	\$ 3,000.00
4	Subcontract		
	Engineering Consultant	\$ 123,000.00	
5	Other Expenses	\$ -	\$ 5,000.00
6	Overhead	\$ -	\$ 39,000.00
7	Profit	\$ -	\$ 11,500.00
	Totals	\$ 123,000.00	\$ 123,000.00

SCHEDULE

<u>Task Description</u>	<u>Completion Date</u>
City of Hurst Notice to Proceed	15 November 2015
Data Collection.....	20 December 2015
Hydrologic Analysis	1 March 2016
Hydraulic Analysis	1 May 2016
Flood Damage Assessment.....	1 August 2016
Conceptual Alternative Improvement Analysis	1 October 2016
Project Development	1 December 2016

**MINUTES
CITY OF HURST
PLANNING AND ZONING COMMISSION
MONDAY, OCTOBER 19, 2015**

On the 19th day of October 2015, at 7:00 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in regular meeting at Hurst City Hall, 1505 Precinct Line Rd. Hurst, Texas with the following members and staff present:

Georgia Kidwell	) Members
Charles Aman)
Bill Bryan)
Howard Shotwell)
Joe Fuchs)
Mark Cyrier)
Weldon Martin)
Michelle Lazo	) Director Planning and Community Development
Steve Bowden	) Economic Development Director
Erin Mills	) Assistant Planning and Development

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

The meeting was called to order at 7:00 p.m.

The Pledge of Allegiance was led by Mr. Bryan.

1. Mr. Shotwell moved to approve the minutes for the October 5, 2015 meeting. Mr. Aman seconded the motion. The motion prevailed by a vote of 7-0.
2. Consider a recommendation of SP-15-12 The Shops at Hurst, a site plan for Lots 1-5, Block 1 Shops at Hurst Addition, being 9.29 acres located at 712-750 W. Pipeline Road.

The applicant, Brian Gillis with Kimley Horn and Andy Moon with Wal-Mart, addressed the commission to explain the plans and answer any questions.

Georgia Kidwell opened the public hearing for SP-15-12.

There being no one else to address the commission, Mr. Cyrier made a motion to close the public hearing. The motion was seconded by Mr. Bryan. The motion prevailed by a vote of 7-0.

After some additional discussion, Mr. Aman made a motion to recommend approval of SP-15-12 The Shops at Hurst, a site plan revision for Lots, 1-5, Block 1 Shops at Hurst Addition, being 9.29 acres located at 712-750 W. Pipeline Road. Mr. Martin seconded the motion. Motion prevailed by a vote of 7-0.

3. Consider a recommendation of SP-15-10 Crestview Phase II, a site plan for Lots 3 and 5, Block 1 Crestview Highway 26 Addition, being 5.5 acres located at 785 Grapevine Highway.

The applicant, Clay Christy with ClayMoore Engineering, addressed the commission to explain the plans and answer any questions.

There being no one to address the commission, Mr. Fuchs made a motion to close the public hearing. The motion was seconded by Mr. Aman. The motion prevailed by a vote of 7-0.

After some additional discussion, Mr. Bryan made a motion to recommend approval of SP-15-10 Crestview Phase II, a site plan for Lots 3 and 5, Block 1 Crestview Highway 26 Addition, being 5.5 acres located at 785 Grapevine Highway. Mr. Fuchs seconded the motion. Motion prevailed by a vote of 7-0.

4. Consider a recommendation of P-15-17 The Shops at Hurst Addition, a replat of Lots 1-5, Block 1 The Shops at Hurst Addition, being 9.29 acres located at 704-760 W. Pipeline Road.

The applicant Brian Gillis with Kimley Horn addressed the commission to explain the plans and answer any questions.

After some additional discussion, Mr. Aman made a motion to recommend approval of P-15-17 The Shops at Hurst Addition, a replat of Lots 1-5, Block 1 The Shops at Hurst Addition, being 9.29 acres located at 704-760 W. Pipeline Road. Mr. Cyrier seconded the motion. The motion prevailed by a vote of 7-0.

5. Consider a recommendation of P-15-14 Crestview Highway 26 Addition, a replat of Lot 3 to Lots 3R, 5, and 6, Block 1 Crestview Highway 26 Addition being 9.146 acres located at 785 Grapevine Highway.

The applicant, Clay Christy with ClayMoore Engineering, addressed the commission to explain the plans and answer any questions.

After some additional discussion, Mr. Cyrier made a motion to recommend approval of P-15-14 Crestview Highway 26 Addition, a replat of Lot 3 to Lots 3R, 5, and 6, Block 1 Crestview Highway 26 Addition being 9.146 acres located at 785 Grapevine Highway. Mr. Martin seconded the motion. The motion prevailed by a vote of 7-0.

6. Consider a recommendation of P-15-11 Hurst Substation, a final plat of Tract 1B, 1B1, and 1B2 Peter Sowell Survey and Tract 2A1DRP Barton Survey to Lot 1,

Block 1 Hurst Substation Addition, being 17.55 acres located at 709 E. Ellen and 175 Arwine Drive.

The applicant, Brian Satagaj with Half Associates addressed the commission to explain plans and answer any questions.

After some additional discussion, Mr. Martin made a motion to recommend approval of P-15-11 Hurst Substation, a final plat of Tract 1B, 1B1, and 1B2 Peter Sowell Survey and Tract 2A1D RP Barton Survey to Lot 1, Block 1 Hurst Substation Addition, being 17.55 acres located at 709 E Ellen and 175 Arwine Drive. Mr. Bryan Seconded the motion. The motion prevailed by a vote of 7-0.

There being no further business, The Chair declared the meeting adjourned at 8:00 p.m.

APPROVED this the _____ day of _____, 2015

**Georgia Kidwell, Chair
Planning & Zoning Commission**

ATTEST:

Recording Secretary

**MINUTES
CITY OF HURST
PLANNING AND ZONING COMMISSION
WORK SESSION
MONDAY, OCTOBER 19, 2015**

On the 19th day of October 2015, at 6:30 p.m., the Planning and Zoning Commission of the City of Hurst, Texas, convened in regular meeting at Hurst City Hall, 1505 Precinct Line Rd. Hurst, Texas with the following members and staff present:

Georgia Kidwell	) Members
Charles Aman)
Bill Bryan)
Howard Shotwell)
Joe Fuchs)
Mark Cyrier)
Weldon Martin)
Michelle Lazo	) Director Planning and Community Development
Steve Bowden	) Director of Economic Development
Erin Mills	) Assistant Planning and Development

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

I. Call To Order

II. Discussion:

Consider a recommendation of: SP-15-12 The Shops at Hurst, a site plan revision for Lots, 1-5, Block 1 Shops at Hurst Addition, being 9.29 acres located at 712-750 W. Pipeline Road.

Consider a recommendation of: SP-15-10 Crestview Phase II, a site plan for Lots 3 and 5, Block 1 Crestview Highway 26 Addition, being 5.5 acres located at 785 Grapevine Highway.

Consider a recommendation of: P-15-17 The Shops at Hurst Addition, a replat of Lots 1-5, Block 1 The Shops at Hurst Addition, being 9.29 acres located at 704-760 W. Pipeline Road.

Consider a recommendation of: P-15-14 Crestview Highway 26 Addition, a replat of Lot 3 to Lots 3R, 5, and 6, Block 1 Crestview Highway 26 Addition, being 9.146 acres located at 785 Grapevine Highway.

Consider a recommendation of: P-15-11 Hurst Substation, a final replat of Tract 1B, 1B1, and 1B2 Peter Sowell Survey and Tract 2A1D RP Barton Survey to Lot 1,

Block 1 Hurst Substation Addition, being 17.55 acres located at 709 E. Ellen and 175 Arwine Drive.

APPROVED this the _____ day of _____ 2015.

ATTEST:

Planning & Zoning Commission

Recording Secretary

Georgia Kidwell, Chairperson

Future Event Calendar

October 27, 2015

DATE AND TIME	ACTIVITY
Tuesday, October 27, 2015 6:30 p.m.	Regular City Council Meeting City Council Chambers
Saturday, October 31, 2015 7:00 a.m. - Noon	Good Neighbor Day Bellaire Shopping Center
Tuesday, November 10, 2015 6:30 p.m.	Regular City Council Meeting City Council Chambers
Tuesday, November 24, 2015	City Council Meeting Canceled
Thursday, November 26, 2015	City Offices Closed - Holiday
Friday, November 27, 2015	City Offices Closed - Holiday