

**WORK SESSION AGENDA OF THE CITY COUNCIL OF HURST, TEXAS  
CITY HALL, 1505 PRECINCT LINE ROAD  
FIRST FLOOR CONFERENCE ROOM  
TUESDAY, SEPTEMBER 27, 2016 – 5:00 P.M.**

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**I. Call to Order**

**II. Informational Items**

- ) Discussion of proposed Atmos steel line replacement project
- ) Discussion of proposed City Website Design project

**III. Discussion of Agenda Item(s) 6, 7, 8 and 9**

Consider Ordinance 2331 (a), second reading, adopting budget for fiscal year beginning October 1, 2016 and ending September 30, 2017

Consider Ordinance 2331 (b), second reading, ratifying the Property Tax Revenue Increase reflected in the Fiscal Year 2016-2017 Budget

Consider Ordinance 2332, second reading, setting the tax rate for the 2016 tax year

Consider Ordinance 2333, second reading, approving all water and wastewater rates for Fiscal Year 2016-2017

**Paul Brown**

**IV. Discussion of Agenda Item(s) 10**

Conduct a Public Hearing to consider the amendment of land use assumptions, capital improvements plan, and the impact fees imposed by the City

**Greg Dickens**

**V. Discussion of Agenda Item(s) 11 and 12**

Conduct a Public Hearing to consider Z-16-01, Putt-Putt Golf and Games, a zoning change from OC to OC-PD with a site plan for Lot 1R, Block 1, Putt-Putt Golf and Games Addition, being 8.414 acres located at 609 Northeast Loop 820

Consider Ordinance 2334, first reading, adopting Z-16-01, a zoning change from OC to OC-PD with a site plan for Lot 1R, Block 1, Putt-Putt Golf and Games Addition, being 8.414 acres located at 609 Northeast Loop 820

**Michelle Lazo**

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

Conduct a Public Hearing to consider SP-16-05, Norwood North, a site plan for a portion of Lot A1, Block 1, Norwood North Addition, being 1.003 acres located at 500 Grapevine Highway

Consider Ordinance 2335, first reading, adopting SP-16-05, Norwood North, adopting a site plan for a portion of Lot A1, Block 1, Norwood North Addition, being 1.003 acres located at 500 Grapevine Highway

**Michelle Lazo**

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

Conduct a Public Hearing to consider Z-16-03, Public Storage, a zoning change from GB-PD to OC-PD with a concept plan on a portion of Lot 3, Block 1, Crestview Highway 26 Addition, being 3.49 acres located at 759 Grapevine Highway

Consider Ordinance 2336, first reading, adopting Z-16-03, Public Storage, a zoning change from GB-PD to OC-PD with a concept plan on a portion of Lot 3, Block 1, Crestview Highway 26 Addition, being 3.49 acres located at 759 Grapevine Highway

**Michelle Lazo**

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

Consider P-16-04, Putt-Putt Golf and Games Addition, a replat of Lot 1 to Lot 1A, Block 1, Putt-Putt Golf and Games Addition, being 8.414 acres located at 609 NE Loop 820 Highway

**Michelle Lazo**

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

Consider P-16-05, Norwood North Addition, a replat of Lot A1 to Lots A1A and A1B, Block 1, Norwood North Addition, being 4.795 acres located at 500 Grapevine Highway

**Michelle Lazo**

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

Consider P-15-07, Lifegate Addition, a final plat of Lot 1, Block 1, Lifegate Addition, being 2.52 acres located at 1345 Yates Drive

**Michelle Lazo**

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

Consider Ordinance 2337, first reading, setting forth registration requirements and credit extension guidelines for credit access businesses

**Steve Bowden**

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

Consider Resolution 1655 authorizing the Local Project Advance Funding Agreement for the Green Ribbon Landscape Improvements Project

**Allan Heindel**

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

Consider authorizing the city manager to enter into an Agreement with Kimley-Horn and Associates, Inc. to provide the design and engineering services for the Green Ribbon Landscape project

**Allan Heindel**

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

Consider authorizing the city manager to enter into an agreement with Catalyst Commercial Inc. to complete a redevelopment plan

**Steve Bowden**

**XV. Adjournment**

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

This the 23rd day of September 2016, 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, SEPTEMBER 27, 2016**

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**AGENDA:**

**5:00 p.m. - Work Session (City Hall, First Floor Conference Room)**

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

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**CALL TO ORDER**

**INVOCATION (Councilmember Henry Wilson)**

**PLEDGE OF ALLEGIANCE**

**PRESENTATIONS**

1. Presentation of the 2016 Achievement of Excellence in Procurement Award

**CONSENT AGENDA**

2. Consider approval of the minutes for the September 6 and 13, 2016 City Council meetings
3. Consider Ordinance 2329, second reading, to consider SP-16-06, Precinct Ridge Office Park, a site plan revision for Lots 3 and 5, Block 1, Precinct Ridge Addition, being 1.63 acres located at 6140 and 6148 Mid Cities Boulevard
4. Consider Ordinance 2330, second reading, to consider SP-16-07, First Baptist Church Hurst, a site plan revision for Lot BR, Block 55, Mayfair Addition, being 11.15 acres located at 1801 Norwood Drive
5. Consider authorizing the city manager to enter into an Engineering Services Contract with Deltatek, Inc., for engineering services for the Tarrant County College (TCC) Elevated Storage Tank Renovation Project

**BUDGET RELATED ITEM(S)**

6. Consider Ordinance 2331 (a), second reading, adopting budget for fiscal year beginning October 1, 2016 and ending September 30, 2017
7. Consider Ordinance 2331 (b), second reading, ratifying the Property Tax Revenue Increase reflected in the Fiscal Year 2016-2017 Budget

8. Consider Ordinance 2332, second reading, setting the tax rate for the 2016 tax year
9. Consider Ordinance 2333, second reading, approving all water and wastewater rates for Fiscal Year 2016-2017

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

10. Conduct a Public Hearing to consider the amendment of land use assumptions, capital improvements plan, and the impact fees imposed by the City
11. Conduct a Public Hearing to consider Z-16-01, Putt-Putt Golf and Games, a zoning change from OC to OC-PD with a site plan for Lot 1R, Block 1, Putt-Putt Golf and Games Addition, being 8.414 acres located at 609 Northeast Loop 820
12. Consider Ordinance 2334, first reading, adopting Z-16-01, a zoning change from OC to OC-PD with a site plan for Lot 1R, Block 1, Putt-Putt Golf and Games Addition, being 8.414 acres located at 609 Northeast Loop 820
13. Conduct a Public Hearing to consider SP-16-05, Norwood North, a site plan for a portion of Lot A1, Block 1, Norwood North Addition, being 1.003 acres located at 500 Grapevine Highway
14. Consider Ordinance 2335, first reading, adopting SP-16-05, Norwood North, adopting a site plan for a portion of Lot A1, Block 1, Norwood North Addition, being 1.003 acres located at 500 Grapevine Highway
15. Conduct a Public Hearing to consider Z-16-03, Public Storage, a zoning change from GB-PD to OC-PD with a concept plan on a portion of Lot 3, Block 1, Crestview Highway 26 Addition, being 3.49 acres located at 759 Grapevine Highway
16. Consider Ordinance 2336, first reading, adopting Z-16-03, Public Storage, a zoning change from GB-PD to OC-PD with a concept plan on a portion of Lot 3, Block 1, Crestview Highway 26 Addition, being 3.49 acres located at 759 Grapevine Highway

### **PLAT(S)**

17. Consider P-16-04, Putt-Putt Golf and Games Addition, a replat of Lot 1 to Lot 1A, Block 1, Putt-Putt Golf and Games Addition, being 8.414 acres located at 609 NE Loop 820 Highway
18. Consider P-16-05, Norwood North Addition, a replat of Lot A1 to Lots A1A and A1B, Block 1, Norwood North Addition, being 4.795 acres located at 500 Grapevine Highway

- 19. Consider P-15-07, Lifegate Addition, a final plat of Lot 1, Block 1, Lifegate Addition, being 2.52 acres located at 1345 Yates Drive

**ORDINANCE(S)**

- 20. Consider Ordinance 2337, first reading, setting forth registration requirements and credit extension guidelines for credit access businesses

**RESOLUTION(S)**

- 21. Consider Resolution 1655 authorizing the Local Project Advance Funding Agreement for the Green Ribbon Landscape Improvements Project

**ACTION ITEM(S)**

- 22. Consider authorizing the city manager to enter into an Agreement with Kimley-Horn and Associates, Inc. to provide the design and engineering services for the Green Ribbon Landscape project
- 23. Consider authorizing the city manager to enter into an agreement with Catalyst Commercial Inc. to complete a redevelopment plan

**OTHER BUSINESS**

- 24. Review of upcoming calendar items
- 25. 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 September 2016, by 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

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City Council Staff Report

SUBJECT: Presentation of the 2016 Achievement of Excellence in Procurement Award	
Supporting Documents:	
Award letter from the National Procurement Institute	Meeting Date: 9/27/2016 Department: Fiscal Services Reviewed by: Jerry Lewandowski City Manager Review:
Background/Analysis:	
<p>The Achievement of Excellence in Procurement recognizes organizational excellence in procurement. The criteria is designed to measure innovation, professionalism, e-procurement, productivity, and leadership attributes of the procurement function.</p> <p>The City of Hurst's Procurement Department has earned the 2016 Achievement in Excellence in Procurement Award. The City of Hurst is one of only 28 agencies in Texas and one of only 72 Cities in the United States and Canada to receive the award.</p> <p>This is the first time the City of Hurst has received this prestigious recognition.</p>	
Funding and Sources:	
There is no fiscal impact.	
Recommendation:	
There is no staff recommendation.	



July 26, 2016

Mr. Clay Caruthers  
Assistant City Manager  
City of Hurst  
1505 Precinct Line Road  
Hurst, TX 76054

Dear Mr. Caruthers,

I'm pleased to inform you that your agency's procurement department has earned the 2016 Annual Achievement of Excellence in Procurement® Award. The continuously evolving AEP criteria are designed to measure state of the art in best practices.

The City of Hurst is one of only 28 agencies in TX and one of only 72 Cities in the United States and Canada to receive the award.

Congratulations on the 2016 Achievement of Excellence in Procurement® Award! This is the first time your organization has received this prestigious recognition.

Sincerely,

Brian Garrity, CPSM, C.P.M., CPPB  
Chair, Achievement of Excellence in Procurement® Award Committee

→ cc: Mr. Jerry Lewandowski, CPPO, Director of Purchasing and Risk Mgmt

The Achievement of Excellence in Procurement® recognizes organizational excellence in procurement. The criteria are designed to measure innovation, professionalism, e-procurement, productivity, and leadership attributes of the procurement function. The Achievement of Excellence in Procurement® is sponsored by the National Procurement Institute (NPI), the California Association of Public Procurement Officials (CAPPO), the Florida Association of Public Procurement Officials (FAPPO), the Institute for Supply Management (ISM), NIGP: The Institute for Public Procurement, the National Association of State Procurement Officials (NASPO), the National Association of Educational Procurement (NAEP), the Texas Public Purchasing Association (TxPPA), and the Canadian Public Procurement Association / Conseil canadien des marchés publics.

NATIONAL PROCUREMENT INSTITUTE, INC.  
PO Box 2774, Rockport, TX 78381  
Tel: 702.989.8095 Fax: 702.967.0744 Toll Free: 866.877.7641  
[www.npicconnection.org](http://www.npicconnection.org)

**MINUTES  
HURST CITY COUNCIL  
WORK SESSION  
TUESDAY, SEPTEMBER 6, 2016**

On the 6th day of September 2016, at 5:15 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
Larry Kitchens	)	Mayor Pro Tem
Henry Wilson	)	Councilmembers
Nancy Welton	)	
Bill McLendon	)	
David Booe	)	
Trasa Cobern	)	
Clay Caruthers	)	City Manager
Rita Frick	)	City Secretary
Steve Bowden	)	Executive Director of Development

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

- I.** The meeting was called to order at 5:15 p.m.
- II.** Informational Items – City Manager Caruthers updated Council of the printing schedule for the Strategic Planning Document.
- III.** Presentation and Discussion of Development / Re-Development Plan.

City Manager Clay Caruthers and Executive Director of Economic Development Steve Bowden, introduced proposed planning team consultants Jason Claunch, Catalyst Commercial, Inc. and Jay Narayana, Principal of Livable Plans and Codes. Mr. Claunch and Ms. Narayana provided examples of planning and marketing work product and processes. Discussed were various corridors, neighborhoods and needs of the community and what the community vision and needs will be in the future. Provided were possible concepts and planning methods for the Development / Re-Development Planning Project and the importance of realistic expectations and community involvement. Council discussed the importance of not creating a perception of North Hurst and South Hurst and taking the time to develop the plan properly using Council vision and community input. Discussed were ways to achieve community input, development incentives, including financial and nonfinancial incentives, and how to maximize resources. Also discussed were various areas

of the City in need of improvements, successes in redevelopment in other cities and the importance of creating opportunities utilizing various planning tools. City Manager Caruthers stated staff will bring forward a proposal to provide a framework to get started, possibly utilizing a pilot program to get things started.

Mayor Ward recessed the meeting at 7:24 p.m. and reconvened at 7:31 p.m.

**IV.** Discussion of possible hotel project to be located in Town Center Zoning District.

City Manager Clay Caruthers and Executive Director of Development Steve Bowden briefed Councilmembers on a potential extended stay hotel project to be located in the Town Center Zoning District. Staff stated if the project fits the Town Center zoning, the extended stay hotel would fulfill a need for this type of lodging. Reviewed were possible renderings, operation and comparable types of properties. City Manager Caruthers stated staff will bring this item through the process for Council’s consideration.

**V.** Adjournment – The Work Session adjourned at 7:56 p.m.

**VI. APPROVED this the 27<sup>th</sup> day of September 2016.**

**ATTEST:**

**APPROVED:**

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

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

**Minutes  
Hurst City Council  
Work Session  
Tuesday, September 13, 2016**

On the 13th day of September 2016, at 5:05 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
Larry Kitchens	)	Mayor Pro Tem
Bill McLendon	)	Councilmembers
Henry Wilson	)	
Nancy Welton	)	
David Booe	)	
Trasa Cobern	)	
Clay Caruthers	)	City Manager
John Boyle	)	City Attorney
Allan Heindel	)	Deputy City Manager
Rita Frick	)	City Secretary
Greg Dickens	)	Executive Director of Public Works
Paul Brown	)	Managing Director of Finance
Michelle Lazo	)	Managing Director of Development
Steve Moore	)	Chief of Police
John Brown	)	Fire Chief
Mark Schwobel	)	Police Lieutenant
Billy Keadle	)	Police Sargent
Chad Woodside	)	Police Detective

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 5:05 p.m.

**II. Informational Items**

City Manager Clay Caruthers briefed Councilmembers on the hiring process for the vacant Assistant City Manager position and his plans to hire two Executive Directors. City Secretary Rita Frick reviewed the TML Risk Pool Board of Trustee Election Ballot.

) **Discussion of proposed Police Investigation Assistant** – Police Chief Steve Moore briefed Councilmembers on plans to hire an additional investigation assistant to address the back-log caused by the District Attorney’s requirement to submit all digital camera information at the time the case is filed. Chief Moore explained that the

investigation assistant will be funded by the Traffic Enforcement Fund (red light) revenue for one year. That future Anti-Crime or General Fund revenues will cover the cost of the new position after year one. Chief Moore also noted the department has been contacted by the Discovery Channel to film a crime show regarding a solved case in the City of Hurst.

) **Discussion of proposed Public Safety Drone program** – Police Chief Steve Moore introduced Lieutenant Mark Schowbel who briefed Councilmembers on a proposed public safety drone program. Staff noted FAA requirements, funding, and regulations that will need to be developed prior to implementation. City Manager Clay Caruthers informed Council that the drone program will be used exclusively for public safety operations until procedural guidelines are developed and approved for other City operations.

### **III. Discussion of Agenda Item(s) 2 and 3**

Conduct a public hearing to consider Z-16-02, Sunset Pointe Estates, a zoning change from R-1 to R2-PD with a concept plan for Tract 14A William Wallace Survey A1607, being 1.59 acres located at 1441 Hurstview Drive.

Consider Ordinance 2328, first reading, to consider Z-16-02, Sunset Pointe Estates, a zoning change from R-1 to R2-PD with a concept plan for Tract 14A William Wallace Survey A1607, being 1.59 acres located at 1441 Hurstview Drive.

Managing Director of Development Michelle Lazo briefed Councilmembers on the public hearing and proposed zoning change to consider Z-16-02, Sunset Pointe Estates, a zoning change from R-1 to R2-PD with a concept plan for Tract 14A William Wallace Survey A1607, being 1.59 acres located at 1441 Hurstview Drive. Ms. Lazo provided a handout from the developer detailing the concept for a zero lot line townhome development, and stated the applicant requested postponement until September 27, 2016. Ms. Lazo reviewed comments from the Planning and Zoning Commission, a handout of signatures opposing the request and reviewed the proposed concept plan.

### **IV. Discussion of Agenda Item(s) 4 and 5**

Conduct a public hearing to consider SP-16-06 Precinct Ridge Office Park, a site plan revision for Lots 3 and 5, Block 1, Precinct Ridge Addition, being 1.63 acres located at 6140 and 6148 Mid Cities Boulevard.

Consider Ordinance 2329, first reading, to consider SP-16-06 Precinct Ridge Office Park, a site plan revision for Lots 3 and 5, Block 1, Precinct Ridge Addition, being 1.63 acres located at 6140 and 6148 Mid Cities Boulevard.

Managing Director of Development Michelle Lazo briefed Councilmembers on the public hearing and proposed SP-16-06, Precinct Ridge Office Park, a site plan revision for Lots 3 and 5, Block 1, Precinct Ridge Addition, being 1.63 acres located at 6140 and 6148 Mid Cities Boulevard.

**V. Discussion of Agenda Item(s) 6 and 7**

Conduct a public hearing to consider SP-16-07, First Baptist Church Hurst, a site plan revision for Lot BR, Block 55, Mayfair Addition, being 11.15 acres located at 1801 Norwood Drive

Consider Ordinance 2330, first reading, to consider SP-16-07, First Baptist Church Hurst, a site plan revision for Lot BR, Block 55, Mayfair Addition, being 11.15 acres located at 1801 Norwood Drive

Managing Director of Development Michelle Lazo briefed Councilmembers on the public hearing and proposed SP-16-07, First Baptist Church Hurst, a site plan revision for Lot BR, Block 55, Mayfair Addition, being 11.15 acres located at 1801 Norwood Drive.

**VI. Discussion of Agenda Item(s) 8, 9, 10 and 11**

Consider Ordinance 2331 (a), first reading, adopting budget for fiscal year beginning October 1, 2016 and ending September 30, 2017.

Consider Ordinance 2331 (b), first reading, ratifying the Property Tax Revenue Increase reflected in the Fiscal Year 2016-2017 Budget.

Consider Ordinance 2332, first reading, setting the tax rate for the 2016 tax year.

Consider Ordinance 2333, first reading, approving all water and wastewater rates for Fiscal Year 2016-2017.

City Manager Clay Caruthers reviewed the proposed budget items.

**VII. Discussion of Agenda Item(s) 12**

Consider authorizing the city manager to enter into a contract for the Brushy Creek Erosion Control Improvements at Brown Trail

Executive Director of Public Works Greg Dickens reviewed the proposed contract for the Brushy Creek Erosion Control Improvements at Brown Trail noting the extensive erosion.

**VIII. Adjournment - The work session adjourned at 6:25 p.m.**

**APPROVED** this the 27th day of September 2016.

**ATTEST:**

**APPROVED:**

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Rita Frick, City Secretary

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Richard Ward, Mayor

**City of Hurst  
City Council Minutes  
Tuesday, September 13, 2016**

On the 13th day of September 2016, 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
Larry Kitchens	)	Mayor Pro Tem
Bill McLendon	)	Councilmembers
Henry Wilson	)	
Nancy Welton	)	
David Booe	)	
Trasa Cobern	)	
Clay Caruthers	)	City Manager
John Boyle	)	City Attorney
Allan Heindel	)	Deputy City Manager
Rita Frick	)	City Secretary
Greg Dickens	)	Executive Director of Public Works
Paul Brown	)	Managing Director of Finance
Michelle Lazo	)	Managing Director 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 Cobern gave the Invocation.

The Pledge of Allegiance was given.

**CONSENT AGENDA**

1. Considered approval of the minutes for the September 1, 2016 City Council meeting.

Councilmember Wilson moved to pass the consent agenda. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

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

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

2. Conducted a public hearing to consider Z-16-02, Sunset Pointe Estates, a zoning change from R-1 to R2-PD with a concept plan for Tract 14A William Wallace Survey A1607, being 1.59 acres located at 1441 Hurstview Drive.

Mayor Ward announced a public hearing to consider Z-16-02, Sunset Pointe Estates, a zoning change from R-1 to R2-PD with a concept plan for Tract 14A William Wallace Survey A1607, being 1.59 acres located at 1441 Hurstview Drive and recognized Managing Director of Development Michelle Lazo who advised the applicants are not present this evening, and reviewed the proposed project concept plan and ingress egress plans. She stated the applicants are only requesting a zoning change at this time, and if approved, will bring back a site plan for Council's consideration.

Mayor Ward recognized the following individuals who spoke in favor of the proposed zoning case:

Janet McKnight, owner of the property for the proposed case, who stated her desire to see a quality project where she was born and raised. She stated she knew the developer requested a postponement.

Dolly Hingst, 1333 Karla Drive, Hurst, Texas, who spoke regarding the need for housing in the area and stated the additional homes would not create a traffic problem at this location. She noted it would be unfortunate to lose the trees, but believes the development would be beneficial to the community.

Mayor Ward recognized the following individuals who spoke against the proposed case expressing concerns of high density, too many people on a small lot, increased traffic, irresponsible pet owners, and traffic safety concerns for children and school buses. Additional comments spoke to current zoning and appropriate number of homes in the development.

Nell Delaughter, 1404 Karla Drive, Hurst, Texas; Roy Delaughter, 1404 Karla Drive, Hurst, Texas; Mary Jones, 1436 Brookside Drive, Hurst, Texas, James McCullough, 1429 Brookside Drive, Hurst, Texas, Barbara McCullough, 1429 Brookside Drive, Hurst, Texas; Wyatt Compton, 1448 Cimmaron Trail, Hurst Texas.

Mayor Ward recognized Susan Ballard, 1442 Cimmaron Trail, Hurst, Texas, who expressed her opposition to the project and provided signatures of 42 citizens, in addition to the 141 signatures provided at the Planning and Zoning Commission meeting, who oppose the change from residential to multi-family. She noted that if it were not for the confusion of whether the item was cancelled this evening, there may have been an additional fifty people, opposed to the zoning request, present this evening.

Mayor Ward noted the following individuals provided speaker cards in opposition to the proposed case, but did not wish to speak:

Joe Van Donk, 1412 Karla Drive, Hurst, Texas; Jerry and L. Marie Gunter, 1332 Brookside Drive, Hurst, Texas; Hershel and Lonna Snow, 1325 Brookside Drive, Hurst, Texas.

Mayor Ward recognized the following individuals expressing opposition to the proposed project due to density, traffic and speeding, property appraisals and ingress and egress concerns: Gary Waldron, 1905 Hurstview, Hurst, Texas; Jake Hannasch, 1321 Hurstview Drive, Hurst, Texas; and Gwen Luther, 1416 Brookside Drive, Hurst, Texas.

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

Councilmember Wilson stated he understands the process the developer is going through to request the zoning change, but he prefers a site plan with zoning so the Council knows exactly what the zoning change will be. Council noted that once the zoning change is approved without a site plan, things can change. Also, noted was the residential character of the neighborhood and the additional traffic congestion on Hurstview.

3. Considered Ordinance 2328, first reading, to consider Z-16-02, Sunset Pointe Estates, a zoning change from R-1 to R2-PD with a concept plan for Tract 14A William Wallace Survey A1607, being 1.59 acres located at 1441 Hurstview Drive.

Councilmember Wilson moved to deny the zoning application for Z-16-02, Sunset Point Estates. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

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

No: None

4. Conducted a public hearing to consider SP-16-06 Precinct Ridge Office Park, a site plan revision for Lots 3 and 5, Block 1, Precinct Ridge Addition, being 1.63 acres located at 6140 and 6148 Mid Cities Boulevard.

Mayor Ward announced a public hearing to consider SP-16-06 Precinct Ridge Office Park, a site plan revision for Lots 3 and 5, Block 1, Precinct Ridge Addition, being 1.63 acres located at 6140 and 6148 Mid Cities Boulevard, and recognized applicant John Campbell, owner and developer, who stated this was a minor revision to the site plan to provide a closure for one dumpster, stripe the other dumpster, and change the current proposed decorative retention pond to a detention pond.

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

In response to Councilmembers' questions, Executive Director of Public Works Greg Dickens stated staff is working on an agreement with Mr. Campbell that will run with the property to address maintenance of the detention pond.

5. Considered Ordinance 2329, first reading, to consider SP-16-06 Precinct Ridge Office Park, a site plan revision for Lots 3 and 5, Block 1, Precinct Ridge Addition, being 1.63 acres located at 6140 and 6148 Mid Cities Boulevard.

Councilmember Kitchens moved to approve SP-16-06, Precinct Ridge Office Park, and Ordinance 2339. Motion seconded by Councilmember McLendon. Motion prevailed by the following vote:

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

No: None

6. Conducted a public hearing to consider SP-16-07, First Baptist Church Hurst, a site plan revision for Lot BR, Block 55, Mayfair Addition, being 11.15 acres located at 1801 Norwood Drive.

Mayor Ward announced a public hearing to consider SP-16-07, First Baptist Church Hurst, a site plan revision for Lot BR, Block 55, Mayfair Addition, being 11.15 acres located at 1801 Norwood Drive, and recognized Mark Tolson, 2344 Highway 121, who stated he is a member and representing the church. Mr. Tolson reviewed the proposed site plan, which includes a new porte cochere and drive to the worship center entrance, new monument sign, and stone on the building. Also being proposed is a sport court on the north side of the building to be utilized only by the church members.

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

In response to Councilmembers' questions, Mr. Tolson, stated the sports court gate will be locked and the lights will be controlled on the inside of the church. He noted the church is surrounded by commercial businesses, so the lights should not cause a problem for residents.

7. Considered Ordinance 2330, first reading, to consider SP-16-07, First Baptist Church Hurst, a site plan revision for Lot BR, Block 55, Mayfair Addition, being 11.15 acres located at 1801 Norwood Drive.

Councilmember Booe moved to approve Ordinance 2330 adopting SP-16-07 on first reading. Motion seconded by Councilmember Cobern. Motion prevailed by the following vote:

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

No: None

#### **BUDGET RELATED ITEM(S)**

8. Considered Ordinance 2331 (a), first reading, adopting budget for fiscal year beginning October 1, 2016 and ending September 30, 2017. City Secretary Rita Frick read proposed Ordinance 2331 (a).

Councilmember Wilson moved to pass Ordinance 2331 (a), first reading, adopting budget for fiscal year beginning October 1, 2016 and ending September 30, 2017. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

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

9. Considered Ordinance 2331 (b), first reading, ratifying the Property Tax Revenue Increase reflected in the Fiscal Year 2016-2017 Budget. City Manager Clay Caruthers stated the proposed ordinance is required by state law to ratify the property revenue increase. Mr. Caruthers stated he wants to clarify the rate of 2.2 cents is lower than the prior year's rate. However, there will be additional property tax revenues, which will ensure competitive rates for employees, offset losses in other revenues and exemptions from the senior and disabled freeze.

Councilmember McLendon moved in compliance with the Local Government Code, the adoption of Ordinance 2331 (b) will ratify the property tax revenue increase in the 2016-2017 fiscal year budget. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

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

10. Considered Ordinance 2332, first reading, setting the tax rate for the 2016 tax year. City Secretary Rita Frick read proposed Ordinance 2332.

Councilmember Wilson moved that with the adoption of Ordinance 2332, "I move that the property tax rate be increased by the adoption of a tax rate of \$0.5879, which is effectively a 6.7 percent increase in the tax rate." Motion seconded by Councilmember McLendon. Motion prevailed by the following vote:

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

11. Considered Ordinance 2333, first reading, approving all water and wastewater rates for Fiscal Year 2016-2017.

City Manager Caruthers stated, as discussed during budget workshops, the City did see an increase in wholesale water rates and a decrease in wastewater, but even so, volumes are down and still short of meeting budget. He stated wholesale costs are increasing and as has been the policy the proposed 4 percent increase is a smoothing policy so the rates do not go up and down drastically. He stated staff is proposing to proceed next year with a rate study to look at all options to ensure doing the best job possible.

Councilmember Welton moved to approve Ordinance 2333, including the proposed Water and Wastewater rates effective October 1, 2016, to be included in all City utility bills processed on, or after, November 1, 2016. Motion seconded by Councilmember Kitchens. Motion prevailed by the following vote:

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

**ACTION ITEM(S)**

12. Considered authorizing the city manager to enter into a contract for the Brushy Creek Erosion Control Improvements at Brown Trail.

Mayor Ward recognized Executive Director of Public Works Greg Dickens who reviewed the proposed project, which will address erosion control on the upside and downside stream of Brushy Creek. He noted significant erosion and stated riprap will be utilized on the slopes. Mr. Dickens reviewed the bids, with the low bid being RLM Earthco, in the amount of \$76,744.02. He stated sufficient funds are allocated for the project, and staff proposes a contingency fund of \$10,000. In response to Councilmembers' questions, Mr. Dickens stated the project will probably start in four to six weeks.

Councilmember Cobern moved to authorize the city manager to enter into a contract with RLM Earthco, for the Brushy Creek Erosion Control Improvements at Brown Trail Project, in the amount of \$76,744.03, with a contingency of \$10,000, for a total amount of \$86,744.03. Motion seconded by Councilmember Welton. Motion prevailed by the following vote:

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

**OTHER BUSINESS**

13. Council reviewed the following advisory board meeting minutes:
- ) Planning and Zoning Commission
  - ) HEB Teen Court Advisory Board
  - ) Library Board
  - ) Parks and Recreation Board
  - ) Hurst Senior Center Advisory Board
14. Review of upcoming calendar items – City Manager Caruthers stated there are no special items at this time.
15. City Council Reports – Mayor Pro Tem Kitchens noted attending the Texas Health Resources SCRUB's Day where he received personal scrubs, and a behind the scenes tour of the new ICU including two procedures and spoke of the amazing medical team.

Mayor Ward commented how proud he is of City staff, of the wise decision Council made in hiring the new city manager and that voters made the right decision in electing Councilmember Cobern. He stated staff has done a great job throughout the year in tough circumstances. He also thanked Council for all they have done.

**PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED** – No one spoke.

**EXECUTIVE SESSION** in Compliance With the Provisions of the Texas Open Meetings Law, Authorized by Government Code, Section 551.072 deliberation regarding the purchase, exchange, lease, or value of real property (Property consideration for Pipeline Road Phase III improvements) and to reconvene in Open Session at the conclusion of the Executive Session.

Mayor Ward recessed to Executive Session at 7:44 p.m. in compliance with the provisions of the Texas Open Meetings Law, authorized by Government Code, Section 551.072 deliberation regarding the purchase, exchange, lease, or value of real property (Property consideration for Pipeline Road Phase III improvements) and reconvened to open session at 8:03 p.m.

**ADJOURNMENT**

The meeting adjourned at 8:03 p.m.

**APPROVED** this the 27<sup>th</sup> day of September 2016.

**ATTEST:**

**APPROVED:**

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

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

City Council Staff Report

SUBJECT: SP-16-06 Precinct Ridge Office Park, a site plan revision for Lots 3 and 5, Block 1, Precinct Ridge Addition, being 1.63 acres located at 6140 and 6148 Mid Cities Boulevard	
Supporting Documents:	
Ordinance Exhibit "A" Site plan	Meeting Date: 9/27/2016 Department: Development Reviewed by: Steve Bowden City Manager Review:
Background/Analysis:	
<p>An application has been made by John Campbell with JPC Realty for a site plan revision on Lots 3 and 5, Block 1, Precinct Ridge Addition, being 1.63 acres located at 6140 and 6148 Mid Cities Blvd.</p> <p>The site plan for Precinct Ridge Office Park was approved in 2007. The site plan featured a decorative retention pond with a fountain to control storm run-off on the property. The property was purchased in foreclosure in 2011. The retention pond was never completed as designed and the new owner is requesting a grass lined detention pond instead. The detention will serve the same purpose, but will entail less maintenance.</p> <p>The owner is also relocating two (2) dumpster enclosures to better serve the developed lots.</p>	
Funding and Sources:	
There is no fiscal impact.	
Recommendation:	
The Planning and Zoning Commission met on Tuesday, September 6, 2016, and voted 6-0 to recommend approval of SP-16-06 Precinct Ridge Office Park.	

ORDINANCE 2329

AN ORDINANCE ADOPTING A SITE PLAN APPROVAL FOR LOTS 3 AND 5 BLOCK 1 PRECINCT RIDGE ADDITION, BEING 1.63 ACRES LOCATED AT 6140 AND 6148 MID CITIES BOULEVARD, SP-16-06

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 further the purpose of zoning as set forth in the Comprehensive Zoning Ordinance and is in the best interest of the citizens of the City of Hurst.

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

Section 1. THAT the Comprehensive Zoning Ordinance of the City of Hurst is hereby amended by adopting a site plan approval with Exhibit "A" for Lots 3 and 5, Block 1 Precinct Ridge Addition, being 1.63 acres located at 6140 and 6148 Mid Cities Boulevard.

AND IT IS SO ORDERED.

Passed on the first reading on the 13<sup>th</sup> day of September 2016 by a vote of 6 to 0.

Approved on the second reading on the 27<sup>th</sup> day of September 2016 by a vote of \_ to \_.

ATTEST:

CITY OF HURST

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

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

Approved as to form and legality:

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

Architecture shall be of a Mid Century style as typified by the use of stone cladding and vertical, similar to an Austin Stone material, in addition to other forms of masonry, cedar beam accents and potential roof details such as lowered parapets or flat gables as appropriate. Any deviation from this architectural style must be approved by the City of Hurst, City Council.

# EXHIBIT A

ONE BUDCO LTD.  
 L.L.M.# 0269077644  
 L.P.C.T.

LOT 1  
 Zoned 'GB'  
 General Business  
 2.822 Acres

BENTRIDGE PLAZA  
 CAB. A, SLD. 1173  
 P.R.T.C.T.

- GENERAL NOTES**
1. ALL LINES, GRAPS, CONSTRUCTION STAKING AND LAYOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
  2. PRIOR TO BEGINNING CONSTRUCTION, CONTRACTOR SHALL NOTIFY ALL AGENCIES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S AGENT.
  3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE INDICATED.
  4. EXISTING UTILITY DIPS ARE PROVIDED FOR INFORMATION ONLY. UTILITY SHOWN AS ACCURATE AS POSSIBLE. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH MUNICIPAL AND FRANCHISE UTILITY COMPANIES AND LOCATING ALL UTILITIES IN THE FIELD.
  5. TREES WILL BE ALLOWED TO REMAIN WITHIN AN EXISTING BUT NOT BE ALLOWED TO BE PLANTED DIRECTLY OVER UTILITY LINES.

- CONSTRUCTION NOTES**
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT TEXAS CODES OF GOVERNMENTS AND THE CITY OF HURST STANDARD DETAILS AND CONSTRUCTION SPECIFICATIONS.
  2. CONSTRUCTION SHALL COORDINATE AND PAY FOR ALL UTILITY WORK TO BE DONE BY CITY UTILITIES AND/OR FRANCHISE UTILITY COMPANIES.

**TRANSITER NOTE:**  
 DUMPSTER ENCLOSURE WILL BE CONSIDERED AS A SECONDARY MASONRY SCREENING FENCE AND SOLID WOOD SIGN.

**RESTRICTING VEHICLE VISIBILITY EASTWARD AND SOUTHWARD:**  
 IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SET OUT OR MAINTAIN ANY TRAFFIC CONTROL DEVICES, TRAFFIC SIGNS, OR OTHER VIEW RESTRICTION DEVICES THROUGHOUT THE CONSTRUCTION PERIOD TO BE LOCATED FROM THE TOP OF CURB OF ADJACENT STREETS. THE RESTRICTIONS SHALL BE IN PLACE FROM THE START OF CONSTRUCTION UNTIL THE END OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL TRAFFIC CONTROL DEVICES AND SHALL MAINTAIN FULLY OPERATIONAL TRAFFIC CONTROL DEVICES WITHIN EACH AREA BY THE AUTHORITY OF THE CITY COUNCIL.



NO.	DATE	REVISIONS
1	7/30/2007	DATE
2		DATE
3		DATE
4		DATE
5		DATE
6		DATE
7		DATE
8		DATE
9		DATE
10		DATE

REVISED SITE PLAN  
 PRECINCT RIDGE OFFICE PARK  
 PORTION OF LOT 1-R  
 HURST, TEXAS

THIS DOCUMENT IS NOT VALID FOR THE PURCHASE OF INTEREST IN REAL ESTATE WITHOUT THE AUTHORITY OF THE REALTOR ASSOCIATION, P.O. BOX 770222, DALLAS, TEXAS 75277. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

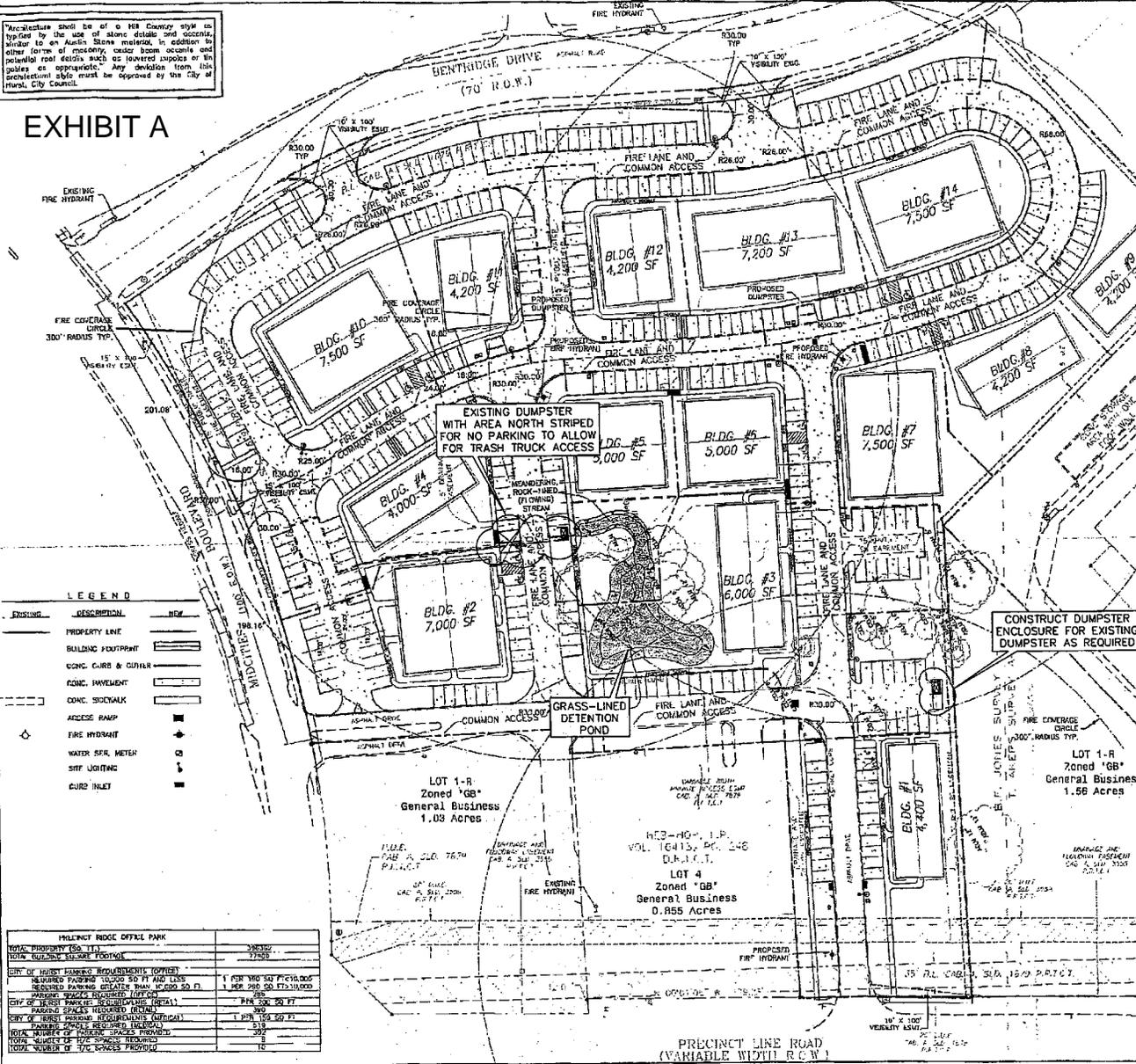
SHD PROJECT NO:  
 2007.702.001  
 SHEET NO:  
 5 of 7

**LEGEND**

SYMBOL	DESCRIPTION	HOW
---	EXISTING	
---	PROPERTY LINE	
---	BUILDING FOOTPRINT	
---	CONC. CURB & CHALK	
---	FORM. PAVEMENT	
---	CONC. SIDEWALK	
---	ACCESS RAMP	
---	FIRE HYDRANT	
---	WATER SEWER, METER	
---	SHUT OFFTING	
---	CURB INLET	

**PRECINCT RIDGE OFFICE PARK**

ITEM	REQUIREMENT	PROVIDED
MIN. PROPERTY TAX	1.00%	1.00%
MIN. OFFICE LEASE FLOOR	17,500 SF	17,500 SF
CITY OF HURST PARKING REQUIREMENTS (TOTAL)		
REQUIRED PARKING (TOTAL)	1 PER 100 SQ FT GROSS	1 PER 100 SQ FT GROSS
REQUIRED PARKING (OFFICE)	1 PER 200 SQ FT	1 PER 200 SQ FT
REQUIRED PARKING (OFFICE)	1 PER 200 SQ FT	1 PER 200 SQ FT
CITY OF HURST PARKING REQUIREMENTS (TOTAL)		
REQUIRED PARKING (TOTAL)	1 PER 100 SQ FT	1 PER 100 SQ FT
REQUIRED PARKING (OFFICE)	1 PER 200 SQ FT	1 PER 200 SQ FT
REQUIRED PARKING (OFFICE)	1 PER 200 SQ FT	1 PER 200 SQ FT
TOTAL NUMBER OF TRUCK SPACES PROVIDED	10	10



TWO STORY COMMERCIAL LOWES BLDG

LOWE'S HOME CENTERS INC.  
 DCC# 0.R.T.C.T.  
 LOT 2  
 Zoned 'GB' General Business  
 16.074 Acres

LOWE'S ADDITION NO. 1  
 CAB. A, SLD. 3559  
 P.R.T.C.T.

## SITE PLAN REVISION Lots 3 & 5, Block 1 Precinct Ridge Addition

City Council Staff Report

SUBJECT: SP-16-07 First Baptist Church Hurst, a site plan revision for Lot BR, Block 55, Mayfair Addition, being 11.15 acres located at 1801 Norwood Drive	
Supporting Documents:	
Ordinance Exhibit "A" Site Plan Exhibit "B-D" Landscape Plan /Tree Survey – Building Elevation Exhibit "E" Cross Elevation Exhibit "F - G" Sign Elevation	Meeting Date: 9/27/2016 Department: Development Reviewed by: Steve Bowden City Manager Review:
Background/Analysis:	
<p>An application has been made by Arrive Architecture LLC, on behalf of First Baptist Church Hurst for a site plan revision on Lot BR, Block 55, Mayfair Addition, being 11.15 acres located at 1801 Norwood Drive.</p> <p>The applicant is requesting the revision to add a new porte cochere and drive to the worship center entrance, an outdoor basketball court, a new cross, and a new monument sign on Norwood Drive.</p> <p>The new porte cochere drive will remove some existing sod, but no parking spaces will be eliminated. The basketball court will be located on the northwest side of the property and 12 parking spaces will be removed. The court will be 3,024 sq. ft. with a black chain link around the perimeter. A youth terrace patio with benches will also be added.</p> <p>The porte cochere elevation will match the existing structure on the west side of the building. The structure will have Austin stone columns and a standing seam metal roof. The area is tall enough for emergency equipment if needed. The new cross will be placed on the west side of the building. The cross will be 42.8 ft. in height and 17 ft. in width. The applicant also plans to update the west wall with some Austin stone and accents.</p> <p>The applicant is requesting to replace the existing monument sign with an 8 foot monument sign including a 30 inch LED panel. The sign area will be 63 sq. ft. per face.</p> <p>The applicant plans to prune, not remove several large Live Oaks on the west side of</p>	

the property. They are adding three (3) Crape Myrtles, and a variety of large and small shrubs. The plant list includes: 11 Aralia, 16 Plum Delight, 8 Wax Myrtles, Oak Leaf Hydrangeas, Rose Creek Abelia, Autumn Sage, Dwarf Yaupon, Lantana, Liriope, Winter Creeper, ornamental grasses and seasonal color.

Funding and Sources:

There is no fiscal impact.

Recommendation:

The Planning and Zoning Commission met on Tuesday, September 6, 2016, and voted 6-0 to approve SP-17-17 First Baptist Church Hurst.

ORDINANCE 2330

AN ORDINANCE ADOPTING A SITE PLAN APPROVAL FOR LOT BR BLOCK 55 MAYFAIR ADDITION, BEING 11.15 ACRES LOCATED AT 1801 NORWOOD DRIVE, SP-16-07

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

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

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

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

WHEREAS, the City Council is of the opinion that the site plan change herein effectuated further 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 Lot BR, Block 55 Mayfair Addition, being 11.15 acres located at 1801 Norwood Drive.

AND IT IS SO ORDERED.

Passed on the first reading on the 13<sup>th</sup> day of September 2016 by a vote of 6 to 0 .

Approved on the second reading on the 27<sup>th</sup> day of September 2016 by a vote of \_ to \_.

ATTEST:

CITY OF HURST

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

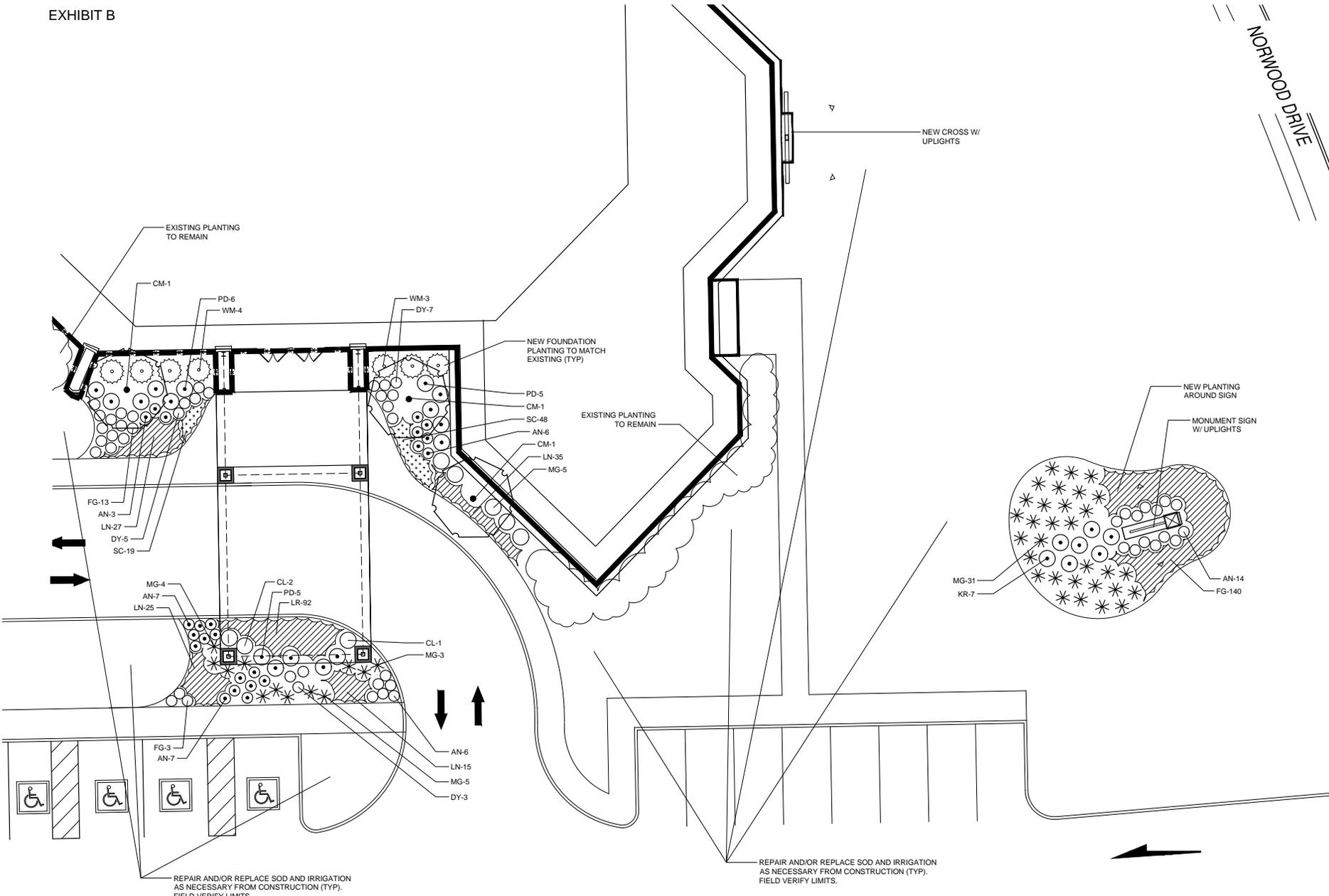
\_\_\_\_\_  
Richard Ward, Mayor

Approved as to form and legality:

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



EXHIBIT B



NORWOOD DRIVE

ISSUE:	
01 05-15-16	PERMIT
02	
03	
REVISIONS:	
01 08-28-16	PER COMMENTS
02	
03	
04	

CLIENT:  
FIRST BAPTIST CHURCH

FIRST BAPTIST CHURCH  
(COURTYARD RENOVATION)  
HURST, TEXAS

**mgg**  
landscape  
architects

MEEEKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
PH (972) 690-7474  
C. (214) 354-6914  
HMEEEKS@MDGLAND.COM

REVIEW
FBC HURST
HURST, TEXAS
JOB NUMBER: ABR-XXXX

LANDSCAPE PLAN

L2.02

1 LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"

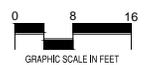
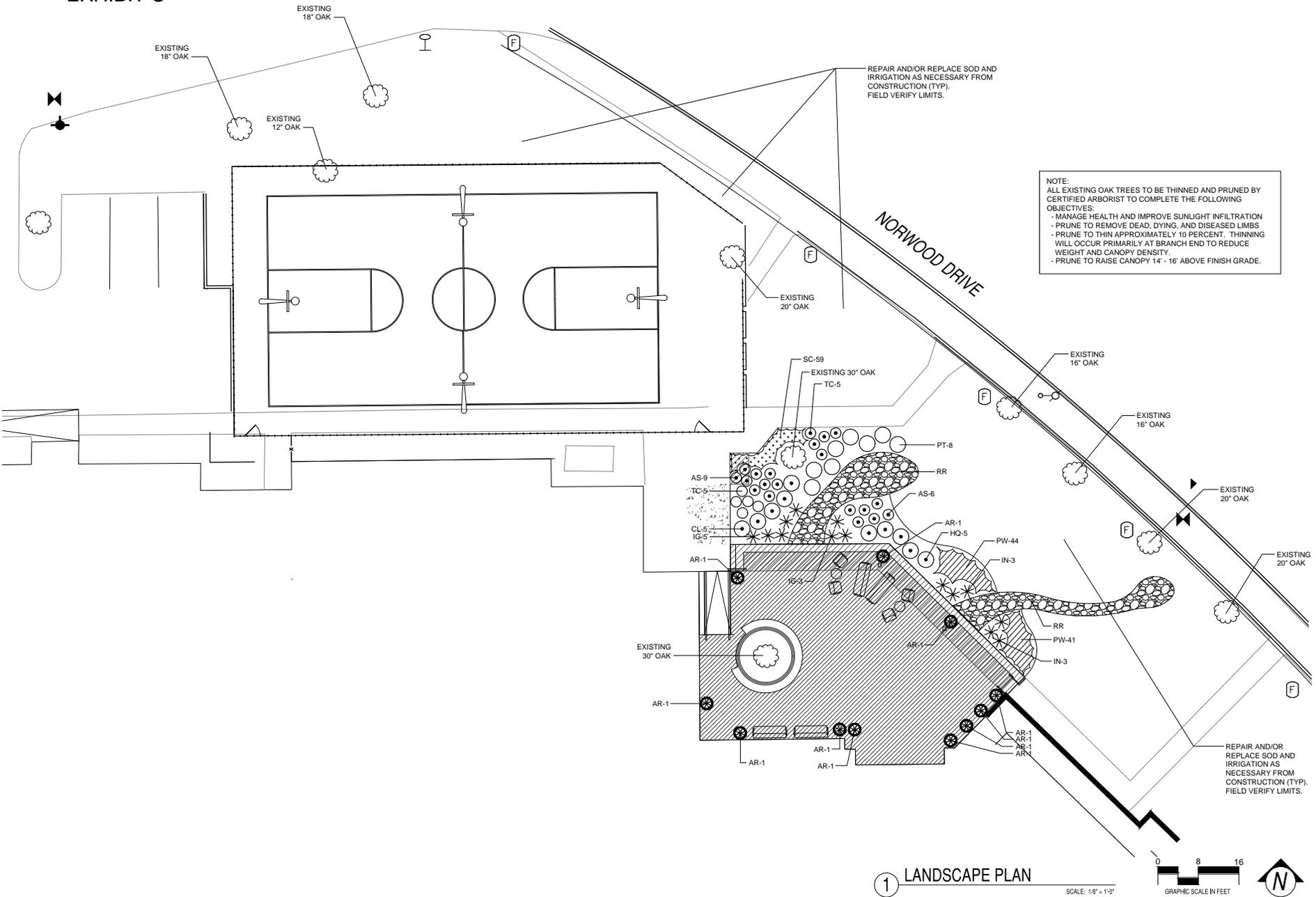


EXHIBIT C



NOTE:  
 ALL EXISTING OAK TREES TO BE THINNED AND PRUNED BY CERTIFIED ARBORIST TO COMPLETE THE FOLLOWING OBJECTIVES:  
 - MANAGE HEALTH AND IMPROVE SUNLIGHT INFILTRATION  
 - PRUNE TO REMOVE DEAD, DYING, AND DISEASED LIMBS  
 - PRUNE TO THIN APPROXIMATELY 10 PERCENT. THINNING WILL OCCUR PRIMARILY AT BRANCH END TO REDUCE WEIGHT AND CANOPY DENSITY.  
 - PRUNE TO RAISE CANOPY 14' - 16' ABOVE FINISH GRADE.

REPAIR AND/OR REPLACE SOD AND IRRIGATION AS NECESSARY FROM CONSTRUCTION (TYP). FIELD VERIFY LIMITS.

REPAIR AND/OR REPLACE SOD AND IRRIGATION AS NECESSARY FROM CONSTRUCTION (TYP). FIELD VERIFY LIMITS.

1 LANDSCAPE PLAN

SCALE: 1/8" = 1'-0"



ISSUE:	
0	05-15-16 PERMIT
1	
2	
REVISIONS:	
1	08-29-16 PER COMMENTS
2	
3	
4	
5	

CLIENT:  
 FIRST BAPTIST CHURCH

FIRST BAPTIST CHURCH  
 (COURTYARD RENOVATION)  
 HURST, TEXAS

**mgg**  
 landscape  
 architects  
 MEHEKS DESIGN GROUP, INC.  
 1755 N. COLLINS BLVD., SUITE 300  
 RICHARDSON, TX 75081  
 PH (972) 690-7474  
 C. (214) 354-6934  
 HMEHEKS@MDGLAND.COM

REVIEW

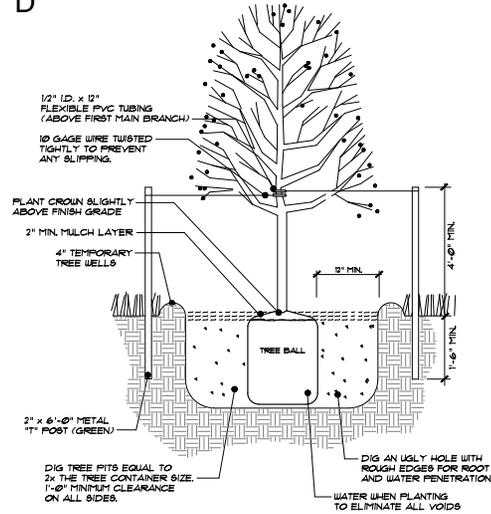
FBC HURST  
 HURST, TEXAS  
 JOB NUMBER: ABR-XXXX

LANDSCAPE PLAN  
 L2.01

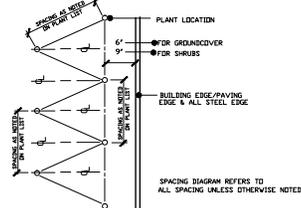
# EXHIBIT D

## PLANTING NOTES

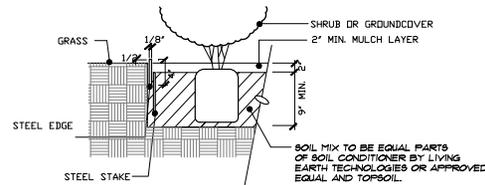
1. ALL PLANT MATERIAL LOCATIONS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE SEEDED/ SODDED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITES AND INSURE POSITIVE DRAINAGE IN ALL AREAS SEEDED/SODDED.
3. THE CONTRACTOR SHALL VERIFY ALL BUILDING SETBACK LINES, EASEMENT LINES, AND VISIBILITY LINES IN THE FIELD PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES, SHOWN ON THIS PLAN AND NOT SHOWN ON THESE PLANS, IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
5. PROVIDE POSITIVE DRAINAGE AWAY FROM ALL SITE FEATURES.
6. STEEL EDGING OR A NATURAL BEVELLED EDGE SHALL BE INSTALLED AT ALL LOCATIONS WHERE PLANT MATERIALS MEET TURF AREAS.



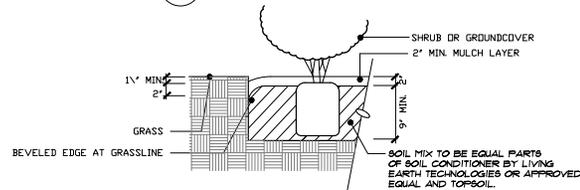
4 TREE STAKING AND PLANTING UP TO 4" CALIPER, 6.5 GALLON AND SMALLER N.T.S.



3 PLANT SPACING DIAGRAM N.T.S.



2 BED-PREP W/STEEL EDGE N.T.S.



1 BED-PREP W/BEVELLED EDGE N.T.S.

PLANT LEGEND					
SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
<b>ORNAMENTAL TREE</b>					
CM	LAGERSTROEMIA INDICA DYNAMITE RED	GRAPE MYRTLE 'DYNAMITE RED'		8-10' HT., 3'-5' SP.	MULTI-TRUNK
<b>LARGE SHRUBS</b>					
AR	FATSIA JAPONICA	ARALIA	11	3 GAL.	24" MIN. HT., 18" MIN. SPREAD. PLANT
CL	TERNSTROEMIA GYMNAN- DEREVA	DEREVA	8	3 GAL.	24" MIN. HT., 18" MIN. SPREAD. PLANT
HD	HYDRANGEA QUERCIFOL- IA	OAKLEAF HYDRANGEA	5	3 GAL.	24" MIN. HT., 18" MIN. SPREAD. PLANT
PT	PITTIOSPORUM TOBIRA	PITTIOSPORUM	8	3 GAL.	24" MIN. HT., 18" MIN. SPREAD. PLANT
WM	MYRICA CERIFERA	WAXMYRTLE	7	7 GAL.	36" MIN. HT., 22" MIN. SPREAD. PLANT
KR	ABELIA X ROSE CREEK	ROSE CREEK; ABELIA	7	3 GAL.	24" MIN. HT., 18" MIN. SPREAD. PLANT
PD	LOROPETALUM CHINENSIS ZHANGHOU FUCHSIA	ELOROPETALUM PLUM DELIGHT	6	3 GAL.	24" MIN. HT., 18" MIN. SPREAD. PLANT
<b>ORNAMENTAL SHRUBS</b>					
AS	ASPIDISTRA ELAYOR	ASPIDISTRA	15	3 GAL.	PLANT 24" O.C.
TC	MALVAVISCUS ARBOREUS WIK; DRUMMONDI	TURK'S CAP	10	3 GAL.	PLANT 24" O.C.
AN		AUTUMN SAGE	43	3 GAL.	PLANT 24" O.C.
DY		DWARF YAUPON	15	3 GAL.	PLANT 24" O.C.
<b>ORNAMENTAL GRASSES</b>					
IG	SORGHASTRUM NULANS	INDIANGRASS	8	3 GAL.	PLANT 24" O.C.
IN	CHASMANTHIUM LATIFOL- IUM	SEA OATS	6	3 GAL.	PLANT 24" O.C.
FG		HAMELN FOUNTAIN GRASS	156	2 GAL.	PLANT 24" O.C.
MG		MAIDEN GRASS	48	3 GAL.	24" MIN. HT., 18" MIN. SPREAD. PLANT
<b>GROUNDCOVERS</b>					
PW	EUONYMUS FORTUNEI COLORATUS	PURPLE WINTERCREEPER	85	4 POTS	PLANT 12" O.C.
LR		LIRIOPE	4	4 POTS	PLANT 12" O.C.
LN		LANTANA	4	4 POTS	PLANT 15" O.C.
SC		SEASONAL COLOR	59	4 POTS	PLANT 9" O.C.

ISSUE: 08-16-16 PERMIT

REVISIONS:

15-20-16 PER COMMENTS

CLIENT: FIRST BAPTIST CHURCH

FIRST BAPTIST CHURCH  
(COURTYARD RENOVATION)  
HURST, TEXAS

mgba  
landscape architects

MEERS DESIGN GROUP, INC.  
1705 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
PH: (972) 660-7174  
C: (214) 364-6824  
M: MEERS@MGBA.COM

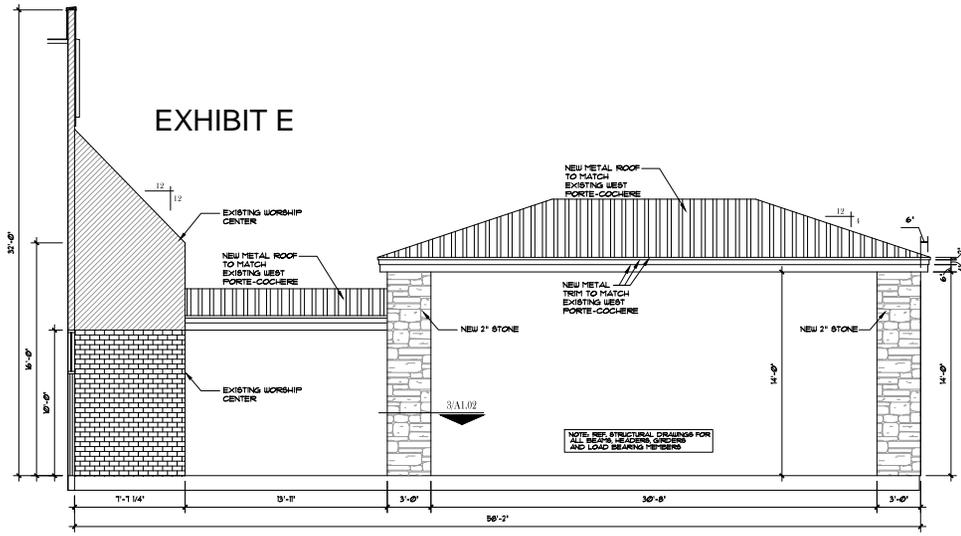
REVIEW

FBC HURST

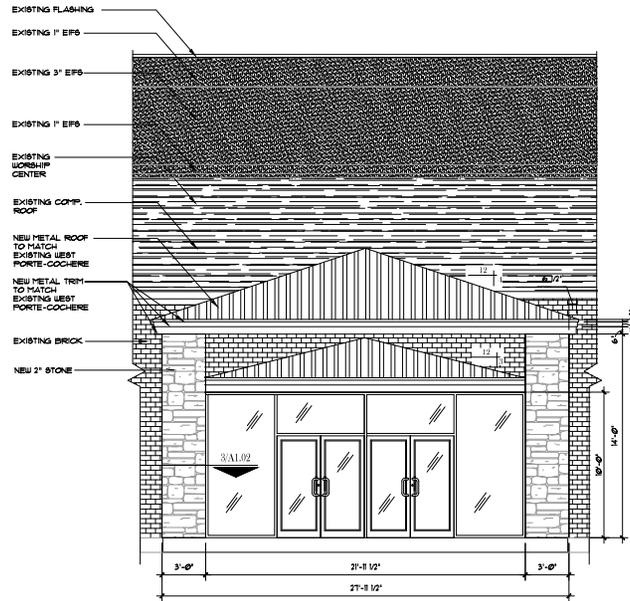
HURST, TEXAS

JOB NUMBER: ABB-XXXX

PLANT LIST & DETAILS



2 NEW SOUTH PORTE COCHERE ELEVATION  
SCALE: 1/8" = 1'-0"



3 NEW SOUTH PORTE COCHERE ELEVATION  
SCALE: 1/8" = 1'-0"

# Norwood Campus Upgrades

Hurst TX

ARRIVE ARCHITECTURE GROUP  
 2344 Highway 121 - Suite 100 - Bedford, Texas 76021 - www.ArriveAG.com  
 PH: 817.254.0584 - FX: 817.254.0584



DESIGNED BY	PROJECT NUMBER
DRAWN BY	DATE
CHECKED BY	PROJECT NAME
DATE	
REVISION	
AS NOTED	<b>A1.03</b>





City Council Staff Report

<p>SUBJECT: Consider authorizing the city manager to enter into an Engineering Services Contract with Deltatek, Inc., for engineering services for the Tarrant County College (TCC) Elevated Storage Tank Renovation Project</p>	
<p>Supporting Documents:</p>	
<p>Engineering Services Contract</p>	<p>Meeting Date: 9/27/2016                  Department: Public Works                  Reviewed by: Greg Dickens                  City Manager Review:</p>
<p>Background/Analysis:</p>	
<p>TCEQ Title 30. CHAPTER 290.46(m) (1), requires that each of a systems ground storage tanks, elevated storage tanks, and pressure tanks be inspected annually by water system personnel or a contract inspection service. In recent years, the TCC Elevated Storage Tank (EST) has been inspected by professional services and has been found to be in fair to poor condition. Interior and exterior structural issues have been identified in the reports. The TCC EST is a key component in the North Plane Operating System and aids in supplying peak demands, fire coverage, and normal water pressure year round. In addition to structural issues, operating features of the tank, such as the Radio Telemetry Units (RTU's) and Facilities Interface Unit (FIU) have reached the end of their serviceable life. These units are responsible for communicating tank levels, pressures readings, and flow rates to the SCADA/Dispatch Operations Center.</p> <p>Renovations and repair to this facility will include the installation of a Pax Mixer that is designed to stir the water and aid in the prevention of nitrification, which is a problem in the City's system during certain times of the year. Mixers do not allow water to stratify or form layers in the stored water and have been effective in the Valentine EST.</p> <p>Staff has received an engineering services contract from Deltatek Engineering, Inc., in an amount not to exceed \$63,250.00. Deltatek will provide the design, bid phase, and construction inspection services for interior and exterior structure repairs, interior and exterior preparation and painting, SCADA modifications and site fence replacement in accordance with State regulations.</p>	

Funding and Sources:

Sufficient funds have been budgeted, in the amount of \$730,000.00, for engineering and construction on this project.

Recommendation:

Staff recommends City Council authorize the city manager to enter into an Engineering Services Contract with Deltatek Engineering, Inc., for design services for the Tarrant County College (TCC) Elevated Storage Tank Renovation Project, for a total fee not to exceed \$63,250.00.

THE STATE OF TEXAS '
COUNTY OF TARRANT '

ENGINEERING SERVICES CONTRACT

City of Hurst Project No. \_\_\_\_\_

THIS CONTRACT, By and between the CITY OF HURST, a municipal corporation located in Tarrant County, Texas, hereinafter called "City", and DELTATEK ENGINEERING , a sole proprietorship authorized to do business in the State of Texas, hereinafter called "Engineer", evidences the following:

WHEREAS, City desires the professional services for

Renovation and Repainting of TCC Elevated Storage Tank

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:

Section 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.

Section 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.

Section 3. ENGINEER'S SERVICES

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

Section 4. PAYMENT FOR SERVICES

A. Payment for services under Section 3 above will be lump sum, invoiced monthly based on percent complete.

- 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 Executive Director of Public Works. The contract cost amount in Section 3 above shall include an estimate of the Direct Non-Labor expenses.

- C. Subcontractor cost shall be reimbursed at the actual invoice cost plus 10%. All expected subcontractor's cost shall be included in the contract cost amount shown in Section 3 above.
- D. Engineer shall submit itemized monthly statements for Services, Direct Non-Labor Expenses, and for Subcontractors Costs incurred. 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. Payments for expenses, costs, and services, in **Design Services**, described in Section 3 above, shall not exceed \$41,500.00.
- F. Payments for expenses, costs, and services, in **Bid Phase Services**, described in Section 3 above, shall not exceed \$2,750.00.
- G. Payments for expenses, costs, and services, in **Construction Services**, described in Section 3 above, shall not exceed \$19,000.00.
- H. Total project payments for direct non-labor expenses, Design, Bid Phase, and Construction Services, described in Section 3 above, shall not exceed \$63,250.00.
- I. Nothing contained in this contract shall require the 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.

**Section 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. A set of mylar reproducible plans shall be filed with the City prior to final payment. 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.

**Section 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.

**Section 7. COMPLETION SCHEDULE**

The services furnished by the Engineer under this Contract will be completed in accordance with the following:

<b>Tasks</b>	<b>Schedule</b>
Preliminary Plans and Specifications	4 weeks
City Review	2 weeks
Final Plans and Specifications	2 weeks
Review	2 weeks
Advertisement	4 weeks
Award	4 weeks
Work Order Issued	4 weeks
Work Complete	26 weeks
<b>Total</b>	<b>48 weeks</b>

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.

**Section 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.

**Section 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 Section 5. Should City subsequently contract with a new consultant for continuation of services on the Project, Engineer shall cooperate in providing information.

**Section 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.

**Section 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.

**Section 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 Executive Director of Public Works or his designated representative as identified in Section 9, Termination of Contract.

**Section 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.

**Section 14. RIGHT OF REVIEW**

Engineer agrees that City may review any and all of the work performed by Engineer under this Contract. City 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.

**Section 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.

**Section 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.

**Section 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:**

Gregory W. Dickens  
**Contact Person**

Executive Director of Public Works  
**Title**

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

**If intended for Engineer, to:**

Bahram Niknam, P.E  
**Contact Person**

Principal in Charge  
**Title**

Deltatek Engineering  
**Firm Name**

2211 Texas Drive  
**Address**

Irving, Texas 75062  
**City, State, Zip Code**

972-255-9500  
**Telephone No.**

**Section 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.

**Section 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.

**Section 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

**Section 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.

**Section 23. GOVERNING LAWS**

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

**Section 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.

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.

**Section 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.

**Section 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.

**Section 28. ENTIRE AGREEMENT**

This Contract (page 1 thru 8, 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.

IN WITNESS WHEREOF, the parties hereby have executed this agreement in triplicate originals on this date, the \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Deltatek Engineering

**CITY OF HURST**

**Firm Name**



**Signature**

**City Manager**

Principal in Charge

**Title**

**Executive Director of Public Works**

2211 Texas Drive

**Address**

**APPROVED AS TO FORM:**

Irving, Texas 75062

**City, State, Zip Code**

**City Attorney**

**Exhibit A**  
**GENERAL SCOPE OF SERVICES**

**RENOVATION AND REPAINTING OF TCC**  
**0.75 MG ELEVATED STORAGE TANK**

**CITY OF HURST, TEXAS**

**PROJECT SUMMARY**

The TCC 0.75 MG Multi-Column Elevated Storage Tank, 1985 Precinct Line Road, Hurst, Texas 76054, is located near City Hall and the Conference Center. It is exhibiting coatings failure on the exterior leaving a chalky discoloration which is not aesthetically pleasing. The tank “wet” interior is also exhibiting coatings failure. There is substantial corrosion and some of the members are failing due to metal fatigue.

**Part 1.0 - Construction Documents**

1.01 Deltatek Engineering shall prepare construction contract documents for a complete renovation of this facility in accordance with the TWC, TCEQ, and OSHA regulations. The scope of work for the Design Phase includes plans and specifications for bidding which include structural repairs, operational and SCADA system upgrades, coatings removal, and application of a three (3) coat system of protective coatings.

1.02 Operational Improvements Design:

Prepare plans and specifications to install new tank mixing system and replace the outdated SCADA system that is no longer supported by the system manufacturer.

1.03 Estimate of Probable Construction Cost:

After completing final plans and specifications, Deltatek will provide an opinion of probable cost for the project in accordance with final documents.

1.04 Advertising Documents:

At the conclusion of the design, Deltatek will provide the City one electronic set of advertising documents (drawings and specifications) for internal use and display to prospective bidders. Deltatek Engineering will distribute Construction Documents as requested by prospective bidders and maintain an up-to-date plan holders list. A notice to bidders will be issued to potential bidders and advertising agencies such as Dodge Report and North Texas Construction Record (NTXCR).

**Part 2.0 - Project Construction Administration**

2.01 Bid Phase Services:

- A. Deltatek Engineering shall assist the City of Hurst in project advertisement during bidding. Deltatek will provide response to questions during the bidding phase. Deltatek shall attend any pre-bid conference and prepare addendum (s), if required, during advertisement.
- B. Deltatek will review bids for conformance to the bid documents and provide recommendations for award.

2.02 Quality Assurance Observation:

- A. Deltatek Engineering shall provide an on-site Field Technician under supervision of Registered Professional Engineer to perform observation of the work in progress to assist in determining that the project is proceeding in accordance with the contract documents and that the completed work will conform to the contract requirements. On-site representatives during construction will review the work for conformance with the construction documents.
- B. Deltatek will review and comment on shop drawings, equipment diagrams, material samples, test results, and other data the contractor submits as required by the contract documents. Deltatek will furnish the City record copies of shop drawings for their files.
- C. Deltatek will review the monthly progress payment requests, submit payment recommendations, and assist in the preparation of change orders to the contract documents.
- D. Deltatek will conduct substantial completion observation, prepare punch list. Final warranty observation will be conducted after 23<sup>rd</sup> month and prepare list of deficiencies if applicable jointly with representatives of the City and submit a written report recommending final settlement of the contract.

2.03 Project Schedule:

<b>Tasks</b>	<b>Schedule</b>
Preliminary Plans and Specifications	4 weeks
City Review	2 weeks
Final Plans and Specifications	2 weeks
Review	2 weeks
Advertisement	4 weeks
Award	4 weeks
Work Order Issued	4 weeks
Work Complete	26 weeks
<b>Total</b>	<b>48 weeks</b>

ORDINANCE 2331 (a)

AN ORDINANCE ADOPTING THE BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2016 THROUGH SEPTEMBER 30, 2017 FOR THE CITY OF HURST, TEXAS

WHEREAS, in accordance with Article 5 of the Hurst Charter, the City Manager has at least 35 days prior to the beginning of the 2016-2017 budget year to submit to the City Council a budget and an explanatory budget message with the form and content as prescribed by the Council. The Council determined that public hearings should be held at a time and place which was set forth in a notice published at least seven days prior to said hearing; and,

WHEREAS, such public hearing on the budget was duly held and all interested persons given an opportunity to be heard for or against any item therein.

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

Section 1: THAT the budget for the City of Hurst, Texas, for the fiscal period beginning October 1, 2016, and ending September 30, 2017, in words and figures as shown therein is adopted and approved as filed herewith.

Section 2: THAT eligible and remaining fund balances from Fiscal Year 2015-2016, as calculated by Fiscal Services and approved by the City Manager, are hereby appropriated and transferred to the Special Projects and Loss Reserve Funds.

Section 3: THAT the City Manager be and is hereby authorized to make interdepartmental and interfund transfers during the fiscal year as deemed necessary in order to avoid over-expenditure of particular accounts.

Section 4: THAT the city manager or his designate be and is hereby authorized to invest any funds not needed for current use in accordance with the approved City of Hurst Investment Policy. Interest accrued from investments shall be deposited to the interest income account of the funds from which the principal was invested.

AND IT IS SO ORDERED.

Passed on the first reading on the 13<sup>th</sup> day of September 2016 by a vote of 6 to 0.

Approved on the second reading on the 27th day of September 2016 by a vote of \_\_\_\_\_ to \_\_\_\_\_.

ATTEST:

CITY OF HURST

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

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

Approved as to form and legality:

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

City Council Staff Report

SUBJECT: Consider Ordinance 2331 (b) Ratifying the Property Tax Revenue Increase Reflected in the Fiscal Year 2016-2017 Budget

Supporting Documents:

Ordinance 2331 (b)

Meeting Date: 9/27/2016

Department: Fiscal Services

Reviewed by: Joni Baldwin

City Manager Review:

Background/Analysis:

There are special requirements for cities that propose a budget that raises more property taxes than raised in the previous year's budget. Section 102.007(c) of the Local Government Code requires a separate vote of the City Council to ratify the property tax revenue increase included in the City's proposed 2016-2017 budget.

When the revenues raised by property taxes in the City of Hurst Proposed Operating Budget for Fiscal Year 2016-2017 are compared to the revenues raised by property taxes in the City of Hurst, Texas Annual Operating Budget for Fiscal Year 2015-2016, the result is an increase of \$926,947 or 6.54% in property tax revenues for the General Fund Operating Budget and the Interest & Sinking Fund Budget.

The City's tax rate is proposed to decrease by approximately 2.2 cents from \$0.61056 to \$0.5879 per \$100 of taxable property values. The net property tax revenue increase of \$926,947 will be used to fund health care costs, new public safety equipment and personnel, and to ensure the city's compensation program remains competitive with surrounding municipalities.

Funding and Sources:

There is no fiscal impact.

Recommendation:

In compliance with the Local Government Code, adoption of Ordinance 2331 (b) will ratify the property tax revenue increase in the 2016-2017 fiscal year budget.

ORDINANCE 2331 (b)

AN ORDINANCE RATIFYING THE PROPERTY TAX REVENUE INCREASE REFLECTED IN THE BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2016 THROUGH SEPTEMBER 30, 2017 FOR THE CITY OF HURST, TEXAS

WHEREAS, the budget for the City of Hurst, Texas, for the fiscal period beginning October 1, 2016, and ending September 30, 2017, in words and figures has been adopted by Ordinance 2331 (a); and

WHEREAS, Section 102.007(c) of the Local Government Code requires a separate vote of the governing body to ratify the property tax revenue increase reflected in the budget.

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

Section 1: THAT the City Council hereby votes to "ratify" the property tax revenue increase reflected in the budget as adopted by Ordinance 2331 (a).

AND IT IS SO ORDERED.

Passed on the first reading on the 13<sup>th</sup> day of September 2016 by a vote of 6 to 0.

Approved on the second reading on the 27<sup>th</sup> day of September 2016 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: Adoption of Ad Valorem Tax Rate	
Supporting Documents:	
Ordinance 2332	<p>Meeting Date: 9/27/2016</p> <p>Department: Fiscal Services</p> <p>Reviewed by: Joni Baldwin</p> <p>City Manager Review:</p>
Background/Analysis:	
<p>According to Section 26.05 of the Tax Code, a taxing unit may not impose property taxes in any (fiscal) year until the governing body has adopted a tax rate for that year.</p> <p>Senate Bill 18, as passed by the 79<sup>th</sup> Legislature, requires the following language, in caps and larger font, placed in the Ordinance adopting a maintenance and operations tax rate that is higher than the effective maintenance and operations tax rate. The same information is required to be posted on the home page of the City's Internet website if the proposed rate is adopted.</p> <p><b>"THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 7.9 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$27."</b></p>	
Funding and Sources:	
There is no fiscal impact.	
Recommendation:	
<p>The City Council is required, under state law, to make the following motion:</p> <p>With the adoption of Ordinance 2332, "I move that the property tax rate be increased by the adoption of a tax rate of \$0.5879, which is effectively a 6.7 percent increase in the tax rate."</p>	

ORDINANCE 2332

AN ORDINANCE SETTING THE TAX RATE FOR THE CITY OF HURST FOR THE 2016 TAX YEAR

WHEREAS, the City of Hurst has followed the procedures established by the Property Tax Code and Local Government Code, including the publishing and posting of required notices and the holding of required public hearings; and,

WHEREAS, the City Council has approved separately each of the two components of the tax rate as hereinafter set forth; and,

WHEREAS, THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE. THE TAX RATE WILL EFFECTIVELY BE RAISED BY 7.9 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A \$100,000 HOME BY APPROXIMATELY \$27.

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

Section 1. THAT there shall be and there is hereby levied the following taxes on each One Hundred Dollars (\$100.00) of valuation on all taxable property within the City of Hurst, Texas, to be assessed and collected for tax year 2016 the purposes hereinafter stipulated, to-wit:

- (a) For the General Fund (operations and maintenance) levied on the \$100.00 valuation: \$0.4616479; and
- (b) For the interest and sinking fund levied on the \$100.00 valuation: \$0.1262521.

TOTAL        \$0.5879

AND IT IS SO ORDERED.

Passed on the first reading on the 13<sup>th</sup> day of September 2016 by a vote of 6 to 0.

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

ATTEST:

CITY OF HURST

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

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

Approved as to form and legality:

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

SUBJECT: Consider approval of Water and Wastewater Rates for Fiscal Year 2016-2017

Supporting Documents:

Ordinance 2333

Meeting Date: 9/27/2016

Department: Fiscal Services

Reviewed by: Joni Baldwin

City Manager Review:

Background/Analysis:

The Fiscal Services, Utility Billing and Public Works Departments reviewed the proposed Water and Wastewater Services budget for Fiscal Year 2016-2017 and are proposing the establishment of a new rate structure. The proposed water and sewer rates are expected to result in a sound financial position for the Enterprise Fund in 2016-2017. Weather and consumption trends can quickly improve or deteriorate the Enterprise Fund's annual financial performance.

Wholesale water costs are increasing by 1.31%. Wholesale wastewater costs are decreasing by 1.59%. However, other factors are contributing to rising wastewater costs including increased volume and the City's contribution to the Trinity River Authority's Walker Calloway Branch sewer project. Therefore, rising wholesale costs, coupled with the City's efforts to smooth revenue variability associated with weather patterns and water conservation efforts, will make an increase in water and wastewater rates necessary for Fiscal Year 2016-2017. The following tables illustrate the proposed changes in wholesale water and sewer rates by the City of Fort Worth for the upcoming fiscal year:

<b>WATER</b>			
<b>City of Fort Worth</b>	<b>2015-2016</b>	<b>2016-2017</b>	<b>% Change</b>
Volume (1,000 gallons)	\$0.9523	\$0.9315	- 2.18%
Raw Water	\$1.3024	\$1.3917	6.85%
Total	\$2.2547	\$2.3232	3.04%
Max Day Above Average (MG)	\$128,074	\$148,319	15.81%
Max Hour Above Max Day (MG)	\$41,788	\$5,960	-85.74%
<b>Overall Average Increase (based on est. volumes, max hr. &amp; max day)</b>			<b>1.31%</b>

<b>WASTEWATER</b>			
<b>City of Fort Worth</b>	<b>2015-2016</b>	<b>2016-2017</b>	<b>% Change</b>
Volume (1,000 gallons)	\$1.2784	\$1.1785	-7.82%
BOD (per pound)	\$0.3532	\$0.4124	16.75%
TSS (per pound)	\$0.2514	\$0.2279	-9.37%
<b>Overall Average Decrease</b>			<b>-1.59%</b>

The customer's water and sewer utility bill is proposed to increase by an average of 4% for Fiscal Year 2016-2017. Based on 12,000 gallons usage, this amounts to an additional \$5.50 per month. Commercial customers will also continue to pay an additional base fee amount of \$4 or \$12 per month depending upon meter size. There are no proposed changes to these additional base fee amounts for FY 2016-2017. It is important to note that apartment complexes and other multi-unit properties pay the additional base fee on a per unit basis. Both water and wastewater rates are proposed to change this year. These rate increases are primarily driven by rising wholesale water and wastewater costs and the City of Hurst's fiscal policy. The current and proposed rates are as follows:

**WATER AND WASTEWATER RATES**  
(Current and Proposed/Inside City Limits)

<b>Water</b>	<b>Current</b>	<b>Proposed</b>
Minimum 2,000 gallons*	\$16.19*	\$16.84*
Over 2,000 gallons	\$6.51/1,000 gallons	\$6.77/1,000 gallons
<b>Water – Fire Hydrant or Temporary Meter</b>		
Minimum 2,000 gallons*	\$24.28*	\$25.25*
Over 2,000 gallons	\$9.77/1,000 gallons	\$10.16/1,000 gallons
<b>Wastewater - Residential</b>		
Minimum	\$11.72	\$12.19
First 12,000 gallons	\$3.76/1,000 gallons	\$3.91/1,000 gallons
Maximum Charge	\$56.84	\$59.11
<b>Wastewater - Commercial</b>		
Minimum*	\$11.72*	\$12.19*
All	\$3.76/1,000 gallons	\$3.91/1,000 gallons

\* An additional base fee of \$4 or \$12 /mo. (based on meter size) for commercial accounts is proposed to remain in effect for FY 2016-2017.

City Council Staff Report

Funding and Sources:

There is no fiscal impact.

Recommendation:

Staff recommends that the City Council approve Ordinance 2333, including the proposed Water and Wastewater rates effective October 1, 2016, to be included in all City utility bills processed on, or after, November 1, 2016.

ORDINANCE 2333

AN ORDINANCE AMENDING SECTIONS 26-22(1), 26-60(1) AND (2), AND 26-67 (b) OF THE HURST CODE OF ORDINANCES; UPDATING THE CHARGES FOR WATER SERVICE AND WASTEWATER SERVICE TO ALL CUSTOMERS AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, the City Council has been advised by its staff that it is necessary to raise water and wastewater rates in order to insure the fiscal integrity of the utility system; and,

WHEREAS, the City Council finds that the rates herein promulgated are no more than what is required in order to preserve such fiscal integrity.

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

Section 1: That Section 26-22 of the Hurst Code of Ordinances be amended to read as follows:

"Section 26-22. Rates established for water.

The following monthly rates shall be charged by the water department for water:

- (1) Inside city limits—Single-family and commercial rates:
  - a. First 2,000 gallons (minimum charge) \$16.84
  - b. All over 2,000 gallons, per 1,000 gallons \$ 6.77

Section 2: That Section 26-60(1) and (2) of the Hurst Code of Ordinances be amended to read as follows:

"Section 26-60. Rates for Service Inside City Limits.

The following schedules of rates per month, or fraction thereof, shall be the basis for determining charges to customers as specified for rendering wastewater service, where the wastewater produced by such customer is normal sewage and where such customer is located within the City:

(1) A minimum charge of twelve dollars and nineteen cents (\$12.19) shall be charged to all wastewater customers for each residential or business occupancy; provided, however, if multiple occupancies are served with a single water meter, the minimum charge shall be computed at ninety (90) percent of dwelling units, business occupancies or mobile homes, whichever is applicable, times the minimum charge established herein for individual customers.

(2) A monthly volume charge shall also be charged to all wastewater customers in the amount of three dollars and ninety-one cents (\$3.91) per one thousand (1,000) gallons of water used or wastewater produced as more specifically set forth hereinafter...."

Section 3: That Section 26-67(b) of the Hurst Code of Ordinances be amended to read as follows:

"Sec. 26-67. Fees and charges.

(b) Monitoring, sampling and analytical fees for significant industrial users. These users may be sampled by the authority no less frequently than semi-annually and charged for the laboratory and sampling services. Laboratory and sampling fees assessed are based on the types of service rendered and categories of analysis. Such fees shall be set forth and established according to the annual budget process.

Wastewater rate fees (additional fees may be applied):

BOD strength charge, per pound . . \$0.4124

TSS strength charge, per pound . . . \$0.2279

Section 4: The rates herein established shall be effective on all bills processed on or after November 1, 2016.

AND IT IS SO ORDERED.

Passed on the first reading on the 13<sup>th</sup> day of September 2016 by a vote of 6 to 0.

Approved on the second reading on the 27<sup>th</sup> day of September 2016 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: Conduct a Public Hearing to consider the updated land use assumptions, capital improvements plan, and impact fee levels assessed and collected as shown in the 2016 Water and Wastewater Impact Fee Study

Supporting Documents:

Memo from Advisory Committee  
 2016 Impact Fee Study

Meeting Date: 9/27/2016  
 Department: Public Works  
 Reviewed by: Greg Dickens  
 City Manager Review:

Background/Analysis:

The City of Hurst currently assesses water and wastewater impact fees in accordance with Chapter 395 of the Texas Local Government Code (TLGC). An impact fee is a one-time charge or assessment imposed by a city on new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to new development. The TLGC requires the land use assumptions, capital improvements plan, and the impact fee levels assessed and collected be reviewed and updated every five years.

The City of Hurst contracted with Freese and Nichols, Inc. to provide the update study for 2015/2016. The study has been completed and a copy is included in your packet. The Planning and Zoning Commission serves as the Advisory Committee (AC) and is responsible for review of the update study and recommendation to Council concerning the land use assumptions, capital improvements plan, and the impact fee levels assessed and collected. The AC considered the update study at the September 6, 2016 meeting and the written comments were transmitted to the Mayor and Council on September 19, 2016. A copy of the AC comments are included with this agenda item.

The current balance of impact fees collected through June 30, 2016, is \$730,009 for water and \$695,939 for wastewater.

Funding and Sources:

There is no fiscal impact.

Recommendation:

Staff recommends City Council conduct a Public Hearing to consider the updated land use assumptions, capital improvements plan, and impact fee levels assessed and collected as shown in the 2016 Water and Wastewater Impact Fee Study.



## MEMORANDUM

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**To:** Mayor and City Council

**From:** Georgia Kidwell, Chair, Planning and Zoning Commission  
and Impact Fee Advisory Committee

**Date:** September 19, 2016

**Subject:** Advisory Committee's Written Comments on the Land Use Assumptions,  
Capital Improvements Plans, and the Impact Fee Levels for Water and  
Wastewater Impact Fees

---

The Advisory Committee has reviewed the 2016 Water and Wastewater Impact Fee Update Study prepared by Freese and Nichols, Inc. In accordance with Chapter 395.056 of the Texas Local Government Code (TLGC), the Advisory Committee offers the following comments on the land use assumptions, capital improvements plan, calculations for the maximum impact fee per service unit, and assessed impact fees.

The land use assumptions are ten year projections of residential and employment population growth rates. The study projects residential population to increase by 1,338 from 2016 to 2026. Employment population for 2016 is estimated at 25,413 with employment projected to be 25,810 in 2026.

The water and wastewater capital improvement plans in the study show the new infrastructure needed to be installed to serve adequately the existing population and the increase in residential and employment population for the ten year period. It also shows that portion of existing facilities that were installed to serve proposed growth during the next ten years. This information is shown in Tables 3-3 & 3-4 in the report.

The maximum impact fees per service unit are obtained by dividing the cost of the capital improvements and facilities expansions by the increase in service units for new development. In order to allow a credit for the portion of ad valorem tax and utility service revenue from new service units, only 50% of the maximum fee is allowed to be charged. The maximum allowable water impact fee per service unit was calculated to be \$605 and the maximum allowable wastewater impact fee per service unit is \$1,331. Currently, the City of Hurst is charging \$587 per service unit for water and \$722 per service unit for wastewater.

The Planning and Zoning Commission acting as the Advisory Committee recommends Council approve the land use assumptions and capital improvements plan shown in the 2016 Water and Wastewater Impact Fee Study. They also recommend the Council accept the new maximum and maximum allowable impact fee levels per service unit shown in the study, but not change the current water and wastewater impact fee per service unit levels being collected.



Georgia Kidwell, Chairperson, Impact Fee Advisory Committee

# 2016 WATER & WASTEWATER IMPACT FEE STUDY

Prepared for:

**City of Hurst**



6/29/2016

Prepared by:

**FREESE AND NICHOLS, INC.**  
4055 International Plaza, Suite 200  
Fort Worth, Texas 76109  
817-735-7300

# 2016 WATER & WASTEWATER IMPACT FEE STUDY

Prepared for:

**City of Hurst**



FREESE AND NICHOLS, INC.  
TEXAS REGISTERED  
ENGINEERING FIRM F-2144

Prepared by:

**FREESE AND NICHOLS, INC.**  
4055 International Plaza, Suite 200  
Fort Worth, Texas 76109  
817-735-7300

Project Number

CoH: 6816-203

FNI: HRT15639



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## **EXECUTIVE SUMMARY**

### **1.0 Background**

Chapter 395 of the Texas Local Government Code requires an impact fee analysis before impact fees can be created and assessed. Chapter 395 defines an impact fee as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development.” In September 2001, Senate Bill 243 amended Chapter 395 thus creating the current procedure for implementing impact fees.

### **2.0 Land Use Assumptions**

To assist the City of Hurst in determining the need and timing of capital improvements to serve future development, a reasonable estimation of future growth is required. Growth and development projections were formulated based on North Central Texas Council of Governments (NCTCOG) population projections and feedback from City staff. Assumptions pertaining to the type, location, quantity, and timing of various future land uses were developed utilizing the City’s land use zoning data. The 2016 population is estimated to be 38,340, while the projected 2026 population is approximately 39,678.

### **3.0 Capital Improvements Plan**

An impact fee capital improvements plan (CIP) was developed for the City of Hurst to ensure high quality water and wastewater service that promotes residential and commercial development. The recommended improvements will provide the required capacity and reliability to meet projected water demands and wastewater flows through year 2026. The total impact fee eligible cost for the water system improvements is \$767,731. The total impact fee eligible cost for the wastewater system improvements is \$1,688,311.



#### 4.0 Impact Fee Analysis

The City of Hurst is a wholesale customer of the City of Fort Worth, which provides both water and wastewater service to the City. As part of the wholesale customer agreement, between the City and Fort Worth, Fort Worth’s impact fees must be added to the City’s impact fees. The City’s current impact fees, Fort Worth’s impact fees, and the total impact fee currently charged are summarized in **Table 4-1**.

**Table 4-1: Existing Water/Wastewater Impact Fee Summary**

	Water Impact Fee	Wastewater Impact Fee
City of Fort Worth	\$469	\$452
City of Hurst	\$587	\$722
<b>Total</b>	<b>\$1,056</b>	<b>\$1,174</b>

The impact fee analysis involves determining the utilization of existing and proposed projects required as defined by the capital improvement plan to serve new development over the next 10-year time period. The total projected costs include the projected 10-year capital costs, the projected finance cost for the capital improvements, and the consultant cost for preparing and updating the Capital Improvements Plan. The maximum allowable water impact fee is \$605 per service unit. The maximum allowable wastewater impact fee is \$1,331 per service unit, as summarized in **Table 4-4**. The maximum allowable impact fees represent up to 50% of the cost of growth related water and wastewater capital improvements. A comparison graph showing impact fees in other cities throughout the Metroplex is presented on **Figure 4-1**.

**Table 4-4: Maximum Allowable Impact Fees with Fort Worth Impact Fees**

	Water Impact Fee	Wastewater Impact Fee
City of Fort Worth	\$469	\$452
City of Hurst (50% of Maximum Allowable)	\$605	\$1,331
<b>Total</b>	<b>\$1,074</b>	<b>\$1,783</b>



## 1.0 BACKGROUND

Chapter 395 of the Texas Local Government Code requires an impact fee analysis before impact fees can be created and assessed. Chapter 395 defines an impact fee as “a charge or assessment imposed by a political subdivision against new development in order to generate revenue for funding or recouping the costs of capital improvements or facility expansions necessitated by and attributable to the new development.” In September 2001, Senate Bill 243 amended Chapter 395 thus creating the current procedure for implementing impact fees. Chapter 395 identifies the following items as impact fee eligible costs:

- Construction contract price
- Surveying and engineering fees
- Land acquisition costs
- Fees paid to the consultant preparing or updating the capital improvements plan (CIP)
- Projected interest charges and other finance costs for projects identified in the CIP

Chapter 395 also identifies items that impact fees cannot be used to pay for, such as:

- Construction, acquisition, or expansion of public facilities or assets other than those identified on the capital improvements plan
- Repair, operation, or maintenance of existing or new capital improvements
- Upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards
- Upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development
- Administrative and operating costs of the political subdivision
- Principal payments and interest or other finance charges on bonds or other indebtedness, except as allowed above

In November 2015, the City of Hurst, Texas, authorized Freese and Nichols, Inc. (FNI) to perform an impact fee analysis on the City’s water and wastewater systems. The purpose of this report is to address the methodology used in the development and calculation of water and wastewater impact fees for the City of Hurst. The methodology used herein satisfies the requirements of the Texas Local Government Code Section 395 for the establishment of water and wastewater impact fees.



## 2.0 LAND USE ASSUMPTIONS

To assist the City of Hurst in determining the need and timing of capital improvements to serve future development, a reasonable estimation of future growth is required. Growth and development projections were formulated based on NCTCOG projections and feedback from City staff. Assumptions pertaining to the type, location, quantity, and timing of various future land uses were developed utilizing the City’s land use zoning data. These land use assumptions, which include population projections, will become the basis for the preparation of an impact fee capital improvement plans for water and wastewater facilities.

### 2.1 RESIDENTIAL LAND USE

The City of Hurst provided yearly service population data from 2010 through 2014. The data indicated an annual average growth rate of 0.53% over the four year time period. **Table 2-1** presents the historical service populations for the City of Hurst.

**Table 2-1: Historical Population**

Year	Service Population	Growth Rate
2010	37,337	--
2011	37,380	0.12%
2012	37,360	-0.05%
2013	37,910	1.47%
2014	38,280	0.98%
<b>Average:</b>		<b>0.53%</b>

NCTCOG projections and historical growth rates were utilized to develop future population estimates and provided the total projected service population for 2016 and 2026. Minor adjustments were made to the NCTCOG population data based on a review of the vacant land available for development and its corresponding land use zoning. The 2016 base year population is approximately 38,340 and the 2026 population is approximately 39,678. The total population was then distributed throughout the City using Traffic Survey Zones (TSZs). **Figure 2-1** presents the 2016 and 2026 population by TSZ. **Figure 2-2** presents the City’s land use zoning data.



## 2.2 NON-RESIDENTIAL LAND USE

NCTCOG provided shapefiles, which included the projected employment through 2040. Minor adjustments were made to the NCTCOG employment data based on a review of the vacant land available for non-residential development. The 2016 employment for the city is 25,413 people, and the 2026 employment is projected to be 25,810 people. **Figure 2-1** presents the employment by TSZ for the water and wastewater service area.

## 2.3 HISTORICAL WATER DEMANDS AND WASTEWATER FLOWS

The City provided a yearly summary and individual reports of purchased water demands, ground well consumption, and wastewater flows for the years 2010 through 2014. The summary of historical water and wastewater usage information can be found in **Appendix A**. The daily ground water usage information can be **Appendix B**. The City utilizes ground wells only during high demands to supplement water purchased from Fort Worth. **Table 2-2** includes historical average and maximum day demands of water purchased from Fort Worth and maximum day ground well consumption.

**Table 2-2: Historical Average and Maximum Day Water Demands**

Year	Population	Average Day Demand* (MGD)	Per Capita Flow (gpcd)	Max Day Demand* (MGD)	Max Day Ground Well Usage (MGD)	Total Max Day Demand (MGD)	AD to MD Peaking Factor
2010	37,337	6.25	167	9.06	2.16	11.22	1.80
2011	37,380	5.68	152	9.13	3.16	12.29	2.16
2012	37,360	6.07	162	8.96	3.06	12.02	1.98
2013	37,910	5.03	133	9.03	2.28	11.31	2.25
2014	38,280	5.28	138	8.71	1.09	9.80	1.86
<b>Average:</b>			<b>150</b>				<b>2.01</b>

*\*based on water purchased from Fort Worth*

The historical peak hour demands are summarized in **Table 2-3**. Peak hour ground water usage was estimated to be 6.02 MGD, which is the combined pumping capacity of the City’s ground wells. The City’s total maximum day and peak hour demands consist of water purchased from Fort Worth and ground water usage as shown in **Table 2-2** and **2-3**. Maximum day to peak hour peaking factors were developed with and without ground water usage to determine the peaking factor of the water purchased from Fort Worth. The City increases its ground well usage to reduce the peak flow rate it purchases from Fort Worth, which is evident in the low peaking factors without ground well usage. The



maximum day to peak hour peaking factor with ground water usage was utilized to project future peak hour demands.

**Table 2-3: Historical Peak Hour Water Demands**

Year	Population	Peak Hour Demand* (MGD)	Peak Hour Ground Well Usage** (MGD)	Total Peak Hour Demand (MGD)	MD to PH Peaking Factor without Ground Wells Usage	MD to PH Peaking Factor with Ground Wells Usage
2010	37,337	9.83	6.02	15.85	1.09	1.41
2011	37,380	10.24	6.02	16.26	1.12	1.32
2012	37,360	9.46	6.02	15.48	1.06	1.29
2013	37,910	9.43	6.02	15.45	1.04	1.37
2014	38,280	9.86	6.02	15.88	1.13	1.62
<b>Average:</b>					<b>1.09</b>	<b>1.40</b>

\*Based on water purchased from Fort Worth

\*\*Maximum ground well pumping capacity

The City provided historical monthly wastewater volume conveyed to each of its wholesale wastewater providers. Historical average day wastewater flows, yearly rainfall, and peak wet weather wastewater flows are summarized in **Table 2-4**. Peak wet weather wastewater flows are based on a daily average of the maximum monthly wastewater volume of each year.

**Table 2-4: Historical Wastewater Flows**

Year	Population	Average Day Flow (MGD)	Per Capita Flow (gpcd)	Peak Flow* (MGD)	Wet Weather Peaking Factor
2010	37,337	4.39	118	10.06	2.29
2011	37,380	4.33	116	8.62	1.99
2012	37,360	3.93	105	9.49	2.41
2013	37,910	3.75	99	8.36	2.23
2014	38,280	3.72	97	8.03	2.16
<b>Average:</b>			<b>107</b>		<b>2.22</b>

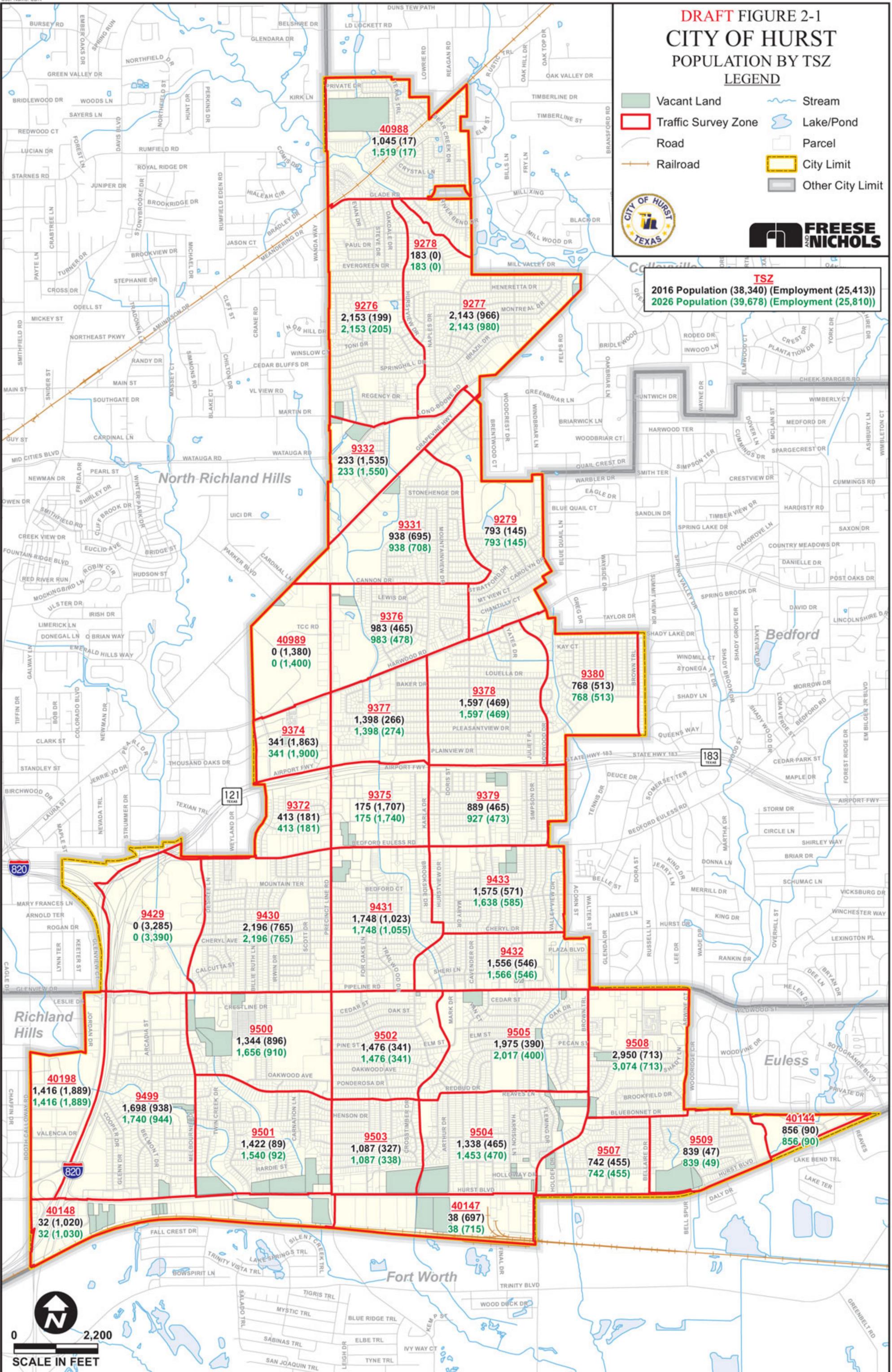
\* Peak flow based on daily average of maximum month

# DRAFT FIGURE 2-1 CITY OF HURST POPULATION BY TSZ LEGEND

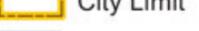
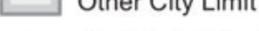
- Vacant Land
- Traffic Survey Zone
- Road
- Railroad
- Stream
- Lake/Pond
- Parcel
- City Limit
- Other City Limit



**TSZ**  
 2016 Population (38,340) (Employment (25,413))  
 2026 Population (39,678) (Employment (25,810))



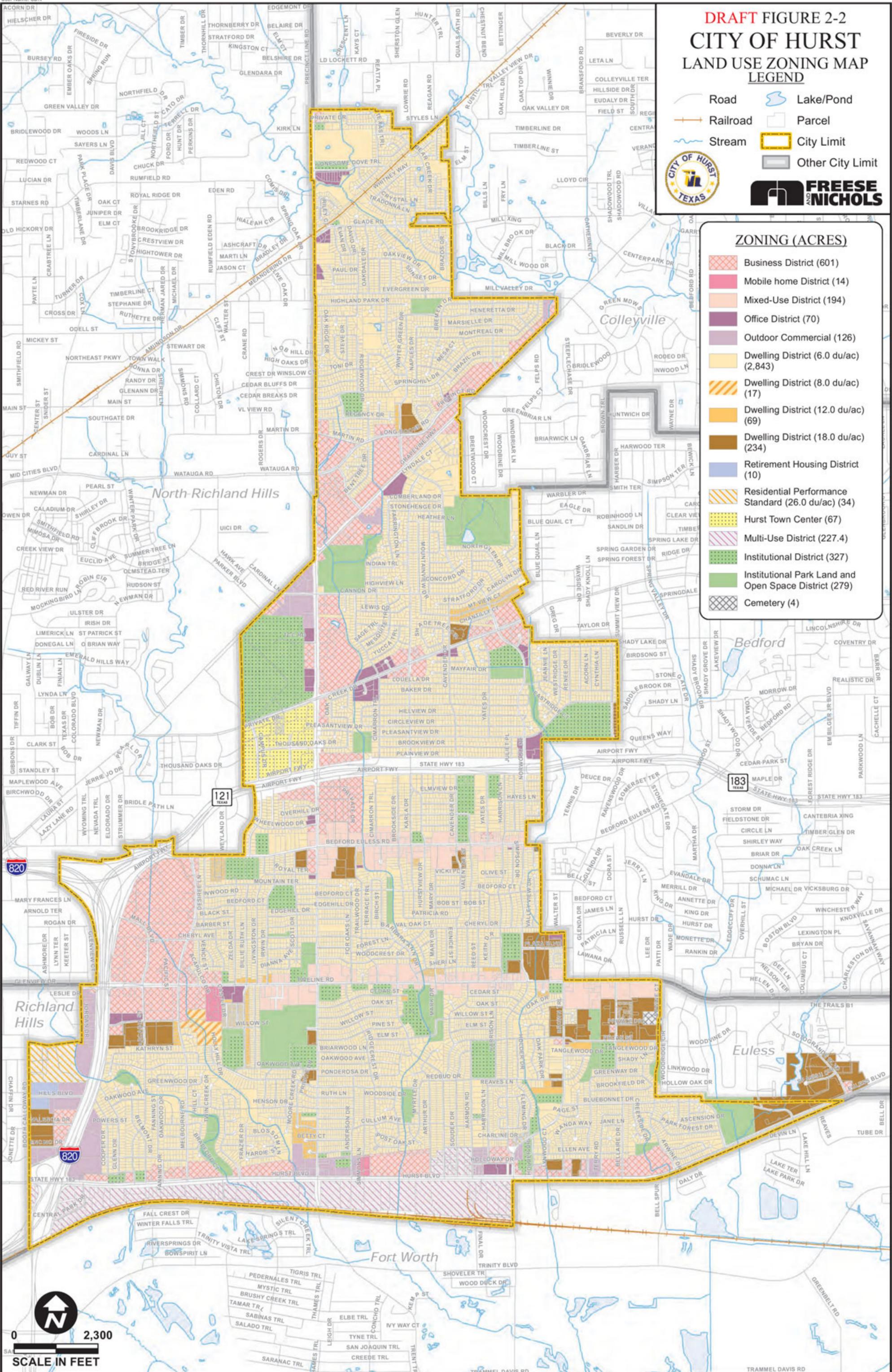
**DRAFT** FIGURE 2-2  
**CITY OF HURST**  
 LAND USE ZONING MAP  
 LEGEND

 Road  
 Railroad  
 Stream  
 Lake/Pond  
 Parcel  
 City Limit  
 Other City Limit




**ZONING (ACRES)**

-  Business District (601)
-  Mobile home District (14)
-  Mixed-Use District (194)
-  Office District (70)
-  Outdoor Commercial (126)
-  Dwelling District (6.0 du/ac) (2,843)
-  Dwelling District (8.0 du/ac) (17)
-  Dwelling District (12.0 du/ac) (69)
-  Dwelling District (18.0 du/ac) (234)
-  Retirement Housing District (10)
-  Residential Performance Standard (26.0 du/ac) (34)
-  Hurst Town Center (67)
-  Multi-Use District (227.4)
-  Institutional District (327)
-  Institutional Park Land and Open Space District (279)
-  Cemetery (4)




0 2,300  
 SCALE IN FEET



### 3.0 CAPITAL IMPROVEMENTS PLAN

An impact fee capital improvements plan (CIP) was developed for the City of Hurst to ensure high quality water and wastewater service that promotes residential and commercial development. The recommended improvements will provide the required capacity and reliability to meet projected water demands and wastewater flows through year 2026.

#### 3.1 WATER DEMAND AND WASTEWATER FLOW PROJECTIONS

The population data was used to develop future water demands and wastewater flows based on a projected average day per capita use and peaking factors. The design criteria used to project loads was developed by reviewing the previous *2009 Water and Wastewater Impact Fee Report* as well as recent historical water demand and wastewater flow data. The previous study utilized a per capita of 170 gallons per capita per day (gpcd) to calculate projected average day water demands. Due to the City’s water conservation ordinances, average water demands have decreased in recent years resulting in lower annual per capita flows. The previous water per capita flow of 170 gpcd was reduced to 155 gpcd to account for the observed reduction in annual per capita flows and was utilized to develop projected average day demands. **Table 3-1** presents the projected water demands based on the design criteria, and **Table 3-2** presents the projected wastewater flows for the City of Hurst. The City’s wastewater flows are metered on a monthly volume basis which doesn’t allow for the calculation of the instantaneous wet weather peaking factor. In situations where a peaking factor cannot be determined, TCEQ requires a peaking factor of 4.0 be utilized to determine peak wet weather wastewater flows.

**Table 3-1: Projected Water Demands**

Planning Year	Population	Per Capita flow (gpcd)	Average Day Demand (MGD)	AD to MD Peaking Factor	Max Day Demand (MGD)	MD to PH Peaking Factor	Peak Hour Demand* (MGD)
2016	38,340	155	5.94	2.1	12.47	1.5	18.71
2026	39,678	155	6.15	2.1	12.92	1.5	19.38

*\*Includes maximum ground well pumping capacity*



**Table 3-2: Projected Wastewater Flows**

Planning Year	Population	Per Capita flow (gpcd)	Average Day Flow (MGD)	Wet Weather Peaking Factor	Peak Flow (MGD)
2016	38,340	115	4.41	4.0	17.64
2026	39,678	115	4.56	4.0	18.24

### 3.2 WATER AND WASTEWATER SYSTEM IMPROVEMENTS

Proposed water and wastewater system projects were developed as part of the CIP presented in the *2009 Water and Wastewater Impact Fee Report*. A summary of the costs for each of the projects required for the 10-year growth period used in the impact fee analysis for both the water and wastewater systems, as shown in **Table 3-3** and **Table 3-4**, respectively. The 2016 percent utilization is the portion of a project’s capacity required to serve existing development and is not included in the impact fee analysis. The 2026 percent utilization is the portion of the project’s capacity that will be required to serve the City of Hurst in 2026. The 2016-2026 percent utilization is the portion of the project’s capacity required to serve development from 2016 to 2026. The portion of a project’s total cost that is used to serve development projected to occur from 2016 through 2026 is calculated as the total actual cost multiplied by the 2016-2026 percent utilization. Only this portion of the cost is used in the impact fee analysis. The proposed 10-year water system capital improvement projects are shown on **Figure 3-1**. Proposed 10-year wastewater capital improvement projects are shown on **Figure 3-2**.

**Table 3-3**

Existing and Planned Improvements for the Water Distribution System, 2016-2026  
Cost Allocation for Water Impact Fee Calculations

No.	Description of Project <sup>1</sup>	Percent Allocation			Estimated Cost <sup>3</sup>	Costs Based on 2016 Prices		
		2016	2026	2016-2026		Current Development	10-Year (2016-2026)	Beyond 2026
<b>Existing Projects</b>								
2	3,000 feet of 8" along south side of SH 121, Hurstview to Norwood	75%	100%	25%	\$182,278	\$136,709	\$45,570	\$0
15	1,730 feet of 8" along north side of Airport Freeway Frontage Road, east side of Precinct Line to Cimarron Trail	70%	100%	30%	\$42,240	\$29,568	\$12,672	\$0
20	588 feet of 12" along Bear Creek Drive from Railroad south to Whitney Way & 1,800 feet of 12" along Bear Creek from Texas Trail west to Precinct Line Rd. 2388 feet of 12".	75%	100%	25%	\$221,760	\$166,320	\$55,440	\$0
23	2,690 feet of 12" along east side of Precinct Line Road, north of Railroad	70%	100%	30%	\$148,488	\$103,942	\$44,546	\$0
<b>Proposed Projects</b>								
1	1,550 feet of 12" along north side of SH 26, Precinct Line Road to 250 feet west of Bentrige, with widening of SH 26	65%	100%	35%	\$141,266	\$91,823	\$49,443	\$0
3	2,560 feet of 12" along east side of IH 820, from Redbud to Hurst Toyota, and 400 feet of 12" crossing IH 820	70%	100%	30%	\$233,316	\$163,322	\$69,995	\$0
14	1,250 feet of 12" along east side of Precinct Line road, Bedford-Eules south to south of Royal Terrace	85%	100%	15%	\$113,924	\$96,835	\$17,089	\$0
28	650 feet of 8" on east side of Harrison Lane from Charlene Drive south to Holloway Drive	0%	100%	100%	\$39,494	\$0	\$39,494	\$0
29	700 feet of 8" on north side of Henson drive from Billy Creek Circle east to Englewood Lane	0%	100%	100%	\$42,532	\$0	\$42,532	\$0
30	1,930 feet of 12" along Melbourne Road from Barber Street north to Bedford-Eules Road	80%	100%	20%	\$175,899	\$140,719	\$35,180	\$0
32	1,750 feet of 12" on east side of Precinct Line Road from Cedar Street north to Joanna Drive	75%	100%	25%	\$159,494	\$119,620	\$39,873	\$0
33	Upsize 2,100 feet of 8" to 12" on Pipeline Road from Mary Drive to 200-feet west of Norwood <sup>2</sup>	40%	100%	60%	\$63,797	\$25,519	\$38,278	\$0
34	230 feet of 8" on Sheri Lane from Reed Street to Keith Drive	0%	100%	100%	\$13,975	\$0	\$13,975	\$0
36	1,100 feet of 12" on the north side of Pipeline Road from Brown Trail east to Bellaire Drive	85%	100%	15%	\$100,253	\$85,215	\$15,038	\$0
37	530 feet of 12" on Bellaire Drive from Pipeline Road south to existing 16"	85%	100%	15%	\$48,304	\$41,058	\$7,246	\$0
38	Upsize 2,900 feet of 8" to 12" on north side of SH 10, from Melbourne west to Booth Road <sup>2</sup>	40%	100%	60%	\$88,101	\$35,241	\$52,861	\$0
<b>TOTAL:</b>					<b>\$1,815,121</b>	<b>\$1,235,890</b>	<b>\$579,231</b>	<b>\$0</b>
One-half of Consultant Fee for Current Impact Fee Study		0%	100%	100%	\$25,518	\$0	\$25,518	\$0
<p>1 Projects provided by the City of Hurst.  2 Cost shown is upsizing cost only.  3 Cost adjusted for inflation to 2016 dollars</p>								

**Table 3-4**

Existing and Planned Improvements for the Wastewater Collection System, 2016-2026  
Cost Allocation for Wastewater Impact Fee Calculations

No.	Description of Project <sup>1</sup>	Percent Allocation			Estimated Cost <sup>3</sup>	Costs Based on 2016 Prices		
		2016	2026	2016-2026		Current Development	10-Year (2016-2026)	Beyond 2026
<b>Existing Projects</b>								
Lorean Branch Interceptor								
8	SH 121/183 to Smith-Barfield Park: 865 feet of 21"	80%	100%	20%	\$140,844	\$112,675	\$28,169	\$0
Walker Branch Interceptor								
11A	Along Walker Branch, 450' north of SH 10 to south City limits: Upsize 570 feet of 8" with 12", 1350' of 10" with 12"	75%	100%	25%	\$127,908	\$95,931	\$31,977	\$0
11B	Along Walker Branch: Upsize 400' of 10" with 12" <sup>2</sup>	80%	100%	20%	\$5,280	\$4,224	\$1,056	\$0
<b>Proposed Projects</b>								
Valley View Interceptor								
1A	North of SH 10 to Redbud Dr.: 2,500 of 24"	85%	100%	15%	\$1,564,300	\$1,329,655	\$234,645	\$0
1B	Redbud Dr. to Cheryl Dr.: 5,300 of 24"	85%	100%	15%	\$2,887,700	\$2,454,545	\$433,155	\$0
2	Cheryl Dr. to Bedford Eules Rd.: 2,350 feet of 21"; Bedford Eules Rd. to Airport Freeway : 3,150 feet of 18"	85%	100%	15%	\$2,453,000	\$2,085,050	\$367,950	\$0
Little Bear Creek Area								
12	South Glade Rd.: 450 ft of 8"	85%	100%	15%	\$61,565	\$52,330	\$9,235	\$0
Lorean Branch Interceptor								
6	Sheri Lane to Hurstview: 622 feet of 27"	80%	100%	20%	\$204,079	\$163,263	\$40,816	\$0
7	North of Bedford-Eules Road: 1,690 feet of 21"	80%	100%	20%	\$431,271	\$345,017	\$86,254	\$0
9	North side of SH 10, Arthur to Anderson: 2,120 feet of 10"	60%	100%	40%	\$161,013	\$96,608	\$64,405	\$0
<b>TOTAL:</b>					<b>\$8,036,960</b>	<b>\$6,739,298</b>	<b>\$1,297,662</b>	<b>\$0</b>
	One-half of Consultant Fee for Current Impact Fee Study	0%	100%	100%	\$25,518	\$0	\$25,518	\$0
<p>1 Projects are from the City of Hurst.  2 Cost shown is upsizing cost only.  3 Cost adjusted for inflation to 2016 dollars</p>								

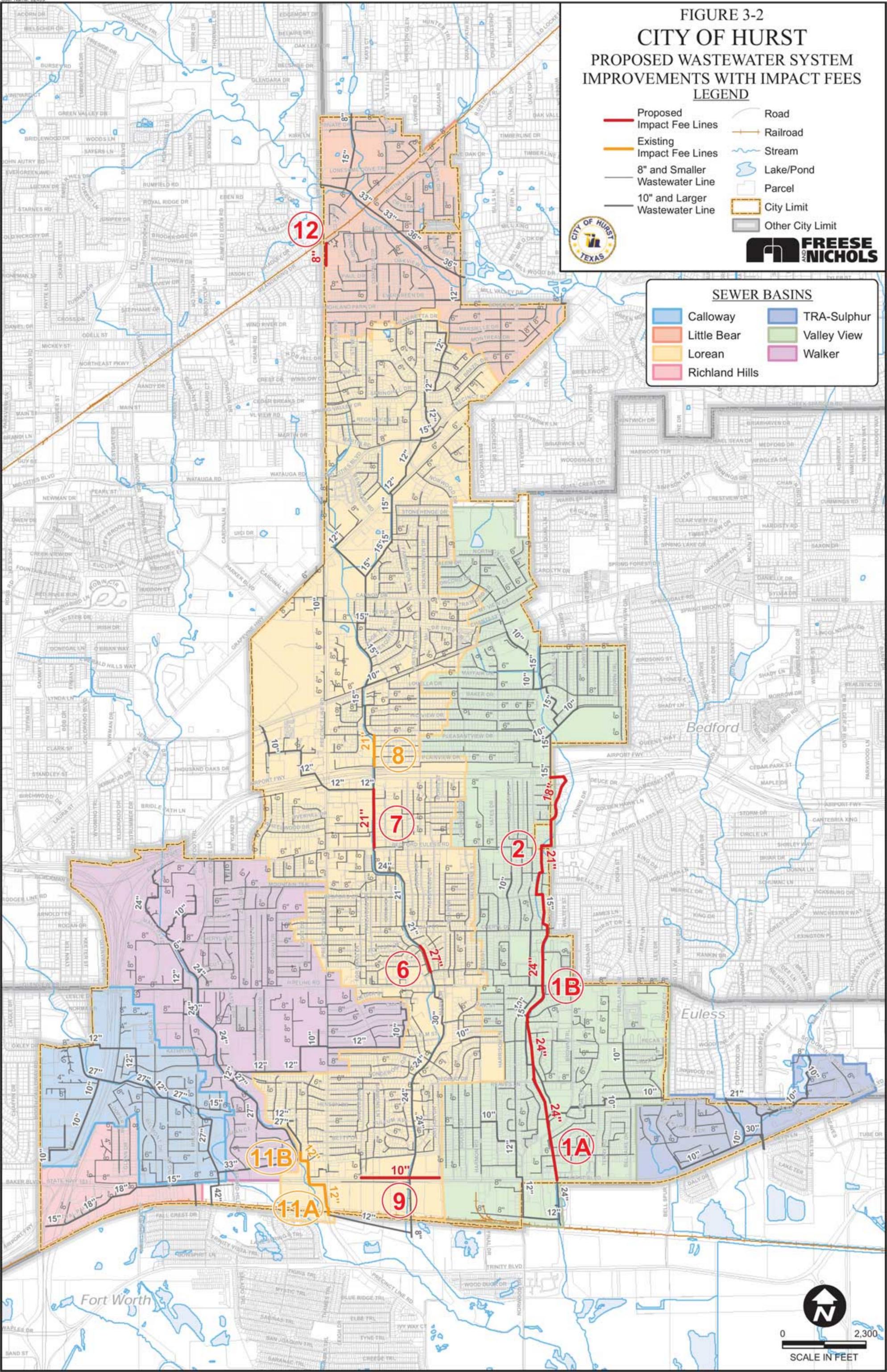
FIGURE 3-2  
**CITY OF HURST**  
 PROPOSED WASTEWATER SYSTEM  
 IMPROVEMENTS WITH IMPACT FEES  
**LEGEND**

- Proposed Impact Fee Lines
- Existing Impact Fee Lines
- 8" and Smaller Wastewater Line
- 10" and Larger Wastewater Line
- Road
- Railroad
- Stream
- Lake/Pond
- Parcel
- City Limit
- Other City Limit



**SEWER BASINS**

- Calloway
- Little Bear
- Lorean
- Richland Hills
- TRA-Sulphur
- Valley View
- Walker



0 2,300  
 SCALE IN FEET

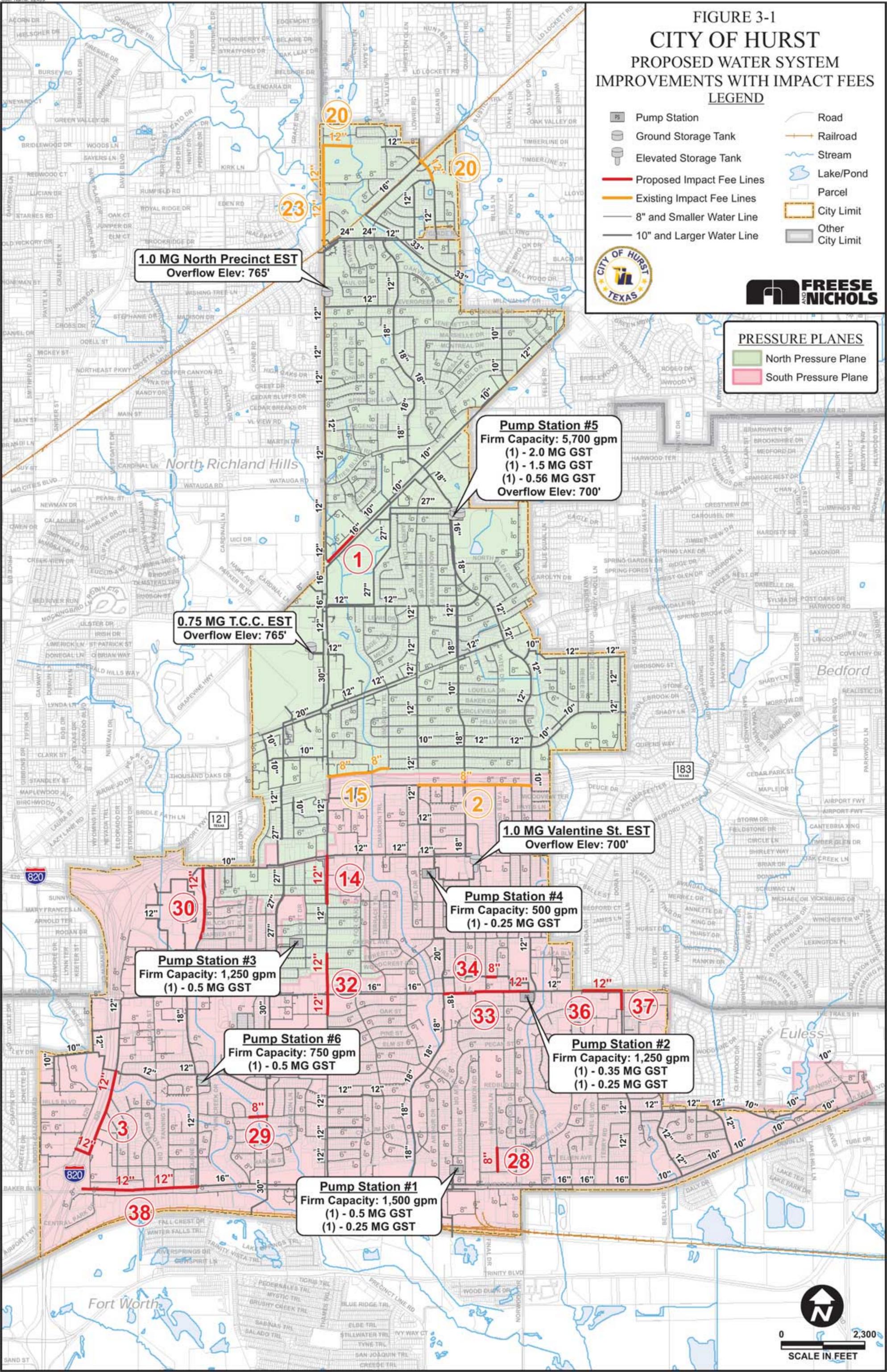
**FIGURE 3-1**  
**CITY OF HURST**  
**PROPOSED WATER SYSTEM**  
**IMPROVEMENTS WITH IMPACT FEES**  
**LEGEND**

- Pump Station
- Ground Storage Tank
- Elevated Storage Tank
- Proposed Impact Fee Lines
- Existing Impact Fee Lines
- 8" and Smaller Water Line
- 10" and Larger Water Line
- Road
- Railroad
- Stream
- Lake/Pond
- Parcel
- City Limit
- Other City Limit



**PRESSURE PLANES**

- North Pressure Plane
- South Pressure Plane



**1.0 MG North Precinct EST**  
**Overflow Elev: 765'**

**0.75 MG T.C.C. EST**  
**Overflow Elev: 765'**

**Pump Station #5**  
**Firm Capacity: 5,700 gpm**  
**(1) - 2.0 MG GST**  
**(1) - 1.5 MG GST**  
**(1) - 0.56 MG GST**  
**Overflow Elev: 700'**

**1.0 MG Valentine St. EST**  
**Overflow Elev: 700'**

**Pump Station #3**  
**Firm Capacity: 1,250 gpm**  
**(1) - 0.5 MG GST**

**Pump Station #4**  
**Firm Capacity: 500 gpm**  
**(1) - 0.25 MG GST**

**Pump Station #6**  
**Firm Capacity: 750 gpm**  
**(1) - 0.5 MG GST**

**Pump Station #2**  
**Firm Capacity: 1,250 gpm**  
**(1) - 0.35 MG GST**  
**(1) - 0.25 MG GST**

**Pump Station #1**  
**Firm Capacity: 1,500 gpm**  
**(1) - 0.5 MG GST**  
**(1) - 0.25 MG GST**



## 4.0 IMPACT FEE ANALYSIS

The City of Hurst is a wholesale customer of the City of Fort Worth, which provides both water and wastewater service to the City. As part of the wholesale customer agreement, between the City and Fort Worth, Fort Worth’s impact fees must be added to the City’s impact fees. The City’s current impact fees, Fort Worth’s impact fees, and the total impact fee currently charged are summarized in **Table 4-1**.

**Table 4-1: Existing Water/Wastewater Impact Fee Summary**

	Water Impact Fee	Wastewater Impact Fee
City of Fort Worth	\$469	\$452
City of Hurst	\$587	\$722
<b>Total</b>	<b>\$1,056</b>	<b>\$1,174</b>

The impact fee analysis involves determining the utilization of existing and proposed projects required as defined by the capital improvement plan to serve new development over the next 10-year time period. For existing or proposed projects, the impact fee is calculated as a percentage of the project cost based upon the percentage of the project’s capacity required to serve development projected to occur between 2016 and 2026. Chapter 395 states that only the capacity serving developments during the 10 year period can be utilized in the calculation of impact fees. Capacity serving existing developments and developments beyond the 10 year timeframe are not included in the impact fee analysis.

### 4.1 SERVICE UNITS

The maximum impact fees are charged based on service units and are determined by calculating the total number of service units attributed to development during the 10 year impact fee period. A water service unit is defined as service equivalent to a water connection for a single-family residence. The City of Hurst does not directly meter wastewater flows and bills for wastewater services based on the customer’s water consumption. Therefore, a wastewater service unit is defined as the wastewater service provided to a customer with a water connection for a single-family residence.

The water and wastewater service associated with public, commercial, and industrial connections is converted into service units based upon the capacity of the meter used to provide service. The number of service units allocated to each meter size is based on the maximum rated capacity of the meters as shown in AWWA Manual 6, Water Meters -- Selection, Installation, Testing, and Maintenance, 3rd edition, 1986. The service unit equivalent for each meter size used by the City is listed in **Table 4-2**.



**Table 4-2: Service Unit Equivalency Table**

Meter Size	Maximum Flow (gpm)	Service Unit Equivalents
5/8"	15	1
3/4"	25	1.67
1"	40	2.67
1 1/2"	50	3.33
2"	160	10.67
2 1/2"	255	17
3"	350	23.33
4"	600	40
6"	1,250	83.33
8"	1,800	120
10"	2,900	193.33

**Table 4-3** show the water and wastewater service units for 2016 and the projected service units for 2026. Typically, in Hurst, single-family residences are served with 5/8-inch water meters. Larger meters typically represent public, commercial, and industrial water use. The City provided data that included the meter size of each active water meter as of February 2016.

**Table 4-3: Projected Water & Wastewater Service Units for 2016-2026**

Meter Size	Existing Connections	Existing SUEs	Projected Connections	Projected SUEs	Projected Growth in SUEs
5/8"	11,658	11,658	12,072	12,072	414
3/4"	0	0	0	0	0
1"	457	1,219	473	1,261	43
1 1/2"	194	647	201	669	23
2"	250	2,667	260	2,773	107
2 1/2"	4	68	4	68	0
3"	28	653	29	676	23
4"	17	680	18	704	24
6"	2	167	2	167	0
8"	0	0	0	0	0
10"	0	0	0	0	0
<b>Total</b>	<b>12,610</b>	<b>17,758</b>	<b>13,058</b>	<b>18,390</b>	<b>634</b>



## 4.2 MAXIMUM IMPACT FEE CALCULATION

Chapter 395 of the Texas Local Government Code states that the maximum impact fee may not exceed 50% of the amount determined by dividing the incremental cost of capital improvements required by the total number of service units attributed to new development during the impact fee eligibility period of 10 years. The maximum impact fee can only exceed 50% if a credit analysis is performed to account for water and wastewater revenues and property taxes used to finance capital improvement.

The total capital improvement costs include the projected capital improvement costs multiplied by the capacity utilized to serve development during the 10 year impact fee eligibility period, the projected finance cost for the capital improvements, and the consultant cost for preparing and updating the impact fee study. The financial costs are based on the interest paid over the 10 year eligibility period of a 20 year bond with a 4.0% interest rate. A comparison graph showing impact fees in other cities throughout the Metroplex is presented on **Figure 4-1**.

Maximum Water Impact Fee:

Total Capital Improvement Costs	\$579,231
Financing Costs	\$162,982
One Half Impact Fee Study Cost	<u>+ \$25,518</u>
Total Eligible Costs	\$767,731
Total Water Impact Fee Credit (50%)	\$383,866

The total eligible cost associated with the existing and proposed water system improvements to meet projected growth over the next ten years is \$767,731. The increase in the number of service units due to growth over the next ten years is projected as 634 service units.

$$\begin{aligned}
 \text{Maximum Water Impact Fee} &= \frac{\text{Total Eligible Costs} - \text{Credit}}{\text{10-year growth in Service Units}} \\
 \text{with Credit} & \\
 &= \frac{\$767,731 - \$383,866}{634 \text{ SU}} \\
 &= \$605 / \text{Service Unit}
 \end{aligned}$$



Maximum Wastewater Impact Fee

Total Capital Improvement Costs	\$1,297,662
Financing Costs	\$365,131
One Half Impact Fee Cost	<u>+ \$25,518</u>
Total Eligible Costs	\$1,688,311
Total Wastewater Impact Fee Credit (50%)	\$844,156

The total eligible cost associated with the existing and proposed water system improvements to meet projected growth over the next ten years is \$1,688,311. The increase in the number of service units due to growth over the next ten years is projected as 634 service units.

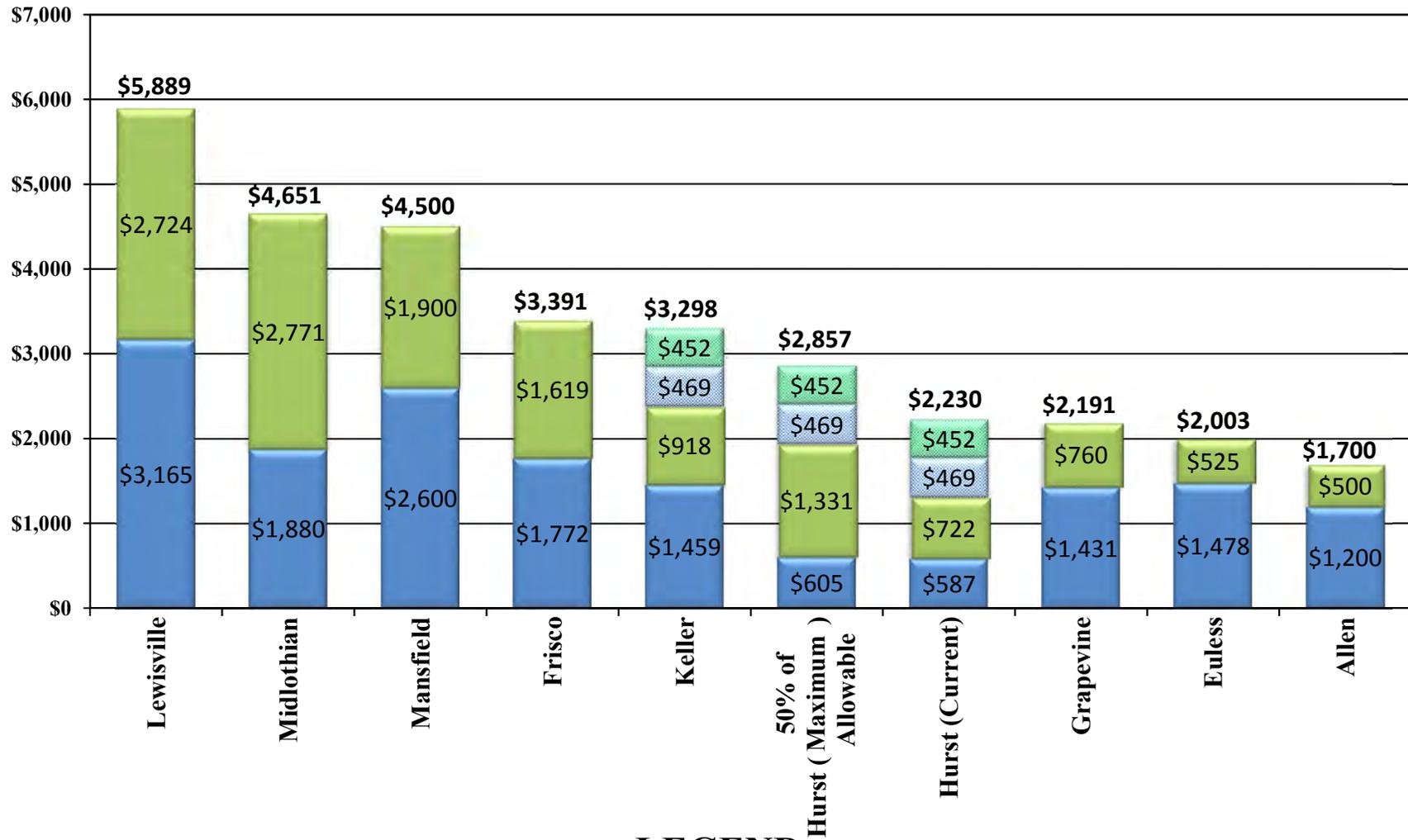
$$\begin{aligned}
 \text{Maximum Wastewater Impact Fee with Credit} &= \frac{\text{Total Eligible Costs} - \text{Credit}}{\text{10-year growth in Service Units}} \\
 &= \frac{\$1,688,311 - \$844,156}{634 \text{ SU}} \\
 &= \$1,331 / \text{Service Unit}
 \end{aligned}$$

In addition to the maximum allowable impact fees calculated above, as a wholesale customer, the City must also include Fort Worth’s impact fees. The inclusion of Fort Worth’s current water and wastewater impact fees, of \$469 and \$452, is required as part of the water and wastewater wholesale agreement between the City and Fort Worth. The City’s maximum allowable water and wastewater impact fees with Fort Worth’s impact fees is summarized in **Table 4-4**.

**Table 4-4: Maximum Allowable Impact Fees with Fort Worth Impact Fees**

	Water	Wastewater
50% of Allowable Impact Fee	\$605	\$1,331
Fort Worth Impact Fee	\$469	\$452
<b>Total Impact Fee</b>	<b>\$1,074</b>	<b>\$1,783</b>

**Figure 4-1 Water and Wastewater Impact Fee per SUE Comparison**



**LEGEND**

■ FW Wastewater Impact Fee  
 ■ FW Water Impact Fee  
 ■ Wastewater Impact Fee  
 ■ Water Impact Fee



**Appendix A:**  
**Summary of Historical Water and Wastewater Usage**

## Appendix A: Summary of Historical Water Demands and Wastewater Flows

### Historical Water Use 2010 - 2015 TOTAL and (AVG/DAY - MAX/DAY)

Year	Total Use	AVG DAY	MAX DAY	MONTH OCCURRED
2010	2,279,789,406	6.246	9.056	Aug-10
2011	2,074,610,450	5.684	9.132	Jul-10
2012	2,217,043,420	6.074	8.963	Aug-12
2013	1,834,664,710	5.026	9.032	Aug-13
2014	1,928,439,700	5.283	8.713	Sep-14
2015	1,840,606,000	5.043	8.718	Aug-15

### Historical Wastewater Flow Data 2010-2015 TOTAL and (AVERAGE DAY)

Year	FTW Total Use	TRA-WC-FTW	TRA CENTRAL	Wastewater Total	AVG DAY	Mark Overcash: Averaged by 365 days.
2010	1,044,320,000	434,439,559	123,455,000	1,602,214,559	4.390	
2011	1,044,320,000	418,918,359	117,449,000	1,580,687,359	4.331	
2012	1,003,077,000	322,542,524	107,894,000	1,433,513,524	3.927	
2013	949,720,000	320,446,473	97,813,000	1,367,979,473	3.748	
2014	894,436,000	341,815,000	122,855,000	1,359,106,000	3.724	
2015	1,013,968,000	336,995,625	126,878,000	1,477,841,625	4.049	

### Historical Wastewater Flow Data 2010-2015 (PEAK TOTAL - PEAK/DAY)

Year	FTW Peak	TRA-WC-FTW Peak	TRA CENTRAL Peak	Peak Total	Peak Day	Mark Overcash: Averaged by 30 days.
2010	108,103,000	182,312,000	11,417,000	301,832,000	10.061	
2011	96,383,700	148,605,272	13,561,000	258,549,972	8.618	
2012	100,304,000	174,596,821	9,813,000	284,713,821	9.490	
2013	89,843,000	152,378,524	8,536,000	250,757,524	8.359	
2014	84,746,000	144,069,000	12,139,000	240,954,000	8.032	
2015	115,982,000	223,233,000	12,146,000	351,361,000	11.712	

**Mark Overcash:**  
Hurst - 35,634,000  
NRH - 187,599,000  
RH - 15,389,015

**Mark Overcash:**  
Hurst - 35,041,000  
NRH - 109,028,000  
RH - 8,713,801

**Mark Overcash:**  
Hurst - 23,555,000  
NRH - 123,644,000  
RH - 5,179,524

**Mark Overcash:**  
Hurst - 31,977,600  
NRH - 137,201,400  
RH - 5,417,821

**Mark Overcash:**  
Hurst - 25,621,800  
NRH - 120,115,200  
RH - 2,868,272

**Mark Overcash:**  
Hurst - 41,269,300  
NRH - 126,042,700  
RH - 5,000,000



**Appendix B:**  
**Summary of Historical Groundwater Usage**

**Appendix B: Historical Daily Ground Well Usage**

Date	Total Well Usage (MGD)	Date	Total Well Usage (MGD)	Date	Total Well Usage (MGD)	Date	Total Well Usage (MGD)																
1/1/2010	0	2/1/2010	0	3/1/2010	0	4/1/2010	0	5/1/2010	0	6/1/2010	0	7/1/2010	0	8/1/2010	1.042	9/1/2010	0.464	10/1/2010	0	11/1/2010	0	12/1/2010	0.681
1/2/2010	0	2/2/2010	0	3/2/2010	0.033	4/2/2010	0	5/2/2010	0	6/2/2010	0.177	7/2/2010	0	8/2/2010	1.042	9/2/2010	0	10/2/2010	0	11/2/2010	0	12/2/2010	0
1/3/2010	0	2/3/2010	0	3/3/2010	0	4/3/2010	0	5/3/2010	0	6/3/2010	0	7/3/2010	0	8/3/2010	1.042	9/3/2010	0	10/3/2010	0	11/3/2010	0	12/3/2010	0
1/4/2010	0	2/4/2010	0	3/4/2010	0	4/4/2010	0	5/4/2010	0	6/4/2010	0	7/4/2010	0	8/4/2010	1.792	9/4/2010	0	10/4/2010	0	11/4/2010	0	12/4/2010	0
1/5/2010	0	2/5/2010	0	3/5/2010	0	4/5/2010	0	5/5/2010	0	6/5/2010	0	7/5/2010	0	8/5/2010	2.163	9/5/2010	0	10/5/2010	0	11/5/2010	0	12/5/2010	0
1/6/2010	0	2/6/2010	0	3/6/2010	0	4/6/2010	0	5/6/2010	0	6/6/2010	0.542	7/6/2010	0	8/6/2010	1.804	9/6/2010	0	10/6/2010	0	11/6/2010	0	12/6/2010	0
1/7/2010	0	2/7/2010	0	3/7/2010	0	4/7/2010	0	5/7/2010	0	6/7/2010	1.042	7/7/2010	0	8/7/2010	0	9/7/2010	0	10/7/2010	0	11/7/2010	0	12/7/2010	0
1/8/2010	0	2/8/2010	0	3/8/2010	0	4/8/2010	0	5/8/2010	0	6/8/2010	0.605	7/8/2010	0	8/8/2010	0	9/8/2010	0	10/8/2010	0	11/8/2010	0	12/8/2010	0
1/9/2010	0	2/9/2010	0	3/9/2010	0	4/9/2010	0	5/9/2010	0	6/9/2010	0	7/9/2010	0	8/9/2010	0	9/9/2010	0	10/9/2010	0	11/9/2010	0	12/9/2010	0
1/10/2010	0	2/10/2010	0	3/10/2010	0	4/10/2010	0	5/10/2010	0	6/10/2010	0	7/10/2010	0	8/10/2010	0.986	9/10/2010	0	10/10/2010	0	11/10/2010	0	12/10/2010	0
1/11/2010	0	2/11/2010	0	3/11/2010	0	4/11/2010	0	5/11/2010	0	6/11/2010	0	7/11/2010	0	8/11/2010	1.521	9/11/2010	0	10/11/2010	0	11/11/2010	0	12/11/2010	0
1/12/2010	0	2/12/2010	0	3/12/2010	0	4/12/2010	0	5/12/2010	0	6/12/2010	0	7/12/2010	0	8/12/2010	1.934	9/12/2010	0	10/12/2010	0	11/12/2010	0	12/12/2010	0
1/13/2010	0	2/13/2010	0	3/13/2010	0	4/13/2010	0	5/13/2010	0	6/13/2010	0	7/13/2010	0	8/13/2010	1.934	9/13/2010	0	10/13/2010	0	11/13/2010	0	12/13/2010	0
1/14/2010	0	2/14/2010	0	3/14/2010	0	4/14/2010	0	5/14/2010	0	6/14/2010	0	7/14/2010	0	8/14/2010	1.934	9/14/2010	0	10/14/2010	0	11/14/2010	0	12/14/2010	0
1/15/2010	0	2/15/2010	0	3/15/2010	0	4/15/2010	0	5/15/2010	0	6/15/2010	0	7/15/2010	0	8/15/2010	1.934	9/15/2010	0	10/15/2010	0	11/15/2010	0	12/15/2010	0
1/16/2010	0	2/16/2010	0	3/16/2010	0	4/16/2010	0	5/16/2010	0	6/16/2010	0.595	7/16/2010	0	8/16/2010	1.934	9/16/2010	0	10/16/2010	0	11/16/2010	0	12/16/2010	0
1/17/2010	0	2/17/2010	0	3/17/2010	0	4/17/2010	0	5/17/2010	0	6/17/2010	1.042	7/17/2010	0	8/17/2010	1.934	9/17/2010	0	10/17/2010	0	11/17/2010	0	12/17/2010	0
1/18/2010	0	2/18/2010	0	3/18/2010	0	4/18/2010	0	5/18/2010	0	6/18/2010	1.042	7/18/2010	0	8/18/2010	1.934	9/18/2010	0	10/18/2010	0	11/18/2010	0	12/18/2010	0
1/19/2010	0	2/19/2010	0	3/19/2010	0	4/19/2010	0	5/19/2010	0	6/19/2010	1.042	7/19/2010	0	8/19/2010	1.934	9/19/2010	0	10/19/2010	0	11/19/2010	0	12/19/2010	0
1/20/2010	0	2/20/2010	0	3/20/2010	0	4/20/2010	0	5/20/2010	0	6/20/2010	1.042	7/20/2010	0	8/20/2010	1.934	9/20/2010	0	10/20/2010	0	11/20/2010	0	12/20/2010	0
1/21/2010	0	2/21/2010	0	3/21/2010	0	4/21/2010	0	5/21/2010	0	6/21/2010	1.042	7/21/2010	0.657	8/21/2010	1.934	9/21/2010	0	10/21/2010	0	11/21/2010	0	12/21/2010	0
1/22/2010	0	2/22/2010	0	3/22/2010	0	4/22/2010	0	5/22/2010	0	6/22/2010	2.163	7/22/2010	1.042	8/22/2010	1.934	9/22/2010	0	10/22/2010	0	11/22/2010	0	12/22/2010	0
1/23/2010	0	2/23/2010	0	3/23/2010	0	4/23/2010	0	5/23/2010	0	6/23/2010	2.163	7/23/2010	0.717	8/23/2010	1.934	9/23/2010	0	10/23/2010	0	11/23/2010	0	12/23/2010	0
1/24/2010	0	2/24/2010	0	3/24/2010	0	4/24/2010	0	5/24/2010	0	6/24/2010	1.862	7/24/2010	0	8/24/2010	1.934	9/24/2010	0	10/24/2010	0	11/24/2010	0	12/24/2010	0
1/25/2010	0	2/25/2010	0.032	3/25/2010	0	4/25/2010	0	5/25/2010	0.032	6/25/2010	0	7/25/2010	0	8/25/2010	1.664	9/25/2010	0	10/25/2010	0	11/25/2010	0	12/25/2010	0
1/26/2010	0	2/26/2010	0	3/26/2010	0	4/26/2010	0	5/26/2010	0	6/26/2010	0	7/26/2010	0	8/26/2010	1.042	9/26/2010	0	10/26/2010	0	11/26/2010	0	12/26/2010	0
1/27/2010	0	2/27/2010	0	3/27/2010	0	4/27/2010	0	5/27/2010	0	6/27/2010	0	7/27/2010	0	8/27/2010	1.042	9/27/2010	0	10/27/2010	0	11/27/2010	0	12/27/2010	0
1/28/2010	0	2/28/2010	0	3/28/2010	0	4/28/2010	0	5/28/2010	0	6/28/2010	0	7/28/2010	0	8/28/2010	1.042	9/28/2010	0	10/28/2010	0	11/28/2010	0	12/28/2010	0
1/29/2010	0	0	0	3/29/2010	0	4/29/2010	0	5/29/2010	0	6/29/2010	0	7/29/2010	0	8/29/2010	1.042	9/29/2010	0	10/29/2010	0	11/29/2010	0	12/29/2010	0
1/30/2010	0	0	0	3/30/2010	0	4/30/2010	0	5/30/2010	0	6/30/2010	0	7/30/2010	0	8/30/2010	1.042	9/30/2010	0	10/30/2010	0	11/30/2010	0	12/30/2010	0
1/31/2010	0	0	0	3/31/2010	0	0	0	5/31/2010	0	0	0	7/31/2010	0.68	8/31/2010	1.042	0	0	10/31/2009	0	0	0	12/31/2010	0

Date	Total Well Usage (MGD)	Date	Total Well Usage (MGD)	Date	Total Well Usage (MGD)	Date	Total Well Usage (MGD)																
1/1/2011	0	2/1/2011	0	3/1/2011	0	4/1/2011	0	5/1/2011	0	6/1/2011	0	7/1/2011	1.042	8/1/2011	2.163	9/1/2011	1.229	10/1/2011	0	11/1/2011	0	12/1/2011	0
1/2/2011	0	2/2/2011	0	3/2/2011	0	4/2/2011	0	5/2/2011	0	6/2/2011	0	7/2/2011	1.042	8/2/2011	2.163	9/2/2011	1.934	10/2/2011	0	11/2/2011	0	12/2/2011	0
1/3/2011	0	2/3/2011	0	3/3/2011	0	4/3/2011	0	5/3/2011	0	6/3/2011	0	7/3/2011	1.042	8/3/2011	2.163	9/3/2011	1.461	10/3/2011	0	11/3/2011	0	12/3/2011	0
1/4/2011	0	2/4/2011	0	3/4/2011	0	4/4/2011	0	5/4/2011	0	6/4/2011	0	7/4/2011	1.042	8/4/2011	2.174	9/4/2011	0	10/4/2011	0	11/4/2011	0	12/4/2011	0
1/5/2011	0	2/5/2011	0	3/5/2011	0	4/5/2011	0	5/5/2011	0	6/5/2011	0	7/5/2011	1.042	8/5/2011	2.041	9/5/2011	0	10/5/2011	0	11/5/2011	0	12/5/2011	0
1/6/2011	0	2/6/2011	0	3/6/2011	0	4/6/2011	0	5/6/2011	0	6/6/2011	0	7/6/2011	1.042	8/6/2011	2.041	9/6/2011	0	10/6/2011	0	11/6/2011	0	12/6/2011	0
1/7/2011	0	2/7/2011	0	3/7/2011	0	4/7/2011	0	5/7/2011	0	6/7/2011	0	7/7/2011	1.042	8/7/2011	2.64	9/7/2011	0	10/7/2011	0	11/7/2011	0	12/7/2011	0
1/8/2011	0	2/8/2011	0	3/8/2011	0	4/8/2011	0	5/8/2011	0	6/8/2011	0	7/8/2011	1.324	8/8/2011	3.143	9/8/2011	0	10/8/2011	0	11/8/2011	0	12/8/2011	0
1/9/2011	0	2/9/2011	0	3/9/2011	0	4/9/2011	0	5/9/2011	0	6/9/2011	0	7/9/2011	2.041	8/9/2011	2.163	9/9/2011	0	10/9/2011	0	11/9/2011	0	12/9/2011	0
1/10/2011	0	2/10/2011	0	3/10/2011	0	4/10/2011	0	5/10/2011	0	6/10/2011	0	7/10/2011	2.041	8/10/2011	2.163	9/10/2011	0	10/10/2011	0	11/10/2011	0	12/10/2011	0
1/11/2011	0	2/11/2011	0	3/11/2011	0	4/11/2011	0	5/11/2011	0	6/11/2011	0	7/11/2011	2.041	8/11/2011	2.163	9/11/2011	0	10/11/2011	0	11/11/2011	0	12/11/2011	0
1/12/2011	0	2/12/2011	0	3/12/2011	0	4/12/2011	0	5/12/2011	0	6/12/2011	0	7/12/2011	2.041	8/12/2011	2.163	9/12/2011	0	10/12/2011	0	11/12/2011	0	12/12/2011	0
1/13/2011	0	2/13/2011	0	3/13/2011	0	4/13/2011	0	5/13/2011	0	6/13/2011	0.11	7/13/2011	2.041	8/13/2011	1.229	9/13/2011	0	10/13/2011	0	11/13/2011	0	12/13/2011	0
1/14/2011	0	2/14/2011	0	3/14/2011	0	4/14/2011	0	5/14/2011	0	6/14/2011	1.042	7/14/2011	2.173	8/14/2011	0	9/14/2011	0	10/14/2011	0	11/14/2011	0	12/14/2011	0
1/15/2011	0	2/15/2011	0	3/15/2011	0	4/15/2011	0	5/15/2011	0	6/15/2011	1.042	7/15/2011	3.162	8/15/2011	0	9/15/2011	0	10/15/2011	0	11/15/2011	0	12/15/2011	0
1/16/2011	0	2/16/2011	0	3/16/2011	0	4/16/2011	0	5/16/2011	0	6/16/2011	1.042	7/16/2011	3.162	8/16/2011	0.607	9/16/2011	0	10/16/2011	0	11/16/2011	0	12/16/2011	0
1/17/2011	0	2/17/2011	0	3/17/2011	0	4/17/2011	0	5/17/2011	0	6/17/2011	1.042												

Appendix B: Historical Daily Ground Well Usage

Date	Total Well Usage (MGD)	Date	Total Well Usage (MGD)	Date	Total Well Usage (MGD)	Date	Total Well Usage (MGD)																
1/1/2012	0	2/1/2012	0	3/1/2012	0	4/1/2012	0	5/1/2012	0	6/1/2012	0.667	7/1/2012	0.892	8/1/2012	0.892	9/1/2012	0	10/1/2012	0	11/1/2012	0	12/1/2012	0
1/2/2012	0	2/2/2012	0	3/2/2012	0	4/2/2012	0	5/2/2012	0	6/2/2012	0	7/2/2012	0	8/2/2012	2.316	9/2/2012	0	10/2/2012	0	11/2/2012	0	12/2/2012	0
1/3/2012	0	2/3/2012	0	3/3/2012	0	4/3/2012	0	5/3/2012	0	6/3/2012	0	7/3/2012	0	8/3/2012	3.055	9/3/2012	0	10/3/2012	0	11/3/2012	0	12/3/2012	0
1/4/2012	0	2/4/2012	0	3/4/2012	0	4/4/2012	0	5/4/2012	0	6/4/2012	0	7/4/2012	0	8/4/2012	3.055	9/4/2012	0.618	10/4/2012	0	11/4/2012	0	12/4/2012	0
1/5/2012	0	2/5/2012	0	3/5/2012	0	4/5/2012	0	5/5/2012	0	6/5/2012	0	7/5/2012	0	8/5/2012	3.055	9/5/2012	1.042	10/5/2012	0	11/5/2012	0	12/5/2012	0
1/6/2012	0	2/6/2012	0	3/6/2012	0	4/6/2012	0	5/6/2012	0	6/6/2012	0	7/6/2012	0	8/6/2012	2.753	9/6/2012	1.042	10/6/2012	0	11/6/2012	0	12/6/2012	0
1/7/2012	0	2/7/2012	0	3/7/2012	0	4/7/2012	0	5/7/2012	0	6/7/2012	0	7/7/2012	0.548	8/7/2012	2.163	9/7/2012	0.648	10/7/2012	0	11/7/2012	0	12/7/2012	0
1/8/2012	0	2/8/2012	0	3/8/2012	0	4/8/2012	0	5/8/2012	0	6/8/2012	0	7/8/2012	1.042	8/8/2012	2.163	9/8/2012	0	10/8/2012	0	11/8/2012	0	12/8/2012	0
1/9/2012	0	2/9/2012	0	3/9/2012	0	4/9/2012	0	5/9/2012	0	6/9/2012	0	7/9/2012	0.567	8/9/2012	2.163	9/9/2012	0	10/9/2012	0	11/9/2012	0	12/9/2012	0
1/10/2012	0	2/10/2012	0	3/10/2012	0	4/10/2012	0	5/10/2012	0	6/10/2012	0	7/10/2012	0	8/10/2012	2.163	9/10/2012	0.724	10/10/2012	0	11/10/2012	0	12/10/2012	0
1/11/2012	0	2/11/2012	0	3/11/2012	0	4/11/2012	0	5/11/2012	0	6/11/2012	0	7/11/2012	0	8/11/2012	2.163	9/11/2012	0.701	10/11/2012	0	11/11/2012	0	12/11/2012	0
1/12/2012	0	2/12/2012	0	3/12/2012	0	4/12/2012	0	5/12/2012	0	6/12/2012	0	7/12/2012	0	8/12/2012	1.781	9/12/2012	0	10/12/2012	0	11/12/2012	0	12/12/2012	0
1/13/2012	0	2/13/2012	0	3/13/2012	0	4/13/2012	0	5/13/2012	0	6/13/2012	0	7/13/2012	0.694	8/13/2012	0.649	9/13/2012	0	10/13/2012	0	11/13/2012	0	12/13/2012	0
1/14/2012	0	2/14/2012	0	3/14/2012	0	4/14/2012	0	5/14/2012	0	6/14/2012	0	7/14/2012	1.042	8/14/2012	0.887	9/14/2012	0	10/14/2012	0	11/14/2012	0	12/14/2012	0
1/15/2012	0	2/15/2012	0	3/15/2012	0	4/15/2012	0	5/15/2012	0	6/15/2012	0	7/15/2012	1.042	8/15/2012	0	9/15/2012	0	10/15/2012	0	11/15/2012	0	12/15/2012	0
1/16/2012	0	2/16/2012	0	3/16/2012	0	4/16/2012	0	5/16/2012	0	6/16/2012	0	7/16/2012	1.042	8/16/2012	0	9/16/2012	0	10/16/2012	0	11/16/2012	0	12/16/2012	0
1/17/2012	0	2/17/2012	0	3/17/2012	0	4/17/2012	0	5/17/2012	0	6/17/2012	0	7/17/2012	1.042	8/17/2012	0	9/17/2012	0	10/17/2012	0	11/17/2012	0	12/17/2012	0
1/18/2012	0	2/18/2012	0	3/18/2012	0	4/18/2012	0	5/18/2012	0	6/18/2012	0	7/18/2012	1.042	8/18/2012	0	9/18/2012	0	10/18/2012	0	11/18/2012	0	12/18/2012	0
1/19/2012	0	2/19/2012	0	3/19/2012	0	4/19/2012	0	5/19/2012	0	6/19/2012	0	7/19/2012	1.042	8/19/2012	0	9/19/2012	0	10/19/2012	0	11/19/2012	0	12/19/2012	0
1/20/2012	0	2/20/2012	0	3/20/2012	0	4/20/2012	0	5/20/2012	0	6/20/2012	0	7/20/2012	0.979	8/20/2012	0	9/20/2012	0	10/20/2012	0	11/20/2012	0	12/20/2012	0
1/21/2012	0	2/21/2012	0	3/21/2012	0	4/21/2012	0	5/21/2012	0	6/21/2012	0	7/21/2012	0	8/21/2012	0	9/21/2012	0	10/21/2012	0	11/21/2012	0	12/21/2012	0
1/22/2012	0	2/22/2012	0	3/22/2012	0	4/22/2012	0	5/22/2012	0	6/22/2012	0	7/22/2012	0	8/22/2012	0	9/22/2012	0	10/22/2012	0	11/22/2012	0	12/22/2012	0
1/23/2012	0	2/23/2012	0	3/23/2012	0	4/23/2012	0	5/23/2012	0	6/23/2012	0	7/23/2012	0	8/23/2012	0	9/23/2012	0	10/23/2012	0	11/23/2012	0	12/23/2012	0
1/24/2012	0	2/24/2012	0	3/24/2012	0	4/24/2012	0	5/24/2012	0	6/24/2012	0	7/24/2012	0	8/24/2012	0	9/24/2012	0	10/24/2012	0	11/24/2012	0	12/24/2012	0
1/25/2012	0	2/25/2012	0	3/25/2012	0	4/25/2012	0	5/25/2012	0	6/25/2012	0	7/25/2012	0	8/25/2012	0	9/25/2012	0	10/25/2012	0	11/25/2012	0	12/25/2012	0
1/26/2012	0	2/26/2012	0	3/26/2012	0	4/26/2012	0	5/26/2012	0	6/26/2012	0	7/26/2012	1.344	8/26/2012	0	9/26/2012	0	10/26/2012	0	11/26/2012	0	12/26/2012	0
1/27/2012	0	2/27/2012	0	3/27/2012	0	4/27/2012	0	5/27/2012	0	6/27/2012	0	7/27/2012	1.934	8/27/2012	0	9/27/2012	0	10/27/2012	0	11/27/2012	0	12/27/2012	0
1/28/2012	0	2/28/2012	0	3/28/2012	0	4/28/2012	0	5/28/2012	0	6/28/2012	0.468	7/28/2012	1.934	8/28/2012	0	9/28/2012	0	10/28/2012	0	11/28/2012	0	12/28/2012	0
1/29/2012	0	2/29/2012	0	3/29/2012	0	4/29/2012	0	5/29/2012	0	6/29/2012	1.042	7/29/2012	1.934	8/29/2012	0	9/29/2012	0	10/29/2012	0	11/29/2012	0	12/29/2012	0
1/30/2012	0	2/30/2012	0	3/30/2012	0	4/30/2012	0	5/30/2012	0	6/30/2012	1.042	7/30/2012	1.934	8/30/2012	0	9/30/2012	0	10/30/2012	0	11/30/2012	0	12/30/2012	0
1/31/2012	0	2/31/2012	0	3/31/2012	0	4/31/2012	0	5/31/2012	0	6/31/2012	0	7/31/2012	1.512	8/31/2012	0	9/31/2012	0	10/31/2012	0	11/31/2012	0	12/31/2012	0

Date	Total Well Usage (MGD)	Date	Total Well Usage (MGD)	Date	Total Well Usage (MGD)	Date	Total Well Usage (MGD)																
1/1/2013	0	2/1/2013	0	3/1/2013	0	4/1/2013	0	5/1/2013	0	6/1/2013	0	7/1/2013	1.028	8/1/2013	0	9/1/2013	0	10/1/2013	0	11/1/2013	0	12/1/2013	0
1/2/2013	0	2/2/2013	0	3/2/2013	0	4/2/2013	0	5/2/2013	0	6/2/2013	0	7/2/2013	2.087	8/2/2013	0	9/2/2013	0	10/2/2013	0	11/2/2013	0	12/2/2013	0
1/3/2013	0	2/3/2013	0	3/3/2013	0	4/3/2013	0	5/3/2013	0	6/3/2013	0	7/3/2013	1.026	8/3/2013	0	9/3/2013	0	10/3/2013	0	11/3/2013	0	12/3/2013	0
1/4/2013	0	2/4/2013	0	3/4/2013	0	4/4/2013	0	5/4/2013	0	6/4/2013	0	7/4/2013	1.113	8/4/2013	0.901	9/4/2013	0	10/4/2013	0	11/4/2013	0	12/4/2013	0
1/5/2013	0	2/5/2013	0	3/5/2013	0	4/5/2013	0	5/5/2013	0	6/5/2013	0	7/5/2013	0.939	8/5/2013	0.977	9/5/2013	0	10/5/2013	0	11/5/2013	0	12/5/2013	0
1/6/2013	0	2/6/2013	0	3/6/2013	0	4/6/2013	0	5/6/2013	0	6/6/2013	0	7/6/2013	1.012	8/6/2013	1.046	9/6/2013	0	10/6/2013	0	11/6/2013	0	12/6/2013	0
1/7/2013	0	2/7/2013	0	3/7/2013	0	4/7/2013	0	5/7/2013	0	6/7/2013	0	7/7/2013	1.019	8/7/2013	1.035	9/7/2013	0	10/7/2013	0	11/7/2013	0	12/7/2013	0
1/8/2013	0	2/8/2013	0	3/8/2013	0	4/8/2013	0	5/8/2013	0	6/8/2013	0	7/8/2013	0	8/8/2013	0.995	9/8/2013	0	10/8/2013	0	11/8/2013	0	12/8/2013	0
1/9/2013	0	2/9/2013	0	3/9/2013	0	4/9/2013	0	5/9/2013	0	6/9/2013	0	7/9/2013	0.577	8/9/2013	0.44	9/9/2013	0	10/9/2013	0	11/9/2013	0	12/9/2013	0
1/10/2013	0	2/10/2013	0	3/10/2013	0	4/10/2013	0	5/10/2013	0	6/10/2013	0	7/10/2013	0	8/10/2013	0	9/10/2013	0	10/10/2013	0	11/10/2013	0	12/10/2013	0
1/11/2013	0	2/11/2013	0	3/11/2013	0	4/11/2013	0	5/11/2013	0	6/11/2013	0	7/11/2013	2.237	8/11/2013	0	9/11/2013	0	10/11/2013	0	11/11/2013	0	12/11/2013	0
1/12/2013	0	2/12/2013	0	3/12/2013	0	4/12/2013	0	5/12/2013	0	6/12/2013	0	7/12/2013	2.04	8/12/2013	0	9/12/2013	0	10/12/2013	0	11/12/2013	0	12/12/2013	0
1/13/2013	0	2/13/2013	0	3/13/2013	0	4/13/2013	0	5/13/2013	0	6/13/2013	0	7/13/2013	2.032	8/13/2013	0	9/13/2013	0	10/13/2013	0	11/13/2013	0	12/13/2013	0
1/14/2013	0	2/14/2013	0	3/14/2013	0	4/14/2013	0	5/14/2013	0	6/14/2013	0	7/14/2013	2.277	8/14/2013	0	9/14/2013	0	10/14/2013	0	11/14/2013	0	12/14/2013	0
1/15/2013	0	2/15/2013	0	3/15/2013	0	4/15/2013	0	5/15/2013	0	6/15/2013	0	7/15/2013	0.793	8/15/2013	0	9/15/2013	0	10/15/2013	0	11/15/2013	0	12/15/2013	0
1/16/2013	0	2/16/2013	0	3/16/2013	0	4/16/2013	0	5/16/2013	0	6/16/2013	0	7/16/2013	0.166	8/16/2013	0	9/16/2013	0	10/16/2013	0	11/16/2013	0	12/16/2013	0
1/17/2013	0	2/17/2013	0	3/17/2013	0	4/17/2013	0	5/17/2013	0	6/17/2013	0	7/17/2013	0	8/17/2013	0	9/17/2013							

**Appendix B: Historical Daily Ground Well Usage**

Date	Total Well Usage (MGD)	Date	Total Well Usage (MGD)	Date	Total Well Usage (MGD)	Date	Total Well Usage (MGD)																
1/1/2014	0	2/1/2014	0	3/1/2014	0	4/1/2014	0	5/1/2014	0	6/1/2014	0	7/1/2014	0	8/1/2014	0	9/1/2014	0	10/1/2014	0	11/1/2014	0	12/1/2014	0
1/2/2014	0	2/2/2014	0	3/2/2014	0	4/2/2014	0	5/2/2014	0	6/2/2014	0	7/2/2014	0	8/2/2014	0	9/2/2014	0	10/2/2014	0	11/2/2014	0	12/2/2014	0
1/3/2014	0	2/3/2014	0	3/3/2014	0	4/3/2014	0	5/3/2014	0	6/3/2014	0	7/3/2014	0	8/3/2014	0	9/3/2014	0	10/3/2014	0	11/3/2014	0	12/3/2014	0
1/4/2014	0	2/4/2014	0	3/4/2014	0	4/4/2014	0	5/4/2014	0	6/4/2014	0	7/4/2014	0	8/4/2014	0	9/4/2014	0	10/4/2014	0	11/4/2014	0	12/4/2014	0
1/5/2014	0	2/5/2014	0	3/5/2014	0	4/5/2014	0	5/5/2014	0	6/5/2014	0	7/5/2014	0	8/5/2014	0	9/5/2014	0	10/5/2014	0	11/5/2014	0	12/5/2014	0
1/6/2014	0	2/6/2014	0	3/6/2014	0	4/6/2014	0	5/6/2014	0	6/6/2014	0	7/6/2014	0	8/6/2014	0	9/6/2014	0	10/6/2014	0	11/6/2014	0	12/6/2014	0
1/7/2014	0	2/7/2014	0	3/7/2014	0	4/7/2014	0	5/7/2014	0	6/7/2014	0	7/7/2014	0	8/7/2014	0	9/7/2014	0	10/7/2014	0	11/7/2014	0	12/7/2014	0
1/8/2014	0	2/8/2014	0	3/8/2014	0	4/8/2014	0	5/8/2014	0	6/8/2014	0	7/8/2014	0	8/8/2014	0	9/8/2014	0	10/8/2014	0	11/8/2014	0	12/8/2014	0
1/9/2014	0	2/9/2014	0	3/9/2014	0	4/9/2014	0.11	5/9/2014	0	6/9/2014	0	7/9/2014	0	8/9/2014	0	9/9/2014	0	10/9/2014	0	11/9/2014	0	12/9/2014	0
1/10/2014	0	2/10/2014	0	3/10/2014	0	4/10/2014	0	5/10/2014	0	6/10/2014	0	7/10/2014	0	8/10/2014	0	9/10/2014	0	10/10/2014	0	11/10/2014	0	12/10/2014	0
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1/31/2014	0	0	0	3/31/2014	0	0	0	5/31/2014	0	0	0	7/31/2014	0	8/31/2014	0	0	0	10/31/2014	0	0	0	12/31/2014	0

City Council Staff Report

<p>SUBJECT: Z-16-01 Putt-Putt Golf and Games, a zoning change from OC to OC-PD with a site plan for Lot 1R, Block 1, Putt-Putt Golf and Games Addition, being 8.414 acres located at 609 Northeast Loop 820</p>	
<p>Supporting Documents:</p>	
<p>Area map          Legal notice          Ownership Data          Site Plan - Exhibit "A"          Parking Exhibit – Exhibit "B"          Landscape plan -Exhibit "C"          Building Elevation/ Sign – Exhibit "D"          Monument sign – Exhibit "E"</p>	<p>Meeting Date: 9/27/2016          Department: Development          Reviewed by: Steve Bowden          City Manager Review:</p>
<p>Background/Analysis:</p>	
<p>An application has been made by Evolving Civil Engineering and Planning, on behalf of Putt-Putt Golf and Games, for a zoning change from OC (Outdoor Commercial) to OC-PD (Outdoor Commercial Planned Development) with a site plan for Lot 1R, Block 1, Putt-Putt Golf and Games Addition, being 8.414 acres located at 609 Northeast Loop 820.</p> <p>The applicant is requesting the rezoning in order to expand the existing facility by adding 15,495 square feet of bowling lanes and 3,958 square feet of laser tag. They also plan to relocate the batting cages and rebrand the center name to Alley Cats entertainment.</p> <p>The site plan indicates the addition of a two-story bowling alley on the north end of the property and a new laser tag facility south of the existing game room. The developer will relocate the existing batting cages south of the go-carts and add a new main entrance just north of the Calloway Branch bridge on the NE Loop 820 access road. Parking will be added where the existing batting cages are and around the new batting cage location. The two existing approaches will be used as a one-way drive for service vehicles and a fire lane as needed.</p> <p>The owner has provided a parking exhibit based on typical car loads for the varying entertainment options. The typical visitor carries 3.3 occupants per car, which</p>	

requires 281 parking spaces with 30 for employees. The applicant is providing 216 spaces and has shown a comparison of his other Alley Cats location in Arlington and from operations of the existing Putt-Putt after 23 years in Hurst.

The developer for Putt-Putt Golf and Games is planning to do some work, on the north bank of Calloway Branch, just upstream of the frontage road bridge to allow for modification of the flood plain. The applicant will be moving the main entrance south to install a new main entrance south drive approach and driveway. The work on the slope of the creek will entail some tree removal. These trees do not require mitigation because they are located within an easement.

The applicant will be updating the façade of the entire building to transform Putt-Putt into the Alley Cats building design. The structure will be a vivid yellow with teal and orange concrete panels around the perimeter of the building. Painted argyle patterns will be added to accent the exteriors, and ceramic tile accents will be added around the front doors. LED lighting strips will be added along the roofline of the building.

The applicant will also be adding a forty-two ft. tall concrete panel with a full color LED reader board, on the southeast corner of the building, by the laser tag addition. The panel will be attached to the structure with 137 sq. ft. of sign area. This sign will not flash or change messages more than every 30 seconds.

The applicant is requesting a building sign on the east and west elevation with 130 sq. ft. of sign area each and a variety of changeable poster signs with 73 sq. ft of sign area each on the west side of the building. The applicant is also requesting a new monument sign near the new entrance that has an 11 ft. tall base with a logo and a 27 ft. tall tower that reads "Alley Cats". The existing pole sign near the north drive will be removed.

The applicant plans to prune, not remove, several large Live Oaks on the west side of the property. They are adding three (3) Crape Myrtles, and a variety of large and small shrubs. The plant list includes: 11 Aralia, 16 Plum Delight, 8 Wax Myrtles, Oak Leaf Hydrangeas, Rose Creek Abelia, Autumn Sage, Dwarf Yaupon, Lantana, Liriope, Winter creeper, ornamental grasses and seasonal color.

**Funding and Sources:**

There is no fiscal impact.

City Council Staff Report

Recommendation:

The Planning and Zoning Commission met on Monday, September 19, 2016 and voted to recommend approval of Z-16-01 Putt-Putt Golf and Games.

**CITY OF  
RICHLAND HILLS**

**SITE**

IH 820 FR

IH 820 FWY

NORTHEAST MALL DR

P.C. WYNN RD

KATHRYN ST

REDBUD DR

KATHRYN CT

SHEPPARD CT

BELMONT ST

NORTH HILLS BLVD

IH 820 RAMP

IH 820 FWY

COOPER DR

GLENN DR

CASE NO: P-16-01

LEGAL DESCRIPTION:  
LOT 1R BLOCK 1  
Putt-Putt Golf and Games Addition

AGENDA DATE:  
09/27/2016

REQUESTED ACTION:  
REPLAT

LOCATION:  
609 NE LOOP 820



Z-16-01

## LEGAL NOTICE

**A PUBLIC HEARING WILL BE HELD BY THE HURST CITY COUNCIL ON TUESDAY, SEPTEMBER 27, 2016 AT 6:30 P.M. AT HURST CITY HALL, 1505 PRECINCT LINE ROAD TO CONSIDER A ZONING CHANGE WITH A SITE PLAN ON LOT 1, BLOCK 1 PUTT PUTT GOLF AND GAMES ADDITION, BEING 8.34 ACRES LOCATED AT 609 NE LOOP 820**



**Z-16-01**

**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 revision.**

Putt Putt Golf & Games  
Zoning change with a site plan  
Lot 1, Block 1 Putt-Putt Golf and Games Addition  
609 NE Loop 820

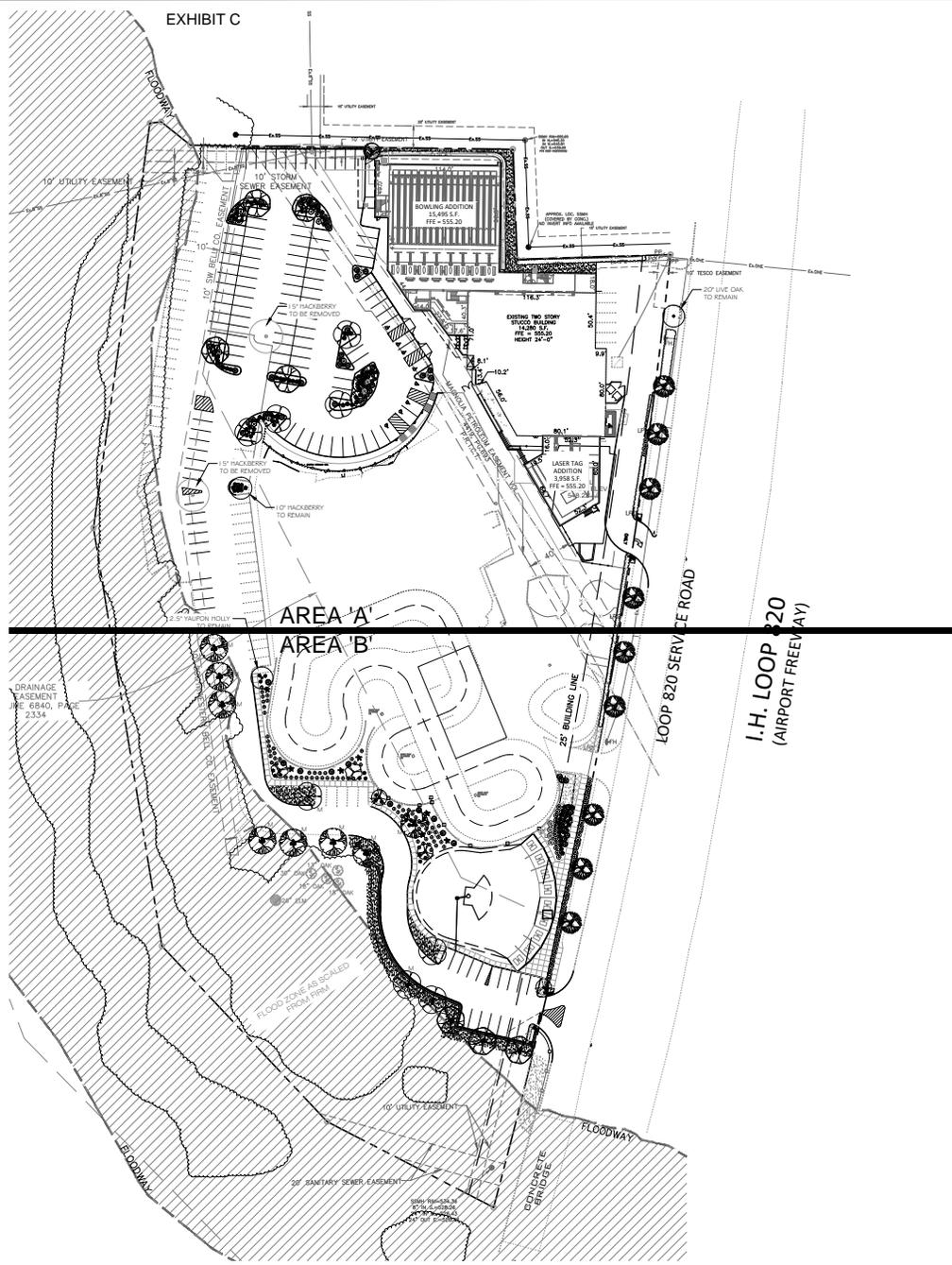
**The following is a list of the property owners, legal description of their property, and mailing address of the owners of the property within 200 feet of the above-described property, which is under application for a site plan:**

<b>PROPERTY OWNER</b>	<b>LEGAL DESCRIPTION</b>	<b>ADDRESS</b>
HILEY LAND LP	Lot FR, BLOCK 2 S HAYWORTH ADDITION	625 NE 820 LOOP Hurst, TX 76053
HILEY LAND LP	Lot C, BLOCK 2 S HAYWORTH ADDITION	625 NE 820 LOOP Hurst, TX 776053
BBGM INC & BRIAN K SMITH	Lot 1, Block 1 Putt Putt Golf and Games Addition	PO BOX 152465 Arlington, TX 76015
HURST CITY APT PARTNERS LTD	Lot 1, Block 1 The Boulders Addition	5300 TWN CNTRY BLVD STE 260 Frisco, Tx 76053
HURST DEALERSHIP REAL ESTATE L	Lot 1, Block 2 North Hills Addition	1800 E AIRPORT FRWY Irving, TX 76062
OCCUPANT	Lot FR, BLOCK 2 S HAYWORTH ADDITION	617 NE 820 LOOP Hurst, TX 76053
OCCUPANT	Lot 1, Block 1 Putt Putt Golf and Games Addition	609 NE 820 LOOP Hurst, TX 76053
OCCUPANT	Lot 1, Block 1 The Boulders Addition	575 NE 820 LOOP Hurst, TX 76053
OCCUPANT	Lot 1, Block 2 North Hills Addition	401 NE 820 LOOP Hurst, TX 76053





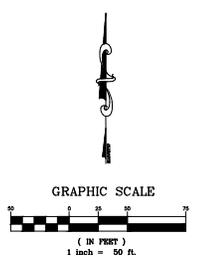
EXHIBIT C



CITY REQUIREMENTS:

	REQ.	PRDV.
LANDSCAPE AREA	15% OF THE SITE SHALL BE LANDSCAPE AREA 366,037SF X 0.15 = 54,905	54,984 103,978
PARKING AREA LANDSCAPE	PARKING AREAS SHALL BE SCREENED FROM PUBLIC R.O.W. WITH EVERGREEN SHRUBS SPACED 7' O.C.	PROVIDED
	1 LARGE TREE SHALL BE PROVIDED PER 20 PARKING SPACES 216SPACES / 20 = 11 TREES	11 11
	EVERY PARKING SPACE SHALL BE LOCATED WITHIN 100' OF A LARGE TREE 5% OF THE PARKING LOT AREA SHALL BE PROVIDED IN LANDSCAPE AREA 88,927SF X 0.05 = 4,403SF	4,403 5,398
HWY BUFFER	15' WIDE LANDSCAPE STRIP ALONG HWY FRONTAGE W/ 1 TREE AND 10 SHRUBS PER 50LF TREES: 87'ALF / 50 X 10 = 17S SHRUBS: 87'ALF / 50 X 10 = 17S	19 18 176 174 30' 180
TREE MITIGATION	REPLACE PROTECTED TREES REMOVED FROM THE SITE AT 1" REPLACEMENT CALIPER PER 1" REMOVED CALIPER 2 - 10" TREES REMOVED 10 - 3" TREES REPLACED (DENOTED W/ M ON PLAN)	30' 30'

\*HWY BUFFER TREE REQUIREMENT NOT MET DUE TO SITE CONSTRAINTS AND FLOOD WAY.



PLANT SCHEDULE

TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CALL	SIZE
	3	Existing Tree to Remain / Existing tree to be protected during construction	8 4 B		
	3	Texas Redbud / Cercis canadensis tomentosa	15 gal	1.5' Cal	5-6" H
	4	Dynamic Crane Myrtle / Lagerströmia indica 'Dynamite'			
	9	Chinese Palmetto / Palmetto chinensis	45 gal	3' Cal	10-12" H
	6	Chinkapin Oak / Quercus muhlenbergii	45 gal	3' Cal	10-12" H
	7	Shumard Red Oak / Quercus shumardii	45 gal	3' Cal	10-12" H
	6	Allegheny Elm / Ulmus parvifolia 'Allegheny'	45 gal	3' Cal	10-12" H
	4	Chaste Tree / Vitex agnifolium	15 gal	1.5' Cal	5-6" H
SHRUBS	QTY	COMMON NAME / BOTANICAL NAME	CONT.	CALL	SIZE
	38	Galley Abelia / Abelia x grandiflora 'Kalmbeacock'	5 gal		
	32	Crimson Pygmy Barberry / Berberis thunbergii 'Crimson Pygmy'	3 gal		
	8	Dwarf Watermelon Flowering Quince / Chaenomeles speciosa 'Dwarf Watermelon'	5 gal		
	5	Dwarf Burford Holly / Ilex cornuta 'Burfordiana'	5 gal		
	10	Sea Green Juniper / Juniperus chinensis 'Sea Green'	5 gal		
	74	Gulf Coast Mahoe / Melaleuca cajuputi 'Gulf Coast'	1 gal		
	50	Luncheoner s Mahoe / Melaleuca cajuputi	3 gal		
	18	Handit Dwarf Fountain Grass / Pennisetum alopecuroides 'Handit'	5 gal		
	5	Indian Hawthorn / Rhaphis indica 'Clara'	5 gal		
	7	Soft Leaf Yucca / Yucca rooseifolia 'margaretian'	5 gal		
GROUND COVERS	QTY	COMMON NAME / BOTANICAL NAME	CONT.	SPACING	
	0.057 M	Bermuda Grass / Cynodon dactylon 'TIF 419'	1000		
	26G	Snow N Summer Asiatic Jasmine / Trachelium asiaticum 'Snow N Summer' TM	4' pot	18" o.c.	

GENERAL LANDSCAPE NOTES:

- CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELDS.
- UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED ON PLAN LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED. LARGE CANOPY STREET TREES AND THOSE LOCATED NEAR GROUND SIGNAGE SHALL BE LIMITED UP TO A HEIGHT OF 8' ABOVE GRADE TO ENSURE SAFE SIGNHT LINES ARE AVOIDED FOR VEHICULAR NAVIGATION TO AND FROM THE SITE.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.
- THE LANDSCAPE ARCHITECT MUST APPROVE THE SITED LOCATION OF ALL PLANT MATERIAL BEFORE INSTALLATION.
- THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.
- ALL PLANTING AREAS, AND UNPLANTED AREAS ON SITE NOT SPECIFIED FOR BED AREAS, MUST BE COMPLETELY SOODED, SEEDED, OR HYDROSEDED. ANY PERMISSIBLE AREAS (ON SITE, OFF SITE, OR IN RIGHT-OF-WAY, DAMAGED BY CONSTRUCTION SHALL BE GRACED, SMOOTH AND SOODED, SEEDED OR HYDROSEDED. ALL ISLANDS THAT EXCEED 3" SHALL BE TREATED WITH 500 UNLESS SPECIFIED OTHERWISE ON PLAN.
- ALL BEDS AREAS SHALL BE PREPARED FOR PLANTING BY REMOVING GRASS AND WEEDS FROM THE AREA, ROTO TILLING TO A MINIMUM DEPTH OF 4", AND MIXING BED AMENDMENT INTO THE PREPARED BED AREA TO A DEPTH OF 4". AMOUNT AND TYPE OF AMENDMENT TO BE LOCALLY SOURCED BED AMENDMENT TO MEET ANDERSON COMPOST TREE OF SOIL, ROOTS, AND SEED.
- ALL BED AREAS SHALL RECEIVE A MINIMUM 2" SHREDED HARDWOOD MULCH OVER WEED BARRIER FABRIC UNLESS SPECIFIED ON PLAN OTHERWISE. BED AREAS ADJACENT TO TURF GRASS LAWN AREAS SHALL BE SEPARATED FROM THE LAWN WITH LANDSCAPE EDGING.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING INCLUDING BUT NOT LIMITED TO WATERING, SPRINKLING, MALCHING, FERTILIZING, ETC. OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIALS FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
- ANY PLANT MATERIAL WHICH DIES, TURNING BROWN OR DEQUALIFIES PRIOR TO TOTAL ACCEPTANCE OF WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN 'AMERICAN STANDARD FOR NURSERY STOCK' REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR FINISHED GRADING ALL LANDSCAPE PARKING ISLANDS, FINISHED GRADE IN ISLANDS IS TO BE DRAINAGE APPROPRIATE TO TURF GRASS LAWN AREAS SHALL BE SEPARATED FROM THE LAWN WITH LANDSCAPE EDGING (DEBRIS I.E. GRAVEL OR ASPHALT) 2"-18" ABOVE THE TOP OF CURB. SOIL IN ISLANDS IS TO BE FREE OF UNSUITABLE MATERIAL AND 18" DEEP.
- IF CONTRACTOR IS UNABLE TO MAINTAIN PLANT MATERIALS TO A DEPTH THAT WILL PREVENT THE AREA OF SOIL AROUND THE ROOT BALL DUE TO ROOT CONTACT ARCHITECT, CIVIL ENGINEER, AND CITY HORTICULTURIST IMMEDIATELY.
- THE TOP EDGE OF ALL LANDSCAPE EDGING SHALL BE A MINIMUM OF 2" BELOW FINISHED FLOOR ELEVATION.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE AND INSTALL SITE IRRIGATION SYSTEM AFTER DESIGN IS SUBMITTED FOR APPROVAL.

SHEET  
L1.0  
OVERALL  
LANDSCAPE

ISSUE/REVISION RECORD



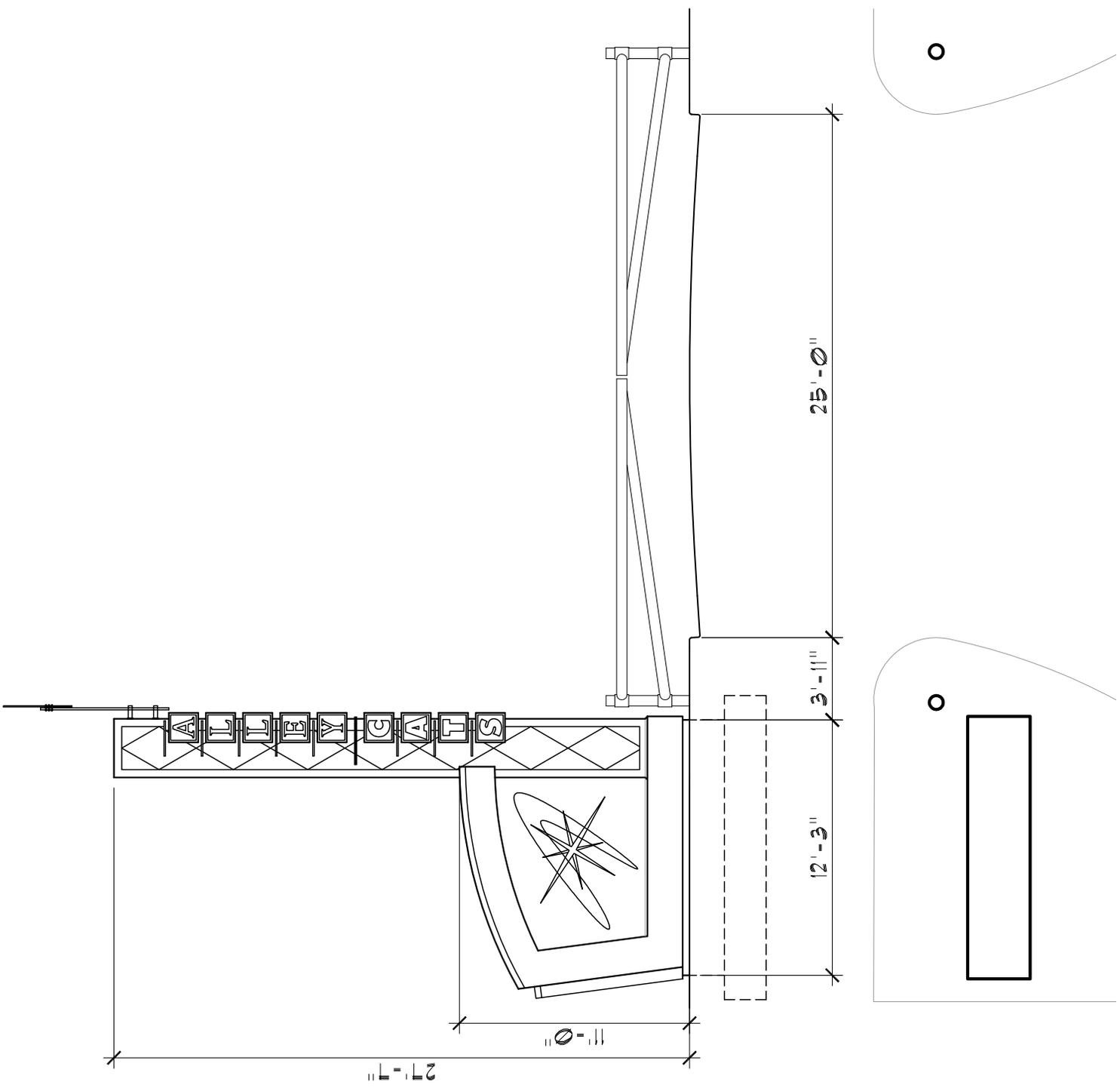
**PUTT-PUTT**  
609 NE LOOP 820  
HURST, TX

G. I. Joseph Vaughn  
480 Cloud View Ct  
Prosper, TX 75078  
t 972-827-5677





EXHIBIT E





ALLEY CATS FAMILY ENTERTAINMENT CENTER  
609 NE LOOP 820  
HURST, TEXAS

ORDINANCE 2334

AN ORDINANCE ADOPTING A ZONING CHANGE FROM OC to OC-PD WITH A SITE PLAN FOR LOT 1R BLOCK 1 PUTT-PUTT GOLF AND GAMES ADDITION, BEING 8.414 ACRES LOCATED AT 609 NORTHEAST LOOP 820, Z-16-01

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

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

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

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

WHEREAS, the City Council is of the opinion that the site plan change herein effectuated further 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 zoning change with Exhibits "A-E" from OC to OC-PD with a site plan for Lot 1R, Block 1, Putt-Putt Golf and Games Addition, being 8.414 acres located at 609 Northeast Loop 820.

AND IT IS SO ORDERED.

Passed on the first reading on the 27<sup>th</sup> day of September 2016 by a vote of \_  
to \_ .

Approved on the second reading on the 11<sup>th</sup> day of October 2016 by a vote of \_ to \_.

ATTEST:

CITY OF HURST

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

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

Approved as to form and legality:

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

City Council Staff Report

SUBJECT: SP-16-05 Norwood North, a site plan for a portion of Lot A1, Block 1 Norwood North Addition, being 1.003 acres located at 500 Grapevine Highway

Supporting Documents:

Area map  
 Legal notice  
 Ownership Data  
 Site plan - Exhibit "A"  
 Landscape plan – Exhibit "B"  
 Tree survey – Exhibit "C"  
 Building / sign elevation – Exhibit "D"

Meeting Date: 9/27/2016  
 Department: Development  
 Reviewed by: Steve Bowden  
 City Manager Review:

Background/Analysis:

An application has been made by Hermansen Land Development for a site plan approval on a portion of Lot A1, Block 1, Norwood North Addition, being 1.003 acres located at 500 Grapevine Highway. A replat is also on this agenda. This property is zoned GB-PD (General Business Planned Development).

The applicant is requesting the site plan to develop 1.003 acres of land on the southwest corner of the Bank of Texas parking lot. The proposed building will have 9,000 square feet with 4,948 sq. ft. of restaurant space and 4,012 sq. ft. of retail space. The site is designed with the restaurant anchors on each end of the building and the potential for one drive-thru. The tenants have not yet been identified.

Bank of Texas recently remodeled and added a small drive-thru teller/ATM canopy on the west side of the building. The property owner has demolished the former drive thru canopy on the north end of the property, and will construct a new landscaped parking lot to replace the spaces lost by the new development.

The building elevation indicates a gray brick and white stucco building with vintage cedar cement and corrugated metal panel accents in gray and dark bronze. There will be aluminum storefront glass and gray brick columns across the front.

The applicant is requesting building signage on each elevation. The proposed signage will meet the sign ordinance requirements. The developer is requesting two (2) multi-tenant monument signs that are 8 ft. tall with 96 sq. ft. of sign area per

face and the name of the center across the top. One sign will be located on Grapevine Highway. The second sign will be an off-premise sign located on the southeast corner of Mid-Cities and Hurstview Drive. Bank of Texas recently constructed a new sign on Grapevine Highway that will also be an off-premise sign once Norwood North is replatted. Both property owners have off-premise sign agreements.

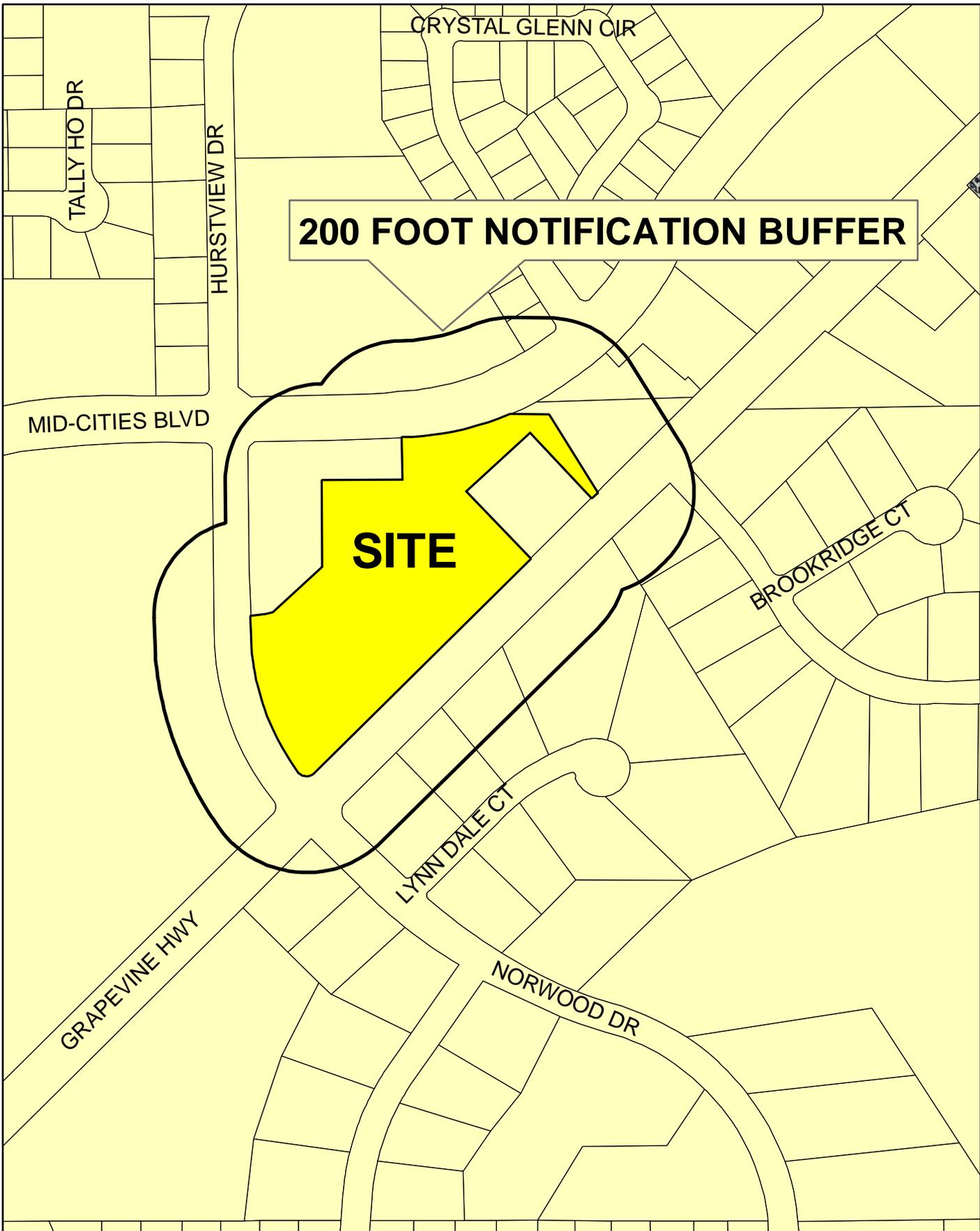
The applicant will be mitigating one 13 caliper inch Live Oak on site. They are providing good landscaping and will be adding two (2) Live Oak, nine (9) Cedar Elm, six (6) Crape Myrtles, Purple Winter Creeper, Red Yucca, Creeping Juniper, Texas Sage, Indian Hawthorne, Bermuda sod, and river rock.

Funding and Sources:

There is no fiscal impact.

Recommendation:

The Planning and Zoning Commission met on Monday, September 19, 2016 and voted to recommend approval of SP-16-05 Norwood North.



**200 FOOT NOTIFICATION BUFFER**

**SITE**

<p>CASE NO: SP-16-05 Norwood North</p>	<p>LEGAL DESCRIPTION: LOT A1 Block 1 NORWOOD NORTH ADDITION</p>	<p>AGENDA DATE: 09/27/2016</p>
<p>REQUESTED ACTION: SITE PLAN</p>		<p>LOCATION: 500 GRAPEVINE HIGHWAY</p>



SP-16-05

**LEGAL NOTICE**

**A PUBLIC HEARING WILL BE HELD BY THE HURST CITY COUNCIL ON TUESDAY, SEPTEMBER 27, 2016 AT 6:30 P.M. AT HURST CITY HALL, 1505 PRECINCT LINE ROAD TO CONSIDER A SITE PLAN FOR A PORTION OF LOT A1, BLOCK 1 NORWOOD NORTH, BEING 5.08 ACRES LOCATED AT 500 GRAPEVINE HIGHWAY**

**Norwood North**  
Lot A1, Block 1  
Norwood North Addition  
500 Grapevine Highway



SP-16-05

**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 revision.**

Norwood North  
Site Plan Revision  
Lot A1, Block 1 Norwood North Addition  
500 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:**

<b>PROPERTY OWNER</b>	<b>LEGAL DESCRIPTION</b>	<b>ADDRESS</b>
FRANK, ROSALIND C	Lot 2, BLOCK 1 CRYSTAL GLENN ADDITION	2705 CRYSTAL GLENN CIR HURST, TX 76054
BRANDT, PATTY A	Lot 1, BLOCK 1 CRYSTAL GLENN ADDITION	2701 CRYSTAL GLENN CIR HURST, TX 76054
CHICK-FIL-A INC	Lot 2, BLOCK 1 CHICK-FIL-A ADDITION	5200 BUFFINGTON RD ATLANTA, GA
BOMAC 26 INVESTMENTS LLC	LOT B1 BLK 1 NORWOOD NORTH ADDN	6300 W LOOP SOUTH STE 275 BELLAIRE, TX 77401
KENNETH HATMAKER	Lot 1, BLOCK7 WOODBRIAR WEST ADDITION	2620 BROOKRIDGE DR HURST TX 76054-2754
26 HURST LP	Lot a1, BLOCK 1 NORWOOD NORTH ADDITION	PO BOX 126 COLLEYVILLE, TX 76034
GOLDEN RESTAURANT OPERAT INC	Lot B2, BLOCK 1 NORWOOD NORTH ADDITION	14103 DENVER WEST PKWY LAKEWOOD CO 80401
MAYFAIR STATION LLC	Lot A, BLOCK 2 MAYFAIR NORTH ADDITION	11501 NORTHLAKE FL 1 DR CINCINNATI, OH 45249
MAYFAIR STATION LLC	Lot A2, BLOCK 1 MAYFAIR NORTH ADDITION	11501 NORTHLAKE FL 1 DR CINCINNATI, OH 45249
BVP INVESTMENTS INC	Lot 1, BLOCK8 WOODBRIAR WEST ADDITION	5309 ROBERTS RD COLLEYVILLE, TX 76034
DOUGLAS EIDD	Lot 3, BLOCK 30 MAYFAIR NORTH ADDITION	428LYNNDAL CT HURST, TX 76054
MICHAEL DEAN LEWIS	Lot 4, BLOCK 30 MAYFAIR NORTH ADDITION	424 LYNNDAL CT HURST, TX 76054
BOLLINGER, GLENN D	Lot 2, BLOCK 30 MAYFAIR NORTH ADDITION	512 LYNNDAL CT HURST, TX 76054

BOLLINGER, GLENN DOUGLAS	Lot 1, BLOCK 30 MAYFAIR NORTH ADDITION	512 LYNNDALE CT HURST, TX 76054
PLUMMER, JOSHUA B	Lot 1, BLOCK 31 MAYFAIR NORTH ADDITION	2531 NORWOOD DR HURST, TX 76054
SIGNATEL TELEPHONE CORP	LOT 1R BLK 1 CHICK-FIL-A ADDITION	3000 ALTAMESA BLVD STE 300 FORT WORTH, TX 76054
BISHOP DAVIES CENTER	Lot 1-R2, BLOCK 1 WINTERGREEN ACRES ADDN	2712 HURSTVIEW DRIVE HURST, TX 76054
OCCUPANT	Lot 2, BLOCK 1 CHICK-FIL-A ADDITION	460 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	LOT B1 BLK 1 NORWOOD NORTH ADDN	480 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	Lot a1, BLOCK 1 NORWOOD NORTH ADDITION	500 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	Lot B2, BLOCK 1 NORWOOD NORTH ADDITION	494 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	Lot A, BLOCK 2 MAYFAIR NORTH ADDITION	500 MID-CITIES BLVD HURST, TX 76054
OCCUPANT	Lot A2, BLOCK 1 MAYFAIR NORTH ADDITION	600 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	Lot 1, BLOCK8 WOODBRIAR WEST ADDITION	2633 BROOKRIDGE DR HURST, TX 76054
OCCUPANT	LOT 1R BLK 1 CHICK-FIL-A ADDITION	464 GRAPEVINE HWY HURST, TX 76054



# EXHIBIT B

## PLANT SCHEDULE

QUANT.	SYM.	BOTANICAL NAME/ COMMON NAME	MIN. CAL.	MIN. HEIGHT	MIN. SPREAD	CONTAINER/ ROOTBALL	SPACING	REMARKS
2	CV	QUERCUS VIRGINIANA/ LIVE OAK	4"	12'	6'	100 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK FULL CANOPY, MATCHED
6	TI	LAGERSTROEMIA PURICA TUSCARORA/ TUSCARORA CRAP MYRTLE	NA	8'	3'	30 GAL.	PER PLAN	MULTI TRUNK (5 CANE MIN.), FULL CANOPY, MATCHED
9	UC	QUERCUS GRASSFOLIIV CEDAR ELM	4"	12'	6'	100 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK FULL CANOPY, MATCHED

### SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVERS

472	EC	EUPHYMIS COLORATIS FORTUNEI/ PURPLE WINTER CREEPER	12"	12"	1 GAL.	24" O.C.		FULL ROOTED POTS, VIGOROUS GROWTH AT TIME OF PLANTING
8	HP	HESPERALOE PARVIFLORA/ RED YUCCA	24"	24"	1 GAL.	36" O.C.		
194	E	ILEX CORNUTA DWARF BURFORD HOLLY/ DWARF BURFORD HOLLY	24"	24"	3 GAL.	36" O.C.		
123	JH	JUNIPERUS HORIZONTALIS/ CREEPING JUNIPER	6"	12"	1 GAL.	36" O.C.		FULL POTS, MIN 4 RUNNERS
48	TI	LEUCOPHYLLUM FRUTESCENS GREEN CLOUD/ GREEN CLOUD TEXAS SAGE	24"	24"	3 GAL.	36" O.C.		
58	ML	MULLENBERGIA LIMBIFORMIS/ LINDHEIMER MUILY	18"	12"	3 GAL.	36" O.C.		
28	MS	MISCANTHUS SINENSIS GRACILIS/ GRACILIS MISCANTHUS	12"	12"	1 GAL.	36" O.C.		
81	RD	RHAPHIDOPSESS X DELACOURII GEORGIA PETTIE/ GEORGIA PETTIE INDIAN HAWTHORNE	12"	12"	3 GAL.	36" O.C.		

CYNADON DACTYLON  
COMMON BERMUDAGRASS

SOLID SOB AS DESIGNATED ON PLANS

### ACCESSORIES

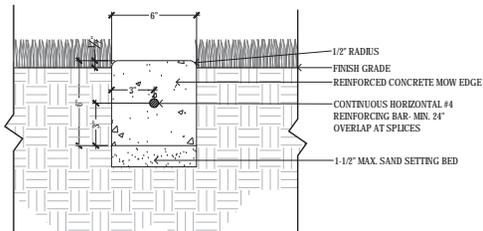
SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS
A.1	COLORADO RIVER ROCK - 2" - 4" DIAMETER	NA	NA	4" DEPTH, FULL CONTIGUOUS COVER IN AREAS SHOWN ON PLANS. INSTALL W/ SOIL BARRIER.

### CITY OF HURST, TEXAS ORDINANCE NO. 1777 - LANDSCAPE REQUIREMENTS

- 80 LANDSCAPE AREA PERCENTAGE  
REQUIRED:  
15% TOTAL LOT AREA TO BE LANDSCAPED. LOT AREA: 40,634 SF X 15% = 7,448 SF  
PROVIDED: 8,752 SF
- (7) LANDSCAPE SETBACK  
REQUIRED:  
MINIMUM WIDTH OF 15' ADJACENT TO ALL PUBLIC STREET RIGHTS OF WAY  
1 LARGE TREE (MIN. 3" CAL.) OR 8 ORNAMENTAL TREES (MIN. 4" DB) / 50 LF, 10 SMALL SHRUBS / 50 LF  
HURSTVIEW DRIVE - 300 LF / 16 - 4 TREES, 40 SHRUBS  
STATE HIGHWAY 26 - 300 LF / 16 - 4 TREES, 40 SHRUBS  
PROVIDED:  
HURSTVIEW DRIVE - 3 LARGE TREES (EXISTING, 2 PROPOSED), 4 ORNAMENTAL TREES (2 PROPOSED), 114 SHRUBS  
STATE HIGHWAY 26 - 3 LARGE TREES (1 EXISTING, 2 PROPOSED), 4 ORNAMENTAL TREES (2 EXISTING, 4 PROPOSED), 80 SHRUBS
- 80 PARKING LOT SCREENING  
REQUIRED:  
SHRUBS MAXIMUM HEIGHT OF 30' ABOVE GRADE OF PARKING LOT, SPACED 3' 0" O.C.  
MINIMUM 7' 0" FROM BACK OF CURB  
PROVIDED: SHRUBS MAXIMUM HEIGHT OF 30' ABOVE GRADE OF PARKING LOT, SPACED 3' 0" O.C.  
MINIMUM 7' 0" FROM BACK OF CURB
- (8) LANDSCAPING OF PARKING LOTS  
REQUIRED:  
1 LARGE TREE (MIN. 3" CAL.) FOR EVERY 20 PARKING SPACES, ALL SPACES WITHIN 100' 0" OF A TREE  
ALL ISLANDS LANDSCAPED WITH GROUND COVER AND 1 LARGE TREE, ENTRANCE ISLAND PLANTED  
WITH SMALL SHRUBS AT 3' 0" O.C., 3% LANDSCAPED  
75 PARKING SPACES / 20 - 4 TREES  
21 SF PARKING AREA X 15% = 3,165 SF LANDSCAPE AREA  
PROVIDED: 10 TREES (1 EXISTING, 9 PROPOSED)  
ALL SPACES WITHIN 100' 0" OF A TREE, ALL ISLANDS LANDSCAPED WITH GROUND COVER AND 1 LARGE TREE,  
ENTRANCE ISLAND PLANTED WITH SMALL SHRUBS AT 3' 0" O.C., 2,188 SF LANDSCAPE AREA.

### MAINTENANCE OF LANDSCAPING NOTES:

- ALL LANDSCAPING AND RELATED MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE FOLLOWING MINIMUM STANDARDS SHALL BE REQUIRED:
- A. ALL REQUIRED LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED AND SHALL BE IRRIGATED WITH AN AUTOMATIC CONVENTIONAL IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSOR CONTROLS. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED IRRIGATOR OR MASTER PLUMBER.
- B. LANDSCAPE ISLANDS - SHALL BE IRRIGATED AS REQUIRED BY THIS SECTION. IRRIGATION OF ALL LANDSCAPE AREAS ADJACENT TO ANY PARKING AND/OR DRIVING SURFACES SHALL BE INSTALLED SUCH THAT A MINIMUM AMOUNT OF WATER IS APPLIED TO PARKING AND/OR DRIVING SPACES.
- C. IRRIGATION SYSTEMS MAY BE REPAIRED ON PUBLIC STREET RIGHT OF WAY; HOWEVER, THE CITY OR ANY FRANCHISED UTILITY WILL NOT BE RESPONSIBLE FOR DAMAGE TO ANY LANDSCAPING MATERIAL OR EQUIPMENT WHILE PERFORMING REPAIR OF MAINTENANCE TO ITS SYSTEM.
- D. LANDSCAPE AREAS SHALL BE KEPT FREE OF BRUSH, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS THAT ARE NOT PART OF THE LANDSCAPING.
- E. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS APPROPRIATE FOR THE SEASON OF THE YEAR. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATION, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED.
- F. PLANT MATERIALS WHICH DIE SHALL BE REPLACED BY THE OWNER WITHIN A 30-MONTH PERIOD WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

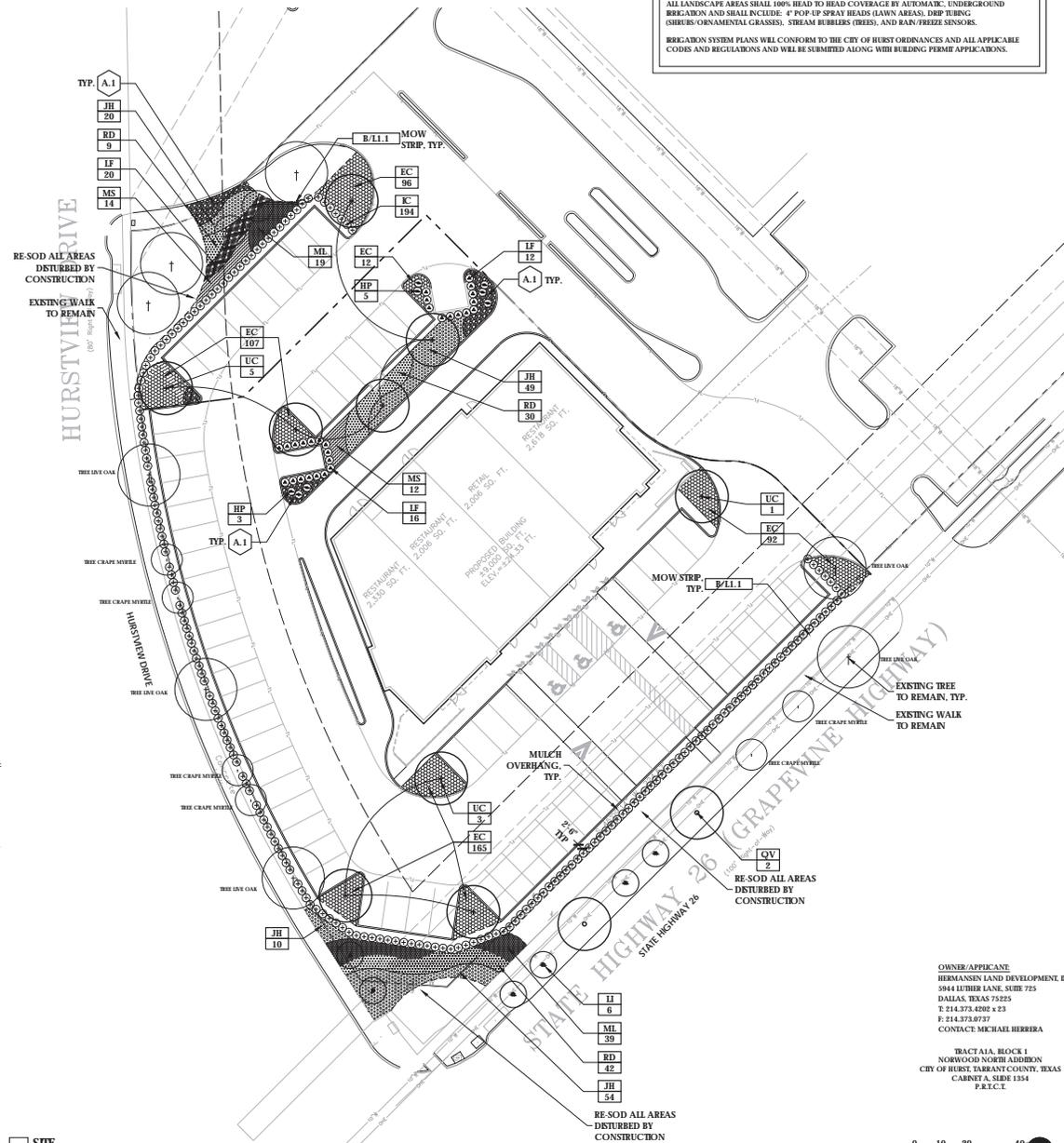


**B** TYPICAL MOW STRIP PLAN

SCALE: 1" = 20'-0"



SME PLAN



**IRRIGATION NOTE:**  
ALL LANDSCAPE AREAS SHALL 100% HEAD TO HEAD COVERAGE BY AUTOMATIC, UNDERGROUND IRRIGATION AND SHALL INCLUDE: 4" POP UP SPRAY HEADS (LAWN AREAS), DRIP TUBING (SHRUBS/ORNAMENTAL GRASSES), STREAM BUBBLES (TREES), AND RAIN/FREEZE SENSORS.  
IRRIGATION SYSTEM PLANS WILL CONFORM TO THE CITY OF HURST ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS AND WILL BE SUBMITTED ALONG WITH BUILDING PERMIT APPLICATIONS.

**GARTH DESIGN**  
landscape architecture  
3548 wilson, suite 408  
dallas, texas 75206  
214.750.4727  
www.garthdesign.com



**NORWOOD NORTH RETAIL**  
BANK OUTPACE  
HURST, TEXAS

ISSUE:  
07.26.16 PERMIT

REVISIONS:

NO.	DESCRIPTION

OWNER/APPLICANT:  
HERMANNSEN LAND DEVELOPMENT, INC.  
944 LUTHER LANE, SUITE 725  
DALLAS, TEXAS 75225  
P: 214.373.4202 x 23  
F: 214.373.4737  
CONTACT: MICHAEL HERRERA

TRACT 011, BLOCK 1  
NORWOOD NORTH ADDITION  
CITY OF HURST, TARRANT COUNTY, TEXAS  
CARVEY A, SUBD 1354  
P.R.T.C.

**LANDSCAPE PLAN**

SCALE: 1" = 20'-0"

**L1.1**

# EXHIBIT C

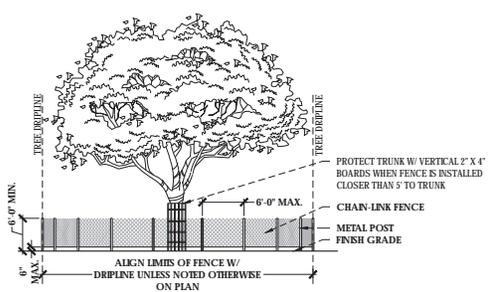
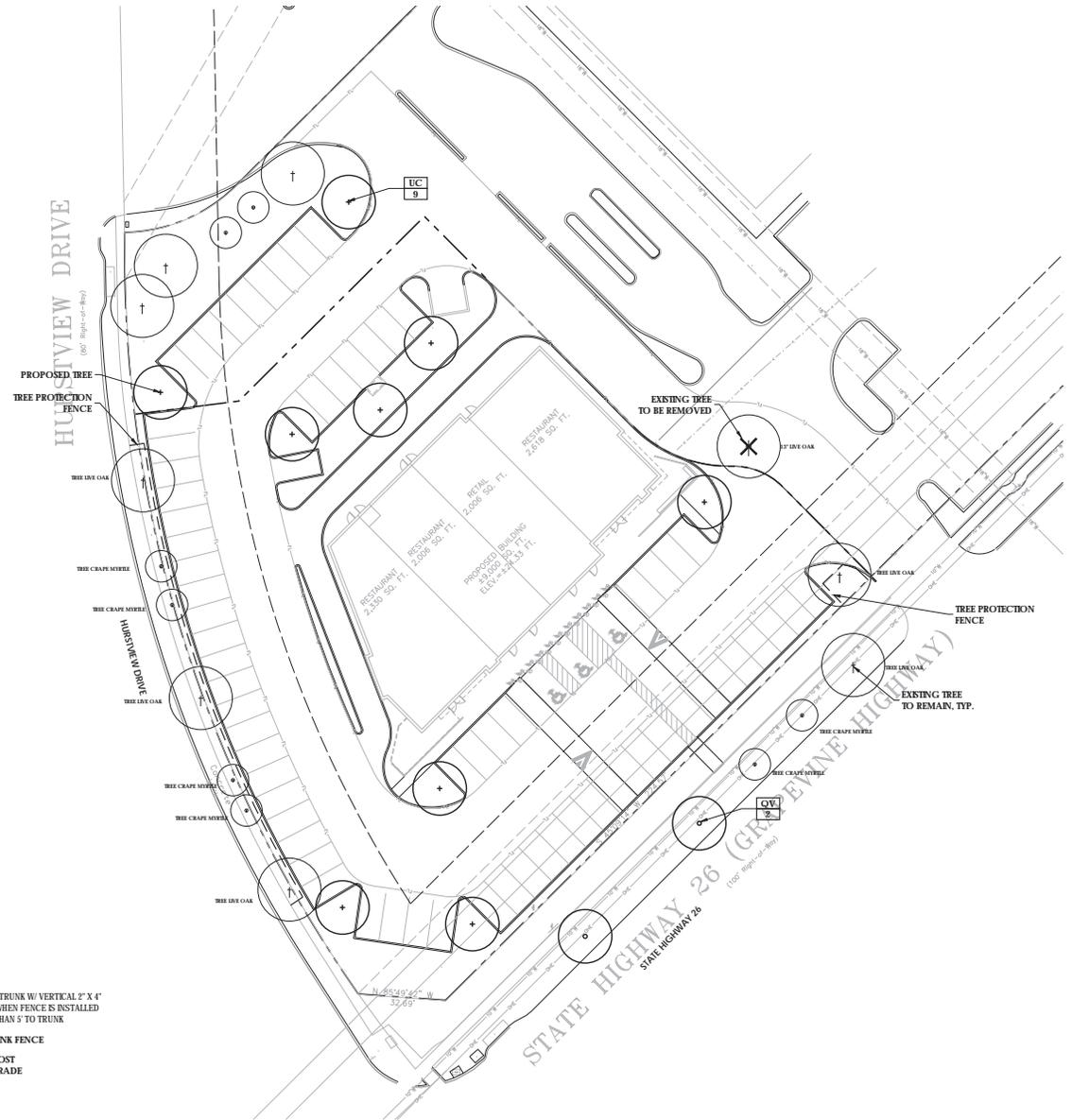
## PLANT SCHEDULE

QUANT.	SYM.	BOTANICAL NAME/ COMMON NAME	MIN. CAL.	MIN. HEIGHT	MIN. SPREAD	CONTAINER/ ROOTBALL	SPACING	REMARKS
2	QV	QUERCUS VIRGINIANA/ LIVE OAK	6"	13'	6'	100 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED.
8	UC	ULMUS CRASSIFOLIUS/ CEDAR ELM	6"	13'	6'	100 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED.

CITY OF HURST, TEXAS ORDINANCE NO. 1700 - TREE MITIGATION.  
 EXISTING PROTECTED TREES (1 INCH CAL OR LARGER) TO BE REMOVED: 13 INCHES  
 MITIGATION REQUIRED: 13 INCHES  
 MITIGATION PROVIDED: 14 INCHES\*

\*9 PROPOSED TREES @ 4 INCH CAL ONLY 1 INCH CAL TO MEET LANDSCAPE REQUIREMENTS  
 9" @ 4 INCH CAL TREE - 13 INCHES

**EXISTING TREE LEGEND**  
 ○ TREE TO REMAIN  
 ⊗ TREE TO BE REMOVED



TRACT A1A, BLOCK 1  
 NORWOOD NORTH ADDITION  
 CITY OF HURST, TARRANT COUNTY, TEXAS  
 CARRIT & SHER 1254  
 P.R.T.C.T.

OWNER/APPLICANT:  
 HERMANN LAND DEVELOPMENT, INC.  
 5844 LUBER LANE, SUITE 725  
 DALLAS, TEXAS 75225  
 T: 214.373.4300 x 23  
 F: 214.373.0737  
 CONTACT: MICHAEL HERRERA

**B** TREE PROTECTION FENCE  
 ELEVATION

NOT TO SCALE **A** SUE PLAN

SCALE: 1" = 20'-0"  
 0 10 20 40

**GARTH DESIGN**  
 landscape architecture  
 5848 milnes, suite 408  
 dallas, texas 75206  
 214.750.4727  
 www.garthdesign.com



**NORWOOD NORTH RETAIL**  
 BANK OUTPARCEL  
 HURST, TEXAS

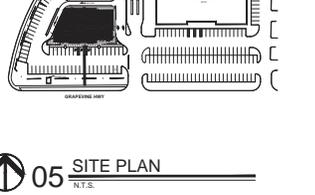
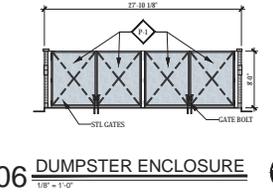
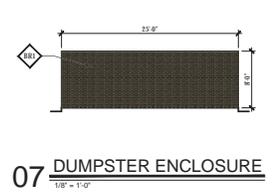
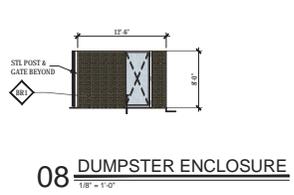
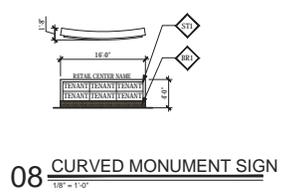
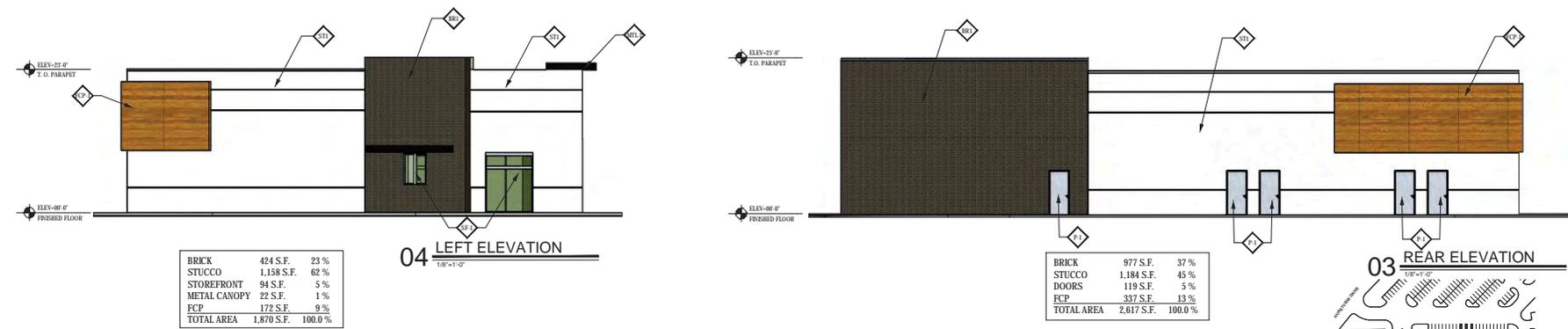
ISSUE:  
 07.26.16 PERMIT

REVISIONS:


**TREE  
 PRESERVATION  
 PLAN**

**L1.2**

# EXHIBIT D



**APPLICANT:**  
KIRK HERMANSSEN  
HERMANSSEN LAND DEVELOPMENT  
5944 LUTHER LANE, SUITE 725  
DALLAS, TX 75225  
214-373-4202

**SURVEYOR:**  
HP CIVIL ENGINEERING  
5330 ALPHA RD., SUITE 300  
DALLAS, TX 75240  
972-701-9636

**ARCHITECT:**  
LANCE ROSE  
NCA PARTNERS  
5646 MILTON SUITE 610  
DALLAS, TX 75206  
214-361-9901

**OWNER:**  
KIRK HERMANSSEN  
HERMANSSEN LAND DEVELOPMENT  
5944 LUTHER LANE, SUITE 725  
DALLAS, TX 75225  
214-373-4202

**MATERIAL - COLOR - MANUFAC:**  
BRI BRICK - GRAY -  
FCP-1 FIBER CEMENT PANEL - VINTAGE WOOD CEDAR - NICHIBA  
ST1 STUCCO VENEER - WHITE -  
MTL-1 CORRUGATED METAL PANEL - GRAY -  
MTL-2 METAL CANOPY - DARK BRONZE -  
SF-1 ANODIZED ALUMINUM STOREFRONT - CLEAR -  
P-1 PAINT - ARGOS - SHERWIN WILLIAMS 7065

**NCA Partners**  
ARCHITECTURE

5646 MILTON ST.  
SUITE 610  
DALLAS, TX 75206  
214-361-9901  
214-361-9996 FAX  
NCA PARTNERS@G.COM

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**HURST RETAIL**  
BANK OUTPARCEL  
HURST, TEXAS

DATE	DESCRIPTION
06-20-2016	CITY SUBMITTAL
07-19-2016	CITY RE SUBMITTAL

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL PERMIT, OR CONSTRUCTION. RELEASED UNDER THE AUTHORITY OF NICHOLAS & CADE, TRADE LICENSE #0081

NCA JOB #: 16012

**FAÇADE CALCULATIONS**

**A300**

ORDINANCE 2335

AN ORDINANCE ADOPTING A SITE PLAN APPROVAL FOR LOT A1, BLOCK 1, NORWOOD NORTH ADDITION, BEING 1.003 ACRES LOCATED AT 500 GRAPEVINE HIGHWAY, SP-16-05

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 further 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-D" for Lot A1, Block 1, Norwood North Addition, being 1.003 acres located at 500 Grapevine Highway.

AND IT IS SO ORDERED.

Passed on the first reading on the 27<sup>th</sup> day of September 2016 by a vote of \_ to \_ .

Approved on the second reading on the 11<sup>th</sup> day of October 2016 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: Z-16-03 Public Storage, a zoning change from GB-PD to OC-PD with a concept plan on a portion of Lot 3, Block 1, Crestview Highway 26 Addition, being 3.49 acres located at 759 Grapevine Highway

Supporting Documents:

Area map  
 Legal notice  
 Ownership Data  
 Concept plan – Exhibit "A"  
 Building perspectives – Exhibit "B"

Meeting Date: 9/27/2016  
 Department: Development  
 Reviewed by: Steve Bowden  
 City Manager Review:

Background/Analysis:

An application has been made by Masterplan Consultants, on behalf of Public Storage, for a zoning change from GB-PD to OC-PD with a concept plan on a portion of Lot 3, Block 1, Crestview Highway 26 Addition, being 3.49 acres located at 759 Grapevine Highway.

The applicant is requesting the zoning change in order to expand the Public Storage site by adding a three-story climate controlled storage facility.

This property was site plan approved as a portion of the Crestview development, in 2014, as a retail building shell. Crestview Realty, LLC, has not been successful in developing this property because the lot has limited visibility from Grapevine Highway.

The proposed building would contain all climate controlled storage units accessed through interior corridors. The structure would have masonry exteriors without the series of drive-up doors found in conventional storage units. The proposed building would contain approximately 134,000 square feet of floor area and three (3) stories, but will not exceed 35 ft. in height.

There would be no outside storage permitted on the site. Customers would access the units from the north side of the building. Security and non-ambient lighting would be provided on the building. There would be no signage on the southern side of the building. All access would be through the existing Public Storage driveway and the Crestview development.

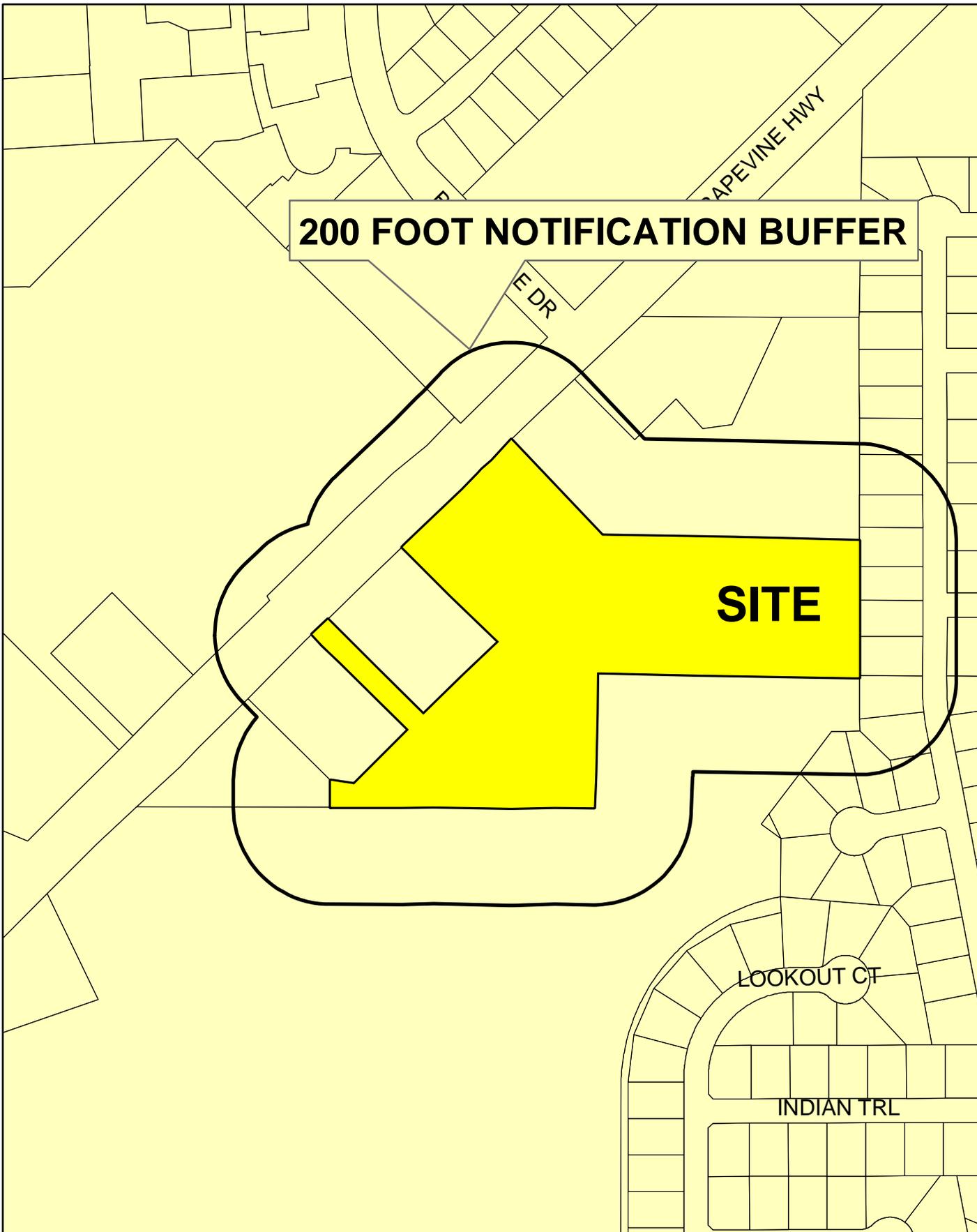
If the zoning change is approved a detailed site plan and plat will be submitted at a later date, and another public hearing will be held.

Funding and Sources:

There is no fiscal impact.

Recommendation:

The Planning and Zoning Commission met on Monday, September 19, 2016, and voted to recommend approval of Z-16-03 Public Storage.



<p>CASE NO: Z-16-03 PUBLIC STORAGE</p>	<p>LEGAL DESCRIPTION: PORTION OF LOT 3 BLOCK 1 CRESTVIEW HIGHWAY 26 ADDITION</p>	<p>AGENDA DATE: 09/27/2016</p>
<p>REQUESTED ACTION: ZONING CHANGE</p>	<p>LOCATION: 759 GRAPEVINE HIGHWAY</p>	



Z-16-03

## LEGAL NOTICE

**A PUBLIC HEARING WILL BE HELD BY THE HURST CITY COUNCIL ON TUESDAY, SEPTEMBER 27, 2016 AT 6:30 P.M. AT HURST CITY HALL, 1505 PRECINCT LINE ROAD TO CONSIDER A ZONING CHANGE WITH A CONCEPT PLAN ON A PORTION OF LOT 3, BLOCK 1 CRESTVIEW HIGHWAY 26 ADDITION, BEING 9.24 ACRES LOCATED AT 759 GRAPEVINE HIGHWAY**

### **Public Storage**

A portion of Lot 3, Block 1 Crestview Highway 26  
Addition  
759 Grapevine Highway



Z-16-03

**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 revision.**

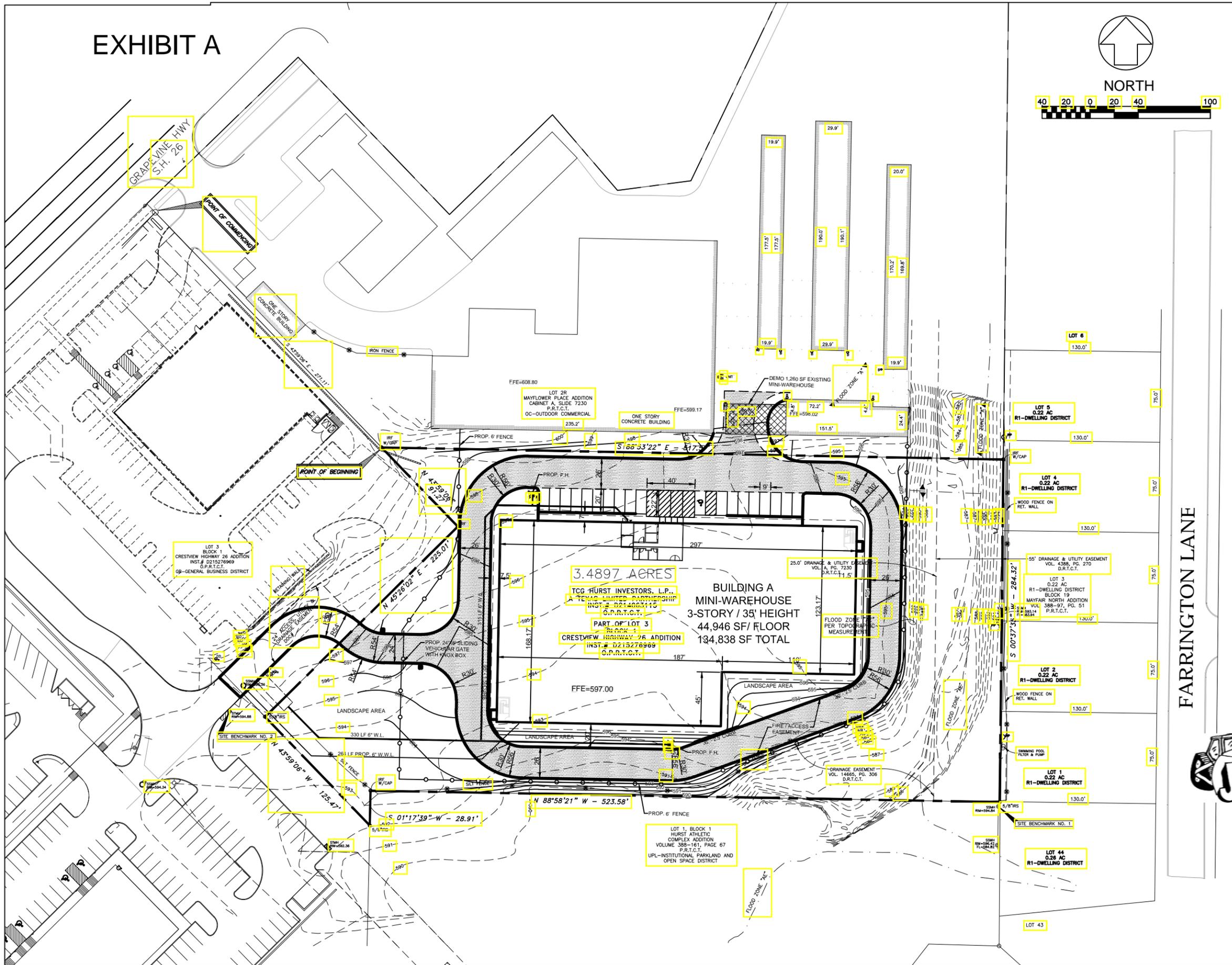
Public Storage  
Zoning Change with a Concept Plan  
Portion of Lot 3, Block 1 Crestview Highway 26 Addition  
759 Grapevine Highway

**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:**

<b>PROPERTY OWNER</b>	<b>LEGAL DESCRIPTION</b>	<b>ADDRESS</b>
KOWALIK, BRUCE E	Lot 1, Blk 19 MAYFAIR NORTH ADDITION	2225 FARRINGTON LN HURST, TX 76054
PORTER, J D	Lot 2, Blk 19 MAYFAIR NORTH ADDITION	PO BOX 54355 HURST, TX 76054
LOWES HOME CENTERS INC	Lot 2R BLK 1 Lowes Addition	1000 LOWES BLVD MOORESVILLE, NC 28117
BIG BUDS LTD	Lot 1A, Blk 1 Bentridge Plaza Addition	16200 DALLAS PKWY STE 100 DALLAS, TX 75248
WORRELL, DARRELL	Lot 7, Blk 19 MAYFAIR NORTH ADDITION	2249 FARRINGTON LN HURST, TX 76054
MEIER, WILLIAM C	Lot 3, Blk 19 MAYFAIR NORTH ADDITION	2233 FARRINGTON LN HURST, TX 76054
CHEUNG, JACKY CK	Lot 1R, Blk 1 MAYFLOWER PLACE	1628 PERKINS DR ARCADIA, CA 91006
SHURGARD TEXAS LTD PTNRSHIP	Lot 2R, Blk 1 MAYFLOWER PLACE	PO BOX 25025 GLENDALE, CA 91221
TCG HURST INVESTORS LP	LOT 3, BLK 1 CRESTVIEW HIGHWAY 26	12720 HILLCREST RD STE 650 DALLAS, TX 75230
BUTLER, DEBBIE	Lot 4, Blk 19 MAYFAIR NORTH ADDITION	2237 FARRINGTON LN HURST, TX 76054
TABAR, MIKE	Lot 12, Blk 17 MAYFAIR NORTH ADDITION	2232 FARRINGTON LN HURST, TX 76054
FIRST UNITED PENTECOSTAL CH	Lot 1, Blk 17 MAYFAIR NORTH ADDITION	1332 YATES DR HURST, TX 76054
CAMPBELL, PAUL J	Lot 6, Blk 19 MAYFAIR NORTH ADDITION	2245 FARRINGTON LN HURST, TX 76054
MCDONALD, DAVID F	Lot 14, Blk 17 MAYFAIR NORTH ADDITION	2240 FARRINGTON LN HURST, TX 76054

ADAMS, TAMMY	Lot 5, Blk 19 MAYFAIR NORTH ADDITION	2241 FARRINGTON LN HURST, TX 76054
BAGGETT, MATTHEW	Lot 13, Blk 17 MAYFAIR NORTH ADDITION	2236 FARRINGTON LN HURST, TX 76054
JOE, JOHN E	Lot 44, Blk 8 Chisholm Trail Estates	2221 FARRINGTON LN HURST, TX 76054
WALKER, MICHAEL	Lot 6, Blk 7 Chisholm Trail Estates	2220 FARRINGTON LN HURST, TX 76054
HAMPTON, B J	Lot 5, Blk 7 Chisholm Trail Estates	2216 FARRINGTON LN HURST, TX 76054
NELSON, RANDAL	Lot 43, Blk 8 Chisholm Trail Estates	2217 FARRINGTON LN HURST, TX 76054
SEALS, JOSEPH A	Lot 41, Blk 8 Chisholm Trail Estates	604 HICKORY CT HURST, TX 76054
CORNELIUS, RICHARD	Lot 40, Blk 8 Chisholm Trail Estates	608 HICKORY CT HURST, TX 76054
DERRETT, DELBERT	Lot 42, Blk 8 Chisholm Trail Estates	600 HICKORY CT HURST, TX 76054
TICE, MICHAEL	Lot 39, Blk 8 Chisholm Trail Estates	612 HICKORY CT HURST, TX 76054
HURST, CITY OF	Lot 1A1, Blk 1 HURST ATHLETIC COMPLEX	1505 PRECINCT LINE RD HURST, TX 76054
TCG HURST INVESTORS LP	LOT 4, BLK 1 CRESTVIEW HIGHWAY 26	12720 HILLCREST RD STE 650 DALLAS, TX 75230
TCG HURST INVESTORS LP	LOT 2, BLK 1 CRESTVIEW HIGHWAY 26	12720 HILLCREST RD STE 650 DALLAS, TX 75230
TCG HURST INVESTORS LP	LOT 1, BLK 1 CRESTVIEW HIGHWAY 26	12720 HILLCREST RD STE 650 DALLAS, TX 75230
OCCUPANT	Lot 2, Blk 19 MAYFAIR NORTH ADDITION	2229 FARRINGTON LN HURST, TX 76054
OCCUPANT	Lot 2R BLK 1 Lowes Addition	770 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	Lot 1A, Blk 1 Bentridge Plaza Addition	760 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	Lot 1R, Blk 1 MAYFLOWER PLACE	725 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	Lot 2R, Blk 1 MAYFLOWER PLACE	747 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	LOT 3, BLK 1 CRESTVIEW HIGHWAY 26	759 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	Lot 1, Blk 17 MAYFAIR NORTH ADDITION	625 FAIRLANE CT HURST, TX 76054
OCCUPANT	Lot 1A1, Blk 1 HURST ATHLETIC COMPLEX	2104 PRECINCT LINE RD HURST, TX 76054
OCCUPANT	LOT 4, BLK 1 CRESTVIEW HIGHWAY 26	767 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	LOT 2, BLK 1 CRESTVIEW HIGHWAY 26	775 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	LOT 1, BLK 1 CRESTVIEW HIGHWAY 26	779 GRAPEVINE HWY

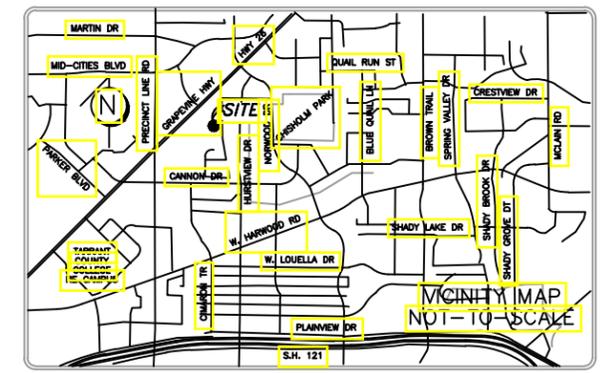
# EXHIBIT A



## SITE DATA SUMMARY TABLE

<b>EXISTING ZONING</b>	GB - General Business District	
<b>LOT AREA</b>	3.4897 ACRES / 152,012 SF	
<b>BUILDING HEIGHT</b>	3-STORY / 35' HEIGHT	
<b>MINI-WAREHOUSE</b>	134,838 S.F.	
<b>LOT COVERAGE:</b>	44,946 SF / 30%	
<b>FLOOR AREA RATIO</b>	0.89:1	
<b>IMPERVIOUS COVER:</b>		
<b>BUILDING COVERAGE</b>	44,946 SF	30% (30% ALLOWED)
<b>PAVING</b>	36,374 SF	24%
<b>TOTAL</b>	81,320 SF	53%
<b>PARKING REQUIREMENTS:</b>		
<b>MINI-WAREHOUSE SPACES REQUIRED (1:20 UNITS)</b>	47 SPACES	
<b>TOTAL PARKING PROVIDED</b>	19 SPACES (1 HC)	
<b>ADDITIONAL PARKING PROVIDED ON ADJOINING PROPERTY</b>		
<b>LOADING REQUIREMENTS:</b>		
<b>LOADING REQUIRED (100,001-160,000)</b>	4 SPACES	
<b>LOADING PROPOSED</b>	4 SPACES	
<b>CUSTOMER LOADING SPACES SHOWN AT 12'x22'</b>		
<b>ADDITIONAL LOADING PROVIDED ON ADJOINING PROPERTY</b>		
<b>LANDSCAPE AREA REQUIRED (7% SITE)</b>	10,641 S.F.	
<b>LANDSCAPE AREA PROVIDED (47% SITE)</b>	70,692 S.F.	

- LEGEND:**
- PROPOSED FIRELANE
  - ⊕ = PROPOSED FIRE HYDRANT
  - W — = PROPOSED WATER LINE
  - SS — = PROPOSED SEWER LINE
  - = PROPOSED FENCE WITH VEHICULAR AND FIRE ACCESS GATES



**OWNER:**  
 TCG HURST INVESTORS, L.P.  
 15150 PRESTON ROAD  
 DALLAS, TX 75248  
 CONTACT: GREG STOGNER

**ENGINEER / APPLICANT:**  
 JAB ENGINEERING, LLC. (F-14076)  
 4500 WILLIAMS DRIVE, STE. 212-121  
 GEORGETOWN, TX 78633  
 512-779-7414  
 CONTACT: JOSHUA A. BARAN



FARRINGTON LANE

**SITE PLAN**  
 FOR  
 STORAGE - HURST, TX (HWY 26)  
 3.4897 ACRES BEING PART OF LOT 3, BLOCK 1  
 CRESTVIEW HIGHWAY 26 ADDITION  
 CITY OF HURST, TARRANT COUNTY, TEXAS

CITY PROJECT NO. Z-16-03  
 PREPARED 08/22/2016



View from Northwest Looking Southeast



View from Southeast Looking Northwest



101 Western Avenue  
Emeryville, CA 94601

**Public Storage Expansion** Hurst, Texas  
*Public Storage, Inc.*



510 HARVEST HILL ROAD SUITE 136  
DALLAS, TEXAS 75236  
972-768-1110 FAX 972-768-1124

ORDINANCE 2336

AN ORDINANCE ADOPTING A ZONING CHANGE FROM GB-PD to OC-PD FOR A PORTION OF LOT 3, BLOCK 1, CRESTVIEW HIGHWAY 26 ADDITION, BEING 3.49 ACRES LOCATED AT 759 GRAPEVINE HIGHWAY, Z-16-03

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 further 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 zoning change from GB-PD to OC-PD with a concept plan with Exhibits "A-B" on a portion of Lot 3, Block 1, Crestview Highway 26 Addition, being 3.49 acres located at 759 Grapevine Highway.

AND IT IS SO ORDERED.

Passed on the first reading on the 27<sup>th</sup> day of September 2016 by a vote of \_\_\_ of \_\_\_.

Approved on the second reading on the 11<sup>th</sup> day of October 2016 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-16-04 Putt-Putt Golf and Games Addition, a replat of Lot 1 to Lot 1A, Block 1, Putt-Putt Golf and Games Addition, being 8.414 acres located at 609 NE Loop 820 Highway

Supporting Documents:

Area map  
 Plat

Meeting Date: 9/27/2016  
 Department: Development  
 Reviewed by: Steve Bowden  
 City Manager Review:

Background/Analysis:

An application has been made by Evolving Civil Engineering and Planning, on behalf of Putt-Putt Golf and Games, for a replat of Lot 1 to Lot 1A, Block 1, Putt-Putt Golf and Games Addition, being 8.414 acres located at 609 NE Loop 820 Highway.

They will be regrading some of the north bank, along Calloway Branch, just upstream of the frontage road bridge. These improvements will allow for a modification of the flood plain in order to install a new south drive approach and driveway.

Engineering plans have been reviewed and accepted.

Funding and Sources:

There is no fiscal impact.

Recommendation:

The Planning and Zoning Commission met on Monday, September 19, 2016, and voted to recommend approval of P-16-04 Putt-Putt Golf and Games Addition.

**CITY OF  
RICHLAND HILLS**

**SITE**

IH 820 FR

IH 820 FWY

NORTHEAST MALL DR

P.C. WYNN RD

KATHRYN ST

REDBUD DR

KATHRYN CT

IH 820 RAMP

SHEPPARD CT

NORTH HILLS BLVD

BELMONT ST

IH 820 FWY

COOPER DR

GLENN DR

CASE NO: P-16-01

LEGAL DESCRIPTION:  
LOT 1R BLOCK 1  
Putt-Putt Golf and Games Addition

AGENDA DATE:  
09/27/2016

REQUESTED ACTION:  
REPLAT

LOCATION:  
609 NE LOOP 820

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF TARRANT:

WHEREAS BRIAN K. SMITH IRA AND B.B.G.M., INC., ARE THE OWNERS OF A TRACT OF LAND AS DESCRIBED AS FOLLOWS TO WIT:

BEING A TRACT OF LAND SITUATED IN THE S. HAYWORTH SURVEY, ABSTRACT NO. 710, IN THE CITY OF HURST, TARRANT COUNTY, TEXAS, BEING ALL OF LOT D AND A PORTION OF LOT B OF THE FINAL PLAT OF PLANTATION WEST, AN ADDITION TO THE CITY OF HURST, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 388-180, PAGE 42 OF THE PLAT RECORDS OF TARRANT COUNTY, TEXAS, SAME BEING ALL OF LOT 1, BLOCK 1, PUTT-PUTT GOLF & GAMES ADDITION, AN ADDITION TO THE CITY OF HURST, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDE 8501, PLAT RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE TRACT BEING DESCRIBED HEREIN AT AN "X" CUT FOUND IN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY LOOP 820 (400' RIGHT-OF-WAY) FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT BEING IN A NON-TANGENT CURVE TO THE RIGHT:

THENCE IN A SOUTHERLY DIRECTION WITH THE EAST LINE OF SAID LOT 1, BLOCK 1, THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY LOOP 820 AND WITH SAID CURVE TO THE RIGHT, AN ARC LENGTH OF 879.54 FEET, A RADIUS OF 5529.58 FEET, A CENTRAL ANGLE OF 09 DEGREES 06 MINUTES 49 SECONDS, AND A CHORD THAT BEARS SOUTH 10 DEGREES 31 MINUTES 53 SECONDS WEST, A DISTANCE OF 878.61 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE NORTH 62 DEGREES 44 MINUTES 51 SECONDS WEST, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID INTERSTATE HIGHWAY LOOP 820, A DISTANCE OF 169.89 FEET TO A POINT FOR CORNER IN A CREEK;

THENCE NORTH 43 DEGREES 17 MINUTES 32 SECONDS WEST, A DISTANCE OF 218.07 FEET TO A POINT FOR CORNER IN A CREEK;

THENCE NORTH 09 DEGREES 18 MINUTES 23 SECONDS WEST, A DISTANCE OF 384.12 FEET TO A POINT FOR CORNER IN A CREEK;

THENCE NORTH 07 DEGREES 56 MINUTES 33 SECONDS EAST, A DISTANCE OF 370.45 FEET TO A POINT FOR CORNER IN A CREEK;

THENCE NORTH 82 DEGREES 28 MINUTES 45 SECONDS EAST, A DISTANCE OF 10.36 FEET TO A POINT FOR CORNER IN A CREEK;

THENCE SOUTH 51 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF 34.06 FEET TO A POINT FOR CORNER IN A CREEK;

THENCE SOUTH 51 DEGREES 22 MINUTES 03 SECONDS EAST, A DISTANCE OF 34.06 FEET TO A CAPPED IRON ROD SET FOR CORNER;

THENCE SOUTH 89 DEGREES 17 MINUTES 02 SECONDS EAST, A DISTANCE OF 202.56 FEET TO A 1-INCH IRON ROD FOUND AT A FENCE CORNER POST FOR CORNER;

THENCE SOUTH 02 DEGREES 15 MINUTES 05 SECONDS EAST, A DISTANCE OF 100.20 FEET TO AN "X" CUT FOUND FOR CORNER;

THENCE NORTH 88 DEGREES 11 MINUTES 50 SECONDS EAST, A DISTANCE OF 139.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.414 ACRES OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT WE, BRIAN K. SMITH IRA AND B.B.G.M., INC., DO HEREBY ADOPT THIS PLAT, DESIGNATING THE HEREIN DESCRIBED PROPERTY AS LOT 1R, BLOCK 1 OF PUTT PUTT GOLF & GAMES ADDITION, TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, AND DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER ALL STREETS, HIGHWAYS, ALLEYS, UTILITY AND DRAINAGE EASEMENTS, PARKS, IF ANY, ANY OTHER LAND DEDICATED FOR PUBLIC USE FOREVER, SIGNED AND ACKNOWLEDGED BEFORE A NOTARY PUBLIC BY SAID OWNER.

BRIAN K. SMITH, PRESIDENT OF B.B.G.M. INC.

STATE OF TEXAS:

COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRIAN K. SMITH, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 20

NOTARY PUBLIC, TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, J.E. THOMPSON, II, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE LAND AND THAT THE IRON RODS SHOWN HEREIN WERE FOUND OR PLACED UNDER MY DIRECTION AND SUPERVISION IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF DENTON, TEXAS.

J.E. THOMPSON II, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4857



STATE OF TEXAS:

COUNTY OF TARRANT:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J.E. THOMPSON, II, 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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS DAY OF 20

NOTARY PUBLIC, TEXAS

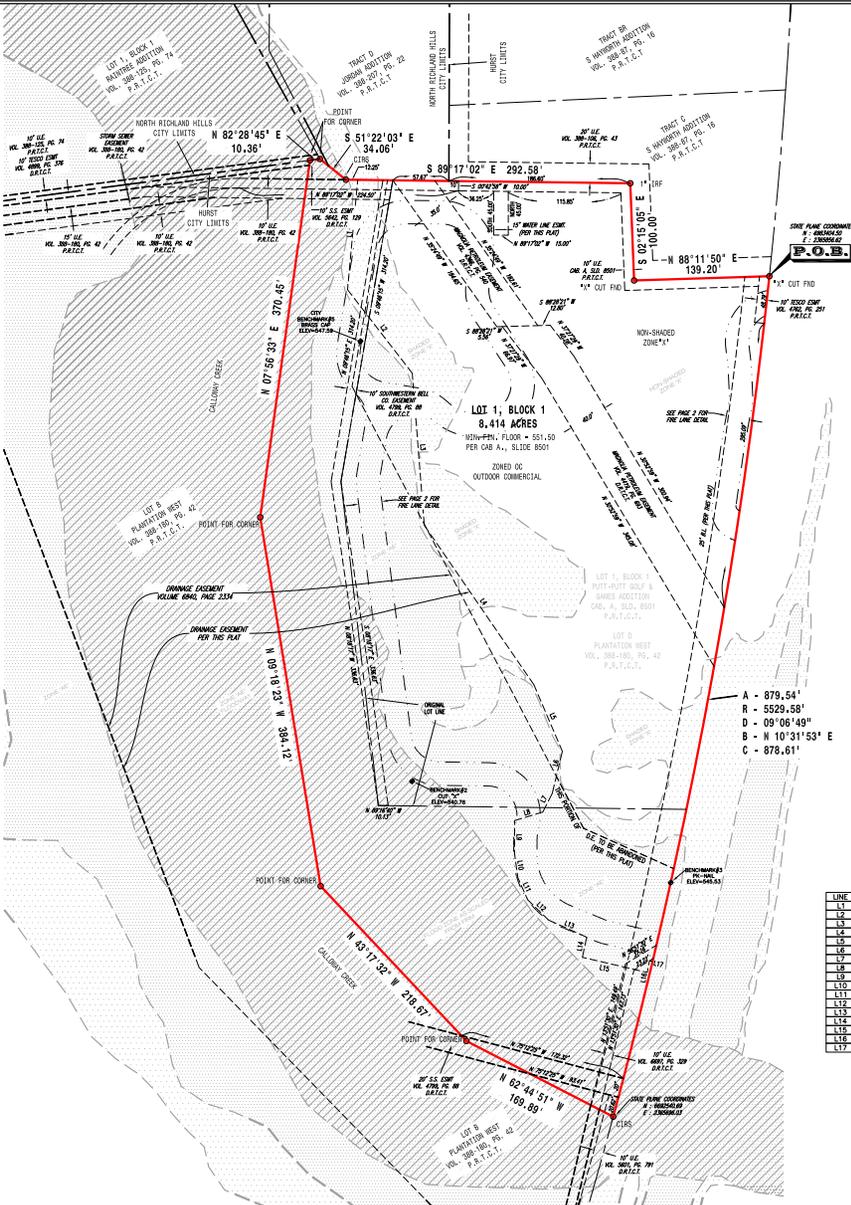


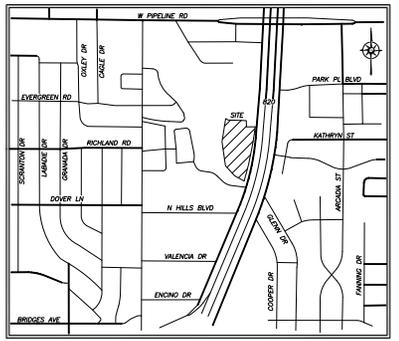
Table with 3 columns: LINE, BEARING, DISTANCE. Lists survey lines L1 through L17 with their respective bearings and distances.

LEGEND table listing symbols for property corners, easements, and other survey features.

LINE TYPE LEGEND table listing line styles for various survey boundaries and easements.

Table with 4 columns: TYPE, DATE, NAME, SIGNATURE. A table for recording signatures and dates.

GENERAL NOTES:
1) THE PURPOSE OF THIS REPLAT IS TO REVISE THE ALIGNMENT OF THE EAST LINE OF THE DRAINAGE EASEMENT THAT IS RECORDED IN VOLUME 846, PAGE 234, DEED RECORDS OF TARRANT COUNTY, TEXAS, AND TO ABANDON THE SOUTHEAST PORTION OF SAID DRAINAGE EASEMENT, AS SHOWN ALSO, TO CHANGE THE BUILDING SETBACK LINE ON THE EAST LINE OF SUBJECT TRACT REDUCING THE WIDTH FROM 25 FEET TO 22 FEET. ALSO, TO ADD A WATER LINE EASEMENT ALONG THE NORTH LINE OF SUBJECT TRACT.



REPLAT OF PUTT-PUTT GOLF & GAMES ADDITION LOT 1R, BLOCK 1 AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS BEING 8.414 ACRES SITUATED IN THE S. HAYWORTH SURVEY, ABSTRACT NO. 710 CITY OF HURST TARRANT COUNTY, TEXAS

OWNER: BRIAN K. SMITH, 7901 VISTA RIDGE DRIVE SOUTH, FORT WORTH, TEXAS 76132-4535. B.B.G.M., INC., P.O. BOX 152465, ARLINGTON, TEXAS 76015. SURVEYOR: J.E. THOMPSON II, ALL AMERICAN SURVEYING, 301 W. BROADWAY ST., GAINESVILLE, TX 72640, PH. 940-665-9105.

CERTIFICATE OF APPROVAL. APPROVED THIS DAY OF 20 BY THE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION FOR THE CITY OF HURST, TEXAS.

Professional seal and signature area for the surveyor, including the text 'PRELIMINARY FOR REVIEW PURPOSES ONLY'.

City Council Staff Report

SUBJECT: P-16-05 Norwood North Addition, a replat of Lot A1 to Lots A1A and A1B, Block 1, Norwood North Addition, being 4.795 acres located at 500 Grapevine Highway

Supporting Documents:

Area map  
 Plat

Meeting Date: 9/27/2016  
 Department: Development  
 Reviewed by: Steve Bowden  
 City Manager Review:

Background/Analysis:

An application has been made by Hermansen Land Development for a replat of Lot A1 to Lots A1A and A1B, Block 1, Norwood North Addition, being 4.795 acres located at 500 Grapevine Highway.

The applicant is requesting the replat to develop a new retail/restaurant center on 1.003 acres of land on the southwest corner of the Bank of Texas parking lot.

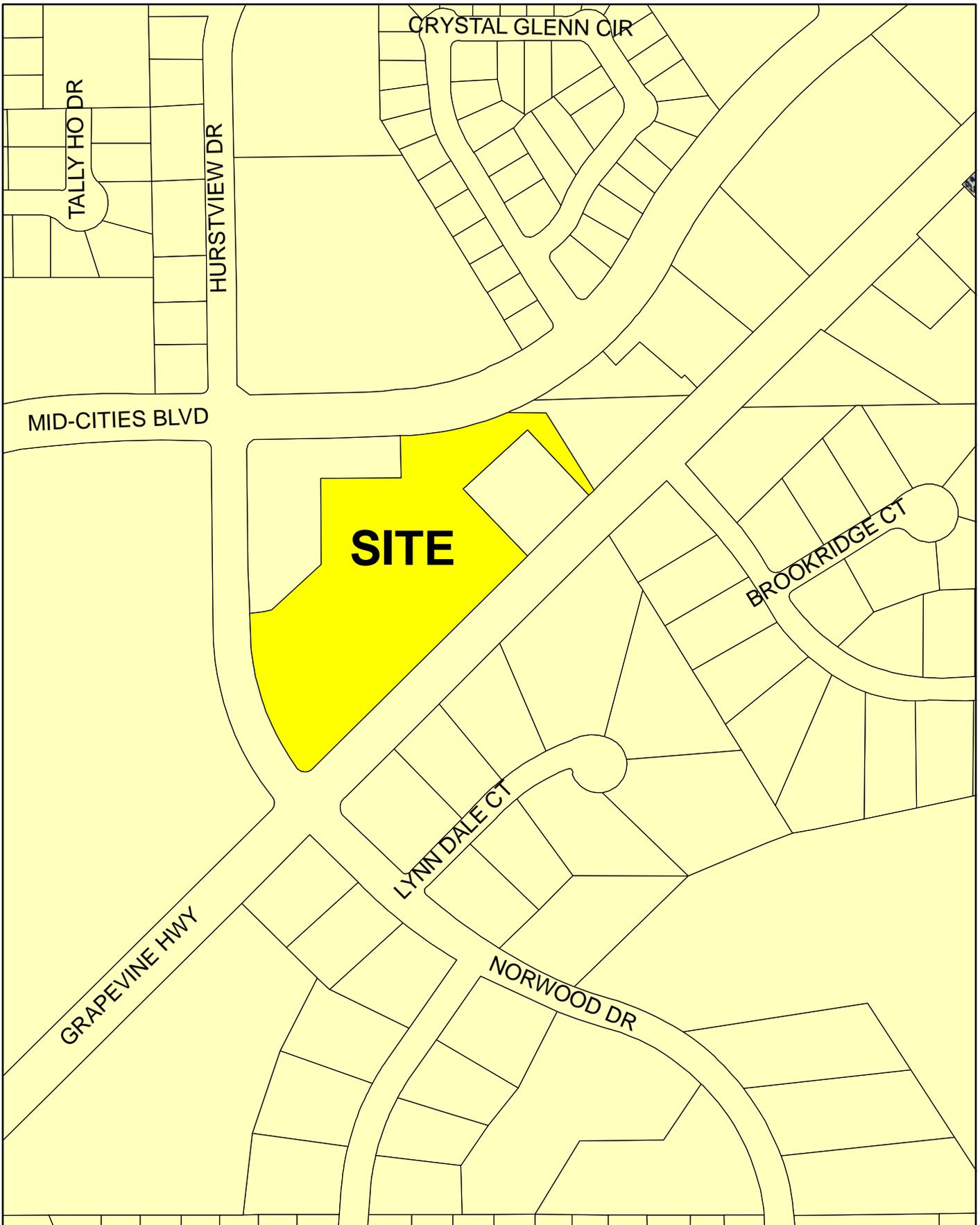
Engineering plans have been reviewed and accepted.

Funding and Sources:

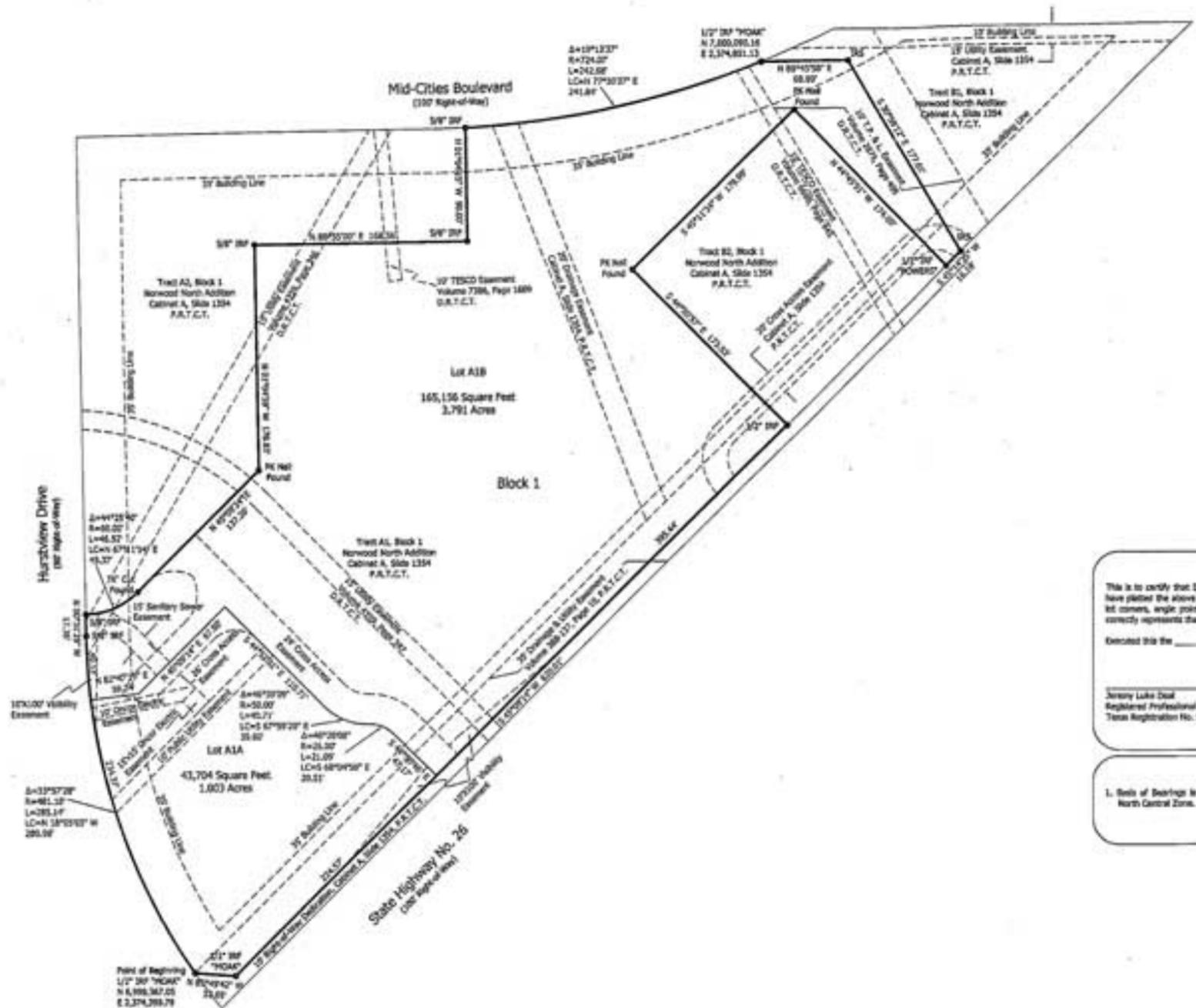
There is no fiscal impact.

Recommendation:

The Planning and Zoning Commission met on Monday, September 19, 2016 and voted to recommend approval of P-16-05 Norwood North Addition.



<p>CASE NO: P-16-05</p>	<p>LEGAL DESCRIPTION:          LOT A1 Block 1          NORWOOD NORTH ADDITION</p>	<p>AGENDA DATE:          09/27/2016</p>
<p>REQUESTED ACTION:          PLAT</p>	<p>LOCATION:          500 GRAPEVINE HIGHWAY</p>	



**Flood Statement**

According to Community Panel Number 491202204, dated September 25, 2009, of the Federal Emergency Management Agency, National Flood Insurance Program Map, this property lies within Zone "X" which is not a Special Flood Hazard Area. If this site is not within a Special Flood Hazard Area, the statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor.

WHEREAS the planning and zoning commission of the City of Hurst, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, to approve this final plat.

Chairman, Planning and Zoning Commission \_\_\_\_\_

Attest: Secretary, Planning and Zoning Commission \_\_\_\_\_

WHEREAS the city council of the City of Hurst, Texas voted affirmatively on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, to approve this final plat.

Mayor, City of Hurst \_\_\_\_\_

Attest: City Secretary \_\_\_\_\_

**Surveyor's Certification**

This is to certify that I, Jeremy Luke Deal, a Registered Professional Land Surveyor in the State of Texas, have plotted the above subdivision from an actual survey made on the ground on July 01, 2016, and that all lot corners, angle points and points of curve shall be properly marked on the ground, and that this plat correctly represents that survey made under my supervision.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, in the year of our Lord 2016.

**PRELIMINARY**

This document shall not be recorded for any purpose and shall not be valid or viewed as such unless a final survey document.

Jeremy Luke Deal  
Registered Professional Land Surveyor  
Texas Registration No. 5626

**Notes**

1. Basis of Bearings is the Texas State Plane Coordinate System, North American Datum of 1983, Texas North Central Zone.

**Owner's Acknowledgement and Dedication**

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, 28 Merrit, LP is the sole owner of the following described tract of land to wit:

BEING all of TRACT A1, BLOCK 1, NORWOOD NORTH ADDITION, an addition to the City of Hurst according to the plat thereof recorded in Cabinet A, Slide 1354, Plat Records, Tarrant County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "MOAK" found at the west end of a corner clip in the east right-of-way line of Hurstview Drive (30' Right-of-Way) and the northeast right-of-way line of State Highway 26 (100' Right-of-Way), said iron rod also being the beginning of a curve to the right;

THENCE 285.14 feet along the west line of said Tract A1 and said east right-of-way line of Hurstview Drive and with said curve to the right, having a radius of 183.25 feet, through a central angle of 32 degrees 57 minutes 28 seconds, whose long chord bears North 18 degrees 03 minutes 03 seconds West, 285.08 feet to a 3/8 inch iron rod found;

THENCE North 90 degrees 21 minutes 29 seconds West, 17.26 feet, continuing along said west line of Tract A1 and said east right-of-way line of Hurstview Drive to a 5/8 inch iron rod found at the west-southwest corner of said Tract A1, said iron rod also being the southwest corner of Tract A2 of said Block 1 and being the beginning of a non-tangent curve to the left;

THENCE along the northwest line of said Tract A1 and the southeast line of said Tract A2 the following bearings and distances:

45.52 feet, with said non-tangent curve to the left, having a radius of 60.00, through a central angle of 44 degrees 25 minutes 40 seconds, whose long chord bears North 47 degrees 11 minutes 14 seconds East, 45.37 feet to an "X" rod found;

North 45 degrees 09 minutes 24 seconds East, 127.26 feet to a PK nail found;

North 81 degrees 04 minutes 59 seconds West, 176.83 feet to a 5/8 inch iron rod found;

North 88 degrees 05 minutes 03 seconds East, 348.54 feet to a 5/8 inch iron rod found;

North 21 degrees 04 minutes 12 seconds West, 96.00 feet to a 5/8 inch iron rod found at the southwest-northwest corner of said Tract A1, said iron rod also being the northeast corner of said Tract A2 and being in the south right-of-way line of Mid-Cities Boulevard (100' Right-of-Way) and being the beginning of a non-tangent curve to the left;

THENCE 242.88 feet along the north line of said Tract A1 and said south right-of-way line of Mid-Cities Boulevard and with said non-tangent curve to the left, having a radius of 724.27 feet, through a central angle of 18 degrees 12 minutes 37 seconds, whose long chord bears North 77 degrees 35 minutes 27 seconds East, 241.84 feet to a 1/2 inch iron rod with cap stamped "MOAK" found at the northeast corner of said Tract A1, said iron rod also being the northeast corner of Tract B1 of said Block 1;

THENCE North 80 degrees 45 minutes 50 seconds East, 68.89 feet along the east line of said Tract A1 and the west line of said Tract B1 to a 5/8 inch iron rod with cap stamped "BALDWIN" rod;

THENCE South 30 degrees 38 minutes 12 seconds East, 177.01 feet, continuing along said east line of Tract A1 and said west line of Tract B1 to a 5/8 inch iron rod with cap stamped "BALDWIN" rod at the southeast corner of said Tract A1, said iron rod also being the southwest corner of said Tract B1 and being in the aforementioned northeast right-of-way line of State Highway 26;

THENCE South 45 degrees 14 minutes 23 seconds West, 16.19 feet along the southwest line of said Tract A1 and said northwest right-of-way line of State Highway 26 to a 1/2 inch iron rod with cap stamped "TOWERS" found at the southwest corner of Tract B1 of said Block 1;

THENCE North 44 degrees 48 minutes 31 seconds West, 174.09 feet along the west line of said Tract B1 to a PK nail found at the northeast corner of said Tract B2;

THENCE South 45 degrees 11 minutes 24 seconds West, 175.93 feet along the north line of said Tract B2 to a PK nail found at the northeast corner of said Tract B2;

THENCE South 41 degrees 38 minutes 57 seconds East, 173.83 feet along the west line of said Tract B2 to a 1/2 inch iron rod found at the southwest corner of said Tract B2, said iron rod also being in said southwest line of Tract A1 and said northwest right-of-way line of State Highway 26;

THENCE South 45 degrees 09 minutes 14 seconds West, 425.01 feet along said southwest line of Tract A1 and said northwest right-of-way line of State Highway 26 to a 1/2 inch iron rod with cap stamped "MOAK" found at the east end of the aforementioned corner clip;

THENCE North 85 degrees 49 minutes 42 seconds West, 31.84 feet along said corner clip to the POINT OF BEGINNING and containing 208,800 square feet or 4.795 acres of land, more or less.

And hereby adopt this plat as our plan to subdivide the same to be known as LOTS A1A AND A1B, BLOCK 1, NORWOOD NORTH ADDITION, an addition to the City of Hurst, Texas and does hereby dedicate to the public's use the easements and street right-of-ways shown hereon.

John Pagan, General Partner

STATE OF TEXAS  
COUNTY OF TARRANT

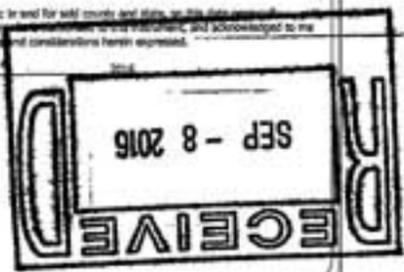
Before me, the undersigned, a notary public in and for said county and state, on this day appeared JOHN PAGAN, the person whose name and address are set forth above, and acknowledged to me that he executed the same for the purposes and considerations herein expressed.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public for the State of Texas \_\_\_\_\_

Printed Name \_\_\_\_\_

My Commission Expires \_\_\_\_\_



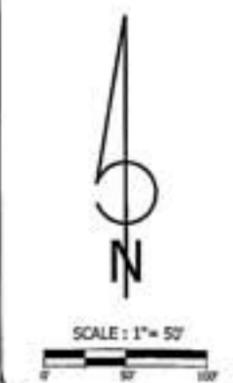
**REPLAT**  
**LOTS A1A AND A1B, BLOCK 1**  
**NORWOOD NORTH ADDITION**  
An addition to the City of Hurst, Tarrant County, Texas  
BEING a replat of Tract A1, Block 1, Norwood North Addition, an addition to the City of Hurst, recorded in Cabinet A, Slide 1354, Plat Records, Tarrant County, Texas  
Consisting of two lots and being 4.795 acres of land out of the  
W.T. Jones Survey, Abstract Number 885  
Prepared July 2016

Project Number: 160067 Date: July 01, 2016  
Revised Date:  
Revision Notes:  
Sheet 1 of 1

**REALSEARCH OF TEXAS, LLC**  
P.O. Box 1306, Dallas, Texas 75241  
PH: 817-227-2027, JLS@realsearchof.com, www.realsearchof.com  
This shall not remove the registrant's liability under Title 1914  
© Copyright 2016, Realsearch of Texas, LLC All Rights Reserved

Engineer:  
JPC&E Engineering  
8229 Alpha Road  
Suite 300  
Dallas, TX 75240  
PH: 972-725-9636

Client:  
28 Merrit, LP  
P.O. Box 128  
Colleyville, TX 76034



City Council Staff Report

SUBJECT: P-15-07 Lifegate Addition, a final plat of Lot 1, Block 1, Lifegate Addition, being 2.52 acres located at 1345 Yates Drive	
Supporting Documents:	
Area map plat	Meeting Date: 9/27/2016 Department: Development Reviewed by: Steve Bowden City Manager Review:
Background/Analysis:	
<p>An application has been made by Lifegate Church Inc., for a final plat of Lot 1, Block 1, Lifegate Addition, being 2.52 acres located at 1345 Yates Drive.</p> <p>The applicant is requesting the replat to construct a new church with 5,990 square feet in Phase I and 5,990 square feet in Phase II. The property is zoned R-1 (Single –Family), but is not required to rezone for construction. A detention pond will be constructed on the southwest corner of the property.</p> <p>Engineering plans have been reviewed and accepted.</p>	
Funding and Sources:	
There is no fiscal impact.	
Recommendation:	
The Planning and Zoning Commission met on Monday, September 19, 2016 and voted to recommend approval of P-15-07 Lifegate Addition.	

MANAGED SH 121 & SH 183 HWY

MANAGED SH 121 & SH 183 HWY

SH 121 & SH 183 HWY

AIRPORT RAMP

AIRPORT FWY

**SITE**

YATES DR

CASE NO: P-15-07  
Lifegate Chuch

LEGAL DESCRIPTION:  
Lot 1, Block 1  
Lifegate Addition

AGENDA DATE:  
09/27/2016

REQUESTED ACTION:  
Replat

LOCATION:  
1345 Yates Drive



City Council Staff Report

SUBJECT: Consideration of Ordinance 2337 of the City of Hurst, Texas, setting forth registration requirements and credit extension guidelines for credit access businesses and providing a penalty	
Supporting Documents:	
Ordinance 2337	Meeting Date: 9/27/2016 Department: Economic Development Reviewed by: Steve Bowden City Manager Review:
Background/Analysis:	
<p>Hurst, Euless and Bedford have worked together to join a number of Texas cities that have adopted ordinances aimed at ending the cycle of debt and helping borrowers to be successful in paying back their loans. The three cities are recommending ordinances with language that mirrors what Texas Municipal League recommends and other Texas cities adopted. The Ordinance requires that these businesses must register with the City, must maintain accessible records for three years and sets parameters for the amount that can be borrowed. It also sets limits and rules on refinancing or renewals. Ideally, the three cities will implement the new Ordinance at the same time.</p>	
Funding and Sources:	
There is no fiscal impact.	
Recommendation:	
Staff recommends that City Council approve Ordinance 2337 setting forth registration requirements and credit extension guidelines for credit access businesses and providing a penalty.	

## ORDINANCE 2337

### **AN ORDINANCE OF THE CITY OF HURST, TEXAS SETTING FORTH REGISTRATION REQUIRMENTS AND CREDIT EXTENSION GUIDELINES FOR CREDIT ACCESS BUSINESSES AND PROVIDING A PENALTY.**

**WHEREAS**, certain credit access businesses engage in abusive and predatory lending practices, offering easy money to those members of our community who are in a tight spot with onerous terms and fees; and

**WHEREAS**, the practices of certain access businesses cause members of our community to become trapped in a cycle of short term, high interest loans resulting in large debt and huge payments; and

**WHEREAS**, the Pew Charitable Trusts, in their publication entitled *Payday Lending in America: Who Borrows, Where they Borrow, and Why*, (July 2012), wrote that “payday loans are sold as two-week credit products that provide fast cash, but borrowers are actually indebted for an average of five months per year.” The report further noted that “on average, a borrower takes out eight loans of \$375 each per year and spends \$520 on interest;” and

**WHEREAS**, the Pew Charitable Trusts, in their publication entitled *Payday Lending in America: Who Borrows, Where they Borrow, and Why*, (July 2012), also noted: “How much borrowers spend on loans depends heavily on the fees permitted by their state. The same \$500 storefront loan would generally cost about \$55 in Florida, \$75 in Nebraska, \$87.50 in Alabama, and \$100 in Texas, even if it were provided by the same national company in all those states. Previous research has found that lenders tend to charge the maximum permitted in a state;” and

**WHEREAS**, the Pew Charitable Trusts, in their publication entitled *Payday Lending in America: Who Borrows, Where they Borrow, and Why*, (July 2012), also stated that “the vast majority of borrowers use the loans on a long-term basis, not temporary one. Thus it seems that the payday loan industry is selling a product few people use as designed and that imposes debt that is consistently more costly and longer lasting than advertised;” and

**WHEREAS**, the Community Financial Services Association of America (CFSA), the national trade association for companies that offer small dollar, short-term loans or payday advances includes the following in the “Member Best Practices” as listed on its Internet site (<http://cfsaa.com/cfsa-member-best-practices.aspx>): “Members shall not allow customers to rollover a payday advance (the extension of an outstanding advance by payment of only a fee) unless expressly authorized by state law, but in such cases where authorized will limit rollovers to four or the state limit, whichever is less.” The need for consumer understanding was also outlined on this website: “A contract between a member and the customer must fully outline the terms of the payday advance

transaction. Members agree to disclose the cost of the service fee both as a dollar amount and as an annual percentage rate (“APR”);” and

**WHEREAS**, the Center for Responsible Lending, a non-profit, non-partisan organization, states on its internet site (<http://www.responsiblelending.org/other-consumer-loans/tools-resources/fast-facts.html>) that: “car title loans are based on the value of a borrower’s car - the ability to repay the loans is not factor in the lending decision...”; “loan rates for a car title are typically 20-30 times that of rates charged by credit card issuers...”; “the average car title customer renews their loan 8 times...”; and, “on a \$500 title loan, this average customer will pay back \$650 in interest over eight months; the principal borrowed will be in addition;” and

**WHEREAS**, lenders hold onto the motor vehicle title and when borrowers cannot continue to pay the fees, they can lose their vehicles, which can drastically affect the borrower’s means of transportation for work and other essential household functions.

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

**Section 1.** That all matters stated in the preamble are hereby found to be true and correct and are incorporated herein by reference as if copied in their entirety.

**Section 2. Chapter 12, Article VII - CREDIT ACCESS BUSINESSES**

**12-221- Short Title and Purpose.**

(a) This article may be known and cited as “Credit Access Businesses Regulation.”

(b) The purpose of this article is to protect the welfare of the citizens of the City of Hurst by monitoring credit access businesses in an effort to reduce abusive and predatory lending practices. To this end, this article establishes a registration program for credit access businesses, imposes restrictions on extensions of consumer credit made by credit access businesses, and imposes recordkeeping requirements on credit access businesses.

**12-222- Definitions.**

As used in this chapter:

- (1) **CERTIFICATE OF REGISTRATION** means a certificate of registration issued by the director under this article to the owner or operator of a credit access business.
- (2) **CONSUMER** means an individual who is solicited to purchase or who purchases the services of a credit access business.
- (3) **CONSUMER’S LANGUAGE OF PREFERENCE** is the language the consumer understands best.

- (4) CREDIT ACCESS BUSINESS has the meaning given that term in Section 393.601 of the Texas Finance Code, or successor section.
- (5) DEFERRED PRESENTMENT TRANSACTION has the meaning given that term in Section 393.601 of the Texas Finance Code, or successor section.
- (6) DIRECTOR means the City Manager or Designee directed to enforce and administer this chapter.
- (7) EXTENSION OF CONSUMER CREDIT has the meaning given that term in Section 393.001 of the Texas Finance Code, or successor section.
- (8) MOTOR VEHICLE TITLE LOAN has the meaning given that term in Section 393.601 of the Texas Finance Code, or successor section.
- (9) PERSON means any individual, corporation, organization, partnership, association, financial institution, or any other legal entity.
- (10) REGISTRANT means a person issued a certificate of registration for a credit access business under this chapter and includes all owners and operators of the credit access business identified in the registration application filed under this chapter.
- (11) STATE LICENSE means a license to operate a credit access business issued by the Texas Consumer Credit Commissioner under Chapter 393, Subchapter G of the Texas Finance Code, or successor section.

### **12-223- Violations; Penalty**

- (a) A person who violates a provision of this chapter, or who fails to perform an act required of the person by this chapter, commits an offense. A person commits a separate offense for each and every violation relating to an extension of consumer credit, and for each day during which a violation is committed, permitted, or continued.
- (b) An offense under this chapter is punishable by a fine of not more than \$500.
- (c) A culpable mental state is not required for the commission of an offense under this Article VII of Chapter 12 of the Hurst Code of City Ordinances and need not be proved.
- (d) The penalties provided for in Subsection (b) are in addition to any other remedies that the city may have under city ordinances and state law.

**12-224- Defenses**

It is an affirmative defense to prosecution under this article that at the time of the alleged offense the person was not required to be licensed by the state as a credit access business under Chapter 393, Subchapter G, of the Texas Finance Code.

**12-225- Registration Required**

- (a) A person commits an offense if the person acts, operates, or conducts businesses as a credit access business without a valid certificate of registration.
- (b) A certificate of registration is required for each physically separate credit access business.

**12-226- Registration Application**

- (a) To obtain a certificate of registration for a credit access business, a person must submit an application on a form provided for that purpose to the director. The application must contain the following:
  - (1) The name, street address, mailing address, facsimile number, email address and telephone number of the applicant.
  - (2) The business or trade name, street address, mailing address, facsimile number, email and website address and telephone number of the credit access business.
  - (3) The names, street addresses, mailing addresses, email addresses and telephone numbers of all owners of the credit access business, and the nature and extent of each person's interest in the credit access business.
  - (4) A copy of a current, valid state license held by the credit access business pursuant to Chapter 393, Subchapter G of the Texas Finance Code.
  - (5) A copy of a current, valid certificate of occupancy showing that the credit access business is in compliance with the City of Hurst Code.
  - (6) A non-refundable application fee of twenty-five dollars (\$25.00).
- (b) An applicant or registrant shall notify the director within 45 calendar days after any material change in the information contained in the application for a certificate of registration, including, but not limited to, any change of address, including email and website addresses and telephone number(s) and any change in the status of the state license held by the applicant or registrant.

**12-227- Issuance and Display of Certificate of Registration; Presentment upon Request.**

(a) The director shall not issue to the applicant a certificate of registration until a completed application under Section 12-226 is received and approved.

(b) A certificate of registration issued under this section must be conspicuously displayed to the public in the credit access business. The certificate of registration must be presented upon request to the director or any peace officer for examination.

(c) Denial of Application or Revocation of Registration.

(1) An application may be denied for failure to comply with the requirements of this Article, city ordinances or state or federal law.

(2) A registration may be revoked for failure to comply with the requirements of this Article, city ordinances or state or federal law.

(3) Appeal. The denial of an application or the revocation of registration may be appealed to the City Manager.

**12-228- Expiration and Renewal of Certificate of Registration.**

(a) A certificate of registration expires on the earliest of:

(1) One year after the date of issuance; or

(2) The date of revocation, suspension, surrender, expiration without renewal, or other termination of the registrant's state license.

(b) A certificate of registration may be renewed by making application in accordance with Section 12-226. A registrant shall apply for renewal at least thirty (30) days before the expiration of the registration.

**12-229- Non-transferability.**

A certificate of registration for a credit access business is not transferable.

**12-230- Maintenance of Records.**

(a) A credit access business shall maintain a complete set of records of all extensions of consumer credit arranged or obtained by the credit access business, which must include the following information:

(1) The name and address of the consumer.

(2) The principal amount of cash actually advanced.

- (3) The length of the extension of consumer credit, including the number of installments and renewals.
  - (4) The fees charged by the credit access business to arrange or obtain an extension of consumer credit; and
  - (5) The documentation used to establish a consumer's income under Section 12-230 of this ordinance.
  - (6) If applicable, the documentation described in Section 12-232 for persons unable to read an agreement or extension.
- (b) A credit access business shall maintain a copy of each written agreement between the credit access business and a consumer evidencing an extension of a consumer credit (including, but not limited to, any refinancing or renewal granted to the consumer).
- (c) A credit access business shall maintain copies of all quarterly reports filed with the Texas Consumer Credit Commissioner under Section 393.627 of the Texas Finance Code.
- (d) The records required to be maintained by a credit access business under this section must be retained for at least three years.
- (e) The records required to be maintained by a credit access business under this section must be made immediately available for inspection by the city upon request during the usual and customary business hours of the credit access business.

#### **12-231- Restriction on Extension of Consumer Credit.**

- (a) The cash advanced under an extension of consumer credit that a credit access business obtains for a consumer or assists a consumer in obtaining in the form of a deferred presentment transaction may not exceed twenty percent (20%) of the consumer's gross monthly income.
- (b) The cash advanced under an extension of consumer credit that a credit access business obtains for a consumer or assists a consumer in obtaining in the form of a motor vehicle title loan may not exceed the lesser of:
- (1) Three percent (3%) of the consumer's gross annual income; or
  - (2) seventy percent (70%) of the current retail value of the motor vehicle.
- (c) A credit access business shall use a paycheck or other documentation establishing income to determine a consumer's income.
- (d) An extension of consumer credit that a credit access business obtains for a consumer or assists a consumer in obtaining and that provides for repayment in installments may not be

payable in more than four installments. Proceeds from each installment must be used to repay at least twenty-five percent (25%) of the principal amount of the extension of consumer credit. An extension of consumer credit that provides for repayment in installments may not be refinanced or renewed.

(e) An extension of consumer credit that a credit access business obtains for a consumer or assists a consumer in obtaining and that provides for a single lump sum repayment may not be refinanced or renewed more than three (3) times. Proceeds from each refinancing or renewal must be used to repay at least twenty-five percent (25%) of the principal amount of the original extension of consumer credit.

(f) For purposes of this section, an extension of consumer credit that is made to a consumer within seven (7) days after a previous extension of consumer credit has been paid by the consumer will constitute a refinancing or renewal.

### **12-232- Requirement of Consumer Understanding of Agreement.**

(a) Every agreement between the credit access business and a consumer evidencing an extension of consumer credit (including, but not limited to, any refinancing or renewal granted to the consumer), must be written in the consumer's language of preference. Every credit access business location must maintain on its premises, to be available for use by consumers, agreements in the English and Spanish languages.

(b) For every consumer who cannot read, every agreement between the credit access business and a consumer evidencing an extension of consumer credit (including, but not limited to, any refinancing or renewal granted to the consumer) must be read to the consumer in its entirety in the consumer's language of preference, prior to the consumer's signature.

(c) For every consumer who cannot read, every disclosure and notice required by law must be read to the consumers in its entirety in the consumer's language of preference, prior to the consumer's signature.

### **12-233- Referral to Consumer Credit Counseling.**

A credit access business shall provide a form, to be prescribed by the Director, to each consumer seeking assistance in obtaining an extension of consumer credit which references non-profit agencies that provide financial education and training programs and agencies with cash assistance programs. The form will also contain information regarding extensions of consumer credit, and must include the information required by 12-230(a)(1)-(5) of this ordinance specific to the loan agreement with the consumer. If the Director has prescribed a form in the consumer's language of preference, the form must be provided in the consumer's language of preference.

### **Section 12-234 through 12-245 Reserved**

**Section 3.** Should any article, section, part, paragraph, sentence, phrase, clause, or word of this ordinance, for any reason be held illegal, inoperative, or invalid, or if any exception to or limitation upon any general provision herein contained be held to be unconstitutional or invalid or ineffective, the remainder shall, nevertheless, stand effective and valid as if it had been enacted and ordained without the portion held to be illegal, inoperative, unconstitutional, invalid, or ineffective.

**Section 4.** 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 Five Hundred Dollars (\$500.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

**Section 5.** This ordinance shall become effective and shall be in full force and effect from and after the final date of passage and adoption by the City Council of the City of Hurst, Texas and following publication as provided by law.

**AND SO IT IS ORDERED:**

PASSED on the first reading on the \_\_\_ day of \_\_\_\_\_, 2016 by a vote of \_\_ to \_\_

PASSED on the second reading on the \_\_\_ day of \_\_\_\_\_, 2016 by a vote of \_\_ to \_\_

**CITY OF HURST**

ATTEST:

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

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

APPROVED AS TO FORM:

\_\_\_\_\_  
John F. Boyle, Jr. City Attorney

City Council Staff Report

<p>SUBJECT: Consider approval of Resolution 1655 authorizing the Local Project Advance Funding Agreement for the Green Ribbon Landscape Improvements Project</p>	
<p>Supporting Documents:</p>	
<p>Resolution 1655</p>	<p>Meeting Date: 9/27/2016            Department: Community Services            Reviewed by: Allan Heindel            City Manager Review:</p>
<p>Background/Analysis:</p>	
<p>The Texas Department of Transportation (TXDOT) Green Ribbon Landscape Improvement Program is designed to help mitigate the effects of air pollution by planting trees, plants, and other landscaping on the state highway system. The City has previously received grants under this program for the Plainview Landscaping Project and the Highway 10 medians between Holder Circle and Bell Helicopter Boulevard. In April 2016, the City of Hurst submitted an application and was awarded a grant under this program, in the amount of \$766,000, for landscape improvements in the Highway 10 medians east of Highway 820/183 to Precinct Line Road.</p> <p>To officially begin the project, TXDOT requires that the City Council approve a resolution that authorizes a project specific interlocal agreement called the Local Project Advance Funding Agreement (AFA). Per the AFA, the grant will not cover expenses related to design, concrete testing, daily professional engineering supervision, and hardscape construction (benches, concrete pads, etc.); however, it will cover \$766,000 worth of site work, trees, shrubs, ground cover, and irrigation.</p>	
<p>Funding and Sources:</p>	
<p>The funding impact is carried in the contract with Kimley-Horn for design and engineering services at \$87,045, and at the time the project is let for construction, it is estimated that the City's share will be approximately \$21,000.</p>	

Recommendation:

It is recommended that the City Council approve Resolution 1655 authorizing the Local Project Advance Funding Agreement for the Green Ribbon Landscape Improvements Project.

**RESOLUTION 1655**

**A RESOLUTION APPROVING THE LOCAL PROJECT ADVANCE FUNDING AGREEMENT BETWEEN TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) AND THE CITY OF HURST, FOR THE DESIGN AND INSTALLATION OF THE GREEN RIBBON LANDSCAPE IMPROVEMENTS ON THE HIGHWAY 10 MEDIANS FROM EAST OF SH-183 TO PRECINCT LINE ROAD**

**WHEREAS**, the City of Hurst desires to proceed with the design and installation of landscape improvements in the Highway 10 medians from east of SH-183 to Precinct Line Road; and,

**WHEREAS**, the City of Hurst desires to enter into a Local Project Advance Funding Agreement with the Texas Department of Transportation (TXDOT).

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

Section 1. **THAT** the Local Project Advance Funding Agreement between TXDOT and the City of Hurst for the purpose of the design and installation of landscape improvements, in the Highway 10 medians from east of SH-183 to Precinct Line Road, is hereby approved.

**AND IT IS SO RESOLVED.**

Passed by a vote of \_\_\_\_\_ to \_\_\_\_\_ on this the \_\_\_\_\_ day of \_\_\_\_\_ 2016.

**ATTEST:**

**CITY OF HURST**

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

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

**APPROVED AS TO FORM AND LEGALITY:**

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

City Council Staff Report

<p>SUBJECT: Consider authorizing the city manager to enter into an Agreement with Kimley-Horn and Associates, Inc., to provide the design and engineering services for the Green Ribbon Landscape project</p>	
<p>Supporting Documents:</p>	
	<p>Meeting Date: 9/27/2016</p> <p>Department: Community Services</p> <p>Reviewed by: Allan Heindel</p> <p>City Manager Review:</p>
<p>Background/Analysis:</p>	
<p>The Texas Department of Transportation (TXDOT) Green Ribbon Landscape Improvement Program is designed to help mitigate the effects of air pollution by planting trees, plants, and other landscaping on the state highway system. The City has previously received grants under this program for the Plainview Landscaping Project and the Highway 10 medians between Holder Circle and Bell Helicopter Boulevard. In April 2016, the City of Hurst submitted an application and was awarded a grant under this program, in the amount of \$766,000, for landscape improvements, in the Highway 10 medians east of Highway 820/183 to Precinct Line Road.</p> <p>The grant will not cover expenses related to design, concrete testing, daily professional engineering supervision, and hardscape construction (benches, concrete pads, etc.); however, it will cover \$766,000 worth of site work, trees, shrubs, ground cover, and irrigation.</p> <p>The City of Hurst has selected Kimley-Horn and Associates, Inc., to serve as the Landscape Architect, to design and engineer the landscape improvements according to TXDOT requirements based on their previous experience on similar projects. Staff received a proposal from Kimley-Horn and Associates, Inc., which includes landscape design, contract administration, cost estimation, and engineering oversight.</p>	

Funding and Sources:

The total amount needed for landscape design services is \$87,045 (includes a 5% contingency). Funding for this project has been identified within the Special Projects Fund.

Recommendation:

It is recommended that the City Council authorize the city manager to enter into an Agreement with Kimley-Horn and Associates, Inc., to provide the design and engineering services for the Highway 10 Green Ribbon Grant Project, in the amount of \$87,045, with funding from the Special Projects Fund.

City Council Staff Report

SUBJECT: Consider authorizing City Manager to hire Catalyst Commercial Inc. to complete a Redevelopment Plan.

Supporting Documents:

Agreement to be provided at meeting

Meeting Date: 9/27/2016

Department: Economic Development

Reviewed by: Steve Bowden

City Manager Review:

Background/Analysis:

As a part of the Strategic Vision for 2016/17, Hurst City Council identified the need for concentrated economic development focus. Strategic Priority One was the need for creation of a redevelopment plan that would help identify and detail the highest and best use of properties while also reviewing zoning and infrastructure. The Redevelopment Plan that this request covers will detail those things. The Plan will analyze and evaluate the area findings and create a specific plan that makes recommendations for the highest and best use. Catalyst Commercial has worked with over 60 Cities doing similar planning projects. They met with City Council regarding the planning process that will include stakeholder meetings with representatives from area subdivisions and the business community.

Funding and Sources:

The funding for this has been set aside in Special Projects in the 2016/17 Budget.

Recommendation:

Staff recommends the City Council authorize the City Manager to hire Catalyst Commercial Inc. to complete a Redevelopment Plan at a cost not to exceed \$65,000.

## **Future Event Calendar**

**September 27, 2016**

<b>DATE AND TIME</b>	<b>ACTIVITY</b>
Tuesday, September 27, 2016 6:30 p.m.	Regular City Council Meeting City Council Chambers
October 4, 2016 5:30 p.m. – 8:00 p.m.	National Night Out Hurst Community Park
Tuesday, October 11, 2016 6:30 p.m.	Regular City Council Meeting City Council Chambers
Tuesday, October 25, 2016 6:30 p.m.	Regular City Council Meeting City Council Chambers
Tuesday, November 8, 2016 6:30 p.m.	Regular City Council Meeting City Council Chambers
Tuesday, November 22, 2016 6:30 p.m.	Regular City Council Meeting City Council Chambers