

**Minutes
Hurst City Council
Work Session
Tuesday, April 24, 2018**

On the 24th day of April 2018, at 5:30 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at Hurst City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Richard Ward)	Mayor
Henry Wilson)	Mayor Pro Tem
Bill McLendon)	Councilmembers
Nancy Welton)	
Larry Kitchens)	
David Booe)	
Trasa Cobern)	
Clay Caruthers)	City Manager
Allan Heindel)	Deputy City Manager
John Boyle)	City Attorney
Rita Frick)	City Secretary
Steve Bowden)	Executive Director of Economic Development
Kara McKinney)	Public Information Officer

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

I. Informational Items

II. Discussion of Agenda Item(s) 5 and 6

Conduct a public hearing to consider SP-18-02 Provision at North Valentine, a site plan for Lot AR, B, and C, Block 1, Meyers Park Addition, being 5.67 acres located at 225, 237, 241 W. Bedford Euleess Road

Consider Ordinance 2386, first reading, to consider SP-18-02 Provision at North Valentine, a site plan for Lot AR, B, and C, Block 1, Meyers Park Addition, being 5.67 acres located at 225, 237, 241 W. Bedford Euleess Road

Executive Director of Planning and Development Michelle Lazo briefed Councilmembers on the proposed site plan noting the current zoning of mixed use planned development for the 5.67 acres for the development and the single-family property to the south will be maintained vacant with a drainage and utility easement utilized for a detention pond on the southeast side. City Manager Clay Caruthers noted there will be a developers agreement to be considered regarding the detention pond at platting. Ms. Lazo stated the applicant is planning to demolish the existing retail center at 241 W. Bedford-Euleess Road and develop

a gated multi-family community with 96 units, a club house, swimming pool and playground area. She noted the property faces Bedford-Euleess Road, with no access to Valentine Street, and reviewed the access points. The buildings are two-story with one and two bedroom units. She stated they will try to maintain existing trees, but will mitigate some, and are exceeding landscape requirements. Ms. Lazo reviewed the lighting plans, decorative lighting plans, and elevations noting Juliet balconies, masonry materials including brick, stone and stucco, and fencing materials. Councilmember Kitchens noted a typo on the landscape plan of Olive Street referenced as Bedford-Euleess Road. Gardner Capital representative John Palmer provided an additional overview of the application noting the changes in density, but the quality remains the same as first proposed. He noted the reduced number of units, reviewed HUD requirements, and a favorable line of sight for the neighbors. He reiterated that Gardner Capital wants a long-term partnership with the City to rehab existing units and reviewed residency requirements, the traffic study and his belief this is favorable project for the City. He believes most students, living in the multi-family community, that would attend the area schools, currently live in the area.

III. Discussion of Agenda Item(s) 7

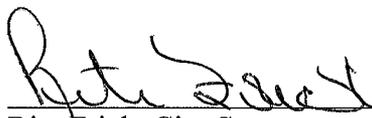
Consider Replat P-18-01 Woodcrest Addition, a replat of Lot 9 to Lot 9R, Block 8 Woodcrest Addition Section 4, being .21 acre located at 1429 Woodway Drive

Executive Director of Planning and Development Michelle Lazo briefed Councilmembers on the proposed replat noting the remnant parcels remaining from the North Tarrant Express project were deeded back to the City. She stated the referenced lot is still viable for a single-family home and the City had the property appraised and plans to sell the lot through an open bidding process.

IV. Adjournment – The meeting adjourned at 6:20 p.m.

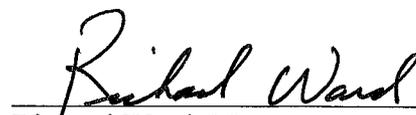
APPROVED this the 8th day of May 2018.

ATTEST:



Rita Frick, City Secretary

APPROVED:



Richard Ward, Mayor