

**WORK SESSION AGENDA OF THE CITY COUNCIL OF HURST, TEXAS  
CITY HALL, 1505 PRECINCT LINE ROAD  
FIRST FLOOR CONFERENCE ROOM  
TUESDAY, MAY 28, 2019 – 5:30 P.M.**

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**I. Call to Order**

**II. Informational Items**

) Discussion and Legislative Update

**III. Discussion of Agenda Item(s) 3**

Consider approval of land survey funding for the Animal Shelter and Adoption Center Project

**Kyle Gordon**

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

Consider review and recommendation to the city manager amending residential permit fees

**Michelle Lazo**

**V. Discussion of Agenda Item(s) 5 and 6**

Conduct a public hearing to consider SP-19-02 Murphy Express, a site plan for a portion of Lot 2R1, Block 2 Woodbridge Plaza Addition, being 2.27 acres located at 400 Grapevine Highway

Consider Ordinance 2415, first reading, SP-19-02 Murphy Express, a site plan for a portion of Lot 2R1, Block 2 Woodbridge Plaza Addition, being 2.27 acres located at 400 Grapevine Highway

**Michelle Lazo**

**VI. Discussion of Agenda Item(s) 7 and 8**

Conduct a public hearing to consider Z-19-01 Shady Oaks, a zoning change from MU-PD to R1-PD with a site plan for Lot 2R2, Block A, Shady Oaks Addition, being .62 acre located at 1244 Hurstview Drive

Consider Ordinance 2416, first reading, Z-19-01 Shady Oaks, a zoning change from MU-PD to R1-PD with a site plan for Lot 2R2, Block A, Shady Oaks Addition, being .62 acre located at 1244 Hurstview Drive

**Michelle Lazo**

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

Conduct a public hearing to consider SP-19-03 Park Place Apartments, a site plan revision for Lot B3R, Block 1 K-Mart Plaza Addition, being 7.76 acres located at 621 Arcadia Street

Consider Ordinance 2417, first reading, SP-19-03 Park Place Apartments, a site plan revision for Lot B3R, Block 1 K-Mart Plaza Addition, being 7.76 acres located at 621 Arcadia Street

**Michelle Lazo**

**VIII. Discussion of Agenda Item(s) 11**

Consider P-19-01 Canaan Center Addition, a replat of Lot 1 to Lot 1R, Block 1 Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway

**Michelle Lazo**

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

Discussion and Consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue Certificates of Obligation, including the adoption of Resolution 1735 pertaining thereto

**Clayton Fulton**

**X. Discussion of Agenda Item(s) 13**

Consider Resolution 1736 denying Oncor's application to increase electric rates

**Clayton Fulton**

**XI. Discussion of Agenda Item(s) 14**

Consider authorizing the city manager to enter into a Purchase Agreement with GT Distributors to purchase Glock pistols and related equipment

**Billy Keadle**

**XII. Adjournment**

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

This the 24<sup>th</sup> day of May 2019, 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, MAY 28, 2019**

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**AGENDA:**

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

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

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**CALL TO ORDER**

**INVOCATION (Councilmember David Booe)**

**PLEDGE OF ALLEGIANCE**

**PERSON(S) TO BE HEARD**

1. Presentation by Hurst-Eules-Bedford Independent School District representative on the progress of the HEB Reads! program

**CONSENT AGENDA**

2. Consider approval of the minutes for the May 14, 2019 City Council meetings
3. Consider approval of land survey funding for the Animal Shelter and Adoption Center Project
4. Consider review and recommendation to the city manager amending residential permit fees

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

5. Conduct a public hearing to consider SP-19-02 Murphy Express, a site plan for a portion of Lot 2R1, Block 2 Woodbridge Plaza Addition, being 2.27 acres located at 400 Grapevine Highway
6. Consider Ordinance 2415, first reading, SP-19-02 Murphy Express, a site plan for a portion of Lot 2R1, Block 2 Woodbridge Plaza Addition, being 2.27 acres located at 400 Grapevine Highway
7. Conduct a public hearing to consider Z-19-01 Shady Oaks, a zoning change from MU-PD to R1-PD with a site plan for Lot 2R2, Block A, Shady Oaks Addition, being .62 acre located at 1244 Hurstview Drive

8. Consider Ordinance 2416, first reading, Z-19-01 Shady Oaks, a zoning change from MU-PD to R1-PD with a site plan for Lot 2R2, Block A, Shady Oaks Addition, being .62 acre located at 1244 Hurstview Drive
9. Conduct a public hearing to consider SP-19-03 Park Place Apartments, a site plan revision for Lot B3R, Block 1 K-Mart Plaza Addition, being 7.76 acres located at 621 Arcadia Street
10. Consider Ordinance 2417, first reading, SP-19-03 Park Place Apartments, a site plan revision for Lot B3R, Block 1 K-Mart Plaza Addition, being 7.76 acres located at 621 Arcadia Street

### **PLAT(S)**

11. Consider P-19-01 Canaan Center Addition, a replat of Lot 1 to Lot 1R, Block 1 Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway

### **RESOLUTION(S)**

12. Discussion and Consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue Certificates of Obligation, including the adoption of Resolution 1735 pertaining thereto
13. Consider Resolution 1736 denying Oncor's application to increase electric rates

### **OTHER BUSINESS**

14. Consider authorizing the city manager to enter into a Purchase Agreement with GT Distributors to purchase Glock pistols and related equipment
15. Review of board, commission and committee meeting minutes:
  - ) Animal Services Advisory Committee
  - ) Historical Landmark Preservation Committee
16. Review of upcoming calendar items
17. City Council Reports - Items of Community Interest

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

### **ADJOURNMENT**

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

This 24<sup>th</sup> day of May 2019, by 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

Any item on this posted agenda could be discussed in executive session as long as it is within one of the permitted categories under sections 551.071 through 551.076 and section 561.087 of the Texas Government Code.

**This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at (817) 788-7041 or FAX (817) 788-7054, or call TDD 1-800-RELAY-TX (1-800-735-2989) for information or assistance.**

City Council Staff Report

SUBJECT: Presentation by Hurst-Euless-Bedford Independent School District representative on the progress of the HEB Reads! program

Supporting Documents:

Meeting Date: 5/28/2019  
Department: Community Services  
Reviewed by: Kyle Gordon  
City Manager Review:

Background/Analysis:

Hurst-Euless-Bedford Independent School District representative, Kiera Elledge, requests an opportunity to present a recap of the 4<sup>th</sup> Annual HEB Reads! event, a program designed to prevent "Summer Slide", and present to the City Council the Wayne Williams Library Project of the Year Award.

Funding Sources and Community Sustainability:

There are no required funding sources.

In an effort to remain a vibrant community, the HEB Reads! collaborative initiative addresses the City Council's Strategic Priority for Innovation and Leadership by continually improving the programming offered by the Library.

Recommendation:

This requires no staff recommendation.

**Minutes**  
**Hurst City Council**  
**Work Session**  
**Tuesday, May 14, 2019**

On the 14<sup>th</sup> day of May 2019, at 5:33 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Henry Wilson	)	Mayor
David Booe	)	Mayor Pro Tem
Bill McLendon	)	Councilmembers
Larry Kitchens	)	
Jon McKenzie	)	
Cathy Thompson	)	
Cindy Shepard	)	
Clay Caruthers	)	City Manager
John Boyle	)	City Attorney
Rita Frick	)	City Secretary
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Steve Bowden	)	Executive Director of Economic Development
Greg Dickens	)	Executive Director of Public Works
Steven Niekamp	)	Police Chief
Billy Keadle	)	Assistant Police Chief
Michelle Lazo	)	Executive Director of Planning and Development

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

Work Session items were discussed in the following order: I, II, VII, III, IV and V

**I. Call to Order**

- ) **Informational Items** – City Secretary Rita Frick provided Council copies of Resolution 1731 and 1732 including the May 4, 2019 General and Special Election Official Tabulation Results.
- ) **Discussion and Legislative Update** - City Manager Clay Caruthers provided a brief update of detrimental bills being considered at the state legislature. Noting the passage of a bill requiring a different methodology for calculating building permit fees and that staff may bring an ordinance related to this matter for consideration in the near future. He also requested Council review calendars in anticipation of future work sessions to discuss ordinance updates and zoning.
- ) **Discussion of Animal Shelter, Street Maintenance projects and issuance of General Obligation Bonds and Certificate of Obligations** - City Manager Caruthers briefed

Council on actions moving forward, after the canvass of the bond election, for the purchase of land from TCC Northeast Campus for construction of an animal shelter. He noted staff is still working on a final plan depending upon construction costs. He stated currently the plan is to finance the dog park separately, but it could be financed with the bond proceeds. He stated the tax rate analysis indicates the impact will not be more than 2 cents. Also noted was a possible issuance of certificate of obligations for 1.5 million in street improvements and \$500,000 for Valley View Branch drainage improvements, which is approximately 4/10 of a penny impact.

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

Consider Resolution 1733 declaring expectation to reimburse expenditures with proceeds of future debt.

City Manager Caruthers briefed Council on Resolution 1733 to reimburse expenditures for the animal shelter if funds are spent before the bond issuance. Staff provided a calendar of events for the issuance of the general obligation bonds and certificates of obligation.

**III. Discussion of Agenda Item(s) 13**

Consider approval of an Agreement with Tarrant County for tax collection services for tax years 2019 through 2021.

City Manager Caruthers briefed Council on the proposed agreement with Tarrant County for tax collection services, noting the financial benefits, and this is the first year for the agreement to extend three years at the same rate.

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

Consider authorizing the city manager to enter into an inter-local agreement with the City of Irving.

City Manager Clay Caruthers briefed Council on the proposed Inter-local Purchasing Agreement with the City of Irving, noting Irving currently has a cost effective contract, which will benefit the City.

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

Consider Resolution 1734 waiving the distance requirement established in Section 12-456(a)(4) of the City of Hurst Code of Ordinances.

This item was not discussed in work session.

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

Consider authorizing the city manager to enter into a contract for sealing various streets with High Density Mineral Bond (HA5) material with a four year renewal option.

City Manager Clay Caruthers, Assistant City Manager Clayton Fulton, and Executive Director of Public Works Greg Dickens briefed Council on the contract for sealing various streets with High Density Mineral Bond (HA5) material with a four year renewal option. Staff reviewed current street maintenance practices and the benefits of adding the HA5 program as an intermediate maintenance program to stretch the life of the street and have a

better return on the dollar. Discussion ensued regarding the necessity to close the street overnight and methods of notification to the residents. Andale Construction representative Caleb Fisk, reviewed the company's customer service philosophy, notification process and towing policy. Councilmember Kitchens suggested adding another notification from the City before the notice is sent by Andale Construction.

**EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, Authorized by Tex. Government Code Section 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City and to reconvene in Open Session at the conclusion of the Executive Session.**

Councilmember Shepard did not attend the Executive Session.

Mayor Wilson recessed the meeting to Executive Session at 6:11 p.m. pursuant to the provisions of the Texas Open Meetings Law, authorized by Tex. Government Code Section 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City and reconvened Open Session at 6:21 p.m.

**VII. Adjournment – The meeting adjourned at 6:21 p.m.**

**APPROVED** this the 28<sup>th</sup> day of May 2019.

**ATTEST:**

**APPROVED:**

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Rita Frick, City Secretary

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Henry Wilson, Mayor

**City Council Minutes**  
**Tuesday, May 14, 2019**

On the 14<sup>th</sup> day of May 2019, 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:

Henry Wilson	)	Mayor
David Booe	)	Mayor Pro Tem
Bill McLendon	)	Councilmembers
Larry Kitchens	)	
Jon McKenzie	)	
Cathy Thompson	)	
Cindy Shepard	)	
Clay Caruthers	)	City Manager
John F. Boyle	)	City Attorney
Rita Frick	)	City Secretary
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Billy Keadle	)	Assistant Police Chief
Greg Dickens	)	Executive Director of Public Works
Steve Bowden	)	Executive Director of Economic Development
Michelle Lazo	)	Executive Director of Planning and Community 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 Larry Kitchens gave the Invocation.

The Pledge of Allegiance was given.

**CANVASS OF ELECTION**

1. Consider Resolution 1731 Canvassing the May 4, 2019 General Election

Councilmember Booe moved to approve Resolution 1731. Motion seconded by Councilmember Kitchens. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, McKenzie, Thompson and Shepard  
No: None

2. Consider all matters incident and related to the canvassing of returns and declaring the results of a bond election held on May 4, 2019, including the passage and adoption of Resolution 1732 canvassing said returns and declaring the results of said election.

Councilmember Thompson moved to approve Resolution 1732 canvassing the bond election results. Motion seconded by Councilmember McKenzie. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, McKenzie, Thompson and Shepard  
No: None

### **INAUGURATION OF OFFICIALS**

3. Presentation of Certificates of Election – Mayor Wilson presented Certificates of Elections to David Booe, Larry Kitchens and Jon McKenzie.
4. Oath of Office for Elected Officials – City Secretary Rita Frick administered the Oath of Office to Councilmembers David Booe, Larry Kitchens and Jon McKenzie.

Councilmembers Booe, Kitchens and McKenzie introduced their family and friends in attendance and Mayor Wilson recognized former Mayor Richard Ward and former Councilmember Trasa Cobern who attended.

5. Election of Mayor Pro Tem

Councilmember Booe moved to nominate Councilmember Kitchens for Mayor Pro Tem. Motion seconded by Councilmember Shepard. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, McKenzie, Thompson and Shepard  
No: None

### **PRESENTATION(S)**

6. Proclamation recognizing National Small Business Week. Councilmember Cindy Shepard read and presented the Proclamation recognizing National Small Business Week to Better Business Bureau Fort Worth Regional Director Amy Razor.
7. Presentation of certificates of recognition for the 2019 City of Hurst 101 Citizen's Academy Class.

Assistant City Manager Malaika Marion Farmer introduced Shelly Klein who reviewed the Hurst 101 Citizen's Academy program and introduced Valedictorian of the Hurst 101 Citizen's Academy Class, Bobby Grigsby. Mr. Grigsby thanked the Council for implementing the program and noted several highlights for the participants.

Mayor Wilson recognized the following graduates: Joe Boyd, Bob Centracco, David Cole, Brad Cunningham, Robby Gordon, Bobby Grigsby, Stephen Manson, Roger Marsh, Marie Perry, Steve Ruiz, Andrea Taylor, Taylor Thorns, Michelle Waldron and Gail Wilson.

### **CONSENT AGENDA**

8. Considered approval of the minutes for the April 23, 2019 City Council meetings.
9. Considered approval of Ordinance 2413, second reading, to vacate and abandon a 5-foot portion of a 10-foot wide Utility Easement platted as part of Lot 10, Block 8, of the Chisholm Trail Estates Addition.
10. Considered Ordinance 2414, second reading, SP-19-01, a site plan for Lot 5R, Block 1, Shops at Hurst Addition, Phase II, being .49 acre located at 760 W. Pipeline Road.
11. Considered Ordinance 2408, second reading, creating one way streets adjacent to certain schools in the City of Hurst.
12. Considered Resolution 1733 declaring expectation to reimburse expenditures with proceeds of future debt.
13. Considered approval of an Agreement with Tarrant County for tax collection services for tax years 2019 through 2021.
14. Considered authorizing the city manager to enter into an inter-local agreement with the City of Irving.

Councilmember Kitchens moved to approve the consent agenda. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, McKenzie, Thompson and Shepard  
No: None

### **RESOLUTION(S)**

15. Considered Resolution 1734 waiving the distance requirement established in Section 12-456(a)(4) of the City of Hurst Code of Ordinances.

City Manager Caruthers stated contingent upon the bond passage, and several other items, a letter of intent was signed for land selected at TCC Northeast Campus adjacent to the Oncor easement and gas wells. He noted the City's gas well ordinance has a no build clause within 300 feet and 600 feet that can be waived. Part of the requirement of the land acquisition allows construction within 600 feet, but not within the 300 foot zone. He stated an environmental study was conducted and the report indicated the site is buildable with minor recommendations that will be addressed during construction. He stated Resolution 1734 keeps the ball rolling for a date of August 31, 2019 to have the land

acquired.

Councilmember Shepard moved to approve Resolution 1734 waiving the Distance Requirement established in Section 12-456(a)(4) of the City of Hurst Code of Ordinances. Motion seconded by Councilmember McLendon. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, McKenzie, Thompson and Shepard  
No: None

City Manager Caruthers clarified this action is specific to this property. Mayor Wilson also noted the action required approval of a super majority of the Council and passed unanimously.

### **OTHER BUSINESS**

16. Considered authorizing the city manager to enter into a contract for sealing various streets with High Density Mineral Bond (HA5) material with a four year renewal option.

City Manager Caruthers stated the City Council geared up for an aggressive street project in the last budget. He reviewed staff's approach to street maintenance utilizing overlay and reconstruction with cooperation from the County. He stated the proposed contract for High Density Mineral Bond (HA5) is another beneficial tool for street maintenance. Executive Director of Public Works Greg Dickens reviewed the product qualities including extending the life of asphalt pavement and provides a highly durable cover for the asphalt surface that resists oxidative deterioration and thereby interrupts and resets the deterioration. He explained other cities have utilized the product and it has performed well. Mr. Dickens explained the product application will not allow road vehicle traffic for 24 hours. He stated this is a sole source bid with a cost of \$3.51 per square yard. The contract is for twelve (12) months, and with the City's option, the contract can be renewed for four (4) additional twelve (12) month periods. In response to Councilmembers' questions, City Manager Caruthers reviewed the proposed resident notification process and the current practices used during the overlay process. Also noted is the City's full index of street conditions that will be utilized to target needed repairs. He stated conservatively, the cost for the product is comparable to other products, but extends the life of the street. He noted the upcoming proposed certificate of obligations for \$2 million for street and drainage repairs. Staff noted a proposed project start date of June 3, 2019.

Councilmember McKenzie moved to authorize the city manager to enter into a contract with Andale Construction, Inc., for the 2019 High Density Mineral Bond Seal Improvements, in the amount of \$175,500.00, with a contingency of \$17,500.00, for a total amount not to exceed \$193,000.00. This annual contract can be renewed at the City's option for four additional years. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, McKenzie, Thompson and Shepard  
No: None

17. Review of upcoming calendar items – City Manager Caruthers reviewed the calendar items noted in the agenda packet.
18. City Council Reports - Items of Community Interest

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

Mayor Wilson recognized Denise Fields, 501 Oak Park Drive who expressed excitement about the new animal shelter and suggested several fund raising opportunities to encourage citizen involvement.

**EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, Authorized by Tex. Government Code Section Code Section 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City and to reconvene in Open Session at the conclusion of the Executive Session,**

Mayor Wilson did not recess to Executive Session noting the Executive Session earlier during work session.

Councilmember Shepard left the meeting at 7:24 p.m.

19. Take any and all action ensuing from Executive Session.

Mayor Wilson noted Councilmember Shepard recused herself from the earlier executive session item and this item due to a conflict.

Councilmember Kitchens noted recent pop-up events and the dedication of a portion of the Bellaire Shopping Center for arts and classes. He noted Council's desire for a possible arts district in this area and Councilmember Shepard's involvement with the arts.

Councilmember Kitchens moved to approve an operating agreement between the City of Hurst, Central Arts and A&S Properties. Motion seconded by Councilmember Thompson. Motion prevailed by the following vote:

Ayes: Councilmembers McLendon, Booe, Kitchens, McKenzie and Thompson  
No: None

**ADJOURNMENT**

The meeting adjourned at 7:26 p.m.

**APPROVED** this the 28<sup>th</sup> day of May 2019.

**ATTEST:**

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

**APPROVED:**

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

City Council Staff Report

SUBJECT: Consider Approval of land survey funding for the Animal Shelter and Adoption Center Project

Supporting Documents:

Meeting Date: 5/28/2019  
Department: Community Services  
Reviewed by: Kyle Gordon  
City Manager Review:

Background/Analysis:

During the past two years, Staff has worked to develop a strategic plan to address the future of the animal services program. Part of the initial site selection for the future facility involved surveying the prospective land for further evaluation. After an extensive site selection process, an offer was made to purchase a 7.4-acre tract at the Tarrant County College Northeast Campus.

To continue with the land acquisition, the surveyor, Prism Surveys, Inc., will need to plat the land in accordance with the Letter of Intent. Furthermore, the company will play a crucial role in the development of the building and future dog park designs. The total surveying costs will not exceed \$50,000 but requires City Council approval. In an effort to keep the project on schedule, a recommendation is made to authorize the total funds to complete the surveying studies related to the project.

Funding Sources and Community Sustainability:

Funding has been identified within the Special Projects Fund.

In an effort to remain a vibrant community this project addresses the City Council's Strategic Priorities for Infrastructure, Redevelopment, and Public Safety by developing a comprehensive design package for the City's future Animal Shelter and Adoption Center.

Recommendation:

It is recommended that the City Council authorize the city manager to fund the land survey study for a total amount not to exceed \$50,000.

City Council Staff Report

SUBJECT: Review and make recommendations regarding updates to the City of Hurst Building Permit Fee Schedule related to the construction or improvement of a residential dwelling unit

Supporting Documents:

Meeting Date: 5/28/2019  
 Department: Development  
 Reviewed by: Michelle Lazo  
 City Manager Review:

Background/Analysis:

Texas House Bill 852 passed and is waiting the Governor’s signature. The bill reads as follows:

Sec. 214.907. PROHIBITION OF CERTAIN VALUE BASED PERMIT AND INSPECTION FEES.

- (a) In determining the amount of a building permit or inspection fee required in connection with the construction or improvement of a residential dwelling unit, a municipality may not consider:
  - (1) The value of the dwelling; or
  - (2) The cost of construction or improving the dwelling
  
- (b) A municipality may not require the disclosure of information related to the value of or cost of constructing or improving a residential dwelling as a condition of obtaining a building permit except as required by the Federal Emergency Management Agency for participation in the National Flood Insurance Program.

Based on this information the City has consulted with Bedford, Euless, and North Richland Hills and will need to amend our fee schedule for remodels of single-family homes. Currently the fee for new construction of residential structures is \$1.00 per sq. ft. The City is planning to change the remodel fees from the current value-based price structure to .80 per sq. ft. of the remodeled area.

The Code Appeals and Advisory Board is scheduled to meet prior to the May 28, 2019 City Council meeting. Staff will review their recommendation with the Council during the May 28, 2019 City Council work session.

Funding Sources and Community Sustainability:

The financial impact will be determined by the number and type of permits issued in any given year. Staff will evaluate and monitor the impact of the new legislation and make any necessary recommendations to the Code of Appeals and Advisory Board and City Council. This item is reflective of Council's Strategic Priority of Innovation and Efficiency by creating strategies to address this legislative mandate.

Recommendation:

Staff recommends Council review and recommend the City Manager adopt the remodel fees from the current value-based price structure to .80 per sq. ft. of the remodeled area in order to address HB 852.



# Building Permit Fee Schedule

(Effective May 28, 2019)

PLAN REVIEW FEE - COMMERCIAL ONLY  
65% OF PERMIT FEE

**Residential Construction @ \$1.00/sq ft under roof**  
**Residential Remodel @ \$.80/sq ft under roof**

TOTAL VALUATION	Permit Fee	Plan Review
\$1.00 - \$500.00 =	\$50.00	\$32.50
\$501.00 - \$600.00 =	\$53.23	\$34.60
\$601.00 - \$700.00 =	\$56.46	\$36.70
\$701.00 - \$800.00 =	\$59.69	\$38.80
\$801.00 - \$900.00 =	\$62.92	\$40.90
\$901.00 - \$1,000.00 =	\$66.15	\$43.00
\$1,001.00 - \$1,100.00 =	\$69.38	\$45.10
\$1,101.00 - \$1,200.00 =	\$72.61	\$47.20
\$1,201.00 - \$1,300.00 =	\$75.84	\$49.30
\$1,301.00 - \$1,400.00 =	\$79.07	\$51.40
\$1,401.00 - \$1,500.00 =	\$82.30	\$53.50
\$1,501.00 - \$1,600.00 =	\$85.53	\$55.59
\$1,601.00 - \$1,700.00 =	\$88.76	\$57.69
\$1,701.00 - \$1,800.00 =	\$91.99	\$59.79
\$1,801.00 - \$1,900.00 =	\$95.22	\$61.89
\$1,901.00 - \$2,000.00 =	\$98.45	\$63.99
\$2,001.00 - \$3,000.00 =	\$114.55	\$74.46
\$3,001.00 - \$4,000.00 =	\$130.65	\$84.92
\$4,001.00 - \$5,000.00 =	\$146.75	\$95.39
\$5,001.00 - \$6,000.00 =	\$162.85	\$105.85
\$6,001.00 - \$7,000.00 =	\$178.95	\$116.32
\$7,001.00 - \$8,000.00 =	\$195.05	\$126.78
\$8,001.00 - \$9,000.00 =	\$211.15	\$137.25
\$9,001.00 - \$10,000.00 =	\$227.25	\$147.71
\$10,001.00 - \$11,000.00 =	\$243.35	\$158.18
\$11,001.00 - \$12,000.00 =	\$259.45	\$168.64
\$12,001.00 - \$13,000.00 =	\$275.55	\$179.11
\$13,001.00 - \$14,000.00 =	\$291.65	\$189.57
\$14,001.00 - \$15,000.00 =	\$307.75	\$200.04
\$15,001.00 - \$16,000.00 =	\$323.85	\$210.50
\$16,001.00 - \$17,000.00 =	\$339.95	\$220.97
\$17,001.00 - \$18,000.00 =	\$356.05	\$231.43
\$18,001.00 - \$19,000.00 =	\$372.15	\$241.90
\$19,001.00 - \$20,000.00 =	\$388.25	\$252.36
\$20,001.00 - \$21,000.00 =	\$404.35	\$262.83
\$21,001.00 - \$22,000.00 =	\$420.45	\$273.29
\$22,001.00 - \$23,000.00 =	\$436.55	\$283.76
\$23,001.00 - \$24,000.00 =	\$452.65	\$294.22
\$24,001.00 - \$25,000.00 =	\$468.75	\$304.69
\$25,001.00 - \$26,000.00 =	\$480.37	\$312.24
\$26,001.00 - \$27,000.00 =	\$491.99	\$319.79
\$27,001.00 - \$28,000.00 =	\$503.61	\$327.35
\$28,001.00 - \$29,000.00 =	\$515.23	\$334.90
\$29,001.00 - \$30,000.00 =	\$526.85	\$342.45
\$30,001.00 - \$31,000.00 =	\$538.47	\$350.01
\$31,001.00 - \$32,000.00 =	\$550.09	\$357.56
\$32,001.00 - \$33,000.00 =	\$561.71	\$365.11
\$33,001.00 - \$34,000.00 =	\$573.33	\$372.66
\$34,001.00 - \$35,000.00 =	\$584.95	\$380.22
\$35,001.00 - \$36,000.00 =	\$596.57	\$387.77
\$36,001.00 - \$37,000.00 =	\$608.19	\$395.32
\$37,001.00 - \$38,000.00 =	\$619.81	\$402.88
\$38,001.00 - \$39,000.00 =	\$631.43	\$410.43
\$39,001.00 - \$40,000.00 =	\$643.05	\$417.98
\$40,001.00 - \$41,000.00 =	\$654.67	\$425.54
\$41,001.00 - \$42,000.00 =	\$666.29	\$433.09
\$42,001.00 - \$43,000.00 =	\$677.91	\$440.64
\$43,001.00 - \$44,000.00 =	\$689.53	\$448.19
\$44,001.00 - \$45,000.00 =	\$701.15	\$455.75
\$45,001.00 - \$46,000.00 =	\$712.77	\$463.30
\$46,001.00 - \$47,000.00 =	\$724.39	\$470.85
\$47,001.00 - \$48,000.00 =	\$736.01	\$478.41
\$48,001.00 - \$49,000.00 =	\$747.63	\$485.96
\$49,001.00 - \$50,000.00 =	\$759.25	\$493.51

TOTAL VALUATION	Permit Fee	Plan Review
\$50,001.00 - \$51,000.00 =	\$767.30	\$498.75
\$51,001.00 - \$52,000.00 =	\$775.35	\$503.98
\$52,001.00 - \$53,000.00 =	\$783.40	\$509.21
\$53,001.00 - \$54,000.00 =	\$791.45	\$514.44
\$54,001.00 - \$55,000.00 =	\$799.50	\$519.68
\$55,001.00 - \$56,000.00 =	\$807.55	\$524.91
\$56,001.00 - \$57,000.00 =	\$815.60	\$530.14
\$57,001.00 - \$58,000.00 =	\$823.65	\$535.37
\$58,001.00 - \$59,000.00 =	\$831.70	\$540.61
\$59,001.00 - \$60,000.00 =	\$839.75	\$545.84
\$60,001.00 - \$61,000.00 =	\$847.80	\$551.07
\$61,001.00 - \$62,000.00 =	\$855.85	\$556.30
\$62,001.00 - \$63,000.00 =	\$863.90	\$561.54
\$63,001.00 - \$64,000.00 =	\$871.95	\$566.77
\$64,001.00 - \$65,000.00 =	\$880.00	\$572.00
\$65,001.00 - \$66,000.00 =	\$888.05	\$577.23
\$66,001.00 - \$67,000.00 =	\$896.10	\$582.47
\$67,001.00 - \$68,000.00 =	\$904.15	\$587.70
\$68,001.00 - \$69,000.00 =	\$912.20	\$592.93
\$69,001.00 - \$70,000.00 =	\$920.25	\$598.16
\$70,001.00 - \$71,000.00 =	\$928.30	\$603.40
\$71,001.00 - \$72,000.00 =	\$936.35	\$608.63
\$72,001.00 - \$73,000.00 =	\$944.40	\$613.86
\$73,001.00 - \$74,000.00 =	\$952.45	\$619.09
\$74,001.00 - \$75,000.00 =	\$960.50	\$624.32
\$75,001.00 - \$76,000.00 =	\$968.55	\$629.56
\$76,001.00 - \$77,000.00 =	\$976.60	\$634.79
\$77,001.00 - \$78,000.00 =	\$984.65	\$640.02
\$78,001.00 - \$79,000.00 =	\$992.70	\$645.25
\$79,001.00 - \$80,000.00 =	\$1,000.75	\$650.49
\$80,001.00 - \$81,000.00 =	\$1,008.80	\$655.72
\$81,001.00 - \$82,000.00 =	\$1,016.85	\$660.95
\$82,001.00 - \$83,000.00 =	\$1,024.90	\$666.18
\$83,001.00 - \$84,000.00 =	\$1,032.95	\$671.42
\$84,001.00 - \$85,000.00 =	\$1,041.00	\$676.65
\$85,001.00 - \$86,000.00 =	\$1,049.05	\$681.88
\$86,001.00 - \$87,000.00 =	\$1,057.10	\$687.11
\$87,001.00 - \$88,000.00 =	\$1,065.15	\$692.35
\$88,001.00 - \$89,000.00 =	\$1,073.20	\$697.58
\$89,001.00 - \$90,000.00 =	\$1,081.25	\$702.81
\$90,001.00 - \$91,000.00 =	\$1,089.30	\$708.04
\$91,001.00 - \$92,000.00 =	\$1,097.35	\$713.28
\$92,001.00 - \$93,000.00 =	\$1,105.40	\$718.51
\$93,001.00 - \$94,000.00 =	\$1,113.45	\$723.74
\$94,001.00 - \$95,000.00 =	\$1,121.50	\$728.97
\$95,001.00 - \$96,000.00 =	\$1,129.55	\$734.21
\$96,001.00 - \$97,000.00 =	\$1,137.60	\$739.44
\$97,001.00 - \$98,000.00 =	\$1,145.65	\$744.67
\$98,001.00 - \$99,000.00 =	\$1,153.70	\$749.90
\$99,001.00 - \$100,000.00 =	\$1,161.75	\$755.14
\$100,001.00 - \$500,000.00 =	\$1,161.75	
and an additional	\$6.50 per \$1,000 or Fraction	
Thereof over \$100,000		
\$500,001.00 - \$1,000,000.00 =	\$3,761.75	
and an additional	\$5.50 per \$1,000 or Fraction	
Thereof over \$500,000		
\$1,000,001.00 AND UP	=	\$6,011.75
and an additional	\$4.50 per \$1,000 or Fraction	
Thereof over \$1,000,001		
Re-inspection, After Hours (2 hour minimum), Special Inspections		\$60.00 per hour

City Council Staff Report

SUBJECT: SP-19-02 Murphy Express, a site plan for a portion of Lot 2R1, Block 2 Woodbridge Plaza Addition, being 2.27 acres located at 400 Grapevine Highway

Supporting Documents:

Area map  
 Legal notice  
 Ownership Data  
 Site Plan – “Exhibit A”  
 Landscape plan – “Exhibit B”  
 Building/Sign elevations - “Exhibit C”

Meeting Date: 5/28/2019  
 Department: Development  
 Reviewed by: Michelle Lazo  
 City Manager Review:

Background/Analysis:

An application has been made by Murphy Oil USA Inc. for a site plan on a portion of Lot 2R1, Block 2 Woodbridge Plaza Addition, being 2.27 acres located at 400 Grapevine Highway. The property is zoned GB-PD (General Business Planned Development.)

The applicant is requesting the site plan in order to construct a new Murphy Express fuel station and convenience store with 2,824 square feet and eight (8) fuel pumps. Westover Group LLC has purchased the property and plans to demolish the former Frost Bank building and subdivide the lot into two parcels. A replat will be submitted at a later date.

The site plan indicates a masonry veneer building with parking on the south and west side of the building and a fuel canopy facing Grapevine Hwy. There are no additional driveways being proposed. The property will share access to Grapevine Hwy. and Mid-Cities Boulevard through the existing driveways and shared access easements.

The building elevations indicate an ivory and sandstone brick veneer structure with a pitched brown standing seam metal roof. The gas canopy columns will be clad with brick veneer and EIFS trim. The canopy will have a standing seam metal roof to match the building with sandstone and red EIFS trim.

The applicant will be mitigating seven (7) Live Oaks that are adjacent to the existing building. The applicant is providing landscaping with, 12 Live Oaks, 11 Shumard Oak, seven (7) Dwarf Crape Myrtles, Nellie R. Stevens, Dwarf Burford hollies, and Bermuda sod.

The applicant is requesting building signage on the front elevation of the building and the gas canopy. The applicant is also requesting gas price signs on the left and right elevation of the canopy. All signage will meet the zoning regulations.

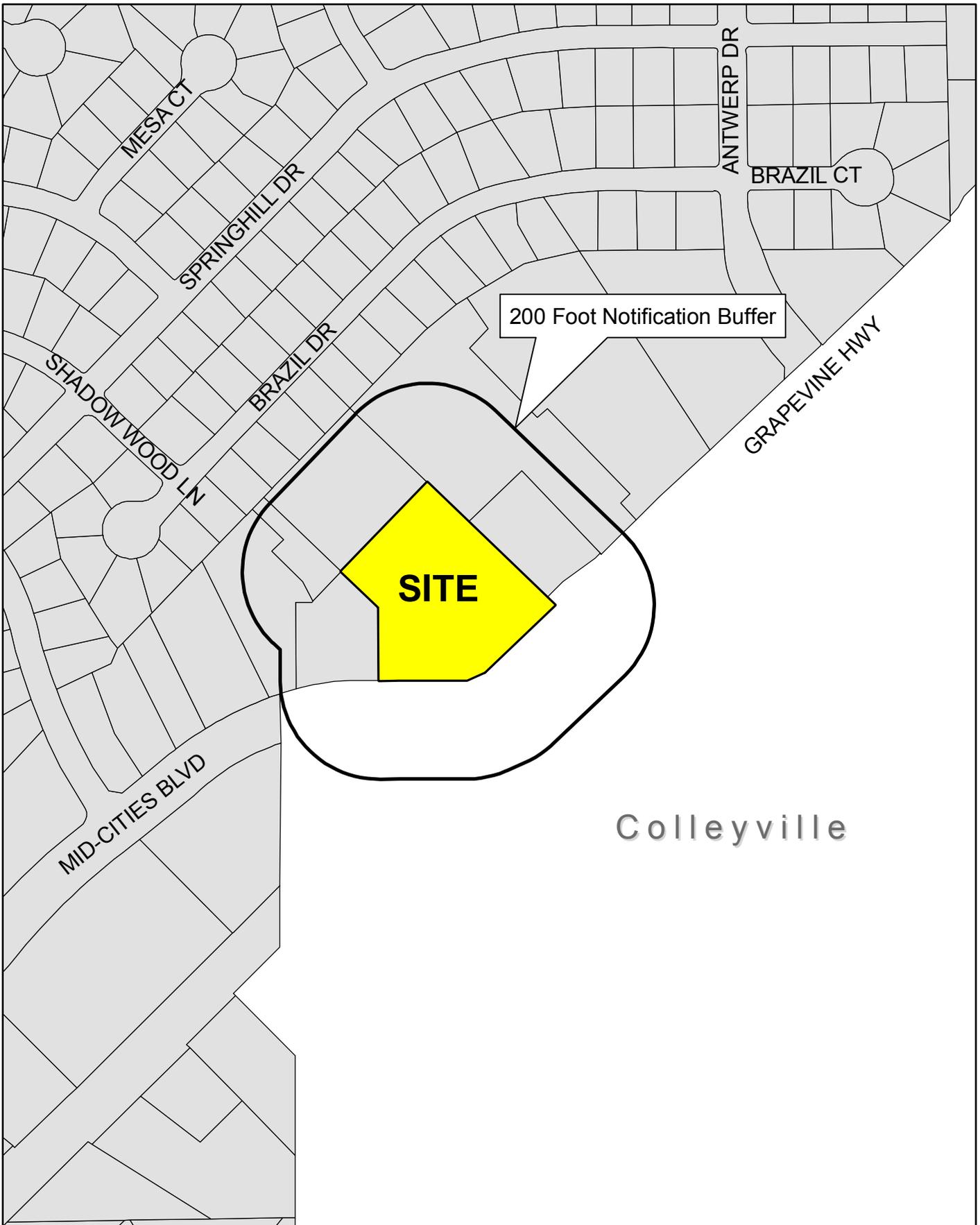
The applicant is proposing a new monument sign on Grapevine Hwy. that is seven (7) ft. in height with 50 sq. ft. of sign area per face.

Funding Sources and Community Sustainability:

There is no fiscal impact on this agenda item. Reviewing the site plan is a direct representation of Council's goal for Redevelopment.

Recommendation:

Based upon the Planning and Zoning Commission vote of 7-0. The recommendation is that City Council move to approve SP-19-02 Murphy Express.



<p>CASE NO: SP-19-02 MURPHY EXPRESS</p>	<p>LEGAL DESCRIPTION: LOT 2R1, BLOCK 2 WOODBIDGE PLAZA ADDITION</p>	<p>AGENDA DATE: 05/28/2019</p>
<p>REQUESTED ACTION: SITE PLAN</p>	<p>LOCATION: 400 GRAPEVINE HWY HURST, TX 76054</p>	



**SP-19-02**

**LEGAL NOTICE**

**A PUBLIC HEARING WILL BE HELD BY THE HURST CITY COUNCIL ON TUESDAY MAY 28, 2019 AT 6:30 P.M. AT HURST CITY HALL, 1505 PRECINCT LINE ROAD TO CONSIDER A SITE PLAN FOR A PORTION OF LOT 2R1, BLOCK 2 WOODBRIDGE PLAZA ADDITION, BEING 2.27 ACRES LOCATED AT 400 GRAPEVINE HWY.**

**MURPHY EXPRESS**

Lot 2R1, Block 2 Woodbridge Plaza Addition  
400 Grapevine Hwy



**SP-19-02**

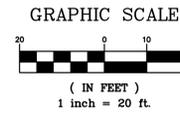
**APPLICATION FOR SITE PLAN  
OWNERSHIP DATA**

**TO THE HURST PLANNING AND ZONING COMMISSION:  
The following described real property is under application for approval of a  
site plan revision.**

Murphy Express  
Site Plan  
Lot 5R, Block 1, The Shops at Hurst Addition  
760 Pipeline Rd

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

<b>PROPERTY OWNER</b>	<b>LOT</b>	<b>BLK</b>	<b>ADDITION</b>	<b>ADDRESS</b>
MILLER CORA LIVING TRUST	6	BLK 1	CLASSIC CONCEPTS PLAZA	4000 WESTMONT CT BEDFORD TX 76021
WINDWARD END LTD PRTNSHP	1RB	BLK 2	WOODBIDGE PLAZA	PO BOX 121969 FORT WORTH TX 76121
CREDITRE PROPERTIES LTD	2R2	BLK 2	WOODBIDGE PLAZA	330 GRAPEVINE HWY HURST, TX 76054
BEENE, DOYLENE	5	BLK 1	CLASSIC CONCEPTS PLAZA	7713 GRACE DR NORTH RICHLAND HILLS TX 76180
OVERTON BANK & TRUST	2R1	BLK 2	WOODBIDGE PLAZA	100 W HOUSTON ST SAN ANTONIO TX 78205
BATHKE BROADWAY PROPERTIES LLC	4R1	BLK 2	WOODBIDGE PLAZA	337 W CERRITOS AVE GLENDALE CA 91204
EREP SPROUTS CROSSING I LLC	3R1 A	BLK 2	WOODBIDGE PLAZA	515 CONGRESS AVE STE 1925 AUSTIN TX 78701
OCCUPANT	6	BLK 1	CLASSIC CONCEPTS PLAZA	442 MID-CITIES BLVD HURST, TX 76054
OCCUPANT	1RB	BLK 2	WOODBIDGE PLAZA	400 MID-CITIES BLVD HURST, TX 76054
OCCUPANT	2R2	BLK 2	WOODBIDGE PLAZA	330 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	5	BLK 1	CLASSIC CONCEPTS PLAZA	446 MID-CITIES BLVD HURST, TX 76054
OCCUPANT	2R1	BLK 2	WOODBIDGE PLAZA	400 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	4R1	BLK 2	WOODBIDGE PLAZA	320 GRAPEVINE HWY HURST, TX 76054
OCCUPANT	3R1 A	BLK 2	WOODBIDGE PLAZA	316 GRAPEVINE HWY HURST, TX 76054



ZONING: PD/GB -  
PLANNED DEVELOPMENT/  
GENERAL BUSINESS

**BUILDING SETBACKS:**

BUILDING SETBACKS SHOWN ON PLAN

**POST-CONSTRUCTION**

**IMPERVIOUS SITE RATIO (ISR)**

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	62,930	68
GREENSPACE	29,478	32
GROSS SITE	92,408	100

**PRE-CONSTRUCTION**

**IMPERVIOUS SITE RATIO (ISR)**

AREA	SQUARE FEET	%
IMPERVIOUS (ROOF AND PAVING)	78,348	85
GREENSPACE	14,060	15
GROSS SITE	92,408	100

**BUILDING SETBACKS:**

BUILDING SETBACKS SHOWN ON PLAN

**LEGEND**

EXISTING	
TRACT BOUNDARY LINE	---
SURVEY TIE LINES	---
EASEMENT LINE	---
UNDERGROUND TELEPHONE LINE	--- UGT --- UGT
OVERHEAD ELECTRIC LINE	--- OHE --- OHE
GAS LINE	--- GAS --- GAS
SEWER LINE	--- SAN --- SAN
WATERLINE	--- W --- W
METAL GUARD RAIL	--- PP --- PP
FOUND 1/2" REBAR	--- X --- X
FOUND CHISELED X	--- X --- X
SET 1/2" REBAR WITH PLASTIC ID CAP	--- ● --- ●
ELEVATION SPOT SHOT	--- 657.0' ---
OFFICIAL RECORDS TARRANT COUNTY TEXAS	--- O.R.T.C.T. ---
PUBLIC RECORDS TARRANT COUNTY TEXAS	--- P.R.T.C.T. ---
SANITARY SEWER MANHOLE	--- SSMH --- SSMH
STORM WATER MANHOLE	--- SSMH --- SSMH
FLOW LINE	--- FL --- FL
SEWER CLEANOUT	--- SC --- SC
TELEPHONE PEDESTAL	--- TP --- TP
TRAFFIC PULL BOX	--- TPB --- TPB
IRRIGATION CONTROL VALVE	--- ICV --- ICV
POWER POLE	--- LP --- LP
LIGHT POLE	--- LP --- LP
WATER VALVE	--- WV --- WV
FIRE HYDRANT	--- FH --- FH
WATER METER	--- WM --- WM
REINFORCED CONCRETE PIPE	--- RCP --- RCP
CORRUGATED METAL PIPE	--- CMP --- CMP
BACK OF CURB BOC	--- BOC --- BOC
UNDERGROUND TELEPHONE SIGN	--- UTS --- UTS
GAS METER	--- GM --- GM
ELECTRIC METER	--- EM --- EM
ELECTRIC STUBOUT	--- ES --- ES
COLUMN	--- C --- C

PROPOSED	
BOUNDARY LINE	---
CONCRETE CURB AND GUTTER	---
CONSTRUCTION FENCE (SEE DETAIL SHEETS)	---
CONSTRUCTION FENCE ON PAVEMENT (SEE DETAIL SHEETS)	---
BUILDING/CANOPY CONTROL POINT	---
FIRE LANE	---

**GENERAL SITE NOTES**

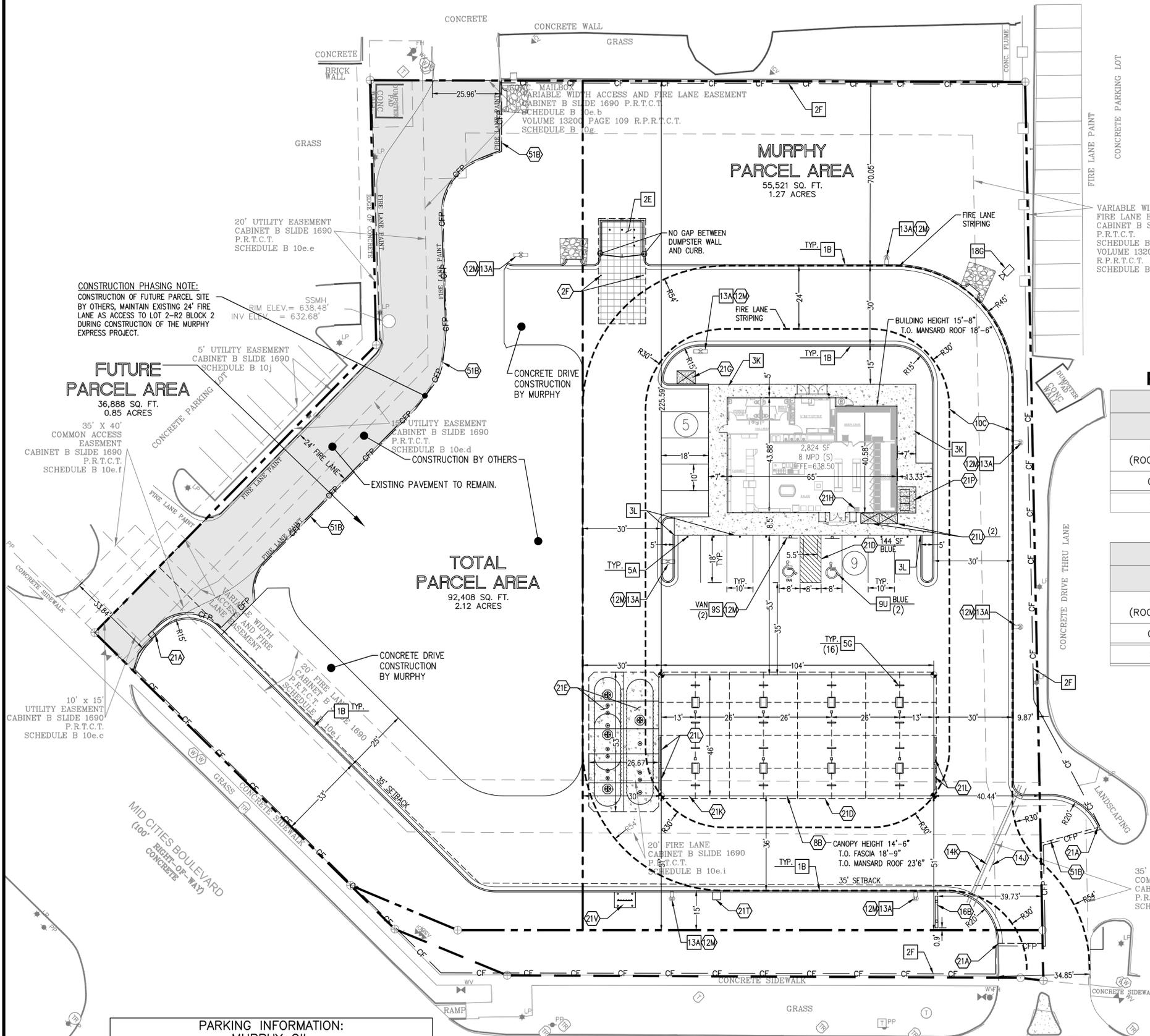
- ALL DIMENSIONS SHOWN ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RETURN RADI SHALL BE 5', AS SHOWN TYPICAL ON THIS PLAN, UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE SHOWN, CALLED OUT OR SPECIFIED HEREON:
  - ALL CURB AND GUTTER ADJACENT TO CONCRETE PAVING SHALL BE INSTALLED PER DETAIL 1B.
  - PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE PAVING PLAN OVER THE ENTIRE PARKING LOT AREA AND ALL APPROACH DRIVES.
  - SEE ASSOCIATED PLANS FOR CANOPY, COLUMN, PUMP ISLAND DETAILS AND LAYOUT.
- CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
- ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER, AS NEEDED. THE AREA SHALL THEN BE SEED/SOODED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY AREAS DISTURBED FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- THE LOCATION OF THE CONSTRUCTION FENCE ON THE DRAWINGS IS FOR GRAPHICAL REPRESENTATION ONLY. THE CONTRACTOR IS TO ENSURE THAT THE CONSTRUCTION FENCE ENCOMPASSES THE ENTIRE WORK AREA.
- CONTRACTOR SHALL PURCHASE AND INSTALL A MAILBOX, AND SHALL COORDINATE LOCATION OF MAILBOX WITH MURPHY CONSTRUCTION MANAGER AND/OR ON-SITE REPRESENTATIVE AND LOCAL POSTMASTER.
- ALL PROPOSED PAVEMENT STRIPING OR MARKINGS SHALL FOLLOW THE SPECIFICATIONS FOR PAINT INCLUDED IN DETAIL 10A.

**SITE NOTES**

- DRILL (2) 3/4" x 5/8" DIA. HOLES (1) EACH FOR OPEN POSITION & CLOSED POSITION OF GATES. TO BE USED ON BOTH SIDES OF GATE. SEE DUMPSTER DETAIL.
- OVERHEAD CANOPY - (TYP.-PER CANOPY PLANS)
- 4" TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
- 4" WIDE PAINTED STRIPES. 2.0' O.C. @ 45' (SEE SIZE COLOR INDICATED AT SYMBOL).
- 4" DOUBLE TRAFFIC YELLOW LANE STRIPE (SEE LENGTH INDICATED AT SYMBOL).
- CONTRACTOR TO ENSURE THAT ANY LIGHT POLES OR HANDICAP PARKING SIGNS ARE AT LEAST 2' FROM BACK OF CURB TO PREVENT THE VEHICLES FROM STRIKING THESE ITEMS.
- GC TO INSTALL (1) 4" PVC SLEEVE FOR IRRIGATION LINE. SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS.
- GC TO INSTALL (2) 4" PVC SLEEVES FOR FUTURE USE. SEE UTILITY PLAN FOR INSTALLATION REQUIREMENTS.
- MURPHY OIL FREESTANDING SIGN. PER APPROVED ELEVATION.
- TAPER CURB TO MATCH EXISTING CURB
- EDGE OF CONCRETE SLAB PER TANK/PIPING PLANS.
- UNDERGROUND STORAGE TANKS (1) 25,000 GAL-REGULAR, (1) 8,000 GAL-PREMIUM, (1) 10,000 GAL-DIESEL, (1) 8,000 GAL-E-85.
- AIR VACUUM UNIT WITH 4' x 7' CONCRETE SLAB.
- ATM LOCATION.
- MURPHY EXPRESS ID SIGN. PER APPROVED ELEVATION.
- PRICE SIGN PER APPROVED ELEVATION
- 7' x 10' CONCRETE PAD FOR PROPANE TANKS.
- 7' x 7' CONCRETE PAD FOR ATM.
- MAILBOX (CONTRACTOR TO COORDINATE LOCATION WITH MURPHY AND POSTMASTER PRIOR TO INSTALLATION)
- 5' x 7' CONCRETE SLAB FOR ICE UNIT. SEE NUMBER INDICATED AT SYMBOL.
- CONCRETE PAD FOR VENT RISERS. PER TANK & PIPING PLANS.
- LIMITS OF SAWCUT AND PAVEMENT REMOVAL.

**SITE DETAILS - SEE DETAIL SHEETS**

- CURB AND GUTTER
- DUMPSTER ENCLOSURE
- CONSTRUCTION SAFETY FENCE
- CONCRETE SIDEWALK AROUND BUILDING
- FLUSH CURB STORE FRONT
- GUARD POST (SINGLE)
- TRAFFIC SIGN IN BOLLARD
- U-BUMPER
- ACCESSIBLE / VAN ACCESSIBLE PARKING SIGN (TYP.)
- ACCESSIBLE PARKING SYMBOL (SEE PAINT COLOR INDICATED AT SYMBOL)
- TRAFFIC FLOW ARROW (TYP.)
- STOP BAR (TYP.)
- "STOP" SIGN
- SITE LIGHT POLE. SEE PHOTOMETRIC PLANS FOR POLE BASE DETAIL, FIXTURE TYPE, AND MOUNTING DETAILS.
- CONSTRUCTION CAMERA (COORDINATE LOCATION WITH PM)



**TOTAL PARCEL AREA**  
92,408 SQ. FT.  
2.12 ACRES

**MURPHY PARCEL AREA**  
55,521 SQ. FT.  
1.27 ACRES

**FUTURE PARCEL AREA**  
36,888 SQ. FT.  
0.85 ACRES

**PARKING INFORMATION: MURPHY OIL**

DESCRIPTION	BUILDING AREA (S.F.)	REQUIRED:			
		RATIO /200 S.F.	REGULAR	ACCESSIBLE	VAN ACCESSIBLE
MURPHY OIL	2,824	14	13	1	14

STALL DIMENSIONS:		PROVIDED:			
90' 10' x 18'		RATIO /200 S.F.	REGULAR	ACCESSIBLE	VAN ACCESSIBLE
90' 10' x 18'		14	12	2	14

GRAPEVINE HIGHWAY  
STATE HIGHWAY NO. 26  
(VARIABLE WIDTH RIGHT-OF-WAY)  
CONCRETE

**SITE PLAN**  
**MURPHY EXPRESS**  
GRAPEVINE HWY & MID CITIES BLVD  
HURST TEXAS

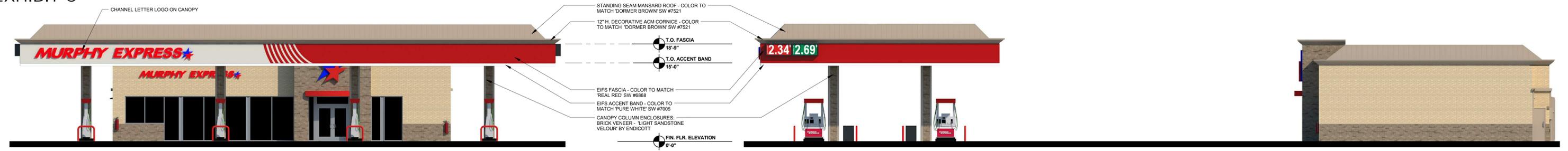
5900 S Lake Forest Drive,  
Suite 380  
McKinney, TX 75070  
Ph. 214-491-1830  
John McGeas, PE  
CIVIL ENGINEER



**MURPHY OIL USA, INC.**  
200 PEACH STREET  
P.O. BOX 7000  
USA  
EL DORADO, AR 71730-7000

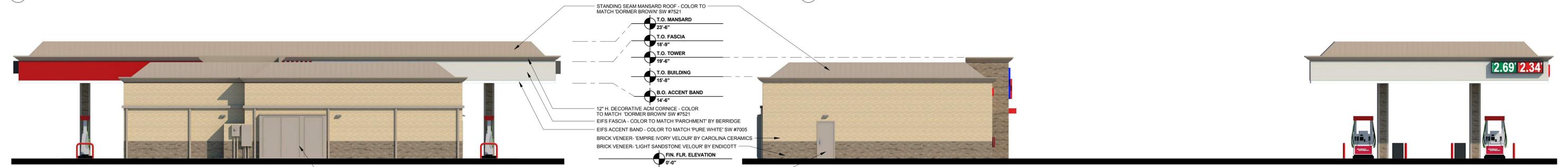


EXHIBIT C



1 ELEVATION- FRONT (SOUTH EAST)

2 ELEVATION- RIGHT (NORTH EAST)

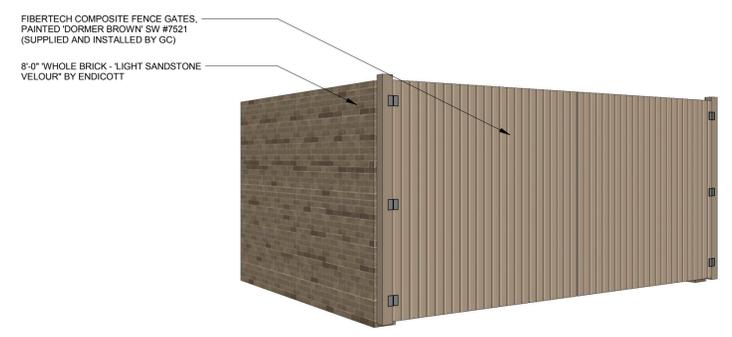


3 ELEVATION- REAR (NORTH WEST)

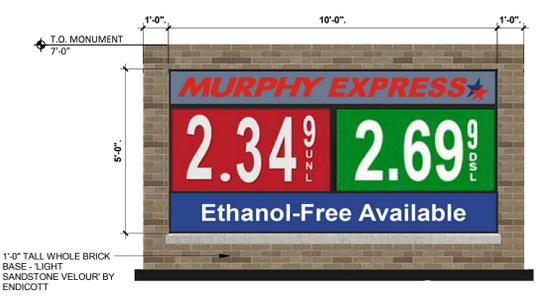
4 ELEVATION- LEFT (SOUTH WEST)



5 ELEVATION- FRONT BUILDING ONLY (SOUTH EAST)  
12" = 1'-0"



6 TRASH ENCLOSURE



7 MONUMENT SIGN

SIGN	QTY.	HEIGHT	WIDTH	AREA S.F.	TOTAL S.F.
MURPHY BLDG. STAR LOGO	1		GRAPHIC AREA	34.90	34.90
MURPHY EXPRESS CHANNEL LETTER BLDG. LOGO SIGN	1		GRAPHIC AREA	29.70	29.70
MURPHY EXPRESS CHANNEL LETTER CANOPY LOGO SIGN	1		GRAPHIC AREA	72.00	72.00
SMALL COMBINED CANOPY PRICE SIGN	2	28.25"	121.50"	23.84	47.68
MONUMENT SIGN (UL / DSL / ETHANOL FREE AVAILABLE)	1	60.00"	120.00"	50.00	50.00
<b>TOTAL SIGNAGE:</b>				<b>234.28 SF</b>	

ORDINANCE 2415

AN ORDINANCE ADOPTING A SITE PLAN REVISION FOR LOT 2R1, BLOCK 2, WOODBRIDGE PLAZA ADDITION, BEING 2.27 ACRES LOCATED AT 400 GRAPEVINE HIGHWAY.

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

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

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

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

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

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

Section 1. THAT the Comprehensive Zoning Ordinance of the City of Hurst is hereby amended by adopting a site plan revision with Exhibits "A-C" for Lot 2R1, Block 2, Woodbridge Plaza Addition, being 2.27 acres located at 400 Grapevine Highway.

AND IT IS SO ORDERED.

Passed on the first reading on the 28<sup>th</sup> day of May 2019 by a vote of \_ to \_.

Approved on the second reading on the 11<sup>th</sup> day of June 2019 by a vote of \_ to \_.

ATTEST:

CITY OF HURST

---

Rita Frick, City Secretary

---

Henry Wilson, Mayor

Approved as to form and legality:

---

City Attorney

City Council Staff Report

SUBJECT: Z-19-01 Shady Oaks, a zoning change with a site plan from MU-PD to R1-PD for Lot 2R2, Block A Shady Oaks Addition, being .62 acre located at 1244 Hurstview Drive

Supporting Documents:

Area map  
 Legal notice  
 Ownership data  
 Zoning exhibit – “Exhibit A”  
 Site Plan – “Exhibit B”  
 Building elevations – “Exhibit C-D”

Meeting Date: 5/28/2019  
 Department: Development  
 Reviewed by: Michelle Lazo  
 City Manager Review:

Background/Analysis:

An application has been made by Tommy Cunningham for a zoning change with a site plan from MU-PD to R1-PD for Lot 2R2, Block A Shady Oaks Addition, being .62 acre located at 1244 Hurstview Drive. A replat will be submitted at a later date.

The developer is requesting the rezoning to develop four (4) single-family lots with a minimum lot size of 6,019 square feet with an average lot coverage of 33%. The applicant is requesting a 25 ft. front building line, 5 ft. side yards, and a 15 ft. rear yard setback.

The building elevation indicates one and two-story homes constructed of masonry and stone veneer accents. The average dwelling size will range between 1,600-2,000 sq. ft. and a two-car garage. The driveway will also have space for two cars.

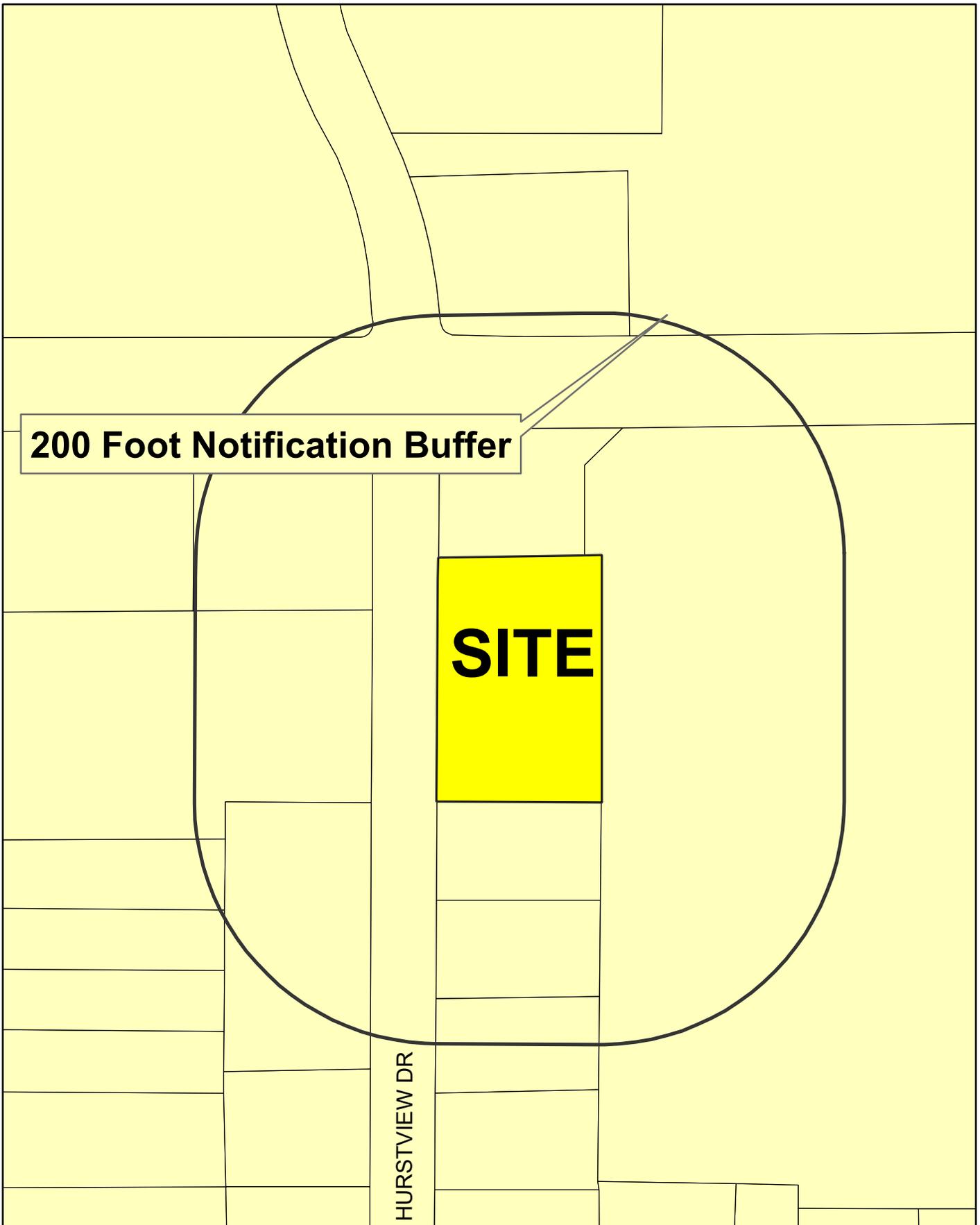
The developer will be planting three (3) trees per lot.

Funding Sources and Community Sustainability:

There is no fiscal impact on this agenda item. Reviewing the site plan is a direct representation of Council’s goal for Redevelopment.

Recommendation:

Based upon the Planning and Zoning Commission vote of 6-0. The recommendation is for City Council to consider approving the zoning change with a site plan for Z-19-01 Shady Oaks Addition with the correction on the rear yard setback.



**200 Foot Notification Buffer**

**SITE**

HURSTVIEW DR

<p>CASE NO: Z-19-01 Shady Oaks</p>	<p>LEGAL DESCRIPTION: Lot 2R2, Block A Shady Oaks Addition</p>	<p>AGENDA DATE: 5/28/19</p>
<p>REQUESTED ACTION: Zoning Change with a Site Plan</p>		<p>1244 Hurstview drive</p>



Z-19-01

**LEGAL NOTICE**

**A PUBLIC HEARING WILL BE HELD BY THE HURST CITY COUNCIL ON TUESDAY, MAY 28, 2019 AT 6:30 P.M. AT THE HURST CITY HALL AT 1505 PRECINCT LINE ROAD TO CONSIDER A ZONING CHANGE FROM MU-PD TO R1-PD WITH A SITE PLAN FOR LOT 2R2, BLOCK A SHADY OAKS ADDITION, BEING .62 ACRE LOCATED AT 1244 HURSTVIEW DRIVE**

**SHADY OAKS**

Lot 2R2, Block A Shady Oaks Addition, being  
.62 acre located at 1244 Hurstview Drive



**Z-19-01**

**APPLICATION FOR SITE PLAN  
OWNERSHIP DATA**

**TO THE HURST PLANNING AND ZONING COMMISSION:  
The following described real property is under application for approval of a  
site plan revision.**

SHADY OAKS  
Zoning with a Site Plan  
Lot 2R2, Block A, Shady Oaks Addition  
1244 Hurstview Dr.

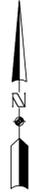
**The following is a list of the property owners, legal description of their property,  
and mailing address of the owners of the property within 200 feet of the above-  
described property, which is under application for a site plan:**

<b>PROPERTY OWNER</b>	<b>LOT</b>	<b>BLK</b>	<b>ADDITION</b>	<b>ADDRESS</b>
BERTELSEN, H KEITH	C	BLK 14	SHADY OAKS	2600 ROSEBUD LN RICHLAND HILLS, TX 76118
ST ANDREW EVAN LUTHERAN CH	A	BLK 9	SHADY OAKS	504 W BEDFORD EULESS RD HURST, TX 76053
JACK IN THE BOX EASTERN DIV LP	B	BLK 14	SHADY OAKS	9330 BALBOA AVE SAN DIEGO, CA 92123
HOPPENSTEIN PROPERTIES INC	2R1	BLK A	SHADY OAKS	PO BOX 207 WACO, TX 76703
FONBERG REAL ESTATE INV LTD	A1A	BLK A	SHADY OAKS SHOPPING CTR	5452 GLEN LAKES DR STE 203 DALLAS, TX 75231
DE LA MORA, FELIPE	CR	BLK 6	SHADY OAKS	2917 CARSON ST HALTOM CITY, TX 76117
HUANG, IRENE Y	5	BLK 1	SHADY OAKS	PO BOX 814 EULESS, TX 76039
HURST, CITY OF	7R	BLK 6	SHADY OAKS	1505 PRECINCT LINE RD Hurst TX 76054
HORTON, GARY L	27	BLK 6	SHADY OAKS	940 TEALWOOD DR Keller, TX 76248
CORDOVA, MARCO	6	BLK 1	SHADY OAKS	1236 HURSTVIEW DR HURST, TX 76053
HORTON, GARY L	26	BLK 6	SHADY OAKS	940 TEALWOOD DR Keller, TX 76248
GADDY, DANA B	7	BLK 1	SHADY OAKS	1232 HURSTVIEW DR HURST, TX 76053
WINKLER FAMILY PARTNERSHIP	28	BLK 6	SHADY OAKS	1245 HURSTVIEW DR STE 208 HURST, TX 76053
CUNNINGHAM, TOMMY	2R2	BLK A	SHADY OAKS	6809 BAKER BLVD RICHLAND HILLS, TX 76118

OCCUPANT	C	BLK 14	SHADY OAKS	416 W BEDFORD EULESS RD HURST, TX 76053
OCCUPANT	B	BLK 14	SHADY OAKS	444 W BEDFORD EULESS RD HURST, TX 76053
OCCUPANT	2R1	BLK A	SHADY OAKS	457 W BEDFORD EULESS RD HURST, TX 76053
OCCUPANT	A1A	BLK A	SHADY OAKS SHOPPING CTR	465 W BEDFORD EULESS RD HURST, TX 76053
OCCUPANT	CR	BLK 6	SHADY OAKS	501 W BEDFORD EULESS RD HURST, TX 76053
OCCUPANT	5	BLK 1	SHADY OAKS	1240 HURSTVIEW DR HURST, TX 76053
OCCUPANT	7R	BLK 6	SHADY OAKS	1233 HURSTVIEW DR HURST, TX 76053
OCCUPANT	27	BLK 6	SHADY OAKS	1240 KARLA DR HURST, TX 76053
OCCUPANT	26	BLK 6	SHADY OAKS	1238 KARLA DR HURST, TX 76053
OCCUPANT	28	BLK 6	SHADY OAKS	1244 KARLA DR HURST, TX 76053
OCCUPANT	2R2	BLK A	SHADY OAKS	1244 HURSTVIEW DR HURST, TX 76053

SCALE 1" = 20'

# EXHIBIT A



### Vicinity Map

FELIPE DE LA MORA  
LOT CR  
BLOCK 6  
SHADY OAKS ADDITION  
ZONING: MU-MIXED USE

FONBERG REAL ESTATE  
INV. LTD.  
LOT A1A  
BLOCK A  
SHADY OAKS ADDITION  
ZONING: MU-MIXED USE

N89°16'44"E  
15.00'

N89°06'49"E 104.97'

R.O.W. EASEMENT

LOT 2R-2, BLOCK A  
SHADY OAKS ADDITION  
0.5529 ACRES

CURRENT ZONING: MU - MIXED USE  
PROPOSED ZONING: PD

HOPPENSTEIN PROPERTIES, INC  
LOT 2R-1  
BLOCK A  
SHADY OAKS ADDITION  
ZONING: MU-MIXED USE

HURSTVIEW DRIVE  
(60' R.O.W.)

N00°42'02"E 200.25

N00°00'00"E 202.85

5' U.E.

N89°37'00"W 121.11'

IRENE Y HUANG  
LOT 5  
BLOCK 1  
SHADY OAKS ADDITION  
ZONING: R-1 RESIDENTIAL

CITY OF HURST  
LOT 7R & 8R  
BLOCK 6  
SHADY OAKS ADDITION  
ZONING: R-1 RESIDENTIAL

**METES AND BOUNDS**  
0.5375 ACRES  
LOT 2R-2, BLOCK A, SHADY OAKS ADDITION  
CITY OF HURST, TARRANT COUNTY, TEXAS

ALL THAT CERTAIN 0.5375 ACRES OF LAND, WHICH IS ALL OF LOT 2R-2, BLOCK A, SHADY OAKS ADDITION, RECORDED IN DOCUMENT NUMBER D20101666, IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), IN THE W. WALLACE SURVEY, A-16007, CITY OF HURST, TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREON ARE BASED ON THE SAID PLAT OF SHADY OAKS ADDITION)  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2R-2, BLOCK A, SHADY OAKS ADDITION, IN THE EAST RIGHT-OF-WAY LINE OF HURSTVIEW DRIVE (VARIABLE WIDTH RIGHT-OF-WAY):

THENCE NORTH 00° 42' 02" EAST - 50.26' TO A POINT FOR CORNER OF SAID LOT 2R-2, BLOCK A, SHADY OAKS ADDITION, IN THE EAST RIGHT-OF-WAY LINE OF SAID HURSTVIEW DRIVE;

THENCE NORTH 04° 30' 22" EAST - 150.61' CONTINUING ALONG THE EAST RIGHT-OF-WAY LINE OF SAID HURSTVIEW DRIVE TO THE NORTHWEST CORNER OF SAID LOT 2R-2, BLOCK A, SHADY OAKS ADDITION;

THENCE NORTH 89° 06' 49" EAST - 93.67' TO A POINT FOR CORNER OF SAID LOT 2R-2, BLOCK A, SHADY OAKS ADDITION;

THENCE NORTH 89° 16' 44" EAST - 15.00' TO THE NORTHEAST CORNER OF SAID LOT 2R-2, BLOCK A, SHADY OAKS ADDITION;

THENCE SOUTH - 202.85' TO THE SOUTHEAST CORNER OF SAID LOT 2R-2, BLOCK A, SHADY OAKS ADDITION;

THENCE NORTH 89° 37' 00" WEST - 121.11' TO THE POINT OF BEGINNING AND CONTAINING 0.5375 ACRES OF LAND.

## ZONING EXHIBIT

EXISTING LEGAL DESCRIPTION:

LOT 2R-2, BLOCK A  
SHADY OAKS ADDITION  
0.5529 ACRES  
CITY OF HURST,  
TARRANT COUNTY, TEXAS

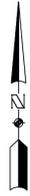
CURRENT ZONING: MU - MIXED USE  
PROPOSED ZONING: PD

CASE NO.

ENGINEER:  
HAMILTON DUFFY, PC  
8241 MID-CITIES BLVD., #100  
NORTH RICHLAND HILLS, TX 76182  
(817) 268-0408  
FAX (817) 284-8408

OWNER:  
TOMMY CUNNINGHAM  
6809 BAKER BLVD.  
RICHLAND HILLS, TX 76118

SCALE 1" = 20'



# EXHIBIT B

## PLANNED DEVELOPMENT RESTRICTIONS

1. ALL PRIMARY BUILDINGS WILL BE A MINIMUM OF 1600 SF.
2. ALL LOTS WILL HAVE A 25 FT FRONT BUILDING SET BACK, 15 FT REAR SETBACK AND 5 FT SIDE SETBACKS.
3. THE EXTERIOR OF EVERY HOME SHALL BE A MINIMUM OF 85% MASONRY.
4. THE BUILDER WILL BE INSTALLING THE SIDEWALK IN FRONT OF EACH HOME AT THE TIME OF CONSTRUCTION AND IT WILL BE 4 FT WIDE.

## LAND USE TABLE

ITEM	R-1	PROPOSED PD
MIN LOT AREA	8,250 SF	6,000 SF
MIN FRONT YARD	25 FT	25 FT
MIN REAR YARD	10 FT AND 20%	15 FT
MIN LOT WIDTH	75 FT	50 FT
MIN LOT DEPTH	110 FT	120 FT
MIN SIDE YARD	10 FT & 6 FT	5 FT & 5 FT
DWELLING SIZE	1,250 SF MIN.	1,600 SF MIN.
OPEN SPACE	0	0
OPEN SPACE	0%	0%
DENSITY	6 UNITS/AC	7.2 UNITS/AC



TYPICAL ELEVATION



TYPICAL ELEVATION



Vicinity Map

FELIPE DE LA MORA  
LOT CR  
BLOCK 6  
SHADY OAKS ADDITION  
ZONING: MU-MIXED USE

WINKLER FAMILY PARTNERSHIP  
LOT 28A  
BLOCK 6  
SHADY OAKS ADDITION  
ZONING: MU-MIXED USE

CITY OF HURST  
LOT 7R & 8R  
BLOCK 6  
SHADY OAKS ADDITION  
ZONING: R-1 RESIDENTIAL

FONBERG REAL ESTATE  
INV. LTD.  
LOT A1A  
BLOCK A  
SHADY OAKS ADDITION  
ZONING: MU-MIXED USE

N89°16'44"E  
15.00'

N89°06'49"E 104.97'

120'

52'

120'

121'

121'

121'

121'

121'

121'

5' B.L.

N89°37'00"W 121.11'

IRENE Y HUANG  
LOT 5  
BLOCK 1  
SHADY OAKS ADDITION  
ZONING: R-1 RESIDENTIAL

HOPPENSTEIN PROPERTIES, INC  
LOT 2R-1  
BLOCK A  
SHADY OAKS ADDITION  
ZONING: MU-MIXED USE

HURSTVIEW DRIVE  
(60' R.O.W.)

N00°42'02"E 200.25'

50'

50'

50'

50'

50'

50'

50'

50'

## METES AND BOUNDS

0.5375 ACRES  
LOT 2R-2, BLOCK A, SHADY OAKS ADDITION  
CITY OF HURST, TARRANT COUNTY, TEXAS

ALL THAT CERTAIN 0.5375 ACRES OF LAND, WHICH IS ALL OF LOT 2R-2, BLOCK A, SHADY OAKS ADDITION, RECORDED IN DOCUMENT NUMBER D20101666, IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS (P.R.T.C.T.), IN THE W. WALLACE SURVEY, A-1607, CITY OF HURST, TARRANT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: (ALL BEARINGS SHOWN HEREON ARE BASED ON THE SAID PLAT OF SHADY OAKS ADDITION)  
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2R-2, BLOCK A, SHADY OAKS ADDITION, IN THE EAST RIGHT-OF-WAY LINE OF HURSTVIEW DRIVE (VARIABLE WIDTH RIGHT-OF-WAY);

THENCE NORTH 00° 42' 02" EAST - 50.26' TO A POINT FOR CORNER OF SAID LOT 2R-2, BLOCK A, SHADY OAKS ADDITION, IN THE EAST RIGHT-OF-WAY LINE OF SAID HURSTVIEW DRIVE;

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THENCE NORTH 89° 06' 49" EAST - 93.67' TO A POINT FOR CORNER OF SAID LOT 2R-2, BLOCK A, SHADY OAKS ADDITION;

THENCE NORTH 89° 16' 44" EAST - 15.00' TO THE NORTHEAST CORNER OF SAID LOT 2R-2, BLOCK A, SHADY OAKS ADDITION;

THENCE SOUTH - 202.85' TO THE SOUTHEAST CORNER OF SAID LOT 2R-2, BLOCK A, SHADY OAKS ADDITION;

THENCE NORTH 89° 37' 00" WEST - 121.11' TO THE POINT OF BEGINNING AND CONTAINING 0.5375 ACRES OF LAND.

## PLANNED DEVELOPMENT

4 RESIDENTIAL LOTS  
EXISTING LEGAL DESCRIPTION:

LOT 2R-2, BLOCK A  
SHADY OAKS ADDITION  
0.5529 ACRES  
CITY OF HURST,  
TARRANT COUNTY, TEXAS

CURRENT ZONING: MU-PD  
PROPOSED ZONING: R1-PD

CASE NO. Z-19-01

ENGINEER:  
HAMILTON DUFFY, PC  
8241 MID-CITIES BLVD., #100  
NORTH RICHLAND HILLS, TX 76182  
(817) 268-0408  
FAX (817) 284-8408

OWNER:  
TOMMY CUNNINGHAM  
6809 BAKER BLVD.  
RICHLAND HILLS, TX 76118



EXHIBIT D



ORDINANCE 2416

AN ORDINANCE ADOPTING A ZONING CHANGE WITH A SITE PLAN FOR LOT 2R2, BLOCK A, SHADY OAKS ADDITION, BEING .62 ACRE LOCATED AT 1244 HURSTVIEW DRIVE.

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

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

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

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

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

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

Section 1. THAT the Comprehensive Zoning Ordinance of the City of Hurst is hereby amended by adopting a zoning change with a site plan with Exhibits "A-D" for Lot 2R2, Block A, Shady Oaks Addition, being .62 acre located at 1244 Hurstview Drive.

AND IT IS SO ORDERED.

Passed on the first reading on the 28<sup>th</sup> day of May 2019 by a vote of \_ to \_.

Approved on the second reading on the 11<sup>th</sup> day of June 2019 by a vote of \_ to \_.

ATTEST:

CITY OF HURST

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

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

Approved as to form and legality:

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

City Council Staff Report

SUBJECT: SP-19-03 Park Place Apartments, a site plan revision for Lot B3R, Block 1 K-Mart Plaza Addition being 7.76 acres located at 621 Arcadia Street

Supporting Documents:

Area map

Legal notice

Ownership Data

Site Plan "Exhibit A"

Carport elevation "Exhibit B"

Meeting Date: 5/28/2019

Department: Development

Reviewed by: Michelle Lazo

City Manager Review:

Background/Analysis:

An application has been made by Eric Laub for a site plan revision on Lot B3R, Block 1 K-Mart Plaza Addition being 7.76 acres located at 621 Arcadia Street. The property is zoned R3-PD (Multi-Family Planned Development.)

The applicant is requesting the site plan in order to construct eight (8) new carport structures to cover 64 parking spaces throughout the property.

The site plan indicates four (4) carport structures on the north side of the property, two (2) structures on the west side, and two (2) structures on the south side. The carports will only be visible from Arcadia. The complex will not lose any parking spaces.

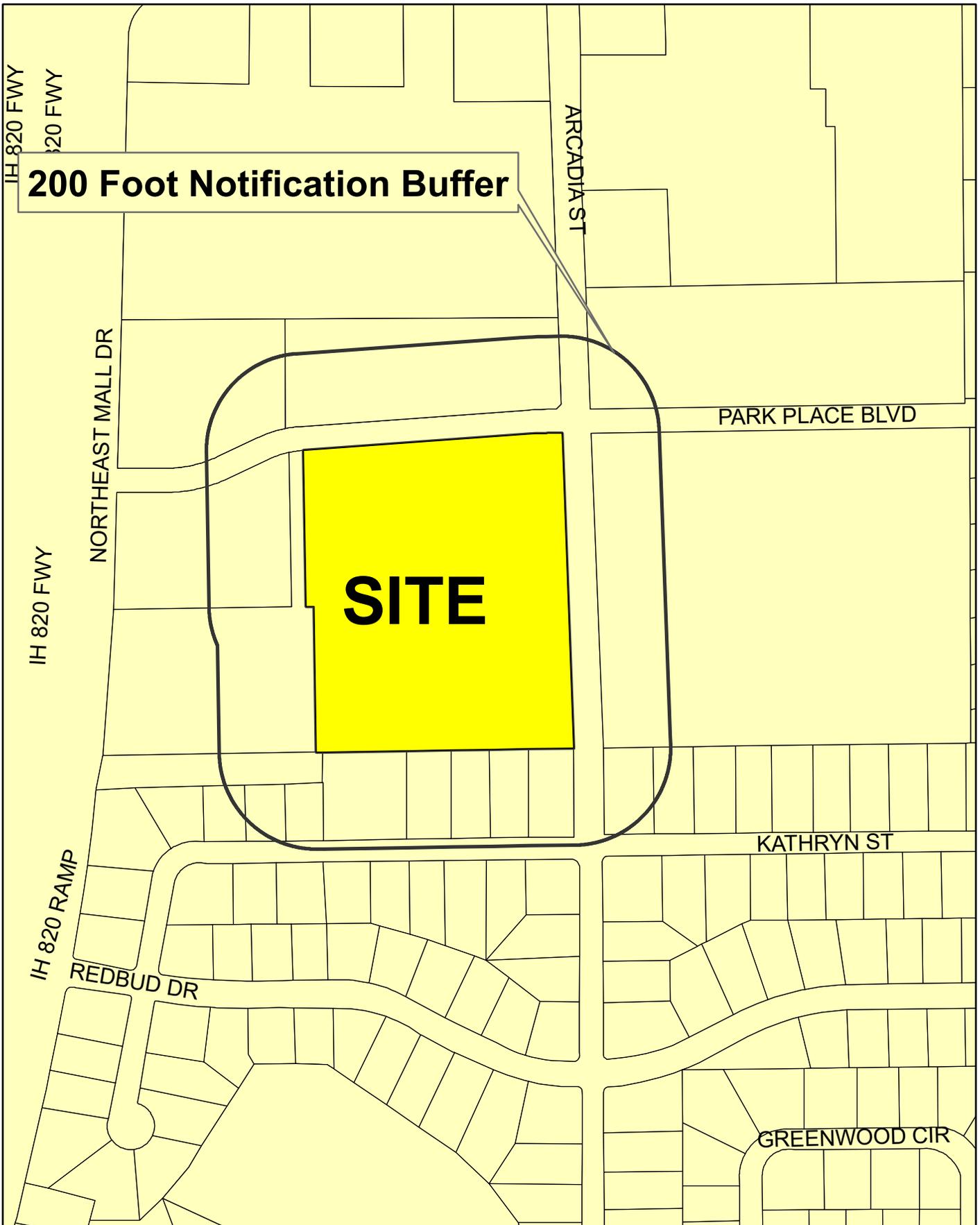
The carport elevation indicates a 26 gauge R-panel construction with a 90-inch minimum clearance and lighting underneath the structure. The structure will be engineered to withstand a 115 MPH wind load.

Funding Sources and Community Sustainability:

There is no fiscal impact on this agenda item. Reviewing the site plan is a direct representation of Council's goal for Redevelopment.

Recommendation:

Based upon the Planning and Zoning Commission vote of 6-0. The recommendation is that City Council move to approve SP-19-03 Park Place Apartments.



<p>CASE NO: SP-19-03 Park Place Apartments</p>	<p>LEGAL DESCRIPTION: Lot B3R, Block 1 K-Mart Plaza Addition</p>	<p>AGENDA DATE: 5/28/19</p>
<p>REQUESTED ACTION: Site Plan Revision</p>		<p>ADDRESS: 621 Arcadia St.</p>



**SP-19-03**

**LEGAL NOTICE**

**A PUBLIC HEARING WILL BE HELD BY THE HURST CITY COUNCIL ON TUESDAY, MAY 28, 2019 AT 6:30 P.M. AT THE HURST CITY HALL AT 1505 PRECINCT LINE ROAD TO CONSIDER A SITE PLAN REVISION FOR LOT B3R, BLOCK 1 K-MART PLAZA ADDITION, BEING 7.76 ACRES LOCATED AT 621 ARCADIA STREET**

**PARK PLACE APARTMENTS**

Lot B3R, Block 1 K-Mart Plaza Addition being  
7.76 acres located at 621 Arcadia Street



**SP-19-03**

**APPLICATION FOR SITE PLAN  
OWNERSHIP DATA**

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

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

Park Place Apartments  
Site Plan  
Lot B3R, Block 1, K-Mart Plaza Addition  
621 Arcadia Street

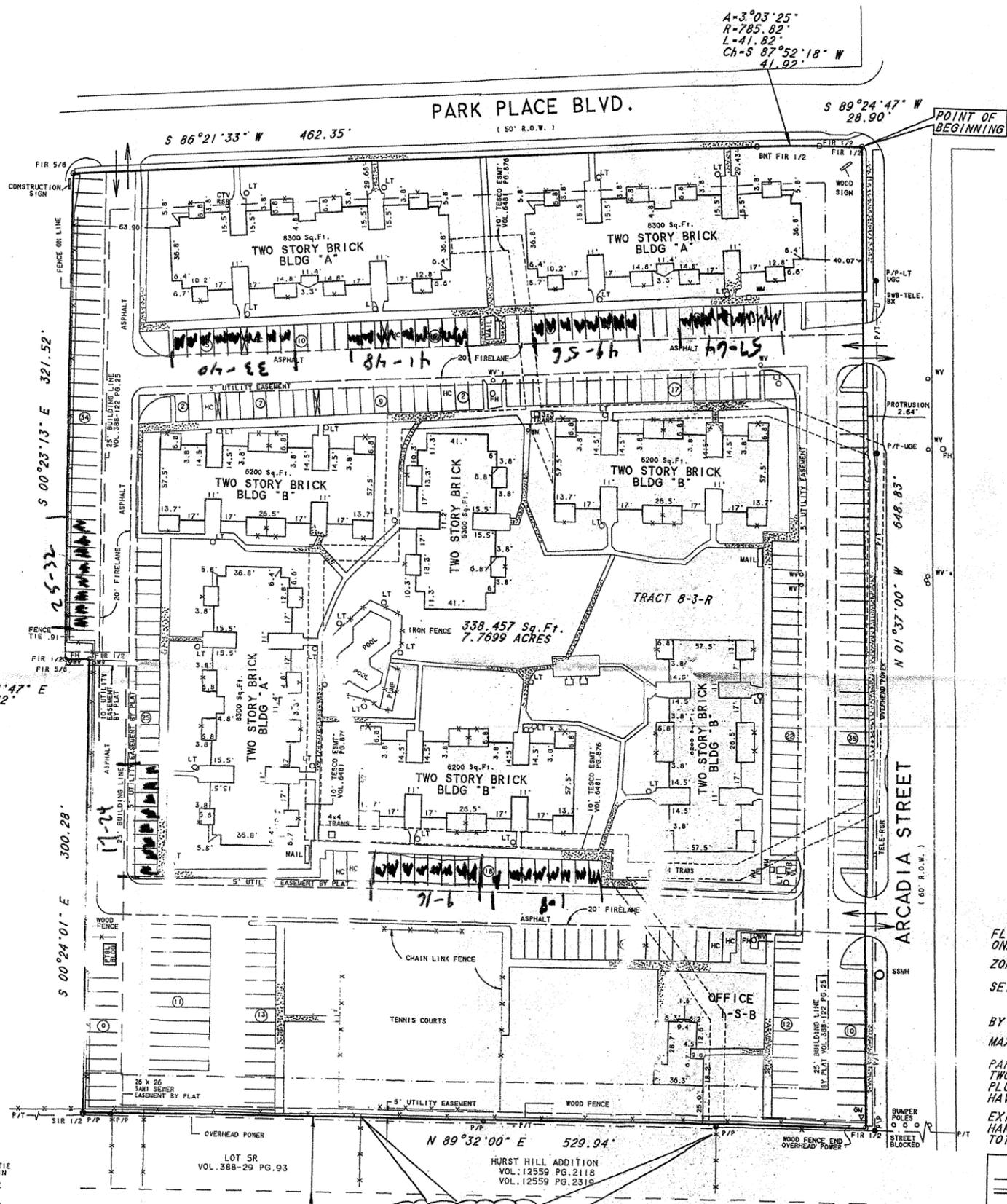
**The following is a list of the property owners, legal description of their property, and mailing address of the owners of the property within 200 feet of the above-described property, which is under application for a site plan:**

<b>PROPERTY OWNER</b>	<b>LOT</b>	<b>BLK</b>	<b>ADDITION</b>	<b>ADDRESS</b>
OGLE PROPERTIES INC	B1R1	BLK 1	K-MART PLAZA	6101 WOODLAKE DR ARLINGTON, TX 76016
OGLE PROPERTIES INC	B1R1	BLK 1	K-MART PLAZA	6101 WOODLAKE DR ARLINGTON, TX 76016
ROEVER EVANGELISTIC ASSN INC	B1	BLK 1	K-MART PLAZA	PO BOX 136100 FORT WORTH, TX 76136
ROEVER EVANGELISTIC ASSN INC	B1	BLK 1	K-MART PLAZA	PO BOX 136100 FORT WORTH, TX 76136
ENSLEY, M C TESTAMENTARY TRUST	2	BLK D	HURST HILLS	1240 KATHRYN ST HURST 76053
WEST, DEBORAH L	1	BLK D	HURST HILLS	4107 TRAIL BEND CT COLLEYVILLE, TX 6034
COBERN, CORKY P	1	BLK 14	HURST HILLS	1300 KATHRYN ST HURST 76053
MCGOVERN, TERRY	2	BLK 14	HURST HILLS	1304 KATHRYN ST HURST 76053
NANCHY, CAROL S	3	BLK 14	HURST HILLS	1308 KATHRYN ST HURST 76053
SMITH, LILBURN R	4	BLK 14	HURST HILLS	1312 KATHRYN ST HURST 76053
WILLIAMS, JAMES D	5R	BLK 14	HURST HILLS	1316 KATHRYN ST HURST 76053
TEXAS, STATE OF			UNPLATTED	PO BOX 4087 AUSTIN, TX 78773
SOUTHWESTERN BELL	D3	BLK 1	K-MART PLAZA	1010 PINE 9E-L-01 SAINT LOUIS, MO 63101
TEXAS, STATE OF	C	BLK 14	TX DOT	624 NE LOOP 820 HURST 76053
JAMES R CAVENDER	B2R	BLK	K-MART PLAZA	7820 S BROADWAY AVE TYLER, TX 75703

INVESTMENT CO		1		
HURCADIA PROPERTIES LLC	B3R	BLK 1	K-MART PLAZA	4051 BELTWAY DR APT 1401 ADDISON, TX 75001
HURCADIA PROPERTIES LLC	B3R	BLK 1	K-MART PLAZA	4051 BELTWAY DR APT 1401 ADDISON, TX 75001
ARTS APARTMENTS AT PARK PLACE	E	BLK 1	K-MART PLAZA	1411 W WALNUT HILL LN IRVING, TX 75038
ANDERSON, JOSHUA S	7	BLK 14	HURST HILLS	1324 KATHRYN ST HURST 76053
JOHNSON, GREGORY G	8	BLK 14	HURST HILLS	1328 KATHRYN ST HURST 76053
HURST, STEVE W	9	BLK 14	HURST HILLS	1332 KATHRYN ST HURST 76053
OCCUPANT	B1R1	BLK 1	K-MART PLAZA	1400 PARK PLACE BLVD HURST 76053
OCCUPANT	B1	BLK 1	K-MART PLAZA	1324 PARK PLACE BLVD HURST 76053
OCCUPANT	1	D	HURST HILLS	1244 KATHRYN ST HURST 76053
OCCUPANT		BLK 1	UNPLATTED	614 NE LOOP 820 HWY HURST 76053
OCCUPANT	D3	BLK 1	K-MART PLAZA	1240 PARK PLACE BLVD HURST 76053
OCCUPANT	B2R	BLK 1	K-MART PLAZA	628 NE LOOP 820 HWY HURST 76053
OCCUPANT	B3R	BLK 1	K-MART PLAZA	621 ARCADIA ST HURST 76053
OCCUPANT	B3R	BLK 1	K-MART PLAZA	621 ARCADIA ST HURST 76053
OCCUPANT	E	BLK 1	K-MART PLAZA	1301 PARK PLACE BLVD HURST 76053

# EXHIBIT A

STATE HIGHWAY DEPARTMENT  
VOL. 5945 PG. 693  
TRACT C



A-3°03'25"  
R-785.82'  
L-41.82'  
Ch-S 87°52'18" W  
41.92'

S 89°24'47" W  
28.90'  
POINT OF BEGINNING

PARK PLACE BLVD.  
(50' R.O.W.)

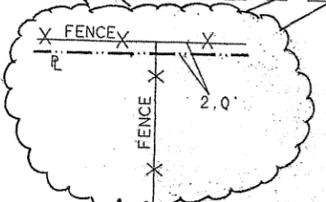
ARCADIA STREET  
(60' R.O.W.)

### LEGEND

- LT LIGHT POLE
- SD STORM DRAIN
- FL FIRE LANE
- WM WATER METER
- BL BUILDING LINE
- CO CLEAN OUT
- FW FIRE HYDRANT
- SS SANITARY SEWER
- W WATER
- CLF CHAIN LINK FENCE
- MK MAN HOLE
- T TELEPHONE
- GM GAS METER
- FIR FOUND IRON ROD
- SIR SET IRON ROD
- PT POWER & TELEPHONE SURVEY CORNER
- PC CONCRETE PAVEMENT
- UP OVERHEAD POWER
- BP BUMPER POLE
- SP PARKING SPACES
- 1-S-B ONE STORY BRICK BUILDING
- PTBL PORTABLE BUILDING
- HC HANDICAP PARKING

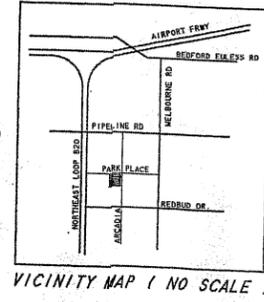
UTILITY WARNING  
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

50' EASEMENT LIMITING HEIGHT OF IMPROVEMENTS TO 20'  
RECORDED IN VOL. 5873 PG. 108, BY PLAT



PARK PLACE APARTMENTS  
SITE PLAN REVISION  
LOT BR3, BLOCK 1 K-MART PLAZA ADDITION

FLOOR AREA RATIO TAB:  
ONE UNIT REQUIRES 2800 Sq.Ft. OF LAND  
ZONING: R-3 (DWELLING DISTRICT)  
SETBACK: FRONT - 25'  
SIDE - 25'  
REAR - 25'  
BY PLAT VOL. 388-122 PG. 25  
MAX. HEIGHT - 35'  
PARKING REQUIREMENTS:  
TWO SPACES PER DWELLING UNIT  
PLUS ONE SPACE FOR EACH UNIT  
HAVING OVER 3 BEDROOMS  
EXISTING PARKING - 283  
HANDICAPPED - 9  
TOTAL PARKING - 292



### PROPERTY DESCRIPTION

BEING Lot B-3-R of K-MART PLAZA, an Addition in the City of Hurst, Tarrant County, Texas, according to the map or plat thereof recorded in Volume 388-122, Page 25, Plat Records, Tarrant County, Texas, and being more particularly described as follows:  
BEGINNING at a 1/2 inch iron rod found at the Northeast corner of said Lot B-3-R and being at the intersection of the West ROW line of Arcadia Street (a 60' ROW) with the South ROW line of Park Place Drive (a 50' ROW), a 1/2 inch iron rod set;  
THENCE S 89° 24' 47" W, along the South ROW line of said Park Place Drive, a distance of 28.90 feet to a 1/2 inch iron rod found at the beginning of a curve having a central angle of 03° 03' 25", a radius of 785.82 feet and a 1/2 chord bearing and distance of S 87° 52' 18" W, 41.92 feet;  
THENCE Southwesterly along said curve and along the South ROW line of Park Place Drive, an arc distance of 41.82 feet to a 1/2 inch iron rod found for corner;  
THENCE S 86° 21' 33" W, along the South ROW line of said Park Place Drive, a distance of 462.35 feet to the Northwest corner of said Lot B-3-R, a 5/8 inch iron rod found for corner;  
THENCE S 00° 23' 13" E, a distance of 321.52 feet to a 1/2 inch iron rod found for corner;  
THENCE N 89° 36' 47" E, a distance of 16.32 feet to a 1/2 inch iron rod found for corner;  
THENCE S 00° 24' 01" E, a distance of 300.28 feet to the Southwest corner of said Lot B-3-R, a 1/2 inch iron rod set for corner;  
THENCE N 89° 32' 00" E, along the South line of said Lot B-3-R, a distance of 529.94 feet to the Southeast corner of said Lot B-3-R and being in the West ROW line of said Arcadia Street, a 1/2 inch iron rod found for corner;  
THENCE N 01° 37' 00" W, along the West ROW line of Arcadia Street, a distance 648.83 feet to the PLACE OF BEGINNING and containing 338,457 square feet or 7.7699 acres of land.

### SURVEYOR'S CERTIFICATION

The undersigned, being a registered surveyor of the State of Texas, certifies to (i) L. J. MELODY & COMPANY, (ii) ERIC LAUB, (iii) PP HOLDINGS, INC., a Texas Corporation, (iv) TICOR TITLE INSURANCE COMPANY, (v) TICOR LAND TITLE COMPANY, (vi) J. P. MORGAN MORTGAGE CAPITAL, INC., (vii) MORGAN GUARANTY TRUST COMPANY OF NEW YORK, and (viii) HURCADIA PROPERTIES, L. L. C., as follows:

- This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1997 and meets the Association Standards and Specifications for a Category 1A, Condition II Survey.
- The survey was made on the ground on July 28, 1999, by me or under my supervision and correctly shows ground buildings, structures and other improvements (including sidewalks, curbs, parking areas and spaces and fences) situated on the subject property, and any other matters situated on the subject property. Except as shown on the survey, there are no visible easements or rights of way of which the undersigned has been advised.
- Except as shown on the survey, there are no party walls and no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets, alleys, easements, or rights of way, or (b) by the improvements on any adjoining properties, streets, or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matter (above or below ground) affecting the subject property and listed in the title insurance commitment no. 44-903-80-1022705, issued July 1, 1999, with an effective date of June 17, 1999, by Tigor Title with respect to the subject property, has been shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location provisions and restrictions on the subject property is in accord with minimum setback, side yard and rear yard lines. The subject property has direct access to and from a duly dedicated and accepted public street or highway or egress.
- The record description of the subject property forms a mathematically closed figure.
- No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located. Subject property is located within an area having a Zone Designation of "X" by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. 0304H, with a date of identification of August 2, 1995, for Community No. 480601, in Tarrant County, State of Texas, which is the Flood Insurance Rate Map for the community in which said premises is situated.

The parties listed above and their successors and assigns are entitled to rely on the survey and this certificate as being true and accurate.

September 28, 1999



J. L. Lane  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2509

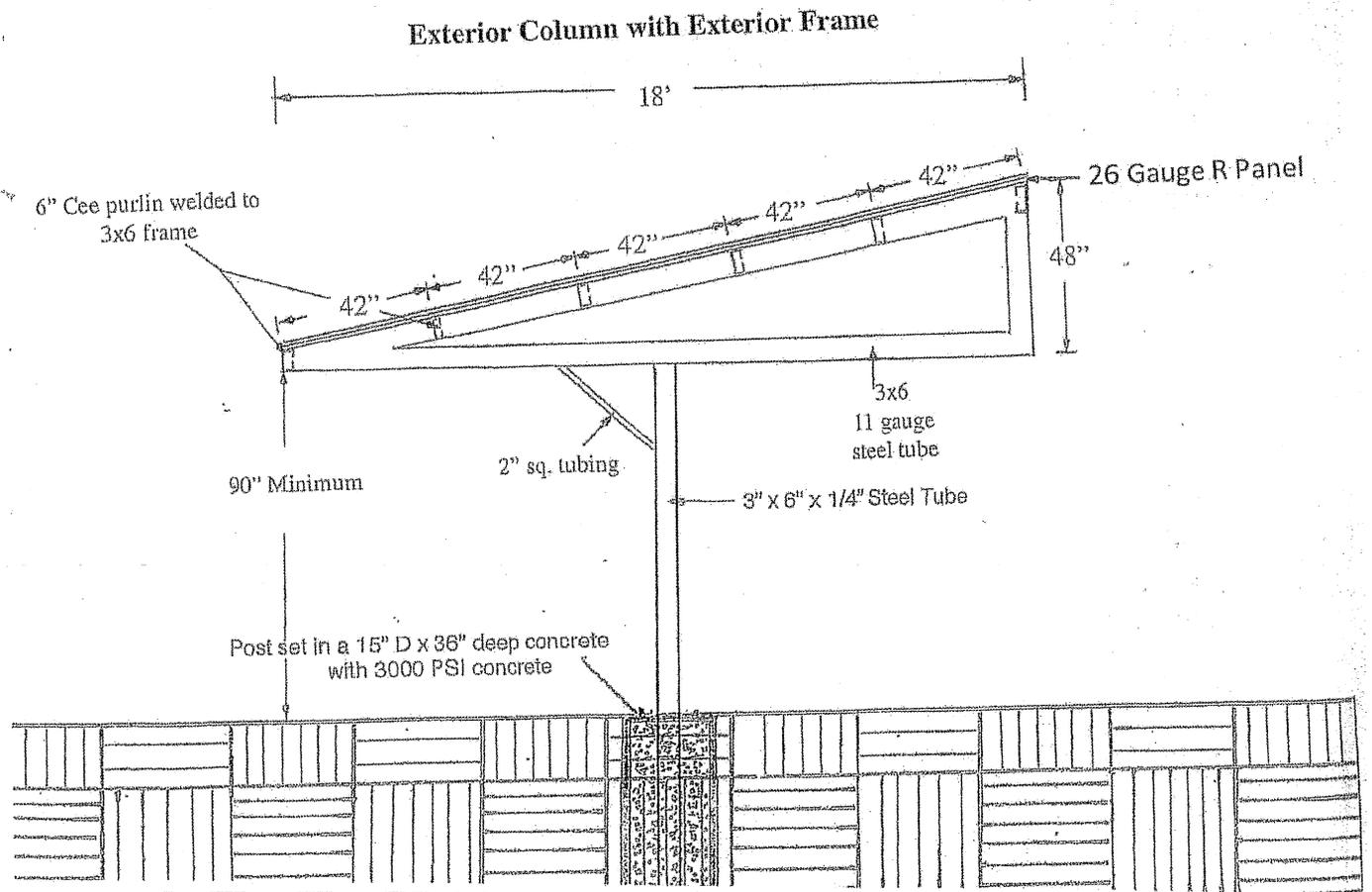
### INFORMATION NOTES:

- The following easements, all according to Plat recorded in Volume 388-122, Page 25, Plat Records, Tarrant County, Texas (Shown on Survey):
  - 25' building setback line over the North, West and East sides of subject property.
  - 20' fire lane easement over the West, East and central portion of subject property.
  - 5' utility easement over the West, South and central portions of subject property.
  - 150' height limit easement over the South side of subject property.
  - 26' sanitary sewer easement over the Southwest corner of subject property.
  - 10' utility easement over the West, central portion of subject property.
- Easement granted by B. Henry Estes, et al to property owners, dated March 7, 1975, filed for record on August 20, 1975 and recorded in Volume 5873, Page 108, Deed Records, Tarrant County, Texas. Shown on Survey. Does not affect subject property.
- Easement granted by Investors Unlimited to Texas Electric Service Company, dated April 6, 1978, filed for record on May 15, 1978 and recorded in Volume 6481, Page 876, Deed Records, Tarrant County, Texas. Shown on Survey.

REVISED 9/2/99, 9/2/99

<b>SURVEY</b>	
LOT B - 3 - R K - MART PLAZA ADDITION CITY OF HURST, TARRANT COUNTY, TEXAS	
LANE'S SOUTHWEST SURVEYING INC. 2717 MOTLEY DR. SUITE B MESQUITE, TEXAS 75150 - 3812 Phone (972)681-4442 Fax 681-4829	DATE : JULY 1999  SCALE 1" = 40' 40 10' 25' 100' FILE No. 03-1865

# EXHIBIT B



ORDINANCE 2417

AN ORDINANCE ADOPTING A SITE PLAN REVISION FOR LOT B3R, BLOCK 1, K-MART PLAZA ADDITION, BEING 7.76 ACRES LOCATED AT 621 ARCADIA STREET.

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

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

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

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

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

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

Section 1. THAT the Comprehensive Zoning Ordinance of the City of Hurst is hereby amended by adopting a site plan revision with Exhibits "A-B" for Lot B3R, Block 1, K-MART Plaza Addition, being 7.76 acres located at 621 Arcadia St.

AND IT IS SO ORDERED.

Passed on the first reading on the 28<sup>th</sup> day of May 2019 by a vote of \_ to \_.

Approved on the second reading on the 11<sup>th</sup> day of June 2019 by a vote of \_ to \_.

ATTEST:

CITY OF HURST

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

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

Approved as to form and legality:

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

City Council Staff Report

SUBJECT: P-19-01 Canaan Center Addition, a replat of Lot 1 to Lot 1R , Block 1 Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway.

Supporting Documents:

Area map  
 Plat "Exhibit A"

Meeting Date: 5/28/2019  
 Department: Development  
 Reviewed by: Michelle Lazo  
 City Manager Review:

Background/Analysis:

An application has been made by the Highway 26 Gateway Properties LP for a replat of Lot 1, Block 1 Canaan Center Addition to Lot 1R, Block 1 Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway.

The applicant is requesting the replat in order to remove the platted fire lane and amend easements in preparation for the construction of the new Service First automotive center.

Engineering plans have been reviewed and accepted.

Funding and Sources:

There is no fiscal impact on this agenda item. The replat is a direct representative of the Council's goals of Redevelopment.

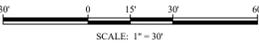
Recommendation:

Based upon the Planning and Zoning Commission 7-0 vote the recommendation is the City Council move to approve P-19-01 Canaan Center Addition.



<p>CASE NO :P-19-01 CANAAN CENTER</p>	<p>LEGAL DESCRIPTION: LOT 1 BLOCK 1R CANAAN CENTER ADDITION</p>	<p>AGENDA DATE: 05/28/2019</p>
<p>REQUESTED ACTION: PLAT</p>	<p>LOCATION: 701 GRAPEVINE HWY</p>	

# EXHIBIT A



### SURVEYOR'S NOTES:

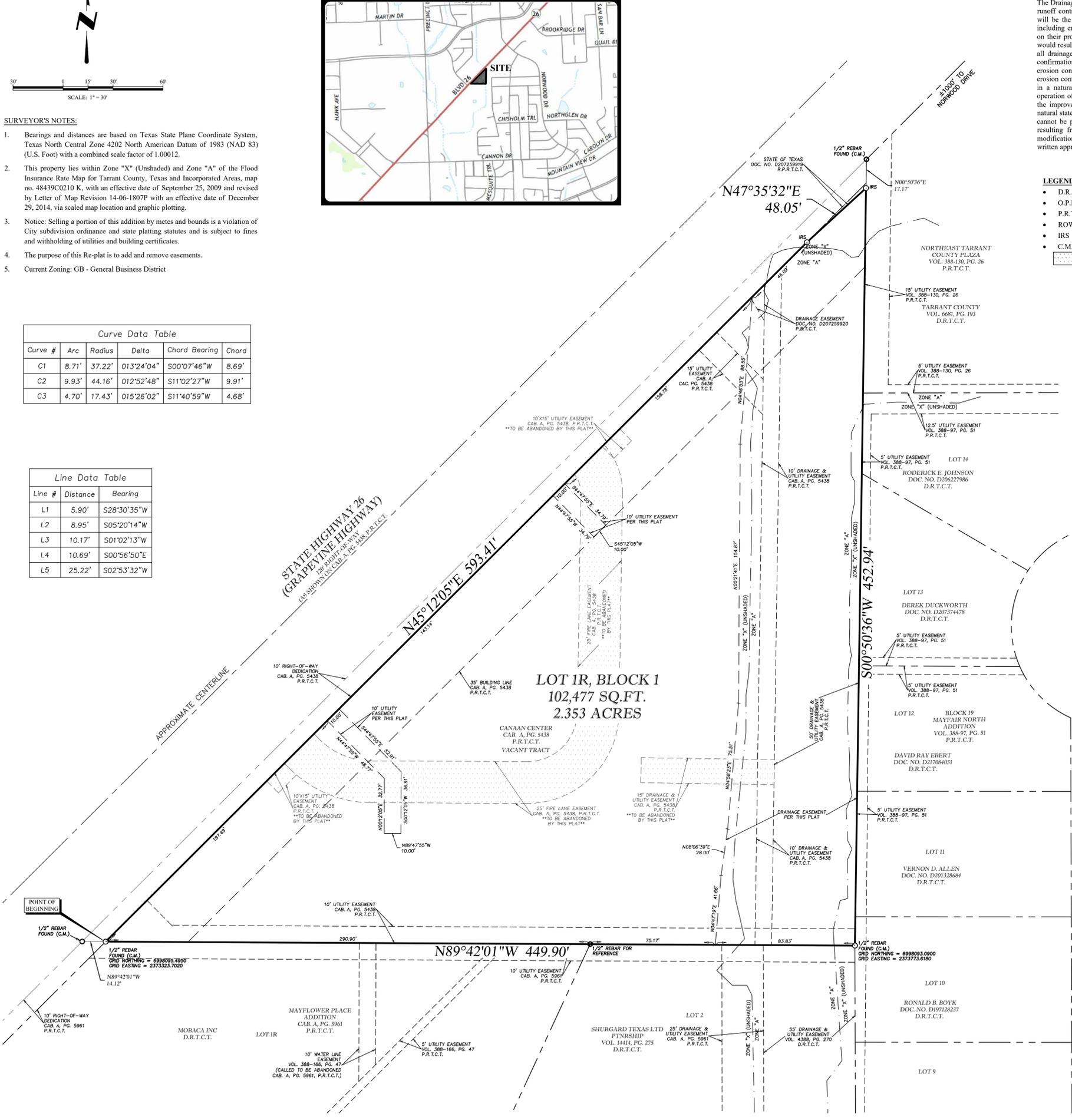
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.00012.
- This property lies within Zone "X" (Unshaded) and Zone "A" of the Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, map no. 48439C0210 K, with an effective date of September 25, 2009 and revised by Letter of Map Revision 14-06-1807P with an effective date of December 29, 2014, via scaled map location and graphic plotting.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this Re-plat is to add and remove easements.
- Current Zoning: GB - General Business District

### VICINITY MAP NOT TO SCALE



Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	8.71'	37.22'	013°24'04"	S00°07'46"W	8.69'
C2	9.93'	44.16'	012°52'48"	S11°02'27"W	9.91'
C3	4.70'	17.43'	015°26'02"	S11°40'59"W	4.68'

Line #	Distance	Bearing
L1	5.90'	S28°30'35"W
L2	8.95'	S05°20'14"W
L3	10.17'	S01°02'13"W
L4	10.69'	S00°56'50"E
L5	25.22'	S02°53'32"W



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

- LEGEND OF ABBREVIATIONS**
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
  - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
  - P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
  - ROW RIGHT OF WAY
  - IRS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
  - C.M. CONTROLLING MONUMENT
  - EASEMENT TO BE ABANDONED BY PLAT

STATE OF TEXAS §  
COUNTY OF TARRANT §  
WHEREAS Highway 26 Gateway Properties, LP is the owner of a 2.353 acre tract of land, being all of Lot 1, Block 1, CANAAN CENTER, an addition to the City of Hurst, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Page 5438 of the Plat Records of Tarrant County, Texas (P.R.T.C.T.), SAVE & EXCEPT that part of said Lot 1 described to the State of Texas in deed recorded in Document No. D207259919, Real Property Records, Tarrant County, Texas, (R.P.R.T.C.T.) and the remainder being more particularly described by metes and bounds as follows (Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202) North American Datum of 1983 (NAD 83) (US Foot) with a combined scale factor of 1.00012):

**BEGINNING** at a 1/2 inch rebar found for the Northwest corner of Lot 1R, Mayflower Place Addition, an addition to the City of Hurst, Tarrant County, Texas, according to the Plat thereof recorded in Cabinet A, Page 5961, P.R.T.C.T., same being the Southwest corner of said Lot 1, and lying on the current Southeast right-of-way line of State Highway 26 (Grapevine Highway) (120 foot right-of-way), from which a 1/2 inch rebar found for reference bears North 89 Degrees 42 Minutes 01 Seconds West, a distance of 14.12 feet;

**THENCE** North 45 Degrees 12 Minutes 05 Seconds East, with the current Southeast right-of-way line of said State Highway 26, a distance of 593.41 feet to a point for the westernmost corner of said State of Texas tract;

**THENCE** North 47 Degrees 35 Minutes 32 Seconds East, continuing with the current Southeast right-of-way line of said State Highway 26, and with the Southeast line of said State of Texas tract, a distance of 48.05 feet to a point for the Southeast corner of said State of Texas tract, same being the Northeast corner of the herein described tract, and lying on the East line of said Lot 1, and on the West line of Northeast Tarrant County Plaza, an addition to the City of Hurst, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-130, Page 26, P.R.T.C.T.;

**THENCE** South 00 Degrees 50 Minutes 36 Seconds West, with the West line of said Northeast Tarrant County Plaza and with the West line of Block 19 of Mayfair North Addition, an addition to the City of Hurst, Tarrant County, Texas, according to the Plat thereof recorded in Volume 388-97, Page 51, P.R.T.C.T., a distance of 452.94 feet to a 1/2 inch rebar found for the Northeast corner of Lot 2 of said Mayflower Place Addition, same being the Southeast corner of said Lot 1 and being the Southeast corner of the herein described tract;

**THENCE** North 89 Degrees 42 Minutes 01 Seconds West, departing the West line of said Block 19, with the North line of said Mayflower Place Addition, passing at a distance of 159.00 feet, a 1/2 inch rebar found for the Northwest corner of said Lot 2 and the Northeast corner of said Lot 1R, and continuing for a total distance of 449.90 feet to the **POINT OF BEGINNING** and containing 102,477 square feet or 2.353 acres of land, more or less.

**NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS**

THAT Highway 26 Gateway Properties LP is acting by an through the undersigned, its duly authorized agent, does hereby adopt this plat designating the herein described real property as the herein stated **REPLAT, CANAAN CENTER, LOT 1R, BLOCK 1**, an addition to the City of Hurst, Tarrant County, Texas, and does hereby dedicate to the public's use the streets, alleys, easements, right-of-ways and any other public areas shown hereon this plat.

**HIGHWAY 26 GATEWAY PROPERTIES LP**

By: \_\_\_\_\_  
Authorized Representative Title

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

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public in and for the State of Texas

STATE OF TEXAS §  
COUNTY OF \_\_\_\_\_ §

THIS is to certify that I, Thomas W. Mauk, a Registered Professional Land Surveyor of the State of Texas, have platted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

**PRELIMINARY**  
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 4/12/2019

Thomas W. Mauk, R.P.L.S.  
No. 5119

STATE OF TEXAS §  
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Thomas W. Mauk, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

Notary Public in and for the State of Texas

**THE CITY COUNCIL OF HURST ON \_\_\_\_\_, 2019, VOTED AFFIRMATIVELY TO ADOPT THIS FINAL PLAT.**

BY: \_\_\_\_\_ MAYOR

ATTEST: \_\_\_\_\_ CITY SECRETARY

**THE PLANNING AND ZONING COMMISSION OF HURST, TEXAS ON \_\_\_\_\_, 2019, VOTED AFFIRMATIVELY TO RECOMMEND ADOPTION OF THIS FINAL PLAT BY THE CITY COUNCIL.**

BY: \_\_\_\_\_ CHAIRMAN

ATTEST: \_\_\_\_\_ SECRETARY

This plat is filed in Cabinet \_\_\_\_\_, Slide \_\_\_\_\_, dated \_\_\_\_\_.

**ENGINEER**  
CROSS ENGINEERING CONSULTANTS, INC  
131 S. TENNESSEE STREET  
MCKINNEY, TEXAS 75069  
PH: 972-562-4409

**OWNER/DEVELOPER**  
HIGHWAY 26 GATEWAY PROPERTIES, LP  
4215 GATEWAY DRIVE, SUITE 101  
COLLEVILLE, TEXAS 76034

**WINDROSE**  
LAND SURVEYING & PLATTING  
220 ELM STREET, SUITE 200 | LEWISVILLE, TX 75057 | 214.217.2544  
PL 214.217.2544 - TFPN 10063800  
ARTHURSERVICES.COM

**ARTHUR**  
LAND SURVEYING  
220 Elm St., # 200 - Lewisville, TX 75057  
PL 214.217.2544 - TFPN 10063800  
ARTHURSERVICES.COM Established 1986

**REPLAT**  
**CANAAN CENTER**  
**LOT 1R, BLOCK 1**  
BEING A REPLAT OF  
LOT 1, BLOCK 1, CANAAN CENTER  
AS RECORDED IN  
CAB. A, PG. 5438, P.R.T.C.T.  
2.353 ACRES OUT OF THE T. AKERS  
SURVEY, ABSTRACT NO. 20  
CITY OF HURST, TARRANT  
COUNTY, TEXAS

City Council Staff Report

SUBJECT: Discussion and consideration of all matters incident and related to approving and authorizing publication of notice of intention to issue certificates of obligation, including the adoption of Resolution 1735 pertaining thereto.

Supporting Documents:

Meeting Date: 5/28/2019  
 Department: Fiscal Services  
 Reviewed by: Clayton Fulton  
 City Manager Review:

Background/Analysis:

Each year fiscal services staff partners with our financial advisors, Hilltop Securities, to review our outstanding debt and capital needs. This process allows staff to evaluate any potential bond refundings (refinancing) and determine the impact any new debt would have upon our operations. Fiscal Services staff have been working closely with our advisors to determine the specific impact of the GO Bond for the proposed animal service and adoption center and a proposed \$2 million bond for streets and drainage.

Hurst has a proud history of excellent streets due to our historic capital investment in our streets infrastructure. These capital investments began to decline in 2009 as the City focused on the Transforming Hurst initiative and invested in facilities to help spur economic development. While our streets are still in good condition, our recent pavement condition index "PCI" study indicates a need to continue our investment in order to maintain our above average rating. Using the PCI index report, Public Works has completed an in-depth analysis to use the increased street maintenance budget to expand our streets projects. Even with that increased budget, there are still streets that will need more significant investment beyond the traditional maintenance. These projects are proposed to be funded with the bond proceeds. In addition to needs in our streets infrastructure, Public Works has identified a high priority drainage project that would also be included in the bond.

Staff has previously discussed this need during the FY 2018-2019 budget retreat and workshops. This issuance can be timed with the proposed GO to reduce issuance costs and develop a more efficient issuance process. Additionally, the proposed debt will fit with our draft debt policy guidelines. Based upon current value estimates for the 2019 tax year and our existing debt service requirements, the expected I&S debt service tax rate is less than 25% of the total tax rate.

Resolution 1735 authorizes the publication of a "notice of intent" to issue debt and does not authorize the actual bond issuance. Hilltop will review and analyze all bids and attend the July 9<sup>th</sup> City Council meeting to recommend a bidder at which point the City Council will consider approval of an ordinance issuing the bonds.

Funding and Sources and Community Sustainability:

Sufficient funding for debt service will be provided for in adoption of the I&S tax rate for FY 2019-2020 budget. By timing the issuance with the GO we will reduce issuance costs and be more efficient in the market and delivery of funds. In addition, the \$2 million investment in our streets and drainage infrastructure will result in maintain Hurst's high quality infrastructure. This meets the Council's strategic priority of Financial Sustainability and Infrastructure.

Recommendation:

Staff recommends that City Council approve the Resolution 1735 authorizing the publication of a notice of intention to issue Certificates of Obligation.

## RESOLUTION 1735

### A RESOLUTION APPROVING AND AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION.

WHEREAS, the City Council of the City of Hurst, Texas, has determined that certificates of obligation should be issued under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended, for the purpose of paying contractual obligations to be incurred for (i) constructing, improving and renovating streets, alleys, culverts and bridges, including drainage, landscaping, screening walls, curbs, gutters, sidewalks, signage and traffic signalization incidental thereto and the acquisition of land and rights-of-way therefor, (ii) drainage improvements, including the acquisition of land and rights-of-way therefor, and (iii) professional services rendered in connection therewith; and

WHEREAS, prior to the issuance of such certificates, the City Council is required to publish notice of its intention to issue the same in a newspaper of general circulation in the City, said notice stating (i) the time and place the City Council tentatively proposes to pass the ordinance authorizing the issuance of the certificates, (ii) the maximum amount proposed to be issued, (iii) the purposes for which the certificates are to be issued and (iv) the manner in which the City Council proposes to pay the certificates.

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

Section 1. THAT the City Secretary is hereby authorized and directed to cause notice to be published of the City Council's intention to issue certificates of obligation in a principal amount not to exceed \$2,000,000 for the purpose of paying contractual obligations to be incurred for (i) constructing, improving and renovating streets, alleys, culverts and bridges, including drainage, landscaping, screening walls, curbs, gutters, sidewalks, signage and traffic signalization incidental thereto and the acquisition of land and rights-of-way therefor, (ii) drainage improvements, including the acquisition of land and rights-of-way therefor, and (iii) professional services rendered in connection therewith, such certificates to be payable from ad valorem taxes and a limited pledge of the net revenues of the

City's combined Waterworks and Sewer System. The notice hereby approved and authorized to be published shall read substantially in the form and content of Exhibit A hereto attached and incorporated herein by reference as a part of this resolution for all purposes.

Section 2. THAT the City Secretary shall cause the aforesaid notice to be published in a newspaper of general circulation in the City, once a week for two consecutive weeks, the date of the first publication to be at least thirty-one (31) days prior to the date stated therein for the passage of the ordinance authorizing the issuance of the certificates of obligation.

Section 3. THAT it is officially found, determined, and declared that the meeting at which this Resolution is adopted was open to the public and public notice of the time, place, and subject matter of the public business to be considered at such meeting, including this Resolution, was given, all as required by Texas Government Code, Chapter 551, as amended.

Section 4. THAT this Resolution shall be in force and effect from and after its passage on the date shown below.

AND IT IS SO RESOLVED.

Approved this the 28<sup>th</sup> day of May, 2019 by a vote of \_\_\_\_ to \_\_\_\_\_.

ATTEST:

CITY OF HURST

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

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

Approved as to form and legality:

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

## EXHIBIT A

NOTICE OF INTENTION TO ISSUE  
CITY OF HURST, TEXAS, CERTIFICATES OF OBLIGATION

TAKE NOTICE the City Council of the City of Hurst, Texas, shall convene at 6:30 o'clock P.M. on July 9, 2019, at its regular meeting place in the City Hall, 1505 Precinct Line Road, Hurst, Texas, and, during such meeting, the City Council will consider the passage of an ordinance authorizing the issuance of certificates of obligation in one or more series in a principal amount not to exceed \$2,000,000 for the purpose of paying contractual obligations to be incurred for (i) constructing, improving and renovating streets, alleys, culverts and bridges, including drainage, landscaping, screening walls, curbs, gutters, sidewalks, signage and traffic signalization incidental thereto and the acquisition of land and rights-of-way therefor, (ii) drainage improvements, including the acquisition of land and rights-of-way therefor, and (iii) professional services rendered in connection therewith, and such certificates are to be payable from ad valorem taxes and a limited pledge of the net revenues of the City's combined Waterworks and Sewer System. The certificates are to be issued, and this notice is given, under and pursuant to the provisions of Texas Local Government Code, Subchapter C of Chapter 271, as amended.

City Secretary  
City of Hurst, Texas

City Council Staff Report

SUBJECT: Consider Resolution 1736 denying Oncor Electric Delivery Company LLC's Application for Approval of a Distribution Cost Recovery Factor (DCRF)

Supporting Documents:

Meeting Date: 5/28/2018  
 Department: Fiscal Services  
 Reviewed by: Clayton Fulton  
 City Manager Review:

Background/Analysis:

On April 8, 2019, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an Application for Approval to Amend its Distribution Cost Recover Factor ("DCRF") to Increase Distribution Rates with each of the cities in their service area. In the filing, the Company asserts that it is seeking an increase in distribution revenues of \$29,433,804.

The resolution authorizes the City to join with the Steering Committee of Cities Served by Oncor ("OCSC") to evaluate the filing, determine whether the filing complies with law, and if lawful, to determine what further strategy, including settlement, to pursue. Additionally, the resolution denies the DCRF application proposed by Oncor.

Funding Sources and Community Sustainability:

No funding is required for this resolution. The resolution presented for consideration is consistent with Council's strategic plan and the Hurst Way, specifically customer service. Hurst has retained original jurisdiction over utility rate requests, in so doing, we are able to provide greater customer service by having a voice in the negotiations related to utility rate requests.

Recommendation:

Staff recommends City Council approve Resolution 1736 denying Oncor Electric Delivery Company, LLC's Distribution Cost Recovery Factor application.

RESOLUTION NO. 1736

A RESOLUTION OF THE CITY OF HURST, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR PURSUANT TO 16 TEX. ADMIN. CODE § 25.243 TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Hurst, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("OCSC" or "Cities"), a membership of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about April 8, 2019 Oncor filed with the City an Application for Approval to Amend its Distribution Cost Recovery Factor ("DCRF"), PUC Docket No. 49427, seeking to increase electric distribution rates by approximately \$29,433,804; and

WHEREAS, all electric utility customers residing in the City will be impacted by this ratemaking proceeding if it is granted; and

WHEREAS, Cities are coordinating its review of Oncor's DCRF filing with designated attorneys and consultants to resolve issues in the Company's application; and

WHEREAS, Cities' members and attorneys recommend that members deny the DCRF.

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

Section 1. That the City is authorized to participate with OCSC in PUC Docket No. 49427.

Section 2. That subject to the right to terminate employment at any time, the City of Hurst hereby authorizes the hiring of the law firm of Lloyd Gosselink Rochelle & Townsend, P.C. and consultants to negotiate with the Company, make recommendations to the City regarding reasonable rates, and to direct any necessary administrative proceedings or court litigation associated with an appeal of this application filed with the PUC.

Section 3. That the rates proposed by Oncor to be recovered through its DCRF charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 4. That the Company shall continue to charge its existing rates to customers within the City.

Section 5. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor within 30 days of presentation of an invoice to Oncor.

Section 6. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 7. That a copy of this Resolution shall be sent to Matthew C. Henry, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Legal Counsel to OCSC, at Lloyd Gosselink Rochelle & Townsend, P.C., P.O. Box 1725, Austin, Texas 78767-1725.

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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

ATTEST:

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Rita Frick, City Secretary

APPROVED AS TO FORM:

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City Attorney

City Council Staff Report

SUBJECT: Consider authorizing the city manager to enter into a Purchase Agreement with GT Distributors to purchase Glock pistols and related equipment

Supporting Documents:

GT Distributors quote including trade value estimates (TX Buyboard Contract)

Meeting Date: 5/28/2019

Department: POLICE

Reviewed by: Billy Keadle

City Manager Review:

Background/Analysis:

The police department currently issues Kimber 1911 pistols to officers. Over the past several years, technology has evolved and a more modern weapon system has been developed that will assist officers in the areas of marksmanship and weapon manipulation. This system, incorporating a red dot system optic, allows officers to acquire and engage threats faster, more accurately, and more effectively than ever before. It also allows officers to concentrate fire on a target while focusing on the threat itself instead of the sighting system. Additionally, the Glock platform will reduce the annual maintenance costs due to its design and will allow officers to carry a bigger payload in the event a potential mass casualty event is triggered. The more advanced design also uses fewer moving and internal parts, reducing the possibility of malfunction due to parts failure. The system includes mounted flashlights, which improves officer safety.

Funding Sources and Community Sustainability:

In support of the City Council’s Public Safety Strategic Priority, purchasing new pistols will help to ensure the Police Department continues to provide excellent and responsive services to the community. Two of The Hurst Way’s components, Financial Sustainability and Public Service, provided the filter for determining the cost and benefit of this purchase. GT Distributors provided a quote of \$57,990.48, which includes estimated trade-in values of current pistols and equipment. The department is responsible for the shipping costs of trade-ins. Due to these variables, a 20% contingency of \$11,598.00 is added. The project is estimated at a total cost of approximately \$70,000.00. Funding is available in the Traffic Signal Safety Fund.

Recommendation:

It is recommended the City Council authorize the city manager to enter into a Purchase Agreement with GT Distributors, for the purchase of pistols and related equipment, for a total amount not to exceed \$70,000.00



GT Distributors - Austin  
 P.O. Box 16080  
 Austin TX 78761  
 (512) 451-8298 Ext. 0000

Quote	QTE0103562
Date	4/11/2019
Page:	1

**Bill To:**

**Ship To:**

Hurst Police Department (TX)  
 1505 Precinct Line Road  
 Attn: Accounts Payable  
 Hurst TX 76054-3302

Hurst Police Department (TX)  
 825 Thousand Oaks Drive  
 Attn: Randy Gardner  
 Hurst TX 76054

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
TRADE QUOTE 41119	002079	DJ	FACTORY DIRECT	NET 15	0/0/0000	1,944,213
Quantity	Item Number	Description	UOM	Unit Price	Ext. Price	
91	GLOCK-PA343S202MO	Glock G34 Gen 5 MOS9mm Pistol LE 4.5LB	EA	\$502.75	\$45,750.25	
2	GLOCK-PA195S207MO	Glock G19 Gen 5 MOS 9mm GNS Pistol LE 4.5	Each	\$481.00	\$962.00	
91	AP-200504	Aimpoint P-1 3.5MOA	EA	\$465.98	\$42,404.18	
		Aimpoint 200520 Mounting plate comes with optic.				
91	STL-69260	Streamlight TLR-1 HL Rail Mounted Tac Light 8	EA	\$109.51	\$9,965.41	
96	SAF-6365RDS-6832-13	Safariland 6365ALS Low Ride Holster G34/35 v	Each	\$119.96	\$11,516.16	
91	SAF-775-83-13PBL	Safariland 775 Slimline Open Top 3 Mag Pouch	EA	\$18.03000	\$1,640.73	
91	GLOCK-39328	Glock G17 Gen 5 17rd Magazine	EA	\$19.75	\$1,797.25	
91	AG-GL-329	Ameriglo Glock Suppressor Sights Grn/Grn	EA	\$65.46	\$5,956.86	
24	SAF-572-83-2	Safariland 572 Mag Holder	EA	\$29.52	\$708.48	
2	SAF-074-83-131	Safariland 074 OT Single Mag Pouch G17/19 P	EA	\$14.58	\$29.16	
67	UG-KIMBER-TLE	Used Kimber TLE	EA	(\$435.00)	(\$29,145.00)	
13	UG-KIMBER-TLERLII	Used Kimber TLE RLII .45 Auto Pistol	EA	(\$525.00)	(\$6,825.00)	
22	UG-KIMBER-STAINLES	Used Kimber Stainless II .45 Auto Pistol	Each	(\$435.00)	(\$9,570.00)	
13	UG-KIMBERSSUCII	Used Gun Kimber Stainless Ultra Carry II .45 Pi	Each	(\$435.00)	(\$5,655.00)	
10	UG-KIMBERPROCDPII	Used Gun Kimber Pro CDP II .45 Cal	Each	(\$435.00)	(\$4,350.00)	
4	UG-KIMBERUCDPII	Used Gun Kimber Ultra CDP II .45 Cal	Each	(\$525.00)	(\$2,100.00)	



GT Distributors - Austin  
 P.O. Box 16080  
 Austin TX 78761  
 (512) 451-8298 Ext. 0000

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Hurst Police Department (TX)  
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Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
TRADE QUOTE 41119	002079	DJ	FACTORY DIRECT	NET 15	0/0/0000	1,944,213

Quantity	Item Number	Description	UOM	Unit Price	Ext. Price
1	UG-KIMBER-ECLCUSTI	Used Gun Kimber Cust II	EA	(\$525.00)	(\$525.00)
2	UG-REM700	Remington Model 700 Rifle	EA	(\$535.00)	(\$1,070.00)
500	USED-MAG1911	Used Magazine 1911	EA	(\$7.00)	(\$3,500.00)
1	NOTES:	Notes:  Trade assumes box and 3 magazines. *Subtract \$5.00 for missing gun box *Subtract \$18.00 for missing magazines	EA	\$0.00	\$0.00
1	NOTES:	Notes:  All guns must be fully functional to receive full trade value.	EA	\$0.00	\$0.00
1	NOTES:	Notes:  The agency is responsible for packaging and all freight charges on trades to G T Distributors.	EA	\$0.00	\$0.00
1	NOTES:	Notes:  Quotation reflects Buyboard Contract 524-17. Contract period 04/01/19-03/31/20.	EA	\$0.00	\$0.00

**All returns must be authorized by GT Distributors. Interest charges on past due invoices at the maximum rate allowed by law.**

Thank you for your business, Todd Prellop.

Subtotal	\$57,990.48
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
<b>Total</b>	<b>\$57,990.48</b>

On the 15<sup>th</sup> day of May, 2019, at 12 p.m., the Animal Services Advisory Committee for the City of Hurst convened at the City Hall Council Chambers located at 1505 Precinct Line Road in Hurst, Texas.

The following members were present:

Assistant Chief Billy Keadle – City of Hurst  
Animal Services Supervisor Chris Chenevert – City of Hurst  
Animal Services Supervisor Michelle Watson – City of Keller  
Citizen Member Kim Leach

Veterinarian Dr. Jason Risley was absent.

Hurst Police Captain Jim Pell took notes.

Cindy Ferguson was the only member of the public present.

A quorum was present.

Assistant Chief Billy Keadle called the meeting to order at 12:02 p.m., and conducted the following business:

#### Consent Agenda

1. Assistant Chief Billy Keadle entertained a motion to approve minutes from the previous meeting held January 16, 2019. Michelle Watson moved to approve the minutes. Kim Leach seconded. The motion prevailed.

#### Discussion Items

1. Chris Chenevert gave an update on shelter staffing, noting that both the Animal Services Officer and Part-time Kennel Attendant positions are still open.
2. Chris Chenevert gave an overview of shelter stats for 2018, including animals taken in and their dispositions.
3. Chief Steve Niekamp gave an update on the shelter project. He reported that the bond election had been passed by voters, and the land deal with Tarrant County College was proceeding. Construction on the new shelter and adoption center should begin in fall of 2019.
4. During public comments, Cindy Ferguson spoke in favor of Trap, Neuter, Vaccinate and Release.
5. Assistant Chief Billy Keadle set the date of the next meeting for Wednesday, August 14, 2019 at 12 p.m.

#### Adjournment

Assistant Chief Billy Keadle entertained a motion to adjourn the meeting. Kim Leach made the motion. Michelle Watson seconded. The meeting adjourned at 12:16 p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

Approved:

\_\_\_\_\_  
Billy Keadle, Assistant Chief of Police

COUNTY OF TARRANT

STATE OF TEXAS

On the 25<sup>th</sup> day of April, 2019, at 5:00 p.m., the Historical Landmark Preservation Committee of the City of Hurst, Texas, convened in Regular Meeting at the Library, 901 Precinct Line Road, Hurst, Texas, with the following members present:

- Billye Runnels-Jones        )     Chair
  
- Janice Pyles-Trostle        )     Members
- Steve Johnson
- Marsha Camarata
- Dallas Snow
  
- Leah Chance                 )     Alternates
- Mary Wismann
  
- Betty Whiteside             )     Ad Hoc
  
- Kyle Gordon                 )     Executive Director of Community Services
- Jesse Loucks                )     Library Director
- Hannah Titony              )     Library Assistant - Administration

with the following members absent: Carol Cole, constituting a quorum, at which time the following business was transacted:

**I. Call to Order**

Billye Runnels-Jones called the meeting to order at 5:02 p.m.

**II. Roll Call of Members**

Kyle Gordon informed the Committee that Heather Buen submitted her resignation from the Committee, therefore, Place 6 is now vacant.

Hannah Titony conducted the Roll Call of Members.

**III. Approval of Minutes**

The minutes of the January 25<sup>th</sup> regular meeting were reviewed, and with one amendment, approved as written.

**IV. Works in Progress**

**A. Post Oak – Parker Cemetery Project Update:** Mr. Gordon recapped the January meeting recommendations which included the fence layout, Cardinal Drive entrance, paver colors, and the chosen cemetery name Post Oak & Parker Cemeteries. Plans were displayed for the Committee.

Mr. Gordon explained to the Committee that since the last meeting, the archeologist discovered the remainder of a tombstone that conflicts with the

west section of the proposed seating area and landing at the Cardinal Drive pedestrian entrance. The archeologist recommended the landing and seating area open to the east to avoid disturbing the tombstone. The Committee approved this change.

Mr. Gordon also explained that the archeologist returned with a recommendation on the cemetery name, Post Oak & Parker Cemeteries, which the Committee had previously approved in the January meeting. Rather, the archeologist suggests that since the history of the two cemeteries are one, they should not be separated. A single cemetery with a more accurate name would credit the entire history and honor both the original name and Isaac Duke Parker's donation.

Janice Pyles-Trostle made a motion to have the name of the cemetery read: Post Oak – Parker Cemetery. Marsha Camarata seconded the motion.

Ayes: Runnels-Jones, Pyles-Trostle, Johnson, Camarata, Snow

Noes: None

Mr. Gordon displayed the project timeline for the Committee.

- B. Texas Historical Cemetery Designation Update:** Mr. Gordon reminded the Committee that the archeologist will complete the application along with the Antiquities Permit once the fence project begins.
- C. Daughters of the American Revolution Service Project Update:** The DAR is currently in the research stage of their project.

Billye Runnels-Jones inquired how the research will be presented once it is complete. Marsha Camarata, who is a DAR member, answered that the DAR will compile their research, which will include complete write-ups of each individual, photographs of the headstone remains, and locations of all the graves, and the information will be presented in a booklet.

Janice Pyles-Trostle inquired if this booklet would be at the site after its completion. Mr. Gordon stated that it is possible and the Committee can discuss options in the future.

- D. Historical Landmark Significance Recognition Program Update:** Mr. Gordon informed the Committee that the Subcommittee was reduced to three members, from the original four members, to prevent a quorum from being formed.

Mr. Gordon also stated that the City Council will present a framed certificate, in lieu of a proclamation, to the property owner once the Committee has approved the completed application.

Hannah Titony updated the Committee on the Subcommittee's progress. Contact has been made with each of the current proposals of the program,

which includes: Hurst Belaire Theater, West Hurst Elementary, and 413 Brown Trail. Janice Pyles-Trostle has also provided Friendship Baptist Church with an application. Currently no applications have been completed.

**V. Communications**

None at this time.

**VI. Unfinished Business**

None at this time.

**VII. New Business**

None at this time.

**VIII. Informational Items**

**A. Hurst Historical Landmark Website Update:** Ms. Titony displayed an interactive story map that the City's Geographic Information Systems department created for the Hurst Historical Landmark website. Each currently recognized landmark is listed on this map, which includes a photo of each landmark as well as its historical information.

Ms. Titony also mentioned that the new properties that are approved for the Historical Landmark Significance Recognition Program will have the opportunity to be added to this map as well.

**B. Phase V Candidate Update:** Jesse Loucks displayed the Oral History timeline and informed the Committee that all Phase V videos have been filmed and are in the editing phase.

**C. Phase VI Candidate Selection:** Mr. Loucks reminded the Committee that Henry Wilson, Jim Starr, and Allan Weegar are currently on the candidate list for Phase VI.

Janice Pyles-Trostle recommended John Bobo for consideration.

Allan Heindel, Bubba Griffin, and Deena Hurst were also added to the list.

**IX. Other Business**

**A. Next Meeting Date:** Mr. Gordon announced the next meeting date will be Thursday, July 25<sup>th</sup> at 5:00 p.m.

**X. Board Member and Citizen Comments**

None at this time.

**XI. Adjournment**

There being no further business, the meeting was adjourned by Chair Billye Runnels-Jones at 5:45 p.m.

APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

APPROVED:

ATTEST:

\_\_\_\_\_  
CHAIR

\_\_\_\_\_  
RECORDING SECRETARY

## Future Event Calendar

May 28, 2019

*Regular City Council meetings are held on the second and fourth Tuesday of each month. Following are additional meetings, canceled meetings and public event dates.*

<u>DATE AND TIME</u>	<u>ACTIVITY</u>
May 30, 2019 5:00 p.m.	City Council Work Session, Hurst Conference Center
Saturday, June 1, 2019 10:00 a.m.	Birdville Reads! Kickoff, Birdville Fine Arts and Athletic Center
Saturday, June 8, 2019 7:30 a.m.	Healthy Hurst Dash n' Splash, Chisholm Aquatics Center
Thursday, July 4, 2019	City Hall Closed – Holiday
Thursday, July 4, 2019 5:00 p.m.	Stars & Stripes Celebration Hurst Community Park
Saturday, July 13, 2019 8:00 a.m. – 11:00 a.m.	Household Hazardous Waste Service Center