

City Council Minutes
Tuesday, February 25, 2020

On the 25th day of February 2020, 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
Larry Kitchens	)	Mayor Pro Tem
David Booe	)	Councilmembers
Cathy Thompson)	
Bill McLendon)	
Jon McKenzie)	
Cindy Shepard)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	Assistant City Attorney
Rita Frick	)	City Secretary
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Michelle Lazo	)	Executive Director of Planning and Development
Steve Bowden	)	Executive Director of Economic Development
Kara McKinney	)	Public Information Officer
Shelly Klein	)	Outreach Coordinator

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.

Mayor Pro Tem Larry Kitchens gave the Invocation.

The Pledge of Allegiance was given. The Texas Pledge was given.

PRESENTATION(S)

1. Presentation of 2019 Texas Association of Municipal Information Officers (TAMIO) Award. Assistant City Manager Malaika Marion Farmer introduced Outreach Coordinator Shelly Klein who received the 2019 Texas Association of Municipal Information Officers (TAMIO) award. She also noted 50% of users utilize the Mobile App and that all data options are heavily utilized. She stated it has been three years since the website launched and that she is proud of the Communication staff and all they do to continue updating the website. Ms. Klein thanked all of the departments for their work, noting everyone contributes. Mayor Wilson presented the award and thanked Shelly and staff.

CONSENT AGENDA

2. Consider approval of the minutes for the February 11 and 18, 2020 City Council meetings.
3. Consider Resolution 1762 ratifying the decision of the city manager to accept the dedication of the ONCOR easement for the Hurst Animal Shelter for the purposes of constructing and maintaining the underground sanitary sewer pipeline on Manning, Delilah C Survey Abstract 1046 Tract 3B03.
4. Consider authorizing the city manager to enter into the First Amendment to the Construction Contract for the 2019 Miscellaneous Sanitary Sewer Pipe Bursting Improvements.
5. Consider authorizing the city manager to enter into a Mutual Consent to Terminate Agreement to the construction contract for the 2019 Miscellaneous Sanitary Sewer Pipe Bursting Improvements.
6. Consider authorizing the city manager to proceed with a Change Order to the EnerGov Permitting and Code Enforcement Software Project for additional professional services and software licensing.
7. Consider authorizing the city manager to enter into a Contract for a period of twelve months, with an option for four additional twelve-month renewals, with JNA Painting & Contracting for citywide painting services.

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

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

PUBLIC HEARING(S) AND RELATED ITEM(S)

8. Conduct a Public Hearing and Consider Ordinance 2434 first reading, adopting SP-19-10, RaceTrac, a site plan revision for Lot 2R, Block 1, Renfro Place Addition, being 2.01 acres located at 2175 Precinct Line Road

Mayor Wilson announced a public hearing and to consider Ordinance 2434 first reading, adopting SP-19-10, RaceTrac, a site plan revision for Lot 2R, Block 1, Renfro Place Addition, being 2.01 acres located at 2175 Precinct Line Road. Executive Director of Planning and Development Michelle Lazo reviewed the proposed site plan noting the applicant plans to demolish the Johnny Carino's restaurant and develop a RaceTrac

market and gas station with 5,411 square feet and eight fuel pumps. She stated the applicant is requesting building signage on the front and rear elevation of the building and gas canopy, and proposing two monument signs, replacing the existing monument sign. She reviewed the ingress and egress access, noting a required deceleration lane on Precinct Line Road and on the western drive on Grapevine Highway. Also reviewed were building elevations, an outside eating area and landscaping.

Mayor Wilson recognized applicant Bret Williams, 2728 N. Harwood Road, Dallas, Texas who also provided a brief presentation of the proposed site noting one slight change from the Planning and Zoning Commission meeting to move the monument sign out of the easement. He noted the Planning and Zoning Commission's recommendation to approve the application and that they have agreed to allow the Hurst Fire Department to conduct exercises before demolition of the existing building.

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

Councilmember Kitchens thanked RaceTrac for agreeing to allow the City entrance sign, and expressed his concern of the number of the gas stations locating in the city. In response to Council questions, Mr. Williams noted the traffic work sheet provided to Engineering for review and that the Texas Department Of Transportation requested the hooded left on Precinct Line Road to mitigate traffic concerns. He also expressed the area already has high traffic counts and their business will not create a lot of additional traffic. He stated they would assess the possible noise and fumes by the outdoor seating area. Mr. Williams stated the new concept has worked at their other area stores. Mr. Andrew Meltzer, RaceTrac Petroleum, 200 Galleria Parkway, Atlanta, Georgia stated they have built similar proto types but this is the first with this elevation. He stated with the additional food offerings, they like to offer customers a place to consume the goods.

Councilmember McKenzie moved to approve SP-19-10 RaceTrac and Ordinance 2434 on first reading. Motion seconded by Councilmember Shepard. Motion prevailed by the following vote:

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

9. Conduct a Public Hearing and Consider Ordinance 2435 first reading, adopting SP-20-02, Service First Auto Center, a site plan revision for Lot 1, Block 1, Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway.

Mayor Wilson announced a public hearing and to consider Ordinance 2435 first reading, adopting SP-20-02, Service First Auto Center, a site plan revision for Lot 1, Block 1, Canaan Center Addition, being 2.35 acres located at 701 Grapevine Highway. Executive Director of Planning and Community Development Michelle Lazo reviewed the proposed site plan revision. Ms. Lazo stated the application has been made to modify the building

materials of the screening wall. That a six-foot masonry screening fence on top of a retaining wall adjacent to the channel was originally approved. Ms. Lazo stated it was determined the existing retaining wall could not support the heavy masonry fence, so the applicant is requesting a lighter material. She stated the developer went door to door to receive input from adjacent neighbors and the consensus was a wrought iron and cedar fence. Mayor Wilson recognized Mr. Walt McMennamy, Cross Development, 4336 Marsh Ridge Lane, Carrollton, Texas who expressed his appreciation for staff's assistance. He explained numerous engineers reviewed the existing retaining wall to determine if they could comply with the original requirement, and did not believe the wall would sustain the masonry fence. He also expressed his belief that the cedar and wrought iron is best for longevity.

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

In response to Council questions, Mr. McMennamy stated the cedar stain would be similar to the area residents' fences and cedar's color. He explained if some neighbors still have issues, they could plant live screening on their property. City Engineer Greg Dickens stated the ledge area outside of the channel is not very wide and you do not want trees planted in the channel. Ms. Lazo clarified the location of the proposed fence.

Councilmember McLendon moved to approve SP-20-02 Service First with the stipulation that the developer construct the wrought iron and cedar fence and Ordinance 2435 on first reading. Motion seconded by Councilmember Thompson. Motion prevailed by the following vote:

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

PLAT(S)

10. Consider P-20-01, Taylor Addition, a replat of Lot A to Lot A-R, Block 1, Taylor Addition, being .737 acre located at 751 Pipeline Court.

Mayor Wilson recognized Executive Director of Planning and Development Michelle Lazo who stated the applicant was unable to attend the meeting. She stated the developer is requesting townhomes with a total of four units. She stated this is a simple replat and most engineering has been complete. In response to Council questions, Mr. Dickens stated the engineering is in order.

Councilmember Shepard moved to approve P-20-01, Taylor Addition. Motion seconded by Councilmember Booe. Motion prevailed by the following vote:

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

OTHER BUSINESS

11. Review of board, commission and committee meeting minutes:
- Parks and Recreation Board
 - Hurst Senior Citizens Advisory Board
 - Library Board

Council reviewed the board, commission and committee meeting minutes.

12. Review of upcoming calendar items – City Manager Clay Caruthers reviewed calendar items also noting upcoming workshops to gather the community’s interest regarding resource allocations for the cost recovery study being conducted. He stated the workshops will be held at Brookside Center, Tuesday, March 3, 6:00 – 7:30 p.m. and Wednesday, March 4, 9:00 – 10:30 a.m., 12:00 p.m. – 1:30 p.m. and 6:00 – 7:30 p.m.
13. City Council Reports - Items of Community Interest. Councilmember Kitchens expressed his hope that a ruling regarding a right-of-way lawsuit the city joined would soon be forthcoming. He also noted the Historic designation just recently given to the Postoak Parker Cemetery. Councilmember Kitchens also expressed concern regarding the coronavirus and a recent mail theft he experienced with an outside mail drop box.

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 Scouts in attendance and Gary Waldron, who also provided information he heard regarding the spread of coronavirus.

14. **EXECUTIVE SESSION** in Compliance With the Provisions of the Texas Open Meetings Law, Authorized by Government Code, Section 551.071, Consultation with City Attorney to seek advice regarding Pending or Contemplated Litigation or Settlement Offers (Dakota Place Apartments) and to reconvene in Open Session at the conclusion of the Executive Session.

Mayor Wilson did not recess to Executive Session.

15. Take any and all action ensuing from Executive Session. No action was taken.

ADJOURNMENT – The meeting adjourned at 7:17 p.m.

APPROVED this the 10th day of March 2020.

ATTEST:



Rita Krick, City Secretary

APPROVED:



Henry Wilson, Mayor