

**WORK SESSION AGENDA OF THE CITY COUNCIL OF
HURST, TEXAS
CITY HALL, 1505 PRECINCT LINE ROAD
COUNCIL CHAMBER
TUESDAY, OCTOBER 13, 2020 – 5:30 P.M.**

In accordance with the order of the Office of the Governor issued March 16, 2020, the City of Hurst City Council will conduct its meeting scheduled at 5:30 p.m. on Tuesday, October 13, 2020, at Hurst City Hall by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID19) and via Public access in the City Hall Council Chamber. All in person attendees must wear a mask or facial covering and social protocols must be met. Do not attend if you are ill. The agenda packet and meeting information are posted online at <https://www.hursttx.gov/about-us/agendas-and-minutes/agendas-and-minutes-2020>. The public will be permitted to offer public comments telephonically or in person as provided by the agenda and as permitted by the presiding officer during the meeting. Instructions for Callers are located at the bottom of this agenda.

I. Call to Order

II. Informational Items

- **Update and Discussion of upcoming Calendar Items**
- **Update and Discussion of State and Local reopening plans due to COVID-19**
- **Update and Discussion of Hurst Public Facility Corporation activity regarding Gala at Central Park project**
- **Presentation of FY 2020-2021 Budget Video**

III. Discussion of Agenda Item(s) 5

Conduct a public hearing and consider Ordinance 2460, first reading, adopting SP-20-04 Gala at Central Park, a site plan for Tract A Richardson Addition, being 3.77 acres located at 309 West Pipeline Road

IV. Discussion of Agenda Item(s) 6

Conduct a public hearing and consider Ordinance 2448, first reading, amending Chapter 27 of the Hurst Code of Ordinances Section 27-13 General Business District (c) Planned Development uses by adding (8) packaged alcohol sales; Section 27-14 Outdoor Commercial District (c) Planned Development Uses by adding (7) packaged alcohol sales; Section 27-15.1 TX 10 Multi Use District (c) Planned Development Uses by adding packaged alcohol sales, and by amending Section 27-15.2 Town Center District (c) Planned Development Uses; by adding

package stores, and by amending Chapter 12 of the Code of Ordinances to add requirements for package stores

V. Discussion of Agenda Item(s) 7

Conduct a public hearing and consider a proposed order for the repair, removal, or demolition of property located at 443 Circleview Drive N., legally described as Lot 26, Block 12, Mayfair Addition and whether to cause the cost of such work to be paid and levied as a special assessment against the property

VI. Discussion of Agenda Item(s) 8

Consider P-20-06 Gala at Central Park, a final plat of Tract A, Richardson Addition to Lot 1, Block 1, Gala at Central Park Addition, being 3.77 acres located at 309 W. Pipeline Road

VII. Discussion of Agenda Item(s) 9

Consider P-20-04 Norwood North Addition, a replat of Tract A, Block 2, to Lots 1-4, Block 2 Norwood North Addition, being 19.88 acres located at 600 Grapevine Highway

VIII. Discussion of Agenda Item(s) 10

Consider P-20-07 Continental Addition, a replat of Tract AR2, Block 2 and Tract 5B E S Carder Survey, A 308 to Lots B and C, Block 2, Continental Addition, being 3.00 acres located at 1040 and 1020 West Pipeline Road

IX. Discussion of Agenda Item(s) 11

Consider Ordinance 2449, first reading, amending Chapter 24 by amending Sections 24-127 and adding a new Section 24-130, prohibiting parking in certain areas

X. Discussion of Agenda Item(s) 12

Consider approval of Ordinance 2459, first reading, to vacate and abandon a 5-foot wide strip out of a 15-foot wide Utility Easement platted as part of Lot 8, Block A, of the Sandstone Cove Addition

XI. Discussion of Agenda Item(s) 13

Consider authorizing the city manager to enter into a Contract for the 2020 Annual Miscellaneous Concrete Replacement for Streets and Drainage Improvements

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**

ADJOURNMENT

Posted by: _____

This the 9th day of October 2020, 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.

INSTRUCTIONS FOR CALLERS:

You can join a meeting using one of the methods below:

Web – Go to Zoom.us and click Join Meeting, Enter the Meeting ID and Password if requested. You can download the client and use that or Click Join via browser.

Zoom Client – Launch Zoom client on your PC / Phone or other Mobile device, enter the meeting ID and Password if requested.

Dial one of the following numbers:

1-877-853-5247 (toll free)

1-888-788-0099 (toll free)

1-346-248-7799

1-669-900-6833

When your call is answered you will hear “Welcome to Zoom, enter your Meeting ID followed by the pound key (#)” Once you have entered # you will be asked to enter your participant ID followed by pound. If you do not have a participant ID press pound.

Once you have joined the call your microphone will be placed on mute and video will be turned off. If you wish to speak during the portions of the meeting open for public comment press *9 to raise your hand. Once the moderator acknowledges you, you will be asked to unmute using *6. Once you have completed the moderator will mute you again. To speak again please raise your hand using *9.

Meeting ID: 836-6173-6365

Password: 262743

**REGULAR MEETING AGENDA
CITY COUNCIL OF HURST, TEXAS
CITY HALL, 1505 PRECINCT LINE ROAD
TUESDAY, OCTOBER 13, 2020 – 6:30 P.M.**

AGENDA:

5:30 p.m. - Work Session (City Hall, Council Chamber)

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

In accordance with the order of the Office of the Governor issued March 16, 2020, the City of Hurst City Council will conduct its meeting scheduled at 6:30 p.m. on Tuesday, October 13, 2020, at Hurst City Hall by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID19) and via Public access in the City Hall Council Chamber. All in person attendees must wear a mask or facial covering and social protocols must be met. Do not attend if you are ill. The agenda packet and meeting information are posted online at <https://www.hursttx.gov/about-us/agendas-and-minutes/agendas-and-minutes-2020>. The public will be permitted to offer public comments telephonically or in person as provided by the agenda and as permitted by the presiding officer during the meeting. Instructions for Callers are located at the bottom of this agenda.

CALL TO ORDER

PLEDGE OF ALLEGIANCE

INVOCATION (Mayor Pro Tem Jon McKenzie)

PRESENTATION(S)

1. Presentation marking the 20th year of the Fire Department providing emergency medical transport

CONSENT AGENDA

2. Consider approval of the minutes for the September 22, 2020, City Council meetings
3. Consider Ordinance 2446, second reading, providing for increased prior and current service annuities under the act governing the Texas Municipal Retirement System for retirees and beneficiaries of deceased retirees of the City of Hurst

4. Consider Ordinance 2447, second reading, approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2020 rate review mechanism filing

PUBLIC HEARING(S) AND RELATED ITEM(S)

5. Conduct a public hearing and consider Ordinance 2460, first reading, adopting SP-20-04 Gala at Central Park, a site plan for Tract A Richardson Addition, being 3.77 acres located at 309 West Pipeline Road
6. Conduct a public hearing and consider Ordinance 2448, first reading, amending Chapter 27 of the Hurst Code of Ordinances Section 27-13 General Business District (c) Planned Development uses by adding (8) packaged alcohol sales; Section 27-14 Outdoor Commercial District (c) Planned Development Uses by adding (7) packaged alcohol sales; Section 27-15.1 TX 10 Multi Use District (c) Planned Development Uses by adding packaged alcohol sales, and by amending Section 27-15.2 Town Center District (c) Planned Development Uses; by adding package stores, and by amending Chapter 12 of the Code of Ordinances to add requirements for package stores
7. Conduct a public hearing and consider ordering the repair, removal, or demolition of property located at 443 Circleview Drive N., legally described as Lot 26, Block 12, Mayfair Addition and whether to cause the cost of such work to be paid and levied as a special assessment against the property

PLAT(S)

8. Consider P-20-06 Gala at Central Park, a final plat of Tract A, Richardson Addition to Lot 1, Block 1, Gala at Central Park Addition, being 3.77 acres located at 309 W. Pipeline Road
9. Consider P-20-04 Norwood North Addition, a replat of Tract A, Block 2, to Lots 1-4, Block 2 Norwood North Addition, being 19.88 acres located at 600 Grapevine Highway
10. Consider P-20-07 Continental Addition, a replat of Tract AR2, Block 2 and Tract 5B E S Carder Survey, A 308 to Lots B and C, Block 2, Continental Addition, being 3.00 acres located at 1040 and 1020 West Pipeline Road

ORDINANCE(S)

11. Consider Ordinance 2449, first reading, amending Chapter 24 by amending Sections 24-127 and adding a new Section 24-130, prohibiting parking in certain areas
12. Consider approval of Ordinance 2459, first reading, to vacate and abandon a 5-foot wide strip out of a 15-foot wide Utility Easement platted as part of Lot 8, Block A, of the Sandstone Cove Addition

OTHER BUSINESS

13. Consider authorizing the city manager to enter into a Contract for the 2020 Annual Miscellaneous Concrete Replacement for Streets and Drainage Improvements
14. Review of upcoming calendar items
15. 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

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

16. Take any and all action ensuing from Executive Session

ADJOURNMENT

Posted by: _____

This 9th day of October 2020, 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.

INSTRUCTIONS FOR CALLERS:

You can join a meeting using one of the methods below:

Web – Go to Zoom.us and click Join Meeting, Enter the Meeting ID and Password if requested. You can download the client and use that or Click Join via browser.

Zoom Client – Launch Zoom client on your PC / Phone or other Mobile device, enter the meeting ID and Password if requested.

Dial one of the following numbers:

1-877-853-5247 (toll free)

1-888-788-0099 (toll free)

1-346-248-7799

1-669-900-6833

When your call is answered you will hear “Welcome to Zoom, enter your Meeting ID followed by the pound key (#)” Once you have entered # you will be asked to enter your participant ID followed by pound. If you do not have a participant ID press pound.

Once you have joined the call your microphone will be placed on mute and video will be turned off. If you wish to speak during the portions of the meeting open for public comment press *9 to raise your hand. Once the moderator acknowledges you, you will be asked to unmute using *6. Once you have completed the moderator will mute you again.

To speak again please raise your hand using *9.

Meeting ID: 836-6173-6365

Password: 262743

City Council Staff Report

SUBJECT: Presentation marking the 20th year of the Fire Department providing emergency medical transport

Supporting Documents:

20 Years of Ambulance Service Presentation

Meeting Date: 10/13/2020

Department: Fire

Reviewed by: David Palla

City Manager Review:

Background/Analysis:

October 1, 2020 marks the 20th year of the City of Hurst providing emergency medical transport to the citizens of Hurst. The "good" that has been provided by that decision is difficult to measure as it goes beyond simply providing transport to the citizens and guests of Hurst. Providing such a service creates relationships with other organizations (cities, hospitals, etc.) and expand capabilities making the City of Hurst a safer place to live and work. A foundational part of the transport service is the ambulance and the City has just taken delivery of the eleventh unit since 2000.

The goal of the presentation is to highlight some of the positive changes that emergency medical transport brought to Hurst and how ambulances have changed over the years.

Funding Sources and Community Sustainability:

Providing emergency medical transport, a decision that the City Council supported in 2000 and continued to wholeheartedly support for twenty years, has allowed the Fire Department to provide responsive services, ensuring that Hurst remains a vibrant community.

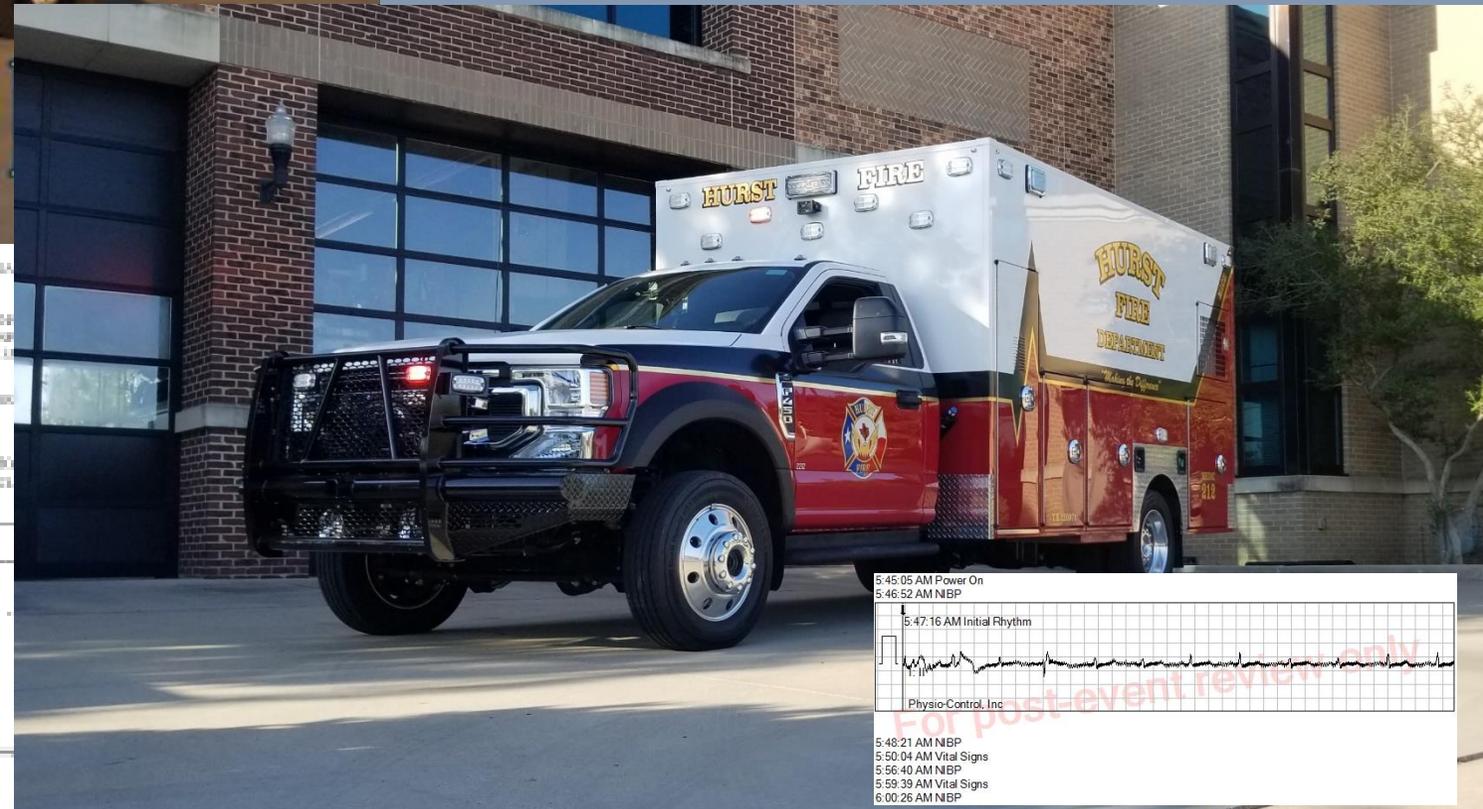
Recommendation:

There is no recommendation.

HURST FIRE



City of Hurst Fire Department - 20 Years of Ambulance Service



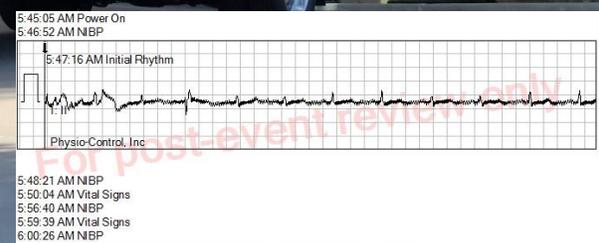
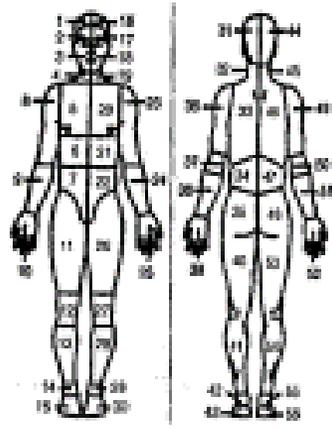
ALBERTA EMERGENCY SERVICES
 HURST FIRE DEPARTMENT
 200801-01-01
 21-001-01-01
 2008-01-01

REPORTER: [] SYMPTOMS: [] CHIEF: [] DISPATCHER: [] PATIENT: []
 LOCATION: [] ADDRESS: [] PHONE: []
 TYPE OF INCIDENT: []

TIME: 15:00
 INJURY TYPE: [] INJURY LOCATION: []
 INJURY TYPE: [] INJURY LOCATION: []
 INJURY TYPE: [] INJURY LOCATION: []

PREPARABLE: []

98
 2008-01-01
 2008-01-01



For post-event review only



This is how close the City was to a contract with a private ambulance company in May of 2000.

**HURST
FIRE**



MEDIC 211

**HURST
FIRE**



MEDIC 212

HURST FIRE STATION NO 2



HURST FIRE

HURST
FIRE
DEPARTMENT

"Making the Difference"



2212

TX 220071

MEDIC
212



HURST
FIRE
DEPARTMENT

"Making the Difference"

M.I.C.U.

MEDIC
212

HURST
FIRE DEPARTMENT

85556C3
NOV 08, 2020

MEDIC
212


www.frazerbilt.com

Changes from 2000 to 2020



What changes will we be talking about in 20 years?



Questions?



Minutes
Hurst City Council
Work Session
Tuesday, September 22, 2020

On the 22nd day of September 2020, at 5:35 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at City Hall, 1505 Precinct Line Road, Hurst, Texas, in person and by telephone conference to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus (COVID-19) with the following members present:

Henry Wilson	)	Mayor
Jon McKenzie	)	Mayor Pro Tem
David Booe	)	Councilmembers
Larry Kitchens)	
Cathy Thompson)	
Bill McLendon)	
Cindy Shepard)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	Assistant City Attorney
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Rita Frick	)	City Secretary
Matia Messemer	)	Executive Director of Human Resources
Greg Dickens	)	Executive Director of Public Works
Steve Niekamp	)	Police Chief
Sunny Patel	)	Information Technology Director

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

I. Call to Order – The meeting was called to order at 5:35 p.m.

II. Informational Items

- **Update and Discussion of upcoming Calendar Items** – City Manager Caruthers stated most City events are canceled and the calendar items can be discussed in regular session.
- **Update and Discussion of State and Local reopening plans due to COVID-19** – Executive Director of Community Services Kyle Gordon reviewed plans to open the Library and Recreation Center September 28 to 75% occupancy. He reviewed safety procedures including encouraging people to obtain their materials quickly. He stated the Recreation Center opening will be conducted according to Open Texas guidelines. He stated currently, the registration numbers are okay, but some people are not attending. City Manager Caruthers stated staff is looking at mid to late October for the Senior Center opening. He stated plans are in place to open with limited programming if the Council chooses to do so. Mayor Wilson noted Council discussed possibly opening the Senior Center after the last meeting in October. Mr. Gordon noted a couple of cities are looking to open late November or December, but most have targeted the first of the year.

- In response to Councilmember questions, staff reviewed procedures for individuals who refuse to wear a mask, noting the City can mandate in City facilities, but not during voting. Also discussed were the Christmas Tree Lighting being more of a virtual lighting with possibly Santa in a Snow Globe for social distancing and moving the Senior Banquet to the spring.
- **Update and Discussion regarding Alcohol Zoning Designations** – City Manager Caruthers provided a quick reminder regarding the private group that worked to place an off premise consumption measure on the ballot. He stated that if voters approve the measure, the City needs to be prepared. He explained staff is recommending a SUP process to allow this zoning in certain districts. Executive Director of Planning and Community Development Michelle Lazo reviewed the proposed SUP process and suggested districts. City Attorney Matthew Boyle stated the City currently does not have package liquor stores in zoning, and the ordinance will be consistent with a new use and establish the use as defined in limited areas. In response to questions, City Attorney Matthew Boyle stated the City can have an application after the election, but not approve until after the official canvass. City Manager Caruthers stated the goal is to place an ordinance on the first meeting in October agenda for consideration. Council discussed various zoning districts and the zoning process.
 - **Update and Discussion of Hurst Public Facility Corporation activity regarding Gala at Central Park project** – City Manager Caruthers stated the key point for this evening's discussion is to let the Council know the project is moving fast and furious by the developer. He expressed his appreciation for the City Attorney's help managing the process with the developers. He reminded the Council the original senior housing tax credit failed, then they received a second application and were working at a normal pace with the developer, then COVID hit with shutdowns. He stated they received word of funding eligibility with a December 2020 timeline. He stated Council provided him authority to execute the MOU at the last meeting and reviewed key points including mitigating the city and Public Facility Corporation risks, minimizing costs, not being a landlord, and if possible, receive some cash flow as partner. He stated City Attorney Boyle memorialized these points in the MOU and hopefully will convert to the LP Agreement. He reassured Council that City Attorney Boyle, Bond Counsel and Hilltop Securities understands what Council wants. He noted everyone involved is doing their best to move forward, but noted some items are out of local control. Mayor Wilson noted his participation in a project call last week. In response to Councilmember Kitchens questions, Mr. Caruthers stated the timeline most pressing is closing the deal and then the construction should move through a normal timeline. He stated as of yet, the City has not had material issues for the Animal Shelter.
 - **Update and Discussion regarding 2020 Audit process including single audit and Cares Act funding** – Assistant City Manager Clayton Fulton provided a brief update on the audit process noting new Government standards and items related to the CARES Act funding, which will trigger a single audit. He noted Tarrant County will provide guidance for use of the funds and that the guidelines are yet to be set for the audit side. City Manager Caruthers stated staff believes that under the current guidelines, public safety salaries should be eligible, but the City budgeted for the salaries in the event the Cares Act funding is not available.

III. Discussion of Agenda Item(s) 2

Consider authorizing the city manager to pay Flow-Line Construction, Inc. for emergency repair work to Sulphur Branch 10-Inch Sanitary Sewer Crossing

City Manager Caruthers noted this was an emergency item for repairs to a sewer line that settled in the middle of the creek and required heavy equipment and encasement. He stated an interlocal arrangement allowed the City to piggyback on an existing contract the Trinity River Authority has with the contractor.

IV. Discussion of Agenda Item(s) 3

Consider Ordinance 2446, first reading, providing for increased prior and current service annuities under the act governing the Texas Municipal Retirement System for retirees and beneficiaries of deceased retirees of the City of Hurst

City Manager Caruthers stated Hurst has historically provided a cost of living adjustment for the pension program, which is set at 30% of the Consumer Price Index (CPI). He stated this year that amount is very small and noted that 30% was chosen in that the City offers social security as well. He explained the City is forever tied to social security and is the main reason the 30% CPI was chosen. He explained this is routine in nature.

V. Discussion of Agenda Item(s) 4

Consider Ordinance 2447, first reading, approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2020 rate review mechanism filing

Assistant City Manager Clayton Fulton briefed Council on the proposed ordinance approving a negotiated settlement between Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division noting staff is recommending acceptance and believes it is favorable. He stated the average impact to residential customers will be about \$5.15 per month, or 9.9% while the average impact to commercial customers will be about \$15.48 per month, or 6.56%. City Manager Caruthers stated Atmos Representative Kelly Beggler was unable to attend the meeting this evening and sent her regrets. He noted several major infrastructure projects Atmos completed in the City and the revenues going toward repairs.

VI. Discussion of Agenda Item(s) 5

Consider Resolution 1778 adopting Texas Coalition Affordable Powers (TCAP) Professional Services Agreement and GEXA Energy’s Commercial Election Service Agreement for power to be provided on and after January 1, 2023

City Manager Caruthers stated this item would be covered in the regular session.

Mayor Wilson did not recess to Executive Session.

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

ADJOURNMENT – Mayor Wilson adjourned the meeting

APPROVED this the 13th day of October 2020.

ATTEST:

APPROVED:

Rita Frick, City Secretary

Henry Wilson, Mayor

City Council Minutes
Tuesday, September 22, 2020

On the 22nd day of September 2020, at 6:32 p.m., the City Council of the City of Hurst, Texas, convened in a regular meeting at City Hall, 1505 Precinct Line Road, Hurst, Texas, in person and by telephone conference to advance the public health goal of limiting face-to-face meetings to slow the spread of the Coronavirus (COVID-19) with the following members present:

Henry Wilson	)	Mayor
Jon McKenzie	)	Mayor Pro Tem
David Booe	)	Councilmembers
Larry Kitchens)	
Cathy Thompson)	
Bill McLendon)	
Cindy Shepard)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	Assistant City Attorney
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Rita Frick	)	City Secretary
Matia Messemer	)	Executive Director of Human Resources
Greg Dickens	)	Executive Director of Public Works
Steve Niekamp	)	Police Chief
Sunny Patel	)	Information Technology Director

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

The meeting was called to order at 6:32 p.m. and the pledge of allegiance was given.

Councilmember Thompson gave the Invocation.

CONSENT AGENDA

1. Consider approval of the minutes for the September 8, 2020, City Council meetings
2. Consider authorizing the city manager to pay Flow-Line Construction, Inc. for emergency repair work to Sulphur Branch 10-Inch Sanitary Sewer Crossing

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

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

ORDINANCE(S)

3. Consider Ordinance 2446, first reading, providing for increased prior and current service annuities under the act governing the Texas Municipal Retirement System for retirees and beneficiaries of deceased retirees of the City of Hurst

City Manager Clay Caruthers advised Council this ordinance allows the City to continue to provide post-employment benefits to retirees. He stated the cost of living adjustment for the pension program is set at 30% of the Consumer Price Index (CPI), and that given the current state of the economy, it is not a significant adjustment. He stated the City utilizes the 30% multiplier due to Hurst retirees having social security benefits as well. He stated this is what the City has traditionally provided.

Councilmember Booe moved to approve Ordinance 2446, first reading. Motion seconded by Councilmember Thompson. Motion prevailed by the following vote:

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

4. Consider Ordinance 2447, first reading, approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2020 rate review mechanism filing

Assistant City Manager Clayton Fulton stated the proposed ordinance approves a negotiated settlement between Atmos Cities Steering Committee and Atmos Energy Corp., Mid-Tex Division and reviewed the Rate Review Mechanism (“RRM”). He noted Atmos filed a rate request pursuant to the RRM Tariff in March 2020 of approximately \$141.2 million and after the review mechanism, the amount of the \$111.5 million deficiency applicable to the steering committee members would be \$80.8 million. Mr. Fulton stated there is a two-month delay in the effective date, until December 1, 2020. He stated the average impact to residential customers will be about \$5.15 per month, or 9.9% while the average impact to commercial customers will be about \$15.48 per month, or 6.56%.

Councilmember Thompson moved to approve Ordinance 2447, first reading, accepting the updated RRM process for Atmos Energy Corp., Mid-Tex Division. Motion seconded by Councilmember Shepard. Motion prevailed by the following vote:

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

RESOLUTION(S)

5. Consider Resolution 1778 adopting Texas Coalition Affordable Powers (TCAP) Professional Services Agreement and GEXA Energy's Commercial Electric Service Agreement for power to be provided on and after January 1, 2023

Assistant City Manager Clayton Fulton stated the proposed resolution authorizes the city manager to execute a Professional Services Agreement with the Texas Coalition for Affordable Power (TCAP) and GEXA Energy's Commercial Electric Service Agreement (CESA) for power to be provided on and after January 1, 2023. He stated Margaret Somereve with TCAP is available this evening to answer questions, and explained the current process and timing going to the market to lock in for the next contract term. He explained the proposed new process will hopefully reduce future electric costs and the new contract aims to identify advantageous future natural gas costs and award shorter term electric supply contracts up to five highly qualified generators rather than just a single vendor for many years. He stated TCAP will be going to market every month with a competitive RFP process and will average a price over the term of a year, similar to average cost dollars. He stated the other piece, is the contract with GEXA for a Commercial Service Agreement. Mr. Fulton noted currently there are 90 member cities going forward with the Strategic Hedging Program (SHP) and that two "off-ramps" per year are allowed to provide cities the opportunity to return to a traditional contract, at a fixed term and fixed rate if desired. Ms. Somereve stated if the City wants to leave the SHP, TCAP will need to know in June or December to have a more structured approach to the program.

Councilmember McKenzie moved to approve Resolution 1778 authorizing the city manager to execute the Texas Coalition for Affordable Power's (TCAP) Professional Services Agreement (PSA) and GEXA Energy's Commercial Electric Service Agreement (CESA) for Power to be provided on and after January 1, 2023. Motion seconded by Councilmember Kitchens. Motion prevailed by the following vote:

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

OTHER BUSINESS

6. Review of upcoming calendar items – City Manager Caruthers reviewed upcoming calendar items and noted Republic Services advised the bulk pickup events were having greater volume than when it was one event at Bellaire Shopping Center. – Councilmember Kitchens also noted the ability to haul items to Republic's dump free of charge.
7. City Council Reports - Items of Community Interest – Councilmember Kitchens encouraged everyone to get a flu shot, noting his personal experience with the flu and the long lasting damage it can cause. Mayor Wilson encourage everyone to take the Census and visit mycensus.gov to be counted.

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

No one spoke.

Mayor Wilson did not recess to Executive Session.

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

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

ADJOURNMENT – The meeting adjourned at 6:40 p.m.

APPROVED this the 13th of October 2020.

ATTEST:

APPROVED:

Rita Frick, City Secretary

Henry Wilson, Mayor

City Council Staff Report

SUBJECT: Consider Ordinance 2446, second reading, providing for increased prior and current service annuities under the act governing the Texas Municipal Retirement System for retirees and beneficiaries of deceased retirees of the City of Hurst, and establishing an effective date for the ordinance

Supporting Documents:

Ordinance 2446

Meeting Date: 10/13/2020

Department: Human Resources

Reviewed by: Matia Messemer

City Manager Review:

Background/Analysis:

The Texas Municipal Retirement System allows cities to calculate Cost of Living Adjustments (COLAs) for current retirees on a repeating annual basis or on an ad hoc basis. In previous years, the City of Hurst has opted for the ad hoc calculation. This may be calculated at 30%, 50% or 70% of the change in the Consumer Price Index (CPI) for All Urban Consumers, from the year prior to retirement to the current year. Calculating on an ad hoc basis reduces the potential liability for future funding of the TMRS benefit and, therefore; better manages the City's TMRS liability for employees and retirees.

Funding Sources and Community Sustainability:

We continue to be grateful for those who built the foundation of strong customer service in the City of Hurst, and have now entered retirement. It is with this in mind that staff is proposing a COLA for City of Hurst retirees. The City is provided with a contribution rate to TMRS as a percentage of payroll. The rate is determined by an actuarial analysis of the City's overall liability inclusive of the ad hoc COLA, and it is provided by TMRS. The contribution rate for providing a retiree COLA has been included in the budget for fiscal year 2021. If adopted, the contribution rate and the retiree COLA would become effective January 1, 2021. The City's contribution to TMRS is budgeted in all funds and divisional accounts that support the cost of City employees.

Recommendation:

Staff recommends the City Council **approve Ordinance 2446, second reading, providing for increased prior and current service annuities under the act, governing the Texas Municipal Retirement System for retirees and beneficiaries of deceased retirees of the City of Hurst, at 30% of the percentage change in CPI for All Urban Consumers, and establishing an effective date for the ordinance of January 1, 2021.**

ORDINANCE 2446

AN ORDINANCE PROVIDING FOR INCREASED PRIOR AND CURRENT SERVICE ANNUITIES UNDER THE ACT GOVERNING THE TEXAS MUNICIPAL RETIREMENT SYSTEM FOR RETIREES AND BENEFICIARIES OF DECEASED RETIREES OF THE CITY OF HURST, AND ESTABLISHING AN EFFECTIVE DATE FOR THE ORDINANCE

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

Increase in Retirement Annuities.

(a) On the terms and conditions set out in Section 854.203 of Subtitle G of Title 8, Government Code, as amended (hereinafter referred to as the "TMRS Act"), the City hereby elects to allow and to provide for payment of the increases below stated in monthly benefits payable by the System to retired employees and to beneficiaries of deceased employees of the City under current service annuities and prior service annuities arising from service by such employees to the City. An annuity increased under this section replaces any annuity or increased annuity previously granted to the same person.

(b) The amount of the annuity increase under this section is computed as the sum of the prior service and current service annuities on the effective date of retirement of the person on whose service the annuities are based, multiplied by **30%** of the percentage change in Consumer Price Index for All Urban Consumers, from December of the year immediately preceding the effective date of the person's retirement to the December that is 13 months before the effective date of the increase under this Section.

(c) An increase in an annuity that was reduced because of an option selection is reducible in the same proportion and in the same manner that the original annuity was reduced.

(d) If a computation hereunder does not result in an increase, in the amount of an annuity, the amount of the annuity will not be changed hereunder.

(e) The amount by which an increase under this Section exceeds all previously granted increases to an annuitant is an obligation of the City and of its account in the Benefit Accumulation Fund of the System.

Effective Date. Subject to approval by the Board of Trustees of the System, this ordinance shall be and become effective on the 1st day of January 2021.

Passed on the first reading on the 22nd day of September 2020 by a vote of 6 to 0.

Approved on the second reading on the 13th day of October 2020 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: Consider Ordinance 2447, second reading, approving a Negotiated Settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2020 Rate Review Mechanism filing

Supporting Documents:

Ordinance 2447
Revenue Proof and Bill Impact

Meeting Date: 10/13/2020
Department: Fiscal and Strategic Services
Reviewed by: Clayton Fulton
City Manager Review:

Background/Analysis:

The City of Hurst, along with 171 other Mid-Texas Cities Served by Atmos Energy Corporation, Mid-Tex Division (“Atmos”), is a member of the Steering Committee of Cities Served by Atmos (“ACSC”). In 2007, the ACSC and Atmos settled a rate application filed by the Atmos pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about March 31, 2020, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2019, entitled it to additional system-wide revenues of \$141.2 million. Application of the standards set forth in ACSC’s RRM Tariff required Atmos to reduce its request to \$136.3 million, \$98.7 million of which would be applicable to ACSC members. ACSC’s consultants concluded that the system-wide deficiency under the RRM regime should be \$111.5 million instead of the claimed \$136.3 million. The amount of the \$111.5 million deficiency applicable to ACSC members would be \$80.8 million.

After the Company reviewed ACSC’s consultants’ report, ACSC’s Executive Committee and the Company negotiated a settlement whereby the Company would receive an increase of \$90 million from ACSC Cities, but with a two-month delay in the Effective Date until December 1, 2020. This should save ratepayers approximately \$9 million

such that the case is functionally equivalent to ACSC's consultants' recommendation of \$80.8 million. The Executive Committee recommends a settlement at this amount. The Effective Date for new rates is December 1, 2020.

The average impact to residential customers will be about \$5.15 per month, or 9.9% while the average impact to commercial customers will be about \$15.48 per month, or 6.56%.

Funding Sources and Community Sustainability:

No funding is required for this item. We believe this item fits well within Council's **Strategic Priorities** and the **Hurst Way**. Through approving the RRM, the City will maintain its ability to influence the actions of Atmos and provide greater **Public Service** to our community by ensuring proposed rate changes get fully reviewed.

Recommendation:

Staff recommends Council **approve Ordinance 2447, second reading, accepting the updated RRM process for Atmos Energy Corp., Mid-Tex Division.**

**Attachment 1 to
Model Staff Report**

2020 RRM

Proof of Revenues

**ATMOS ENERGY CORP., MID-TEX DIVISION
RRM CITIES RATE REVIEW MECHANISM
PROOF OF REVENUES - RRM CITIES
TEST YEAR ENDING DECEMBER 31, 2019**

Line No.	Customer Class (a)	Current (b)	Proposed (c)	Bills (d)	Ccf/MmBtu (e)	Current Revenues (f)	Proposed Revenues (g)	Increase (h)
1	Residential							
2	Customer Charge	\$ 19.55	\$ 20.25	13,644,834		\$ 266,756,505	\$ 276,307,889	
3	Consumption Charge	0.17423	0.26651		608,491,998	106,017,561	162,169,202	
4	Revenue Related Taxes					26,692,882	31,397,617	
5	Total Class Revenue					<u>\$ 399,466,948</u>	<u>\$ 469,874,708</u>	<u>\$ 70,407,760</u>
6								
7	Commercial							
8	Customer Charge	\$ 46.50	\$ 54.50	1,115,081		\$ 51,851,267	\$ 60,771,915	
9	Consumption Charge	0.09924	0.11728		398,510,866	39,548,218	46,737,354	
10	Revenue Related Taxes					6,544,757	7,698,315	
11	Total Class Revenue					<u>\$ 97,944,242</u>	<u>\$ 115,207,584</u>	<u>\$ 17,263,342</u>
12								
13	Industrial & Transportation							
14	Customer Charge	\$ 845.50	\$ 1,014.50	7,272		\$ 6,148,476	\$ 7,377,444	
15	Consumption Charge Tier 1	\$ 0.3572	\$ 0.4157		7,769,155	2,775,142	3,229,638	
16	Consumption Charge Tier 2	\$ 0.2616	\$ 0.3044		8,666,094	2,267,050	2,637,959	
17	Consumption Charge Tier 3	\$ 0.0561	\$ 0.0653		13,696,172	768,355	894,360	
18	Revenue Related Taxes					856,339	1,012,467	
19	Total Class Revenue					<u>\$ 12,815,362</u>	<u>\$ 15,151,868</u>	<u>\$ 2,336,505</u>
20								
21	Total Excluding Other Revenue					<u><u>\$ 510,226,552</u></u>	<u><u>\$ 600,234,159</u></u>	<u><u>\$ 90,007,608</u></u>
22								
23								
24	Revenue Related Tax Factor	7.1606%						

**Attachment 2
to 2020 RRM Staff Report**

Bill Impact

**ATMOS ENERGY CORP., MID-TEX DIVISION
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2019**

Line No.					Current	Proposed	Change
1	Rate R @ 44.5 Ccf						
2	Customer charge				\$ 19.55		
3	Consumption charge	44.5	CCF	X \$ 0.17423 =	7.75		
4	Rider GCR Part A	44.5	CCF	X \$ 0.17750 =	7.90		
5	Rider GCR Part B	44.5	CCF	X \$ 0.29953 =	13.33		
6	Subtotal				\$ 48.53		
7	Rider FF & Rider TAX			X 0.07161 =	3.48		
8	Total				<u>\$ 52.01</u>		
9							
10	Customer charge					\$ 20.25	
11	Consumption charge	44.5	CCF	X \$ 0.26651 =		11.86	
12	Rider GCR Part A	44.5	CCF	X \$ 0.17750 =		7.90	
13	Rider GCR Part B	44.5	CCF	X \$ 0.29953 =		13.33	
14	Subtotal					\$ 53.34	
15	Rider FF & Rider TAX			X 0.07161 =		3.82	
16	Total					<u>\$ 57.16</u>	\$ 5.15
17							9.90%
18							
19	Rate C @ 357.4 Ccf						
20	Customer charge				\$ 46.50		
21	Consumption charge	357.4	CCF	X \$ 0.09924 =	35.47		
22	Rider GCR Part A	357.4	CCF	X \$ 0.17750 =	63.44		
23	Rider GCR Part B	357.4	CCF	X \$ 0.20954 =	74.89		
24	Subtotal				\$ 220.30		
25	Rider FF & Rider TAX			X 0.07161 =	15.77		
26	Total				<u>\$ 236.07</u>		
27							
28	Customer charge					\$ 54.50	
29	Consumption charge	357.4	CCF	X \$ 0.11728 =		41.91	
30	Rider GCR Part A	357.4	CCF	X \$ 0.17750 =		63.44	
31	Rider GCR Part B	357.4	CCF	X \$ 0.20954 =		74.89	
32	Subtotal					\$ 234.74	
33	Rider FF & Rider TAX			X 0.07161 =		16.81	
34	Total					<u>\$ 251.55</u>	\$ 15.48
35							6.56%

**Attachment 3
to 2020 RRM Staff Report**

RRM Monthly Savings Over GRIP and DARR Rates

**ATMOS ENERGY CORP., MID-TEX DIVISION
RESIDENTIAL AVERAGE RATE COMPARISON
TEST YEAR ENDING DECEMBER 31, 2019**

	ACSC Settled	DARR Filing	ATM Filing	Environs Filing
Cust Charge	\$20.25	\$23.75	\$26.40	\$24.60
Monthly Ccf	44.5	44.5	44.5	44.5
Cons Charge	\$0.26651	\$0.19336	\$0.14846	\$0.18653
Average Mo Bill	\$32.11	\$32.35	\$33.01	\$32.90
		-\$0.24	-\$0.90	-\$0.79

ORDINANCE 2447

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HURST, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2020 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS ORDINANCE WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS ORDINANCE TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL

WHEREAS, the City of Hurst, Texas (“City”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the

Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about March 31, 2020, Atmos Mid-Tex filed its 2020 RRM rate request with ACSC Cities based on a test year ending December 31, 2019; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2020 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$90 million applicable to ACSC Cities with an Effective Date of December 1, 2020; and

WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the two month delayed Effective Date from October 1 to December 1 will save ACSC ratepayers approximately \$9 million off new rates imposed by the attached tariffs (Exhibit A), the impact on ratepayers should approximate the reasonable value of the rate filing found by the ACSC Consultants' Report, which was \$81 million; and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability prepared by Atmos Mid-Tex (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

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

Section 1. That the findings set forth in this Ordinance are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of \$90 million for ACSC Cities represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2020 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$90 million from customers in ACSC Cities, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section 6. That subject to any future settlement or decision regarding the balance of Excess Deferred Income Tax to be refunded to ratepayers, the amortization of regulatory liability shall be consistent with the schedule found in Exhibit C, attached hereto and incorporated herein.

Section 7. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2020 RRM filing.

Section 8. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Ordinance, it is hereby repealed.

Section 9. That the meeting at which this Ordinance was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 10. That if any one or more sections or clauses of this Ordinance is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Ordinance, and the remaining provisions of the Ordinance shall be interpreted as if the offending section or clause never existed.

Section 11. That consistent with the City Ordinance that established the RRM process, this Ordinance shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after December 1, 2020.

Section 12. That a copy of this Ordinance shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Geoffrey Gay, General

Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue,
Suite 1900, Austin, Texas 78701.

Passed on the first reading on the 22nd day of September 2020 by a vote of 5 to 0.

Approved on the second reading on the 13th day of October 2020 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
to 2020 RRM Resolution or Ordinance

Mid-Tex Tariffs
Effective December 1, 2020

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 20.25 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 20.30 per month
Commodity Charge – All <u>Ccf</u>	\$0.26651 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2020.

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 54.50 per month
Rider CEE Surcharge	\$ 0.02 per month ¹
Total Customer Charge	\$ 54.52 per month
Commodity Charge – All Ccf	\$ 0.11728 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2020.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,014.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4157 per MMBtu
Next 3,500 MMBtu	\$ 0.3044 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0653 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailement Overpull Fee

Upon notification by Company of an event of curtailement or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailement or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,014.50 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4157 per MMBtu
Next 3,500 MMBtu	\$ 0.3044 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0653 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

Curtailment Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

- i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification
- $WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf
- R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.
- HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class
- NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.
- ADD = billing cycle actual heating degree days.
- BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_{ij} = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2020	PAGE:

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>
Abilene	10.73	0.1545	94.79	0.7284
Austin	9.53	0.1489	211.76	0.9405
Dallas	15.77	0.1792	199.74	0.9385
Waco	9.99	0.1341	145.27	0.7110
Wichita Falls	11.61	0.1402	120.34	0.5747

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

Exhibit B
to 2020 RRM Resolution or Ordinance

Mid-Tex
2020 Benchmark for Pensions
and Retiree Benefits

**ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2019**

Line No.	Description (a)	Shared Services (b)		Post-Employment Benefit Plan (c)		Pension Account Plan (d)		Mid-Tex Direct Supplemental Executive Benefit Plan (e)		Post-Employment Benefit Plan (f)		Adjustment Total (g)
		Pension Account Plan	Employment Benefit Plan	Pension Account Plan	Employment Benefit Plan	Pension Account Plan	Executive Benefit Plan	Supplemental Executive Benefit Plan	Post-Employment Benefit Plan	Employment Benefit Plan		
1	Proposed Benefits Benchmark - Fiscal Year 2020 Willis Towers											
2	Watson Report as adjusted (1) (2) (3) Allocation to Mid-Tex	\$ 3,460,135	\$ 3,695,384	\$ 6,132,704	\$ 76.59%	\$ 280,578	\$ 100.00%	\$ 4,992,449	\$ 76.59%			
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$ 1,497,774	\$ 1,599,605	\$ 4,697,072	\$ 100.00%	\$ 280,578	\$ 100.00%	\$ 3,823,744	\$ 100.00%			
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%			
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4) (3)	\$ 1,497,774	\$ 1,599,605	\$ 4,697,072	\$ 100.00%	\$ 280,578	\$ 100.00%	\$ 3,823,744	\$ 100.00%			
6												
7												
8	Summary of Costs to Approve (1):											
9												
10	O&M Expense Factor (WP_F-2.3, Ln 2)	79.55%	79.55%	37.83%	37.83%	11.67%	11.67%	37.83%	37.83%			
11												
12												
13	Total Pension Account Plan	\$ 1,191,410	\$ 1,272,412	\$ 1,777,056		\$ 32,754		\$ 1,446,647		\$ 2,968,466		
14	Total Post-Employment Benefit Plan											
15	Total Supplemental Executive Benefit Plan											
16	Total (Ln 13 + Ln 14 + Ln 15)	\$ 1,191,410	\$ 1,272,412	\$ 1,777,056		\$ 32,754		\$ 1,446,647		\$ 2,968,466		
17												

Notes:

1. Studies not applicable to Mid-Tex or Shared Services are omitted.
2. Mid-Tex is proposing that the Fiscal Year 2020 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The benchmark amount approved by the RRM Cities for future periods includes only the expense amount. The amount attributable to capital is recorded to utility plant through the overhead process as described in the CAM.
3. SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.

Exhibit C
to 2020 RRM Resolution or Ordinance

Mid-Tex 2020 Schedule for
Amortization for Regulatory Liability

**ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31, 2019
AMORTIZATION OF REGULATORY LIABILITY**

Line No.	Year Ended Dec. 31	Beginning of Year Rate Base Adjustment Amount	Annual Amortization (1)	End of Year Rate Base Adjustment Amount (2)	Corrected Balance for December 31, 2017 (3)
	(a)	(b)	(c)	(d)	(e)
1	2017		\$ -	\$ 292,268,881	\$ 292,268,881
2	2018	292,268,881	12,075,562	280,193,319	
3	2019	280,193,319	12,085,165	268,108,155	
4	2020	268,108,155	11,171,173	256,936,982	
5	2021	256,936,982	11,171,173	245,765,809	
6	2022	245,765,809	11,171,173	234,594,635	
7	2023	234,594,635	11,171,173	223,423,462	
8	2024	223,423,462	11,171,173	212,252,289	
9	2025	212,252,289	11,171,173	201,081,116	
10	2026	201,081,116	11,171,173	189,909,943	
11	2027	189,909,943	11,171,173	178,738,770	
12	2028	178,738,770	11,171,173	167,567,597	
13	2029	167,567,597	11,171,173	156,396,424	
14	2030	156,396,424	11,171,173	145,225,251	
15	2031	145,225,251	11,171,173	134,054,077	
16	2032	134,054,077	11,171,173	122,882,904	
17	2033	122,882,904	11,171,173	111,711,731	
18	2034	111,711,731	11,171,173	100,540,558	
19	2035	100,540,558	11,171,173	89,369,385	
20	2036	89,369,385	11,171,173	78,198,212	
21	2037	78,198,212	11,171,173	67,027,039	
22	2038	67,027,039	11,171,173	55,855,866	
23	2039	55,855,866	11,171,173	44,684,692	
24	2040	44,684,692	11,171,173	33,513,519	
25	2041	33,513,519	11,171,173	22,342,346	
26	2042	22,342,346	11,171,173	11,171,173	
27	2043	11,171,173	11,171,173	(0)	
28					
29	Revenue Related Tax Factor		7.16%	See WP_F-5.1	
	Revenue Related Taxes on Annual			Amortization * Tax	
30	Amortization		\$ 799,924	Factor	
31	Amortization Including Revenue		<u>\$ 11,971,097</u>	Amortization + Taxes	

32
33 Notes:

- 34 1. The annual amortization of a 26 year recovery period is based on the
35 Reverse South Georgia Method.
36 2. The Regulatory Liability is recorded to FERC Account 253, Sub Account 27909.
37 3. This is the final Mid-Tex liability balance filing the Fiscal Year 2018 tax return.

SUBJECT: SP-20-04 Gala at Central Park, a site plan for Tract A Richardson Addition, being 3.77 acres located at 309 West Pipeline Road

Supporting Documents:

Area map
 Legal notice
 Ownership data
 Ordinance 2460
 Site plan - Exhibit "A"
 Photometric plan - Exhibit "B"
 Tree survey - Exhibit "C"
 Landscape plan - Exhibit "D"
 Building elevations - Exhibit "E-H"
 Screening/Monument sign - Exhibit "I"
 Line of sight - Exhibit "J-K"

Meeting Date: 10/13/2020
Department: Development
Reviewed by: Michelle Lazo
City Manager Review:

Background/Analysis:

An application has been made by Gardner Capital for a site plan approval on Tract A Richardson Addition, being 3.77 acres located at 309 West Pipeline Road. The property is zoned MU-PD (Mixed Use Planned Development). A replat for this property is also on this agenda.

The applicant is planning to develop a gated multi-family community with 94 units, a club house, and swimming pool. Residents must be at least 55 years of age.

Gardner Capital has an extensive resident screening application that requires a 10-year background check, as well as favorable credit and rental history. They are a build-and-hold development and investment company, and maintain ownership and operations for all of their properties in their national portfolio.

The site plan indicates two (2) gated drive entrances on Pipeline Road. Once Phase 3 of Pipeline Road is completed, the western driveway will have a controlled access median. The eastern driveway will have a full median opening that will align with Cavender Drive. The access gates to the property will be located on the east and west side of the building to ensure there is no traffic back-up on Pipeline Road.

The applicant is proposing a three (3) story building that is 30 ft. in height. The development will offer 46 one-bedroom units with 700 sq. ft. of living space and 48 two-bedroom units with 900 sq. ft. of living space.

The applicant is proposing an eight (8) ft. board on board wood fence along the perimeter of the property. The proposed security gates will be wrought iron.

The photometric plan shows mounted LED wall packs around the building and 18 LED light poles that are 18 ft. in height. The photometric plan shows the maximum foot candle of 0.5 at the property line.

The applicant is providing landscaping in excess of the minimum requirements with, 21 Live Oaks, 14 Shumard Red Oaks, 12 Bur Oaks, four (4) Cedar Elm, nine (9) Chinese Pistache, a variety of shrubs and ornamental grasses, and Bermuda sod.

The applicant intends to preserve trees along the western property line, but with the steep grade changes most trees will be mitigated on-site or funds will be deposited into the tree replacement fund. The majority of new trees will be planted around the perimeter to enhance any buffer yard area.

The building elevations indicate a brown and gray brick veneer and fiber cement building with stone veneer accents, metal railing on the patios, and metal awnings around the breezeways.

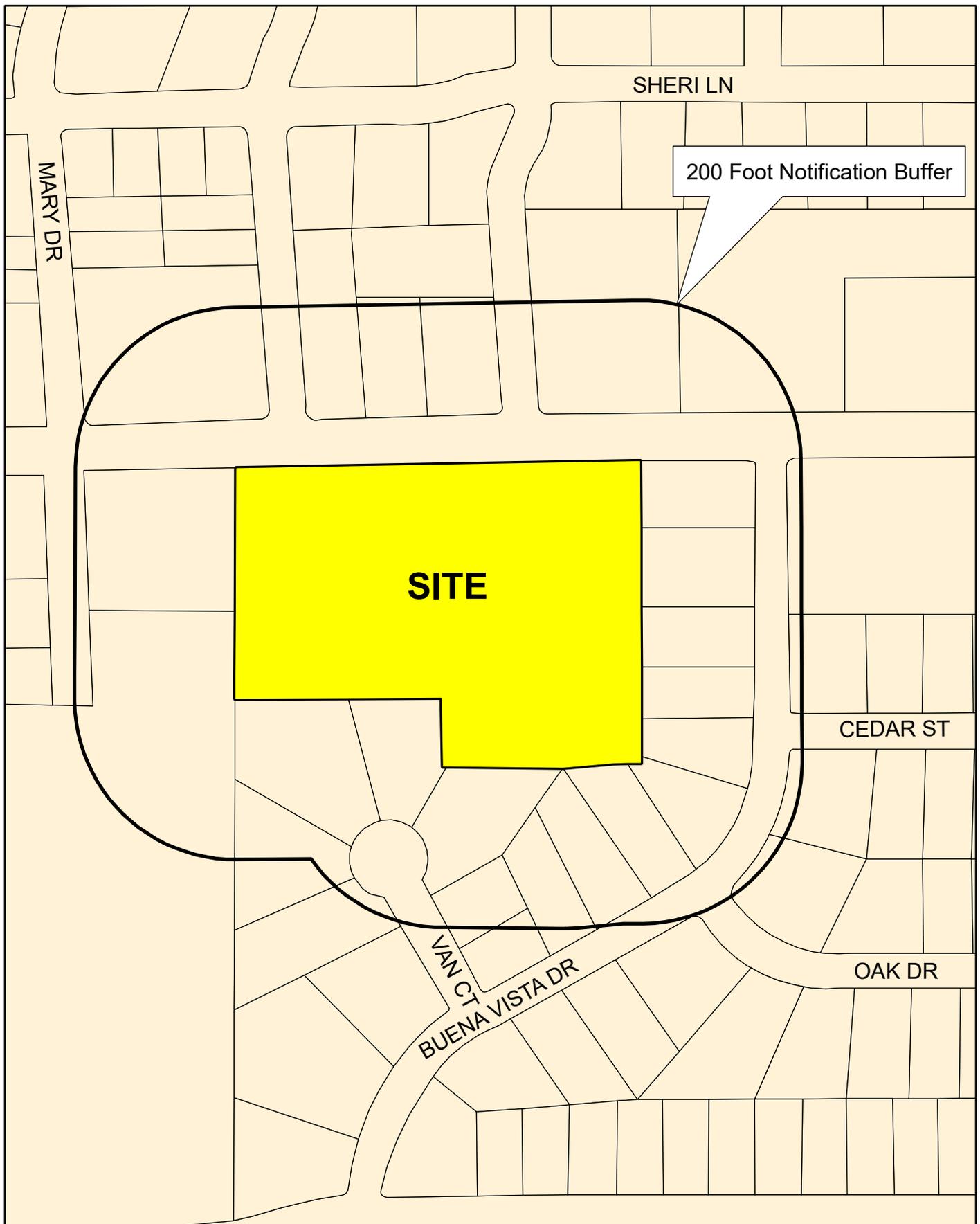
The applicant is requesting a monument sign near the main entrance on W. Pipeline Road that is five (5) ft. tall with 40 sq. ft. of sign area per face.

Funding Sources and Community Sustainability:

There is no fiscal impact. Reviewing this 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 City Council **move to approve SP-20-04 Gala at Central Park and Ordinance 2460 on first reading.**



<p>CASE NO: SP-20-04 GALA AT CENTRAL PARK</p>	<p>LEGAL DESCRIPTION: TRACT A RICHARDSON ADDITION</p>	<p>AGENDA DATE: 10/13/2020</p>
<p>REQUESTED ACTION: SITE PLAN</p>	<p>LOCATION: 309 W. PIPELINE RD.</p>	



SP-20-04

LEGAL NOTICE

THE CITY OF HURST CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, OCTOBER 13, 2020, AT 6:30 P.M. AT HURST CITY HALL 1505 PRECINCT LINE ROAD TO CONSIDER A SITE PLAN FOR TRACT A RICHARDSON ADDITION, BEING 3.77 ACRES LOCATED AT 309 WEST. PIPELINE ROAD THIS MEETING MAY BE HELD VIRTUALLY UTILIZING PROCEDURES AUTHORIZED BY THE STATE OF TEXAS.

GALA AT CENTRAL PARK
Tract A Richardson Addition
309 W. Pipeline Rd.

SP-20-04

**APPLICATION FOR SITE PLAN
OWNERSHIP DATA**

TO THE PLANNING and ZONING COMMISSION:

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

Gala at Central Park
Site Plan
Tract A Richardson Addition
309 W. 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:

PROPERTY OWNER	LOT	BLK	ADDITION	ADDRESS
CROOM, TIMOTHY	8	BLK 1	BUENA VISTA	240 CEDAR ST HURST TX 76053
NAZZARO TEXAS PROPERTIES LLC	B	BLK 1	BUENA VISTA	233 W PIPELINE RD HURST TX 76053
BIFFLE, PAMELA JEANE TR	5	BLK 3	BUENA VISTA	1755 103 CR GEORGETOWN, TX 78626
HILTON, CLARA NELL	6	BLK 3	BUENA VISTA	729 BUENA VISTA DR HURST TX 76053
HURST, CITY OF	A		RICHARDSON	1505 PRECINCT LINE RD HURST TX 76053
SADEGHIAN, MASOUD	1A	BLK 3	BUENA VISTA	337 DOUBLETREE DR HIGHLAND VILLAGE, TX 75077
BAUGUS PROPERTIES INC	A	BLK 4	VALENTINE OAKS	401 BRIARCLIFF CT COLLEYVILLE, TX 76034
S E PACIFIC CORPORATION	B	BLK 4	VALENTINE OAKS	1008 ACORN CT ARLINGTON, TX 76012
WEICHT, KIRK	A1	BLK 5	VALENTINE OAKS	7214 BRIDGES AVE RICHLAND HILLS, TX 76118
TARRANT HOLDING CO LLC	AR	BLK 11	VALENTINE OAKS	PO BOX 210401 BEDFORD, TX 76095
BELUE, LARRY D	AR1	BLK 5	VALENTINE OAKS	10847 S FM 730 BOYD, TX 76023
BELUE, LARRY D	BR1	BLK 5	VALENTINE OAKS	10847 S FM 730 BOYD, TX 76023
HURST, CITY OF	3	BLK 1	HURST CENTRAL PARK	1505 PRECINCT LINE RD HURST TX 76054
GARLAND-S&R INVESTMENT CO LLC	1	BLK 1	BUENA VISTA	3517 LOCKE AVE FORT WORTH, TX 76107
BUNCH, JAY ROBERT	1B	BLK 3	BUENA VISTA	18 VAN CT HURST TX 76053

HARDIN, PHILLIP	11	BLK 3	BUENA VISTA	725 BUENA VISTA DR HURST TX 76053
SLOSSON, RACHEL	7	BLK 3	BUENA VISTA	30 VAN CT HURST TX 76053
GREGGS, DARLIA	14	BLK 3	BUENA VISTA	721 BUENA VISTA DR HURST TX 76053
GARCIA, J GUADALUPE	8	BLK 3	BUENA VISTA	244 OAK DR W HURST TX 76053
BAKER, TIMOTHY	15	BLK 2	BUENA VISTA	743 BUENA VISTA DR HURST TX 76053
PATCH, BRYAN BENARD	2	BLK 3	BUENA VISTA	739 BUENA VISTA DR HURST TX 76053
CLARKE, DANIEL	3	BLK 3	BUENA VISTA	22 VAN CT HURST TX 76053
WILCOX, RACHEL D	12	BLK 3	BUENA VISTA	26 VAN CT HURST TX 76053
COVINGTON, DEE LAINE	13	BLK 3	BUENA VISTA	735 BUENA VISTA DR HURST TX 76053
JUTRAS, KATHERINE ASHLEY	4	BLK 3	BUENA VISTA	13125 FIELDSTONE RD FORT WORTH, TX 76244
WOLF, DEREK A	14	BLK 2	BUENA VISTA	4457 FAIRWAY DR SOQUEL, CA 95073
PATTERSON, WILLIAM	10	BLK 3	BUENA VISTA	34 VAN CT HURST TX 76053
SHARMA, SOMESH K	15	BLK 3	BUENA VISTA	717 BUENA VISTA DR HURST TX 76053
OCCUPANT	B	BLK 1	BUENA VISTA	217 W PIPELINE HURST TX 76053
OCCUPANT	5	BLK 3	BUENA VISTA	731 BUENA VISTA DR HURST TX 76053
OCCUPANT	1A	BLK 3	BUENA VISTA	301 W PIPELINE RD HURST TX 76053
OCCUPANT	A	BLK 4	VALENTINE OAKS	320 W PIPELINE HURST TX 76053
OCCUPANT	B	BLK 4	VALENTINE OAKS	302 W PIPELINE HURST TX 76053
OCCUPANT	A1	BLK 5	VALENTINE OAKS	328 W PIPELINE HURST TX 76053
OCCUPANT	AR	BLK 11	VALENTINE OAKS	332 W PIPELINE HURST TX 76053
OCCUPANT	AR1	BLK 5	VALENTINE OAKS	324 W PIPELINE HURST TX 76053
OCCUPANT	BR1	BLK 5	VALENTINE OAKS	322 W PIPELINE HURST TX 76053
OCCUPANT	1B	BLK 3	BUENA VISTA	747 BUENA VISTA DR HURST TX 76053
OCCUPANT	14	BLK 2	BUENA VISTA	241 CEDAR ST HURST TX 76053
OCCUPANT	10	BLK 3	BUENA VISTA	14 VAN CT HURST TX 76053

ORDINANCE 2460

AN ORDINANCE ADOPTING A SITE PLAN FOR TRACT A RICHARDSON ADDITION, BEING 3.77 ACRES LOCATED AT 309 WEST PIPELINE ROAD

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 with Exhibits "A - K" for Tract "A" Richardson Addition, being 3.77 acres located at 309 West Pipeline Road.

AND IT IS SO ORDERED.

Passed on the first reading on the 13th day of October 2020 by a vote of _ to _.

Approved on the second reading on the 27th day of October 2020 by a vote of _ to _.

ATTEST:

CITY OF HURST

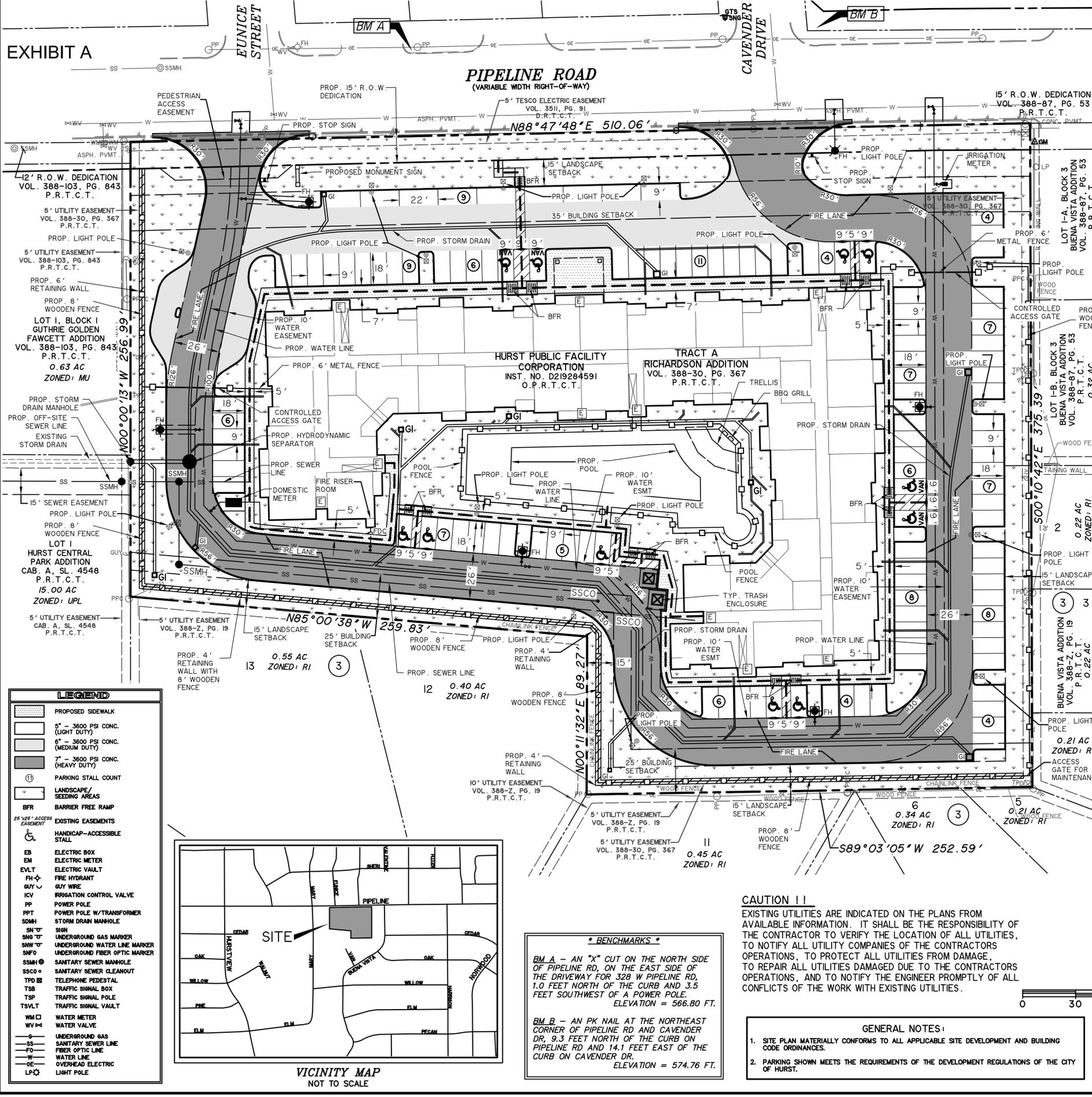
Rita Frick, City Secretary

Henry Wilson, Mayor

Approved as to form and legality:

City Attorney

PRINTED: 9/30/2020 12:30 PM FILE: WIER-PAVING STB LAST SAVED: 9/30/2020 12:30 PM SAVER BY: RENEW FILE: HURST SITE PLAN-19123.DWG



FIELD NOTES

BEING A TRACT OF LAND LOCATED IN THE SUSAN MCDANIEL SURVEY, ABSTRACT No. 1108, TARRANT COUNTY, TEXAS, BEING ALL OF TRACT A, RICHARDSON ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-30, PAGE 367, PLAT RECORDS, TARRANT COUNTY, TEXAS (P. R. T. C. T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF PIPELINE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID TRACT A,

THENCE N 88°47'48" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PIPELINE ROAD AND THE NORTH LINE OF SAID TRACT A, 510.06 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE NORTHEAST CORNER OF SAID TRACT A,

THENCE S 00°10'42" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID PIPELINE ROAD, ALONG THE EAST LINE OF SAID TRACT A, THE WEST LINE OF LOTS 1-A AND 1-B, BLOCK 3, BUENA VISTA ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-87, PAGE 53, P. R. T. C. T., AND THE WEST LINE OF LOTS 2, 3, AND 4, BLOCK 3, BUENA VISTA ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-2, PAGE 19, P. R. T. C. T., AT 15.00 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 1-A, AT 193.83 FEET PASSING A 5/8" IRON ROD FOUND, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1-B AND THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 3, AT 263.35 FEET PASSING A 5/8" IRON ROD FOUND (BENT), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2, AND THE NORTHWEST CORNER OF SAID LOT 3, AND CONTINUING IN ALL A TOTAL DISTANCE OF 375.39 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHEAST CORNER OF SAID TRACT A, THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 3, AND THE MOST NORTHERLY NORTHEAST CORNER OF LOT 5, BLOCK 3 OF SAID BUENA VISTA ADDITION RECORDED IN VOLUME 388-2, PAGE 19, P. R. T. C. T.,

THENCE S 89°03'05" W, ALONG THE SOUTH LINE OF SAID TRACT A AND THE NORTH LINE OF LOTS 5, 6, 7, AND 11, BLOCK 3, OF SAID BUENA VISTA ADDITION, RECORDED IN VOLUME 388-2, PAGE 19, P. R. T. C. T., AT 40.59 FEET PASSING A 5/8" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTHWEST CORNER OF SAID LOT 6, AT 100.59 FEET PASSING 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 7, AND THE NORTH CORNER OF SAID LOT 7, AND THE NORTHWEST CORNER OF SAID LOT 11, AND CONTINUING IN ALL A TOTAL DISTANCE OF 252.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT A, THE NORTHWEST CORNER OF SAID LOT 11 AND AN ANGLE POINT IN THE EAST LINE OF LOT 12, BLOCK 3 OF SAID BUENA VISTA ADDITION, RECORDED IN VOLUME 388-2, PAGE 19, P. R. T. C. T.,

THENCE N 00°11'32" E, ALONG THE MOST SOUTHERLY WEST LINE OF SAID TRACT A AND THE EAST LINE OF SAID LOT 12, A DISTANCE OF 89.27 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 12 AND AN ELL CORNER OF SAID TRACT A,

THENCE N 85°00'38" W, ALONG THE MOST WESTERLY SOUTH LINE OF SAID TRACT A AND THE NORTH LINE OF SAID LOT 12 AND LOT 13, BLOCK 3, OF SAID BUENA VISTA ADDITION RECORDED IN VOLUME 388-2, PAGE 19, P. R. T. C. T., A DISTANCE OF 259.83 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT A, THE NORTHWEST CORNER OF SAID LOT 13, AND BEING IN THE EAST LINE OF LOT 1, HURST CENTRAL PARK ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 4548, P. R. T. C. T.,

THENCE N 00°00'13" W, ALONG THE MOST WESTERLY WEST LINE OF SAID TRACT A, THE EAST LINE OF SAID LOT 1, HURST CENTRAL PARK ADDITION, AND THE EAST LINE OF LOT 1, GUTHRIE GOLDEN FAWCETT ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-103, PAGE 843, P. R. T. C. T., AT 80.04 FEET PASSING A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, HURST CENTRAL PARK ADDITION AND THE SOUTHEAST CORNER OF SAID LOT 1, GUTHRIE GOLDEN FAWCETT ADDITION, AT 241.80 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", AT 244.99 FEET PASSING A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, GUTHRIE GOLDEN FAWCETT ADDITION, AND CONTINUING IN ALL A TOTAL DISTANCE OF 256.99 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.776 ACRES (164,502 SQUARE FEET) OF LAND, MORE OR LESS.

BUILDING TABULATION

TYPE	No. of BLDGS.	UNITS/BUILDING	UNIT TYPES	BUILDING S.F.	TOTAL S.F.
A	1	94	1BR-46, 2BR-48	75,400	75,400
TOTAL	1			75,400	75,400

UNIT TABULATION

UNIT TYPE	#UNITS	UNIT S.F.	TOTAL S.F.
ONE BEDROOM	46	700	32,200
TWO BEDROOM	48	900	43,200
TOTAL	94		75,400

BUILDING S.F. TOTALS

NET RENTABLE AREA	75,400 S.F.
COMMON AREA	9,992 S.F.
BREEZEWAY AND CORRIDORS	15,435 S.F.
PRIVATE COVERED PATIOS	6,406 S.F.
PRIVATE OUTSIDE STORAGE	1,556 S.F.
BUILDING FOOT PRINT	37,317 S.F.
BUILDING GROSS	108,891 S.F.
BUILDING HEIGHT (THREE STORY)	30'-6"

ACCESSIBLE UNITS

TOTAL UNITS	ADA UNITS (5%)	H+V UNITS (2%)
94	5	2
	AI (2) BI (2) CI (1)	AI (1) BI (1)

SITE DATA	LOT 1
ZONING	MU
PROPOSED USE	MULTI-FAMILY
LOT AREA GROSS	3.776 AC (164,502 SF)
PARKING REQ'D.	118
HANDICAP PROVIDED	11
TOTAL PARKING PROVIDED (INCL. HC)	118
LANDSCAPING REQUIRED	15% = 18,044 SF
LANDSCAPE AREA PROVIDED	1.373 AC (59,827 SF)
IMPERVIOUS AREA	2.403 AC (104,675 SF)
PARKING AREA	9 X 9' X 22' = 1,782 SF 109 X 9' X 18' = 17,658 SF 19,440 SF

CAUTION !!
EXISTING UTILITIES ARE INDICATED ON THE PLANS FROM AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES, TO NOTIFY ALL UTILITY COMPANIES OF THE CONTRACTORS OPERATIONS, TO PROTECT ALL UTILITIES FROM DAMAGE, TO REPAIR ALL UTILITIES DAMAGED DUE TO THE CONTRACTORS OPERATIONS, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING UTILITIES.

GENERAL NOTES:

- SITE PLAN MATERIALLY CONFORMS TO ALL APPLICABLE SITE DEVELOPMENT AND BUILDING CODE ORDINANCES.
- PARKING SHOWN MEETS THE REQUIREMENTS OF THE DEVELOPMENT REGULATIONS OF THE CITY OF HURST.

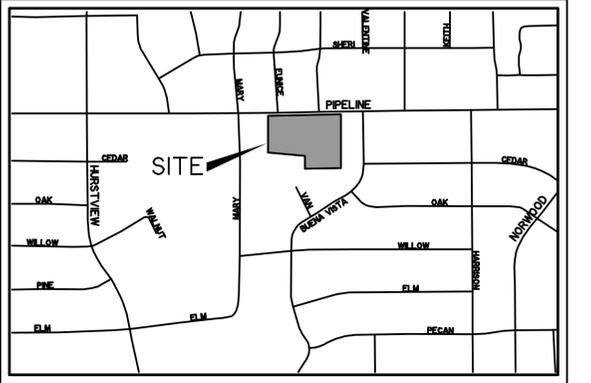
*** BENCHMARKS ***

BM A - AN "X" CUT ON THE NORTH SIDE OF PIPELINE RD, ON THE EAST SIDE OF THE DRIVEWAY FOR 328 W PIPELINE RD, 1.0 FEET NORTH OF THE CURB AND 3.5 FEET SOUTHWEST OF A POWER POLE. ELEVATION = 566.80 FT.

BM B - AN PK NAIL AT THE NORTHEAST CORNER OF PIPELINE RD AND CAVENDER DR, 9.3 FEET NORTH OF THE CURB ON PIPELINE RD AND 14.1 FEET EAST OF THE CURB ON CAVENDER DR. ELEVATION = 574.76 FT.

LEGEND

- PROPOSED SIDEWALK
- 5" - 3600 PSI CONC. (LIGHT DUTY)
- 6" - 3600 PSI CONC. (MEDIUM DUTY)
- 7" - 3600 PSI CONC. (HEAVY DUTY)
- PARKING STALL COUNT
- LANDSCAPE/SEEDING AREAS
- BFR BARRIER FREE RAMP
- EXISTING EASEMENTS
- HANDICAP-ACCESSIBLE STALL
- EB ELECTRIC BOX
- EM ELECTRIC METER
- EVLT ELECTRIC VAULT
- FH FIRE HYDRANT
- GWY GWY WIRE
- ICV IRRIGATION CONTROL VALVE
- PP POWER POLE
- PPT POWER POLE W/TRANSFORMER
- SDMH STORM DRAIN MANHOLE
- SN SIGN
- SNG UNDERGROUND GAS MARKER
- SNW UNDERGROUND WATER LINE MARKER
- SIF UNDERGROUND FIBER OPTIC MARKER
- SSMH SANITARY SEWER MANHOLE
- SSCO SANITARY SEWER CLEANOUT
- TPD TELEPHONE PEDESTAL
- TSS TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- TSVLT TRAFFIC SIGNAL VAULT
- WM WATER METER
- WV WATER VALVE
- UNDERGROUND GAS
- SANITARY SEWER LINE
- FIBER OPTIC LINE
- WATER LINE
- OVERHEAD ELECTRIC
- LIGHT POLE



PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
www.WierAssociates.com
Texas Firm Registration No. F-2776

NO.	DATE	DESCRIPTION	BY

GARDNER CAPITAL
GALA AT
CENTRAL PARK
HURST, TARRANT COUNTY, TEXAS

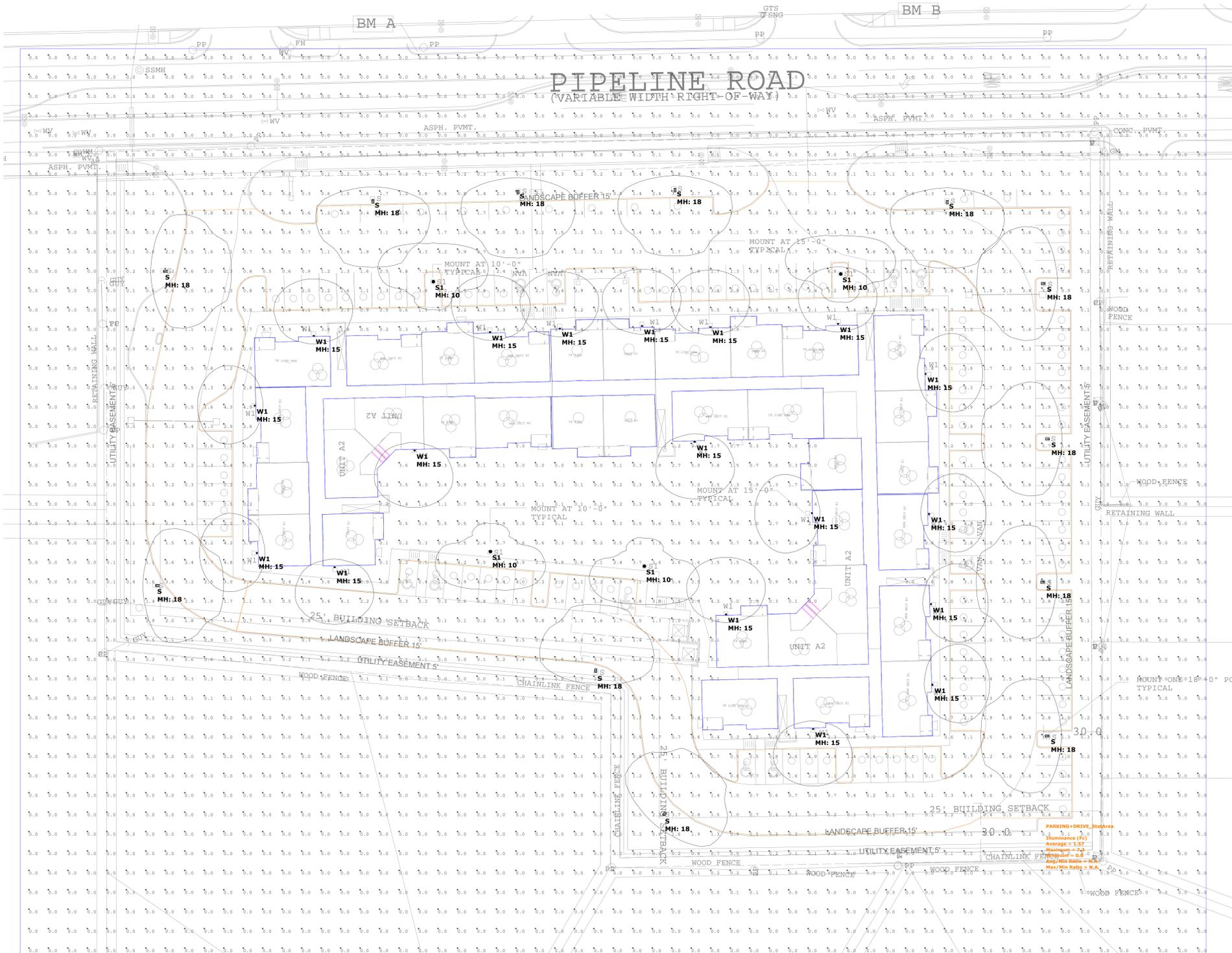
**CITY OF HURST
SITE PLAN**

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
Prepared By/Or Under Direct Supervision Of
Randall Eardley, PE
Texas Registration No. 104957 On Date Shown Below.

COPYRIGHT © WIER & ASSOCIATES, INC.
LAST SHEET EDIT DATE: 9/30/2020
WA# 19123
SHEET NO. 05

Luminaire Schedule						
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Lost Factor
⊖	S	12	LITHONIA RSX1 LED P1 40K R3 EGS VOLTAGE MOUNTING OPTIONS	6115	51,3435	1,000
●	S1	4	LITHONIA MRP LED 42C 530 40K SR2 MVOLT MOUNTING OPTIONS FINISH	6603	75	1,000
□	W1	18	LITHONIA ARC2 LED P4 40K OPTIONS FINISH	4124	29,4252	1,000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE, Planar	0	Fc	0.64	7.3	0.0	N.A.
PARKING+DRIVE, StatArea		Fc	1.57	7.3	0.0	N.A.



Notes:
 1. Surface reflectance: Vertical/Horizontal - 50/20.
 2. Calculation values are as high indicated in summary table.
 3. Mounting heights are designated on drawing with "MH".
 4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
 5. Dynamic lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
 6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
 7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

BASE POINT	CALIPER (IN)	CANOPY (FT)	TYPE	SAVE/INCHES	REMOVE/INCHES(MITIGATED)	BUILDING FOOTPRINT TREES(NOT MITIGATED)
404	25	40	OAK		25	
405	25	40	OAK		25	
406	20	40	OAK		20	
407	12	40	OAK		12	
408	12	40	OAK		12	
409	2X12-1X7	40	OAK		17	
410	3X12	40	OAK		36	
411	6	25	OAK		6	
412	2X9	35	OAK		18	
413	15	35	OAK		15	
111000	15	35	OAK		15	
111001	20	40	OAK		20	
111002	18	40	OAK		18	
111003	2X18	40	OAK		36	
111004	2X15	40	OAK			30
111005	20	40	OAK		20	
111006	30	40	OAK			30
111007	25	40	OAK			25
111008	18	40	OAK			18
111009	12	25	OAK			12
111010	25	40	OAK			25
111011	2X19	40	OAK		38	
111012	2X19	40	OAK			38
111013	15	40	OAK			15
111014	2X10	40	OAK			20
111015	19	40	OAK		19	
111016	19	40	CEDAR ELM			19
111017	10	40	OAK		10	
111018	2X10	30	CEDAR ELM		20	
111019	2X10	30	OAK		20	
111020	8	25	OAK		8	
111021	15	25	CEDAR ELM		15	
111022	15	35	OAK		15	
111023	15	35	OAK		15	
111024	2X12	35	OAK		24	
111025	30	45	OAK		30	
111026	15	25	OAK		15	
111027	34	50	OAK			34
111028	30	50	HACKBERRY		30	
111029	30	50	PECAN			30
111030	30	50	ELM		30	
111031	30	50	CHINABERRY		30	
111032	25	50	CHINABERRY			25
111033	25	50	CHINABERRY			25
111034	15	50	OAK		15	
111035	28	50	OAK		28	
1120005	12	35	PECAN	12		
1120006	15	35	OAK	15		
1120007	12	35	OAK	12		
1120010	20	40	OAK	20		
1120012	18	35	OAK	18		
1120013	2X12	35	OAK	24		
1120014	12	35	OAK	12		
1120015	18	35	OAK	18		
1120020	15	35	OAK	15		
1120021	12	35	OAK	12		
1120022	6	35	OAK	6		
1120023	10	35	OAK	10		
1120024	6	35	HACKBERRY	6		
1120025	2X9	35	OAK	18		
1120026	15	35	OAK	15		
1120027	15	35	OAK		15	
1120028	30	50	OAK		30	
1120029	10	25	OAK		10	
1120030	10	25	OAK		10	
150347	20	40	OAK	20		
150349	6	15	PECAN	6		
150352	8	30	ELM	8		

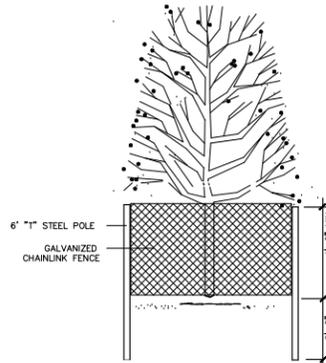
TOTAL INCHES	1307
INCHES SAVED	239
INCHES REMOVED	1068
MITIGATION INCHES	722
REPLACEMENT	240 3" trees or 180 4" trees

NOTES:

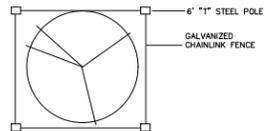
THE TOTAL OF 722" DIAMETER INCHES REMOVED SHALL BE REPLACED WITH (60) 4" OR 240" TOTAL DIAMETER TREES PLANTED.

REPLACEMENT: A TOTAL OF 565" MITIGATION TOTAL INCHES REMOVED AND SHALL BE REPLACED BY (60) 4" CALIPER TREES. SEE BELOW FOR EXCESS CALIPER INCHES.

PER CITY CODE, IF THERE IS NO ROOM TO PLANT ALL TREES, YOU CAN PAY INTO A CITY FUND AT \$60 PER INCH INTO A TREE AND LANDSCAPE REDEVELOPMENT FUND.
722" - 240" = 482" EXTRA INCHES NEEDING TO BE REPLACED OR PAYED FOR x \$60 DIAMETER INCH INITIALLY = \$28,920

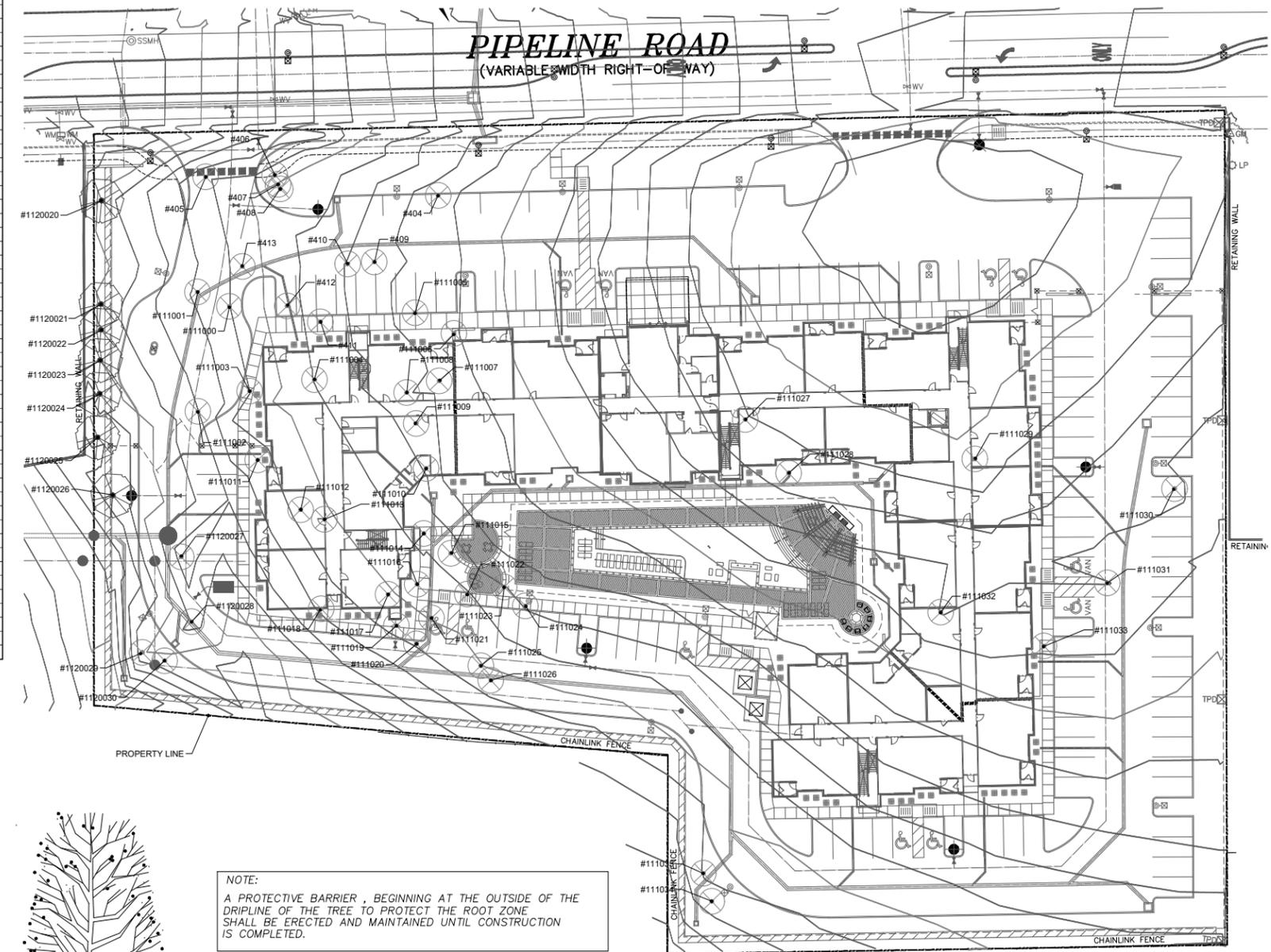
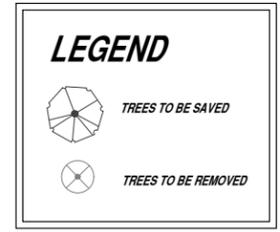


NOTE:
A PROTECTIVE BARRIER, BEGINNING AT THE OUTSIDE OF THE DRIPLINE OF THE TREE TO PROTECT THE ROOT ZONE SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.



NOTES REQUIRED AS A PART OF ALL CONSTRUCTION PLANS:

- All trees shown on this plan to be preserved shall be protected during construction with temporary fencing. Tree protection fences shall be installed prior to the commencement of site preparation work (clearing, grubbing, or grading).
- Fences shall completely surround the tree or clusters of trees. The fence shall be located at the outermost limits of the tree branches or dripline. The fence will be maintained throughout the construction project in order to prevent the following:
 - Soil compaction in the critical root zone resulting from vehicular traffic or storage of equipment and materials.
 - Critical root zone disturbances due to grade changes greater than two inches (2) cut or fill, or boring which was not authorized by the city.
 - Wounds, to the trunk, limbs or exposed roots by mechanical equipment.
 - Other activities detrimental to trees such as chemical storage, cement trunk cleaning, and fires.
- In cases of area constraints where the protective fence is closer to the trunk than four feet (4), the trunk must be protected with strapped-on planking to a height of eight feet (8) or to the limits of the lower branching.
- All grading within critical root zones of specimen trees shall be performed by hand or small equipment to minimize damage. Prior to grading, relocate the protective fencing to two feet behind the grade change area.
- Trees most heavily impacted by construction activities should be watered deeply once a week during periods of hot and dry weather. Tree crowns should be sprayed with water periodically to reduce dust accumulation on the leaves.
- Trenching for landscape irrigation shall be located as far from the existing trunks as possible.
- Pruning to provide clearance for structures, vehicular traffic and equipment shall take place before construction begins.



1 TREE MITIGATION PLAN

SCALE: 1"=30'-0"



09/03/2020



ISSUE FOR PERMIT



GALA AT CENTRAL PARK, SENIOR LIVING HURST, TEXAS

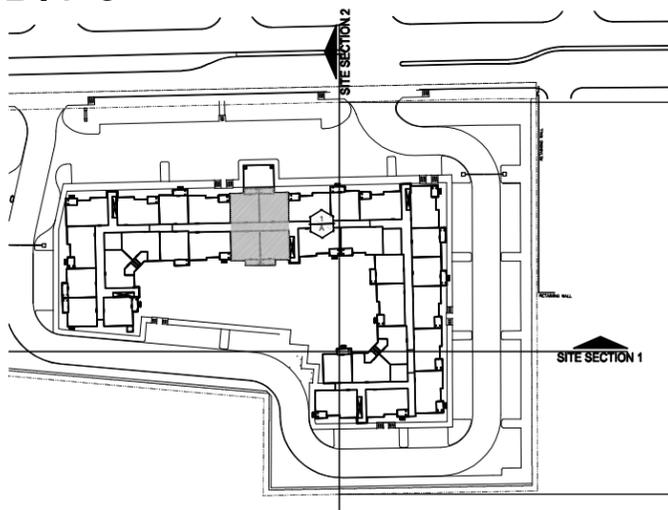
DATE: 08/25/2020
PROJECT NUMBER: 19021
CRO-2013
REVISIONS

NO	DATE
1	08.25.2020
2	09.03.2020

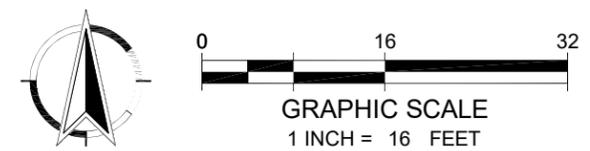
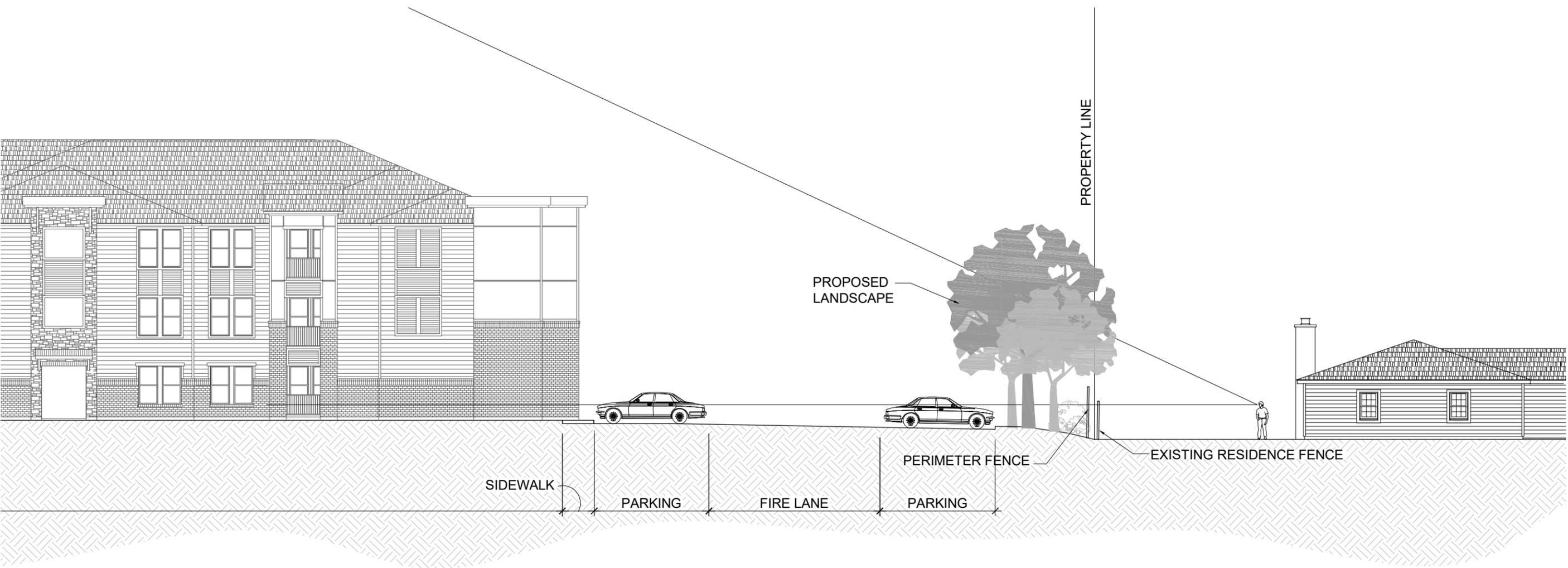
LP0.03
SHEET NUMBER

TREE MITIGATION PLAN

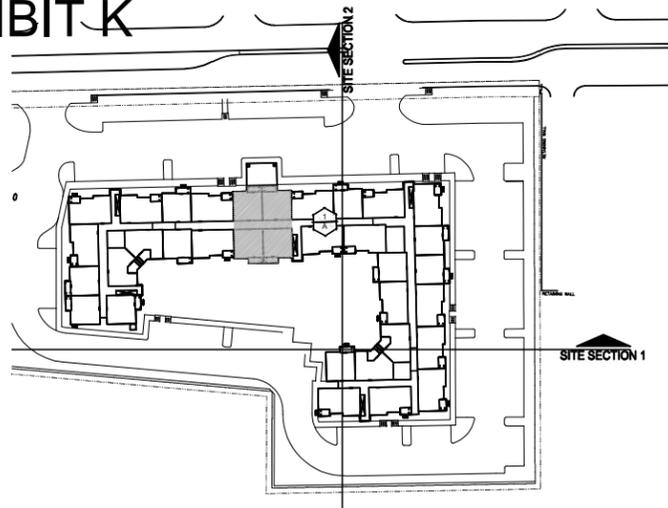
COPYRIGHT © 2020



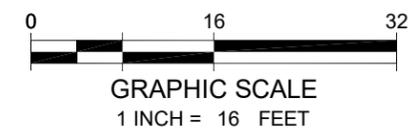
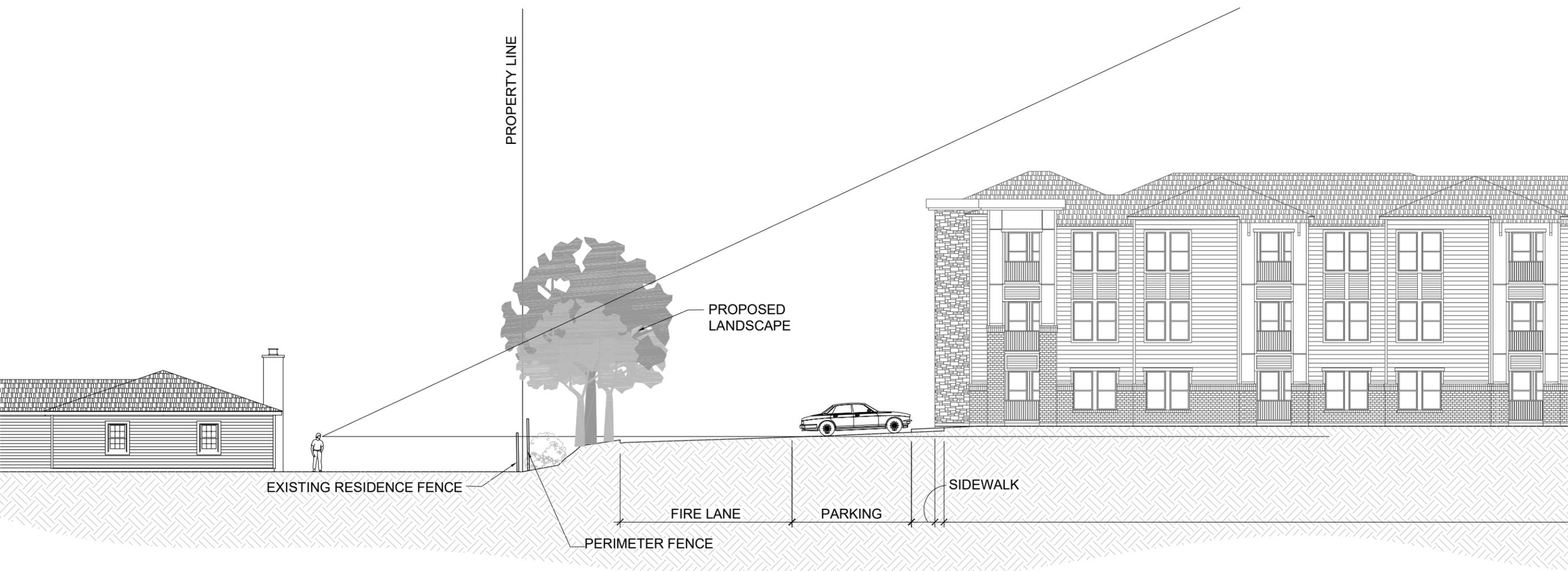
SITE KEY PLAN



SITE PLAN SECTION 1 - ANGLE OF VIEW
SCALE 1/16" = 1'



SITE KEY PLAN



SITE PLAN SECTION 2 - ANGLE OF VIEW
SCALE 1/16" = 1'

City Council Staff Report

SUBJECT: Consider Ordinance 2448, first reading, amending Chapter 27 of the Hurst Code of Ordinances Section 27-13 General Business District (c) Planned Development uses by adding (8) packaged alcohol sales; Section 27-14 Outdoor Commercial District (c) Planned Development Uses by adding (7) packaged alcohol sales; Section 27-15.1 TX 10 Multi Use District (c) Planned Development Uses by adding packaged alcohol sales, and by amending Section 27-15.2 Town Center District (c) Planned Development Uses; by adding package stores, and by amending Chapter 12 of the Code of Ordinances to add requirements for package stores

Supporting Documents:

Legal Notice
 Ordinance 2448

Meeting Date: 10/13/2020
Department: Development
Reviewed by: Michelle Lazo
City Manager Review:

Background/Analysis:

The City of Hurst received a petition August 3, 2020, to allow voters to consider voting for or against the following proposition: "the legal sale of all alcoholic beverages for off premise consumption only".

The City contracted with Tarrant County Elections Administration to validate the petition. The petition met the requirements of Chapter 501 of the Texas Election Code and Chapter 251 of the Texas Alcoholic Beverage Code. On August 11, 2020 City Council passed Resolution 1773 and ordered the election as prescribed by law.

In preparation for the November election, the City Attorney advised the City have all zoning and regulations in place, should the proposition pass. The City is proposing to require a Special Use Permit (SUP) for the sale of packaged alcohol sales.

The proposed zoning districts allowing the sale of packaged alcohol sales are: General Business (GB); Outdoor Commercial (OC); TX-10 Multi-Use District (TX-10); and Town Center (TC). Any business owner wishing to open a packaged alcohol store would be required to apply through the development department and then through the City Secretary's office for licensing.

Funding Sources and Community Sustainability:

There is no fiscal impact.

Recommendation:

Based upon the Planning and Zoning Commission vote, the recommendation is City Council move to approve Ordinance 2448, first reading.



THE CITY OF HURST CITY COUNCIL WILL HOLD A PUBLIC HEARING ON TUESDAY, OCTOBER 13, 2020, AT 6:30 P.M. AT HURST CITY HALL 1505 PRECINCT LINE ROAD TO CONSIDER AN ORDINANCE AMENDING CHAPTER 27 OF THE HURST CODE OF ORDINANCES USES SECTION 27-13 GENERAL BUSINESS DISTRICT (c) PLANNED DEVELOPMENT USES BY ADDING (8) PACKAGED ALCOHOL SALES, SECTION 27-14. OUTDOOR COMMERCIAL DISTRICT (c) PLANNED DEVELOPMENT USES BY ADDING (7) PACKAGED ALCOHOL SALES; SECTION 27-15.1 TX 10 MULTI USE DISTRICT (c) PLANNED DEVELOPMENT USES BY ADDING PACKAGED ALCOHOL SALES, AND BY AMENDING SECTION 27-15.2 TOWN CENTER DISTRICT (c) PLANNED DEVELOPMENT USES BY ADDING PACKAGED ALCOHOL SALES AND AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES TO REQUIRE A SPECIFIC USE PERMIT FOR PACKAGE STORES. THIS MEETING MAY BE HELD VIRTUALLY UTILIZING PROCEDURES AUTHORIZED BY THE STATE OF TEXAS.

ORDINANCE 2448

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HURST, TEXAS AMENDING CHAPTER 27 OF THE HURST CODE OF ORDINANCES USES SECTION 27-13 GENERAL BUSINESS DISTRICT (c) PLANNED DEVELOPMENT USES BY ADDING (7) PACKAGE STORES, SECTION 27-14. OUTDOOR COMMERCIAL DISTRICT (c) PLANNED DEVELOPMENT USES BY ADDING (6) PACKAGE STORES; SECTION 27-15.1 TX 10 MULTI USE DISTRICT (c) PLANNED DEVELOPMENT USES BY ADDING PACKAGE STORES; SECTION 27-15.2 TOWN CENTER BY ADDING PACKAGE STORES; AND BY AMENDING CHAPTER 12 OF THE CODE OF ORDINANCES TO ADD REQUIREMENTS FOR PACKAGE STORES AND BY PROVIDING FOR A NEW ARTICLE XIV PACKAGE STORES; PROVIDING A PENALTY NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED UPON EACH DAY DURING OR ON WHICH A VIOLATION OCCURS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Hurst is authorized to regulate the use of land in order to lessen congestion, secure public safety, and promote health and general welfare among other reasons; and

WHEREAS, the Code of Ordinances currently requires a specific use permit for storage, possession, sale or serving of alcoholic beverages in the City; and

WHEREAS, package stores present the same suitability, compatibility, traffic, and neighborhood impact issues as convenience stores and other similar high-intensity retail uses; and

WHEREAS, the City Council wishes to apply individualized consideration as to the location and site plans for package stores in order to minimize and control the potentially detrimental impacts to the surrounding areas; and

WHEREAS, package stores represent a unique circumstances that merit specific safety and security requirements to protect both their owners and operators and their customers; and

WHEREAS, the City Council wishes to amend the Code of Ordinances to regulate package stores; and

WHEREAS, the City Council of the City of Hurst deems the passage of this ordinance as necessary to protect the public, health, safety, and welfare; and

WHEREAS, the City Council is authorized by law to adopt the provisions contained herein, and has complied with all the prerequisites necessary for the passage of this Ordinance, including but not limited to the Open Meetings Act; and

WHEREAS, all statutory and constitutional requirements for the passage of this ordinance have been adhered to, including but not limited to the Open Meetings Act and Chapter 211 of the Local Government Code.

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

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

Section 2. That Chapter 12 of the Code of Ordinances is hereby amended to add the following new Article XIV:

“ARTICLE XIV- PACKAGE STORES”

Sec. 12-740. – Definition.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Package Store means a retail establishment that sells “liquor”, as defined by the Texas Alcoholic Beverage Commission, to the public for the purpose of off-premise consumption.

Sec. 12-741. -- Package Store required specific use permit.

- (a) A package store specific use permit issued under the process set out in this article shall be required for any proposed package store to be located within the city on public or private property.
- (b) No package store shall be constructed or operated except with approval of a specific use permit with conditions established at public hearings by the planning and zoning commission and the city council.

Sec. 12-742. – Package Store application and fees.

- (a) *In writing; applicant/operator authorized to act.* Every application for a package store specific use permit issued pursuant to this article shall be in writing signed by the operator, or some person duly authorized to sign on his behalf, and filed with the planning and development department.

(b) The applicant for a specific use permit for a package store shall include as part of the specific use permit Application the following:

(1) A detailed site plan which identifies the location of all improvements, lighting, paving, signage, and traffic plans for the location.

(2) A detailed floor plan of the proposed business showing, at a minimum, aisle layouts, locations of coolers and freezers, locations of any specialty areas such as humidors, location descriptions for all product sales such as beer, wine and hard liquor, locations of check-out registers and all building ingress and egress points.

(3) A proposed security plan must also be submitted and shall include the number of any proposed cameras, alarm system details, locations of burglar bars (if any) and any planned on-site security personnel. The security plan must include, at a minimum, the following:

a. Surveillance camera system to record audio and video of the interior and exterior of the premises;

b. Video and audio recording and storage system with minimum thirty (30) day retention;

c. Commercially monitored alarm system with appropriate permit;

d. Drop safes anchored to the floor;

e. Security signs;

f. Height markers;

g. Safety training programs;

(4) Details should be provided concerning any proposed features that adhere to any Crime Prevention Through Environmental Design (CPTED) site design tenets. CPTED is based upon the concept that the proper design and effective use of the built environment can lead to the reduction in the incidence and fear of crime, and an improvement in the quality of life. The goal of CPTED is to reduce opportunities for crimes to occur that are often inherent in the design of buildings and the layout of neighborhoods and streets.

(5) The detailed site plan must meet the following minimum requirements:

a. The front building façade shall be a minimum of eighty percent (80%) non-tinted, clear glass

b. No curtain, display, hanging, sign, storage, or other obstruction that prevents a clear view of the interior of a package store.

c. The exterior premises must be lit to the maximum allowed under the Zoning Ordinance.”

Sec. 12-743. – Employee, manager, supervisor safety training.

- (a) All newly-hired employees, managers, and immediate supervisors of managers at any package store must complete a safety training program before reporting for duty and at least annually thereafter. Employees, managers and immediate supervisors of managers of package stores who are employed by a package store on the effective date of this ordinance must complete a safety training program not later than the ninetieth day following the effective date of this ordinance.
- (b) All persons who complete the required safety training program shall sign a statement indicating the date, time and place the safety training program was completed. The owner shall keep the statements or copies of the statements on file in the package store for at least two years and make them available to the police official or the health officer immediately upon request.

Sec 12-744- Trespass affidavit.

The owner of a package store shall execute a trespass affidavit as promulgated by the police department in order to enforce all applicable trespass laws on the owner's behalf at such property. A true and correct copy of the trespass affidavit shall be posted at the package store at all times in a conspicuous place accessible at all times to the public.

Sec. 12-745. – Security signs; height strips.

- (a) A package store shall have posted at all public exits and entrances 'No Loitering' and 'No Trespassing' signs in lettering two inches or larger, in English and in Spanish. Additionally, a package store shall post such signs on the front, sides, and rear of the package store.
- (b) A package store shall have height strips posted at all public exits.

Sec. 12-746. – Visibility.

A package store shall maintain an unobstructed line of sight allowing a clear view of and from the cash register and sales transaction area through all windows and public access doors. Such windows and doors must be clear of all items that would obstruct a clear view including, but not limited to, tinting, signage, advertisements, shelving, and merchandise. Such unobstructed line of sight must, at a minimum, extend from three feet above the ground to at least six feet above the ground.

Sec. 12-747. – Alarm system.

- (a) A package store shall have a silent panic or holdup alarm system for which a permit has been issued in accordance with Article VI of this Chapter. This system shall, at a minimum, include a panic button located within reach of the cash register and out of view of the customer. Such panic button will generate an alarm signal indicating a holdup or other life-threatening emergency requiring a police department response.
- (b) A package store shall have posted at all public exits and entrances signs or decals indicating that a security alarm system is in use

Sec. 12-748. – Drop safe.

- (a) A package store shall have a drop safe on the premises to keep the amount of cash available to employees to a minimum. A drop safe must be bolted to the floor. A drop safe may have a time-delay mechanism to allow small amounts of change to be removed.
- (b) A package store shall have a cash accountability policy mandating the maximum amounts of cash that can be kept in cash registers.
- (c) A package store shall have posted at all public exits and entrances signs or decals indicating that employees cannot open the safe and that employees have minimum cash on hand.

12-749. – Surveillance camera system.

- (a) A package store shall have a minimum of two 1080p color digital high-resolution surveillance cameras. One camera must have an overall view of the counter/register area and the other camera a view of the main entrance/exit area and both shall display the date and time of the recording.
- (b) The entrance/exit area camera shall be placed to provide a clear and identifiable full frame of the filmed individual's face.
- (c) The cameras shall be operated at all times, including hours when the store is not open for business.
- (d) The owner shall provide the police department with digital color images in connection with crime investigations upon request.
- (e) The video surveillance system must be equipped to record and store a continuous video recording of daily activity for at least 30 days. The owner shall maintain such a library of the recorded digital images for not less than 30 days.

- (f) A package store shall have posted at all public exits and entrances signs or decals indicating that surveillance cameras are in use.

Section 3. That Chapter 27-3 of the Code of Ordinances is hereby amended by adding subsection (86.1) which reads as follows:

Package Store means a retail establishment that sells “liquor”, as defined by the Texas Alcoholic Beverage Commission, to the public for the purpose of off-premise consumption.

Section 4. That Chapter 27-13(c) of the Code of Ordinances is hereby amended and replaced and shall read as follows:

(c) *G-B Planned development uses:*

- (1) R-3 permitted uses;
- (2) OC permitted uses;
- (3) GB permitted uses;
- (4) Day nurseries, kindergartens and day care centers;
- (5) Tattoo studio;
- (6) Electronic cigarettes sales;
- (7) Package store.

Section 5. That Chapter 27-14(c) of the Code of Ordinances is hereby amended and replaced and shall read as follows:

(c) *O-C planned development uses:*

- (1) All O-C permitted uses;
- (2) All GB permitted uses;
- (3) Automobile sales on sites containing at least fifteen (15) acres with at least five hundred (500) feet of frontage on a freeway frontage road, and a building of at least fifty thousand (50,000) square feet;
- (4) Tattoo studio;
- (5) Electronic cigarettes sales;
- (6) Package store.

Section 6. That Chapter 27-15.1(c) of the Code of Ordinances is hereby amended and replaced and shall read as follows:

- (c) *Planned development uses.* The following uses are permitted in the Highway 10 Multiuse District subject to the general conditions, regulations contained in this section, other sections as may be applicable, and regulations or conditions as may be imposed by the planned development application and the accompanying site plan and ordinance adopting such site plan: Electronic-cigarette sales, tattoo

studio, outdoor automotive and equipment sales, multifamily residences, lodges, civic clubs, fraternal organizations, day care, churches, veterinary clinics, contractor services, electrical power substations, theme parks, pawn shops, and package stores. Other planned development uses may be considered if they meet the general purpose of the Texas Highway 10 Multiuse District.

Section 7. That Chapter 27-15.2 (c) of the Code of Ordinances is hereby amended and replaced and shall read as follows:

(c) *Planned development uses.* Certain land uses other than those specifically cited in subsection (b) above, specifically including but not limited to package stores may be permitted in the Town Center District subject to their appropriateness in meeting the purpose and intent of the district, to the general conditions and regulations contained in this section and other sections of this chapter (as may be applicable), and to special regulations or conditions as may be imposed by the planned development application and/or the accompanying site plan and ordinance adopting such planned development. Uses other than those listed above may be considered only if they meet the general purpose and intent, as well as the overall "vision", of the Town Center District.

Section 8. That any person who fails to comply with any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined in a sum not to exceed Two Thousand Dollars (\$2,000.00) and a separate offense shall be deemed committed upon each day during or on which a violation occurs or continues.

Section 9. That if any section, article, paragraph, sentence, clause, phrase or word in this ordinance, or application thereto any person or circumstances is held invalid or unconstitutional by a Court or competent jurisdiction, such holding shall not affect the validity of the remaining portions of this ordinance; and the City Council hereby declares it would have passed such remaining portions of the ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

Section 10. That the fact that the present ordinances and regulations of the City of Hurst, Texas, are inadequate to properly safeguard the health, safety, morals, peace and general welfare of the inhabitants of the City of Hurst, Texas, creates an emergency for the immediate preservation of the public business, property, health, safety and general welfare of the public which requires that this ordinance shall become effective from and after the date of its final passage, and it is accordingly so ordained.

Passed on the first reading on the 13th day of October 2020 by a vote of ___ to ___.

Approved on the second reading on the 27th day of October 2020 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: Consider ordering the repair, removal, or demolition of property located at 443 Circleview Drive N., legally described as Lot 26, Block 12, Mayfair Addition and whether to cause the cost of such work to be paid and levied as a special assessment against the property

Supporting Documents:

Order by the City Council

Meeting Date: 10/13/2020

Department: Planning

Reviewed by: Michelle Lazo

City Manager Review:

Background/Analysis:

In March 2014, the City of Hurst inspected the home at 443 Circleview Drive North, based on a complaint of trash and debris, stagnant water, and over-all property conditions. The Hurst Fire Department contacted Atmos Gas to investigate a possible gas leak. Atmos confirmed the leak and unsafe wiring and then ordered the gas meter pulled until a repair was made to the furnace.

Over the years, staff continued to work complaints on this property. On June 17, 2020, the homeowner was provided 30 days to abate the nuisances. On June 20, 2020, the homeowner was issued a rectification permit to abate the nuisance within 10 days and a water heater permit to replace the gas water heater with an electric heater.

On August 27, 2020, the City Council declared the home as a Substandard Building and Public Nuisance as described in Chapter 5, Article VII, Section 5-295 of the City of Hurst Substandard Building Ordinance. The water and electric meter were removed and the home was boarded up by the City contractor.

At the homeowner's request, the City coordinated for a roll-off dumpster that was delivered on September 4 and removed on September 7, 2020. The dumpster was not filled when it was removed and very little progress was made.

The City Council called for a public hearing on September 8, 2020, and gave the homeowner 30 days to abate the nuisance.

A title search has been executed and all interested parties have been notified of the possible condemnation and time and place of the public hearing.

On September 24, 2020, an electrician requested a permit to repair the meter box and code violations. However, staff explained that ONCOR would not set a new meter until the property's fire hazards on the interior were abated.

The Hurst Intervention Team (H.I.T.) has intervened and spoken to the resident on several occasions. The H.I.T. model has been very successful when there is cooperation and family involvement. Since 2012, the City has worked with over 55 properties on varying levels and over 30 properties were abated. In this case the homeowner does not want assistance and family members are not interested in providing further support.

Funding Sources and Community Sustainability:

There is no fiscal impact.

Recommendation:

Staff recommends the Council **move to order the property located at 443 Circleview Drive N., legally described as Lot 26, Block 12, Mayfair Addition be repaired, removed, or demolished as presented in the Order as presented by staff.**

ORDER BY THE CITY OF HURST CITY COUNCIL TO REPAIR, REMOVE, OR DEMOLISH THE PROPERTY AND BUILDINGS AT 443 CIRCLEVIEW NORTH, HURST, TEXAS 76054

Property. This Order applies to the buildings and structures on the property located at 443 Circleview North, Hurst, Texas 76054, otherwise known as LOT 26 BLOCK 12 of the Mayfair Addition subdivision (the “Property”).

Date of Order. October 13, 2020.

Findings. After considering the evidence at a public hearing on October 13, 2020, the City of Hurst City Council (the “City Council”) makes the following findings of fact.

1. The Property and the structures on the Property:
 - a. fail to meet the minimum standards contained in Chapter 5 of the City of Hurst Code of Ordinances;
 - b. are dilapidated, substandard, unfit for human habitation and are a hazard to the public health, safety, and welfare;
 - c. are deemed substandard pursuant to Code of Ordinances Section 5-295(b) because of the following unsanitary conditions:
 - i. lack of hot or cold running water to plumbing fixtures(Sec. 5-295(b)(5)),
 - ii. infestation by insects, vermin or rodents as determined by the building official (Sec. 5-295(b)(12)), and
 - iii. general dilapidation or improper maintenance (Sec. 5-295(b)(13));
 - d. are deemed substandard pursuant to Code of Ordinances Section 5-295(d) because of the following nuisances:
 - i. the structure used to house people has inadequate means of ingress and egress (Sec. 10-79(1)),
 - ii. the yards, grounds, and premises have become foul, nauseous or offensive or injurious to the health, or unpleasant to persons in adjacent residences, or to persons passing such premises (Sec. 10-79(2)),
 - iii. receptacles containing water have become stagnant or offensive (Sec. 10-79(5)), and
 - iv. rats or vermin breed or are harbored (Sec. 10-79(7));

- e. are deemed substandard pursuant to Code of Ordinances Section 5-295(e) because of hazardous electrical wiring;
 - f. are deemed substandard pursuant to Code of Ordinances Section 5-295(i) because they are in such a condition as to cause a fire or provide a ready fuel to augment the spread and intensity of fire or explosion; and
 - g. are deemed substandard pursuant to Code of Ordinances Section 5-295(k) because of the accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage offal, rat harborages, stagnant water, combustible materials or similar materials or conditions.
2. The City of Hurst conducted a due diligent search for each owner, mortgagee and lienholder of the property;
 3. Each owner, mortgagee, or lienholder was given at least fifteen (15) days advanced notice of this public hearing by certified mail return receipt requested;
 4. The City Secretary filed a notice of the hearing in the Tarrant County Clerk's office, describing the land, owner, and stating the purpose, time and place of the hearing;
 5. Due to the conditions of the Property and the structure thereon, the City's Fire Department Command Staff determined that extreme discretion should be used to enter the building for any reason as the building has been posted that it is unsafe for human habitation; and that any entry to the building with any condition that would or could lead to an atmosphere that is immediately dangerous to life or health will preclude any potential lifesaving rescue operations; and
 6. At the public hearing, the owner, mortgagee, and lienholder were given opportunity to refute the findings of the City's building official and to submit proof of the scope of any work that may be required to comply with the City's ordinance and the time it will take to reasonably perform the work.

Order. Based on the findings herein, the City Council declares the Property and the structures on the Property to be substandard and ORDERS that:

1. no later than November 10, 2020, the Property and structures on the Property be repaired, removed, or demolished such that the property is in compliance with Chapter 5 of the City of Hurst Code of Ordinances;
2. if the Property has not been brought into full compliance with the City Council's ordered action by November 10, 2020, the City Council may consider the assessment of a civil

penalty of \$1,000 per day per violation against the Property owner, which may be secured by a lien against the Property and accrue interest in the rate of ten percent (10%); and

3. the owners, mortgagees, lienholders and those with a vested interest in the Property appear before the City Council on **November 10, 2020** to determine compliance with this Order and whether civil penalties should be assessed.
4. if the Property and structures on the Property are not repaired, removed, or demolished such that the property is in compliance with Chapter 5 of the City of Hurst Code of Ordinances within 30 days from the date of this order, the work may be accomplished by city personnel or by private contract pursuant to Code of Ordinance Sec. 5-299.

Mayor Henry Wilson

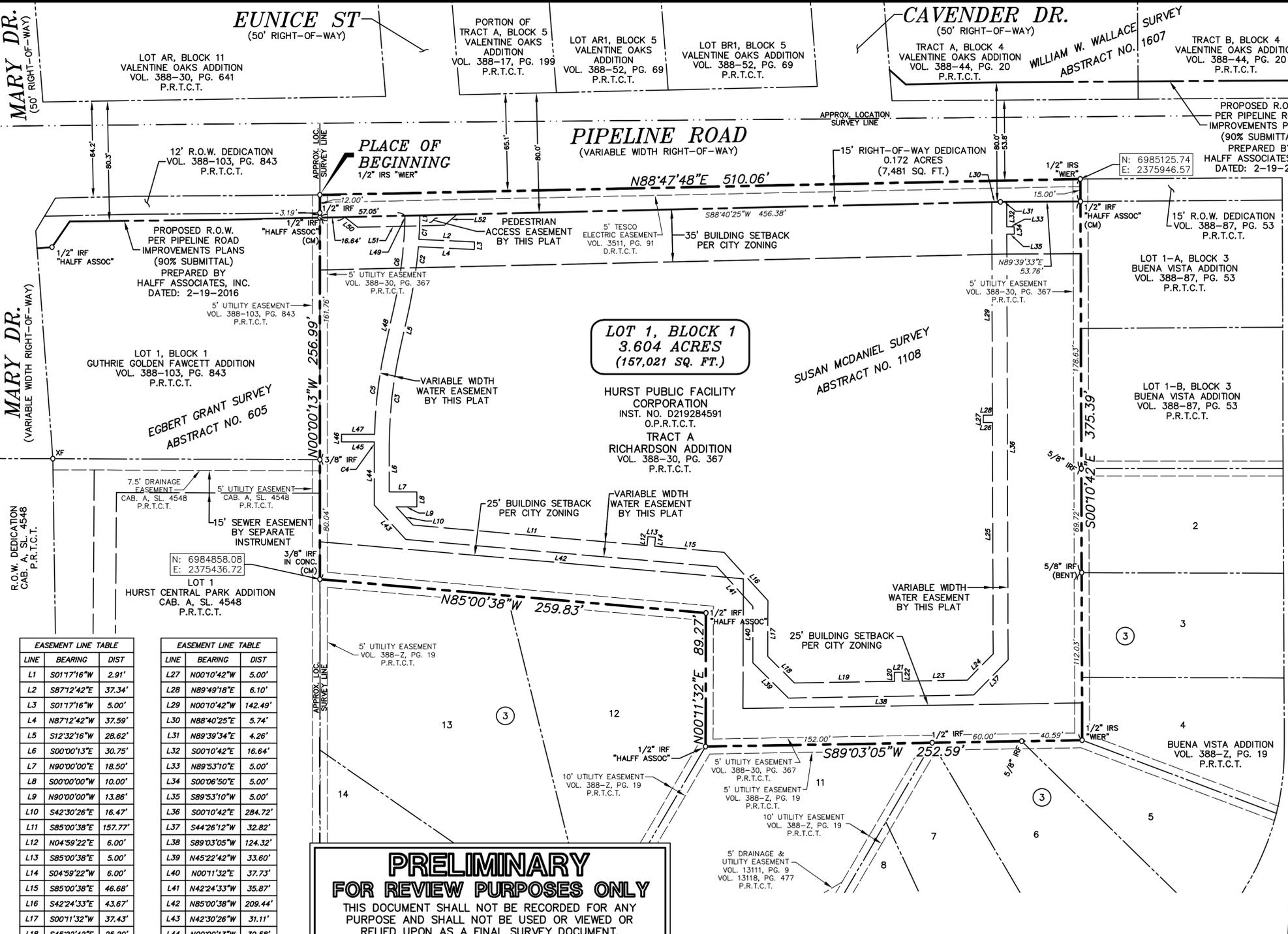
City Council Staff Report

SUBJECT: P-20-06 Gala at Central Park, a final plat of Tract A, Richardson Addition to Lot 1, Block 1, Gala at Central Park Addition, being 3.77 acres located at 309 W. Pipeline Road	
Supporting Documents:	
Area map Plat	Meeting Date: 10/13/2020 Department: Development Reviewed by: Michelle Lazo City Manager Review:
Background/Analysis:	
<p>An application has been made by Gardner Capital for a final plat of Tract A, Richardson Addition to Lot 1, Block 1, Gala at Central Park Addition, being 3.77 acres located at 309 W. Pipeline Road. The site plan for the proposed project is also on this agenda.</p> <p>The developer is requesting the final plat to develop a 3-story apartment complex for senior citizens. Engineering plans have been reviewed and accepted.</p>	
Funding and Sources:	
There is no fiscal impact. Reviewing this final plat is a direct representation of the Council's goals of Redevelopment .	
Recommendation:	
Based upon the Planning and Zoning Commission vote of 7-0, the recommendation is City Council move to approve P-20-06 Gala at Central Park Addition .	



<p>CASE NO: P-20-06 GALA AT CENTRAL PARK</p>	<p>LEGAL DESCRIPTION: Lot A Richardson Addition</p>	<p>AGENDA DATE: 10/13/2020</p>
<p>REQUESTED ACTION: FINAL PLAT</p>	<p>LOCATION: 309 W. PIPELINE RD.</p>	

PRINTED: 8/24/2020 STB FILE: WIER-SURVEY.STB LAST SAVED: 8/24/2020 11:22 AM SAVED BY: RENEW FILE: REPLAT-18123.DWG

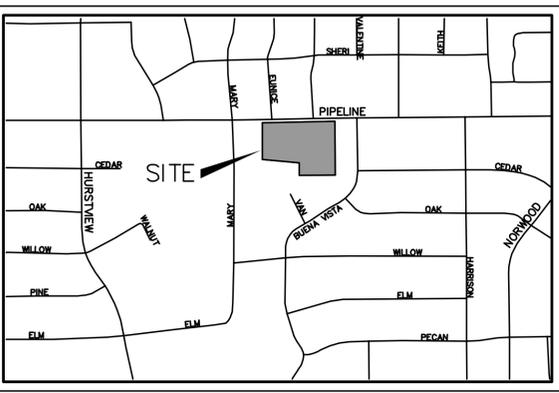


LINE	BEARING	DIST
L1	S01°17'16"W	2.91'
L2	S87°12'42"E	37.34'
L3	S01°17'16"W	5.00'
L4	N87°12'42"W	37.59'
L5	S12°32'16"W	28.62'
L6	S00°00'13"E	30.75'
L7	N90°00'00"E	18.50'
L8	S00°00'00"W	10.00'
L9	N90°00'00"W	13.86'
L10	S42°30'26"E	16.47'
L11	S85°00'38"E	157.77'
L12	N04°59'22"E	6.00'
L13	S85°00'38"E	5.00'
L14	S04°59'22"W	6.00'
L15	S85°00'38"E	46.68'
L16	S42°24'33"E	43.67'
L17	S00°11'32"W	37.43'
L18	S45°22'42"E	25.20'
L19	N89°03'05"E	67.18'
L20	N00°56'55"W	6.00'
L21	N89°03'05"E	5.00'
L22	S00°56'55"E	6.00'
L23	N89°03'05"E	43.83'
L24	N44°26'12"E	24.62'
L25	N00°10'42"W	154.63'
L26	S89°49'18"W	6.10'

LINE	BEARING	DIST
L27	N00°10'42"W	5.00'
L28	N89°49'18"E	6.10'
L29	N00°10'42"W	142.49'
L30	N88°40'25"E	5.74'
L31	N89°39'34"E	4.26'
L32	S00°10'42"E	16.64'
L33	N89°53'10"E	5.00'
L34	S00°06'50"E	5.00'
L35	S89°53'10"W	5.00'
L36	S00°10'42"E	284.72'
L37	S44°26'12"W	32.82'
L38	S89°03'05"W	124.32'
L39	N45°22'42"W	33.60'
L40	N00°11'32"E	37.73'
L41	N42°24'33"W	35.87'
L42	N85°00'38"W	209.44'
L43	N42°30'26"W	31.11'
L44	N00°00'13"W	39.58'
L45	S89°59'47"W	22.01'
L46	N00°00'13"W	5.00'
L47	N89°59'47"E	22.10'
L48	N12°32'16"E	28.62'
L49	N01°17'16"E	2.45'
L50	S51°58'36"E	11.04'
L51	S88°40'25"W	58.18'
L52	S49°35'17"W	11.10'

CURVE	ARC	RADIUS	DELTA	BEARING	DIST.
C1	13.13'	305.00'	2°27'57"	S02°31'14"W	13.12'
C2	41.76'	305.00'	7°50'41"	S08°36'55"W	41.73'
C3	64.57'	295.00'	12°32'29"	S06°16'01"W	64.44'
C4	2.76'	305.00'	0°31'05"	N00°15'19"E	2.76'
C5	59.00'	305.00'	11°05'02"	N06°59'45"E	58.91'
C6	57.92'	295.00'	11°15'00"	N06°54'46"E	57.83'

PRELIMINARY FOR REVIEW PURPOSES ONLY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.



*** LEGEND ***
CM CONTROLLING MONUMENT
IRF IRON ROD FOUND
XF "X" CUT FOUND
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS

NOTES
1. ACCORDING TO SURVEYOR'S INTERPRETATION OF INFORMATION SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) "FLOOD INSURANCE RATE MAP" (FIRM), MAP No. 48439C0210K, MAP REVISED SEPTEMBER 25, 2009, ALL OF THE SUBJECT TRACT LIES WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, FEDERAL INSURANCE ADMINISTRATION, OR THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
2. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE 4202, NAD OF 1983, AS DERIVED BY FIELD OBSERVATIONS UTILIZING THE RTK NETWORK ADMINSTRATED BY ALLTERRA CENTRAL, INC.

WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF HURST, TEXAS VOTED AFFIRMATIVELY ON THIS ___ DAY OF ___, 20___, TO APPROVE THIS FINAL PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST: SECRETARY, PLANNING AND ZONING COMMISSION

WHEREAS THE CITY COUNCIL OF THE CITY OF HURST, TEXAS VOTED AFFIRMATIVELY ON THIS ___ DAY OF ___, 20___, TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF HURST

ATTEST: CITY SECRETARY

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §
WHEREAS HURST PUBLIC FACILITY CORPORATION IS THE OWNER OF A TRACT OF LAND LOCATED IN THE SUSAN MCDANIEL SURVEY, ABSTRACT NO. 1108, TARRANT COUNTY, TEXAS, BEING ALL OF TRACT A, RICHARDSON ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-30, PAGE 367, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF PIPELINE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY), BEING THE NORTHWEST CORNER OF SAID TRACT A;
THENCE N 88°47'48" E, ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID PIPELINE ROAD AND THE NORTH LINE OF SAID TRACT A, 510.06 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE NORTHEAST CORNER OF SAID TRACT A;
THENCE S 00°10'42" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID PIPELINE ROAD, ALONG THE EAST LINE OF SAID TRACT A, THE WEST LINE OF LOTS 1-A AND 1-B, BLOCK 3, BUENA VISTA ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-87, PAGE 53, P.R.T.C.T., AND THE WEST LINE OF LOTS 2, 3, AND 4, BLOCK 3, BUENA VISTA ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-2, PAGE 19, P.R.T.C.T., AT 15.00 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 1-A, AT 193.63 FEET PASSING A 5/8" IRON ROD FOUND, SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 1-B AND THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 3, AT 263.35 FEET PASSING A 5/8" IRON ROD FOUND (BENT), SAID IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2, AND THE NORTHWEST CORNER OF SAID LOT 3, AND CONTINUING IN ALL A TOTAL DISTANCE OF 375.39 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC INC", BEING THE SOUTHEAST CORNER OF SAID TRACT A, THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 3, AND THE MOST NORTHERLY NORTHEAST CORNER OF LOT 5, BLOCK 3 OF SAID BUENA VISTA ADDITION RECORDED IN VOLUME 388-2, PAGE 19, P.R.T.C.T.;
THENCE S 89°03'05" W, ALONG THE SOUTH LINE OF SAID TRACT A AND THE NORTH LINE OF LOTS 5, 6, 7, AND 11, BLOCK 3, OF SAID BUENA VISTA ADDITION, RECORDED IN VOLUME 388-2, PAGE 19, P.R.T.C.T., AT 40.59 FEET PASSING A 5/8" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 5 AND THE NORTHEAST CORNER OF SAID LOT 6, AT 100.59 FEET PASSING 1/2" IRON ROD FOUND, SAID IRON ROD BEING THE NORTHWEST CORNER OF SAID LOT 6, THE NORTH CORNER OF SAID LOT 7, AND THE NORTHEAST CORNER OF SAID LOT 11, AND CONTINUING IN ALL A TOTAL DISTANCE OF 252.59 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID TRACT A, THE NORTHWEST CORNER OF SAID LOT 11 AND AN ANGLE POINT IN THE EAST LINE OF LOT 12, BLOCK 3 OF SAID BUENA VISTA ADDITION, RECORDED IN VOLUME 388-2, PAGE 19, P.R.T.C.T.;
THENCE N 00°11'32" E, ALONG THE MOST SOUTHERLY WEST LINE OF SAID TRACT A AND THE EAST LINE OF SAID LOT 12, A DISTANCE OF 89.27 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 12 AND AN ELL CORNER OF SAID TRACT A;
THENCE N 85°00'38" W, ALONG THE MOST WESTERLY SOUTH LINE OF SAID TRACT A AND THE NORTH LINE OF SAID LOT 12 AND LOT 13, BLOCK 3, OF SAID BUENA VISTA ADDITION, RECORDED IN VOLUME 388-2, PAGE 19, P.R.T.C.T., A DISTANCE OF 259.83 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", SAID IRON ROD BEING THE MOST WESTERLY SOUTHWEST CORNER OF SAID TRACT A, THE NORTHWEST CORNER OF SAID LOT 13, AND BEING IN THE EAST LINE OF LOT 1, HURST CENTRAL PARK ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN CABINET A, SLIDE 4548, P.R.T.C.T.;
THENCE N 00°00'13" W, ALONG THE MOST WESTERLY WEST LINE OF SAID TRACT A, THE EAST LINE OF SAID LOT 1, HURST CENTRAL PARK ADDITION, AND THE EAST LINE OF LOT 1, GUTHRIE GOLDEN FAWCETT ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 388-103, PAGE 843, P.R.T.C.T., AT 80.04 FEET PASSING A 3/8" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, HURST CENTRAL PARK ADDITION AND THE SOUTHEAST CORNER OF SAID LOT 1, GUTHRIE GOLDEN FAWCETT ADDITION, AT 241.80 FEET PASSING A 1/2" IRON ROD FOUND WITH A CAP STAMPED "HALFF ASSOC", AT 244.99 FEET PASSING A 1/2" IRON ROD FOUND AT THE NORTHEAST CORNER OF SAID LOT 1, GUTHRIE GOLDEN FAWCETT ADDITION, AND CONTINUING IN ALL A TOTAL DISTANCE OF 256.99 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.776 ACRES (164,502 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT HURST PUBLIC FACILITY CORPORATION, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE ABOVE DESCRIBED PROPERTY, TO BE KNOWN AS **LOT 1, BLOCK 1, GALA AT CENTRAL PARK**, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, AND DOES HEREBY CONVEY AND DEDICATE TO THE PUBLIC'S USE THE EASEMENTS, STREETS, ALLEYS, RIGHTS-OF-WAY, AND ANY OTHER PUBLIC AREAS SHOWN ON THE PLAT.

BY: _____

TITLE: _____

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESS, AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF ___, 20___.

SURVEYOR'S STATEMENT

THAT I, AARON L. STRINGFELLOW, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM AN ACTUAL ON THE GROUND SURVEY OF THE LAND AND THE MONUMENTS SHOWN HEREON WERE FOUND AND/OR PLACED UNDER MY PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE PLATING RULES AND REGULATIONS OF THE CITY OF HURST, TEXAS.

SURVEYED ON THE GROUND
JANUARY 16TH, 2019

"THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF AARON L. STRINGFELLOW, R.P.L.S. NO. 6373 ON August 24, 2020. IT IS NOT TO BE USED FOR RECORDING, CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THIS DOCUMENT IS NOT TO BE RELIED UPON AS A COMPLETE SURVEY AND SHALL NOT BE RECORDED."

AARON L. STRINGFELLOW, R.P.L.S.
STATE OF TEXAS No. 6373
E-MAIL: AaronL@WierAssociates.com



FINAL PLAT LOT 1, BLOCK 1, GALA AT CENTRAL PARK

BEING A REPLAT OF TRACT A, RICHARDSON ADDITION, AN ADDITION TO THE CITY OF HURST, TARRANT COUNTY, TEXAS, RECORDED IN VOLUME 388-30, PAGE 367, PLAT RECORDS, TARRANT COUNTY, TEXAS
BEING 3.776 ACRES OF LAND LOCATED IN THE SUSAN MCDANIEL SURVEY, ABSTRACT NO. 1108, TARRANT COUNTY, TEXAS

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

City Council Staff Report

SUBJECT: P-20-04 Norwood North Addition, a replat of Tract A, Block 2, to Lots 1-4, Block 2 Norwood North Addition, being 19.88 acres located at 600 Grapevine Highway

Supporting Documents:

Area map
Plat

Meeting Date: 10/13/2020
Department: Development
Reviewed by: Michelle Lazo
City Manager Review:

Background/Analysis:

An application has been made by Mayfair Station, LLC. for a replat of Tract A, Block 2, to Lots 1-4, Block 2, Norwood North Addition, being 19.88 acres located at 600 Grapevine Highway. There are no proposed changes to the existing site.

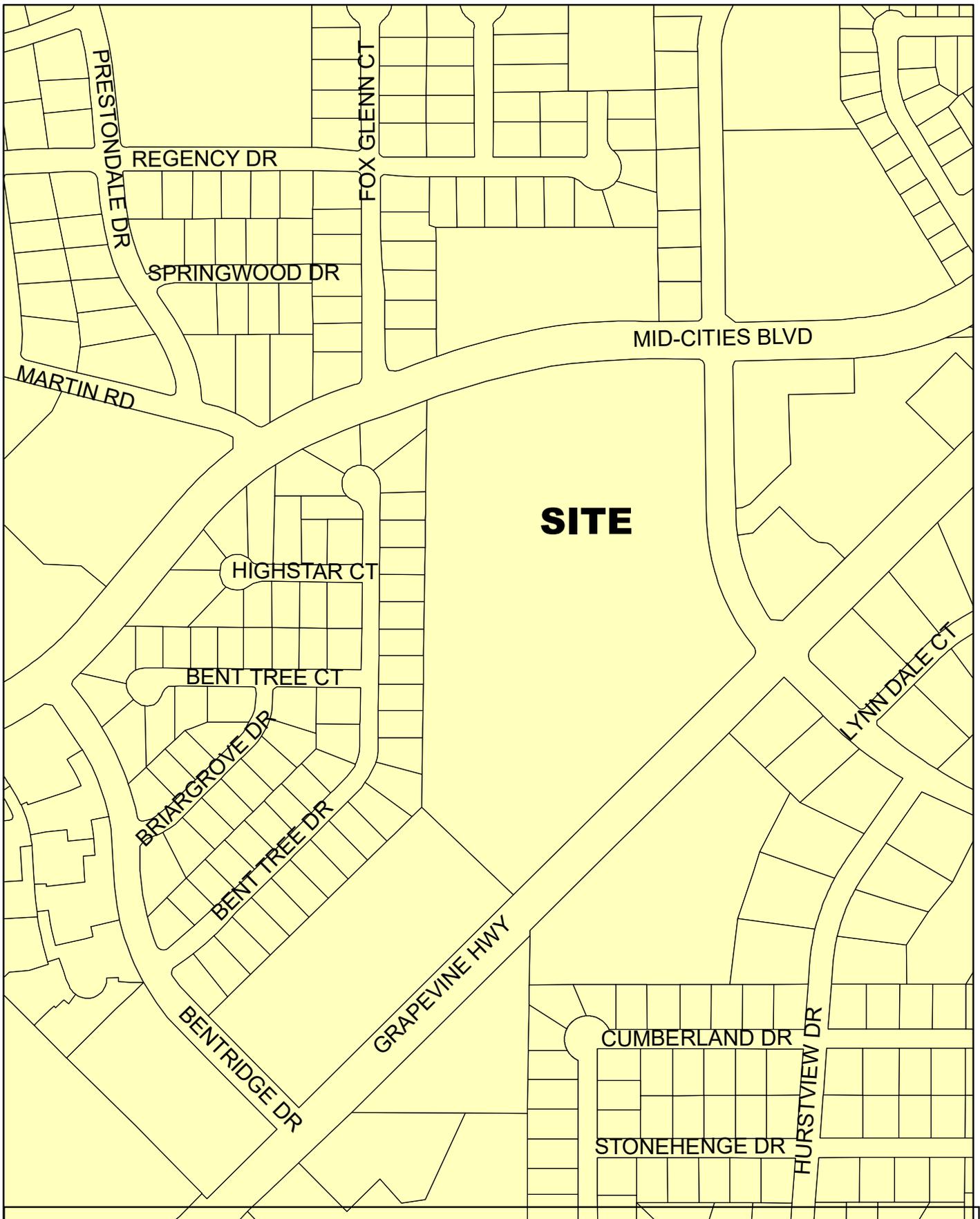
The developer is requesting the final plat to subdivide the Tom Thumb entities (the Tom Thumb itself and the gas station) into their own lots. All lots will share access to Grapevine Hwy, Hurstview Drive, and Mid-Cities Boulevard. Utility easements have been added throughout the property.

Funding and Sources:

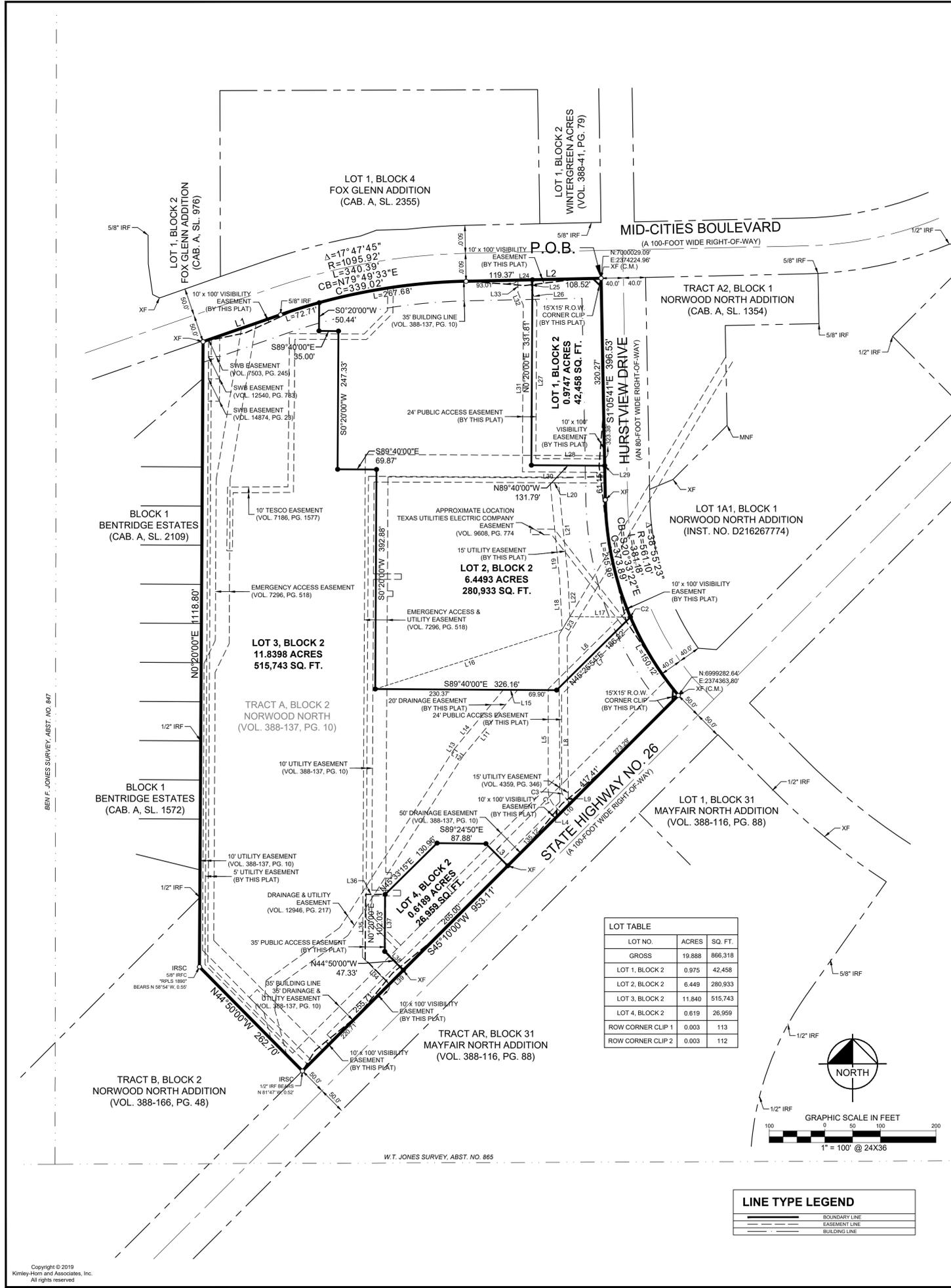
There is no fiscal impact. Reviewing this final plat is a direct representation of the Council's goals of **Redevelopment**.

Recommendation:

Based upon the Planning and Zoning Commission vote of 7-0, the recommendation is City Council move to approve P-20-04 Norwood North Addition.



<p>CASE NO: P-20-04 Norwood North Addition</p>	<p>LEGAL DESCRIPTION: Lot A, Block 2 Norwood North Addition</p>	<p>AGENDA DATE: 10/13/2020</p>
<p>REQUESTED ACTION: Replat</p>	<p>LOCATION: 600 Grapevine Highway</p>	



OWNER'S DEDICATION

WHEREAS, Mayfair Station, LLC is the owner of a 19.888 acre tract of land situated in the W.T. Jones Survey, Abstract No. 865, City of Hurst, Tarrant County, Texas; said tract being all of Tract A, Block 2, Norwood North, an addition to the City of Hurst according to the plat recorded in Volume 388-137, Page 10 of the Plat Records of Tarrant County, Texas; said tract being more particularly described as follows:

BEGINNING at a "+" cut in concrete found for corner at the intersection of the south right-of-way line of Mid-Cities Boulevard (a 100-foot wide right-of-way) and the west right-of-way line of Hurstview Drive (an 80-foot wide right-of-way);

THENCE South 1°05'41" East, along the said west line of Hurstview Drive, a distance of 396.53 feet to a "+" cut in concrete found for corner at the beginning of a tangent curve to the left having a central angle of 38°55'23", a radius of 561.10 feet, a chord bearing and distance of South 20°33'22" East, 373.89 feet;

THENCE in a southeasterly direction, with said curve to the left, an arc distance of 381.18 feet to a "+" cut in concrete found for corner at the intersection of the said west line of Hurstview Drive and the north right-of-way line of State Highway No. 26 (a 100-foot wide right-of-way);

THENCE South 45°10'00" West, a distance of 953.11 feet to a 5/8-inch iron rod with "KHA" cap set for corner; from said point a 1/2-inch iron rod found bears North 81°47' West, a distance of 0.52 feet; said point being the south corner of said Tract A;

THENCE North 44°50'00" West, along the southwest line of said Tract A, a distance of 262.70 feet to a 5/8-inch iron rod with "KHA" cap set for corner; from said point a 5/8-inch iron rod with "RPLS 1890" cap found bears North 58°54' West, a distance of 0.55 feet;

THENCE North 0°20'00" East, along the west line of said Tract A, a distance of 1118.80 feet to a "+" cut in concrete found for corner in the said south line of Mid-Cities Boulevard;

THENCE along the said south line of Mid-Cities Boulevard, the following three (3) calls:

North 70°55'40" East, a distance of 147.37 feet to a 5/8-inch iron rod found for corner at the beginning of a tangent curve to the right having a central angle of 17°47'45", a radius of 1095.92 feet, a chord bearing and distance of North 79°49'33" East, 339.02 feet;

In a northeasterly direction, with said curve to the right, an arc distance of 340.39 feet to a point for corner;

North 88°43'25" East, a distance of 242.85 feet to the **POINT OF BEGINNING** and containing 19.8879 acres or 866,318 square feet of land, more or less.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Mayfair Station, LLC, the Owner, does hereby adopt this plat designating the herein before described property as **Lots 1-4, Block 2, Norwood North**, an addition to the City of Hurst, and do hereby dedicate in fee simple to the public use forever any streets, rights-of-way and alleys shown hereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which anyway endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of these easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purposes of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Hurst, Texas.

Witness our hands this _____ day of _____, 2020.

Mayfair Station, LLC _____ Name - Printed Title

STATE OF MARYLAND

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for the State of Maryland

My Commission expires: _____

SURVEYOR'S CERTIFICATION

I, Michael Cleo Billingsley, Registered Professional Land Surveyor, in the State of Texas do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Hurst, Texas.

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Michael Cleo Billingsley
Registered Professional Land Surveyor
No. 6558

STATE OF TEXAS

COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for the County and State, on this day personally appeared Michael Cleo Billingsley, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein.

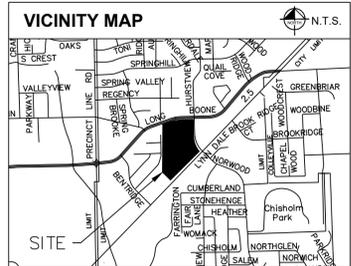
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2020.

Notary Public in and for the State of Texas

My Commission expires: _____

NOTES:

- The bearing system for this survey is based on the Texas Coordinate System of 1983, North Central Zone 4202 with an applied combined scale factor of 1.00012.
- The grid coordinates shown hereon are based on the Texas Coordinate System of 1983, North Central Zone 4202, no scale and no projection.
- According to Map No. 48439C0210K, dated September 25, 2009 of the National Flood Insurance Program Map, Flood Insurance Rate Map of Tarrant County, Texas and Incorporated Areas, Federal Emergency Management Agency, this property is not located within a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.



LINE NO.	BEARING	LENGTH	LINE NO.	BEARING	LENGTH
L1	N70°55'40"E	147.37'	L21	S05°36'50"E	172.61'
L2	N88°43'25"E	242.85'	L22	S02°52'37"E	67.99'
L3	S44°50'00"W	55.79'	L23	S31°06'07"W	26.84'
L4	N44°50'00"W	15.41'	L24	N88°43'25"E	24.00'
L5	N00°00'00"E	180.67'	L25	S01°16'35"E	17.75'
L6	N45°25'54"E	200.35'	L26	S22°28'37"E	25.44'
L7	S45°25'54"W	180.89'	L27	S00°20'00"W	278.55'
L8	S00°00'00"E	170.62'	L28	S89°40'00"E	123.49'
L9	S44°50'00"W	15.41'	L29	S01°05'41"E	24.01'
L10	S45°10'00"W	24.00'	L30	N89°40'00"W	148.09'
L11	S39°45'02"W	152.52'	L31	N00°20'00"E	297.70'
L12	N57°11'18"W	20.00'	L32	N22°28'37"W	25.09'
L13	N32°48'42"E	1.21'	L33	N01°16'35"W	22.25'
L14	N39°45'02"E	137.29'	L34	N44°49'51"W	61.88'
L15	S89°40'00"E	25.89'	L35	N00°20'00"E	116.59'
L16	S72°24'55"W	352.67'	L36	S89°40'00"E	35.00'
L17	S89°36'26"E	108.77'	L37	S00°20'00"W	102.03'
L18	N02°52'37"W	89.88'	L38	S44°49'51"E	47.33'
L19	N05°36'50"W	173.79'	L39	S45°10'29"W	35.00'
L20	S89°46'49"E	15.08'			

Certificate of Approval of the Planning and Zoning Commission

This plat has been submitted to and considered by the PLANNING AND ZONING COMMISSION of the City of Hurst, and is hereby approved by such Commission:

This _____ day of _____, 2020, to approve this Plat.

BY: _____ Chairman

ATTEST _____ Secretary

Certificate of Adoption by Council

The City Council of Hurst, Texas on this _____ day of _____, 2020, voted affirmatively to adopt this plat and approve it for filing of record

BY: _____ Mayor

ATTEST _____ City Secretary

REPLAT
NORWOOD NORTH
LOTS 1-4, BLOCK 2
BEING A REPLAT OF TRACT A, BLOCK 2
NORWOOD NORTH
W.T. JONES SURVEY, ABSTRACT NO. 865
CITY OF HURST, TARRANT COUNTY, TEXAS

Kimley»Horn

801 Cherry Street, Unit 11, # 1300
Fort Worth, Texas 76102
FIRM # 10194040

Tel. No. (817) 335-6511
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MCB	JDW	6/2/2020	063430006	1 OF 1

City Council Staff Report

SUBJECT: P-20-07 Continental Addition, a replat of Tract AR2, Block 2 and Tract 5B E S Carder Survey, A 308 to Lots B and C, Block 2, Continental Addition, being 3.00 acres located at 1040 and 1020 West Pipeline Road

Supporting Documents:

Area map
Plat

Meeting Date: 10/13/2020
Department: Development
Reviewed by: Michelle Lazo
City Manager Review:

Background/Analysis:

An application has been made by LTL Management and John Schrader for a replat of Lot AR2, Block 2, and Tract 5B ES Carder Survey, A 308 to Lots B and C, Block 2, Continental Addition, being 3.00 acres located at 1040 and 1020 W. Pipeline Road.

The property owners are purchasing parts of the property from each other and requesting the replat in order to convey the property.

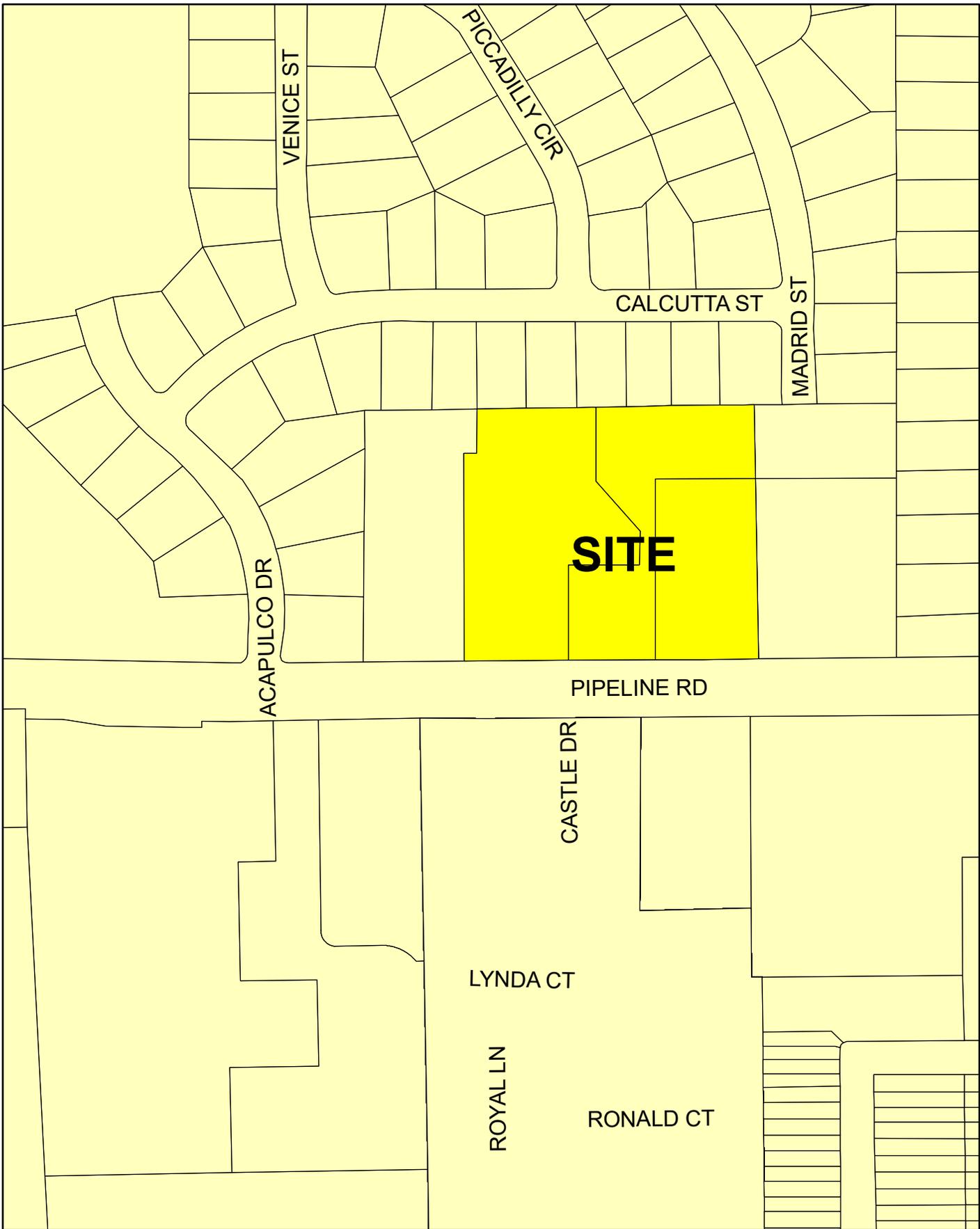
There are no engineering plans required for this plat.

Funding and Sources:

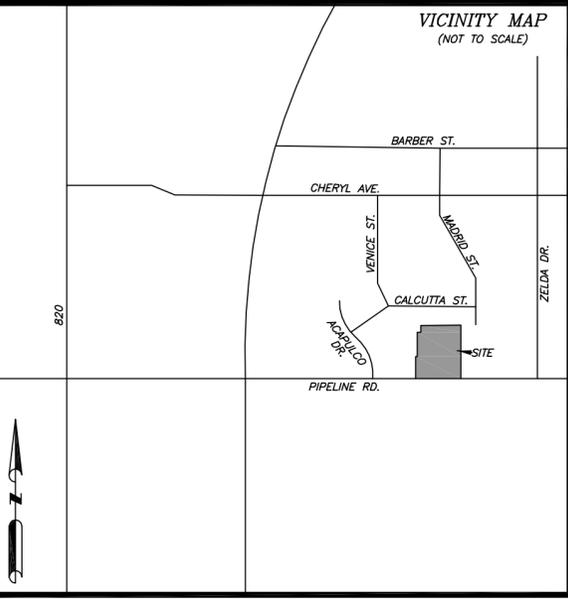
There is no fiscal impact. Reviewing this final plat is a direct representation of the Council's goals of **Redevelopment**.

Recommendation:

Based upon the Planning and Zoning Commission vote of 7-0, the recommendation is City Council move to approve P-20-07 Continental Addition.



<p>CASE NO: P-20-07 Continental Addition</p>	<p>LEGAL DESCRIPTION: Tract A-R, Block 2 Continental Addition and Tract 5B ES Carder Survey, A 308</p>	<p>AGENDA DATE: 10/13/2020</p>
<p>REQUESTED ACTION: Replat</p>	<p>LOCATION: 1040 and 1020 W. Pipeline Rd.</p>	



WHEREAS THE PLANNING AND ZONING COMMISSION OF THE CITY OF HURST, TARRANT COUNTY, TEXAS VOTED AFFIRMATIVELY ON THIS THE _____ OF _____, 2020, TO APPROVE THIS FINAL PLAT.

CHAIRMAN, PLANNING AND ZONING COMMISSION

ATTEST, SECRETARY, PLANNING AND ZONING COMMISSION

WHEREAS THE CITY COUNCIL OF THE CITY OF HURST, TARRANT COUNTY, TEXAS VOTED AFFIRMATIVELY ON THIS _____ DAY OF _____, 2020, TO APPROVE THIS PLAT FOR FILING OF RECORD.

MAYOR, CITY OF HURST

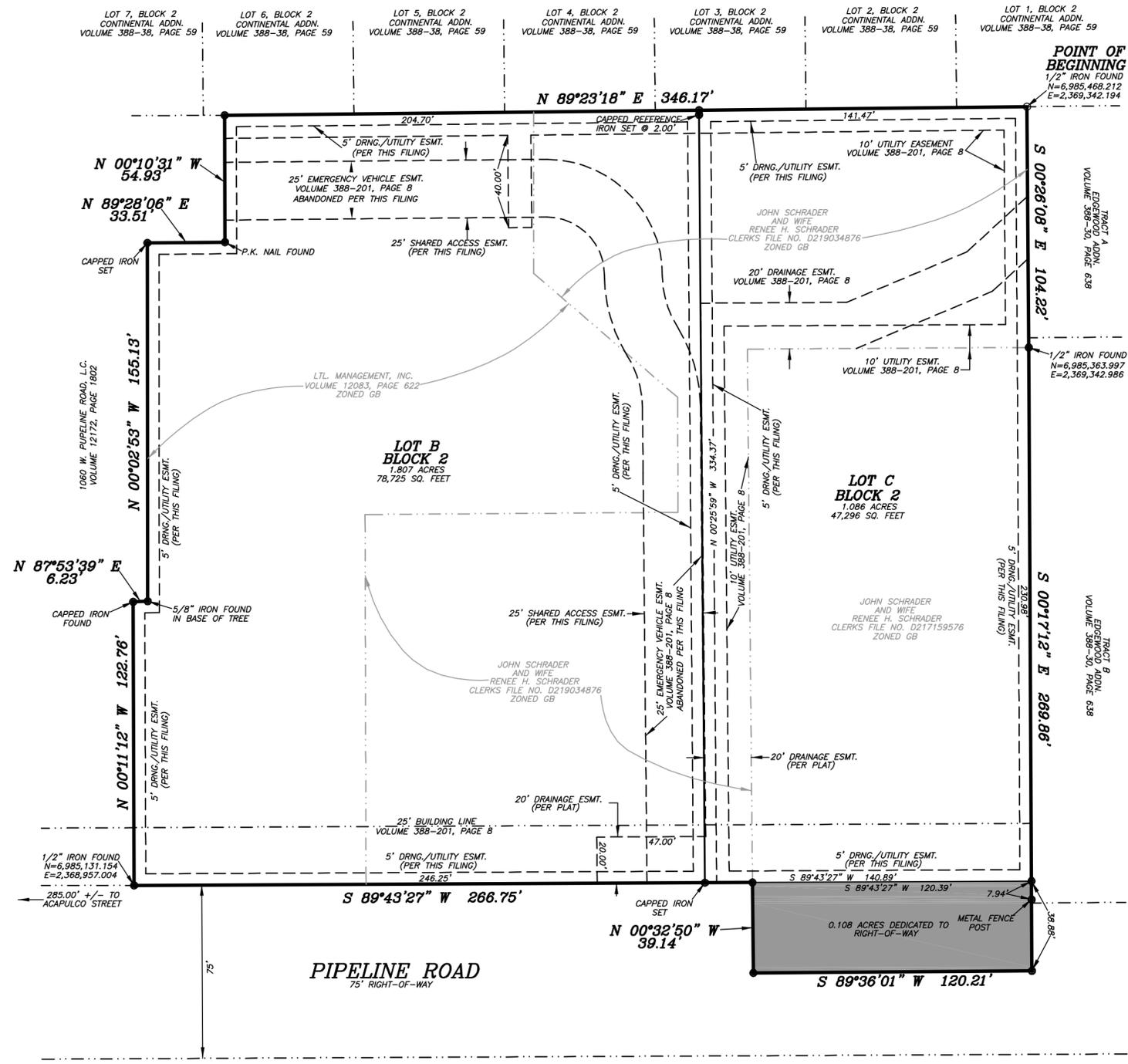
ATTEST, CITY SECRETARY

LIENHOLDER
FIRST NATIONAL BANK OF GRANBURY

RON HAMPTON

This the _____ day of _____, 2020.

Notary Public, State of Texas



STATE OF TEXAS } OWNER'S ACKNOWLEDGMENT AND DEDICATION
COUNTY OF TARRANT }

We, John Schrader and Renee Schrader and LTL Management, Inc., the undersigned, owner(s) of the land shown on this plat within the area described by metes and bounds as follows:

Description for those portions of Tract A-R, Block 2, recorded in Volume 12083, Page 622, Deed Records, Tarrant County, Texas and Clerks File No. D219034876, Deed Records, Tarrant County, Texas, and being all of that certain tract of land situated in the E.S. CARDER SURVEY, Abstract No. 308, and recorded in Clerks File No. D217159576, Deed Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron found at the Northeast corner of said Tract A-R, Block 2, same being the Northeast corner of said Clerks File No. D219034876 and being in the South line of Lot 1, Block 2, Continental Addition, recorded in Volume 388-38, Page 59, Plat Records, Tarrant County, Texas, and being for the Northwest corner of Tract A, Edgewood Addition, recorded in Volume 388-30, Page 638, Plat Records, Tarrant County, Texas;

THENCE S 00°26'08" E, with the most Northerly East line of said Tract A-R, Block 2 and said Clerks File No. D219034876, and with the West line of said Edgewood Addition, 104.22 feet to a 1/2" iron found at the most Easterly Southeast corner of said Tract A-R, Block 2 and Clerks File No. D219034876 and being for the Northeast corner of said Clerks File No. D217159576;

THENCE S 00°17'12" E, with the common line of said Clerks File No. D217159576 and said Edgewood Addition, 269.86 feet to a point in Pipeline Road and being for the Southeast corner of said Clerks File No. D217159576;

THENCE S 89°36'01" W, with said Pipeline Road, 120.21 feet to the Southwest corner of said Clerks File No. D217159576;

THENCE N 00°32'50" W, 39.14 feet to the Southeast corner of said Clerks File No. D219034876 and being in the North line of said Pipeline Road;

THENCE S 89°43'27" W, with the North line of said Pipeline Road, and with the South line of said Clerks File No. D219034876, passing the Southwest corner of said Clerks File No. D219034876 and the Southeast corner of said Volume 12083, Page 622, Deed Records, Tarrant County, Texas and continuing in all, 266.75 feet to a 1/2" iron found at the Southwest corner of said Volume 12083, Page 622 and being for the Southeast corner of that certain tract of land described in deed to 1060 W. Pipeline Road, L.C., recorded in Volume 12172, Page 1802, Deed Records, Tarrant County, Texas;

THENCE with the common line of said Volume 12083, Page 622 and said Volume 12172, Page 1802, the following calls:

N 00°11'12" W, 122.76 feet to a capped iron found;

N 87°53'39" E, 6.23 feet to a 5/8" iron found in the base of a tree;

N 00°02'53" W, 155.13 feet to a capped iron set;

N 89°28'06" E, 33.51 feet to a p.k. nail found;

N 00°10'31" W, 54.93 feet to a point at the Northwest corner of said Volume 12083, Page 622 and the Northeast corner of said Volume 12172, Page 1802, and being in the South line of Lot 6, Block 2 of said Continental Addition, recorded in Volume 388-38, Page 59;

THENCE N 89°23'18" E, with the common line of said Continental Addition, recorded in Volume 388-38, Page 59 and said Volume 12083, Page 622, passing the Northeast corner of said Volume 12083, Page 622 and the Northwest corner of said Clerks File No. D219034876, and continuing with the common line of said Clerks File No. D219034876 and said Continental Addition, recorded in Volume 388-38, Page 59, in all, 346.17 feet to the POINT OF BEGINNING and containing 3.001 acres of land.

and designated herein as Lot B & Lot C, Block 2, CONTINENTAL ADDITION, to the City of Hurst, Tarrant County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

John Schrader _____ Date _____

Renee Schrader _____ Date _____

Don Williams (President) LTL Management, Inc. _____ Date _____

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared John Schrader, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2020.

Notary Public

County, Texas.

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Renee Schrader, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2020.

Notary Public

County, Texas.

STATE OF TEXAS }
COUNTY OF TARRANT }

BEFORE ME, the undersigned authority, on this day personally appeared Don Williams, (President) LTL Management, Inc., known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the _____ day of _____, 2020.

Notary Public

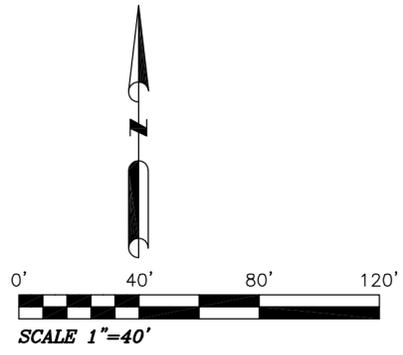
County, Texas.

STATE OF TEXAS } CERTIFICATE OF SURVEYOR
COUNTY OF TARRANT }

I, the undersigned, a (Professional Land Surveyor) in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.



Doug Burt
Professional Land Surveyor
Date _____



OWNER/DEVELOPER
JOHN SCHRADER & RENEE SCHRADER
108 BRIAR DRIVE
BEDFORD, TEXAS 76022

OWNER/DEVELOPER
LTL MANAGEMENT, INC.
6531 WATAUGA RD. NO. 120B
WATAUGA, TEXAS 76148

Re-Plat
Lot B & Lot C, Block 2
CONTINENTAL ADDITION
City of Hurst, Tarrant County, Texas,
and being those portions of Lot A-R, Block 2, recorded in Volume 12083, Page 622, Deed Records, Tarrant County, Texas and Clerks File No. D219034876, Deed Records, Tarrant County, Texas, and being all of that certain tract of land situated in the E.S. CARDER SURVEY, Abstract No. 308, and recorded in Clerks File No. D217159576, Deed Records, Tarrant County, Texas.

HORIZON LAND SURVEYING
582 Balboa Trail
Azle, Texas 76020
817-584-9027
horizonlandtx@gmail.com
FIRM NO. 10194616

BASE BEARING PER GPS OBSERVATIONS - NORTH TEXAS STATE PLANE 1983, TEXAS NORTH CENTRAL ZONE 4202.

ACCORDING TO THE F.I.R. MAP, PANEL NO. 48439C0210K, DATED SEPTEMBER 25, 2009, SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD HAZARD.

SURVEYOR IS NOT RESPONSIBLE FOR LOCATIONS OF UNDERGROUND UTILITIES. CONTACT 811 FOR LOCATIONS OF ALL UNDERGROUND UTILITIES/GAS LINES BEFORE DIGGING, TRENCHING, EXCAVATING OR BUILDING.

City Council Staff Report

SUBJECT: Consider Ordinance 2449, first reading, amending Chapter 24 by replacing a paragraph in Sections 24-127 concerning Pecan Street and adding a new Section 24-130, prohibiting parking in certain areas	
Supporting Documents:	
Ordinance 2449 Location Map	Meeting Date: 10/13/2020 Department: Public Works Reviewed by: Greg Dickens City Manager Review:
Background/Analysis:	
<p>The City Council approved Ordinance 2438 on July 14, 2020 that revised the established areas along City streets where parking is prohibited. After discussions with HEB Independent School District representatives, staff is recommending revising the "no parking" designation on Pecan Street, between Brown Trail and Bellaire Drive, to "no parking" any time on the north side and "no parking" on the south side, from Bellaire Drive west for 625 feet, from 6:00 p.m. to 6:00 a.m. This will allow parking on the south side of Pecan Street, next to the elementary school and park properties, during the daylight hours.</p>	
Funding Sources and Community Sustainability:	
<p>There is no financial impact.</p> <p>Designation of No Parking areas is directly representative of the Council's goal of Public Safety.</p>	
Recommendation:	
<p>Staff recommends Council approve Ordinance 2449, amending Chapter 24 by amending Section 24-127 concerning Pecan Street and adding a new Section 24-130; prohibiting parking in certain areas.</p>	

ORDINANCE 2449

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HURST, TEXAS, AMENDING THE HURST CODE OF ORDINANCES CHAPTER 24, BY AMENDING SECTION 24-127; ADDING NEW SECTION 24-130; PROHIBITING PARKING IN CERTAIN AREAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City Council (the "City Council") of the City of Hurst, Texas (the "City"), has appointed a Transportation Infrastructure and Safety Committee to act in an advisory capacity to the City Council in all matters pertaining to traffic safety; and

WHEREAS, the Transportation Infrastructure and Safety Committee has determined, after reasonable consideration, that parking should be prohibited on the streets provided herein; and

WHEREAS, the City of Hurst is a Home Rule municipality having full powers of self-government and may enact ordinances relative to its citizens' health, safety, and welfare that are not inconsistent with the Constitution and laws of the State; and

WHEREAS, Section 311.001 of the Texas Transportation Code provides that a home-rule municipality has exclusive control over and under the public highways, streets, and alleys of the municipality; and

WHEREAS, Section 545.302 of the Texas Transportation Code prohibits stopping, standing, or parking in certain areas, including areas where an official sign prohibits stopping, standing, or parking; and

WHEREAS, the City of Hurst has determined that it is a necessity to regulate activities as provided for herein to safeguard the public; and

WHEREAS, the City of Hurst is authorized by law to adopt the provisions contained herein, and has complied with all the prerequisites necessary for the passage of this Ordinance; and

WHEREAS, all statutory and constitutional requirements for the passage of this Ordinance have been adhered to, including but not limited to the Open Meetings Act; and

WHEREAS, the purposes of this Ordinance is to promote the public health, safety, and general welfare 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 statements contained in the preamble to this Ordinance are hereby adopted as findings of fact and as a part of the operative provisions hereof.

Section 2. **THAT** the City of Hurst Code of Ordinances Chapter 24 is hereby amended as follows:

"Sec. 24-127. Parking Prohibited – At All Times

The standing or parking of vehicles is prohibited on the following streets and public rights-of-way:

... **Pecan Street** on north side from Brown Trail to Bellaire Drive

Pecan Street from Bellaire Drive to East City limit."

Section 3. **THAT** the City of Hurst Code of Ordinances Chapter 24 is hereby amended by adding a new Section 24-130 and shall read as follows:

Sec. 24-130. Same – Between 6:00 p.m. and 6:00 a.m.

It shall be unlawful for any person to park or stand any vehicle between the hours of 6:00 p.m. and 6:00 a.m. in any of the following locations:

Pecan Street on south side from Bellaire Drive to a point six hundred twenty-five (625) feet west of Bellaire Drive.

Section 4. **THAT** all ordinances or any parts thereof in conflict with the terms of this ordinance shall be and hereby are deemed repealed and of no force or effect.

Section 5. **THAT** any person violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and shall be fined an amount not to exceed \$500.

Section 6. **THAT** if any section, subsection, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

Section 7. **THAT** this ordinance shall be in full force and effect after its passage and it is so ordained.

AND IT IS SO ORDERED.

Passed on the first reading on the 13th day of October 2020 by a vote of ___ to ____.

Approved on the second reading on the 27th day of October 2020 by a vote of ___ to ____.

ATTEST:

CITY OF HURST

Rita Frick, City Secretary

Henry Wilson, Mayor

Approved as to form and legality:

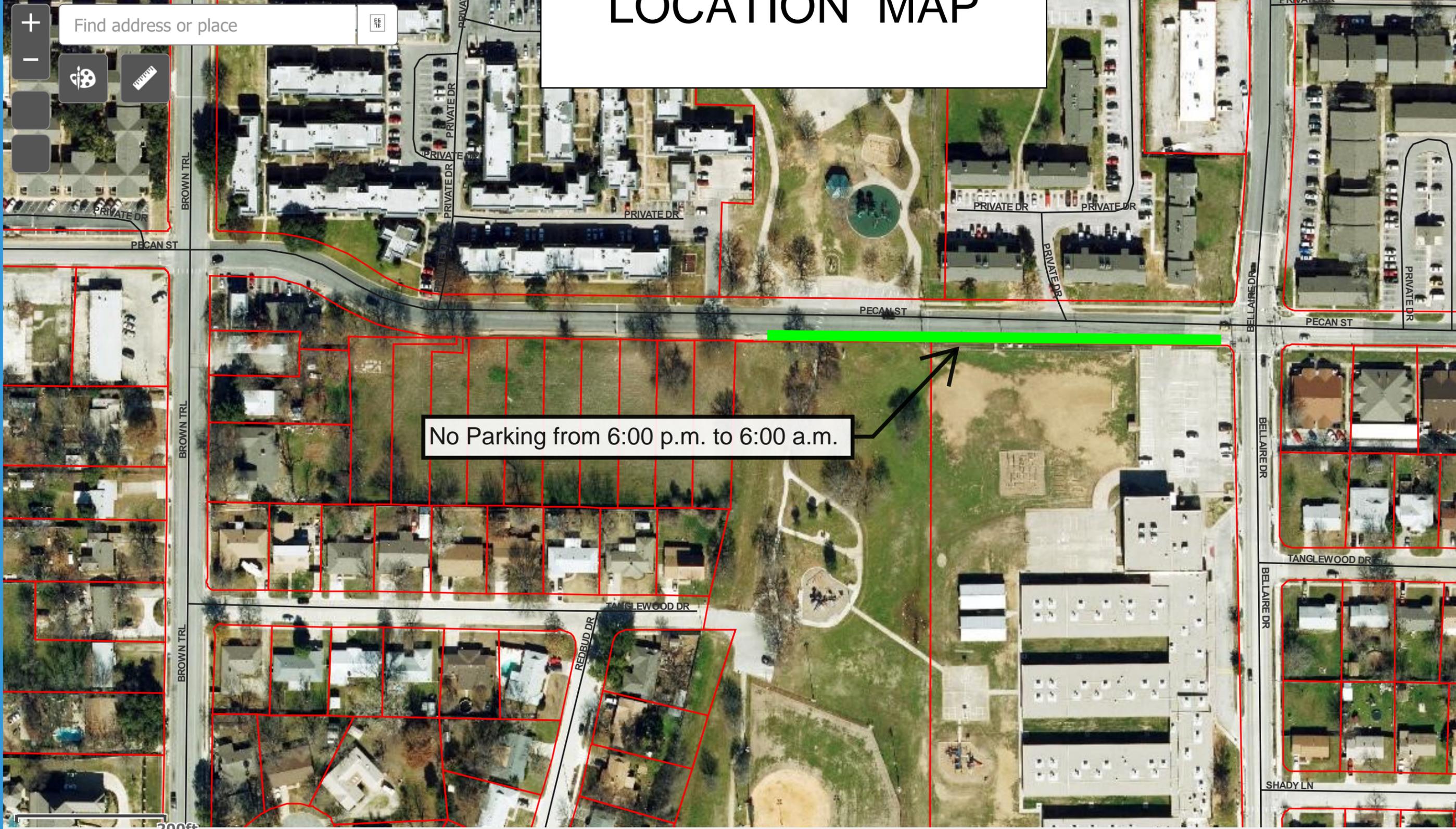
City Attorney



LOCATION MAP



Find address or place



No Parking from 6:00 p.m. to 6:00 a.m.

200ft

-97.161 32.819 Degrees

City Council Staff Report

SUBJECT: Consider approval of Ordinance 2459, first reading, to vacate and abandon a 5-foot wide strip out of a 15-foot wide Utility Easement platted as part of Lot 8, Block A, of the Sandstone Cove Addition

Supporting Documents:

Location Map
Agreement to Abandon Easement
Ordinance 2459

Meeting Date: 10/13/2020
Department: Public Works
Reviewed by: Greg Dickens
City Manager Review:

Background/Analysis:

City staff does not envision a future need for the requested 5-foot wide portion of the 15-foot wide utility easement on this lot and the adjacent lot. If the abandonment is approved, there will be a 10-foot wide strip of utility easement remaining, five feet either side of the south property line for said Lot 8. Franchise utility companies including Oncor, AT&T, and Atmos Energy have agreed to the release of the requested 5-foot portion of the easement as evidenced by their signatures on Exhibit "2".

The builder for this lot has planned a home with a building footprint that requires the requested portion of the easement for construction of the home. The easement was originally dedicated with extra width, 15' instead of 10', to accommodate a planned electrical power conduit to run within this area. The power conduit has been constructed and did not require the extra easement width.

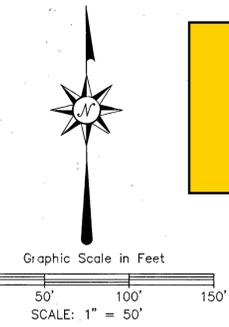
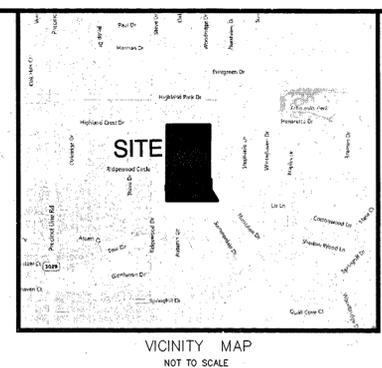
Funding Sources and Community Sustainability:

There is no fiscal impact. This action is consistent with Council's Strategic Priority of **Redevelopment** by supporting the continuing development of Sandstone Cove residential lots resulting in increased total property valuation within the City.

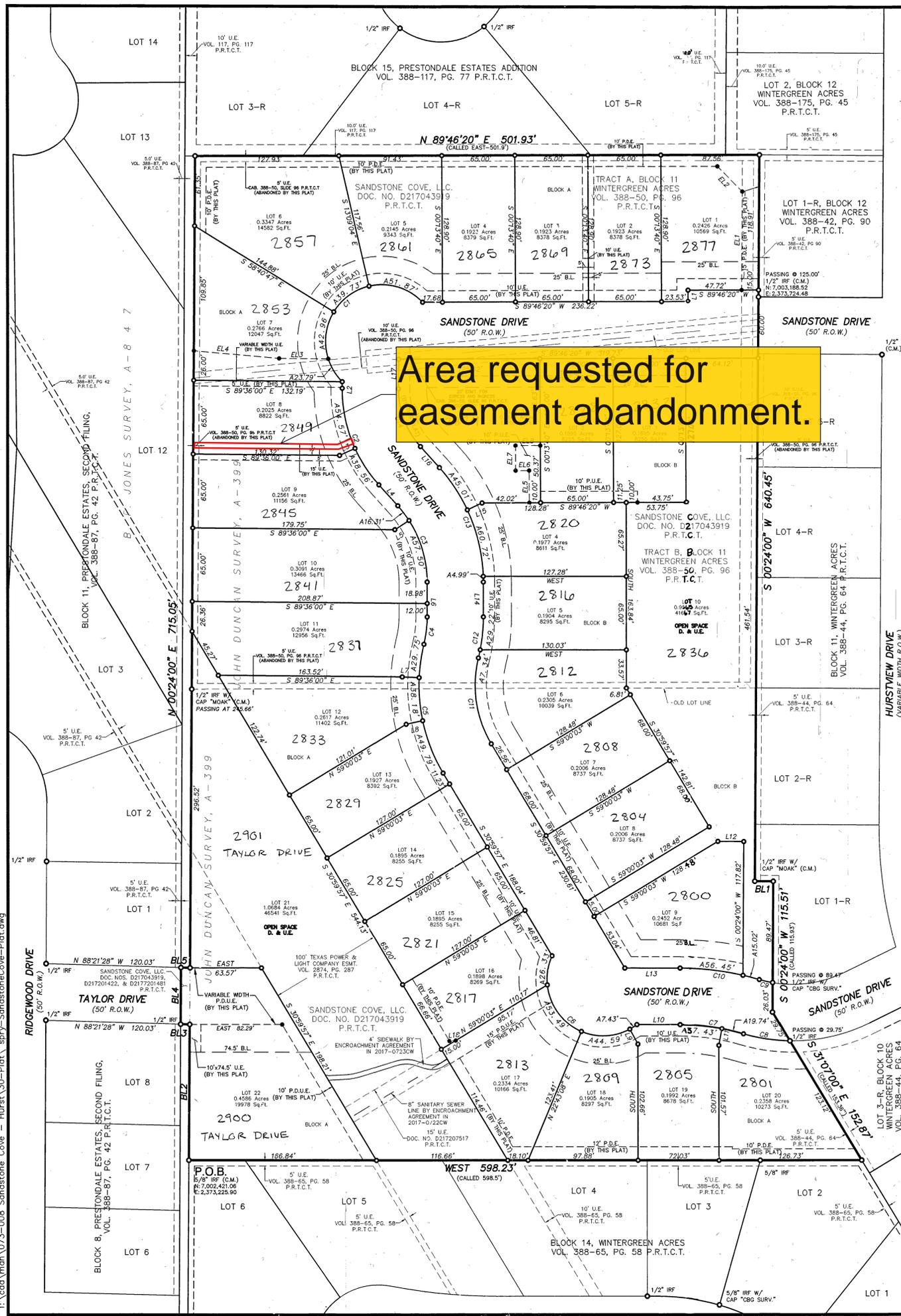
Recommendation:

Staff recommends City Council **approve Ordinance 2459, first reading, to vacate and abandon 5-foot wide strip out of a 15-foot wide Utility Easement platted as part of Lot 8, Block A, of the Sandstone Cove Addition.**

Location Map of Lot 8, Block A Sandstone Cove Addition



OWNER'S DEDICATION
STATE OF TEXAS



Area requested for easement abandonment.

- ABBREVIATIONS**
- P.R.T.C.T. PUBLIC RECORDS OF TARRANT COUNTY, TEXAS
 - VOL. VOLUME
 - P.G. PAGE
 - IRF IRON ROD FOUND
 - C.M. CONTROLLING MONUMENT
 - D.U.E. DRAINAGE & UTILITY EASEMENT
 - U.E. UTILITY EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - B.L. BUILDING LINE
 - P.D.U.E. PEDESTRIAN, DRAINAGE, AND UTILITY EASEMENT
 - P.U.E. PRIVATE UTILITY EASEMENT
 - P.D.E. PUBLIC DRAINAGE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - SQ. FT. SQUARE FOOT

- LEGEND**
- BOUNDARY CORNER
 - LOT CORNER
 - EASEMENT CORNER

SURVEYOR CERTIFICATE

I, David Carlton Lewis, a Registered Professional Land Surveyor licensed in the State of Texas, do hereby certify that I have prepared this plat from an actual on the ground survey of the land and the monuments shown hereon were found and/or placed under my personal supervision and in accordance with the Platting Rules and Regulations of the City Plan Commission of the City of Hurst, Texas.

[Signature]



David Carlton Lewis, R.P.L.S.
Texas Registration No. 5647
Spry Surveyors, L.L.C.
8241 Mid-Cities Blvd Ste 102
N. Richland Hills, TX 76182

NOTES

- This Survey is issued without the benefit of a current title report and is subject to revision upon receipt thereof. Surveyor has done no additional research for possible easements, restrictions or covenants which may affect this property.
- All bearings shown hereon are according to the West Line of Block 11, Wintergreen Acres, recorded under Volume 388-44, Page 64, in the Public Records of Tarrant County, Texas, unless otherwise noted.
- All coordinates shown hereon are based on the City of Hurst Benchmark 120 and 127. Combined scale factor is 0.99984688.
- The Surveyor has not physically located any underground utilities and/or improvements which may be located under or near the subject property.
- According to the Flood Insurance Rate Map No. 48439C0210K, published by the Federal Emergency Management Agency, dated September 25, 2009, the surveyed property shown hereon does not lie within any special flood hazard area inundated by the 100-year flood.
- On the issue date of this survey the surveyed property shown hereon is zoned R1 (Residential Single-Family) according to the City of Hurst zoning ordinance maps. Refer to said zoning ordinance for minimum and maximum setback requirements. (Surveyor is only showing setback lines per the recorded plat of Wintergreen Acres, recorded in Volume 388-50, Page 96, P.R.T.C.T.)
- Selling a portion of this addition by metes and bounds is a violation of the city Subdivision Ordinance and State plotting statutes and is subject to fines and withholding of utilities and building permits.
- Unless otherwise noted, all boundary and/or lot corners for the subject property shown hereon are 1/2" iron rods set with a cap stamped "SPRY 5647".
- Subdivision shall establish a Homeowner's Association to maintain open space, common area, entrance landscape, and private storm drains and inlets.
- The Drainage Easements shown on the plat are dedicated to the public for storm water runoff 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 the natural state. Those drainage easements covering areas to be left in the 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 in their property moved, clean and free of debris, silt or other substances which would result in pond drainage or unsanitary conditions. 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 occurrence of this overflow and erosion.
- Maintenance and replacement of proposed inlets and storm drains in rear and side yards of Lots 1 through 6, and Lots 16 through 20, Block A, and the detention pond on this property are the responsibility of the property owners, not the City. The City has the right to enter any public drainage easement area for inspection purposes to confirm the drainage systems are being maintained. The City can require the property owners to repair the drainage systems when they do not function as proposed.
- The City of Hurst will be responsible for maintenance and operation of all structural improvements which are installed in drainage easement area once the improvements are accepted by the City. 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.

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
BL1	S 89°36'00" E	16.40'
BL2	N 00°24'00" E	119.91'
BL3	N 88°21'28" W	8.07'
BL4	N 00°19'19" E	50.00'
BL5	S 89°21'28" E	8.14'

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
EL1	N 00°24'00" E	86.70'
EL2	N 45°00'00" W	31.27'
EL3	N 89°36'00" W	43.82'
EL4	N 85°04'48" W	76.14'
EL5	N 00°13'40" W	28.37'
EL6	S 89°46'20" W	12.00'
EL7	N 00°13'40" W	22.00'
EL8	N 89°46'20" E	22.00'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°13'40" E	10.00'
L2	S 00°24'00" W	5.77'
L3	N 65°23'08" E	15.00'
L4	S 42°17'20" E	24.99'
L5	N 57°03'24" E	15.00'
L6	S 00°19'19" E	30.97'
L7	S 87°23'50" E	15.00'
L8	N 78°01'04" E	15.00'
L9	N 28°27'19" W	14.97'
L10	EAST	38.47'
L11	N 10°43'27" E	15.00'
L12	N 89°36'00" W	23.10'
L13	WEST	49.11'
L14	NORTH	30.97'
L15	S 64°54'06" W	14.44'
L16	N 42°17'20" W	24.99'
L17	N 00°13'40" E	28.08'
L18	S 85°33'57" W	5.59'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	158.35'	99.99'	N 45°33'16" E	181°27'18"
C2	125.00'	93.13'	90.99'	N 20°56'40" W	42°41'20"
C3	100.00'	73.81'	72.14'	N 21°08'40" W	42°17'20"
C4	100.00'	24.38'	24.32'	S 06°59'02" W	13°58'04"
C5	150.00'	117.72'	114.73'	N 08°30'57" W	44°58'02"
C6	50.00'	131.85'	96.83'	N 51°09'26" W	151°05'07"
C7	200.00'	57.18'	56.98'	N 81°48'36" W	16°22'47"
C8	155.25'	41.72'	41.60'	N 81°19'10" W	15°23'54"
C9	105.25'	12.15'	12.14'	S 76°55'38" E	6°36'51"
C10	250.00'	71.47'	71.23'	S 81°48'36" E	16°22'47"
C11	100.00'	78.48'	76.48'	S 08°30'57" W	44°58'02"
C12	150.00'	36.57'	36.48'	N 06°59'02" E	13°58'04"
C13	150.00'	110.71'	108.22'	S 21°08'40" E	42°17'20"
C14	75.00'	55.88'	54.60'	S 20°56'40" E	42°41'20"

herein describe tract, common to the southeast corner of said Tract II;
THENCE North 88° 21' 28" West - 8.07' to a 1/2" iron rod found for the northeast corner of Lot 8, Block 8, Prestondale Estates, Second Filing, recorded in Volume 388-87, Page 42, P.R.T.C.T., common to the southwest corner of said Tract II, in the south right-of-way line of Taylor Drive (50' right-of-way), from which a 1/2" iron rod found for the southeast intersection corner of Ridgewood Drive (50' right-of-way) and said Taylor Drive, which is the northeast corner of said Lot 8, Block 8, Prestondale Estates, Second Filing, bears North 88° 21' 28" West - 120.03' along the south right-of-way line of said Taylor Drive;

THENCE North 00° 19' 19" East - 50.00' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract, common to the southeast corner of Lot 1, Block 11, of said Prestondale Estates, Second Filing, common to the northwest corner of said Tract II, in the north right-of-way line of said Taylor Drive, from which a 1/2" iron rod found for the northeast intersection corner of said Ridgewood Drive and Taylor Drive, which is the southwest corner of said Lot 1, Block 11, Prestondale Estates, Second Filing, bears North 88° 21' 28" West - 120.03' along the north right-of-way line of said Taylor Drive;

THENCE South 88° 21' 28" East - 8.14' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract, common to the northeast corner of said Tract II;
THENCE North 0° 24' 00" East, passing at a distance of 244.56' a 1/2" iron rod found for the southwest corner of said Tract B, Wintergreen Acres (Volume 388-50, Page 96), continuing for a total distance of 715.05' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northwest corner of said Tract A, Wintergreen Acres (Volume 388-50, Page 96), which is the northwest corner of the herein described tract, in the south line of Block 15, Prestondale Estates Addition, recorded in Volume 388-177, Page 77 P.R.T.C.T.;

THENCE North 89° 46' 20" East - 501.93' (called East-501.93') to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the northeast corner of the herein described tract, common to the northeast corner of said Tract A, and the northwest corner of Lot 1-R, Block 12, Wintergreen Acres, as recorded in Volume 388-42, Page 90, P.R.T.C.T.;

THENCE South 00° 24' 00" West passing at a distance of 125.00' a 1/2" iron rod found for the southwest corner of said Lot 1-R, Block 12, Wintergreen Acres, in the north right-of-way line of Henereta Drive (50' right-of-way), continuing along the west line of said Block 11, Wintergreen Acres (Volume 388-14, Page 64) for a total distance of 640.45' to a 1/2" iron rod with a cap stamped "MOAK" found for a point for corner of the herein described tract;

THENCE South 89° 36' 00" East - 16.40' to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract;
THENCE South 00° 24' 00" West passing at a distance of 89.47' a 1/2" iron rod found for the southwest corner of Lot 1-R, of said Block 11, Wintergreen Acres (Volume 388-44, Page 64), in the north right-of-way line of said Taylor Drive (50' right-of-way), continuing for a total distance of 115.51' (called 115.93') to a 1/2" iron rod with a cap stamped "SPRY 5647" set for a point for corner of the herein described tract;

THENCE South 31° 07' 00" East passing at a distance of 29.75' a 1/2" iron rod found for the northwest corner of Lot 3-R, Block 10, Wintergreen Acres (Volume 388-44, Page 64), in the south right-of-way line of said Taylor Drive, continuing for a total distance of 152.87' (153.36') to a 1/2" iron rod with a cap stamped "SPRY 5647" set for the southeast corner of the herein described tract, common to the northeast corner of said Block 14, Wintergreen Acres (Volume 388-65, Page 5a);

THENCE West - 598.23' (called 598.5') to the POINT OF BEGINNING and containing 10.43 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:
That Sandstone Cove, LLC, acting by and through its duly authorized officer, does hereby adopt this plat designating the herein before described property as Lots 1-22, Block A, & Lots 1-10, Block B, Sandstone Cove, an addition to the City of Hurst, Tarrant County, Texas, and do hereby dedicate fee simple to the public use forever any streets, rights-of-way, and always shown thereon, and do hereby reserve the easements shown on this plat for the mutual use and accommodation of all public utilities desiring to use or using the same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths in which any way endanger or interfere with the construction, maintenance or efficiency of its respective systems on any of the easements, and any public utility shall at all times have the right of ingress and egress to and from and upon the said easement for the purpose of constructing, reconstructing, inspecting, and patrolling, without the necessity at any time of procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Hurst, Texas.

Witness our hands this 23rd day of October, 2017
Signature: *[Signature]* Title: *Managing Member*

NOTARY CERTIFICATE
STATE OF TEXAS
COUNTY OF TARRANT
Before me, the undersigned authority, a Notary Public in and for the said County and State, on this day personally appeared *[Signature]* known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.
Given under my hand and seal of office, this 23rd day of October, 2017.

[Signature] Notary Stamp:

Certificate of Approval of the Planning and Zoning Commission
This plat has been submitted to and considered by the PLANNING AND ZONING COMMISSION of the City of Hurst, and is hereby approved by said Commission.

This 16 day of February, 2017, to approve this Plat.
BY: *Georgia B. Fidwell* (Chairman)
Erin Mills (Secretary)
Attest: Secretary

Statement of Adoption by Council
The City Council of Hurst, Texas on this 14 day of February, 2017, voted affirmatively to adopt this plat and approve it for filing of record.
BY: *Richard Ward* (Mayor)
Rita Davis (City Secretary)
Attest: City Secretary

A FINAL PLAT OF LOTS 1-22, BLOCK A & LOTS 1-10, BLOCK B SANDSTONE COVE
AN ADDITION TO THE CITY OF HURST, BEING A PLAT OF A 10.42 ACRE TRACT AND A 405 SQUARE FOOT STRIP OF LAND RECORDED IN DOCUMENT NUMBER D217043919, D217201422, AND D217201481, AND A REPLAT OF TRACT A AND B, BLOCK 11, WINTERGREEN ACRES, RECORDED IN VOLUME 388-50, PAGE 96, IN THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, WHICH IS 10.42 ACRES IN THE JOHN DUNCAN SURVEY, A-399, CITY OF HURST, TARRANT COUNTY, TEXAS

OWNER: Sandstone Cove, LLC
6617 Precinct Line Rd
North Richland Hills, TX 76182
Phone: 817-498-7977

ENGINEER: Hamilton Duffy, P.C.
E.S.&C.M., Inc.
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-268-0408
Firm Reg. No. F-5260

SURVEYOR: Spry Surveyors
8241 Mid-Cities Blvd., Ste.102
North Richland Hills, TX 76182
Phone: 817-776-4049
Firm Reg. No. 10112000

D217259806
SPRY PROJECT NO. 073-008-30
DATE: JANUARY 2017

SANDSTONE COVE
LOTS 1-22, BLK A & LOTS 1-10, BLK B

AGREEMENT TO ABANDON EASEMENT

The undersigned public utility companies, using or entitled to use, under the terms and provisions of our respective franchises with the City of Hurst, that portion of the public utility easement sought to be vacated in the Application to Vacate Utility Easement, do hereby consent to in SANDSTONE COVE Addition, Lot 8 Block A to the City of Hurst, Tarrant County, Texas

City of Hurst Engineering Division

By

Title

Signature

Franchise Utilities



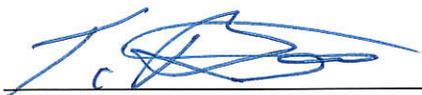
Oncor

N/A

Charter Cable Co.



AT&T



Atmos Energy

ORDINANCE 2459

AN ORDINANCE OF THE CITY COUNCIL OF CITY OF HURST, TEXAS, ABANDONING AND VACATING A FIVE FOOT (5') WIDE STRIP OUT OF A FIFTEEN FOOT (15') WIDE UTILITY EASEMENT IN THE CITY OF HURST, TEXAS, AS HEREINAFTER DESCRIBED

WHEREAS, the owner of Lot 8, Block A, SANDSTONE COVE Addition, (according to plats thereof recorded in Document No. D217259806, Plat Records of Tarrant County), containing the existing five feet (5') out of fifteen feet (15') wide utility easement, more specifically described in Exhibit "1" attached hereto and incorporated herein for all purposes, has requested that the easement, as herein after described be abandoned and vacated; and

WHEREAS, the said five feet (5') out of fifteen feet (15') utility easement is not needed for public use and will not be needed in the future for public use.

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

Section 1. **THAT** all matters stated in the preamble of this ordinance are true and correct and are hereby incorporated into the body of this ordinance as if copied in their entirety

Section 2. **THAT** the five feet (5') out of fifteen feet (15') utility easement located within the property as described on Exhibit "1" attached hereto and incorporated herein for all purposes, is hereby abandoned and vacated for public use and the same is hereby vacated insofar as all public right, title, and interest in and to said five feet (5') out of fifteen feet (15') utility easement is concerned.

Section 3. **THAT** the terms and provisions of this ordinance shall be deemed to be severable, and if validity of any section, subsection, word, sentence, or phrase shall be held invalid, it shall not affect the remaining part of this ordinance.

Section 4. **THAT, AND FINALLY,** the fact the five feet (5') out of fifteen feet (15') utility easement is no longer needed by the public for public usage.

AND IT IS SO ORDERED.

Passed on the first reading on the 13th day of October 2020 by a vote of ____ to ____.

Approved on the second reading on the 27th day of October 2020 by a vote of ____ to ____.

ATTEST:

CITY OF HURST

Rita Frick, City Secretary

Henry Wilson, Mayor

Approved as to form and legality:

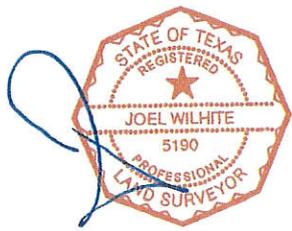
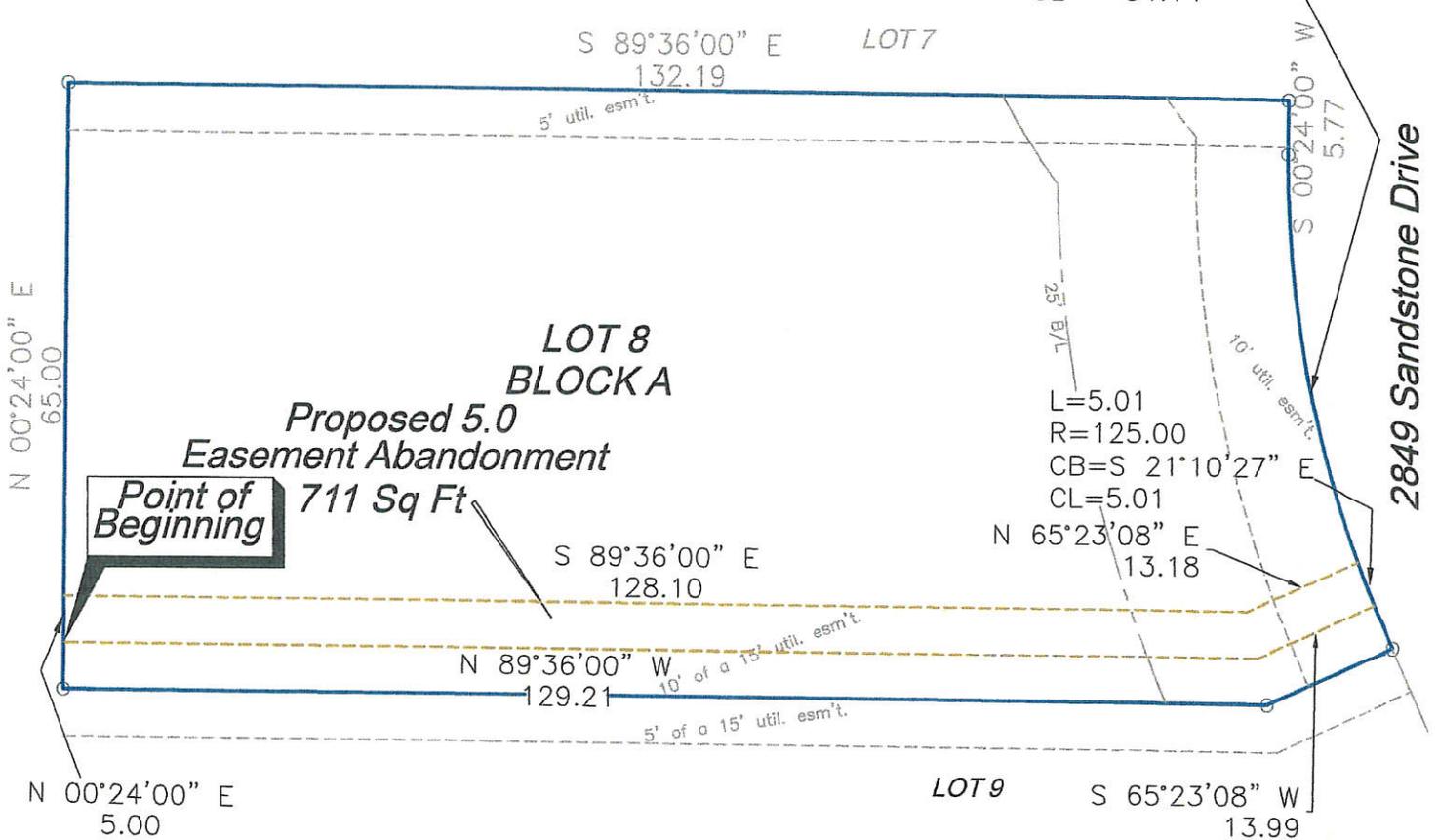
City Attorney

Proposed 5.0
Easement Abandonment
Lot 8, Block A
Sandstone Cove
Hurst, Texas

Exhibit 1
Page 1 of 2



A = 54.57
R = 125.00
CB = S 12°06'26" E
CL = 54.14



Wilhite Land Surveying, Inc.
 PO Box 407
 Valley View, Texas 76272
 940-726-6150
 Fax 940-726-6151
 www.wilhitelandsurveying.net
 Firm No. 10083800

Proposed 5.0
Easement Abandonment
Lot 8, Block A
Sandstone Cove
Hurst, Texas

FIELD NOTES

Dated: September 23, 2020

SITUATED in the State of Texas, County of Tarrant and City of Hurst, being part of Lot 8, Block A of Sandstone Cove as recorded in Document No. D217259806 of the Plat Records of Tarrant County, said premises being more particularly described as follows;

BEGINNING at a point for corner on the west line of said Lot 8 marking the southwest corner of said premises, said corner bears North 00°24'00" East, 5.00 feet from a 1/2" iron rod found marking the southwest corner of said Lot 8;

THENCE with the west line of said premises and said lot, North 00°24'00" East, 5.00 feet to a point for corner marking the northwest corner of said premises;

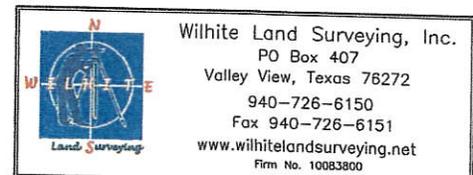
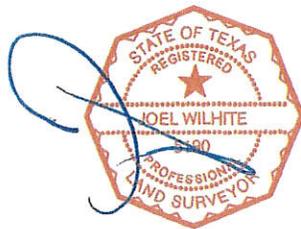
THENCE departing said west line and with the north line of said premises, South 89°36'00" East, 128.10 feet to a point for corner marking an angle point in said north line;

THENCE with the north line of said premises, North 65°23'08" East, 13.18 feet to a point for corner marking the northeast corner of said premises, said corner being in the east line of said lot and being the beginning of a curve to the left;

THENCE with the east line of said premises, said lot and said curve having a radius of 125.00 feet, a chord of South 21°10'27" East, 5.01 feet and an arc distance of 5.01 feet to a point for corner marking the southeast corner of said premises;

THENCE departing said east line and with south line of said premises, South 65°23'08" West, 13.99 feet to a point for corner marking an angle point in said south line;

THENCE with the south line of said premises, North 89°36'00" West, 129.21 feet to the point of beginning and containing 711 square feet of land.



City Council Staff Report

<p>SUBJECT: Consider authorizing the city manager to enter into a Contract for the 2020 Annual Miscellaneous Concrete Replacement for Streets and Drainage Improvements</p>	
<p>Supporting Documents:</p>	
<p>Bid Summary Agreement</p>	<p>Meeting Date: 10/13/2020 Department: Public Works Reviewed by: Greg Dickens City Manager Review:</p>
<p>Background/Analysis:</p>	
<p>The City Council appropriates monies on an annual basis for miscellaneous street and drainage contract repair work. This work consists of the reconstruction of inlets, curb and gutter, valley gutters and sidewalks at various locations throughout the City. The work also includes the repair of concrete pavement damaged by water and sewer repair activities.</p> <p>Using standard purchasing procedures this year, the 2020 Annual Miscellaneous Concrete Replacement for Streets and Drainage Improvements was advertised as an annual contract that may be renewed at the City’s option for four additional twelve-month periods. Five sealed bids for the 2020 Annual Miscellaneous Concrete Replacement for Streets and Drainage Improvements were received and opened on September 9, 2020. GRod Construction LLC of Boyd, Texas submitted the lowest responsive bid of \$312,710.00.</p>	
<p>Funding Sources and Community Sustainability:</p>	
<p>Sufficient funds are available in the Public Works regular operating budget. Undertaking these concrete improvements is directly representative of the Council’s goals of Financial Sustainability and Infrastructure.</p>	
<p>Recommendation:</p>	
<p>Staff recommends City Council authorize the city manager to enter into a Contract with GRod Construction, LLC, as the primary vendor during the next 12 months, in an amount not to exceed \$315,000, with the option to renew for four additional 12-month periods.</p>	

Bid Summary



20-010 Annual Miscellaneous Concrete Replacement for Street and Drainage Improvements

5

3

September 9, 2020 at 2 pm

4

1 (Low Bid)

2

	Reliable Paving	Cam-Crete Contracting	Leland Bradlee Construction	GROD Construction	HQS Construction
Materials	\$ 124,029.00	\$ 158,110.00	Not Shared	\$ 156,355.00	\$ 162,292.50
Services	\$ 469,731.00	\$ 237,165.00	Not Shared	\$ 156,355.00	\$ 162,292.50
Total	\$ 593,760.00	\$ 395,275.00	\$ 462,275.00	\$ 312,710.00	\$ 324,585.00

"Bid Tabulation Statement"

All bids submitted for the designated project are reflected on this bid tab sheet. However, the listing of a bid on this sheet should not be construed as a comment on the responsiveness of such bid or as any indication that the city accepts such bid as responsive. The City will make a determination as to the responsiveness of bids submitted based upon compliance with all applicable laws, City of Hurst guidelines, project documents, including but not limited to the project specifications and contract documents. The City will notify the successful bidder upon award of the contract and, according to law, all bids received will be available for inspection at that time.

ATTACHMENT III

STANDARD FORM OF AGREEMENT BETWEEN THE CITY OF HURST AND CONTRACTOR

THIS AGREEMENT is effective as of the date stated on the signatory page by and between the City of Hurst (hereinafter called OWNER) and

GRod Construction LLC

of the City of Boyd, County of Wise,

State of Texas (hereinafter called CONTRACTOR).

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

Article 1. WORK.

The PROJECT for the Work detailed under the Contract Documents (see Article 7 of this Agreement for items included in the "Contract Documents") is generally identified as follows:

Annual Miscellaneous Concrete Replacement for Streets and Drainage

Bid Reference Number: 20-010

Article 2. CONTRACT TIME

2.1. This contract will begin on its execution and continue for twelve months. At the City's option this agreement may be renewed for four, additional 12-month periods.

2.2. OWNER and CONTRACTOR recognize that time is of the essence with this agreement and OWNER and CONTRACTOR agree that if the Work is not completed within the time mutually determined by the CONTRACTOR and OWNER, plus written extensions allowed by OWNER, that OWNER shall deduct \$100 a working day from the amount due CONTRACTOR for delay (but not as a penalty) for each day that expires after the time period set at the beginning of the project.

Article 3. CONTRACT PRICE.

3.1 OWNER shall pay CONTRACTOR price as quoted in Contractor's bid plus additional work performed when authorized by OWNER.

Article 4. PAYMENT PROCEDURES.

4.1 Payment to CONTRACTOR will in one lump sum after satisfactory completion, and acceptance by the City, of the work defined in the contract documents and receipt of invoice or other billing instrument used by CONTRACTOR. All charges are to be less sales tax as OWNER is tax exempt.

Article 5. CONTRACTOR'S REPRESENTATIONS.

In order to induce OWNER to enter into this agreement CONTRACTOR makes the following representations:

5.1 CONTRACTOR has familiarized itself with the nature and extent of the Contract, Documents, Work to be performed, site(s), locality, tests, reports, and all local conditions and laws and regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

5.2 CONTRACTOR has correlated the results of all such observations, investigations, explorations, tests, reports, and studies with the terms and conditions of the Contract Documents.

5.3 CONTRACTOR has given OWNER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution by OWNER is acceptable to CONTRACTOR.

Article 6. MISCELLANEOUS

6.1 ASSIGNMENTS: No assignments by a party hereto of any rights under or interest in the Contract Documents will be binding on another party hereto without written consent of the party sought to be bound; and specifically, but without limitation, moneys that may come due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment will release or discharge the assignor from any duty or responsibility under the Contract Documents.

6.2 OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect of all covenants, agreements, and obligations contained in the Contract Documents.

6.3 TERMINATION: OWNER may terminate the Contract by giving CONTRACTOR notice in writing. Upon delivery of such notice by OWNER to CONTRACTOR, CONTRACTOR shall discontinue all services in connection with the performance of the Contract and shall proceed to cancel promptly all existing orders and contracts insofar as such orders or contracts are chargeable to this Contract. As soon as practicable after receipt of notice of termination, CONTRACTOR shall submit a statement, showing in detail the services performed under this Contract to the date of the termination. OWNER shall then pay CONTRACTOR that portion of the prescribed charges which the services actually performed under this Contract bear to the total services called for under this Contract less

such payments on account of the changes as have been previously made. Copies of all completed designs, plans, and specifications prepared under this Contract shall be delivered to OWNER when and if this Contract is terminated.

6.4 CLEANUP:

During Work

CONTRACTOR shall, at all times, keep the job site free from materials, debris, and rubbish as is practical and shall remove same from any portion of the job site when, in the opinion of the City's representative, it becomes objectionable, interferes with the project or endangers the safety of the general public.

Final

Upon completion of the work, CONTRACTOR shall remove from the site, all materials, tools and equipment belonging to him, and leave the site with an appearance acceptable to the City's representative. CONTRACTOR shall thoroughly clean all equipment and material installed by him and shall deliver over such materials and equipment in a clean and new appearing condition. Any area damaged or disturbed by CONTRACTOR outside the City rights of way and easements shall be restored to original condition to the satisfaction of the property owner. A release from the property owner may be required. Restoration of all other areas outside the actual work site shall be to original condition or as outlined in the Contract Documents.

6.5 SUBCONTRACTING

1. CONTRACTOR may utilize the services of specialty subcontractors on those parts of the work which, under normal contracting practices, are performed by specialty subcontractors.

2. CONTRACTOR shall not award any work to any subcontractor until CONTRACTOR submits to OWNER a written statement concerning the proposed award to the subcontractor, which statement shall contain such information as OWNER may require.

3. CONTRACTOR shall be as fully responsible to OWNER for the acts and omissions of his subcontractors, and of persons either directly or indirectly employed by them, as he is for the acts and omissions of persons directly employed by him.

4. CONTRACTOR shall have a person, that is on his payroll and with the authority to make decisions, on site at all times. This individual must be able to communicate in English.

5. Nothing contained in this Contract shall create any contractual relation between any subcontractor and OWNER. CONTRACTOR is an independent contractor.

6.6 PERMITS AND LICENSES: CONTRACTOR shall procure at his expense all permits and licenses necessary, pay all charges and fees and give all notices

necessary and incident to the prosecution of the work. Fees, except for special licensing, such as Master Electrician, etc., will be waived for required City permits.

- 6.7 EQUAL EMPLOYMENT OPPORTUNITY COMPLIANCE: CONTRACTOR will not discriminate against any employee or applicant for employment because of race, color, sex, religion, national origin or disability. CONTRACTOR shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, sex, religion, national origin, or disability. Such action shall include, but not be limited to the following: employment, upgrading, demotions or transfers, recruitment or recruitment advertising, layoffs or terminations, rates of pay, or other forms of compensation, selection of training, including apprenticeship, and participating in recreational and education activities. CONTRACTOR will in all solicitations or advertisements for employees placed by or on behalf of CONTRACTOR, state that all qualified applicants will receive consideration of employment without regard to race, color, sex, religion, national origin, or disability. CONTRACTOR will cause the foregoing provisions to be inserted in all subcontracts for standard commercial supplies, raw materials, and labor.
- 6.8 INSURANCE: Prior to execution of this Contract, and before CONTRACTOR begins Work, CONTRACTOR must provide OWNER with proof of insurance as defined in the Contract Documents.
- 6.9 SAFETY: CONTRACTOR shall comply with all Occupational Safety and Health Act (OSHA) standards and any other Federal, State or Local rules and regulations applicable to construction and/or maintenance activities in the State of Texas.
- City Safety Personnel or any supervisor may, but are not required to, order that the work be stopped if a condition of immediate danger is found to exist. Nothing contained herein shall be construed to shift responsibility or risk or loss for injuries or damage sustained as a result of a violation of these safety articles from CONTRACTOR to OWNER. CONTRACTOR shall remain solely and exclusively responsible for compliance with all safety requirements and for the safety of all persons and property at the project site.
- 6.10 CLAIMS and DAMAGES: Any bodily injury or property damage to OWNER or third parties caused by CONTRACTOR, his employees, agents, or subcontractors must be resolved to OWNER's satisfaction prior to OWNER's release of CONTRACTOR's final payment.

Article 7. CONTRACT DOCUMENTS.

The Contract Documents which comprise the entire agreement between CONTRACTOR and OWNER concerning the work consist of the following:

- 7.1 Invitation to Bid
- 7.2 Bid Specifications and CONTRACTOR's Response
- 7.3 Insurance Attachment
- 7.4 Insurance Certificate (completed by CONTRACTOR's insurance agent/broker)
- 7.5 Bid, Performance, Payment, and Maintenance Bonds

Executed on behalf of CONTRACTOR by its owner or authorized representative shown below, and on behalf of OWNER by its authorized representative, this agreement will be effective on

the _____ day of _____, 2020

OWNER:

City of Hurst
1505 Precinct Line Road
Hurst, TX 76054

CONTRACTOR:

Name: GRod Construction LLC
Address: 889 East Rock Island Ave.
City: Boyd
State: TX
Zip: 76023

By: _____

Clay Caruthers
(Print Name)

City Manager
(Print Title)

By:  _____

Guillermo Rodriguez
(Print Name)

Managing Member
(Print Title)

Seal (If Corporation)

Recommended By:

 _____
(Signature)

Greg Dickens
(Print Name)

Executive Director of Public Works
(Title)

Approved as to Form and Legality this 28th day of October, 2020

 _____
City Attorney

Future Event Calendar

October 13, 2020

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>
Thursday, November 26, 2020	City Offices Closed for Thanksgiving Holiday
Friday, November 27, 2020	City Offices Closed for Thanksgiving Holiday