

**WORK SESSION AGENDA OF THE CITY COUNCIL OF
HURST, TEXAS
CITY HALL, 1505 PRECINCT LINE ROAD
FIRST FLOOR CONFERENCE ROOM
TUESDAY, MARCH 25, 2025 – 5:45 P.M.**

I. Call to Order

II. Informational Items

- **Update and discussion of upcoming Calendar Items**
- **Update and discussion of Amusement and Gaming Machine regulations**
- **Update and discussion of Trinity River Authority (TRA) Revenue Bonds (Walker-Calloway System)**

III. Update and discussion of Regular Agenda Items

IV. Discussion of Agenda Item(s) 2

Consider ordering a public hearing to decide whether to order the repair, removal, or demolition of all improvements at 916 Zelda Drive, Hurst, Texas 76053, and legally described as Glenn View Addition, Block 7, Lot 14

V. Discussion of Agenda Item(s) 3

Consider ordering a public hearing to decide whether to order the repair, removal, or demolition of all improvements at 1016 Mountain Terrace, Hurst, Texas, 76053, and legally described as Woodland Park Townhomes Addition, Block 1, Lot 67 and Part of CE

EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, authorized by Tex. Government Code Section 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City, Section 551.071 consultation with and legal advice from the city attorney regarding Code Enforcement and Section 551.072 deliberation of the purchase, exchange, lease, or value of real property (Pipeline Road Project) and to reconvene in Open Session at the conclusion of the Executive Session

VI. ADJOURNMENT

Posted by: _____

This the 21st day of March 2025, 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 551.087 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.

**REGULAR MEETING AGENDA OF THE CITY COUNCIL OF HURST, TEXAS
CITY HALL, 1505 PRECINCT LINE ROAD
TUESDAY, MARCH 25, 2025**

AGENDA:

5:45 p.m. - Work Session (City Hall, First Floor Conference Room)

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

CALL TO ORDER

INVOCATION (Councilmember Cathy Brotherton)

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. Consider approval of the minutes for the March 11, 2025 Council meetings

OTHER BUSINESS

2. Consider ordering a public hearing to decide whether to order the repair, removal, or demolition of all improvements at 916 Zelda Drive, Hurst, Texas 76053, and legally described as Glenn View Addition, Block 7, Lot 14
3. Consider ordering a public hearing to decide whether to order the repair, removal, or demolition of all improvements at 1016 Mountain Terrace, Hurst, Texas, 76053, and legally described as Woodland Park Townhomes Addition, Block 1, Lot 67 and Part of CE
4. Review of upcoming calendar items
5. 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. CITIZEN COMMENTS ARE LIMITED TO A MAXIMUM OF 3 MINUTES PER SPEAKER

EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, authorized by Tex. Government Code Section 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City, Section 551.071 consultation with and legal advice from the city attorney regarding Code Enforcement and Section 551.072 deliberation of the purchase, exchange, lease, or

value of real property (Pipeline Road Project) and to reconvene in Open Session at the conclusion of the Executive Session

6. Take any and all action necessary ensuing from Executive Session

ADJOURNMENT

Posted by: _____

This 21st day of March 2025, 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 551.087 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.

**Minutes
Hurst City Council
Work Session
Tuesday, March 11, 2025**

On the 11th day of March 2025, at 5:47 p.m., the City Council of the City of Hurst, Texas, convened in Work Session at City Hall, 1505 Precinct Line Road, Hurst, Texas, with the following members present:

Henry Wilson	)	Mayor
John Miller	)	Mayor Pro Tem
Cathy Brotherton	)	Councilmembers
Jon McKenzie)	
Jimmy Meeks)	
Trasa Cobern)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	City Attorney
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Rita Frick	)	City Secretary
Kyle Gordon	)	Executive Director of Community Services
Robert Saucedo	)	Executive Director of Public Works

With the following Councilmember absent: Councilmember Waldron, constituting a quorum; at which time, the following business was transacted:

I. Call to Order - The meeting was called to order at 5:47 p.m.

The work session items were discussed in the following order: II, IV, V, VI, VII and VIII. The remaining items were not discussed.

II. Informational Items

- **Update and discussion of upcoming Calendar Items** – City Secretary Rita Frick noted several upcoming events for Council.
- **Update and discussion of emergency storm preparedness** – Assistant City Manager Clayton Fulton noted storm damage debris from last year and reviewed the normal procedures for removal and cost for the large claw equipment when heavier debris needs to be removed. He noted the city does not go onto private property and that individuals need to get the debris to the curb. City Manager Clay Caruthers noted organizations available to help when there are special circumstances for those unable or in need.
- **Update and discussion of water meter replacement project** – Assistant City Manager Clayton Fulton provided a brief update on the water meter replacement project noting 77% completion with the led and copper survey, data collection points being installed and they should begin water meter installation April through the end of January next year. He explained it will be new technology so staff anticipates some blips along the way.
- **Update and discussion of 89th Legislative Session**

III. Update and discussion of Regular Agenda Items

IV. Discussion of Agenda Item(s) 2

Consider authorizing the city manager to enter into a memorandum of understanding with Tarrant County College District regarding operation and maintenance of the outdoor warning system located on the Tarrant County College Northeast Campus

Fire Chief Brent Craft briefed Council on the memorandum of understanding with Tarrant County College District regarding operation and maintenance of the outdoor warning system located on Tarrant County College Northeast Campus noting the parties have operated in this manner for some time, but the memorandum of understanding will provide a formal understanding of responsibilities. He noted there are newer versions of sirens available, and noted the city's system was Ultra High Frequency (UHF) and the newer versions are digital.

V. Discussion of Agenda Item(s) 3

Conduct a Public Hearing and Consider Ordinance 2592, first reading, SP-2024-00024 Hurst Business Park, a site plan for Lot 11, Block 13 Billy Creek Estates, being 2.80 acres located at 920 W. Hurst Blvd (Tabled from the January 14, 2025 City Council meeting)

City Manager Clay Caruthers advised the applicant requested this item be withdrawn.

VI. Discussion of Agenda Item(s) 4

Consider Resolution 1879 authorizing the city manager to apply for FY 2026 federal appropriations through the office of Congresswoman Beth Van Duyne

City Manager Clay Caruthers briefed Council on the proposed resolution noting the revised resolution being handed out updates staff's proposed projects. He stated there is not a lot of certainty in receiving funds.

VII. Discussion of Agenda Item(s) 5

Consider authorizing the city manager to enter into an agreement with Halff and Associates for grant writing services to complete the TxDOT Transportation alternative grant application

City Manager Clay Caruthers briefed Council on the proposed TxDOT Transportation alternative grant application noting focus on a trail system to connect Highway 10 redevelopment area and Northeast Mall to the rail station.

VIII. Discussion of Agenda Item(s) 6

Consider authorizing and ratifying the city manager's emergency purchase with Flow-Line Construction Inc. for water main repairs

City Manager Clay Caruthers briefed Council on the emergency water line repairs with Flow-Line Construction noting the expertise required to repair the two lines.

EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, authorized by Tex. Government Code Section 551.087 deliberation and conducting of economic development negotiations regarding financial information

relative to prospective business expansion in the City, Section 551.071 consultation with and legal advice from the city attorney regarding Code Enforcement and Section 551.072 deliberation of the purchase, exchange, lease, or value of real property (Pipeline Road Project) and to reconvene in Open Session at the conclusion of the Executive Session

Mayor Wilson recessed the meeting to Executive Session at 6:07 p.m. in compliance with the provisions of the Texas Open Meetings Law, authorized by Tex. Government Code Section 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City, Section 551.071 consultation with and legal advice from the city attorney regarding Code Enforcement and Section 551.072 deliberation of the purchase, exchange, lease, or value of real property (Pipeline Road Project) and reconvened open session at 6:18 p.m.

IX. ADJOURNMENT –The Work Session adjourned at 6:25 p.m.

APPROVED this the 25th day of March 2025.

ATTEST:

APPROVED:

Rita Frick, City Secretary

Henry Wilson, Mayor

City Council Minutes
Tuesday, March 11, 2025

On the 11th day of March 2025, at 6:30 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, with the following members present:

Henry Wilson	)	Mayor
John Miller	)	Mayor Pro Tem
Cathy Brotherton	)	Councilmember
Jon McKenzie)	
Jimmy Meeks)	
Trasa Cobern)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	City Attorney
Clayton Fulton	)	Assistant City Manager
Malaika Marion Farmer	)	Assistant City Manager
Rita Frick	)	City Secretary
Chris Connolly	)	Executive Director of Economic Development
Kyle Gordon	)	Executive Director of Community Services
Robert Saucedo	)	Executive Director of Public Works

With the following Councilmember absent: Councilmember Waldron, constituting a quorum; at which time, the following business was transacted:

The meeting was called to order at 6:30 p.m. and Councilmember Meeks gave the Invocation.

The Pledge of Allegiance and Texas Pledge were given.

CONSENT AGENDA

1. Consider approval of the minutes for the February 25, 2025 Council meetings
2. Consider authorizing the city manager to enter into a memorandum of understanding with Tarrant County College District regarding operation and maintenance of the outdoor warning system located on the Tarrant County College Northeast Campus

Mayor Pro Tem Miller moved to approve the consent agenda. Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

Ayes: Councilmembers McKenzie, Brotherton, Meeks, Miller and Cobern
No: None

PUBLIC HEARING(S) AND RELATED ITEM(S)

3. Conduct a Public Hearing and Consider Ordinance 2592, first reading, SP-2024-00024 Hurst Business Park, a site plan for Lot 11, Block 13 Billy Creek Estates, being 2.80 acres located at 920 W. Hurst Blvd (Tabled from the January 14, 2025 City Council meeting)

Mayor Wilson noted the public hearing and that the applicant wishes to withdraw his application. Mayor Wilson and City Manager Clay Caruthers advised the audience it was still on the agenda for Council to accept the withdrawal and procedure for moving items off the agenda.

Councilmember Cobern moved to withdraw this item. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

Ayes: Councilmembers McKenzie, Brotherton, Meeks, Miller and Cobern

No: None

Mayor Wilson recognized the following individuals who expressed concerns regarding information provided by the developer, two story buildings and privacy, what property would be included in a rezoning, and what the zoning change will be. Mayor Wilson and City Manager Clay Caruthers advised that until the applicant made application they will not be able to address the questions and the current understanding is his intent to move forward with single-family: Ran Boughton, 921 Hardie Street, Hurst, Texas; Darlene Gray, 909 Hardie Street, Hurst, Texas; and Fred Martinez, 933 Hardie Street, Hurst, Texas

RESOLUTION(S)

4. Consider Resolution 1879 authorizing the city manager to apply for FY 2026 federal appropriations through the office of Congresswoman Beth Van Duyne

Assistant City Manager Clayton Fulton reviewed the proposed resolution noting the office of Congresswoman Beth Van Duyne hosts an annual application process for federal appropriations and that staff has identified projects to request for FY 2026. He stated the resolution simply states the Council supports these projects. He stated it will be a competitive process and no guarantee of funding. In response to Council questions, Mr. Fulton stated the proposed projects include relocation and construction of Fire Station 3, drainage improvements in the Walker Branch channel, Pipeline Road improvements, Trinity Railway Express redevelopment and environmental remediation, regional fire apparatus deployed by Northeast Tarrant County Fire Department Association and other regional public safety apparatus deployed by the Northeast Tarrant County Area SWAT Team and Harwood Road Improvements. He stated the funding match can range depending on the situation.

Mayor Pro Tem Miller moved to approve Resolution 1879 authorizing the city manager to apply for FY 2026 federal appropriations through the office of Congresswoman Beth Van Duyne. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

Ayes: Councilmembers McKenzie, Brotherton, Meeks, Miller and Cobern

No: None

OTHER BUSINESS

5. Consider authorizing the city manager to enter into an agreement with Halff and Associates for grant writing services to complete the TxDOT Transportation alternative grant application

Executive Director of Community Services Kyle Gordon reviewed the proposed agreement with Halff and Associates for grant writing services to complete the proposed TxDOT Transportation alternative grant application. He stated if funded, the program would help create a road map for a safer environment for non-motorized transportation networks. He stated the plan concentrates on connecting key destinations, improving safety and aligning regional projects. He reviewed the two-step application process and that tonight's focus is the grant writing services. Mr. Gordon pointed out that if funded, the total cost is \$642,500, which is a savings of \$514,000. He stated October 2025 is the final decision of who is in the program. In response to Council questions, Mr. Gordon stated this is a city-wide active transportation plan.

Councilmember Brotherton moved to authorize the city manager to enter into an agreement with Halff and Associates for grant writing services for an amount not to exceed \$17,700. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

Ayes: Councilmembers McKenzie, Brotherton, Meeks, Miller and Cobern
No: None

6. Consider authorizing and ratifying the city manager's emergency purchase with Flow-Line Construction Inc. for water main repairs

Assistant City Manager Clayton Fulton reviewed the emergency purchase with Flow-Line Construction for water main repairs noting a leak under Irwin Drive on a 30-inch main that provides a significant amount of the wholesale supply from Fort Worth. Also, Farrington Drive where repairs were on a 16-inch water main between two homes requiring expertise the city does not have on staff.

Mayor Pro Tem Miller moved to ratify the city manager's emergency purchase of \$88,672.55 with Flow-Line Construction Inc. for water main repairs. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

Ayes: Councilmembers McKenzie, Brotherton, Meeks, Miller and Cobern
No: None

7. Review of upcoming calendar items – City Manager Clay Caruthers reviewed the Future Event Calendar provided in the packet. Mayor Pro Tem Miller also noted the March 29th Pups and Pint Event, 5 – 9 pm, at the Hurst Dog Park and Mayor Wilson noted the April 12th Doggone Egg Hunt, 4 – 6 pm at the Hurst Dog Park.
8. City Council Reports - Items of Community Interest – Councilmember Cobern announced Mayor Wilson was selected as the Northeast Leadership Forum's Distinguished Leadership Award recipient this year. Mayor Pro Tem Miller thanked the citizens attending this evening.

PUBLIC INVITED TO BE HEARD – A REQUEST TO APPEAR CARD MUST BE COMPLETED AND RETURNED TO THE CITY SECRETARY TO BE RECOGNIZED. CITIZEN COMMENTS ARE LIMITED TO A MAXIMUM OF 3 MINUTES PER SPEAKER

Mayor Wilson recognized Bo Lisby, 136 Billy Creek, Hurst, Texas who questioned what is being done regarding speeders in his area and the two-story dilapidated house on Melbourne and Highway 10.

EXECUTIVE SESSION in Compliance with the Provisions of the Texas Open Meetings Law, authorized by Tex. Government Code Section 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City, Section 551.072 deliberation of the purchase, exchange, lease, or value of real property (Pipeline Road Project and to reconvene in Open Session at the conclusion of the Executive Session

Mayor Wilson did not recess to Executive Session.

9. Take any and all action necessary ensuing from Executive Session – No action was taken.

ADJOURNMENT

The meeting was adjourned at 7:04 p.m.

APPROVED this the 25th day of March 2025.

ATTEST:

APPROVED:

Rita Frick, City Secretary

Henry Wilson, Mayor

City Council Staff Report

SUBJECT: Consideration to set a date and time to conduct a public hearing to order the repair, removal, or demolition of all improvements at 916 Zelda, Hurst, TX 76053, and legally described as Glenn View Addition, Block 7 Lot 14

Supporting Documents:

Meeting Date: 3/25/2025

Department: Planning and Development

Reviewed by: Michelle Lazo

City Manager Review:

Background/Budget Analysis:

Code Compliance has an active code case on this property since 05/28/2024 for public nuisance, structural hazards, and substandard structure, violation notice attached. A new property owner purchased the property in August 2024, and has ignored the City's Code Compliance Officer's notifications of violations and orders to abate said violations.

City of Hurst's Code of Ordinances

Article VII. – Substandard Buildings and International Property Maintenance Code
Division 1 – Substandard Buildings. Sec. 5-295 – Substandard Buildings.

- (a) General. Any building or portion thereof which is determined to be an unsafe building in accordance with section 202 of the Building, Residential, and International Property Maintenance codes; or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in this section to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby are declared to be substandard buildings.
- (b) Inadequate sanitation. Buildings or portions thereof shall be deemed substandard when they are unsanitary. Inadequate sanitation shall include, but not be limited to, the following:
 - (1) Lack of, or improper water closet, lavatory, bathtub or shower in a dwelling unit or lodging house.
 - (3) Lack of, or improper kitchen sink in a dwelling unit.
 - (5) Lack of hot or cold running water to plumbing fixtures in a dwelling unit, or apartment complex.
 - (6) Lack of adequate heating facilities.
 - (7) Lack of or improper operation of required ventilating equipment.
 - (10) Lack of required electrical lighting.
 - (13) General dilapidation or improper maintenance.

(17) Lack of required air conditioning.

(c) Structural hazards. Buildings or portions thereof shall be deemed substandard when they are or contain structural hazards. Structural hazards shall include, but not be limited to, the following:

- (1) Deteriorated or inadequate foundation
- (2) Defective or deteriorated flooring or floor supports.
- (4) Members of walls, partitions or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
- (6) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(d) Nuisance. Buildings or portions thereof in which there exists any nuisance as defined by ordinance are deemed substandard buildings.

(e) Faulty weather protection. Buildings or portions thereof shall be considered substandard when they have faulty weather protection which shall include, but not be limited to the following:

- (2) Deteriorated or ineffective waterproofing of exterior walls, roof, foundations or floors, including broken windows or doors.
- (3) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint, or other approved protective coverings.

Hurst Way/Strategic Priorities:

Consideration of the public hearing is a direct representation of Council's goal for **Community and Economic Vitality**.

Recommendation:

Staff recommends City Council **set a public hearing to consider ordering the repair, removal, or demo of all improvements on the property, staff requests that Council schedule one for the first available Council meeting, April 22, 2025, due to nuisances and life safety issues on the property.**



City Council Staff Report

SUBJECT: Consideration to set a date and time to conduct a public hearing to order the repair, removal, or demolition of all improvements at 1016 Mountain Terrace, Hurst, TX 76053, and legally described as Woodland Park Twnhms Addition, Block 1 Lot 67 & Part of CE

Supporting Documents:

Meeting Date: 3/25/2025

Department: Planning and Development

Reviewed by: Michelle Lazo

City Manager Review:

Background/Budget Analysis:

Code Compliance has actively been committed to pursuing compliance on this property since initiating a code case in 2022 for multiple violations including substandard building, stagnant pool water, unsanitary premises, trash / debris, and high grass / weeds. As of December 2024, the property / structure is vacant, therefore the City has been maintaining the property.

City of Hurst’s Code of Ordinances

Article VII. – Substandard Buildings and International Property Maintenance Code
Division 1. Substandard Buildings. Sec. 5-295 – Substandard Buildings

- (a) General. Any building or portion thereof which is determined to be an unsafe building in accordance with section 202 of the Building, Residential, and International Property Maintenance codes; or any building or portion thereof, including any dwelling unit, guest room or suite of rooms, or the premises on which the same is located, in which there exists any of the conditions referenced in this section to an extent that endangers the life, limb, health, property, safety or welfare of the public or the occupants thereof shall be deemed and hereby are declared to be substandard buildings.
- (b) Inadequate sanitation. Buildings or portions thereof shall be deemed substandard when they are unsanitary. Inadequate sanitation shall include, but not be limited to, the following:
 - (1) Lack of, or improper water closet, lavatory, bathtub or shower in a dwelling unit or lodging house.
 - (3) Lack of, or improper kitchen sink in a dwelling unit.
 - (5) Lack of hot or cold running water to plumbing fixtures in a dwelling unit, or apartment complex.
 - (6) Lack of adequate heating facilities.

- (7) Lack of or improper operation of required ventilating equipment.
- (8) Lack of minimum amounts of natural light and ventilation required by City codes.
- (10) Lack of required electrical lighting.
- (11) Dampness of habitable rooms
- (12) Infestation by insects, vermin or rodents as determined by the Building Official.
- (13) General dilapidation or improper maintenance.
- (14) Lack of connection to required sewage disposal system.
- (15) Lack of adequate garbage and rubbish storage and removal facilities
- (17) Lack of required air conditioning.

(c) Structural hazards. Buildings or portions thereof shall be deemed substandard when they are or contain structural hazards. Structural hazards shall include, but not be limited to, the following:

- (1) Deteriorated or inadequate foundation
- (2) Defective or deteriorated flooring or floor supports.
- (3) Flooring or floor supports of insufficient size to carry imposed load with safety.
- (4) Members of walls, partitions or other vertical supports that split, lean, list, or buckle due to defective material or deterioration.
- (6) Members of ceilings, roofs, ceiling and roof supports or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(d) Nuisance. Buildings or portions thereof in which there exists any nuisance as defined by ordinance are deemed substandard buildings.

(f) Hazard Plumbing. Plumbing which was installed in violation of code requirements in effect at the time of installation or plumbing not installed in accordance with generally accepted construction practices in areas where no codes were in effect or which has not been maintained in good condition or which is not free of cross-connections or siphonage between fixtures shall be considered substandard.

(g) Hazardous Mechanical Equipment. Mechanical equipment which was installed in violation of code requirements in effect at the time of installation or mechanical equipment not installed in accordance with generally accepted construction practices in areas where no codes were in effect or which has not been maintained in good and safe condition shall be considered substandard.

(h) Faulty Weather Protection. Buildings or portions thereof shall be considered substandard when they have faulty weather protection which shall include, but not be limited to, the following:

- (1) Deteriorated, crumbling or loose plaster
- (3) Defective or lack of weather protection for exterior wall coverings,

including lack of paint, or weathering due to lack of paint or other approved protective covering.

- (4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.
- (k) Hazardous or unsanitary Premises. The accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage offal, rat harborages, stagnant water, combustible materials, and similar materials or conditions on a premise constitutes a nuisance to be abated as provided by this article.
- (l) Inadequate Exits. Except for those buildings or portions thereof which have been provided with adequate exit facilities conforming to the provisions of this code, buildings or portions thereof whose exit facilities were installed in violation of code requirements in effect at the time of their construction or whose exit facilities have not been increased in number or width in relation to any increase in occupant load due to construction shall be considered substandard.

Hurst Way/Strategic Priorities:

Consideration of the public hearing is a direct representation of Council's goal for **Community and Economic Vitality**.

Recommendation:

Staff recommends City Council **set a public hearing to consider ordering the repair, removal, or demo of all improvements on the property, staff requests that Council schedule one for the first available Council meeting, April 22, 2025, due to nuisances and life safety issues on the property.**

Future Events Calendar

March 25, 2025

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>
March 29, 2025 5:00 – 9:00 p.m.	Pups and Pints, Hurst Dog Park 900 TCC Road
Saturday, April 5, 2025	Extra Bulk Collection, Residents NORTH of HWY 121
Wednesday, April 9, 2025 5:00 – 7:30 p.m.	Eggstravaganza, Hurst Community Park 601 Precinct Line Road
Friday, April 11, 2025 5:30 – 7:00 p.m.	Sensory-friendly Egg Hunt, Central Park 700 Mary Drive
Saturday, April 12, 2025	Extra Bulk Collection, Residents SOUTH of HWY 121
Saturday, April 12, 2025 8:00 – 11:00 a.m.	Household Hazardous Waste Collection, Hurst Service Center, 2001 Precinct Line Rd.
Saturday, April 12, 2025 4:00 – 6:00 p.m.	Doggone Egg Hunt, Hurst Dog Park 900 TCC Road
Friday, April 18, 2025	City Hall Offices closed in observance of Good Friday