

City Council Minutes
Tuesday, June 10, 2025

On the 10th day of June 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
Jon McKenzie	)	Mayor Pro Tem
Cathy Brotherton	)	Councilmembers
Gary N. Waldron)	
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
Michelle Lazo	)	Executive Director of Planning and Development
Chris Connolly	)	Executive Director of Economic Development
Robert Saucedo	)	Executive Director of Public Works
Steve Niekamp	)	Police Chief
Brent Craft	)	Fire Chief

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

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

The Pledge of Allegiance and Texas Pledge were given.

PROCLAMATION(S) AND PRESENTATION(S)

1. Proclamation recognizing Amateur Radio Week

Councilmember Meeks read and presented the proclamation recognizing Amateur Radio Week to members of the Hurst Amateur Radio Club and Fire Chief Brent Craft. Chief Craft expressed his appreciation for the club noting the importance of their assistance to the community.

CONSENT AGENDA

2. Consider approval of the minutes for the May 27 and 29, 2025 Council meetings
3. Consider Ordinance 2596, second reading, SUP-2024-00029, Titan Towers, a Special Use Permit for a new cell tower on a portion of Lot 26, Block 1 Payton Addition, being 1.26 acres located at 1141 W. Hurst Blvd

4. Consider authorizing the city manager to enter in to an agreement for tax collection services with Tarrant County

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

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

No: None

PUBLIC HEARING(S) AND RELATED ITEM(S)

5. Conduct a Public Hearing and consider Ordinance 2597, first reading, to consider SITE-2025-0003 Valentine Oaks Homes, a site plan for Lot F1, Block 16 Valentine Oaks Addition, being .788 acre located at 912 Barbara Ann Drive

Mayor Wilson announced the public hearing to consider Ordinance 2597, first reading, to consider SITE-2025-0003 Valentine Oaks Homes, a site plan for Lot F1, Block 16 Valentine Oaks Addition, being .788 acre located at 912 Barbara Ann Drive and noted a petition was received this evening from surrounding owners against the case. Mayor Wilson recognized Executive Director of Planning and Development Michelle Lazo who reviewed the proposed case. Ms. Lazo noted the applicant is requesting to develop two (2) quadraplexes with three bedrooms and two bathrooms per unit, 19 parking spaces will be provided on Barbara Ann with emergency access to the north. She stated they will build two story structures and reviewed landscaping, elevation, building materials and floor plans.

Mayor Wilson recognized the following individuals who spoke in support:

Jason Trafton, 7075 Twin Hills Ave., Dallas with the engineering firm for the developer. Mr. Trafton also provided an overview of the project noting that the mixed-use requires two stories; the Planning and Zoning Commission recommended approval and further reviewed zoning, design, and compliance with the intent of mixed-use development. He also noted site visibility and distance to neighbors along with irrigation and maintenance for the project. Developer Raz Hansraj, 4025 Campania Ct., Colleyville, provided a presentation including his development background, intent to have respectful communication with the neighbors, quality of the rental units, property management requirements along with additional review of elevations, floor plans, parking, visibility and commitment to quality and privacy concerns addressed by neighbors.

Mayor Wilson recognized the following individuals who spoke against:

Kevin McKeen, 920 Barbara Ann Dr, Hurst who expressed his and his neighbors' concerns regarding the proposed development and provided a presentation including pictures of current elevations of the site and surrounding area, parking on the street, area drainage and wildlife with concerns of the impact to the area neighbors. He noted concern of the proposed two-story structures and visibility to the one-story homes' backyards, no fourplexes in the area, loss investment to their homes, increased parking on the street, rental property standards and not being maintained with frequent turnover, and the overall aesthetics not blending with the current neighborhood. Mr. McKeen also expressed concern regarding a possible federal protected animal habitat nearby. He expressed the neighborhood is not opposed to

development but wants the right kind of development indicating single-family homes or duplexes would be better.

Also in opposition and did not speak: Jacquelyn Hudgins, 517 Oak Park Dr., Hurst; Rosa M. Maurice, 1208 Terrace Trail, Hurst; John M. Maurice, 1208 Terrace Trail, Hurst; Susan Carter, 932 Barbara Ann Dr., Hurst; John Maurice, 3456 N. Riley Place, Hurst; Brandi Maurice, 33456 N. Riley Place, Hurst; Judy Richardson, 924 Barbara Ann Drive, Hurst; Melody McKeen, 920 Barbara Ann Drive, Hurst; Norma Walsh, 901 Barbara Ann Drive, Hurst; Patricia Boyd, 905 Barbara Ann Drive, Hurst.

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

In response to Council questions, Developer's Engineer Trafton reviewed drainage noting actual construction will be discussed during the civil process; and grading issues would typically be addressed through a small retaining wall or swale. Developer Hansraj noted that two story is required, reviewed his property ownership and management requirements, his willingness to address visibility concerns on north facing second story windows and there is no data to indicate the value impact to the neighboring single-family homes. Executive Director of Planning and Development Ms. Lazo noted if parking becomes a problem with visibility or safety staff would look at it as they have in other areas of town. Staff advised the petition did not meet the requirement for a super-majority vote for approval.

Mayor ProTem McKenzie moved to approve Ordinance 2597, first reading, SITE-2025-0003 Valentine Oaks Homes with the stipulation the second story windows on the north be frosted. Motion failed for lack of second.

Councilmember Cobern moved to deny Ordinance 2597, first reading, SITE-2025-0003 Valentine Oaks Homes. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

Ayes: Councilmembers Brotherton, Meeks, Waldron and Cobern
No: McKenzie

OTHER BUSINESS

6. Consider authorizing the city manager to enter into a First Amendment to an interlocal agreement with participating Northeast Fire Department Association (NEFDA) cities to include DFW Airport

Fire Chief Brent Craft reviewed the First Amendment to an interlocal agreement with participating Northeast Fire Department Association (NEFDA) cities to include DFW Airport noting the addition of DFW will be beneficial with the addition of the DFW capital equipment. He reviewed the participation structure and that the First Amendment allows DFW to join NEFDA as a member, responsible only for operational dues.

Councilmember Meeks moved to authorize the city manager to enter into a First Amendment to an interlocal agreement with participating Northeast Fire Department Association (NEFDA) cities to include DFW Airport and upon final approval to form by the City Attorney. Motion seconded by Councilmember Brotherton. Motion prevailed by the

following vote:

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

No: None

7. Consider authorizing the city manager to enter into a contract with ABC Plumbing for the Coffee Shop plumbing renovation project at 420 W. Pipeline Road

Executive Director of Economic Development Chris Connolly reviewed the proposed contract with ABC Plumbing for the Coffee Shop plumbing renovation project at 420 W. Pipeline Road noting the extensive excavation and for ADA compliance and plumbing to bring the 55-year-old building to code. He noted three bids were received and ABC Plumbing is recommended as the lowest responsible bidder. He noted funding for the \$36,445 renovation will be funded by lease revenue from the Val Oaks Fund.

Councilmember Cobern moved to authorize the city manager to enter into a contract with ABC Plumbing for the Coffee Shop plumbing renovation project at 420 W. Pipeline Road. Motion seconded by Councilmember Waldron. Motion prevailed by the following vote:

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

No: None

8. Review of upcoming calendar items – Assistant City Manager Malaika Farmer reviewed the future event calendar in the packet.
9. City Council Reports - Items of Community Interest – Mayor Pro Tem McKenzie noted the groundbreaking ceremony this morning for the Hurst Hills Elementary School construction project. In response to Councilmember Meeks, Fire Chief Craft noted Hurst's participation in a collapsed tunnel rescue in the City of Fort Worth.

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 – No one spoke.

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 on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Open Meetings Act 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 did not recess to Executive Session.

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

ADJOURNMENT

The meeting was adjourned at 7:38 p.m.

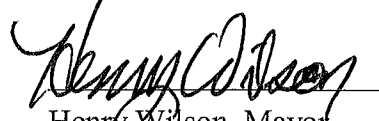
APPROVED this the 24th day of June 2025.

ATTEST:



Rita Frick, City Secretary

APPROVED:



Henry Wilson, Mayor