

Minutes
Hurst City Council
Work Session
Tuesday, September 9, 2025

On the 9th day of September 2025, at 5:40 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
Jon McKenzie	)	Mayor Pro Tem
Cathy Brotherton	)	Councilmembers
Gary N. Waldron)	
Jimmy Meeks)	
Trasa Cobern)	
Clay Caruthers	)	City Manager
Alex Crowley	)	City Attorney
Malaika Marion Farmer	)	Assistant City Manager
Clayton Fulton	)	Assistant City Manager
Rita Frick	)	City Secretary
Michelle Lazo	)	Executive Director of Planning and Development
Tanya Wilson	)	Building Official

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

I. Call to Order - The meeting was called to order at 5:40 p.m.

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

II. Informational Items

- **Update and discussion of upcoming Calendar Items** – City Manager Clay Caruthers and staff briefed Council on upcoming calendar items.
- **Update and discussion of Special Called 89th Legislative Session** – City Manager Clay Caruthers advised SB 10 died in session.
- **Update and discussion regarding 916 Zelda and 1016 Mountain Terrace** – Building Official Tanya Wilson provided updates on 916 Zelda and 1016 Mountain Terrace. She showed pictures, provided an update and stated 916 Zelda should be able to final out this week. Ms. Wilson stated the contractor of 1016 Mountain Terrace had to replace more than anticipated but plans to be completed by December 10. She indicated staff has received no complaints since the contractor had purchased the home and is getting weekly updates.

III. Update and discussion of Regular Agenda Items

IV. Update and discussion of Agenda Item(s) 3

Conduct a Public Hearing and Consider Ordinance 2608, first reading, Z-2025-00003 Hurst Business Park, a zoning change from MH to OC-PD with a site plan for Tract 4C Gulaver

Wilson Survey A 1626, being .80 acre located at 708 W Hurst Boulevard

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed case noting the small site was originally part of a mobile home park and then several other types of businesses. She stated the property was sold by metes and bounds and they will have to plat. Ms. Lazo stated the zoning change is to allow two office warehouses being 1500 and 1700 square feet. She reviewed fire access, sidewalks, monument sign, and six-foot masonry screening wall.

V. Update and discussion of Agenda Item(s) 4

Consider Resolution 1895 approving a negotiated settlement between the Atmos Cities Steering Committee (“ACSC”) and Atmos Energy Corp., Mid-Tex Division regarding the company’s 2025 rate review mechanism filing

Assistant City Manager Clayton Fulton briefed Council on the negotiated settlement noting the Rate Review Mechanism utilized for the process allows for a more direct negotiation. Mr. Fulton noted the original Atmos submittal of \$245.2 million and that through the review process and several meetings, the parties have agreed to settle the case at \$205.6 million. He stated the impact of the settlement on average residential rates is an increase of \$7.83 on a monthly basis.

VI. Update and discussion of Agenda Item(s) 5

Consider report and the conditional abatement of City Council’s July 8, 2025 Order regarding 916 Zelda, Hurst, TX 76053, and legally described as Glenn View Addition, Block 7 Lot 14

VII. Update and discussion of Agenda Item(s) 6

Consider rescinding the June 24, 2025, Order regarding 1016 Mountain Terrace, Hurst, TX 76053, and legally described as Woodland Park Twnhms Addition, Block 1 Lot 67 & Part of CE


EXECUTIVE SESSION in compliance with the provisions of the Texas Open Meetings Law, authorized by Tex. Government Code 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 551.071 Consultation with 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 at 5:40 p.m. to Executive Session in compliance with the provisions of the Texas Open Meetings Law, authorized by Tex. Government Code 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 reconvened open session at 5:54 p.m.

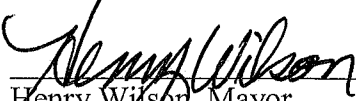
VIII. ADJOURNMENT –The Work Session adjourned at 6:20 p.m.

APPROVED this the 23rd day of September 2025.

ATTEST:


Rita Frick, City Secretary

APPROVED:


Henry Wilson, Mayor