

City Council Minutes
Tuesday, March 10, 2026

On the 10th day of March 2026, 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
John Miller)	
Trasa Cobern)	
Jimmy Meeks)	
Clay Caruthers	)	City Manager
Matthew Boyle	)	City Attorney
Malaika Marion Farmer	)	Assistant City Manager
Clayton Fulton	)	Assistant City Manager
Rita Frick	)	City Secretary
Robert Saucedo	)	Executive Director of Public Works
Billy Keadle	)	Police Chief
Michelle Lazo	)	Executive Director of Planning and Development

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

The meeting was called to order at 6:30 p.m. and Mayor Pro Tem McKenzie gave the Invocation.

The Pledge of Allegiance and Texas Pledge were given.

CONSENT AGENDA

1. Consider approval of the minutes for the February 24, 2026 Council meetings

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

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

PUBLIC HEARING(S) AND RELATED ITEM(S)

2. Conduct a Public Hearing and consider Ordinance 2619, first reading, to consider Site-2025-00012 7 Brew Coffee, a Site Plan revision on a portion of Lot 2R1, Block 1 Lowes Addition #1, being 14.65 acres located at 770 Grapevine Highway

Mayor Wilson announced a public hearing and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the proposed case. Ms. Lazo noted the site plan revision request is for 7 Brew Coffee in the Lowes parking lot with an 820 square foot

building and a separate storage cooler. She reviewed the drive que of two lanes that can accommodate 28 cars and other landscape and operations to help que traffic away from the main entrance, including a striping plan to exit by Rosa's. She also reviewed elevations and signage.

Mayor Wilson recognized 7 Brew Representative Channing Lackland, 1417 Creekside Drive, Richardson, Texas who stated she is happy to answer any questions.

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

In response to Council questions, Ms. Lackland noted the experience of their company, and with the traffic study and business model, she was comfortable the 28 car stack and fast service would keep traffic moving. She stated the traffic que was not designed for large truck and trailer traffic.

Mayor Pro Tem McKenzie moved to approve Ordinance 2619, first reading, 7 Brew Coffee. Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

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

No: None

3. Conduct a Public Hearing and consider Ordinance 2620, first reading, to consider Site-2026-00001 Alexander Roofing, a Site Plan for Lot 1A1R, Block 1 Adams Acres Addition, being .438 acre located at 1305 Cimarron Trail

Mayor Wilson announced a public hearing to consider Site-2026-00001 Alexander Roofing, a Site Plan for Lot 1A1R, Block 1 Adams Acres Addition, being .438 acre located at 1305 Cimarron Trail and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the case. Ms. Lazo noted the property was zoned mixed use in 2023. She stated Alexander Roofing purchased the site and plans to add a 1200 square foot storage building to add storage for his business. She reviewed landscaping noting the removal of one oak tree, with numerous trees remaining and the addition of a monument sign. Ms. Lazo also noted the existing wood fence to remain and serve as a screening wall.

Mayor Wilson recognized applicant Justin Alexander 701 Huey Ct., Hurst, Texas who stated he bought the building in June and renovated the inside and wants to add the storage building for his roofing company needs.

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

In response to Council questions, Ms. Lazo stated the fire department is okay with the location of the nearest fire hydrant.

Councilmember Cobern moved to approve Ordinance 2620, first reading, Alexander Roofing. Motion seconded by Mayor Pro Tem McKenzie. Motion prevailed by the following vote:

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

No: None

4. Conduct a Public Hearing and consider Ordinance 2621, first reading, to consider Z-2025-00010 Valentine Oaks Duplex, a Zoning Change R2-PD (Duplex Planned Development) to R2 (Duplex) on Lot G, Block 16 Valentine Oaks Addition, being .445 acre located at 916 Barbara Ann

Mayor Wilson announced a public hearing to consider Z-2025-00010 Valentine Oaks Duplex, a Zoning Change R2-PD (Duplex Planned Development) to R2 (Duplex) on Lot G, Block 16 Valentine Oaks Addition, being .445 acre located at 916 Barbara Ann and recognized Executive Director of Planning and Development Michelle Lazo who reviewed the proposed case. Ms. Lazo stated Raz Hansraj owns 916 Barbara Ann and the lot to the south. She stated 916 Barbara Ann is currently zoned R2-PD and the other lot is zoned mixed use. She stated Mr. Hansraj requested R2-PD to R2 to build a single duplex.

Mayor Wilson recognized applicant Raz Hansraj, 4025 Compania Ct., Colleyville, Texas who stated he is requesting the zoning change from R2-PD to R2.

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

In response to Council questions, City Attorney Matthew Boyle reviewed the differences between R2-PD and R2 noting with site plan approval for R2-PD and R2, the applicant is entitled to proceed without any additional review or site plan consideration. Mr. Boyle also noted with the R2 designation the developer is entitled to develop a duplex, triplex and quadplex.

Mayor Pro Tem McKenzie moved to deny Ordinance 2621. Motion seconded by Councilmember Brotherton. Motion prevailed by the following vote:

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

Mayor Wilson noted the applicant can still build a duplex.

PLAT(S)

5. Consider P-2026-00001 Stephan Drive Addition a replat of Lots 1-5 to Lots 1R-5R, Block A, being 2.012 acres located at 500-508 Stephan Drive

Executive Director of Planning and Development Michelle Lazo reviewed the proposed replat for Stephan Drive Addition noting the applicant is requesting the replat in order to shift the property line between lots 3 and 4 in order to keep an existing carport structure. She noted the original goal was to keep 2 homes and sell the remaining lots, but decided to demo the original home.

Councilmember Miller moved to approve P-2026-0001 Stephan Drive Addition. Motion seconded by Councilmember Cobern. Motion prevailed by the following vote:

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

No: None

OTHER BUSINESS

6. Consider approval of North East Mall's application to allow Flip Circus to hold an event in April 2026

Assistant City Manager Malaika Farmer reviewed the request to allow Flip Circus to operate on the premises of North East Mall per the development agreement with the mall. She stated this will be the second event allowed and all required items have been submitted. Ms. Farmer stated staff is recommending approval. Mayor Wilson recognized applicant Carlos De La Garza, 2119 Turtle Lane, Mission, Texas who thanked the Council and expressed excitement to be in Hurst. He stated their circus is a traditional family circus with no animals, reviewed pricing, sales tax collection, no alcohol sales and their offerings of popcorn, peanuts and various snack food.

Councilmember Brotherton moved to approve the NE Mall's application to allow Flip Circus to hold an event in April. Motion seconded by Councilmember Meeks. Motion prevailed by the following vote:

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

No: None

7. Review of upcoming calendar items – Assistant City Manager Malaika Marion Farmer reviewed the Future Events Calendar noting the start of various egg hunts with the Doggone Egg Hunt on March 21 and several others during the holiday. She noted these and other events could be seen on the City's website and social media sites. She also noted that city offices will be closed Good Friday and there will be a community clean up on April 11 starting at the Coffee Shop on Pipeline Road.
8. City Council Reports - Items of Community Interest – Councilmember Cobern noted that after seeing the Hurst Taco Trail article in the Hurst Happenings Magazine she and her son recently started the tour and she is excited to visit the 15 different taco places located in Hurst. She noted the chance to win a prize if you visit all sites and encouraged everyone to work on the Taco Trail.

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 Government Code, Section 551.087 deliberation and conducting of economic development negotiations regarding financial information relative to prospective business expansion in the City, and Section 551.071 consultation with and legal advice from the city attorney regarding Code Enforcement, economic development, real estate, and

zoning 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 to reconvene in Open Session at the conclusion of the Executive Session

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

ADJOURNMENT

The meeting was adjourned at 6:59 p.m.

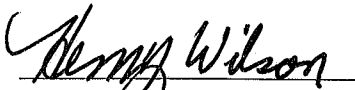
APPROVED this the 24th day of March 2026.

ATTEST:



Rita Frick, City Secretary

APPROVED:



Henry Wilson, Mayor