

Minutes
Hurst City Council
Work Session
Tuesday, March 10, 2026

On the 10th day of March 2026, at 5:30 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
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
Kyle Gordon	)	Executive Director of Community Services
Tanya Wilson	)	Building Official
Michelle Lazo	)	Executive Director of Planning and Zoning

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

I. Call to Order - The meeting was called to order at 5:30 p.m.

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

II. Informational Items

- **Update and discussion of upcoming Calendar Items** City Manger Clay Caruthers noted the date for the upcoming Strategic Planning meeting and other events.
- **Update and discussion of upcoming Community Special Events** - Assistant City Manager Malaika Farmer noted several upcoming calendar items including the upcoming holiday events kicking off with the Doggone Egg Hunt. She also noted numerous Community Service events with information on the website and social media.
- **Update and discussion of Order of Demolitions for 1129 Desiree Lane and 1324 W. Redbud Drive** – Assistant City Manager Malaika Farmer and Building Official Tanya Wilson provided an update to Council on the demolition plans for 1129 Desiree Lane and 1324 W. Redbud Drive.

III. Update and discussion of Regular Agenda Items

IV. Update and discussion of Agenda 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

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed site plan for 7 Brew Coffee. Ms. Lazo noted the applicant is seeking to put a small building with a two-lane drive-through in the Lowe's parking lot and reviewed the traffic control plan, elevations and landscaping.

V. Update and discussion of Agenda Item(s) 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

Executive Director of Planning and Development Michelle Lazo briefed Council on the proposed case noting the applicant is going into an existing building but will be needing additional storage on the property. There is adequate landscaping and he will maintain the wood fence along the neighboring properties. Ms. Lazo noted he has support from the surrounding neighbors.

VI. Update and discussion of Agenda Item(s) 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

Executive Director of Planning and Development Michelle Lazo briefed Council on the case noting the applicant is proposing to change the zoning from R2-PD (Duplex Planned Development) to R2 (Duplex). Ms. Lazo noted the owner has appeared with a site plan in the past and is now trying to build by right. He has an agreement with the neighbor to the north and is planning a single-story duplex. In response to questions, the city attorney reviewed the differences between R2-PD and R2.

VII. Update and discussion of Agenda Item(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 briefed Council on the proposed replat to fix the lot lines for future building. The applicant has five lots on this cul-de-sac and recently demoed an existing house, except for a carport, that prompted this change.

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

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

Assistant City Manager Malaika Marion-Farmer briefed Council on Flip Circus application for an event at the NE Mall. She stated per the 380 Agreement this is their second out of the two major outdoor events that they are allowed. The circus will be acrobatics based and no animals. Flip Circus is a reputable circus currently set up in a nearby city and they have completed everything they need to for the permitting and application process.

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 – Mayor Wilson did not recess to Executive Session.


IX. ADJOURNMENT –The Work Session adjourned at 6:17 p.m.

APPROVED this the 24th day of March 2026.

ATTEST:


Rita Frick, City Secretary

APPROVED:


Henry Wilson, Mayor