

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD FEBRUARY 6, 2025.

The City Council of the City of Crowley, Texas met in Regular Session on Thursday, February 6, 2025, at 7:00 PM in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Call to Order and Roll Call

Mayor Billy Davis called the Regular Session to order at 7:00 p.m. City Secretary Carol Konhauser called roll and noted a quorum was present.

Present were

Council Member Tina Pace, Council Member Jesse Johnson, Council Member Jim Hirth, Council Member Matt Foster, Council Member Scott Gilbreath, Mayor Billy Davis

City staff included:

City Manager, Lori Watson

Asst City Manager, Cristina Winner

Asst City Manager, Matt Elgin

City Secretary, Carol Konhauser

Planning and Comm Dev Director, Rachel Roberts

Public Works Director, Mike Rocamontes

EDC Director, Molly Martin

Asst Finance Director, Heather Gwin

HR Administrator, Lacy Duncan

Downtown Events Coordinator, Julie Hepler

Absent:

Council Member Jerry Beck

Invocation and Pledge of Allegiance to the American and Texas Flags

Invocation was given by Council Member Tina Pace followed by the Pledge of Allegiance to the American and Texas Flags.

Presentations/Proclamations

NONE

Consent Agenda

1. Discuss and consider approving the minutes from the regular meeting held January 16, 2025.

Council Member Jim Hirth made the motion to Approve consent agenda item(s) as presented; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 6-0.

Public Hearings

1. Hold a public hearing to discuss and consider approval of Ordinance 02-2025-554, an ordinance for a specific use permit, requested by Mark Sunkel from Beach Club Express Car Wash, to allow a car wash in the General Commercial district located at 812 S. Crowley Rd in the Stone Gate Plaza Addition Block 1 Lot 16R1, conveyed by deed recorded as D212193470, deed records, Tarrant County, Texas. **Case # SUP-2024-004**

Mayor Davis opened the public hearing at 7:03 p.m. and invited anyone wishing to speak to come forward.

Planning and Community Development Director Rachel Roberts explained the proposed development site, created in 2004, is part of the Stone Gate Plaza shopping center, and has remained vacant but is already served by city utilities. It is zoned General Commercial, allowing a car wash only with a Specific Use Permit (SUP). The site is adjacent to other General Commercial properties and separated from a planned residential development by a creek and floodplain.

The location aligns with the city's Comprehensive Land Use Plan, which designates it for Traditional Suburban Commercial use, supporting auto-oriented businesses along major corridors. The proposed car wash is compatible with neighboring properties, including an adjacent auto parts store, and would be one of only a few car washes in the city.

The site plan meets zoning requirements, with designated landscaping areas, though plant details must be submitted with a building permit application. Road access will use an existing shared connection to Crowley Rd, eliminating the need for a new TxDOT permit. A curb between this site and AutoZone is recommended to prevent traffic confusion.

The Planning & Zoning Commission held a public hearing, where only the applicant spoke, and recommended approval with conditions. City staff supports approval with conditions allowing minor site plan amendments without additional review, provided key elements remain unchanged. The City Council is now considering the ordinance for approval, modification, postponement, or denial.

Mayor Davis closed the public hearing at 7:11 p.m.

Council Member Jesse Johnson made the motion to Approve Ordinance 02-2025-554 for a Specific Use Permit to allow a car wash at 812 S Crowley Rd ; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 6-0.

City Business

1. Discuss and consider adoption of Resolution R02-2025-442, designating a Farmer's Market to be known as the "Crowley Market on Main" as outlined in Ord. NO 05-2012-181. and approving the Crowley EDC to enter into a Facilities Usage Agreement.

Council Member Tina Pace made the motion to Approve Resolution R02-2025-442 designating a Farmer's Market to known as the "Crowley Market on Main"; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 6-0.

2. Discuss and consider approving Resolution R02-2025-440 approving a Permanent Water Facility Easement Agreement with the City of Fort Worth.

Council Member Jesse Johnson made the motion to Approve Resolution R02-2025-440 for a permanent water facility easement agreement with the City of Fort Worth; second by Council Member Matt Foster, council voted unanimously to approve the motion as presented. Motion carried 6-0.

3. Discuss and consider approving Resolution R02-2025-441 for a Temporary Construction Easement Agreement with the City of Fort Worth.

Council Member Jim Hirth made the motion to Approve Resolution R02-2025-441 for a temporary construction easement agreement with the City of Fort Worth; second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 6-0.

4. Discuss and consider approval of Ordinance #02-2025-556, amending Chapter 102 "Signs" by amending the Schedule for Permanent Signs, the regulations for a Master Sign Plan, and the requirement to have a certificate of occupancy.

Council Member Jim Hirth made the motion to Approve Ordinance 02-2025-556 amending Chapter 102; second by Council Member Matt Foster, council voted unanimously to approve the motion as presented. Motion carried 6-0.

5. Discuss and consider adoption of Resolution R02-2025-444 a resolution approving an agreement between Karis MMD and the City of Crowley, Texas for the installation and maintenance of landscaping within the Monarch Drive and Karis Blvd right of ways and authorizing the City Manager to execute that agreement.

Council Member Tina Pace made the motion to Approve Resolution R02-2025-444 and authorizing staff to coordinate the final agreement; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 6-0.

6. Discuss and consider adoption of Joint Resolution R02-2025-443 a Joint Resolution between the City of Crowley and the Crowley Independent School District Board of Trustees, to enter into an agreement to hold a joint election in precincts that can be served by common polling places and authorizing the Mayor to execute said agreement.

Council Member Matt Foster made the motion to Approve Resolution R02-2025-443 a Joint Resolution between the City of Crowley and the Crowley ISD to hold a joint election;

landscaping and irrigation systems along Karis Boulevard and Monarch Drive. Working with the City Attorney and the Nehemiah group, staff developed an agreement outlining responsibilities. The KMMD board has approved the terms, under which they will fund and oversee the installation, creating a tree-lined streetscape. The City will own the landscaping but KMMD will maintain it. Staff is coordinating with the Nehemiah design team to ensure tree placement does not interfere with future sidewalk and thoroughfare improvements. He also explained that staff is still working on final design with Karis and therefore were recommending approval of the agreement with the condition that Karis provides future sidewalk illustrations, artwork locations, and updated planting schedule.

6. Discuss and consider adoption of Joint Resolution R02-2025-443 a Joint Resolution between the City of Crowley and the Crowley Independent School District Board of Trustees, to enter into an agreement to hold a joint election in precincts that can be served by common polling places and authorizing the Mayor to execute said agreement.

No discussion.

7. Discuss and consider adoption of Ordinance 02-2025-555 an ordinance of the City Council of the City of Crowley, Texas, Ordering a General Election to be held on May 03, 2025; appointing an election judge and alternate judge, designating location of polling place; providing for dates; prescribing the hours; providing for an early voting ballot board; providing for the posting and publication of notice; and providing an effective date and authorize the Mayor to execute the Notice of Election.

No discussion.

8. Discuss and consider approval of a Lease Agreement between Johnson County and the City of Crowley for the lease of an accessible voting unit (ES&S Express Vote) for Early Voting and Election Day Voting for the General Election to be held on May 3, 2025, and authorizing the Mayor to execute said agreement.

No discussion.

Adjournment

As there was no further business, Mayor Billy Davis adjourned the meeting at 6:43 p.m.

ATTEST:



Billy Davis, Mayor



Carol C. Konhauser, City Secretary