



**Agenda
Crowley City Council
August 20, 2026
Regular Session - 7:00 PM**

**Crowley City Hall
201 E. Main Street
Crowley TX 76036**

Citizens may address the Council by filling out a blue "Citizen Participation" card to discuss any issue that is on the Agenda. Please turn in cards to the City Secretary. Speakers are limited to three minutes (if using a translator, the time limit will be doubled).

Regular Session - August 20, 2026 - 7:00 PM

I. Call to Order and Roll Call

II. Invocation and Pledge of Allegiance to the American and Texas Flags

"I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation, under God, indivisible, with Liberty and Justice for all."

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible."

III. Consent Agenda

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

1. Discuss and consider approving the minutes from the work session and regular meeting held on August 6, 2026.
2. Discuss and consider adoption of Resolution R08-2026-488 Re-adopting the City of Crowley written Investment Policy.
3. Receive and accept the Quarterly Investment Report for the 2nd Quarter 2026.

IV. Public Hearings

1. Hold a public hearing, discuss, and consider approval of Ordinance # 08-2026-600, amending Chapter 98 "Subdivision," of the Crowley Code of Ordinances to allow administrative approval of requests to postpone consideration of a plat or project

V. City Business

1. Discuss and consider approval of a preliminary plat for Braum's Addition, Lot 1, Block A, being approximately 1.678 acres situated in the John Steele Survey, Abstract No. 1381, City of Crowley, Tarrant County, Texas. **Case # PPLT-2026-004.**
2. Discuss and consider approval of a preliminary plat for Karis Addition Phase 2A, an approximately 39.6 acre development located in the F. Wells Survey, Abstract Number 1683, the T. Toler Survey, Abstract No. 1536, and the M. Walters Survey, Abstract No. 1598, City of Crowley, Tarrant County, Texas. **Case # PPLT-2026-005.**

3. Discuss and consider adoption of Ordinance 08-2026-601 amending the FY2025-26 City of Crowley Operating Budget and appropriating resources to be known as "FY2025-26 Budget Amendment No. 3"; establishing an effective date.
4. Discuss and consider adoption of Ordinance 08-2026-602 amending the FY2025-26 City of Crowley Operating Budget and appropriating resources to be known as "FY2025-26 Budget Amendment No. 4"; establishing an effective date.
5. Discuss and consider adoption of Resolution R08-2026-489 declaring certain property as surplus to the City's needs; authorizing its trade-in; providing an effective date and authorizing the disposal of such property by trade-in; and providing an effective date.

VI. Public Comment

If you wish to make a public comment or discuss subjects not listed on the agenda, please fill out a (yellow) Visitor's Participation card and submit to the City Secretary. There will be no formal actions taken on subjects presented during public comments. Please NOTE council may NOT address or converse with you regarding a NON-AGENDA ITEM. The public comment period will only allow members of the public to present ideas and information to the City Officials and Staff.

VII. Items of Community Interest

Items of community interest include expressions of thanks, congratulations, or condolence; information regarding holiday schedules; honorary recognitions of city officials, employees or citizens; reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or employee; and announcements involving imminent threats to the public health and safety

VIII. Executive Session

Pursuant to Chapter 551, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item to receive advice from its attorney as permitted by law, or to discuss the following: 1) Section 551.071 - Consultation with Attorney, 2) Section 551.072 - Deliberations about Real Property, 3) Section 551.074 - Personnel Matters, and 4) Section 551.087 - Business Prospect/Economic Development.

IX. Reconvene and Take Action from Executive Session

Reconvene into open session and take any necessary action resulting from items posted and legally discussed in Closed Session.

X. Adjournment

I, the undersigned authority, do hereby certify that this Agenda of the Crowley City Council Regular meeting to be held on August 20, 2026 at 7:00 PM is a true and correct copy posted on August 14, 2026 at 4:00 pm at Crowley City Hall, a place convenient and readily accessible to the public at all times.



Carol C. Cannady, City Secretary



The Crowley City Hall is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at 817-297-2201 ext. 4000 for more information.



City of Crowley, Texas City Council Agenda Report

Presenter: Carol Cannady	Meeting Date: August 20, 2026
Department: City Secretary	Agenda Item: III.1.
Subject: Discuss and consider approving the minutes from the work session and regular meeting held on August 6, 2026.	

Background:

Pursuant to Section 551.021 of the Texas Government Code, every governmental body shall prepare and retain minutes of each open meeting.

Recommendation:

Recommend reviewing the minutes and suggesting changes as needed or approving as is.

Financial Information:

None

Attachments:

1. 08062026 CC WS Minutes
2. 08062026 CC Reg minutes

MINUTES OF THE CITY COUNCIL WORK SESSION HELD AUGUST 6, 2026. The City Council of the City of Crowley, Texas met in Work Session on Thursday, August 6, 2026, at 6:30 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 Work Session to order at 6:37 p.m. City Secretary Asja Reyes called roll and noted a quorum was present.

Present were

Council Member Tina Pace, Council Member Jerry Beck, Council Member Jesse Johnson, Council Member Jim Hirth, Council Member Carl T. Weber III, Council Member Scott Gilbreath, Mayor Billy Davis

City staff included:

City Manager, Lori Watson
Asst City Manager, Matt Elgin
City Attorney, Rob Allibon
City Secretary, Carol Cannady
Fire Chief, Pleasant Brooks
Police Chief, Kit Long
Planning and Comm Dev Director, Rachel Roberts
Public Works Director, Mike Rocamontes
Director of Utilities, Randal Manus
Asst Finance Director, Heather Gwin
HR Administrator, Lacy Duncan
Media Relations Coordinator, Jay Hinton

Absent:

Asst City Manager, Cristina Winner
EDC Director, Molly Martin
Downtown Events Coordinator, Julie Hepler

Non-Action Items for Discussion

1. Discuss water facilities logo and branding options.

Assistant City Manager Matt Elgin presented logo and branding options for ground and elevated water storage tanks to council for consideration of logo, branding and orientation purposes.

Consent Agenda

1. Discuss and consider approving the minutes from the work session and regular meeting held on July 16, 2026.

No discussion

2. Discuss and consider approval of Resolution No. R08-2026-487 designating the City Assistant Finance Director as the officer/employee responsible for complying with Section 26.04 of the

Texas Tax Code for the city and providing an effective date.

No discussion

City Business

1. Discuss and consider approval of a preliminary plat for Teeter Ranch, to create 189 residential lots and open space lots, requested by Steve Hawkins for an approximately 68-acre tract in the John W Haynes Survey, Abstract # 774 and the Memucan Hunt Survey, Abstract # 763, located at the southeast corner of Hampton Rd and FM 1187. Case # PPLT-2026-003

No discussion

2. Discuss and consider approval to close all non-essential city operations for a half a day on September 10, 2026, to conduct our 2nd Annual Employee Co-Op.

No discussion

3. Discuss and consider approval of a revised development plan for Karis Addition Phase 2A

No discussion

4. Discuss tax rate calculations, and establish the proposed tax rate (take a record vote).

No discussion

Executive Session

1. Discuss the value and exchange of real property located within the city pursuant to Section 551.072, Deliberations about Real Property, of the Texas Government Code.

No discussion

Adjournment

As there was no further business, Mayor Billy Davis adjourned the meeting at 6:55 p.m.

ATTEST:

Billy Davis, Mayor

Carol C. Cannady, City Secretary

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD AUGUST 6, 2026. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, August 6, 2026, 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 Cannady called roll and noted a quorum was present.

Present were

Council Member Tina Pace, Council Member Jerry Beck, Council Member Jesse Johnson, Council Member Jim Hirth, Council Member Carl T. Weber III, Council Member Scott Gilbreath, Mayor Billy Davis

City staff included:

City Manager, Lori Watson
Asst City Manager, Matt Elgin
City Attorney, Rob Allibon
City Secretary, Carol Cannady
Fire Chief, Pleasant Brooks
Police Chief, Kit Long
Planning and Comm Dev Director, Rachel Roberts
Public Works Director, Mike Rocamontes
Director of Utilities, Randal Manus
Asst Finance Director, Heather Gwin
HR Administrator, Lacy Duncan
Media Relations Coordinator, Jay Hinton

Absent:

Asst City Manager, Cristina Winner
EDC Director, Molly Martin
Downtown Events Coordinator, Julie Hepler

Invocation and Pledge of Allegiance to the American and Texas Flags

Invocation was given by MecJay Hinton 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 work session and regular meeting held on July 16, 2026.

Council Member Jim Hirth made the motion to Approve the consent agenda items as presented; second by Council Member Carl T. Weber III, council voted unanimously to approve the motion as presented. Motion carried 7-0.

2. Discuss and consider approval of Resolution No. R08-2026-487 designating the City Assistant Finance Director as the officer/employee responsible for complying with Section 26.04 of the Texas Tax Code for the city and providing an effective date.

No discussion

City Business

1. Discuss and consider approval of a preliminary plat for Teeter Ranch, to create 189 residential lots and open space lots, requested by Steve Hawkins for an approximately 68-acre tract in the John W Haynes Survey, Abstract # 774 and the Memucan Hunt Survey, Abstract # 763, located at the southeast corner of Hampton Rd and FM 1187. Case # PPLT-2026-003

Planning and Community Development Director Rachel Roberts explained the staff recommendation is for approval including the requested variance to the block length and with the condition that they resolve all the outstanding sidewalk comments with Public Works before they submit the final plat application, and they still need to add the parks board approval to the plat drawing and give us copies for the City to keep on file.

Council Member Carl T. Weber III made the motion to Approve the Preliminary Plat for Teeter Ranch including the variance to the block length and conditions stated by Planning and Community Development Director Rachel Roberts, second by Council Member Jesse Johnson. Council voted unanimously to approve the motion as presented. Motion carried 5-0.

2. Discuss and consider approval to close all non-essential city operations for a half a day on September 10, 2026, to conduct our 2nd Annual Employee Co-Op.

Council Member Jesse Johnson made the motion to Approve to close all non-essential city operations for a half a day to conduct the 2nd Annual Employee Co-Op; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 5-0.

3. Discuss and consider approval of a revised development plan for Karis Addition Phase 2A

Planning and Community Development Director Rachel Roberts explained that Karis is redoing their plat for phase 2A, but also need to redo their development plan. The plat will be presented to council on the next agenda. The development plan is a little different from the plan — it is setting the lot and street layout, the types of lots you're going to see and making sure all the standards that were going to follow the plat are put into place. Minor comments need to be addressed such as changing the font to make it easier to read, adjustment of some elevations, and Public Works asked for the removal of some trees that are posted on the corners that would make it hard to see. The staff recommendation is for approval with the condition that they have to address the comments before the city stamps and accepts the plans and accept the preliminary plat for approval. P & Z will not have to review.

Council Member Jim Hirth made the motion to Approve the revised development plan for Karis Addition Phase 2A; second by Council Member Carl T. Weber III, council voted unanimously to approve the motion as presented. Motion carried 5-0.

4. Discuss tax rate calculations, and establish the proposed tax rate (take a record vote).

City Manager Lori Watson proposed a record vote should be made regarding the DeMinimus rate of 0.696267.

Council Member Carl T. Weber III made the motion to Approve the pro-proposed tax rate as 0.696267; second by Council Member Jerry Beck, council conducted a record vote and unanimously approved the motion as presented. Motion carried 7-0.

Public Comment

No discussion

Items of Community Interest

Assistant City Manager Matt Elgin updated council on the water line repairs on Main - not a lot going on at this time. The staff has been working on Beverly to get the sanitary line connected in preparation for school going back in session next week. Once they complete the connection, they will return to the water line repair on Main near Walmart.

Executive Session

1. Discuss the value and exchange of real property located within the city pursuant to Section 551.072, Deliberations about Real Property, of the Texas Government Code.

Mayor Billy Davis announced that City Council would convene into Executive Session at 7:30 p.m. to discuss the value and exchange of real property located within the city pursuant to Section 551.072, Deliberations about Real Property, of the Texas Government Code.

Reconvene and Take Action from Executive Session

At 7:30 p.m., Mayor Davis announced the City Council would reconvene into open session.

Council Member Carl T. Weber III made the motion to Approve the contract of sale for the City to sell the approximate .061 tract of land described as Mian Addition, Block 1, Lot 2B2, City of Crowley, Tarrant County, Texas, and authorize the City Manager to execute the contract of sale and all closing related documents for the sale of the property; second by Council Member Jesse Johnson, council voted unanimously to approve the motion as presented. Motion carried 7-0.

Adjournment

As there was no further business, Mayor Billy Davis adjourned the meeting at 7:42 p.m.

ATTEST:

Billy Davis, Mayor

Carol C. Cannady, City Secretary



City of Crowley, Texas City Council Agenda Report

Presenter: Heather Gwin	Meeting Date: August 20, 2026
Department: Finance	Agenda Item: III.2.
Subject: Discuss and consider adoption of Resolution R08-2026-488 Re-adopting the City of Crowley written Investment Policy.	

Background:

The investment policy is required by the Texas Public Funds Investment Act, Section 2256.005 to be approved annually by the governing body. The Investment Policy was last presented for review and then approved at the August 15, 2024 City Council Meeting. There have been no changes to the Investment Policy since that time.

Recommendation:

Staff recommends approval of Resolution R08-2026-488.

Financial Information:

Approval of this resolution does not impact the budget.

Attachments:

1. R08-2026-488 Re-adopt Investment Policy
2. City of Crowley Investment policy

RESOLUTION NO. R08-2026-488

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, RE-ADOPTING AN INVESTMENT POLICY FOR THE CITY OF CROWLEY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Public Funds Investment Act, Section 2256.005 requires that the governing body of a local government adopt a written investment policy by rule, order, ordinance, or resolution; and

WHEREAS, the act requires that the investment policy, including a list of authorized investments and investment strategies, must be approved annually; and

WHEREAS, the attached policy, Exhibit "A" complies with the provisions of the act.

WHEREAS, the City Council reviewed and re-adopted a written Investment Policy at the August 21, 2025, Council Meeting; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, THAT:

The City Council of the City of Crowley, Texas, hereby re-adopts the Investment Policy attached hereto as Exhibit "A".

PASSED AND APPROVED this the 20th day of August, 2026.

Billy P. Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

City of Crowley Investment Policy

I. Governing Authority

Legality

The investment program shall be operated in conformance with federal, state, and other legal requirements.

II. Scope

This policy applies to the investment of all funds, excluding the investment of employees' retirement funds.

1. *Pooling of Funds*

Except for cash in certain restricted and special funds, the City of Crowley will consolidate cash and reserve balances from all funds to maximize investment earnings and to increase efficiencies with regard to investment pricing, safekeeping and administration. Investment income will be allocated to the various funds based on their respective participation and in accordance with generally accepted accounting principles.

III. General Objectives

The primary objectives, in priority order, of investment activities shall be safety, liquidity, and yield:

1. *Safety*

Safety of principal is the foremost objective of the investment program. Investments shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio. The objective will be to mitigate credit risk and interest rate risk.

a. Credit Risk

The City of Crowley will minimize credit risk, which is the risk of loss due to the failure of the security issuer or backer, by:

- Limiting investments to the types of securities listed in Section VII of this Investment Policy
- Pre-qualifying the financial institutions, broker/dealers, intermediaries, and advisers with which the City of Crowley will do business in accordance with Section V
- Diversifying the investment portfolio so that the impact of potential losses from any one type of security or from any one individual issuer will be minimized.

b. Interest Rate Risk

The City of Crowley will minimize interest rate risk, which is the risk that the market value of securities in the portfolio will fall due to changes in market interest rates, by:

- Structuring the investment portfolio so that securities mature to meet cash requirements for ongoing operations, thereby avoiding the need to sell securities on the open market prior to maturity

- Investing operating funds primarily in shorter-term securities, money market mutual funds, or similar investment pools and limiting the average maturity of the portfolio in accordance with this policy (see section VIII).

2. *Liquidity*

The investment portfolio shall remain sufficiently liquid to meet all operating requirements that may be reasonably anticipated. This is accomplished by structuring the portfolio so that securities mature concurrent with cash needs to meet anticipated demands (static liquidity). Furthermore, since all possible cash demands cannot be anticipated, the portfolio should consist largely of securities with active secondary or resale markets (dynamic liquidity). Alternatively, a portion of the portfolio may be placed in money market mutual funds or local government investment pools which offer same-day liquidity for short-term funds.

3. *Yield*

The investment portfolio shall be designed with the objective of attaining a market rate of return throughout budgetary and economic cycles, taking into account the investment risk constraints and liquidity needs. Return on investment is of secondary importance compared to the safety and liquidity objectives described above. The core of investments are limited to relatively low risk securities in anticipation of earning a fair return relative to the risk being assumed. Securities shall generally be held until maturity with the following exceptions:

- A security with declining credit may be sold early to minimize loss of principal.
- A security swap would improve the quality, yield, or target duration in the portfolio.
- Liquidity needs of the portfolio require that the security be sold.

4. *Local Considerations*

Where possible, funds may be invested for the betterment of the local economy or that of local entities within the State. The City of Crowley may accept a proposal from an eligible institution which provides for a reduced rate of interest provided that such institution documents the use of deposited funds for community development projects.

IV. Standards of Care

1. *Prudence*

The standard of prudence to be used by investment officials shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. Investment officers acting in accordance with written procedures and this investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and the liquidity and the sale of securities are carried out in accordance with the terms of this policy.

The "prudent person" standard states that, "Investments shall be made with judgment and care, under circumstances then prevailing, which persons of prudence, discretion and intelligence exercise in the management of their own affairs, not for speculation, but for investment, considering the probable safety of their capital as well as the probable income to be derived."

2. Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Employees and investment officials shall disclose any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Employees and officers shall refrain from undertaking personal investment transactions with the same individual with whom business is conducted on behalf of the City of Crowley.

3. Delegation of Authority

Authority to manage the investment program is granted to the Finance Director. Responsibility for the operation of the investment program is hereby delegated to the investment officer, who shall act in accordance with established written procedures and internal controls for the operation of the investment program consistent with this investment policy. Procedures should include references to: safekeeping, delivery vs. payment, investment accounting, repurchase agreements, wire transfer agreements, and collateral/depository agreements. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the investment officer. The investment officer shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials.

V. Authorized Financial Institutions, Depositories, and Broker/Dealers

1. Authorized Financial Institutions, Depositories, and Broker/Dealers

A list will be maintained of financial institutions and depositories authorized to provide investment services.

All financial institutions and broker/dealers who desire to become qualified for investment transactions must supply the following as appropriate:

- Audited financial statements demonstrating compliance with state and federal capital adequacy guidelines
- Proof of National Association of Securities Dealers (NASD) certification (not applicable to Certificate of Deposit counterparties)
- Proof of state registration
- Completed broker/dealer questionnaire (not applicable to Certificate of Deposit counterparties)
- Certification of having read and understood and agreeing to comply with the City of Crowley's investment policy.
- Evidence of adequate insurance coverage.

An annual review of the financial condition and registration of all qualified financial institutions and broker/dealers will be conducted by the investment officer.

VI. Safekeeping and Custody

1. Internal Controls

The investment officer is responsible for establishing and maintaining an internal control structure designed to ensure that the assets of the City of Crowley are protected from loss, theft or misuse. Details of the internal controls system shall be documented in an investment procedures manual and shall be reviewed and updated annually. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of a control should not exceed the benefits likely to be derived and (2) the valuation of costs and benefits requires estimates and judgments by management.

The internal controls structure shall address the following points:

- Control of collusion
- Separation of transaction authority from accounting and recordkeeping
- Custodial safekeeping
- Avoidance of physical delivery securities
- Clear delegation of authority to subordinate staff members
- Written confirmation of transactions for investments and wire transfers
- Dual authorizations of wire transfers
- Development of a wire transfer agreement with the lead bank and third-party custodian

Accordingly, the investment officer shall establish a process for an annual independent review by an external auditor to assure compliance with policies and procedures or alternatively, compliance should be assured through the City of Crowley annual independent audit.

VII. Suitable and Authorized Investments

1. Investment Types

Consistent with the GFOA Policy Statement on State and Local Laws Concerning Investment Practices, the following investments will be permitted by this policy and are those defined by state and local law where applicable:

- U.S. Treasury obligations which carry the full faith and credit guarantee of the United States government and are considered to be the most secure instruments available;
- U.S. government agency and instrumentality obligations that have a liquid market with a readily determinable market value;
- Certificates of deposit and other evidences of deposit at financial institutions,
- Investment-grade obligations of state, provincial and local governments and public authorities;
- Money market mutual funds regulated by the Securities and Exchange Commission and whose portfolios consist only of dollar-denominated securities; and
- Local government investment pools either state-administered or developed through joint powers statutes and other intergovernmental agreement legislation.

2. Collateralization

Where allowed by state law and in accordance with the GFOA Recommended Practices on the Collateralization of Public Deposits, full collateralization will be required on all

demand deposit accounts, including checking accounts and non-negotiable certificates of deposit.

VIII. Reporting

- 1. *Methods*

The investment officer shall submit quarterly an investment report that summarizes recent market conditions, economic developments and anticipated investment conditions. The report shall summarize the investment balances. The report shall explain the quarter's total investment return. The report shall be in compliance with state law and shall be distributed to the mayor, city council and others as required by law.

- 2. *Performance Standards*

The City of Crowley's cash management portfolio shall be designed with the objective of regularly meeting or exceeding a selected performance benchmark, which could be the average return on three-month U.S. Treasury bills, the state investment pool, a money market mutual fund or the average rate of Fed funds. These indices are considered benchmarks for lower risk investment transactions and therefore comprise a minimum standard for the portfolio's rate of return.

- 3. *Marking to Market*

The market value of the portfolio shall be calculated at least quarterly and a statement of the market value of the portfolio shall be issued at least quarterly. This will ensure that review of the investment portfolio, in terms of value and price volatility, has been performed consistent with the GFOA Recommended Practice on "Mark-to-Market Practices for State and Local Government Investment Portfolios and Investment Pools." In defining market value, considerations should be given to the GASB Statement 31 pronouncement.

X. Policy Considerations

- 1. *Exemption*

Any investment currently held that does not meet the guidelines of this policy shall be exempted from the requirements of this policy. At maturity or liquidation, such monies shall be reinvested only as provided by this policy.

- 2. *Amendments*

This policy shall be reviewed on an annual basis. Any changes must be approved by the investment officer and any other appropriate authority, as well as the individuals charged with maintaining internal controls.

XI. Approval of Investment Policy

The investment policy shall be formally approved and adopted by the governing body of the City of Crowley and reviewed annually.



City of Crowley, Texas City Council Agenda Report

Presenter: Heather Gwin	Meeting Date: August 20, 2026
Department: Finance	Agenda Item: III.3.
Subject: Receive and accept the Quarterly Investment Report for the 2nd Quarter 2026.	

Background:

Pursuant to the Government Code §2256.023, not less than quarterly, the municipality's investment officer shall prepare and submit to the governing body of the municipality, a written report of investment transactions for all funds.

Recommendation:

Staff recommends accepting the Quarterly Investment Report.

Financial Information:

None

Attachments:

1. 2nd Qtr 26 Report
2. 2nd Qtr 26 Interest

City of Crowley
Quarterly Investment Report
6/30/26

	General	Court-Special Revenue	PEG -Special Revenue	TIF/TIRZ	Truancy	Donation	Debt Service	Construction in Progress	Water	Water Construction in Progress	4B Economic Development	CCPC	Grant	Escrow	Total in Investment Account
Texpool 1111	18,557,671	65,248	235,772	920,673	46,991	105,263	1,390,292	179,376	7,775,774	39,658	6,531	-	-	-	29,323,249
Texpool 2002 CO Bond											2,485,440				2,485,440
Texpool 2005 CO Bond												2,763,924			2,763,924
Texpool 2016 CO Bond	92,169								843,914						936,083
Texpool - 2019 CO Bond									389,782						389,782
Texpool - 2021 CO Bond	2,105,008							8,104,874							10,209,882
Texpool - 2024 CO Bond												1,398,181			1,398,181
Texpool - 2025 CO Bond	92,820						40,028	4,996,797			3,058,990				8,188,635
Total by Fund	20,847,668	65,248	235,772	920,673	46,991	105,263	1,430,320	13,281,047	9,009,470	39,658	5,550,961	4,162,105	-	-	55,695,176
Interest Earned	466,326	709	2,915	12,747	510	1,143	14,674	-	96,234	-	34,205	89,557	-	-	719,020

Heather Gwin

8-12-2026 9:55 AM				D E T A I L L I S T I N G				PAGE: 1				
FUND : 10 -GENERAL FUND				TRANSACTION DATE: 3/01/2026 THRU 6/30/2026								
DEPT : N/A				ACCOUNTS: ALL								
POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====	AMOUNT=====	=====	BALANCE=====

00-46010		Interest Income										
		B E G I N N I N G B A L A N C E										551,785.63CR
3/31/26	4/16	B95700	SweepInterest	21474	Pooled Cash Interest Sweep		JE# 043497			1,221.20CR		553,006.83CR
3/31/26	4/30	B95876	Interest033126	21515	Bond Interest		JE# 043563			118,291.21CR		671,298.04CR
4/30/26	6/02	B96433	SweepInterest	21660	Pooled Cash Interest Sweep		JE# 043805			1,173.31CR		672,471.35CR
4/30/26	6/02	B96460	Interest043026	21678	Bond Interest		JE# 043828			114,520.00CR		786,991.35CR
5/31/26	6/03	B96512	Interest053126	21684	Bond Interest		JE# 043843			116,517.73CR		903,509.08CR
5/31/26	6/18	B96759	SweepInterest	21767	Pooled Cash Interest Sweep		JE# 044007			893.40CR		904,402.48CR
6/30/26	7/21	B97209	Interest063026	21888	Bond Interest		JE# 044229			113,708.70CR		1,018,111.18CR
=====				ACCOUNT TOTAL	DB:	0.00	CR:	466,325.55CR				
~~*~*~*~*~*~*~*~*				000 ERRORS IN THIS REPORT!				*~*~*~*~*~*~*~*~*~*				
				** REPORT TOTALS **		--- DEBITS ---		--- CREDITS ---				
				BEGINNING BALANCES:		0.00		551,785.63CR				
				REPORTED ACTIVITY:		0.00		466,325.55CR				
				ENDING BALANCES:		0.00		1,018,111.18CR				
				TOTAL FUND ENDING BALANCE:				1,018,111.18CR				
FUND: 11 -SPECIAL REVENUE-COURT												

00-46010		Interest Income										
		B E G I N N I N G B A L A N C E										1,013.67CR
3/31/26	4/30	B95877		21515	Bond Interest		JE# 043564			177.68CR		1,191.35CR
4/30/26	6/02	B96461		21678	Bond Interest		JE# 043829			176.59CR		1,367.94CR
5/31/26	6/03	B96513		21684	Bond Interest		JE# 043844			181.90CR		1,549.84CR
6/30/26	7/21	B97210		21888	Bond Interest		JE# 044230			172.48CR		1,722.32CR
=====				ACCOUNT TOTAL	DB:	0.00	CR:	708.65CR				
~~*~*~*~*~*~*~*~*				000 ERRORS IN THIS REPORT!				*~*~*~*~*~*~*~*~*~*				
				** REPORT TOTALS **		--- DEBITS ---		--- CREDITS ---				
				BEGINNING BALANCES:		0.00		1,013.67CR				
				REPORTED ACTIVITY:		0.00		708.65CR				
				ENDING BALANCES:		0.00		1,722.32CR				
				TOTAL FUND ENDING BALANCE:				1,722.32CR				
FUND: 12 -SPECIAL REV-INKIND PEG												

00-46010		Interest Income										
		B E G I N N I N G B A L A N C E										4,181.33CR
3/31/26	4/16	B95700	SweepInterest	21474	Pooled Cash Interest Sweep		JE# 043497			117.21CR		4,298.54CR
3/31/26	4/30	B95878		21515	Bond Interest		JE# 043565			642.03CR		4,940.57CR

FUND : 12 -SPECIAL REV-INKIND PEG

TRANSACTION DATE: 3/01/2026 THRU 6/30/2026

DEPT : N/A

ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET=====DESCRIPTION=====	VEND	INV/JE #	NOTE	=====AMOUNT=====	=====BALANCE=====
4/30/26	6/02	B96433	SweepInterest	21660 Pooled Cash Interest Sweep		JE# 043805		123.44CR	5,064.01CR
4/30/26	6/02	B96462		21678 Bond Interest		JE# 043830		638.10CR	5,702.11CR
5/31/26	6/03	B96514		21684 Bond Interest		JE# 043845		657.27CR	6,359.38CR
5/31/26	6/18	B96759	SweepInterest	21767 Pooled Cash Interest Sweep		JE# 044007		113.60CR	6,472.98CR
6/30/26	7/21	B97211		21888 Bond Interest		JE# 044231		623.25CR	7,096.23CR
			=====	ACCOUNT TOTAL	DB:	0.00	CR:	2,914.90CR	

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*-*-*-*-*-*-*-*-*-*-*-*-*-*-*-*          000 ERRORS IN THIS REPORT!          *-*-*-*-*-*-*-*-*-*-*-*-*-*-**
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** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	0.00	4,181.33CR
REPORTED ACTIVITY:	0.00	2,914.90CR
ENDING BALANCES:	0.00	7,096.23CR
TOTAL FUND ENDING BALANCE:		7,096.23CR

FUND: 14 -SPECIAL REVENUE- TIRZ/TIF

00-46010		Interest Income							
		B E G I N N I N G		B A L A N C E				24,664.78CR	
/26	4/16 B95700	SweepInterest	21474	Pooled Cash Interest Sweep	JE# 043497	2,095.77CR		26,760.55CR	
/26	4/30 B95879		21515	Bond Interest	JE# 043566	2,507.09CR		29,267.64CR	
/26	6/02 B96433	SweepInterest	21660	Pooled Cash Interest Sweep	JE# 043805	346.88CR		29,614.52CR	
/26	6/02 B96463		21678	Bond Interest	JE# 043831	2,491.72CR		32,106.24CR	
/26	6/03 B96515		21684	Bond Interest	JE# 043846	2,566.61CR		34,672.85CR	
/26	6/18 B96759	SweepInterest	21767	Pooled Cash Interest Sweep	JE# 044007	305.21CR		34,978.06CR	
/26	7/21 B97212		21888	Bond Interest	JE# 044232	2,433.74CR		37,411.80CR	
		=====	ACCOUNT TOTAL	DB:	0.00	CR:	12,747.02CR		

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000 ERRORS IN THIS REPORT!
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** REPORT TOTALS **	---	DEBITS	---	---	CREDITS	---
BEGINNING BALANCES:		0.00		24,664.78	CR	
REPORTED ACTIVITY:		0.00		12,747.02	CR	
ENDING BALANCES:		0.00		37,411.80	CR	
TOTAL FUND ENDING BALANCE:				37,411.80	CR	

FUND: 15 -SPECIAL REVENUE-TRUANCY

00-46010		Interest Income				
		B E G I N N I N G	B A L A N C E			730.02CR
/26	4/30 B95880	21515 Bond Interest	JE# 043567	127.96CR		857.98CR
/26	6/02 B96464	21678 Bond Interest	JE# 043832	127.18CR		985.16CR
/26	6/03 B96516	21684 Bond Interest	JE# 043847	131.00CR		1,116.16CR
/26	7/21 B97213	21888 Bond Interest	JE# 044233	124.22CR		1,240.38CR
=====		ACCOUNT TOTAL	DB: 0.00	CR: 510.36CR		

FUND : 15 -SPECIAL REVENUE-TRUANCY

TRANSACTION DATE: 3/01/2026 THRU 6/30/2026

DEPT : N/A

ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====AMOUNT=====	=====BALANCE=====
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--*-*-*-*-*-*-*-*-*-*-*-*-*-* 000 ERRORS IN THIS REPORT! *-*-*-*-*-*-*-*-*-*-*-*-*-*-**

** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	0.00	730.02CR
REPORTED ACTIVITY:	0.00	510.36CR
ENDING BALANCES:	0.00	1,240.38CR
TOTAL FUND ENDING BALANCE:		1,240.38CR

FUND: 16 -DONATION

00-46010	Interest Income				
		B E G I N N I N G	B A L A N C E		
					1,635.30CR
3/31/26	4/30 B95881	21515 Bond Interest	JE# 043568	286.64CR	1,921.94CR
4/30/26	6/02 B96465	21678 Bond Interest	JE# 043833	284.88CR	2,206.82CR
5/31/26	6/03 B96517	21684 Bond Interest	JE# 043848	293.44CR	2,500.26CR
6/30/26	7/21 B97214	21888 Bond Interest	JE# 044234	278.25CR	2,778.51CR
	=====	ACCOUNT TOTAL DB:	0.00 CR:	1,143.21CR	

--*-*-*-*-*-*-*-*-*-*-*-*-*-* 000 ERRORS IN THIS REPORT! *-*-*-*-*-*-*-*-*-*-*-*-*-*-**

** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	0.00	1,635.30CR
REPORTED ACTIVITY:	0.00	1,143.21CR
ENDING BALANCES:	0.00	2,778.51CR
TOTAL FUND ENDING BALANCE:		2,778.51CR

FUND: 20 -DEBT SERVICE

00-46010	Interest Income				
		B E G I N N I N G	B A L A N C E		
					13,092.09CR
3/31/26	4/30 B95882	21515 Bond Interest	JE# 043569	3,627.01CR	16,719.10CR
4/30/26	6/02 B96466	21678 Bond Interest	JE# 043834	3,632.99CR	20,352.09CR
5/31/26	6/03 B96518	21684 Bond Interest	JE# 043849	3,784.58CR	24,136.67CR
6/30/26	7/21 B97215	21888 Bond Interest	JE# 044235	3,629.29CR	27,765.96CR
	=====	ACCOUNT TOTAL DB:	0.00 CR:	14,673.87CR	

FUND : 20 -DEBT SERVICE

TRANSACTION DATE: 3/01/2026 THRU 6/30/2026

DEPT : N/A

ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET=====	DESCRIPTION=====	VEND	INV/JE #	NOTE	=====	AMOUNT=====	=====	BALANCE=====
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*-*-*-*-*-*-*-*-*-*-*-*_*-          000 ERRORS IN THIS REPORT!      *-*-*-*-*-*-*-*-*-*-*-*-
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** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	0.00	13,092.09CR
REPORTED ACTIVITY:	0.00	14,673.87CR
ENDING BALANCES:	0.00	27,765.96CR
TOTAL FUND ENDING BALANCE:		27,765.96CR

FUND: 31 -GENERAL CIP FUND

00-46010	Interest Income			
	B E G I N N I N G	B A L A N C E		0.00

FUND: 50 -WATER & SEWER FUND

00-46010	Interest Income		
	B E G I N N I N G	B A L A N C E	122,689.17CR

3/31/26	4/09	B95615	Interest033126	21447	Bank Interest	JE#	043448	5,305.47CR	127,994.64CR
3/31/26	4/16	B95700	SweepInterest	21474	Pooled Cash Interest Sweep	JE#	043497	9,554.47CR	137,549.11CR
3/31/26	4/30	B95884		21515	Bond Interest	JE#	043571	8,802.97CR	146,352.08CR
4/30/26	5/18	B96193	Interest043026	21588	Bank Interest	JE#	043715	5,205.50CR	151,557.58CR
4/30/26	6/02	B96433	SweepInterest	21660	Pooled Cash Interest Sweep	JE#	043805	8,764.94CR	160,322.52CR
4/30/26	6/02	B96468		21678	Bond Interest	JE#	043836	11,351.38CR	171,673.90CR
5/31/26	6/03	B96520		21684	Bond Interest	JE#	043851	14,485.35CR	186,159.25CR
5/31/26	6/09	B96581	Interest053126	21706	Bank Interest	JE#	043893	5,434.92CR	191,594.17CR
5/31/26	6/18	B96759	SweepInterest	21767	Pooled Cash Interest Sweep	JE#	044007	5,854.02CR	197,448.19CR
6/30/26	7/09	B97037	Interest063026	21831	Bank Interest	JE#	044140	5,441.49CR	202,889.68CR
6/30/26	7/21	B97217		21888	Bond Interest	JE#	044237	16,033.36CR	218,923.04CR
=====				ACCOUNT TOTAL	DB:	0.00	CR:	96,233.87CR	

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*-*-*-*-*-*-*-*-*-*-*-*-*-*-*-*   000 ERRORS IN THIS REPORT!   *-*-*-*-*-*-*-*-*-*-*-*-*-*-**
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** REPORT TOTALS **	---	DEBITS	---	---	CREDITS	---
BEGINNING BALANCES:		0.00		122,689.17	CR	
REPORTED ACTIVITY:		0.00		96,233.87	CR	
ENDING BALANCES:		0.00		218,923.04	CR	
TOTAL FUND ENDING BALANCE:				218,923.04	CR	

FUND: 51 -WATER & SEWER CIP FUND

00-46010	Interest Income	
B E G I N N I N G	B A L A N C E	0.00

8-12-2026 9:55 AM		D E T A I L L I S T I N G				PAGE: 5			
FUND : 60 -EDC		TRANSACTION DATE: 3/01/2026 THRU 6/30/2026							
DEPT : N/A		ACCOUNTS: ALL							
POST	DATE	TRAN #	REFERENCE	PACKET=====DESCRIPTION=====	VEND	INV/JE #	NOTE	=====AMOUNT=====	=====BALANCE=====
FUND: 60 -EDC									

00-46010		Interest Income							
		B E G I N N I N G B A L A N C E							37,764.34CR
3/31/26	4/30	B95883	Interest033126	21515 Bond Interest		JE# 043570		9,401.89CR	47,166.23CR
4/30/26	6/02	B96467	Interest043026	21678 Bond Interest		JE# 043835		7,955.38CR	55,121.61CR
5/31/26	6/03	B96519	Interest053126	21684 Bond Interest		JE# 043850		8,439.82CR	63,561.43CR
6/30/26	7/21	B97216	Interest063026	21888 Bond Interest		JE# 044236		8,408.04CR	71,969.47CR
		=====		ACCOUNT TOTAL	DB:	0.00	CR:	34,205.13CR	
--*-*-*-*-*-*-*-*-*-*				000 ERRORS IN THIS REPORT!		*-*-*-*-*-*-*-*-*-*-**			
				** REPORT TOTALS **		--- DEBITS ---		--- CREDITS ---	
				BEGINNING BALANCES:		0.00		37,764.34CR	
				REPORTED ACTIVITY:		0.00		34,205.13CR	
				ENDING BALANCES:		0.00		71,969.47CR	
				TOTAL FUND ENDING BALANCE:				71,969.47CR	
FUND: 61 -EDC - DEBT SERVICE									

00-46010		Interest Income							
		B E G I N N I N G B A L A N C E							0.00
FUND: 62 -EDC - CIP									

00-46010		Interest Income							
		B E G I N N I N G B A L A N C E							0.00
FUND: 67 -CCPC - CIP									

00-46010		Interest Income							
		B E G I N N I N G B A L A N C E							0.00
FUND: 68 -CCPC									

00-46010		Interest Income							
		B E G I N N I N G B A L A N C E							112,079.93CR
3/31/26	4/16	B95700	SweepInterest	21474 Pooled Cash Interest Sweep		JE# 043497		861.84CR	112,941.77CR
3/31/26	4/30	B95885		21515 Bond Interest		JE# 043572		22,410.09CR	135,351.86CR
4/30/26	6/02	B96433	SweepInterest	21660 Pooled Cash Interest Sweep		JE# 043805		849.23CR	136,201.09CR
4/30/26	6/02	B96469		21678 Bond Interest		JE# 043837		21,120.06CR	157,321.15CR
5/31/26	6/03	B96521		21684 Bond Interest		JE# 043852		22,027.47CR	179,348.62CR

8-12-2026 9:55 AM D E T A I L L I S T I N G PAGE: 6
FUND : 68 -CCPC TRANSACTION DATE: 3/01/2026 THRU 6/30/2026
DEPT : N/A ACCOUNTS: ALL
POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT===== BALANCE=====

5/31/26	6/18	B96759	SweepInterest	21767	Pooled Cash Interest Sweep		JE# 044007		695.04CR	180,043.66CR
6/30/26	7/21	B97218		21888	Bond Interest		JE# 044238		21,593.16CR	201,636.82CR
=====				ACCOUNT TOTAL	DB:	0.00	CR:	89,556.89CR		

--*-*-* 000 ERRORS IN THIS REPORT! *-*-*-*-*

** REPORT TOTALS **	---	DEBITS	---	---	CREDITS	---
BEGINNING BALANCES:		0.00			112,079.93CR	
REPORTED ACTIVITY:		0.00			89,556.89CR	
ENDING BALANCES:		0.00			201,636.82CR	
TOTAL FUND ENDING BALANCE:					201,636.82CR	

FUND: 74 -CLFRF (Coronavirus)

00-46010 Interest Income
B E G I N N I N G B A L A N C E 0.00

FUND: 75 -COVID-19 GRANT TC

00-46010 Interest Income
B E G I N N I N G B A L A N C E 0.00

FUND: 91 -ESCROW ACCOUNT-DEER CREEK

00-46010 Interest Income
B E G I N N I N G B A L A N C E 0.00

FUND: 92 -ESCROW ACCT-STONE BROOK

00-46010 Interest Income
B E G I N N I N G B A L A N C E 0.00

FUND: 93 -ESCROW ACCT-RAY'S PL II

00-46010 Interest Income
B E G I N N I N G B A L A N C E 0.00

FUND: 94 -ESCROW-THE BRIDGES PH 4B

00-46010 Interest Income
B E G I N N I N G B A L A N C E 0.00

*** GRAND TOTALS ***

	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	0.00	869,636.26CR
REPORTED ACTIVITY:	0.00	719,019.45CR
ENDING BALANCES:	0.00	1,588,655.71CR
GRAND TOTAL ENDING BALANCE:		1,588,655.71CR

SELECTION CRITERIA

FISCAL YEAR: Oct-2025 / Sep-2026
FUND: All
TRANSACTION DATES: 3/01/2026 THRU 6/30/2026
TRANSACTIONS: BOTH

ACCOUNT SELECTION

ACCOUNT RANGE: THRU ZZZZZZZZZZZZZZ
DEPARTMENT RANGE: - THRU -
ACTIVE FUNDS ONLY: NO
ACTIVE ACCOUNT ONLY: NO
INCLUDE RESTRICTED ACCOUNTS: NO
DIGIT SELECTION: ??-46010??????

PRINT OPTIONS DETAIL

OMIT ACCOUNTS WITH NO ACTIVITY: NO
PRINT ENCUMBRANCES: NO
PRINT VENDOR NAME: NO
PRINT PROJECTS: NO
PRINT JOURNAL ENTRY NOTES: NO
PRINT ACCOUNT NOTE FIELD: NO
PRINT MONTHLY TOTALS: NO
PRINT GRAND TOTALS: YES
PRINT: INVOICE #
PAGE BREAK BY: NONE

*** END OF REPORT ***



City of Crowley, Texas City Council Agenda Report

Presenter: Rachel Roberts	Meeting Date: August 20, 2026
Department: Community Development	Agenda Item: IV.1.
Subject: Hold a public hearing, discuss, and consider approval of Ordinance # 08-2026-600, amending Chapter 98 "Subdivision," of the Crowley Code of Ordinances to allow administrative approval of requests to postpone consideration of a plat or project	

Background:

Under Crowley's subdivision regulations, if an applicant wants to postpone consideration of their plat application, that postponement request can only be granted by the governing bodies responsible for plat approval, meaning either the Planning & Zoning Commission or the City Council (whichever body is scheduled to consider the plat request). Because of this requirement, we have had to schedule meetings for the Planning & Zoning Commission when the only item on the agenda is a postponement request. Scheduling meetings for this one quick item is usually not a good use of staff's, the commissioners', or the applicant's time.

In a recent legislative update, the state approved regulations allowing cities to delegate all plat approvals to staff. As city staff and the city attorney interpret these regulations, the city can therefore delegate the authority to accept postponement requests to staff. The ordinance under consideration would grant that authority to staff. Staff would have the option to present the postponement request to the Planning & Zoning Commission or City Council, as applicable, for cases where the staff recommendation would be to deny the postponement request, where the platting process has been difficult and a governing body should determine whether a postponement is warranted, or where there is a lot of public interest in the case. However, in cases where the applicant has been working diligently to address review comments and simply needs additional time to make revisions or submit required documentation, staff would recommend allowing staff the option to approve those requests.

An ordinance adopting a change to the subdivision regulations is attached to this staff report for the City Council's consideration. A public hearing is required. The Planning & Zoning Commission does not vote on changes to the subdivision regulations, but staff checked with the Commission to get their input, and the Commission supported the request.

A redline of the proposed changes are shown below for your reference.

Sec. 98-21. – Consideration and action.

1. Action shall be taken by the planning and zoning commission (PZ commission) in 30 days of the filing date unless an extension ~~or postponement~~ is requested in writing by the applicant and approved by the administrative officer.
2. As applicable, a plat or plan shall be submitted to the city council within 30 days after the

date the plat is recommended for approval or disapproval by the planning and zoning commission unless ~~a waiver~~ an extension is requested in writing by the applicant and approved by the administrative officer.

Recommendation:

Staff recommend approval.

Financial Information:

Attachments:

1. Ord 08-2026-600 - Plat Extension Approval

ORDINANCE NO. 08-2026-600

AN ORDINANCE AMENDING CHAPTER 98 “SUBDIVISION” OF THE CODE OF ORDINANCES BY AMENDING SECTION 98-21(a) and (b) REGARDING APPROVAL OF EXTENSIONS TO THE PLATTING APPROVAL PERIOD; PROVIDING THAT THIS ORDINANCE BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley, Texas (“City”) is a home rule City acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the local Government Code; and

WHEREAS, the City Council desires to amend Section 98-21(a) and (b) only, of the City Code of Crowley, Texas, as amended, for the purpose of complying with amendments to Chapter 212, Texas Local Government Code relating to approval of extensions to the platting approval period; and

WHEREAS, the City Council of the City of Crowley, Texas held a public hearing on August 20, 2026 with respect to the amendments described herein; and

WHEREAS, the City Council has determined that it is in the best interest of the City of Crowley, Texas to amend said subdivision ordinance to better address orderly development within the City of Crowley and in so doing protect the general health, safety, and welfare of the residents of Crowley.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS THAT:

SECTION 1.

Section 98-21(a) and (b) of Chapter 98 “Subdivision” of the Crowley Code of Ordinances is hereby amended to read as follows:

“Sec. 98-21. – Consideration and action.

- (a) Action shall be taken by the planning and zoning commission (PZ commission) in 30 days of the filing date unless an extension is requested in writing by the applicant and approved by the administrative officer.
- (b) As applicable, a plat or plan shall be submitted to the city council within 30 days after the date the plat is recommended for approval or disapproval by the planning and zoning commission unless an extension is requested in writing by the applicant and approved

by the administrative officer.”
Subsection (c) of Section 98-21 is not amended hereby and remains in full force and effect.

SECTION 2.

This ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Crowley, Texas, as amended, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining, phrase, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the City Council without incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS ____ DAY OF _____, 2026.

MAYOR, BILLY DAVIS

ATTEST:

CITY SECRETARY, CAROL CANNADY



City of Crowley, Texas City Council Agenda Report

Presenter: Rachel Roberts	Meeting Date: August 20, 2026
Department: Community Development	Agenda Item: V.1.
Subject: Discuss and consider approval of a preliminary plat for Braum's Addition, Lot 1, Block A, being approximately 1.678 acres situated in the John Steele Survey, Abstract No. 1381, City of Crowley, Tarrant County, Texas. Case # PPLT-2026-004.	

Background:

BACKGROUND AND OVERVIEW

Request	Preliminary Plat for one lot for Braum's Addition
Applicant	Grant Cox
Location	S.E. corner of W. Rendon Crowley Road and Crowley Plover Road, Crowley, Tarrant County, Texas
Surrounding Zoning	General Commercial (GC)
Future Land Use Plan Designation	Traditional Suburban Commercial
Staff Recommendation	Approve
Planning & Zoning Commission Recommendation	Approve

BACKGROUND & CURRENT STATUS OF PROPERTY

The proposed development is located at Rendon Crowley Road, Main St, and FM 1187 at the eastern city limits. The property consists of approximately 1.678 acres and is proposed as a one-lot commercial development for a future Braum's. The property is zoned General Commercial (GC).

STAFF REVIEW

Comprehensive Land Use Plan

The Future Land Use Plan classifies this property as Traditional Suburban Commercial.

The plat does not conflict with the Comprehensive Plan.

Development Requirements

There are several comments still to be addressed on the civil plans, but the comments are minor.

Requirements from the Zoning Ordinance (Ch. 106)

The plat drawing complies with all requirements of the zoning ordinance.

The preliminary civil plans include a site plan and landscaping plan, and these have a few unresolved zoning comments. But the site plan and landscaping plan are not required to be reviewed for zoning compliance during preliminary platting other than a high-level review to ensure adequate space has been provided for required landscaping buffers, parking aisles, and similar features that would be hard to adjust later in the project. The zoning comments for the site and landscaping plans do not have to be made at this time since they do not affect the plat drawing.

Requirements from the Subdivision Regulations (Ch. 98)

The plat drawing complies with the subdivision regulations.

Public Works / Infrastructure Requirements (Technical Specifications)

The preliminary civil plans have a few minor corrections needed, but the city engineers have advised staff these are not substantive enough to hold up approval of the preliminary plat and can be addressed at final plat.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions are provided below. You are not required to use any of these motions.

Approval: I make a motion to approve the preliminary plat for Braum's Addition, Case # PPLT-2026-004.

Approval with Conditions: I make a motion to approve the preliminary plat for Braum's Addition, Case # PPLT-2026-004, with the following conditions [list conditions].

Deny: I make a motion to disapprove the preliminary plat for Braum's Addition, Case # PPLT-2026-004.

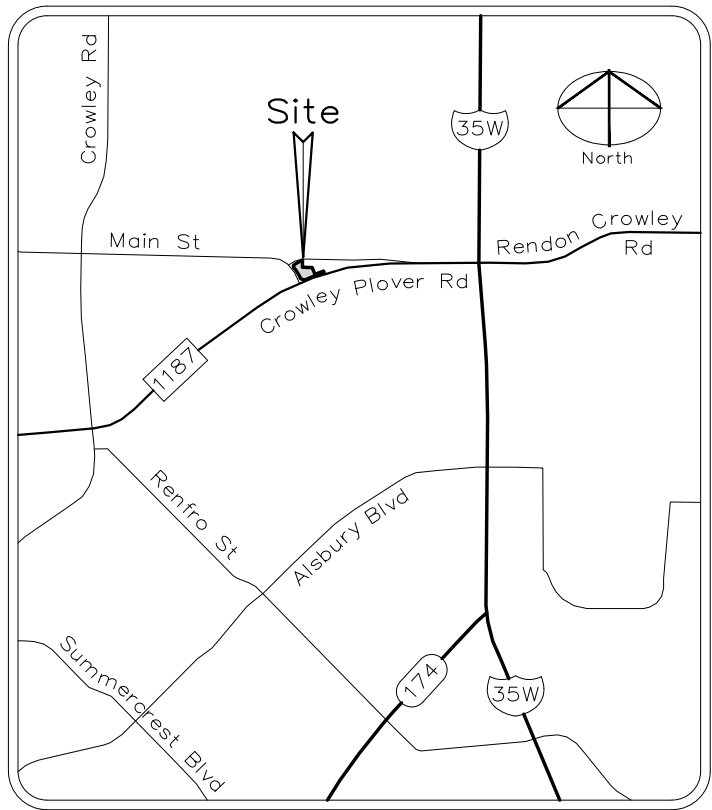
Recommendation:

Staff recommend approval. The remaining comments are minor, do not affect the plat drawing, and can be addressed at final plat.

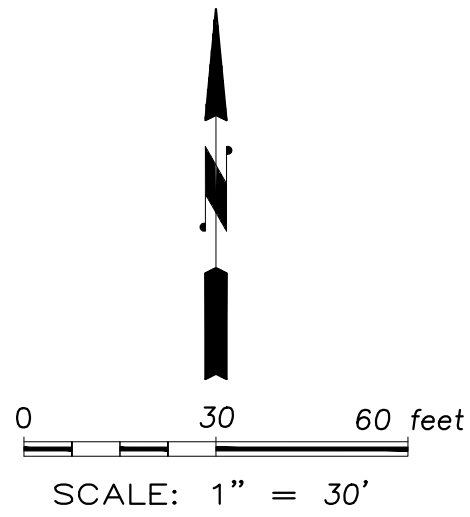
Financial Information:

Attachments:

1. PPLT-2026-004 Braum's plat drwg
2. PPLT-2026-004 aerial view
3. PPLT-2026-004_map_FLUP
4. PPLT-2026-004_map_zoning
5. PPLT-2026-004_Braum's_appl



VICINITY MAP
scale: 1" = 5000'

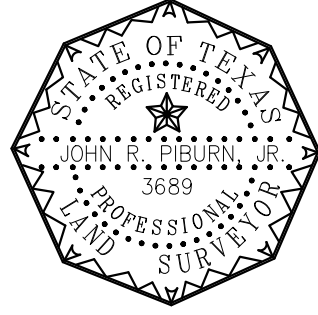


SURVEYOR'S STATEMENT

I, John R. Piburn, Jr., a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey on the ground made by me or under my direction and supervision.

Dated this the _____ day of _____, 2026.

John R. Piburn, Jr., RPLS No. 3689



STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, on this day personally appeared John R. Piburn, Jr., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, and as the act and deed of said John R. Piburn, Jr.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2026.

Notary Public, State of Texas
My Commission expires: _____

OWNERS' DEDICATION

STATE OF OKLAHOMA §
COUNTY OF OKLAHOMA §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, Retail Buildings, Inc., acting by and through the undersigned authority does hereby adopt this plat designating the hereinabove described real property as Lot 1, Block A of Braum's Addition, an addition to the City of Crowley, Tarrant County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown hereon, and does hereby dedicate the easement strips shown on the plat for the mutual use and accommodation of the City of Crowley and all public utilities desiring to use, or using same. No building, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. The City of Crowley and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips and the City of Crowley and any public utility shall at all times have the right of ingress and egress to and from and upon any said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a three foot radius from the centerpoint of all fire hydrants and a two foot radius from the centerpoint of all other appurtenances (fire hydrant valves, water meters, meter boxes) is hereby granted to the City of Crowley for the purpose of construction, reconstruction, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the expectations and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

All lots in the subdivision shall be sold and developed subject to the building lines shown on the plat.

EXECUTED at _____, Texas, this _____ day of _____, 2026.

Owners' Agent _____

STATE OF OKLAHOMA §
COUNTY OF OKLAHOMA §

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and consideration therein expressed, in the capacity therein stated and as the act and deed of said _____.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the _____ day of _____, 2026.

Notary Public, State of Texas
My Commission expires: _____

OWNERS' CERTIFICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

WHEREAS, Retail Buildings, Inc., acting by and through the undersigned, their duly authorized agent, is the owner of a 1.678 acre (73,080 square foot) tract of land situated in the John Steele Survey, Abstract No. 1381, City of Crowley, Tarrant County, Texas and being all of the land conveyed to by deed recorded in Document No. D222212400 Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a TxDOT brass monument found for corner in the northwest line of Crowley Plover Road (East FM 1187) (a variable width public right-of-way), said monument being the southeast end of a corner clip between said northwest line of Crowley Plover Road and the northeast line of East Main Street (a variable width public right-of-way);

THENCE North 68°36'40" West, along said corner clip for a distance of 71.17 feet to a TxDOT brass monument found for northwest corner of said corner clip, said monument being in said northeast line of East Main Street;

THENCE North 24°06'32" West, along said northeast line of East Main Street for a distance of 14.40 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner and the beginning of a curve to the left with a radius of 766.73 feet and a chord which bears North 32°23'21" West for 222.28 feet;

THENCE continuing along said northeast line of East Main Street and along said curve to the left through a central angle of 16°40'09" and an arc length of 223.07 feet to TxDOT brass monument found for corner, said monument being the south end of a corner clip between said northeast line of East Main Street and the southeast line of West Rendon Crowley Road (a 100 foot public right-of-way);

THENCE North 02°49'56" East, along said corner clip for a distance of 28.82 feet to a TxDOT brass monument found for north corner of said corner clip, said monument being in said southeast line of West Rendon Crowley Road and the beginning of a curve to the right with a radius of 450.00 feet and a chord which bears North 59°40'27" East for 182.76 feet;

THENCE along said southeast line of West Rendon Crowley Road and along said curve to the right through a central angle of 23°25'58" and an arc length of 184.04 feet to a TxDOT brass monument found for corner, said monument being in the west line of a called 0.31 acre tract of land conveyed to City of Crowley by deed recorded in Volume 5385, Page 367 Deed Records, Tarrant County, Texas, said monument also being North 60°12'05" West a distance of 0.59 feet from a 1/2 inch iron rod with orange plastic cap stamped "BROOKES-BAKER SURVEYORS" found;

THENCE South 00°50'32" West, departing said southeast line of West Rendon Crowley Road and along said west line of called 0.31 acre tract for a distance of 122.71 feet to a 1/2 inch iron rod with orange plastic cap stamped "BROOKES-BAKER SURVEYORS" found for corner, said rod being the southwest corner of said City of Crowley tract;

THENCE South 88°13'51" East, along the south line of said City of Crowley tract for a distance of 90.01 feet to a 1/2 inch iron rod found for corner, said rod being the southeast corner of said City of Crowley tract and the southwest corner of a called 0.25 acre tract of land conveyed to City of Crowley by deed recorded in Document No. D200272789 O.P.R.T.C.T.;

THENCE South 88°25'56" East, along the south line of said called 0.25 acre tract, passing a 5/8 inch iron rod with yellow plastic cap stamped "TNP" found at a distance of 74.97 feet, said rod being the southeast corner of said 0.25 acre tract and a southwest corner of a tract of land conveyed to Cross Development SA Crowley, LLC by deed recorded in Document No. D225000245 O.P.R.T.C.T., continuing and traveling a total distance of 81.77 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner;

THENCE South 21°01'06" East, along a southwest line of said Cross Development SA Crowley, LLC tract for a distance of 128.39 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner and the beginning of a curve to the right with a radius of 5903.58 feet and a chord which bears North 69°45'46" East for a distance of 160.98 feet;

THENCE along a southwest line of said Cross Development SA Crowley, LLC tract and along said curve to the right through a central angle of 01°33'45" and an arc length of 160.99 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner;

THENCE South 19°27'22" East, along a southwest line of said Cross Development SA Crowley, LLC tract for a distance of 24.00 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" set for corner in the south line of aforementioned northwest line of Crowley Plover Road and the beginning of a curve to the left with a radius of 5879.58 feet and a chord which bears South 68°45'03" West for 367.96 feet;

THENCE along said northwest line of Crowley Plover Road and along said curve to the left through a central angle of 03°35'11" and an arc length of 368.02 feet to the POINT OF BEGINNING and containing 1.678 acres, or 73,080 square feet of land, more or less.

PRELIMINARY PLAT
BRAUM'S ADDITION
Lot 1, Block A

BEING a plat of land conveyed to
Retail Buildings, Inc.
via Document No. D222212400
Official Public Records, Tarrant County, Texas

73,080 square feet / 1.678 acres situated in the
John Steele Survey - Abstract No. 1381
City of Crowley, Tarrant County, Texas

Zoned General Commercial

OWNER/DEVELOPER
Retail Buildings, Inc.
3000 NE 63rd Street
Oklahoma City, Oklahoma 73121
Contact: Marcus "Koty" Foran
Ph: 405.620.7223

SURVEYOR
Piburn & Company, LLC
1100 East Campbell Road - Suite 240
Richardson, Texas 75081
Ph: 214.328.3500 Fax: 214.328.3512
CONTACT: Alison Hersey

June 2026

RECOMMENDED FOR APPROVAL	
Chairman, Planning and Zoning Commission City of Crowley, Texas	Date _____
Approved for preparation of final plat	
Mayor, City of Crowley, Texas	Date _____

NOTES:

brass mon = TxDOT brass monument found for corner

cir(o) = 1/2" iron rod with orange plastic cap stamped "BROOKES-BAKER SURVEYORS" found for corner

cir(y) = 5/8" iron rod with yellow plastic cap stamped "TNP" found for corner

cirs = 1/2" iron rod with orange plastic cap stamped "P&C 100871" set for corner

irf = iron rod found for corner

No portion of the subject property lies within any area of 100-year flood according to FEMA's Flood Insurance Rate Map No. 48439C0430L, dated March 21, 2019. Property is in Zone X, unshaded.

Zoning Information is based on the Crowley Code of Ordinances, Article 3 - Zoning Districts

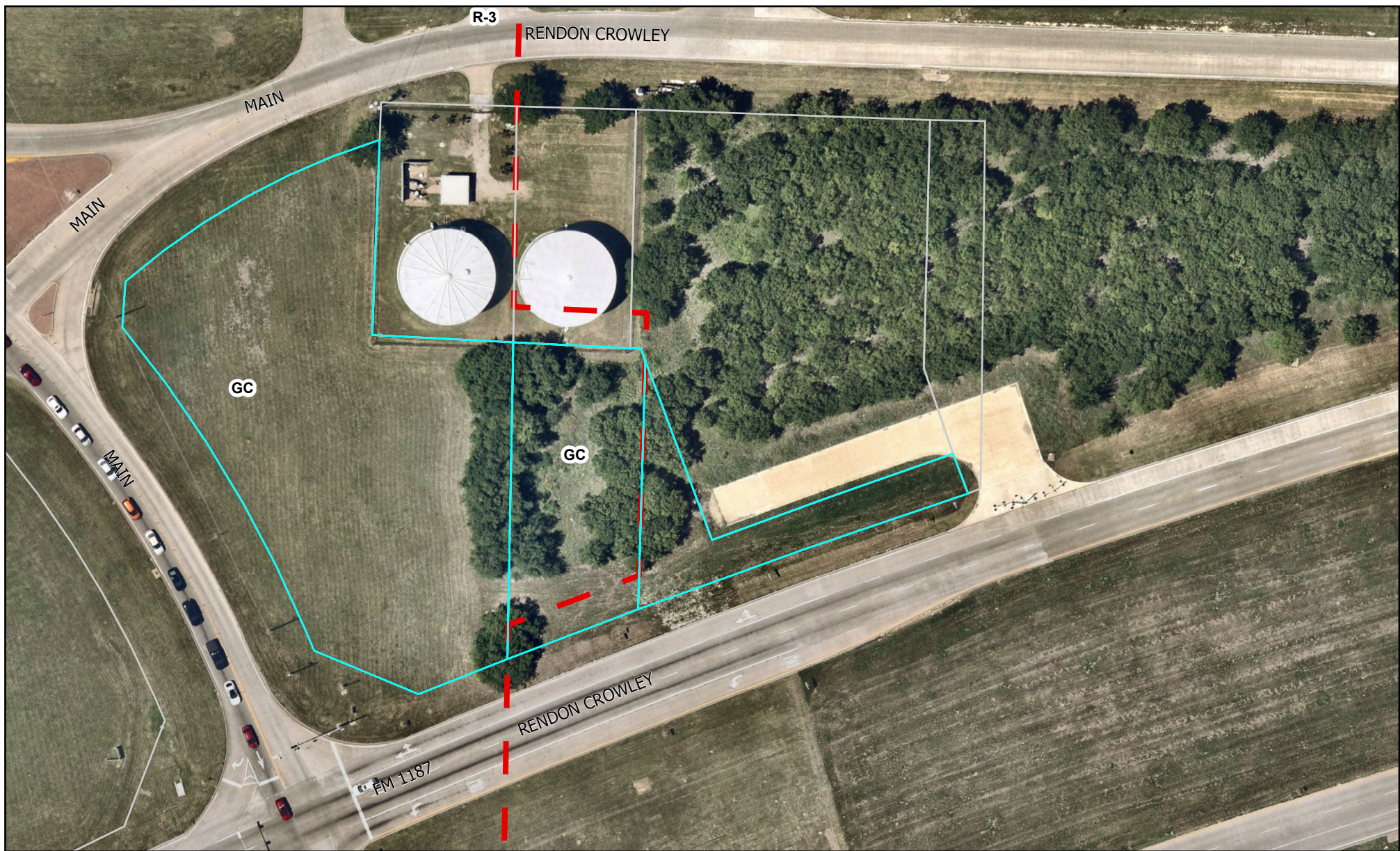
Copyright 2025 Piburn & Company, LLC. All Rights Reserved. This drawing is the property of Piburn & Company, LLC. Any modification or use of this drawing without the express written authorization of Piburn & Company, LLC is prohibited. This drawing is only valid with a wet ink signature.

BENCHMARK:

City Benchmark - Burleson 2 (CS2481)
A standard disk, set in the top of a round concrete post, that projects 5" and is stamped Burleson 2 1972. The station is located about 11 miles south of Fort Worth, 3 miles east of Crowley, 2 miles north of Burleson and on the east right-of-way of US Highway 81. (I-35W). It is 107' west of the southwest corner of a vacant house, 38' north of a T fence-corner, 27' south of the center of drive-way, 19' south of the south end of wire-gate, 6' south of a sign warning post reading Bell Telephone System Underground Cable, 4' south of a metal witness post and 1' west of fence-line.
Elevation = 741.16'

BASIS OF BEARINGS:

Basis of Bearings is the Special Warranty Deed to Virginia Mitchell Purcell, Timothy M. Purcell, Trustee of the Timothy M. Purcell Trust, Diane Purcell Dean, Trustee of the Diane Purcell Dean Trust, Elizabeth M. Potter, Stuart G. Potter III, and Kathryn P. Schwausch recorded in Document No. D211181787 Official Public Records, Tarrant County, Texas.



7/21/2026

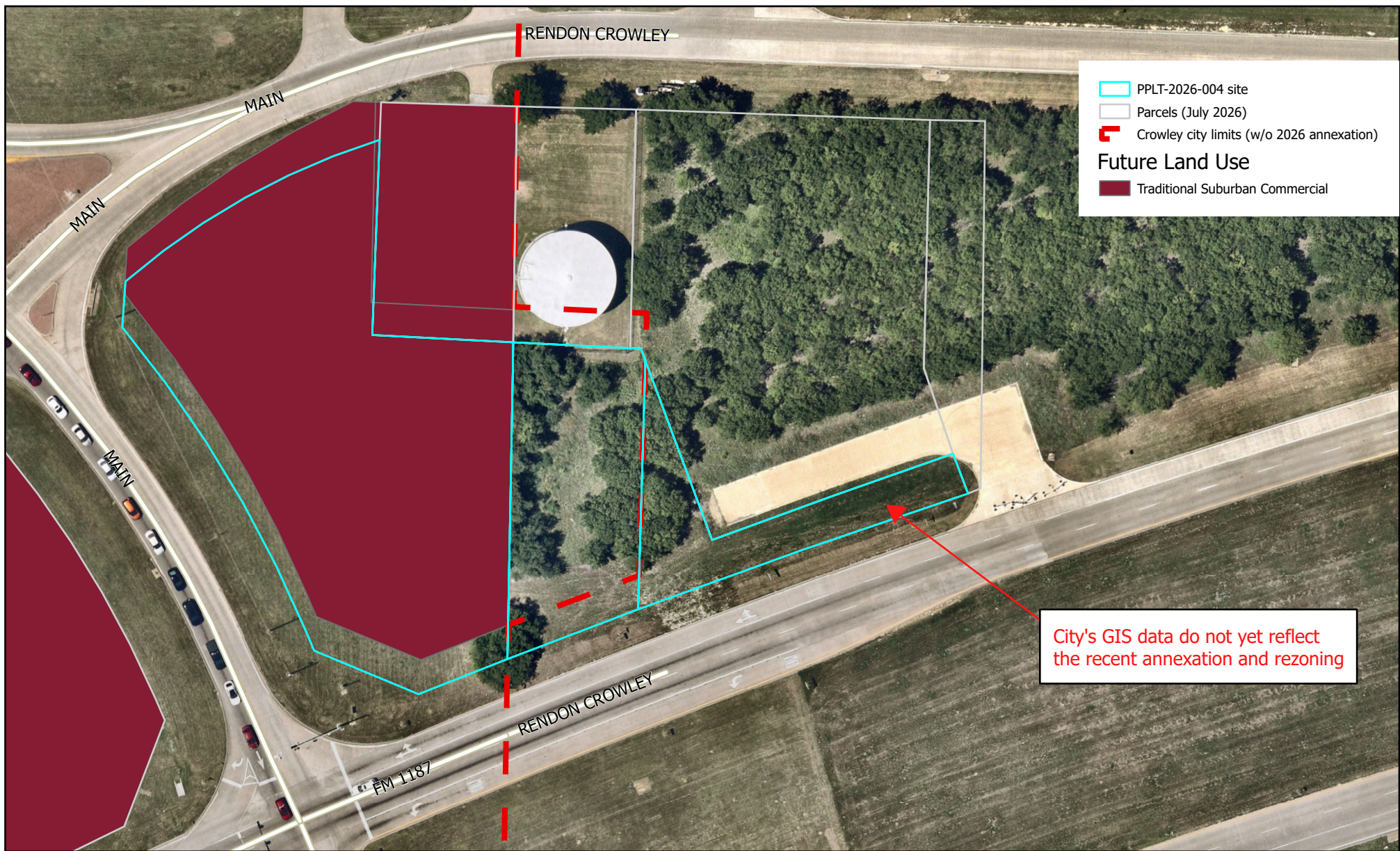
PPLT-2026-004
Aerial View

0 100 200 Feet



DISCLAIMER

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information, should review or consult the primary data and information sources to ascertain the usability of the information.



7/21/2026

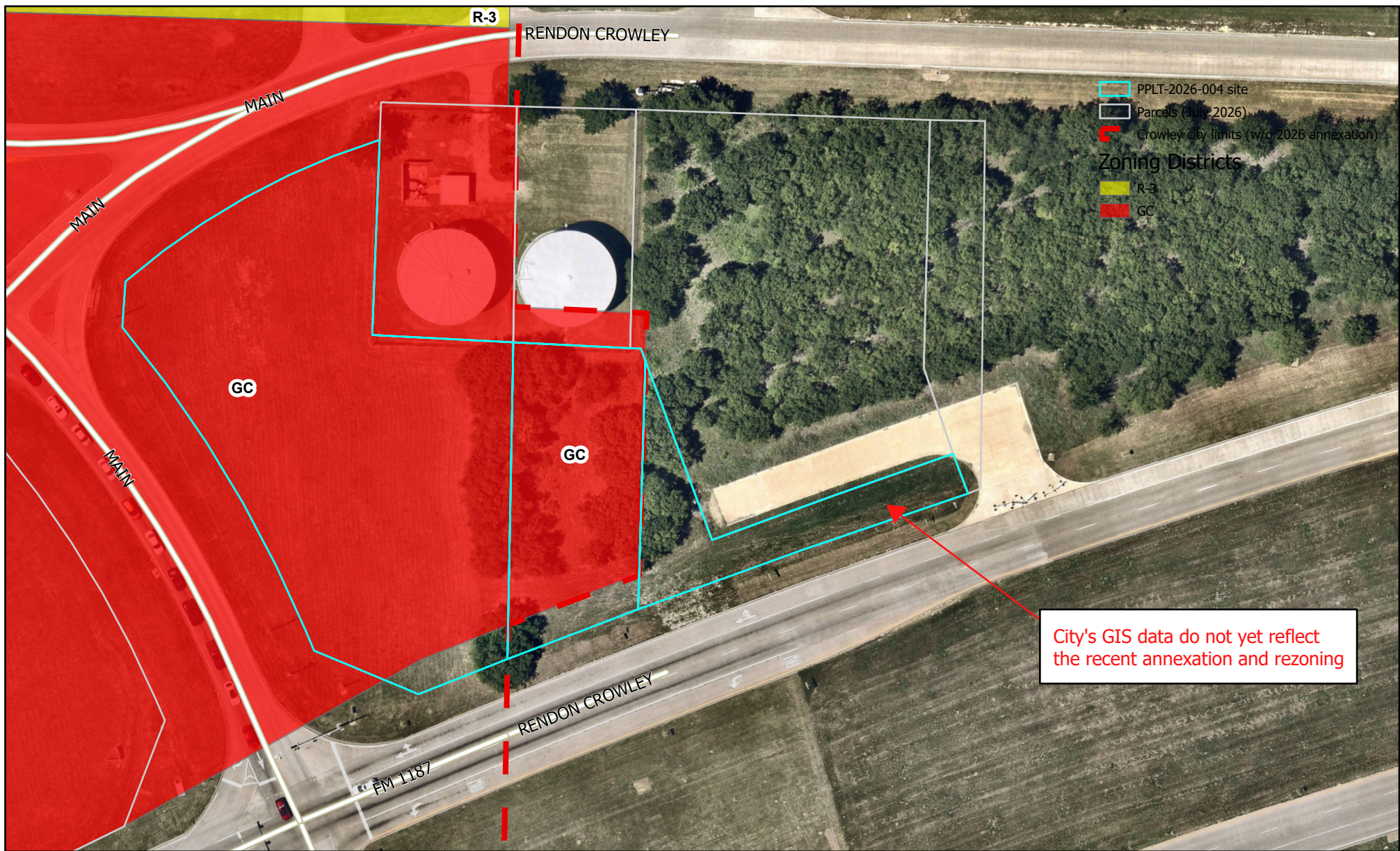
PPLT-2026-004 Future Land Use Plan

0 100 200 Feet



DISCLAIMER

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information, should review or consult the primary data and information sources to ascertain the usability of the information.



7/21/2026

PPLT-2026-004 Zoning

0 100 200 Feet



DISCLAIMER

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information, should review or consult the primary data and information sources to ascertain the usability of the information.



CITY OF CROWLEY
Plat Application
Community Development Department

Case # _____
(to be assigned by City Staff)

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See the appropriate check list and fee schedule for minimum requirements. **Official tax certificates (one for each parcel) and applicable fees must be included with the plat application. Incomplete applications will not be processed.**

Select the applicable plat type below:

- | | | |
|--|-------------------------------------|--|
| ☒ Preliminary Plat | ☐ Minor Plat | ☐ Final Plat |
| ☐ Amending Plat | ☐ Replat | ☐ Vacating Plat |

Property Information

Project Name: Braum's Ice Cream & Dairy Store
Project Address: 1180 E Main Street
Survey/ Abstract, Tract(s): _____
Addition, Block, Lots: Lot 1, Block A, Braum's Addition
Project Description: New Braum's Store
Gross Acreage: 1.678 Zoning District: General Commercial (GC)
Number of Lots Proposed: 1

Applicant & Owner Information

Applicant Name: Lane Wren Company: Braum's
Applicant Address: 3000 NE 63rd Street City: Oklahoma City State: OK
ZIP Code: 73121 Telephone No: 405-596-6081 Email: _____

Application Status (check one) ☒ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

(If applicant is not property owner, please provide property owner information below)

Property Owner: Same as applicant
Applicant Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone No: _____ Email: _____

Information required for the approval of Developer's Agreement

Developer (Legal name of the company entering into the agreement): Retail Buildings Inc.
Name and title of the authorized representative who will sign the agreement: Lane Wren, Site Development Manager
Company's Address: 3000 NE 63rd Street City: Oklahoma City State: OK
ZIP Code: 73121 Telephone No: 405-596-6081 Email: _____

Plat Application (cont.)

Developer: Same as Owner
 Address: _____ City: _____ State: _____
 ZIP Code: _____ Telephone No: _____ Email: _____

Engineer: Grant Cox, Crafton & Cox Engineering
 Address: 107 Community Blvd., Ste. 7 City: Longview State: TX
 ZIP Code: 75605 Telephone No: 903-931-2947 Email: [REDACTED]

Surveyor: Alison Hersey, Piburn & Company
 Address: 1100 E Campbell Rd, Ste 240 City: Richardson State: TX
 ZIP Code: 75081 Telephone No: 214-328-3500 Email: [REDACTED]

Land Planner: _____
 Address: _____ City: _____ State: _____
 ZIP Code: _____ Telephone No: _____ Email: _____

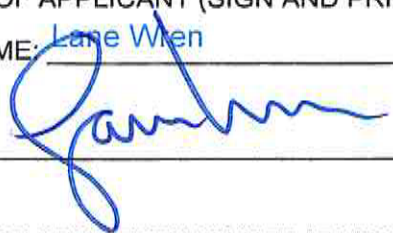
Point of Contact (if applicant is not the point of contact)

Name: Same as Engineer
 Address: _____ City: _____ State: _____
 ZIP Code: _____ Telephone No: _____ Email: _____

Acknowledgement

NOTE: Substantive changes to the application and/or supporting documents will not be accepted between the Planning & Zoning Commission consideration and City Council consideration.

***If the applicant is not the property owner, the property owner must sign the application or submit a notarized letter of authorization.**

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME) PRINTED NAME: <u>Lane Wien</u> SIGNATURE:  DATE: <u>6-9-26</u> SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT: PRINTED NAME: _____ SIGNATURE _____ DATE: _____ (Letter of authorization required if signature is other than property owner) **The property owner must sign the application or submit a notarized letter of authorization.	For Office Use Only MyGov Project # _____ Date Submitted: _____ Total Fee: \$ _____ Date of Payment: _____ Accepted By: _____
---	---



City of Crowley, Texas City Council Agenda Report

Presenter: Rachel Roberts	Meeting Date: August 20, 2026
Department: Community Development	Agenda Item: V.2.
Subject: Discuss and consider approval of a preliminary plat for Karis Addition Phase 2A, an approximately 39.6 acre development located in the F. Wells Survey, Abstract Number 1683, the T. Toler Survey, Abstract No. 1536, and the M. Walters Survey, Abstract No. 1598, City of Crowley, Tarrant County, Texas. Case # PPLT-2026-005.	

Background:

BACKGROUND AND OVERVIEW

Request

Preliminary plat for Karis Phase 2A – this would replace the previously-approved preliminary plat for 2A

Zoning

Karis Planned Development District

Surrounding Zoning

Karis Planned Development District

Future Land Use Plan Designation

Medium Density Single Family Residential

Staff Recommendation

Conditional approval

Planning & Zoning Commission Recommendation

Conditional approval

BACKGROUND & CURRENT STATUS OF PROPERTY

The city conditionally approved a preliminary plat for Karis Addition phases 2A & 2B in 2024 and conditionally approved a final plat for Phase 2A in June last year. The applicant decided not to move forward with filing the final plat because they wanted to request a code amendment to allow some of the additional lot types to be included. The code amendment was approved in February. Because the developer is proposing several substantive changes from the previous plat, a new preliminary plat is required.

STAFF REVIEW

Comprehensive Land Use Plan

The Future Land Use Plan classifies this property as **Medium Density Single Family Residential**.

Staff consider this plat to conform to the comprehensive land use plan.

Development Requirements

In addition to conformance with the comprehensive land use plan, plats must also comply with applicable city regulations in order to be approved.

Requirements from the Karis planned development district ordinance

The plat complies with all requirements from the Karis planned development district ordinance.

Requirements from the Subdivision Regulations (Ch. 98)

The plat complies with the subdivision regulations.

Public Works / Infrastructure Requirements (Technical Specifications)

The plat does not comply with the infrastructure/technical requirements (see attached letter), but the city engineer has advised staff that the comments do not need to be resolved at this time and can be resolved during final platting.

Other Requirements

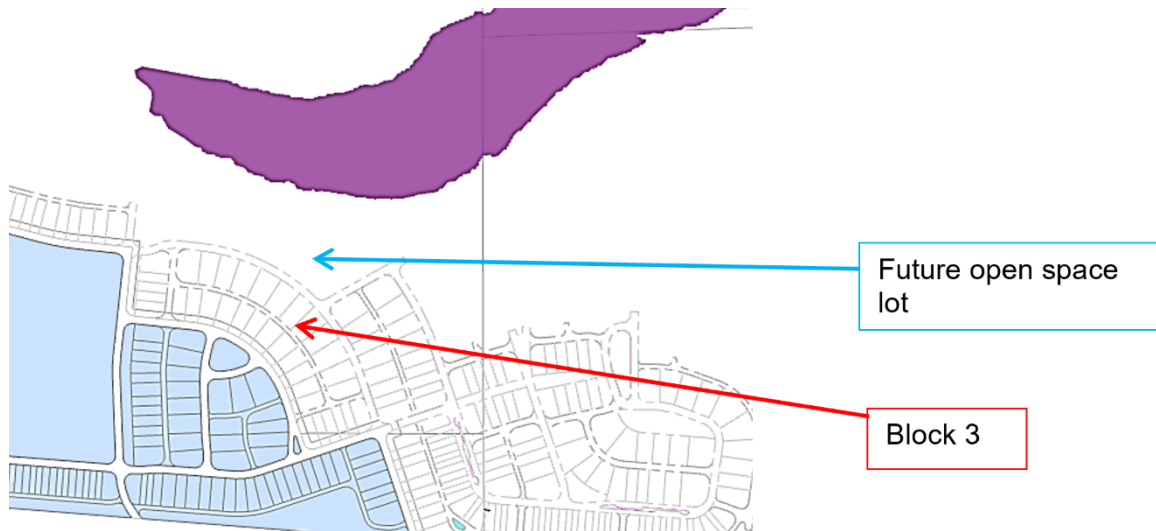
The developer has requested variances/waivers from the block length regulations. The city granted similar variances on the previous preliminary plat for Phases 2A and 2B. The Public Works Design Criteria Manual authorizes the city to approve longer blocks “where surrounding or abutting existing development limits lot and block layout or where other natural topographic or floodplain conditions limit street and lot layout.”

Blocks with Variance Requested

Block 3: Staff recommend granting the variance for this block.

This block faces a future open space lot that abuts the floodplain. No roadways are planned to go through the open space or floodplain, so a roadway added to break up this block would end here.

Image from previous version of preliminary plat. Floodplain shown in pink; existing Karis development shown in blue; phase 2 shown in white.

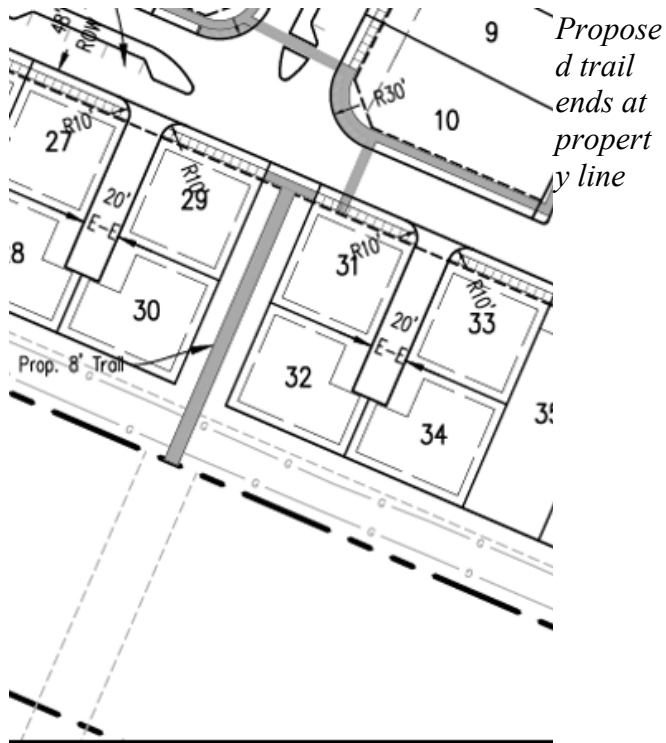


Block 4: Staff recommend granting the variance for this block.

The lots within Phase 2A do not exceed the block length maximum, but the block connects to the future open space area mentioned above, and there are no offsite roadways provided and no future roadways shown to confirm the block will meet the block length requirement in the future as the adjacent property is developed to provide open space amenities as planned. As you can see in the image above, the previous version of Phase 2A proposed a street on the north/west side of Block 4, but it is not shown in this version of the plat. Staff recommend granting the variance for this phase, but as the future phase with the open space goes through the plat review process in the future, any future requests for variances will need to be evaluated at that time.

Block 5: The previous version of Phase 2A offered more connectivity on the east side of the phase; roadway connectivity was reduced to allow for the revised lot and block layout. Providing a trail (pedestrian/bicycle) connection to the phase to the south will increase connectivity overall for the phase, and staff support the block length variances in this area on the condition the trail easement is granted by Oncor.

The property to the south of this block is Oncor-owned property, and a gas pipeline easement runs behind the lots within the Karis property. The developer would not be able to add a roadway connection through those areas. A railroad runs to the east of the property, and the developer would not be able to make any roadway connections there.



Block 6: This block has a good-sized mews area internal to the block. The mews provide a nice open space feature but also increase the size of the block and decrease vehicle connectivity. Connectivity can be provided by adding a pedestrian/bicycle connection within the mews area.

Recommendation:

Staff recommend approval with the requested variances (more information provided below) and with the following conditions.

(1) The applicant must obtain an easement from Oncor to allow a trail to connect from Phase 2A to Phase 1A, and the off-site portion of the proposed north-south trail is provided.

(2) A pedestrian trail must be provided in the mews areas on Block 6.

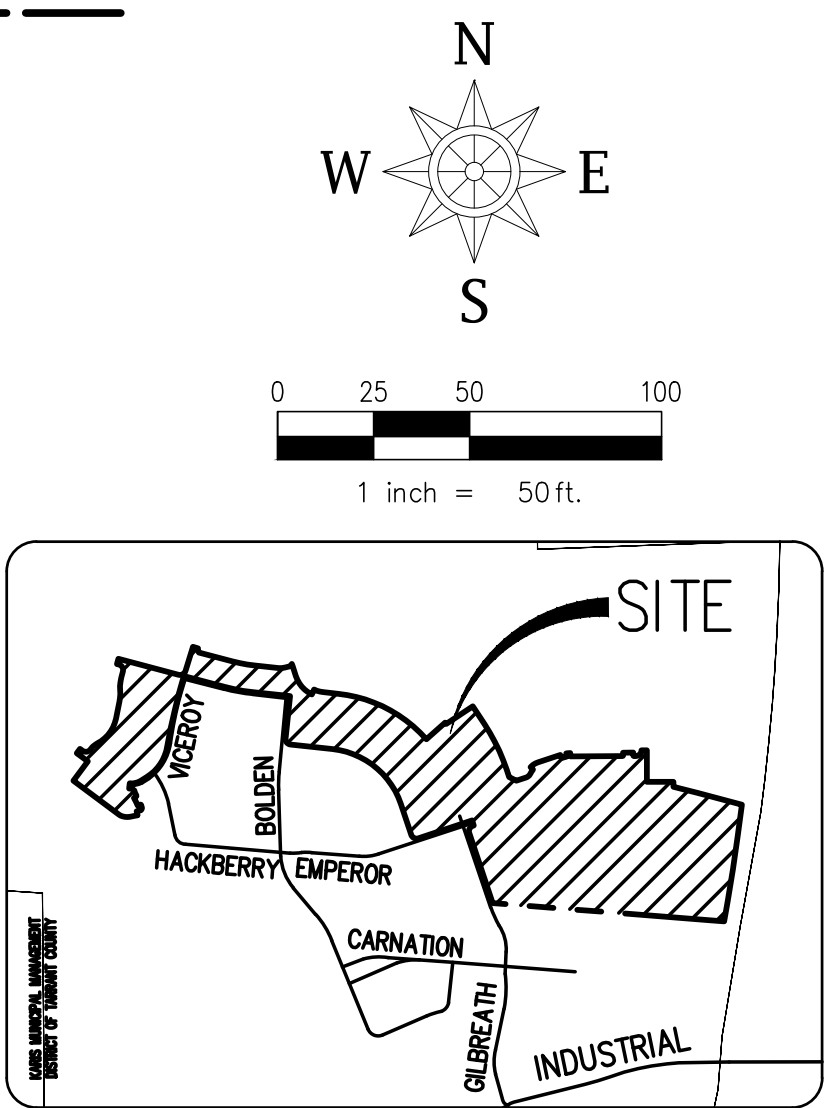
Financial Information:

Attachments:

1. PPLT-2026-005_Karis_8.3.26
2. PPLT-2026-005_Map_aerial
3. PPLT-2026-005_Map_FLUP
4. PPLT-2026-005_Map_Zoning
5. PPLT-2026-005_Karis 2A_CL_compressed_Redacted
6. PPLT-2026-005_OWNER APPL_COMBINED
7. PPLT-2026-005_Karis 2A_CL_2

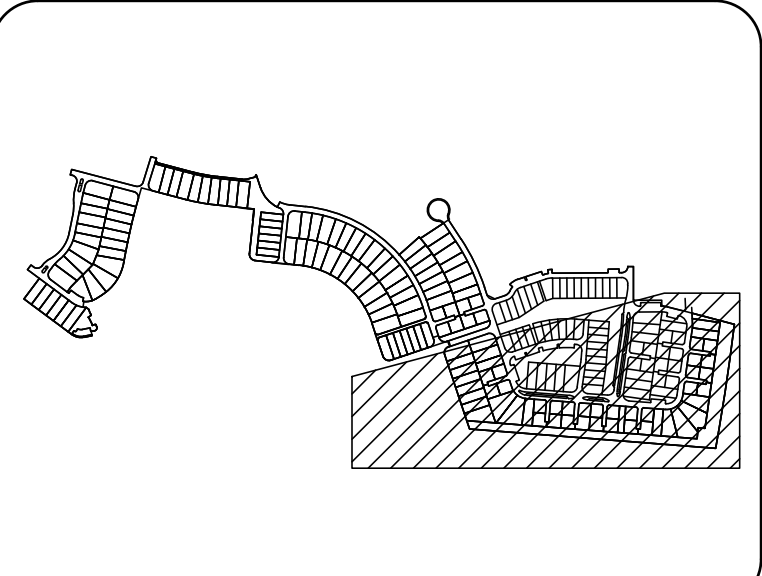
Boundary Line Table		
Line #	Bearing	Distance
BL1	N71°31'07"E	5.19'
BL2	N18°28'53"W	28.00'
BL50	S00°05'10"E	26.16'

Boundary Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
BC1	47.12'	30.00'	90°00'00"	N26°31'07"E	42.43'
BC37	509.97'	11307.94'	2°35'02"	S08°22'36"W	509.92'



VICINITY MAP
1" = 1000'

LEGEND	
(Not All Items May Be Applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
○	NOTE: IF UNABLE TO SET ACTUAL LOT CORNER, A 5' FOOT OFFSET IRON ROD MAY BE SET WITH A PINK PLASTIC CAP STAMPED "SPIARSEN-5' O/S PC"
IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
AUF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esm't.	EASEMENT
UTIL	UTILITY
DE	DRAINAGE EASEMENT
DE	DRAINAGE AND UTILITY EASEMENT
UE	DRAINAGE EASEMENT
WE	WATER EASEMENT
SSE	SANITARY SEWER EASEMENT
SE	SEWER EASEMENT
STC	STREET EASEMENT
POUCE	Public Drainage Utility & City Construction Easement
FAUE	FIRELANE, ACCESS, & UTILITY EASEMENT
WME	WALL MAINTENANCE EASEMENT
HBE	HIRE & BIKE TRAIL EASEMENT
VAM	VISIBILITY, ACCESS & MAINTENANCE EASEMENT
BY THIS PLAT	
(BIP)	RIGHT-OF-WAY
ROW	RIGHT-OF-WAY
Min. FF	MINIMUM FINISH FLOOR ELEVATION
BL	BUILDING LINE
ST	STREET NAME CHANGE
BD	BLOCK DESIGNATION
Lot	LOT FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRCT	DEED RECORDS, TARRANT COUNTY, TEXAS
PRCT	PLAT RECORDS, TARRANT COUNTY, TEXAS
OPRCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS



KEY MAP

Preliminary Plat

KARIS PHASE 2A

LOTS 1-6, 7X, BLOCK 1; LOTS 1-20, 21X, BLOCK 2;
LOTS 1-51, 52X, 53X, 54X, 55X, BLOCK 3; LOTS 1-22, 23X-25X, BLOCK 4;
LOTS 1-49, 50X-57X, BLOCK 5; LOTS 1-43, 44X, 45X, 46X, 47X, BLOCK 6;
LOTS 1-20, 21X, 22X-25X, BLOCK 7; LOTS IX-11X, BLOCK X
211 LOTS & 37 OPEN SPACE / HOA LOTS
39.597 GROSS ACRES
ZONING-PD (ORDINANCE 06-2018-332 AS AMENDED)
OUT OF THE

F. WELLS SURVEY ~ ABSTRACT NO. 1683
T. TOLER SURVEY ~ ABSTRACT NO. 1536
M. WALTERS SURVEY ~ ABSTRACT NO. 1598
CITY OF CROWLEY
TARRANT COUNTY, TEXAS

OWNER / APPLICANT
CH TNC Investments, LLC
212 W. Main Street
Arlington, Texas 76010
Telephone: (972) 757-7586
Contact: Howard Porteus
hporteus@tncdev.com

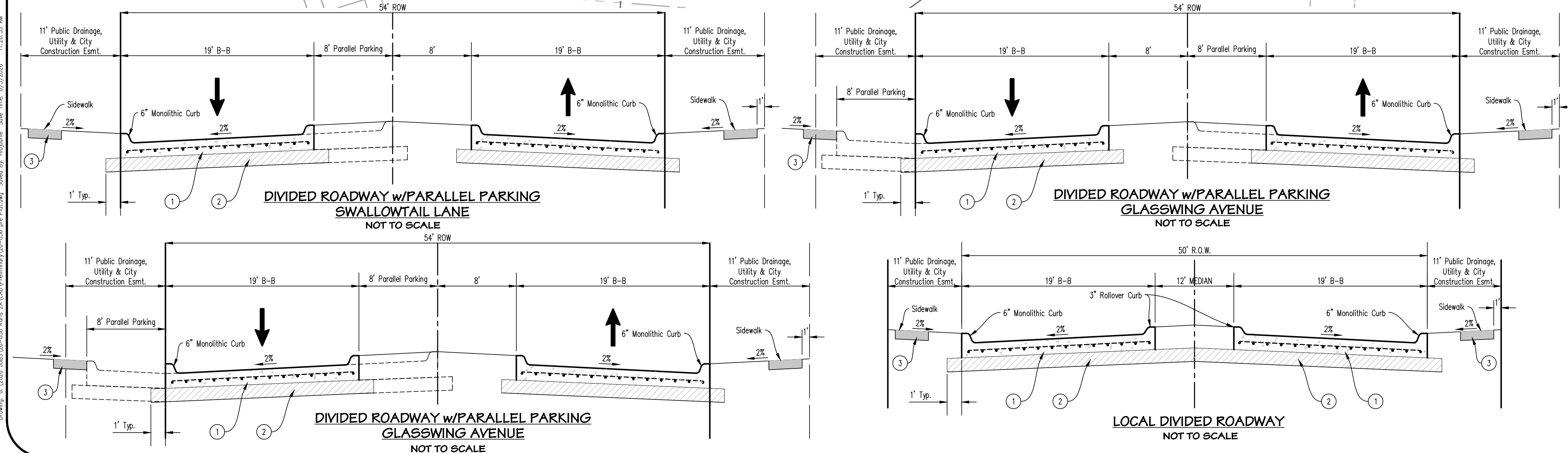
OWNER / APPLICANT
CH TNC Investments, LLC
212 W. Main Street
Arlington, Texas 76010
Telephone: (972) 757-7586
Contact: Howard Porteus
hporteus@tncdev.com

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBPELS No. F-2121 and No. F-10043100
Contact: Greg Helsel
greg.helsel@spiarsengineering.com

Plan Summary Table	
Total Acreage	39.597
Total Lots	211 Residential Lots, 37 HOA Lots
Zoning	Zoning PD (Ord. 02-2026-586)
Min. Lot Size	2100 SF
Min. Dwelling Size	1000 SF
Density	5.33 Units/Acre

CITY OF CROWLEY PARKS BOARD
APPROVAL - 12/4/2019

- NOTES:
- All lot corners are 1/2" iron rods with plastic caps stamped "SPIARSEN" unless otherwise noted.
 - All lots comply with the minimum size requirement of the Zoning District.
 - This property may be subject to charges related to impact fees and the applicant should contact the City regarding any applicable fees due.
 - All common areas, drainage easements, and detention facilities will be owned and maintained by the HOA/POA. Any common areas within the City's right-of-way are required to be an HOA "X" lot.
 - All common area/HOA lots or floodplain may contain a public trail or sidewalk.
 - All Common Area/HOA lots are dedicated as public access easements.
 - Selling a portion of this addition by metes and bounds is a violation of City ordinance and State Law and is subject to fines and withholding of utilities and building permits.
 - This plot does not alter or remove existing deed restrictions, if any, on this property.
 - A portion of this property lies within "Zone X" according to Community Panel No. 48439C0430L, dated March 21, 2019, of the National Flood Insurance Rate Maps for Tarrant County, Texas.
 - Bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983 (NAD 83).
 - No overhead utilities are permitted on the subject property.
 - The City shall not be held responsible for damages occasioned by the establishment of grades or the alteration of any surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.
 - Lots 54X-55X, Block 3; Lots 24X-25X, Block 4; Lots 51X-57X, Block 5; Lots 46X-47X, Block 6; Lots 23X-25X, Block 7 shall be owned and maintained by the Karis MMD for access, drainage, and utilities.
 - All 16' Alleys, 20' Alleys, and 24' Alley Mews shall be Private Access, Public Utility & Drainage Easements.



Drawing: 6/2/2026 08:53:36 Karis 2A/CAD/Prepwork/26-138 Rev. 06/2/2026 11:26:35 AM
 Plotted by: Helgaire Plot Date: 6/2/2026 11:27 AM

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C23	86.76'	86.00'	S74°7'59"	S82°15'47"E	83.12'
C24	3.14'	2.00'	90°00'00"	N08°21'52"W	2.83'
C25	3.14'	2.00'	90°00'00"	N81°38'08"E	2.83'
C26	47.12'	30.00'	90°00'00"	S08°21'52"E	42.43'
C27	18.85'	6.00'	180°00'00"	N53°21'52"W	12.00'
C28	47.12'	30.00'	90°00'00"	N81°38'08"E	42.43'
C29	18.85'	6.00'	180°00'00"	S53°21'52"E	12.00'
C30	58.76'	250.00'	13°28'02"	S43°22'09"W	58.63'
C31	14.42'	250.00'	3°18'18"	S13°08'15"W	14.42'
C32	18.85'	6.00'	180°00'00"	S75°12'35"E	12.00'
C33	47.12'	30.00'	90°00'00"	N30°12'35"W	42.43'
C34	18.85'	6.00'	180°00'00"	N75°12'35"W	12.00'
C35	47.12'	30.00'	90°00'00"	S59°46'37"W	42.43'
C36	47.58'	30.00'	90°51'57"	N29°46'37"W	42.75'
C37	45.84'	30.00'	87°32'34"	N61°01'08"E	41.51'
C38	48.43'	30.00'	92°29'45"	S28°57'43"E	43.34'
C39	38.71'	30.00'	73°56'23"	N30°52'29"W	36.08'
C40	47.12'	30.00'	90°00'04"	N51°05'49"E	42.43'
C41	46.69'	30.00'	89°10'49"	N51°30'24"E	42.12'
C42	47.12'	30.00'	90°00'00"	N38°54'11"W	42.43'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C96	33.23'	50.00'	38°04'25"	S66°27'35"E	32.62'
C97	7.43'	3.00'	141°55'40"	S23°32'27"W	5.67'
C98	15.71'	10.00'	90°00'00"	S40°29'43"E	14.14'
C99	15.71'	10.00'	90°00'00"	N49°30'17"E	14.14'
C100	45.22'	30.00'	86°22'19"	N51°19'08"E	41.06'
C101	15.24'	50.00'	17°27'42"	S09°48'18"E	15.18'
C102	6.63'	3.00'	126°39'46"	S81°52'02"E	5.36'
C103	15.24'	50.00'	17°27'42"	N26°04'14"E	15.18'
C104	38.10'	30.00'	72°45'50"	S49°06'48"E	35.59'
C105	15.71'	10.00'	90°00'00"	S40°29'43"E	14.14'
C106	15.71'	10.00'	90°00'00"	N49°30'17"E	14.14'
C107	3.14'	2.00'	90°00'00"	N49°30'17"E	2.83'
C108	3.14'	2.00'	90°00'00"	S40°29'43"E	2.83'
C109	15.71'	10.00'	90°00'00"	N53°07'58"E	14.14'
C110	15.71'	10.00'	90°00'00"	N36°52'02"W	14.14'
C111	15.71'	10.00'	90°00'00"	N36°52'02"W	14.14'
C112	15.71'	10.00'	90°00'00"	N53°07'58"E	14.14'
C113	15.71'	10.00'	90°00'00"	N53°07'58"E	14.14'
C114	15.71'	10.00'	90°00'00"	N36°52'02"W	14.14'
C115	15.71'	10.00'	90°00'00"	N36°52'02"W	14.14'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C43	15.71'	10.00'	90°00'00"	N63°28'53"W	14.14'
C44	15.71'	10.00'	90°00'00"	N26°31'07"E	14.14'
C45	15.71'	10.00'	90°00'00"	S26°31'07"W	14.14'
C46	15.71'	10.00'	90°00'00"	S63°28'53"E	14.14'
C47	15.71'	10.00'	90°00'00"	N63°28'53"W	14.14'
C48	15.71'	10.00'	90°00'00"	N26°31'07"E	14.14'
C49	47.12'	30.00'	90°00'00"	N26°31'07"E	42.43'
C50	47.12'	30.00'	90°00'00"	N63°28'53"W	42.43'
C51	29.65'	30.00'	56°37'59"	S61°38'02"E	28.46'
C52	255.92'	50.00'	293°15'58"	S56°40'58"W	55.00'
C53	29.65'	30.00'	56°37'59"	N05°00'03"W	28.46'
C54	47.12'	30.00'	90°00'00"	N63°28'53"W	42.43'
C55	15.71'	10.00'	90°00'00"	S26°31'07"W	14.14'
C56	15.71'	10.00'	90°00'00"	S63°28'53"E	14.14'
C57	47.12'	30.00'	90°00'00"	S26°31'07"W	42.43'
C58	47.12'	30.00'	90°00'00"	S26°31'07"W	42.43'
C59	47.12'	30.00'	90°00'00"	S63°28'53"E	42.43'
C60	47.12'	30.00'	90°00'00"	S63°28'53"E	42.43'
C70	47.12'	30.00'	90°00'00"	N49°30'17"E	42.43'
C73	15.71'	10.00'	90°00'00"	S26°31'07"W	14.14'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C116	15.71'	10.00'	90°00'00"	N53°07'58"E	14.14'
C117	3.14'	2.00'	90°00'00"	S59°18'00"W	2.83'
C118	3.14'	2.00'	90°00'00"	N30°42'00"W	2.83'
C119	3.14'	2.00'	90°04'44"	N45°02'48"W	2.83'
C120	3.14'	2.00'	89°55'16"	S44°57'12"W	2.83'
C121	47.12'	30.00'	90°00'00"	N45°05'10"W	42.43'
C122	6.63'	3.00'	126°39'46"	N87°17'28"W	5.36'
C123	45.66'	30.00'	87°12'18"	S46°18'41"W	41.38'
C124	23.26'	49.97'	26°40'07"	N10°37'56"W	23.05'
C125	22.38'	50.00'	25°38'56"	S18°26'21"W	22.20'
C126	1.61'	2.00'	46°13'52"	S19°10'32"E	1.57'
C127	1.59'	2.00'	45°29'16"	S19°32'50"E	1.55'
C128	15.71'	10.00'	90°00'00"	S36°52'02"E	14.14'
C129	1.57'	2.00'	45°00'00"	S30°37'58"W	1.53'
C130	1.57'	2.00'	45°00'00"	S30°37'58"W	1.53'
C131	1.57'	2.00'	45°00'00"	N30°37'58"E	1.53'
C132	1.57'	2.00'	45°00'00"	N30°37'58"E	1.53'
C133	15.71'	10.00'	90°00'00"	S53°07'58"W	14.14'
C134	1.57'	2.00'	45°00'00"	N14°22'02"W	1.53'
C135	1.57'	2.00'	45°00'00"	N14°22'02"W	1.53'

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
CL1	50.86'	100.00'	29°08'18"	S67°56'01"E	50.31'
CL2	64.72'	200.00'	18°32'22"	N45°54'19"E	64.43'
CL3	152.51'	200.00'	43°41'24"	N33°19'48"E	148.84'
CL4	71.04'	500.00'	8°08'25"	N07°24'54"E	70.98'
CL5	49.94'	250.00'	11°26'43"	N09°04'03"E	49.86'
CL6	41.39'	150.00'	15°48'41"	N71°32'11"W	41.26'
CL7	800.42'	701.00'	65°25'18"	N51°11'32"W	757.64'
CL8	258.94'	1000.00'	14°50'09"	S25°53'58"E	258.21'
CL9	87.72'	75.00'	67°00'50"	S51°59'18"E	82.81'
CL10	51.45'	250.00'	11°47'30"	S78°17'50"E	51.36'
CL11	54.29'	250.00'	12°26'33"	S79°16'26"E	54.18'

Centerline Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
CL12	96.48'	64.00'	86°22'19"	N51°19'08"E	87.60'
CL13	93.64'	64.00'	83°49'57"	N33°47'01"W	85.51'
CL14	28.62'	114.00'	14°23'10"	N82°53'35"W	28.55'
CL15	43.32'	51.93'	47°47'23"	S47°37'25"W	42.07'
CL16	51.83'	62.00'	47°53'57"	S47°40'42"W	50.34'
CL17	35.20'	112.00'	18°00'24"	S80°37'52"W	35.05'
CL18	195.78'	488.00'	22°59'10"	N83°00'42"E	194.47'
CL19	15.07'	238.00'	3°37'41"	S06°19'08"W	15.07'
CL20	104.80'	1001.00'	5°59'54"	N05°08'01"E	104.75'
CL21	31.27'	500.00'	3°35'01"	N03°55'34"E	31.27'
CL22	83.91'	500.00'	9°36'55"	N04°48'02"E	83.81'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C74	15.71'	10.00'	90°00'00"	S63°28'53"E	14.14'
C76	8.12'	3.00'	154°54'38"	N39°49'50"E	5.86'
C77	1.77'	1.93'	52°26'18"	S74°43'38"W	1.70'
C78	15.71'	10.00'	90°00'00"	S40°29'43"E	14.14'
C79	15.71'	10.00'	90°00'00"	N49°30'17"E	14.14'
C80	1.57'	2.00'	45°00'00"	N62°59'43"W	1.53'
C81	1.57'	2.00'	45°00'00"	N62°59'43"W	1.53'
C82	23.27'	50.00'	26°40'07"	S72°09'39"E	23.06'
C83	23.27'	50.00'	26°40'07"	S81°10'14"W	23.06'
C84	6.63'	3.00'	126°39'46"	S04°30'17"W	5.36'
C86	15.71'	10.00'	90°00'00"	S40°29'43"E	14.14'
C87	49.02'	30.00'	93°37'41"	S38°40'52"E	43.75'
C88	15.71'	10.00'	90°00'00"	N49°30'17"E	14.14'
C89	6.63'	3.00'	126°39'46"	N04°30'17"E	5.36'
C90	22.42'	50.00'	25°41'17"	N71°40'14"W	22.23'
C91	23.27'	50.00'	26°40'05"	N81°10'13"E	23.06'
C92	1.61'	2.00'	45°58'50"	S72°29'42"W	1.56'
C93	1.57'	2.00'	45°00'00"	S72°00'17"W	1.53'
C94	1.57'	2.00'	45°00'00"	N62°59'43"W	1.53'
C95	1.57'	2.00'	45°00'00"	N62°59'43"W	1.53'

Lot Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Distance
C136	1.57'	2.00'	45°00'00"	N14°22'02"W	1.53'
C137	1.57'	2.00'	45°00'00"	N14°22'02"W	1.53'
C138	1.53'	1.97'	44°28'42"	N24°29'03"E	1.49'
C139	1.42'	2.00'	40°48'54"	N25°59'54"E	1.39'
C140	49.75'	200.00'	14°15'10"	N12°43'02"E	49.62'
C141	62.88'	250.00'	14°24'43"	N07°11'56"E	62.72'
C142	47.31'	30.00'	90°21'30"	N45°11'11"W	42.56'
C143	47.31'	30.00'	90°21'11"	S44°48'49"W	42.56'
C144	3.14'	2.00'	90°00'00"	S26°37'41"W	2.83'
C145	3.14'	2.00'	90°00'00"	N63°22'19"W	2.83'
C146	124.75'	600.00'	11°54'47"	S79°38'10"W	124.53'
C147	340.00'	846.00'	23°01'36"	N29°59'41"W	337.72'
C148	634.85'	556.00'	65°25'18"	N51°11'32"W	600.92'
C149	120.62'	795.00'	8°41'35"	S79°33'23"E	120.51'
C150	91.23'	78.00'	67°00'50"	S51°59'18"E	86.12'
C151	58.48'	50.00'	67°00'51"	S51°59'18"E	55.20'
C152	45.96'	164.00'	16°03'31"	S75°52'26"E	45.81'

Centerline Line Table		
Line #	Bearing	Distance
CL1	N36°38'08"E	45.42'
CL2	N14°47'25"E	77.02'

Lot Line Table		
Line #	Bearing	Distance
L3	N36°38'08"E	16.00'
L4	N36°38'08"E	16.00'
L5	S36°38'08"W	18.50'
L6	N36°38'08"E	18.50'
L7	S53°21'52"E	12.00'
L8	N53°21'52"W	12.00'
L9	S14°47'25"W	26.77'
L10	N14°47'25"E	26.77'
L11	N75°12'35"W	12.00'
L12	S75°12'35"E	12.00'
L13	S14°47'25"W	18.50'
L14	N14°47'25"E	18.50'
L15	S63°28'53"E	14.14'
L16	N26°31'07"E	14.14'
L17	N26°31'07"E	14.14'
L18	S63°28'53"E	14.14'
L29	S49°30'17"W	9.35'
L30	N40°29'43"W	9.66'
L31	S49°30'17"W	9.65'
L32	N40°29'43"W	9.66'

Lot Line Table		
Line #	Bearing	Distance
L33	N04°30'17"E	16.00'
L34	S04°30'17"W	16.00'
L35	S14°18'00"W	16.00'
L36	N14°18'00"E	16.00'
L37	N00°00'26"W	16.00'
L38	S00°00'26"E	16.00'
L39	S42°17'28"E	9.53'
L40	S53°07'58"W	9.66'
L41	N53°07'58"E	9.66'
L42	N36°52'02"W	9.66'
L43	S81°52'02"E	16.00'
L44	N81°52'02"W	14.71'
L45	N36°52'02"W	9.66'
L46	N46°24'21"E	10.35'
L47	N45°21'56"W	2.83'
L48	S63°28'53"E	16.02'
L49	S00°21'56"E	16.10'
L50	S44°38'04"W	2.83'
L51	N45°21'56"W	2.

Printed by: Margaret Rina Date: 8/2/2026 11:27 AM
Drawing: 0, 2026, 0005, 26-108, Karis, 2A(2A) Preliminary, 26-108, are not legal. Saved By: Margaret, Save Time: 8/2/2026 11:26:39 AM

OWNER’S ACKNOWLEDGEMENT AND DEDICATION

STATE OF TEXAS §
COUNTY OF TARRANT §

BEING a tract of land situated in the F. Wells Survey, Abstract No. 1683, T.Toler Survey, Abstract No. 1536 and M. Walters Survey, Abstract 1598, City of Crowley, Tarrant County, Texas, being part of a tract conveyed to CH TNC Investments LLC, by deed recorded in Document No. D221088914 of the Official Public Records, Tarrant County, Texas (OPRTCT) and a tract of land conveyed to CH TNC Karis Owner LLC, by deed recorded in Document No. D22110835 (OPRTCT) with the subject tract being more particularly described as follows:

BEGINNING at a point for the south east corner of said CH TNC Investment LLC Tract, from which the north east corner of a tract of land conveyed to CH TNC Karis Owner LLC, by deed recorded in Document No. D22110835 bears, S 25°19'58" E, 173.01 feet;

THENCE N 85°29'43" W, 1212.10 feet;

THENCE N 18°28'53" W, 385.28 feet;

THENCE around a tangent curve to the right having a central angle of 90°00'00", a radius of 30.00 feet, a chord of N 26°31'07" E – 42.43 feet, an arc length of 47.12 feet;

THENCE N 71°31'07" E, 5.19 feet;

THENCE N 18°28'53" W, 28.00 feet;

THENCE S 71°31'07" W, 295.19 feet;

THENCE around a tangent curve to the right having a central angle of 90°00'00", a radius of 30.00 feet, a chord of N 63°28'53" W – 42.43 feet, an arc length of 47.12 feet;

THENCE N 18°28'53" W, 167.60 feet;

THENCE around a tangent curve to the left having a central angle of 65°25'18", a radius of 425.00 feet, a chord of N 51°11'32" W – 459.34 feet, an arc length of 485.27 feet;

THENCE N 83°54'11" W, 219.01 feet;

THENCE around a tangent curve to the right having a central angle of 90°00'00", a radius of 30.00 feet, a chord of N 38°54'11" W – 42.43 feet, an arc length of 47.12 feet;

THENCE N 06°05'49" E, 221.20 feet;

THENCE N 83°54'11" W, 198.29 feet;

THENCE around a tangent curve to the right having a central angle of 08°41'35", a radius of 934.00 feet, a chord of N 79°33'23" W – 141.57 feet, an arc length of 141.71 feet;

THENCE N 75°12'35" W, 224.97 feet;

THENCE around a non–tangent curve to the left having a central angle of 06°52'59", a radius of 3139.46 feet, a chord of S 13°16'53" W – 376.93 feet, an arc length of 377.15 feet;

THENCE around a reverse curve to the right having a central angle of 48°05'13", a radius of 236.00 feet, a chord of S 33°53'00" W – 192.31 feet, an arc length of 198.07 feet;

THENCE S 57°55'36" W, 37.37 feet;

THENCE around a tangent curve to the right having a central angle of 39°34'13", a radius of 86.00 feet, a chord of S 77°42'43" W – 58.22 feet, an arc length of 59.39 feet;

THENCE S 07°29'49" W, 28.00 feet;

THENCE around a non–tangent curve to the left having a central angle of 07°45'48", a radius of 114.00 feet, a chord of S 86°23'05" E – 15.43 feet, an arc length of 15.45 feet;

THENCE S 53°03'44" E, 15.38 feet;

THENCE S 13°21'38" E, 3.87 feet;

THENCE around a tangent curve to the left having a central angle of 18°42'46", a radius of 66.00 feet, a chord of S 22°43'01" E – 21.46 feet, an arc length of 21.56 feet;

THENCE S 32°04'24" E, 4.09 feet;

THENCE S 12°55'36" W, 3.54 feet;

THENCE S 57°55'36" W, 15.50 feet;

THENCE S 32°04'24" E, 1.61 feet;

THENCE around a tangent curve to the right having a central angle of 11°29'10", a radius of 216.46 feet, a chord of S 26°19'49" E – 43.32 feet, an arc length of 43.39 feet;

THENCE N 69°24'46" E, 15.50 feet;

THENCE S 65°26'04" E, 3.53 feet;

THENCE around a non–tangent curve to the right having a central angle of 02°54'54", a radius of 234.46 feet, a chord of S 18°31'07" E – 11.93 feet, an arc length of 11.93 feet;

THENCE around a compound curve to the right having a central angle of 95°46'21", a radius of 15.00 feet, a chord of S 30°49'31" W – 22.25 feet, an arc length of 25.07 feet;

THENCE S 78°42'41" W, 15.89 feet;

THENCE S 11°17'19" E, 16.00 feet;

THENCE S 11°17'19" E, 5.00 feet;

THENCE S 78°42'41" W, 41.44 feet;

THENCE around a tangent curve to the right having a central angle of 47°55'27", a radius of 73.00 feet, a chord of N 77°19'35" W – 59.30 feet, an arc length of 61.06 feet;

THENCE N 53°21'52" W, 293.37 feet;

THENCE N 36°38'08" E, 126.00 feet;

THENCE N 53°21'52" W, 72.00 feet;

THENCE N 36°38'08" E, 28.00 feet;

THENCE S 53°21'52" E, 15.77 feet;

THENCE around a tangent curve to the left having a central angle of 90°00'00", a radius of 30.00 feet, a chord of N 81°38'08" E – 42.43 feet, an arc length of 47.12 feet;

THENCE N 36°38'08" E, 3.61 feet;

THENCE around a tangent curve to the right having a central angle of 26°00'35", a radius of 100.00 feet, a chord of N 49°38'25" E – 45.01 feet, an arc length of 45.40 feet;

THENCE around a non–tangent curve to the left having a central angle of 51°00'50", a radius of 186.00 feet, a chord of N 36°59'31" E – 160.19 feet, an arc length of 165.61 feet;

THENCE N 11°29'06" E, 93.94 feet;

THENCE around a non–tangent curve to the left having a central angle of 15°57'50", a radius of 200.16 feet, a chord of N 03°29'48" E – 55.59 feet, an arc length of 55.77 feet;

THENCE around a non–tangent curve to the right having a central angle of 19°16'56", a radius of 200.00 feet, a chord of N 05°08'57" E – 66.99 feet, an arc length of 67.31 feet;

THENCE N 14°47'25" E, 33.27 feet;

THENCE around a tangent curve to the left having a central angle of 90°00'00", a radius of 30.00 feet, a chord of N 30°12'35" W – 42.43 feet, an arc length of 47.12 feet;

THENCE N 75°12'35" W, 10.00 feet;

THENCE N 14°47'25" E, 28.00 feet;

THENCE S 75°12'35" E, 324.61 feet;

THENCE around a non–tangent curve to the left having a central angle of 87°30'30", a radius of 30.01 feet, a chord of N 61°01'08" E – 41.51 feet, an arc length of 45.83 feet;

THENCE around a reverse curve to the right having a central angle of 00°01'17", a radius of 10208.91 feet, a chord of N 17°16'31" E – 3.82 feet, an arc length of 3.82 feet;

THENCE N 17°17'10" E, 127.80 feet;

THENCE S 72°42'50" E, 28.00 feet;

THENCE S 17°17'10" W, 10.00 feet;

THENCE S 28°57'43" E, 13.83 feet;

THENCE S 75°12'35" E, 181.04 feet;

THENCE around a tangent curve to the left having a central angle of 08°41'35", a radius of 795.00 feet, a chord of S 79°33'23" E – 120.51 feet, an arc length of 120.62 feet;

THENCE S 83°54'11" E, 123.23 feet;

THENCE around a tangent curve to the left having a central angle of 20°04'27", a radius of 92.00 feet, a chord of N 86°03'36" E – 32.07 feet, an arc length of 32.23 feet;

THENCE N 76°01'23" E, 31.88 feet;

THENCE N 29°16'53" E, 13.71 feet;

THENCE around a non–tangent curve to the left having a central angle of 01°20'00", a radius of 500.00 feet, a chord of S 17°33'18" E – 11.64 feet, an arc length of 11.64 feet;

THENCE S 18°13'18" E, 55.10 feet;

THENCE around a tangent curve to the left having a central angle of 45°24'32", a radius of 164.00 feet, a chord of S 40°55'34" E – 126.60 feet, an arc length of 129.98 feet;

THENCE N 26°22'10" E, 28.00 feet;

THENCE around a non–tangent curve to the left having a central angle of 20°16'21", a radius of 136.00 feet, a chord of S 73°46'01" E – 47.87 feet, an arc length of 48.12 feet;

THENCE S 83°54'11" E, 80.34 feet;

THENCE around a tangent curve to the right having a central angle of 42°23'42", a radius of 715.00 feet, a chord of S 62°42'20" E – 517.06 feet, an arc length of 529.05 feet;

THENCE N 48°29'31" E, 131.00 feet;

THENCE around a non–tangent curve to the right having a central angle of 00°35'00", a radius of 846.00 feet, a chord of S 41°12'59" E – 8.61 feet, an arc length of 8.61 feet;

THENCE N 56°40'58" E, 165.73 feet;

THENCE S 33°19'02" E, 113.52 feet;

THENCE around a tangent curve to the right having a central angle of 14°50'09", a radius of 1014.00 feet, a chord of S 25°53'58" E – 261.83 feet, an arc length of 262.56 feet;

THENCE S 18°28'53" E, 40.57 feet;

THENCE S 63°28'53" E, 42.43 feet;

THENCE N 71°31'07" E, 52.94 feet;

THENCE around a tangent curve to the left having a central angle of 47°47'23", a radius of 39.93 feet, a chord of N 47°37'25" E – 32.35 feet, an arc length of 33.31 feet;

THENCE around a reverse curve to the right having a central angle of 17°24'15", a radius of 74.00 feet, a chord of N 32°25'51" E – 22.39 feet, an arc length of 22.48 feet;

THENCE N 03°06'47" W, 2.79 feet;

THENCE N 47°21'32" W, 16.03 feet;

THENCE around a non–tangent curve to the right having a central angle of 28°59'13", a radius of 92.00 feet, a chord of N 57°08'04" E – 46.05 feet, an arc length of 46.54 feet;

THENCE N 71°37'41" E, 122.44 feet;

THENCE S 18°22'19" E, 16.00 feet;

THENCE S 63°22'19" E, 2.83 feet;

THENCE N 71°37'41" E, 6.37 feet;

THENCE around a tangent curve to the right having a central angle of 08°46'48", a radius of 124.00 feet, a chord of N 76°01'05" E – 18.98 feet, an arc length of 19.00 feet;

THENCE N 35°51'45" E, 2.81 feet;

THENCE N 08°40'57" W, 16.02 feet;

THENCE around a non–tangent curve to the right having a central angle of 08°19'02", a radius of 142.00 feet, a chord of N 85°28'33" E – 20.59 feet, an arc length of 20.61 feet;

THENCE S 00°21'56" E, 16.00 feet;

THENCE S 45°21'56" E, 2.83 feet;

THENCE N 89°38'04" E, 271.29 feet;

THENCE N 44°38'04" E, 2.83 feet;

THENCE N 00°21'56" W, 16.10 feet;

THENCE N 89°43'09" E, 54.00 feet;

THENCE S 00°21'56" E, 16.02 feet;

THENCE S 45°21'56" E, 2.83 feet;

THENCE N 89°38'04" E, 10.34 feet;

THENCE around a non–tangent curve to the left having a central angle of 90°21'11", a radius of 30.00 feet, a chord of N 44°48'49" E – 42.56 feet, an arc length of 47.31 feet;

THENCE N 89°59'34" E, 28.00 feet;

THENCE S 00°00'26" E, 164.95 feet;

THENCE N 89°54'50" E, 139.00 feet;

THENCE S 00°05'10" E, 26.16 feet;

THENCE S 75°48'18" E, 132.08 feet;

THENCE S 75°11'46" E, 236.65 feet;

THENCE around a non–tangent curve to the right having a central angle of 02°35'02", a radius of 11307.94 feet, a chord of S 08°22'36" W – 509.92 feet, an arc length of 509.97 feet;

THENCE S 09°40'19" W, 106.01 feet, to the POINT OF BEGINNING with the subject tract containing 1,724,861.1 square feet or 39.597 acres of land.

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That **CH TNC Karis Owner, LLC** through the undersigned authority do/does hereby adopt this plat designating the hereinabove described property as Karis Phase 2A to the City of Crowley, Tarrant County, Texas, AND does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Crowley and all public utilities desiring to use, or using same. No building, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. The City of Crowley and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements strips, and the City of Crowley and any public utility shall at all times have the right of ingress and egress to and from and upon any said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a three–foot radius from the center point of all fire hydrants and a two–foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes) is hereby granted to the City of Crowley for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the expectations and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

By: **CH TNC Karis Owner, LLC**

Owner: _____

Title: _____

Date: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That **CH TNC Investments, LLC** through the undersigned authority do/does hereby adopt this plat designating the hereinabove described property as Karis Phase 2A to the City of Crowley, Tarrant County, Texas, AND does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Crowley and all public utilities desiring to use, or using same. No building, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. The City of Crowley and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements strips, and the City of Crowley and any public utility shall at all times have the right of ingress and egress to and from and upon any said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a three–foot radius from the center point of all fire hydrants and a two–foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes) is hereby granted to the City of Crowley for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the expectations and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

By: **CH TNC Investments, LLC**

Owner: _____

Title: _____

Date: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Celina, Texas.

Dated this the ____ day of _____, 2026.



darren.brown@spiarsengineering.com

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 2026.

Notary Public, State of Texas

VARIANCES REQUESTED FOR THIS SUBDIVISION: – BLOCK LENGTH TO EXCEED 650 FEET	
PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY	
RECOMMENDED FOR APPROVAL	
Chairman, Planning and Zoning Commission City of Crowley, Texas	Date _____
APPROVED FOR PREPARATION OF FINAL PLAT	
Mayor, City of Crowley, Texas	Date _____

Preliminary Plat

KARIS PHASE 2A

LOTS 1-6, 7X, BLOCK 1; LOTS 1-20, 21X, BLOCK 2;
LOTS 1-51, 52X, 53X, 54X, 55X, BLOCK 3; LOTS 1-22, 23X-25X, BLOCK 4;
LOTS 1-49, 50X-57X, BLOCK 5; LOTS 1-43, 44X, 45X, 46X, 47X, BLOCK 6;
LOTS 1-20, 21X, 22X-25X, BLOCK 7; LOTS 1X-11X, BLOCK X
211 LOTS & 37 OPEN SPACE / HOA LOTS
39.597 GROSS ACRES

ZONING-PD (ORDINANCE 06-2018-332 AS AMENDED)
OUT OF THE

F. WELLS SURVEY ~ ABSTRACT NO. 1683
T. TOLER SURVEY ~ ABSTRACT NO. 1536
M. WALTERS SURVEY ~ ABSTRACT NO. 1598
CITY OF CROWLEY
TARRANT COUNTY, TEXAS

OWNER / APPLICANT
CH TNC Investments, LLC
212 W. Main Street
Arlington, Texas 76010
Telephone (972) 757–7586
Contact: Howard Porteus
hporteus@tncddev.com

OWNER / APPLICANT
CH TNC Karis Owner, LLC
212 W. Main Street
Arlington, Texas 76010
Telephone (972) 757–7586
Contact: Howard Porteus
hporteus@tncddev.com

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422–0077
TBPELS No. F–2121 and No. F–10043100
Contact: Greg Helsel
greg.helsel@spiarsengineering.com

Legend



Karis Ph 2A Prelim Plat
location (approx)



7/21/2026

PLT-2026-005
Aerial View

Plat boundaries shown are approximate.



DISCLAIMER

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information, should review or consult the primary data and information sources to ascertain the usability of the information.

Legend

 Karis Ph 2A Prelim Plat location (approx)

Future Land Use

-  Low Density Single Family Residential
-  Medium Density Single Family Residential
-  High Density Single Family Residential
-  Industrial
-  Open Space/Park



PLT-2026-005
Future Land Use Plan



7/21/2026

Plat boundaries shown are approximate.



DISCLAIMER

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Legend



Karis Ph 2A Prelim Plat
location (approx)

Zoning Districts



R-3



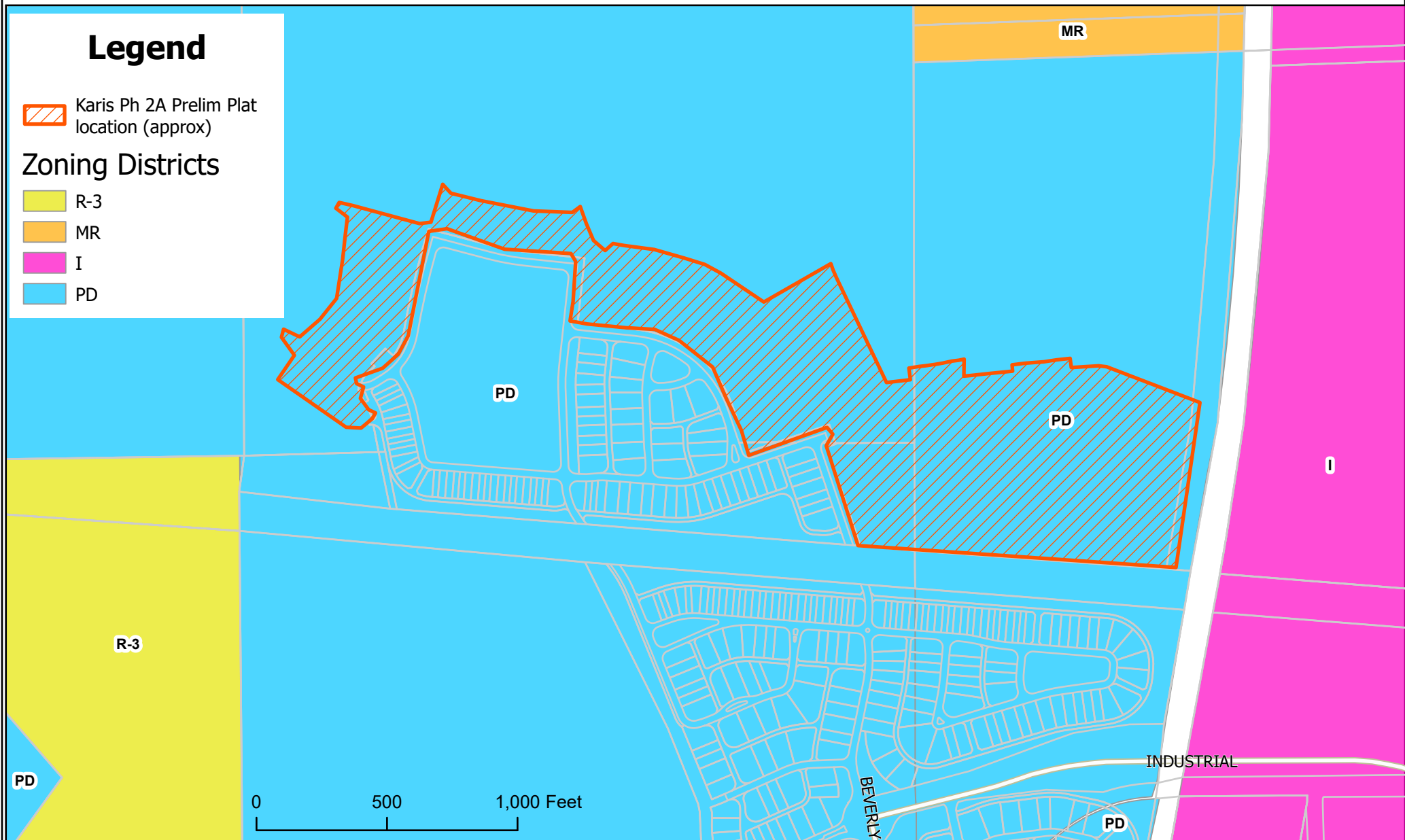
MR



I



PD



7/21/2026

PLT-2026-005
Zoning

Plat boundaries shown are approximate.



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and may not have been prepared for, or be suitable
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the primary data and information sources
to ascertain the usability of the information.



June 29, 2026

Greg Helsel
Spiars engineering
765 Custer Road
Plano, TX 75075

Staff Review of Karis Phase 2A preliminary plat (PPLT-2026-005)

Dear Greg,

City staff have reviewed the preliminary plat for Karis Addition Phase 2A and have the following comments. Please note that because your application is incomplete, these comments are provided as a courtesy only. Please include a comment response letter with your response.

Your primary staff contacts for this plat review are listed below.

Planning	Rachel Roberts
Fire	Dave Anderson
Utilities	Randy Manus
Public Works	Mike Rocamontes

Planning comments (817-297-2201 x. 3030)

Please see attached comment letter and mark-ups.

City engineer comments (contact Planner to relay questions to city engineer)

See attached letter.

Public Works comments (817-297-2201 ext. 3290)

1. Provide paving plans.
2. On-street parking : Pull-in parking
 - Sheet 1 LOT 21 (Viceroy)
 - Sheet 3 LOT 45X Block F (Daffodil Rd. at Petunia Place)
 - Sheet 3 LOT 22X (Daffodil Rd. from Sacred Lotus Ave.)

All these pull in parking locations are placed on blind curves. We've all heard the complaints about speeding motorists in this development. I see this as a potential problem.

Utilities comments (817-297-2201 ext. 3210)

See engineering comments.

Fire Department comments (817-297-2201 ext 5020)

1. Re: alleys: 19' width required. See attached FD comment letter from when the 2A/2B development plan



was reviewed in 2024.

Additional comments:

- a. When do you expect to move forward with platting for phase 2?
- b. All easements notes as by separate document must be filed with the county prior to final platting.
- c. The preliminary plat cannot be approved without the development plan approval. If the development plan has not been approved by the City Council prior to the plat consideration, then any plat approval will be conditional only.

Sincerely,

A handwritten signature in blue ink that reads 'Rachel Roberts' with a stylized flourish at the end.

Rachel Roberts
Planning & Development Director



Planning Staff Review Comments

PROJECT ADDRESS: n/a

SUBDIVISION: Karis 2A preliminary plat, PPLT-2026-005

APPLICANT: Spiars Engineering for CH TNC Karis Owner

Submittal #:	1		
Reviewed by:	Rachel Roberts	Date:	6.25.26

These comments are in addition to any comments provided by other reviewers.

- 1) List all lots and blocks in the title block.
- 2) The final plat for Karis 2A approved last year showed S. T. Wells Survey Abstract 1684 instead of F. Wells Survey Abstract 1683. Please confirm the plat does not include any part of the S. T. Wells Survey.
- 3) Please draw the vicinity map to scale.
- 4) In the title block (and in any other references to the ordinance number), please see the original ordinance number
- 5) Please show the lot and block numbers for open space lots more clearly, particularly for the lots that are not located in the ROW. They are grayed out to an extent that they are hard to read.
- 6) For lots that are shown only partially on multiple sheets – each lot must be shown fully on one sheet. You don't have to show the full lot on every sheet where the lot appears, but we do need to see the entire lot on at least one sheet. We did not call this out on previous plat reviews, but showing only a part of the lot on each sheet makes it difficult to clearly see lot layout and lot information, and our policy is now to require that whole lots be shown on each sheet. The exception to this is large open space lots.
- 7) The subdivision regulations call for the use of letters for block numbering, but the city allowed previous phases of Karis to use numerals for block numbering. For consistency, please continue to use numerals for block numbers on this plat.
- 8) The previous Phase 2A preliminary plat had variances requested from the maximum block length requirement. If there are no variances requested for this plat, and blocks that exceed 650 ft in length will need to be split to meet the requirement.
- 9) Please note the Parks Board approval for the park land dedication on the face of the plat.
 - a. NOTE: Because this plat includes land not included in the original preliminary plat, and the proposed park land exhibit presented to the Parks Board did not include any of this area, please check with the Public Works Department to see if the proposed park land / open space in this phase will need to be approved by the Parks Board.
- 10) All preliminary plats must be approved by the City Council, so please add a section for the mayor's signature.
- 11) Just to confirm, Snapdragon Way is an alley, and the lots with access on Snapdragon will be mews lots? The street type is not indicated on the proposed development plan Sheet 3 where the



other street types are indicated.

- 12) For the alleys serving the four-pack lots, please include a plat note to the effect that the City of Crowley does not own and will not be responsible for those alleys at any time.
- 13) Some of the 4-pack lots show a 13' setback. There are no 13' setbacks for the lots in the PD ordinance.
- 14) The number of open spaces in the plan summary table and in the title block do not match (21 and 20, respectively).
- 15) Please add "Survey" to F. Wells in the title block for consistency with the other surveys listed in the title block.
- 16) PLAT PAGE 1. Block C Lot 1 please show the side yard setback on the corner side.
- 17) PLAT PAGE 2. Block D Lots 7 and 16, the southern lot line dimensions appears to be 70'. It should be closer to 131'. Is that an error, or am I reading it wrong? Same for Block E Lot 18 (shows 70') and Block F Lot 20 on PLAT PAGE 3 (shows 61').
- 18) PLAT PAGE 2. Please show the side yard setback on the corner side.
Block G Lot 43,
Block G Lot 26,
Block C Lot 30
- 19) PLAT PAGE 3. Some lots for the 4-group clusters will need to be renumbered. Based on the other 4-lot sets on this page, the lot numbers for Block E lots 29 and 30 and for 40 and 45 should be switched (see attached mark-up).
- 20) PLAT PAGE 3. Block G Lots 6-15 (mews lots on Lantana Ln), please show the front setback line.
- 21) PLAT PAGE 3. Block G Lots 16-25 (mews lots on Petunia Place), please show the front setback line.
- 22) PLAT PAGE 3. Previously, we had talked about a pedestrian path being added across the Oncor line to connect this phase to the previous phase, but I don't see that added on the preliminary plat. The proposed development plan shows an open space in Block E, but it's labeled on the plat as a utility and drainage easement.
- 23) PLAT PAGE 3. Block E Lot 33 please show the lot width.
- 24) PLAT PAGE 4. The lot tables show lot areas smaller than the minimum required for the following lots.

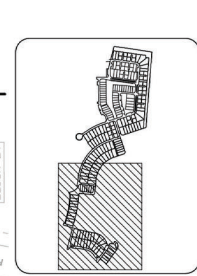
Block / Lot	Lot Type	Required Area	Provided Area
G/4	45' front entry	5,400 sf	4,179
G/5	55' front entry	7,000 sf	4,005
F/8	45' front entry	5,400 sf	3,556
F/9	45' front entry	5,400 sf	3,545
F/10	45' front entry	5,400 sf	3,502
F/11	45' front entry	5,400 sf	3,500
F/20	45' front entry	5,400 sf	3,812

- 1) Were Block F and Block G switched during design? An open space in Block G is labeled as Block



F, and open space in Block F is labeled Block G (PLAT PAGE 3). Also, on PLAT PAGE 4, the lot area tables list Lots 23-43 for Lot F, but these lots do not appear to exist, and lots 23-43 for Block G are missing.

- 2) PLAT PAGE 4. Some lots labeled as open space/X lots on the plat are not included in the Open Space Area Table but are instead listed as non-X lots in the residential lot area tables (see attached markups).
- 3) Please provide the lot width at the front setback on the following lots (can be provided on a separate table rather than shown on the plat):
 - Block B, Lots 11-17
 - Block C, Lots 10,16, 17-29
 - Block D, Lots 1-7
 - Block E, Lots 8, 16, 17, 36-39
 - Block F, Lots 1-3
- 4) Any easements noted as “by sep. doc.” will need to be filed with the county clerk’s records prior to final plat.



11' PDUCE
By Sep. Doc.

Crowley Independent School District
Doc. No. D223054941
CCRTCT
Exist. Karis Phase 1C
Ordinance-PD (Ordinance 06-2018-

Lot 21 is shown as an open space on the

KARIS PHASE 2A
LOTS & 20 OPEN SPACE / HOA LOTS
39.597 GROSS ACRES
JING-PD (ORDINANCE 02-2026-586)

OUT OF THE
F. WELLS ~ ABSTRACT NO. 1683
T. TOLER SURVEY ~ ABSTRACT NO. 1536
I. WALTERS SURVEY ~ ABSTRACT NO. 1598
CITY OF CROWLEY
TARRANT COUNTY, TEXAS

ENGINEER / SURVEYOR
Sparks Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
15 No. F-2121 and No. F-100431
Contact: Greg Helsel

[illegible][illegible]

Plan Summary Table	
Total Acreage	30.597
Total Lots	212 Residential Lots, 21 HOA Lots
Zoning	Zoning PD (Ord. 02-2020-566)
Min. Lot Size	2100 SF
Min. Dwelling Size	1000 SF
Density	5.35 Units/Acre

Boundary Curve Table						
Curve #	Length	Radius	Delta	Start Bearing	End Bearing	Start Station
B01	4.172	3000.00'	78°03'25"	180.00'	N69°52'25"	43.33'
B02	16.66'	100.00'	N45°00'00"	100.00'	N45°00'00"	160.19'
B03	10.71'	534.00'	N70°33'13"	141.57'	N69°52'25"	160.19'
B04	10.87'	534.00'	N70°33'13"	141.57'	N69°52'25"	160.19'
B05	10.87'	534.00'	N70°33'13"	141.57'	N69°52'25"	160.19'
B06	37.15'	333.46'	E25°01'53"	378.33'	N69°52'25"	55.59'
B07	19.07'	238.00'	S33°53'51"	53.23'	N69°52'25"	55.59'
B08	19.07'	238.00'	S33°53'51"	53.23'	N69°52'25"	55.59'
B09	58.30'	88.00'	S90°45'00"	57.745'00"	N69°52'25"	43.43'
B10	15.45'	144.00'	S78°02'46"	52.723'15"	N69°52'25"	41.33'
B11	20.56'	192.46'	S62°43'46"	52.723'15"	N78°02'46"	3.82'
B12	43.33'	216.46'	N59°49'43"	43.33'	S78°02'46"	105.51'
B13	43.33'	216.46'	N59°49'43"	43.33'	S78°02'46"	105.51'
B14	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B15	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B16	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B17	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B18	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B19	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B20	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B21	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B22	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B23	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B24	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B25	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B26	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B27	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B28	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B29	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B30	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B31	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B32	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
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B35	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B36	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B37	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B38	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
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B40	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B41	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B42	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B43	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B44	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B45	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B46	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B47	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B48	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B49	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B50	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B51	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B52	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B53	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B54	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B55	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B56	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B57	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B58	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B59	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B60	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B61	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B62	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B63	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B64	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B65	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B66	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B67	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B68	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B69	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B70	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B71	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B72	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B73	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B74	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B75	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B76	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B77	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B78	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B79	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B80	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B81	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B82	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B83	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B84	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B85	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B86	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B87	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B88	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B89	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B90	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B91	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B92	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B93	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B94	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B95	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B96	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B97	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B98	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B99	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B100	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'

Boundary Curve Table						
Curve #	Length	Radius	Delta	Start Bearing	End Bearing	Start Station
B01	4.172	3000.00'	78°03'25"	180.00'	N69°52'25"	43.33'
B02	16.66'	100.00'	N45°00'00"	100.00'	N45°00'00"	160.19'
B03	10.71'	534.00'	N70°33'13"	141.57'	N69°52'25"	160.19'
B04	10.87'	534.00'	N70°33'13"	141.57'	N69°52'25"	160.19'
B05	10.87'	534.00'	N70°33'13"	141.57'	N69°52'25"	160.19'
B06	37.15'	333.46'	E25°01'53"	378.33'	N69°52'25"	55.59'
B07	19.07'	238.00'	S33°53'51"	53.23'	N69°52'25"	55.59'
B08	19.07'	238.00'	S33°53'51"	53.23'	N69°52'25"	55.59'
B09	58.30'	88.00'	S90°45'00"	57.745'00"	N69°52'25"	43.43'
B10	15.45'	144.00'	S78°02'46"	52.723'15"	N69°52'25"	41.33'
B11	20.56'	192.46'	S62°43'46"	52.723'15"	N78°02'46"	3.82'
B12	43.33'	216.46'	N59°49'43"	43.33'	S78°02'46"	105.51'
B13	43.33'	216.46'	N59°49'43"	43.33'	S78°02'46"	105.51'
B14	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B15	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B16	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B17	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B18	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B19	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B20	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B21	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B22	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B23	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B24	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B25	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
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B44	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B45	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B46	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B47	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B48	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B49	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B50	20.56'	192.46'	S62°43'46"	52.723'15"	N69°52'25"	32.07'
B5						

Boundary Line Table			Boundary Line Table			Boundary Line Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
B-1	S 57°25'00"E	21.37	B-13	S 74°04'00"E	13.87	B-25	S 39°24'00"E	28.00
B-2	S 57°25'00"E	20.00	B-14	S 31°17'00"E	11.00	B-26	S 77°17'00"	10.00
B-3	S 57°25'00"E	13.38	B-15	S 31°17'00"E	5.00	B-27	S 59°54'00"	13.87
B-4	S 57°25'00"E	3.39	B-16	S 74°04'00"E	41.44	B-28	S 09°54'00"	13.87
B-5	S 57°25'00"E	4.08	B-17	S 09°54'00"E	28.00	B-29	N 09°54'00"	20.00
B-6	S 57°25'00"E	3.54	B-18	S 32°52'00"	15.77	B-30	S 39°18'00"	55.00
B-7	S 57°25'00"E	15.95	B-19	S 30°26'00"E	3.61	B-31	N 09°27'00"	28.00
B-8	S 57°25'00"E	1.81	B-20	N 44°25'00"	33.17	B-32	S 05°24'00"	90.34
B-9	S 57°25'00"E	15.95	B-21	N 44°25'00"	10.00			
B-10	S 57°25'00"E	3.53	B-22	N 44°25'00"	28.00			

Boundary Line Table		
Line #	Bearing	Distance
B.3	S57°55'36"W	37.37'
B.4	S07°29'49"W	28.00'
B.5	S53°03'44"E	15.38'
B.6	S127°38'E	3.87'
B.7	S37°04'24"E	4.09'
B.8	S17°55'36"W	3.94'
B.9	S57°55'36"W	15.50'
B.10	S37°04'24"E	1.61'
B.11	N67°24'46"E	15.50'
B.12	S65°28'04"E	3.53'



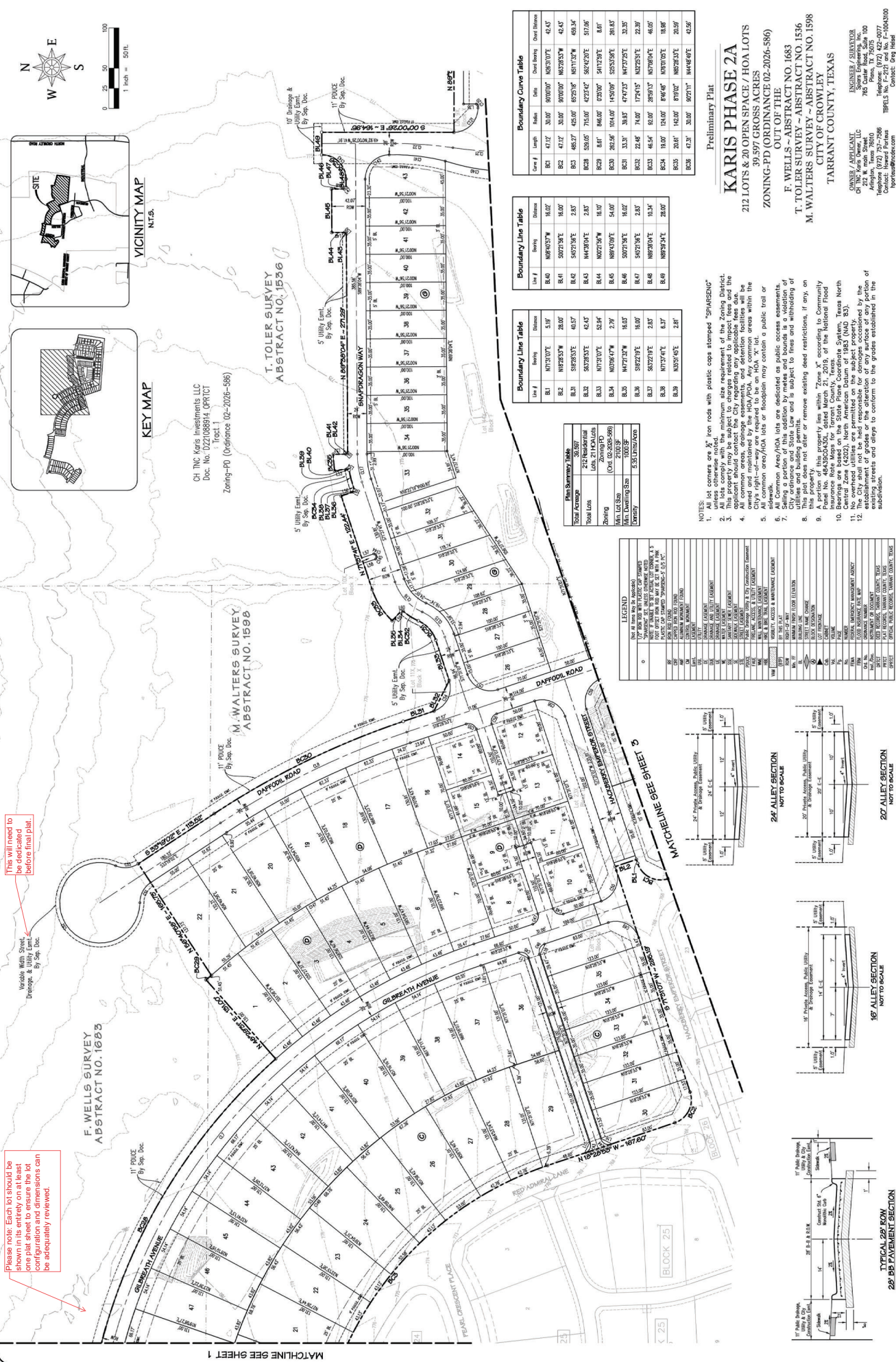
KEY MAP

Tract 1
Zoning-PD (Ordinance 02-2026-586)

F. WELLS SURVEY
ABSTRACT NO. 1683

This will need to be dedicated before final plat.

Please note: Each lot should be shown in its entirety on at least one plat sheet to ensure the lot configuration and dimensions can be adequately reviewed.

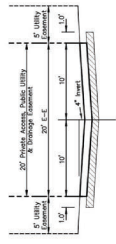


Plan Summary Table	
Total Acreage	39.597
Total Lots	212 Residential Lots, 21 HOA Lots
Zoning	Zoning PD (Ord. 02-2028-556)
Min. Lot Size	2100 SF
Min. Dwelling Size	1000 SF
Density	5.35 Units/Acre

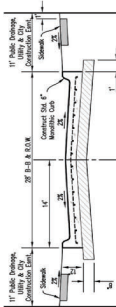
OWNER / APPLICANT

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Piano, TX 75075
Telephone: (972) 422-0077
115 No. F-2121 and No. F-10043100
Contact: Greg Helsel
grehel@spiarsengineering.com

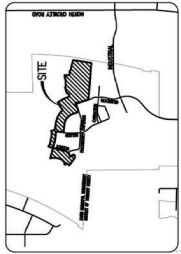
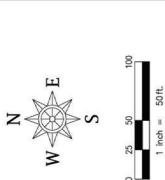
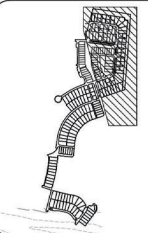
1. All lot corners are 3" iron rods with plastic caps stamped "SPARSING" unless otherwise noted.
2. This property may contain minimum site equipment of the Texas Department of Transportation. The applicant may be subject to orders related to impact fees and the applicant should contact the City regarding any applicable fees due.
3. The property is located within the City of Dallas, Texas, and is owned and maintained by the RDA/PAU. Any common areas within the property are owned and maintained by the RDA/PAU.
4. Any right-of-way are required to be in an HOA "X" lot.
5. Any right-of-way are required to be in an HOA "X" lot.
6. Common areas (HOA) are subject to public access restrictions.
7. Surrounding property is subject to public access restrictions.
8. The City and State Law is subject to fines and withholding of the property.
9. This plot does not alter or remove existing deed restrictions, if any, on this property.
10. This property lies within "Zone A" according to City, on Parcel No. 46-9504-30L, dated March 21, 2019, of the National Flood Insurance Program, Flood Insurance Study, Texas North Central Zone (4202). The National Datum of 1983 (ND 83).
11. The City shall not be held responsible for damages associated by the establishment of grades or the alteration of any surface of any portion of the property.
12. The City and the applicant shall be responsible for the establishment of the subdivision.

[illegible]

20' ALLEY SECTION
NOT TO SCALE



28' BB PAVEMENT SECTION
NOT TO SCALE

[illegible]

KEY MAP

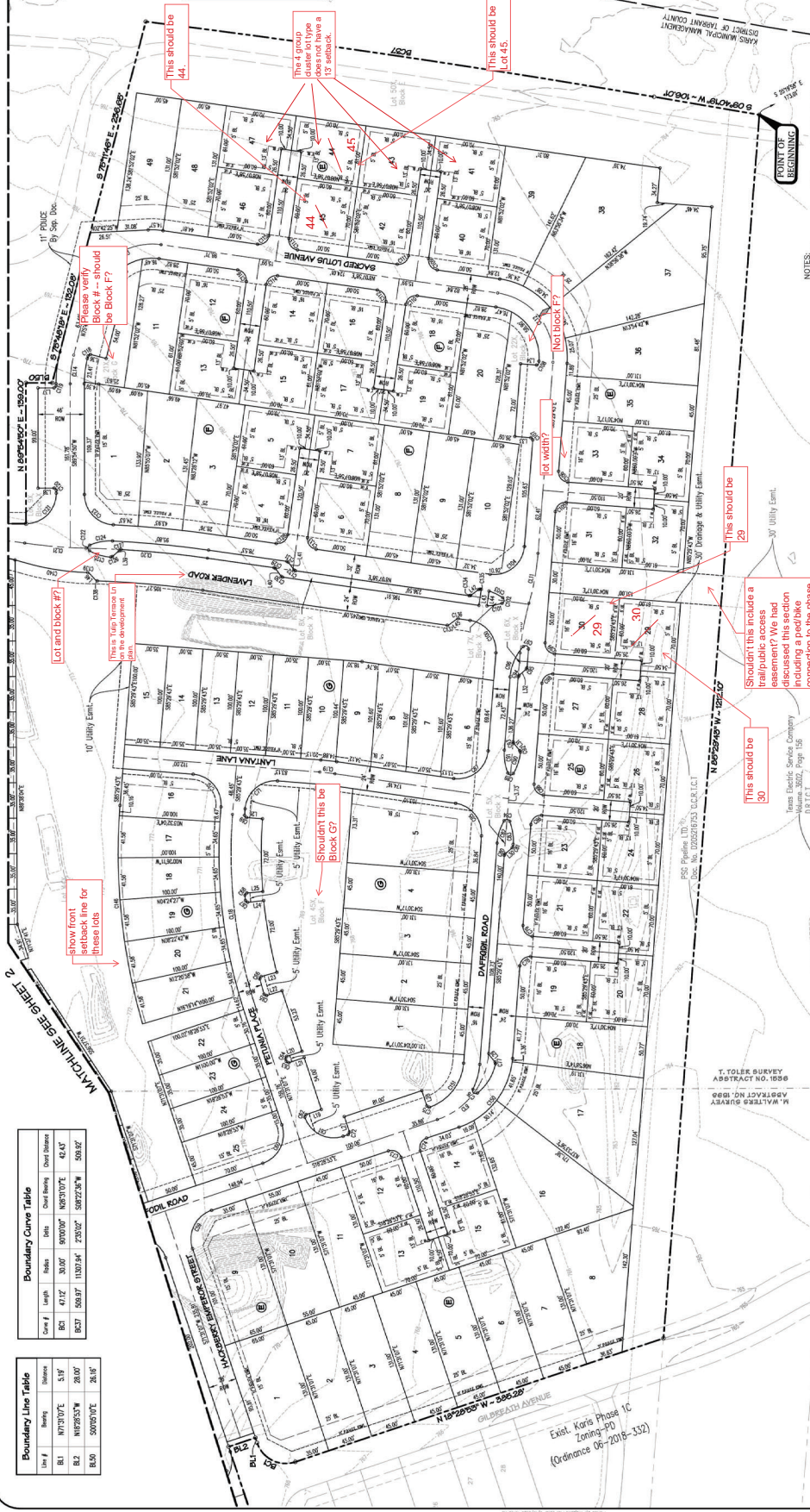
KARIS PHASE 2A
12 LOTS & 20 OPEN SPACE / HOA LOTS
39.597 GROSS ACRES
ZONING-PD (ORDINANCE 02-2026-586)

F. WELLS ~ ABSTRACT NO. 1683
T. TOLER SURVEY ~ ABSTRACT NO. 1536
WALTERS SURVEY ~ ABSTRACT NO. 1598
CITY OF CROWLEY

TARRANT COUNTY, TEXAS

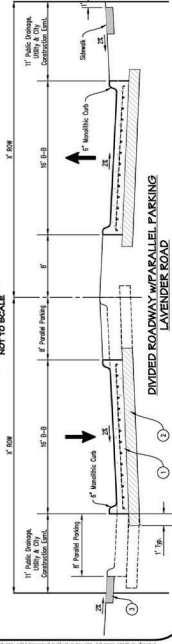
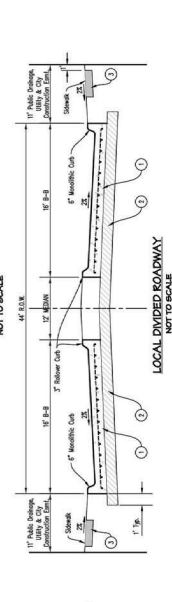
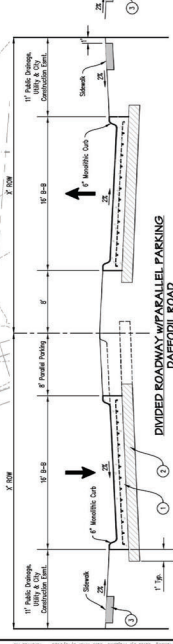
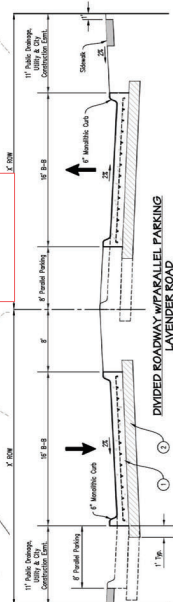
OWNER / APPLICANT
CH2M Hill Construction, LLC
212 W. Main Street
Arlington, Texas 76010
Telephone (712) 757-7586
Contact: Howard Porteus
hporteus@ch2m.com

ENGINEER / SURVEYOR
Spartan Engineering, Inc.
765 Court Road, Suite 100
Philo, TX 76205
Telephone: (712) 422-0077
Fax: (712) 422-0077
TFBLS No. F-212 and No. F-1004300
Contact: Greg Heisel
greg.heisel@spartanengineering.com



Plan Summary Table	
Total Acreage	30.597
Total Lots	212 Residential Lots, 21 HOA Lots
Zoning	Zoning PD (Ord. 02-2028-586)
Min. Lot Size	2100 SF
Min. Dwelling Size	1000 SF
Density	5.35 Units/Acre

- NOTES:**
1. Lot corners are "X" iron rods with plastic caps stamped "SPARSENG" unless otherwise noted.
 2. All lots comply with the minimum size requirement of the Zoning District.
 3. This property will be subject to charges related to improvements and the applicant should contact the City regarding any applicable fees due.
 4. All common areas, drainage easements, and detention facilities will be owned and maintained by the City.
 5. All common areas/hoa lots or floodplain may contain right-of-way are required to be an HOA "X" lot.
 6. All common area/hoa lots or floodplain may contain a public trail or sidewalk.
 7. All common area/hoa lots are dedicated as public.
 8. Selling a portion of this addition by metes and



Memorandum

To: Rachel Roberts, Planning & Development Director
From: Chris Edwards, P.E. and Sawyer Maness, P.E., C.F.M.
Date: June 25, 2026
RE: **Karis Phase 2A**
Civil Plans for Revised Preliminary Plat
Review #1

Rachel,

We have performed a review of the Preliminary Civil Plans for the above-referenced site that we received on June 15, 2026, and offer the following comments:

GENERAL

1. Include preliminary paving plans showing street widths, intersection radii dimensions, etc. The plan should also include the locations and widths of proposed sidewalks and trails.

PDF PGS. 1 & 3 – PRELIMINARY PLAT

2. Verify with the Fire Department whether the 16' lanes on the divided roadways are sufficient for their use.
3. The front-in on-street parking spaces provided at Lot 21, Block B (pg. 1, Viceroy St.), Lot 45X, Block F (pg. 3, Daffodil Rd. and Petunia Plc.), and Lot 22X, Block C (pg. 3, Daffodil Ln. and Sacred Lotus Ave.) are all placed directly past low radius blind curves. This will create unsafe conditions for drivers exiting the parking spaces. Remove or revise the parking locations or provide suggestions to mitigate the unsafe conditions presented by the blind curves.

PDF PG. 6 – PRELIMINARY WATER & SANITARY SEWER PLAN

4. The sanitary sewer flow arrows and connections at manholes suggest that flow could potentially choose from multiple flow paths at some manholes. Please design the sewer mains to have a single direction of continuation of flow.

PDF PG. 8 – PRELIMINARY WATER & SANITARY SEWER PLAN

5. To provide necessary looping of the water system, a 12" water line will be needed through the proposed Phase 2A layout and will continue offsite to the north and connect to the City's proposed 24" transmission main near the proposed elevated storage tank. The most efficient path for the 12" main appears to be from the existing intersection of Hackberry Emperor St. and Gilbreath Ave. east along Hackberry Emperor St., turning north on Daffodil Rd., and then east on Snapdragon Way, and finally turning north along the future alignment of Lavendar Rd. and continuing to the City's property and connecting near the proposed elevated tank.

6. The sanitary sewer flow arrows and connections at manholes suggest that flow could potentially choose from multiple flow paths at some manholes. Please design the sewer mains to have a single direction of continuation of flow.

FLOOD STUDY (TO BE ADDRESSED WITH FUTURE SUBMITTALS)

7. Please provide updated HEC-RAS and HEC-HMS models to support the future construction plans.
8. Please identify the proposed development on all exhibits. Please include drainage basin delineations on the land use maps.
9. Please provide a proposed land use map reflects current conditions offsite and accounts for the development.
10. The pre-project and proposed drainage areas are not changing in the area of the development. Please update analysis to reflect the design of Phase 2.
11. Please provide a hydraulic workmap with cross section locations, labels, and pre- and post-project floodplain delineations.
12. Please include the lower storm events in the hydrologic and hydraulic models to ensure there is not adverse impacts such as velocities in the 10- and 50-year storm events.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

tnp
teague nall & perkins



Chris Edwards, PE

Senior Engineer, Associate Principal

 817.665.7111 direct | 817.713.8614 mobile | 817.336.5773 front desk
 5237 N. Riverside Drive, Suite 100 | Fort Worth, TX 76137


www.tnpinc.com



CITY OF CROWLEY
Plat Application
Community Development Department

Case # _____
(to be assigned by City Staff)

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See the appropriate check list and fee schedule for minimum requirements. **Official tax certificates (one for each parcel) and applicable fees must be included with the plat application. Incomplete applications will not be processed.**

Select the applicable plat type below:

- | | | |
|--|-------------------------------------|--|
| ☒ Preliminary Plat | ☐ Minor Plat | ☐ Final Plat |
| ☐ Amending Plat | ☐ Replat | ☐ Vacating Plat |

Property Information

Project Name: Karis Phase 2A
Project Address: West of Viceroy St., North of Desert Marble Dr., Northeast of Red Admiral Ln., East of Gilbreath Ave.
Survey/ Abstract, Tract(s): F. Wells Survey - Abstract No. 1683, T Toler Survey - Abstract No. 1536, M. Walters Survey - Abstract No. 1598
Addition, Block, Lots: N/A
Project Description: Single family residential development
Gross Acreage: 39.597 Zoning District: PD - Ordinance 02-2026-586
Number of Lots Proposed: 212

Applicant & Owner Information

Applicant Name: Kyle Dossey Company: CH TNC Karis Owner, LLC
Applicant Address: 212 W Main Street City: Arlington State: Texas
ZIP Code: 76010 Telephone No: (817) 600-6414 Email: [REDACTED]

Application Status (check one) ☒ **Owner** ☐ **Representative** ☐ **Tenant** ☐ **Prospective Buyer**

(If applicant is not property owner, please provide property owner information below)

Property Owner: _____
Applicant Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone No: _____ Email: _____

Information required for the approval of Developer's Agreement N/A

Developer (Legal name of the company entering into the agreement): _____
Name and title of the authorized representative who will sign the agreement: _____
Company's Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone No: _____ Email: _____

Plat Application (cont.)

Developer: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Engineer: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Surveyor: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Land Planner: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Point of Contact (if applicant is not the point of contact)

Name: Greg Helsel

Address: 765 Custer Road City: Plano State: Texas

ZIP Code: 75075 Telephone No: (903) 408-7486 Email: [REDACTED]

Acknowledgement

NOTE: Substantive changes to the application and/or supporting documents will not be accepted between the Planning & Zoning Commission consideration and City Council consideration.

***If the applicant is not the property owner, the property owner must sign the application or submit a notarized letter of authorization.**

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME) PRINTED NAME: <u>KYLE DOSSEY</u>		For Office Use Only MyGov Project # _____ Date Submitted: _____ Total Fee: \$ _____ Date of Payment: _____ Accepted By: _____
SIGNATURE: <u>[Signature]</u> DATE: <u>June 11th, 2026</u>		
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT: PRINTED NAME: _____		
SIGNATURE _____ DATE: _____		
(Letter of authorization required if signature is other than property owner) **The property owner must sign the application or submit a notarized letter of authorization.		



CITY OF CROWLEY
Plat Application
Community Development Department

Case # _____
(to be assigned by City Staff)

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See the appropriate check list and fee schedule for minimum requirements. **Official tax certificates (one for each parcel) and applicable fees must be included with the plat application. Incomplete applications will not be processed.**

Select the applicable plat type below:

- | | | |
|--|-------------------------------------|--|
| ☒ Preliminary Plat | ☐ Minor Plat | ☐ Final Plat |
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Applicant Address: 212 W Main Street City: Arlington State: Texas
ZIP Code: 76010 Telephone No: (817) 600-6414 Email: [REDACTED]@[REDACTED]

Application Status (check one) ☒ **Owner** ☐ **Representative** ☐ **Tenant** ☐ **Prospective Buyer**

(If applicant is not property owner, please provide property owner information below)

Property Owner: _____
Applicant Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone No: _____ Email: _____

Information required for the approval of Developer's Agreement N/A

Developer (Legal name of the company entering into the agreement): _____

Name and title of the authorized representative who will sign the agreement: _____

Company's Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone No: _____ Email: _____

Plat Application (cont.)

Developer: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Engineer: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Surveyor: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Land Planner: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Point of Contact (if applicant is not the point of contact)

Name: Greg Helsel

Address: 765 Custer Road City: Plano State: Texas

ZIP Code: 75075 Telephone No: (903) 408-7486 Email: [REDACTED]

Acknowledgement

NOTE: Substantive changes to the application and/or supporting documents will not be accepted between the Planning & Zoning Commission consideration and City Council consideration.

***If the applicant is not the property owner, the property owner must sign the application or submit a notarized letter of authorization.**

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)	
PRINTED NAME: <u>KYLE DOSSEY</u>	
SIGNATURE: <u>[Signature]</u>	DATE: <u>6/29/2020</u>
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:	
PRINTED NAME: _____	
SIGNATURE _____	DATE: _____
(Letter of authorization required if signature is other than property owner)	
**The property owner must sign the application or submit a notarized letter of authorization.	
For Office Use Only	
MyGov Project # _____	
Date Submitted: _____	
Total Fee: \$ _____	
Date of Payment: _____	
Accepted By: _____	



July 27, 2026

Greg Helsel
Spiars engineering
765 Custer Road
Plano, TX 75075

Staff Review of Karis Phase 2A preliminary plat (PPLT-2026-005)

Dear Greg,

The City of Crowley has reviewed the revised submittal for the preliminary plat for Karis Addition Phase 2A and has the following comments. These comments should be addressed and revisions submitted by **4 PM on Monday, August 3** for the revisions to be considered when the City Council considers this plat request on August 20. Please include a comment response letter with your response.

Planning comments (817-297-2201 x. 3030)

Please see attached comment letter.

Note: (1) All easements noted as by separate document must be filed with the county prior to final platting. (2) The preliminary plat cannot be approved without the development plan approval. If the development plan has not been approved by the City Council prior to the plat consideration, then any plat approval will be conditional only.

City engineer comments (contact Planner to relay questions to city engineer)

Please see attached comment letter.

Public Works comments (817-297-2201 ext. 3290)

1. It appears that they have changed the route to the Total well site. [TNP will need to review] to make sure the large trucks for Total will be able to make all the turns necessary to access the site without running over curbs.

Utilities comments (817-297-2201 ext. 3210)

See engineering comments.

Fire Department comments (817-297-2201 ext 5020)

No comments.

Sincerely,

A handwritten signature in blue ink that reads 'Rachel Roberts'.

Rachel Roberts
Planning & Development Director



Planning Staff Review Comments

PROJECT ADDRESS: n/a

SUBDIVISION: Karis 2A preliminary plat, PPLT-2026-005

APPLICANT: Spiars Engineering for CH TNC Karis Owner

Submittal #:	2 (modified)		
Reviewed by:	Rachel Roberts	Date:	7.27.26

These comments are in addition to any comments provided by other reviewers.

1. List all lots and blocks in the title block.

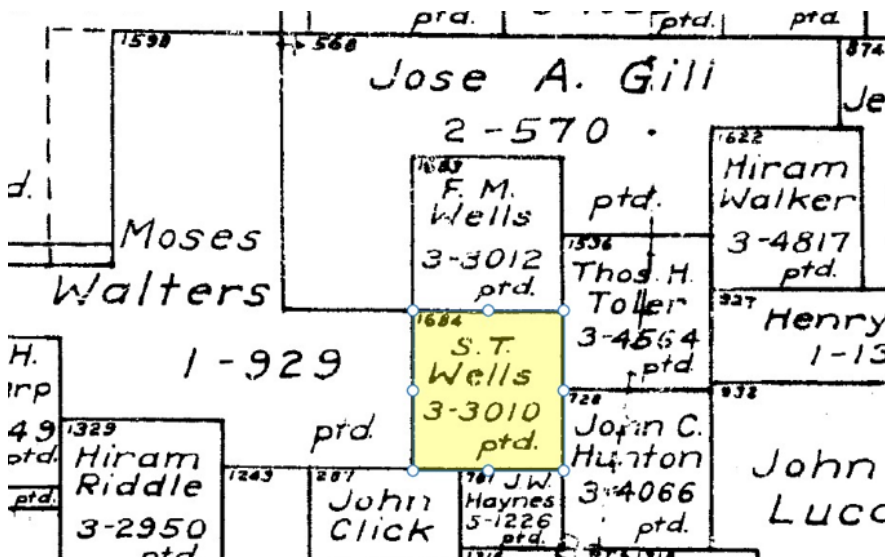
RESPONSE: *Lots and blocks have been added to the title block of each plat sheet.*

STAFF RESPONSE: Addressed.

2. The final plat for Karis 2A approved last year showed S. T. Wells Survey Abstract 1684 instead of F. Wells Survey Abstract 1683. Please confirm the plat does not include any part of the S. T. Wells Survey.

RESPONSE: *The plat does not include any part of the S. T. Wells Survey according to the Texas General Land Office – The surveys shown in the title block and on the plan are correct.*

STAFF RESPONSE: Noted. It appears that your survey team is using the GIS data from the GLO, and this data does not seem to match the original GLO map. However, the decision on which set of data to use is up to your surveyor, and the property can be tied down without the abstract and survey information. Staff consider this comment to be addressed.



4. In the title block (and in any other references to the ordinance number), please see the original ordinance number.

RESPONSE: Ordinance number updated to the original ordinance.

STAFF RESPONSE: Addressed.

5. Please show the lot and block numbers for open space lots more clearly, particularly for the lots that are not located in the ROW. They are grayed out to an extent that they are hard to read.

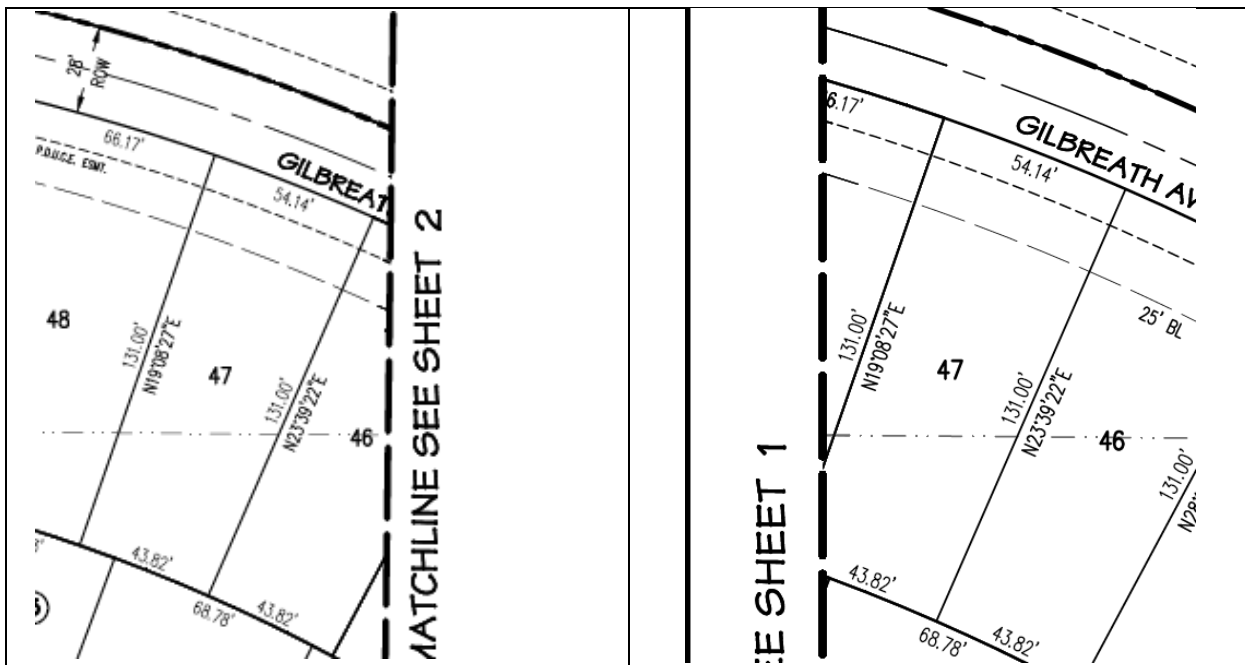
RESPONSE: 'X Lot' labels updated to be darker and more legible.

STAFF RESPONSE: Addressed.

6. For lots that are shown only partially on multiple sheets – each lot must be shown fully on one sheet. You don't have to show the full lot on every sheet where the lot appears, but we do need to see the entire lot on at least one sheet. We did not call this out on previous plat reviews, but showing only a part of the lot on each sheet makes it difficult to clearly see lot layout and lot information, and our policy is now to require that whole lots be shown on each sheet. The exception to this is large open space lots.

RESPONSE: Sheet viewports have been updated to show full lots on each sheet instead of lots being split between different sheets.

STAFF RESPONSE: Not addressed. Lots are still split across sheets, making it difficult to determine compliance with minimum lot widths. As an example, Lot 46, Block 3 should be shown fully on either Sheet 1 or Sheet 2. You can see in the example that the front lot dimensions are not easily determined.



7. The subdivision regulations call for the use of letters for block numbering, but the city allowed previous phases of Karis to use numerals for block numbering. For consistency, please continue to use numerals for block numbers on this plat.

RESPONSE: Blocks have been updated to numerals instead of letters.

STAFF RESPONSE: Addressed.



8. The previous Phase 2A preliminary plat had variances requested from the maximum block length requirement. If there are no variances requested for this plat, and blocks that exceed 650 ft in length will need to be split to meet the requirement.

RESPONSE: *Signature block has been updated noting the 650' block length variance.*

STAFF RESPONSE: Addressed.

9. Please note the Parks Board approval for the park land dedication on the face of the plat.

a. NOTE: Because this plat includes land not included in the original preliminary plat, and the proposed park land exhibit presented to the Parks Board did not include any of this area, please check with the Public Works Department to see if the proposed park land open space in this phase will need to be approved by the Parks Board.

RESPONSE: *Developer is coordinating with the appropriate parties to determine whether additional Parks Board approval and/or parkland dedication is required for this phase.*

STAFF RESPONSE: Noted / Pending. Once that is confirmed, please add either the previous Parks Board approval date or the new Parks Board approval date (as applicable) to the plat.

10. All preliminary plats must be approved by the City Council, so please add a section for the mayor's signature.

RESPONSE: *Signature block for Mayor has been added.*

STAFF RESPONSE: Addressed.

11. Just to confirm, Snapdragon Way is an alley, and the lots with access on Snapdragon will be mews lots? The street type is not indicated on the proposed development plan Sheet 3 where the other street type are indicated.

RESPONSE: *Yes, Snapdragon Way has changed to Blue Pansy way and this is an alley mews (24' E-E). The development plan has been updated to show the street type.*

STAFF RESPONSE: Addressed.

12. For the alleys serving the four-pack lots, please include a plat note to the effect that the City of Crowley does not own and will not be responsible for those alleys at any time.

RESPONSE: *Note added that the alleys will be owned and maintained by the Karis MMD.*

STAFF RESPONSE: Addressed subject to review by the city attorney.

13. Some of the 4-pack lots show a 13' setback. There are no 13' setbacks for the lots in the PD ordinance.

RESPONSE: *Building lines for the 4-packs have been updated to show 5' on all sides of the rear lots.*

STAFF RESPONSE: Addressed.

14. The number of open spaces in the plan summary table and in the title block do not match (21 and 20,



respectively).

RESPONSE: *The number of open spaces has changed. The lot table and title blocks now reflect 37 open space lots.*

STAFF RESPONSE: *Not addressed. See p. 1.*

Plan Summary Table	
Total Acreage	39.597
Total Lots	212 Residential Lots, 21 HOA Lots
Zoning	Zoning PD (Ord. 02-2026-586)
Min. Lot Size	2100 SF
Min. Dwelling Size	1000 SF
Density	5.35 Units/Acre

15. Please add “Survey” to F. Wells in the title block for consistency with the other surveys listed in the title block.

RESPONSE: *The word survey has been added to the title block for consistency.*

STAFF RESPONSE: *Addressed.*

16. PLAT PAGE 1. Block C Lot 1 please show the side yard setback on the corner side.

RESPONSE: *Side yard setback has been added to the plat.*

STAFF RESPONSE: *Addressed.*

17. PLAT PAGE 2. Block D Lots 7 and 16, the southern lot line dimensions appears to be 70’. It should be closer to 131’. Is that an error, or am I reading it wrong? Same for Block E Lot 18 (shows 70’) and Block F Lot 20 on PLAT PAGE 3 (shows 61’).

RESPONSE: *Dimensions have been corrected for Lots 7 & 16, Block D; Lot 18, Block E; and Lot 20, Block F.*

STAFF RESPONSE: *Addressed.*

18. PLAT PAGE 2. Please show the side yard setback on the corner side.

Block G Lot 43,

Block G Lot 26,

Block C Lot 30.

RESPONSE: *Side yard setbacks have been added to the plat.*

STAFF RESPONSE: *Addressed.*

19. PLAT PAGE 3. Some lots for the 4-group clusters will need to be renumbered. Based on the other 4-lot sets on this page, the lot numbers for Block E lots 29 and 30 and for 40 and 45 should be switched (see attached mark-up).

RESPONSE: *The 4-packs have been renumbered for consistency.*



STAFF RESPONSE: Addressed.

20. PLAT PAGE 3. Block G Lots 6-15 (mews lots on Lantana Ln), please show the front setback line.

RESPONSE: *The front yard setbacks have been added and labeled.*

STAFF RESPONSE: Addressed.

21. PLAT PAGE 3. Block G Lots 16-25 (mews lots on Petunia Place), please show the front setback line.

RESPONSE: *The front yard setbacks have been added and labeled.*

STAFF RESPONSE: Addressed.

22. PLAT PAGE 3. Previously, we had talked about a pedestrian path being added across the Oncor line to connect this phase to the previous phase, but I don't see that added on the preliminary plat. The proposed development plan shows an open space in Block E, but it's labeled on the plat as a utility and drainage easement.

RESPONSE: *The 8' trail mentioned previously has been added to the preliminary paving plans submitted herewith. The open space lot easement in Block E (5) has been relabeled as an Access, Drainage, and Utility Easement.*

STAFF RESPONSE: An 8 ft trail was added within the boundaries of the Phase 2A paving plan. No off-site plans were included to show the trail will connect to the previous phase. Please provide documentation showing the offsite trail will be provided. The plat drawing does not show a proposed easement by separate instrument for the offsite portion.

23. PLAT PAGE 3. Block E Lot 33 please show the lot width.

RESPONSE: *Lot 33, Block E lot width has been added.*

STAFF RESPONSE: Addressed.

24. PLAT PAGE 4. The lot tables show lot areas smaller than the minimum required for the following lots.

RESPONSE: *Block F and Block G have been corrected, and the lot areas now meet the lot minimum requirements.*

STAFF RESPONSE: Addressed.

25. Were Block F and Block G switched during design? An open space in Block G is labeled as Block F, and open space in Block F is labeled Block G (PLAT PAGE 3). Also, on PLAT PAGE 4, the lot area tables list Lots 23-43 for Lot F, but these lots do not appear to exist, and lots 23-43 for Block G are missing.

RESPONSE: *Block F and G got flipped causing the tables and the plan to not match. This has been corrected.*

STAFF RESPONSE: Addressed.

26. PLAT PAGE 4. Some lots labeled as open space/X lots on the plat are not included in the Open Space Area Table but are instead listed as non-X lots in the residential lot area tables (see attached markups).

RESPONSE: *Open space/X Lot table has been updated and all open space lots are now listed in the correct table.*



STAFF RESPONSE: Addressed.

27. Please provide the lot width at the front setback on the following lots (can be provided on a separate table rather than shown on the plat):

Block B, Lots 11-17

Block C, Lots 10, 16, 17-29

Block D, Lots 1-7

Block E, Lots 8, 16, 17, 36-39

Block F, Lots 1-3

RESPONSE: *A separate table showing the lot widths for the listed lots has been submitted herewith.*

STAFF RESPONSE: Blk 3 Lot 10 does not meet the minimum lot width requirement. The development plan identifies this lot as a 55' lot type, but the lot width is 54.75.'

28. Any easements noted as "by sep. doc." will need to be filed with the county clerk's records prior to final plat.

RESPONSE: *Noted.*

STAFF RESPONSE: Addressed as noted.

Memorandum

To: Rachel Roberts, Planning & Development Director
From: Chris Edwards, P.E.
Date: July 23, 2026
RE: **Karis Phase 2A**
Civil Plans for Revised Preliminary Plat
Review #2 (3rd Submittal)

Rachel,

We have performed a second review (3rd submittal) of the Preliminary Civil Plans for the above-referenced site that we received on July 15, 2026, and offer the following comments:

GENERAL

1. Include preliminary paving plans showing street widths, intersection radii dimensions, etc. The plan should also include the locations and widths of proposed sidewalks and trails.
Addressed.

PDF PGS. 1 & 3 – PRELIMINARY PLAT

2. Verify with the Fire Department whether the 16' lanes on the divided roadways are sufficient for their use.
Appears to have been addressed, pending approval of Fire Department.
3. The front-in on-street parking spaces provided at Lot 21, Block B (pg. 1, Viceroy St.), Lot 45X, Block F (pg. 3, Daffodil Rd. and Petunia Plc.), and Lot 22X, Block C (pg. 3, Daffodil Ln. and Sacred Lotus Ave.) are all placed directly past low radius blind curves. This will create unsafe conditions for drivers exiting the parking spaces. Remove or revise the parking locations or provide suggestions to mitigate the unsafe conditions presented by the blind curves.
Addressed.

PDF PG. 6 – PRELIMINARY WATER & SANITARY SEWER PLAN

4. The sanitary sewer flow arrows and connections at manholes suggest that flow could potentially choose from multiple flow paths at some manholes. Please design the sewer mains to have a single direction of continuation of flow.
Not addressed. Shared manholes at high points or on grade where flow can split more than one direction can cause issues determining the direction of flow in the sewer main in the future. Also, all dead-end sanitary sewer lines shall terminate at manholes. These issues can be resolved during the review of the permit plans.

PDF PG. 8 – PRELIMINARY WATER & SANITARY SEWER PLAN

5. To provide necessary looping of the water system, a 12" water line will be needed through the proposed Phase 2A layout and will continue offsite to the north and connect to the City's proposed 24" transmission main near the proposed elevated storage tank. The most efficient path for the 12"

main appears to be from the existing intersection of Hackberry Emperor St. and Gilbreath Ave. east along Hackberry Emperor St., turning north on Daffodil Rd., and then east on Snapdragon Way, and finally turning north along the future alignment of Lavendar Rd. and continuing to the City's property and connecting near the proposed elevated tank.

Partially addressed. Per discussions with the developer's engineer, the 12" water line will continue north along Gilbreath Ave., starting at an existing 12" stub. The line will then turn northeast. However, it is not the City's intention for this connection to the new elevated storage tank location to be a stub for future extension. Because the location of the proposed elevated tank has changed, this 12" connection will take the place of the 12" Line 'U' from the City's Water CIP to provide a loop connection to the new elevated storage tank. The line should be constructed as an offsite improvement associated with the Phase 2A development.

- ~~6. The sanitary sewer flow arrows and connections at manholes suggest that flow could potentially choose from multiple flow paths at some manholes. Please design the sewer mains to have a single direction of continuation of flow.~~

Duplicate comment. Disregard.

FLOOD STUDY (TO BE ADDRESSED WITH FUTURE SUBMITTALS) : Not addressed. Per Sawyer Maness, PE, CFM, the Flood Study comments can be addressed during review of the permit plans.

7. Please provide updated HEC-RAS and HEC-HMS models to support the future construction plans.
8. Please identify the proposed development on all exhibits. Please include drainage basin delineations on the land use maps.
9. Please provide a proposed land use map reflects current conditions offsite and accounts for the development.
10. The pre-project and proposed drainage areas are not changing in the area of the development. Please update analysis to reflect the design of Phase 2.
11. Please provide a hydraulic workmap with cross section locations, labels, and pre- and post-project floodplain delineations.
12. Please include the lower storm events in the hydrologic and hydraulic models to ensure there is not adverse impacts such as velocities in the 10- and 50-year storm events.

If you have any questions or require additional information, please feel free to contact me.

Sincerely,

tnp
teague nall & perkins



Chris Edwards, PE

Senior Engineer, Associate Principal

 817.665.7111 direct | 817.713.8614 mobile | 817.336.5773 front desk
 5237 N. Riverside Drive, Suite 100 | Fort Worth, TX 76137

cedwards@tnpinc.com
www.tnpinc.com



City of Crowley, Texas City Council Agenda Report

Presenter: Heather Gwin	Meeting Date: August 20, 2026
Department: Finance	Agenda Item: V.3.
Subject: Discuss and consider adoption of Ordinance 08-2026-601 amending the FY2025-26 City of Crowley Operating Budget and appropriating resources to be known as "FY2025-26 Budget Amendment No. 3"; establishing an effective date.	

Background:

Amending the budget to account for purchases approved in the 2024–25 year-end budget but not purchased until the 2025–26 fiscal year.

Recommendation:

Staff recommends approval of Ordinance 08-2026-601 amending the FY2025-26 City of Crowley Operating Budget.

Financial Information:

See Exhibit A attached.

Attachments:

1. Ordinance 08-2026-601
2. FY 2025-26 Budget Amendment #3

ORDINANCE No. 08-2026-601

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, AMENDING THE FY2025-2026 CITY OF CROWLEY OPERATING BUDGET AND APPROPRIATING RESOURCES TO BE KNOWN AS “FY2025-26 BUDGET AMENDMENT NO. 3”; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the budget for the City of Crowley, Texas for the Fiscal Year 2025-26 has heretofore been approved as provided by law; and

WHEREAS, unusual and unforeseen conditions have arisen which could not by reasonable diligent thought have been included nor considered prior to or at the time of the adoption and revision of said budget as aforesaid; and

WHEREAS, public necessity has arisen requiring the amendment to said budget.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, THAT:

SECTION 1

The revised budget figures known as Exhibit A “2025-26 Budget Amendment No. 3 to the “General Fund” and “Water Fund” for fiscal year 2025-26, be, and the same are hereby, in all things, approved and appropriated by department, and any necessary transfers between accounts and departments are hereby authorized, approved and appropriated.

SECTION 2

This ordinance shall be effective from, and after, the date of its passage by the City Council of the City of Crowley, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, ON THIS THE 20th DAY OF AUGUST, 2026.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney

**City of Crowley
FY2025-26 Budget**

Budget Amendment #3

General Fund:

Revenues:			
10-00-3000	Fund Balance	<u>265,709</u>	265,709
Expenditures:			
10-30-5503	Computers & Accessories	96	
10-35-5503	Computers & Accessories	6,592	
10-35-5509	Other Equipment	114,603	
10-40-5506	Motor Vehicles	90,926	
10-45-5570	Parks & Recreation System	22,814	
10-65-5506	Motor Vehicles	20,693	
10-85-5509	Other Equipment	<u>9,985</u>	265,709

Water Fund:

Revenues:			
50-00-30000	Fund Balance	<u>153,792</u>	153,792
Expenditures:			
50-02-5503	Computers & Accessories	1,965	
50-55-5505	Buildings & Improvements	26,180	
50-55-5506	Motor Vehicles	<u>125,647</u>	153,792



City of Crowley, Texas City Council Agenda Report

Presenter: Heather Gwin	Meeting Date: August 20, 2026
Department: Finance	Agenda Item: V.4.
Subject: Discuss and consider adoption of Ordinance 08-2026-602 amending the FY2025-26 City of Crowley Operating Budget and appropriating resources to be known as "FY2025-26 Budget Amendment No. 4"; establishing an effective date.	

Background:

Amending the budget for 2025-26 year end purchases approved during the budget process.

Recommendation:

Staff recommends approval of Ordinance 08-2026-602 amending the FY2025-26 City of Crowley Operating Budget.

Financial Information:

See Exhibit A.

Attachments:

1. Ordinance 08-2026-602
2. FY 2025-26 Budget Amendment #4

ORDINANCE No. 08-2026-602

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, AMENDING THE FY2025-2026 CITY OF CROWLEY OPERATING BUDGET AND APPROPRIATING RESOURCES TO BE KNOWN AS “FY2025-26 BUDGET AMENDMENT NO. 4”; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the budget for the City of Crowley, Texas for the Fiscal Year 2025-26 has heretofore been approved as provided by law; and

WHEREAS, unusual and unforeseen conditions have arisen which could not by reasonable diligent thought have been included nor considered prior to or at the time of the adoption and revision of said budget as aforesaid; and

WHEREAS, public necessity has arisen requiring the amendment to said budget.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, THAT:

SECTION 1

The revised budget figures known as Exhibit A “2025-26 Budget Amendment No. 4 to the “General Fund” and “Water Fund” for fiscal year 2025-26, be, and the same are hereby, in all things, approved and appropriated by department, and any necessary transfers between accounts and departments are hereby authorized, approved and appropriated.

SECTION 2

This ordinance shall be effective from, and after, the date of its passage by the City Council of the City of Crowley, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, ON THIS THE 20th DAY OF AUGUST, 2026.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney

**City of Crowley
FY2025-26 Budget**

Budget Amendment #4

General Fund:

Revenues:

10-00-41020	Delinquent Property Taxes	83,937	
10-00-41030	Penalty/Interest/Taxes	23,803	
10-00-41510	Sales Tax	4,699	
10-00-41600	Gas Franchise Tax	34,220	
10-00-41610	Electric Franchise Tax	69,694	
10-00-42210	Building Permits	256,416	
10-00-42220	Plumbing Permits	28,944	
10-00-42230	Mechanical Permits	10,543	
10-00-42240	Electrical Permits	22,683	
10-00-42270	Beer & Wine Permits	1,495	
10-00-42310	Sign Permits	4,170	
10-00-42320	Re-Inspect Fees	12,297	
10-00-43040	County Fire District	211,300	
10-00-44010.01	Adoption Fees	2,345	
10-00-44010.02	Impound Fees	3,450	
10-00-44020	Development Fees	56,094	
10-00-44090	Library Fees	840	
10-00-44130	Park Electric Agreement	626	
10-00-44340	Title 7 Fines	34,722	
10-00-45000	Refuse Collection	52,528	
10-00-45100	EMS Charges	42,720	
10-00-45120	Fire Dept Mitigation Fees	5,605	
10-00-45300	Facility Rentals	25,819	
10-00-45302	Recreation Center Dues	4,358	
10-00-45302.01	Silver Sneakers Dues	2,449	
10-00-45306	Recreation Center Concessions	320	
10-00-45640	Penalty & Reconnect Fees	8,812	
10-00-46050	Salvage/Auction Proceeds	57,514	
10-00-46200	Miscellaneous Income	46,509	
10-00-46210	Misc Insurance Claims	80,000	
			1,188,912

Expenditures:

10-02-5330	Cable Services	28,860
10-02-5503	Computers & Accessories	84,180
10-02-5509	Other Equipment	5,929
10-20-5503	Computers & Accessories	6,245

10-35-5211	Minor Tools & Equipment	26,907	
10-35-5355	Service Contracts	5,718	
10-35-5509	Other Equipment	502,700	
10-40-5211	Minor Tools & Equipment	3,155	
10-40-5406	Vehicle Maintenance	4,100	
10-40-5480	Traffic Signs/Marking/Lights	23,345	
10-40-5506	Motor Vehicles	73,587	
10-40-5509	Other Equipment	304,890	
10-45-5211	Minor Tools & Equipment	1,099	
10-45-5509	Other Equipment	79,932	
10-45-5570	Parks & Recreation System	21,630	
10-65-5505	Buildings & Improvements	5,700	
10-85-5405	Building Maintenance	10,935	
			1,188,912

Water Fund:

Revenues:			
50-00-46010	Interest Income	159,936	
50-00-46050	Salvage/Auction Proceeds	41,730	
			201,666
Expenditures:			
50-02-5330	Cable Services	12,660	
50-02-5503	Computers & Accessories	10,860	
50-55-5503	Computers & Accessories	44,400	
50-55-5211	Minor Tools & Equipment	28,293	
50-55-5251	Office Furniture/Equipment	3,156	
50-55-5509	Other Expenditures	94,488	
50-60-5509	Other Expenditures	7,809	
			201,666



City of Crowley, Texas City Council Agenda Report

Presenter: Heather Gwin	Meeting Date: August 20, 2026
Department: Finance	Agenda Item: V.5.
Subject: Discuss and consider adoption of Resolution R08-2026-489 declaring certain property as surplus to the City's needs; authorizing its trade-in; providing an effective date and authorizing the disposal of such property by trade-in; and providing an effective date.	

Background:

Recommendation:

Staff respectfully requests approval.

Financial Information:

Attachments:

1. Resolution R08-2026-489
2. Exhibit A 082026

RESOLUTION NO. R08-2026-489

A RESOLUTION OF THE CITY OF CROWLEY DECLARING CERTAIN CITY-OWNED PROPERTY AS SURPLUS TO THE CITY'S NEEDS; AUTHORIZING THE DISPOSAL OF SUCH PROPERTY BY TRADE-IN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley owns certain City-owned property as described in Exhibit A, attached hereto and incorporated herein, that is no longer necessary for municipal purposes; and

WHEREAS, the City Council has determined that the property described in Exhibit A is surplus to the needs of the City and that it is in the best interest of the City to dispose of such property by trade-in.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, THAT:

Section 1. The City-owned property described in Exhibit A is hereby declared surplus to the needs of the City.

Section 2. The City Manager, or designee, is hereby authorized to dispose of the property described in Exhibit A by trade-in and to execute any documents and take any actions reasonably necessary to complete the transaction in accordance with applicable laws and City policies.

Section 3. This Resolution shall take effect immediately upon its passage and approval.

PRESENTED AND PASSED ON THIS THE 20TH DAY OF AUGUST 2026, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS.

CITY OF CROWLEY, TEXAS

Billy P. Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

Exhibit A

Public Works - 2002 New Holland Backhoe - Serial# 031040390