

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD JUNE 4, 2026. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, June 4, 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 Weber III, Council Member Scott Gilbreath, Mayor Billy Davis

City staff included:

City Manager, Lori Watson

Asst City Manager, Cristina Winner

Asst City Manager, Matt Elgin

City 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: None

Invocation and Pledge of Allegiance to the American and Texas Flags

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

Consent Agenda

1. Discuss and consider approving the minutes from the work session and regular meeting held on May 21, 2026.

Council Member Jim Hirth made the motion to Approve the minutes as presented; second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 7-0.

Public Hearings

1. Hold a public hearing, discuss, and consider approval of Ordinance # 06-2026-597 amending portions of city code Chapter 106, "Zoning", Article 5, "Use Regulations", to allow additional non-residential land uses with a Specific Use Permit in the Downtown-General zoning district

and to establish supplementary regulations for those uses. **Case # ZCA-2026-002**

Mayor Davis opened the public hearing at 7:04 p.m. and invited anyone wishing to speak to come forward.

Bobby Joe Junior, 120 S. Hampton Road, owner of Acratech Tooling, expressed support for amending the zoning code to allow alternative land uses through a Specific Use Permit in the Downtown-General District. She stated that she had been attempting to sell her property for nearly two years without success and believed the proposed ordinance would help address issues that had discouraged prospective buyers.

Mayor Davis closed the public hearing at 7:09 p.m.

Council Member Jesse Johnson made the motion to Approve Ordinance 06-2026-597 amending portions of the zoning code to allow additional non-residential land uses with a Specific Use Permit in the Downtown-General zoning district; second by Council Member Carl Weber III, council voted unanimously to approve the motion as presented. Motion carried 7-0.

2. Hold a public hearing, discuss, and consider approval of Ordinance # 06-2026-598 requested by Mary Poole on behalf of SMG Auto for a Specific Use Permit to allow auto sales in a General Commercial district at 860 N Crowley Rd, whose legal description is John H Lucas Survey, Abstract 932, Tract 1D09, conveyed by deed as recorded in Document Number D223163480, Deed Records, Tarrant County, Texas . **Case # SUP-2026-002.**

Mayor Davis opened the public hearing at 7:10 p.m. and invited anyone wishing to speak to come forward.

Planning and Community Development Director Rachel Roberts the applicant was requesting a Specific Use Permit (SUP) to operate an auto sales business on property located at the intersection of N. Crowley Road and Chalet Drive. The property owner also owns the adjacent tract to the rear, which received an SUP for auto repair in 2024. A previous SUP for auto sales at this location was granted to Byrd Auto but expired when the applicant failed to satisfy the required conditions of approval.

Staff determined that the proposed use is consistent with the City's Comprehensive Plan and is permitted in the General Commercial zoning district with an SUP. The business is not expected to create adverse impacts related to traffic, noise, lighting, or surrounding property compatibility. However, staff identified several site-related issues, including unstriped parking spaces and shared water and sewer connections between the two tracts, which are not permitted under City regulations. Correcting the utility connections will require platting of the property and may also require a variance for the rear tract.

Staff recommended approval of the SUP subject to conditions requiring proper striping of parking spaces, installation of separate water and sewer connections for each tract, and platting of the property before development or issuance of a Certificate of Occupancy.

Mary Terry Pool, Representative for the business owner, stepped forward and stated her client owned both properties, and there would not be an issue with meeting the conditions.

Mayor Davis closed the public hearing at 7:15 p.m.

Council Member Carl Weber III made the motion to Approve Ordinance # 06-2026-598 with the following conditions: (1) The parking area shall be striped to clearly and correctly mark all required parallel parking spaces in accordance with City standards and required dimensions. This work shall be completed prior to the issuance of a Certificate of Occupancy; (2) Each tract shall establish its own separate connection to the public water and public sewer systems and shall not share utility connections with any other property; and (3) The property shall be platted in accordance with City subdivision regulations prior to development or within 180-days of the issuance of a Certificate of Occupancy; motion second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 7-0.

3. Conduct a public hearing to discuss and consider a staff request to revoke the Certificate of Occupancy for Kwik Kar, located at 500 E. Main Street, Crowley, Tarrant County, Texas 76036, and to consider the approval and issuance of an Order to Vacate the premises.

Mayor Davis announced council would skip this public hearing and return to it after completing the other agenda items.

Mayor Davis returned to Public Hearing and opened it at 7:24 p.m. and invited anyone wishing to speak to come forward.

Building Official Nathan Gonzales explained to council that Kwik Kar, located at 500 E. Main Street, has operated for many years on property that originally shared a private sewer connection with the adjacent property at 105 S. Crowley Road. After the neighboring parcel was sold without replatting, both properties continued to share the same sewer service, a condition that does not comply with current development standards requiring separate utility connections for each property.

In May 2024, the City discovered that Kwik Kar's sewer line had been disconnected by the neighboring property owner, resulting in the business operating without a connection to the public sanitary sewer system. The City issued notices requiring the issue to be resolved and explored temporary solutions while the property owner sought an easement from the neighboring property. Those efforts were unsuccessful, and the dispute remained unresolved.

Following inspections in September and October 2025, City staff determined that the business was continuing to use water despite having no sewer connection, creating potential public health and sanitation concerns. Multiple violations of the International Plumbing Code and City ordinances were identified, including failure to maintain a sewer connection, creation of unsanitary conditions, and operation of a substandard building. Water service was disconnected, notices of violation were issued, and a citation was filed in Municipal Court. The property owner failed to appear for the scheduled court hearing, resulting in a warrant being issued.

After continued noncompliance and no resolution of the sewer connection issue, the City issued additional notices in 2026 and initiated substandard building proceedings. Staff is seeking City Council action to revoke Kwik Kar's Certificate of Occupancy and issue an Order to Vacate due to the ongoing code violations and failure to reconnect the property to the public sewer system.

Jared Elk, legal representative for Kwik Kar, addressed the Council and stated that he and his client had been working with the Building Official, Community Development Director, Public

Works Department, and City Attorney to resolve the matter. He indicated that the parties believe they have identified a viable solution.

Mr. Elk explained that his client had spent considerable time attempting to negotiate an easement with the adjacent property owner to allow the installation of a separate sewer line connection. Despite numerous discussions, the adjacent property owner declined to grant the easement and advised that legal action would be pursued if the City attempted to acquire the easement through eminent domain.

Mr. Elk then presented the Council with diagrams illustrating two alternative routes for a new sewer connection. Both options would require easements from residential property owners located behind the business and the adjacent property. He stated that discussions had taken place with those property owners and that they were generally receptive to the project but wanted additional information before making a commitment.

Mr. Elk requested that the City delay implementation of the Order to Vacate to allow sufficient time for the project to move forward. He explained that the additional time would be needed to prepare engineered plans, complete the City's review process, obtain bids, finalize the required easements, and construct the new sewer line. He estimated that the entire process could be completed within approximately 16 weeks.

Mayor Davis closed the public hearing at 7:47 p.m.

Council Member Carl Weber III made the motion to Approve the Order to Vacate based on evidence presented at the hearing, I move that the City Council find (1) that the building located at 500 E Main St, Crowley TX 76036, is substandard due to the lack of connection to the public sanitary sewer system and water system, and is a public nuisance; and (2) that the conditions set forth in the building official's report exist to the extent that said building is unfit for occupation, and that the life, health, property, or safety of the public are endangered. I further move that the City Council order: (1) that all persons occupying said building shall vacate said building within ten days from the date of receipt of the Council's Order; and (2) that the building official shall post at each entrance to said building a notice to vacate as required by Article X of Chapter 14 of the City Code; and that the certificate of occupancy for the building shall be revoked, and no person shall again occupy said building and the certificate of occupancy shall not be reinstated until the unsafe and/or unsanitary conditions have been eliminated, and the building has been brought into compliance with Article X of Chapter 14 of the City Code. Additionally, as the owner has presented a plan of action/repair and schedule of work to be completed to bring the building into compliance with the City Code, I further move that the implementation of the Council Order to Revoke the certificate of occupancy and to vacate the building be delayed for 120 days, and the owner shall be required to submit regular (monthly) progress reports to the building official to demonstrate progress towards compliance with the time schedule presented; second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 7-0.

City Business

1. Discuss and consider approving a cooperative purchasing agreement for HA-5 street resurfacing with the City of Hurst.

Council Member Tina Pace made the motion to Approve the cooperative purchasing agreement for HA-5 street resurfacing with the City of Hurst; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

2. Discuss and consider approving Ordinance 06-2026-599, an ordinance amending Chapter 38 "Fire Prevention and Protection, Article II "Fire Marshal," by adding a new section "Enforcement; Office of Fire Marshal" to designate the Fire Marshal as the chief law enforcement officer for the Office of Fire Marshal, Chief Arson Investigator, and Chief Fire Code Enforcement Officer for the City.

Council Member Jerry Beck made the motion to Approve Ordinance 06-2026-599; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 7-0.

3. Discuss and take action on an Inter-local Agreement between the City of Crowley and Tarrant County Pct.2 for mill and overlay road work to be done on Roberts St., E. Main St. from FM731 to 1998 E. Main St. (Car wash) and W. Main St. from 809 W. Main St. to S. Heights Dr. The County will mill and remove two inches of surface mix (asphalt), apply asphalt emulsion primer and place and compact 2" TYPE D hot mix asphalt. The county will perform the work and the city will pay for the materials used.

Council Member Tina Pace made the motion to Approve an Interlocal Agreement between the City of Crowley and Tarrant County Pct.2 for mill and overlay road work; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 7-0.

4. Discuss and take action on Resolution R06-2026-484, a resolution of the City of Crowley, Texas, recommending award of the construction contract by Tarrant County for the 51st year, Community Development Block Grant to Cam-Crete Contracting, Inc. for the bid amount of \$247,749.00 to construct city sidewalks on Harvey St., Glendale St. and Bovell Dr. and providing an effective date.

Council Member Jesse Johnson made the motion to Approve Resolution R06-2026-484; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.

5. Discuss and consider approval of budget amendment #2 to the 2025-2026 water fund.

Council Member Tina Pace made the motion to Approve budget amendment #2 to the FY2025-26 water fund; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

6. Discuss and consider authorizing the City Manager or her designee to execute a professional services contract with Teague, Nall & Perkins for the design of a wastewater improvement project.

Council Member Jim Hirth made the motion to Approve the City Manager or her designee to execute a professional services contract with Teague, Nall & Perkins for the design of a wastewater improvement project; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

Advisory Boards and Commissions

1. Discuss assigning/reassigning Council Liaisons to all the City Boards and Commissions which include: Animal Control Board, Library Board, Parks and Recreation Board, Planning and Zoning Commission, and Zoning Board of Adjustments. These are not voting positions.

Council Member Tina Pace made the motion to Nominate the following Council Member Liaisons: (1)

Council Member Carl T Weber III to the Animal Control Advisory Board; (2) Council Member Tina Pace to the Library Board; (3) Council Member Jerry Beck to the Recreation Board; (4) Council Member Jim Hirth to the Planning and Zoning Commission; (5) Council Member Jesse Johnson to the Zoning Board of Adjustments; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 7-0.

2. Consider nominations and/or reappointment of members to the Library Board.

Council Member Tina Pace made the motion to Nominate the following individuals to the Library Board: (1) Lucy Silva, Place 2, Term expiring June 30, 2028; (2)

Michalene Rayburne, Place 4, Term expiring June 30, 2028; second by Council Member Carl Weber III, council voted unanimously to approve the motion as presented. Motion carried 7-0.

3. Consider nominations and/or reappointment of members to the Parks and Recreation Board.

Council Member Jerry Beck made the motion to Nominate the following individuals to the Parks and Recreation Board: (1) Alkena "Rene" Alford Jones, Place 2, Term expiring June 30, 2028; (2) Lezo Foley, Place 6, Term expiring June 30, 2028; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 7-0.

4. Consider nominations and/or reappointment of members to the Planning and Zoning Commission.

Council Member Jim Hirth made the motion to Nominate the following individuals to the Planning and Zoning Commission: (1) James Joesphe Wagner, Place 2, Term expiring June 30, 2028; (2) George Allen, Place 4, Term expiring June 30, 2028; (3) Jeff Burns, Place 6, Term expiring June 30, 2028; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

5. Consider nominations and/or reappointment of members to the Zoning Board of Adjustments.

Council Member Jesse Johnson made the motion to Nominate the following individual to the Zoning Board of Adjustments: (1) Darlene Hornback, Place 2, Term expiring June 30, 2028; second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 7-0.

Public Comment

None

Items of Community Interest

City Manager Lori Watson reminded everyone of the Drone Show that would be held on Saturday June 6, 2026 (weather permitting).

Executive Session

N/A

Reconvene and Take Action from Executive Session

N/A

Adjournment

As there was no further business, Mayor Billy Davis adjourned the meeting at 7:54 p.m.



Billy Davis, Mayor

ATTEST:



Carol C. Cannady, City Secretary