Agenda
Crowley City Council
September 3, 2026
Work Session - 6:30 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).

Work Session - September 3, 2026 - 6:30 PM

I. Call to Order and Roll Call

II. Non-Action Items for Discussion

1. Staff to provide a status update regarding the property located at 500 E Main St.

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 20, 2026.

2. Wholesale Water and Wastewater Customer Advisory Committee Appointments

IV. Public Hearings

1. Hold a public hearing, discuss, and consider approval of Ordinance # 09-2026-604 amending portions of City Code Chapter 106, "Zoning," Article 8, "Landscaping, Screening & Open Space Standards," Section 106.93, "Screening and Fencing," subsection D, "Single-Family Residential Fencing," to allow vinyl fencing as a permitted fencing material for residential privacy fencing. **Case # ZCA-2026-003.**

2. Hold a public hearing, discuss, and consider approval of Ordinance # 09-2026-605 amending Section 106.93.C of Chapter 106, the comprehensive zoning ordinance, to allow alternative fencing materials with a Specific Use Permit in the Downtown zoning districts, requested by Crowley Brake & Alignment. **Case # ZCA-2026-004**

V. City Business

1. Mayor to announce the date, time and place of the public hearing on the proposed FY 2026-27 Economic Development Corporation Budget.

2. Mayor to announce the date, time and place of the public hearing on the Proposed FY 2026-27 City of Crowley Annual Operating Budget.

3. Mayor to announce the date, time and place of the public hearing on the 2026 proposed tax rate.

4. Discuss and consider approving Resolution No. R09-2026-490, approving a negotiated settlement between the ATMOS Cities Steering Committee (ACSC) and ATMOS Energy Corp, Mid-Tex Division regarding the company's 2026 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits and requiring the company to reimburse ACSC's reasonable ratemaking expenses.

5. Discuss and consider approval of Ordinance No 09-2026-603 establishing new school zones and updating the City's inventory of speed limits and school zones.

6. Discuss and consider a resolution approving the Central Appraisal District of Johnson County's proposal to purchase, renovate and finance the acqusition of an office building located at 240 N. Burleson Blvd., Burleson, Texas, for the use as the Central Appraisal District of Johnson County office, as authorized by Section 6.051 of the Texas property code.

VI. Advisory Boards and Commissions

1. Discuss and consider nominating Nina Campbell to be appointed to the Zoning Board of Adjustments, Alternate Place 2 for the remainder of the term expiring June 2028.

VII. 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.

1. Discuss an Economic Development Performance Agreement for Project No. 2026-01, Entertainment Venue, to promote, develop, and expand business enterprises and to develop and maintain recreational or community facilities in Crowley, pursuant to Section 551.087 - Business Prospect/Economic Development of Texas Local Government Code.

2. Discuss and consider a 380 agreement for Project No. 2026-01, Entertainment Venue to promote, develop and expand business enterprises and to develop and maintain recreational or community facilities in Crowley, pursuant to Section 551.087 - Business Prospect/Economic Development of Texas Local Government Code.

VIII. Adjournment

I, the undersigned authority, do hereby certify that this Work Session Agenda of the Crowley City Council to be held on September 3, 2026 at 6:30 PM is a true and correct copy posted on August 28, 2026 at 3:30 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: Nathan Gonzales	**Meeting Date:** September 3, 2026
Department: Community Development	**Agenda Item:** II.1.
Subject: Staff to provide a status update regarding the property located at 500 E Main St.	

Background:

Recommendation:

Financial Information:

Attachments:
None

City of Crowley, Texas
City Council Agenda Report

Presenter:	**Meeting Date:** September 3, 2026
Department:	**Agenda Item:** III.1.
Subject: Discuss and consider approving the minutes from the work session and regular meeting held on August 20, 2026.	

Background:

Recommendation:

Financial Information:

Attachments:

1. 08202026 CC WS Minutes
2. 08202026 CC Reg Minutes

MINUTES OF THE CITY COUNCIL WORK SESSION HELD AUGUST 20, 2026. The City Council of the City of Crowley, Texas met in Work Session on Thursday, August 20, 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 6:30 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
Planning and Comm Dev Director, Rachel Roberts
Public Works Director, Mike Rocamontes
Director of Utilities, Randal Manus
EDC Director, Molly Martin
Asst Finance Director, Heather Gwin
HR Administrator, Lacy Duncan

Absent: None

Consent Agenda

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.

No discussion on any of the consent agenda items.

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

No discussion

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.**

   Planning and Community Development Director Rachel Roberts explained that the proposed 1.678-acre development, located near Rendon Crowley Road, Main Street, and FM 1187, would create a single commercial lot for a future Braum's. The property is zoned General Commercial, and the proposal complies with the Comprehensive Plan, Zoning Ordinance, and Subdivision Regulations. Staff recommended approval, noting that the remaining civil, site, and landscaping comments are minor, do not affect the plat drawing, and may be addressed during the final plat review.

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.**

   Planning and Community Development Director Rachel Roberts explained that a new preliminary plat is required for Karis Addition Phases 2A and 2B due to substantive changes proposed by the developer following approval of a code amendment in February. The proposed plat complies with the Comprehensive Plan, the Karis Planned Development District ordinance, and the subdivision regulations. Outstanding infrastructure comments may be addressed during the final platting process. Staff also recommended approval of the requested block-length variance for Block 3 because the adjacent open space and floodplain make an additional roadway connection impractical.

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.

   No discussion

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.

   No discussion

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.

   No discussion

Adjournment

As there was no further business, Mayor Billy Davis adjourned the meeting at 6:42 p.m.

ATTEST:

_____	_____
Billy Davis, Mayor	Carol C. Cannady, City Secretary

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD AUGUST 20, 2026. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, August 20, 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
EDC Director, Molly Martin
Asst Finance Director, Heather Gwin
HR Administrator, Lacy Duncan

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 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.

   Council Member Jim Hirth made the motion to Approve the consent agenda items as presented; second by Council Member Jerry Beck, 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 # 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

   Mayor Davis opened the public hearing at 7:02 p.m. and invited members of the public to come forward and speak. No one came forward, and Mayor Davis closed the public hearing at 7:02 p.m.

   Council Member Jesse Johnson made the motion to Approve Ordinance 008-2026-600 amending Chapter 98 "Subdivision" to allow administrative approval of requests to postpone consideration of a plat or project; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.

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.**

   Council Member Tina Pace made the motion to Approve the preliminary plat for Braum's Addition, Lot 1, Block A; 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 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.**

   Council Member Jerry Beck made the motion to Approve Case #PPLT-2026-005, the preliminary plat for Karis Addition phase 2A, with the requested variances with the following conditions: 1) The developer 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 must be provided, 2) A pedestrian trail must be provided in the mews areas on Block 6, and 3) Any remaining comments on the civil plans must be corrected in the final plat or the preliminary plat will be considered denied; second by Council Member Jesse Johnson, council voted unanimously to approve the motion as presented. Motion carried 7-0.

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.

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

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.

Council Member Tina Pace made the motion to Approve 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" ; second by Council Member Carl T. Weber III, council voted unanimously to approve the motion as presented. Motion carried 7-0.

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.

   Council Member Jim Hirth made the motion to Approve Resolution R08-2026-489 declaring certain property as surplus; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.

Public Comment
Mr. Nicholas Cordova of Keene, Texas, and Mr. Gary Kemp of Forest Hill, Texas, addressed the City Council regarding the proposed data center northwest of Crowley along the Chisholm Trail Parkway. They expressed concerns about the potential strain data centers may place on utilities and other resources and encouraged Council members and residents to attend an open meeting of the Public Utility Commission of Texas.

Ms Sandy Issac from the Crowley Library invited council members to attend the Crowley Dreams event at the Library.

Items of Community Interest
None

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 7:16 p.m.

ATTEST:

_____ _____

Billy Davis, Mayor Carol C. Cannady, City Secretary

City of Crowley, Texas
City Council Agenda Report

Presenter: Matt Elgin	**Meeting Date:** September 3, 2026
Department: Water & Wastewater	**Agenda Item:** III.2.
Subject: Wholesale Water and Wastewater Customer Advisory Committee Appointments	

Background:
Article 15 of the City of Fort Worth wholesale water agreement and Article 23 of the City of Fort Worth wastewater agreement state that the City of Crowley shall annually appoint a representative to be a voting member of the Wholesale Water/Wastewater Customer Advisory Committee.

The purpose of the committee is to have communication between the City of Fort Worth and its wholesale customers, of which the City of Crowley is a member, on such matters as water conservation, wholesale planning, improvements, grants, wholesale rate studies, administration, budgets and additional wholesale customers.

Staff would like to appoint Matt Elgin, Assistant City Manager to the voting position and Randal Manus, Director of Utilities, to the alternate position.

Recommendation:
Staff recommends council approval.

Financial Information:
None

Attachments:
1. Appointment Form

APPOINTMENT FORM
Wholesale Water and Wastewater Customer Advisory Committee

DATE: August, 27, 2026

WHOLESALE CUSTOMER: City of Crowley

Check all that apply: ■ Water ■ Wastewater

The following individuals have been officially appointed by the **CUSTOMER's GOVERNING BODY**, under the terms of the Wholesale Contract for Services as the **VOTING MEMBER** and **ALTERNATE** for the Water and/or Wastewater System Advisory Committee. The term is for the Fiscal Year beginning October 1, 2026 through September 30, 2027.

Voting Member:

Matt Elgin
Name
Assistant City Manager
Title
817-297-2201 ext 9080
Office Phone
817-739-7509
Cell Phone
melgin@ci.crowley.tx.us
Email Address

Mailing Address:

City of Crowley
201 E. Main Street
Crowley, Texas 76036

Alternate Member

Randal Manus
Name
Director of Utilities
Title
817-297-2201 ext 3210
Office Phone
817-944-3489
Cell Phone
rmanus@ci.crowley.tx.us
Email Address

Mailing Address:

City of Crowley
201 E. Main Street
Crowley, Texas 76036

Official Seal

Signature of Mayor/Board President

Please complete and return as soon as possible, but no later than October 31, 2026 to:

WaterWholesale@fortworthtexas.gov

or

City of Fort Worth
Water Customer Service/Wholesale
P. O. Box 870
Fort Worth, Texas 76101

City of Crowley, Texas
City Council Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** September 3, 2026
Department: Community Development	**Agenda Item:** IV.1.
Subject: Hold a public hearing, discuss, and consider approval of Ordinance # 09-2026-604 amending portions of City Code Chapter 106, "Zoning," Article 8, "Landscaping, Screening & Open Space Standards," Section 106.93, "Screening and Fencing," subsection D, "Single-Family Residential Fencing," to allow vinyl fencing as a permitted fencing material for residential privacy fencing. **Case # ZCA-2026-003.**	

Background:
OVERVIEW
The applicant has requested a zoning code amendment to allow vinyl as a permitted fencing material in single family residential zoning districts. The request does not propose any specific standards such as minimum thickness or UV resistance.

The request was initiated after the applicant was denied a fence permit for an address on Glendale Street in the R-3 Single-Family Residential zoning district. When the permit application was denied, the applicant asked for clarification from Council on whether vinyl is a permitted material. Following the meeting, staff spoke with the applicant and informed them vinyl is not considered a permitted material under the zoning code. The applicant then applied for a code amendment.

The zoning ordinance permits the following materials in the R-2, R-3, and R-4 residential zoning districts.

1. Masonry or any other sustainable material with more than a 30-year life expectancy;
2. Ornamental metal rail fencing;
3. Cedar and redwood with metal posts;
4. Composite fencing with metal posts; and
5. Other wooden picket fences, only if constructed with metal posts, metal brackets, and metal caps

The ordinance expressly prohibits the following materials in these districts.

i. Chain link (unless replacing or repairing an existing chain link fence);

ii. Sheet, roll, or corrugated metal; and,

iii. Cast off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence.

The prohibited materials list is not intended to be an exclusive list of materials that would not be permitted. All new and replacement fences must use materials from the approved materials list.

Vinyl fencing has become more common over the past 30 years due to improvements to the product that made it more suitable for residential purposes. It has grown in popularity because, performing as claimed by the manufacturers, it supposedly requires less routine maintenance than wooden fencing and supposedly can last 30-50 years. However, this is not true of all vinyl fences. Durability and ease of maintenance varies widely depending on the quality of the fence. Fences made of lower-quality or thinner vinyl will have shorter lifespans and are subject to performance failures such as bowing and warping in extreme heat, impact damage during hail events or routine lawn mowing and edging, discoloration, and brittleness and cracking. And when a panel is used instead of individual slats, damage to one small part of the fence can require replacement of the entire panel, which can be costly.

Because the requested amendment would establish regulations applicable citywide, staff asked the applicant to provide specifications/technical information that would help staff evaluate whether the material would meet the intent of the fencing regulations. Information requested included:

- The specific type and manufacturer of the proposed vinyl fencing.
- Whether the fencing is installed as complete panels or allows replacement of individual slats.
- Information regarding available grades or thicknesses of vinyl fencing and resistance to heat, warping, hail damage, ultraviolet exposure, and impacts.
- Photographs or examples of similar vinyl fencing installations for illustration purposes.

Information was not provided in time for either of the two Planning & Zoning Commission meetings when this case was considered. The applicant provided the information following the second Commission meeting, prior to the Council meeting.

Existing Zoning Regulations

The materials approved by the zoning code were selected due to their durability and suitability for residential uses. The purpose of the permitted materials list was to allow only materials that, with proper maintenance, could last several decades. Along with a permitted materials list, the code also requires metal posts to increase durability. For wooden fencing, only cedar or redwood is allowed because these materials are considered long-lasting.

If the amendment is approved, the Council should consider establishing standards addressing material quality/durability, installation, and maintenance to ensure compatibility with surrounding development and long-term performance.

STAFF REVIEW

Staff reviewed regulations from several municipalities in the region with populations of less than 100,000 to get a better idea of how other smaller cities regulate this material (details provided below). Staff also consulted with the building official. The building official outlined concerns about this material, such as ability to withstand wind loads, long-term wear and tear, and

prolonged exposure to the Texas climate. Based on these considerations, staff recommended to the Planning & Zoning Commission that, if vinyl fencing is approved, it recommend minimum material and installation standards to ensure adequate durability, structural integrity, and weather resistance.

City of Burleson: Staff spoke with a City of Burleson plans reviewer and were told that vinyl fencing is not permitted for residential privacy fences.

City of Joshua: The City of Joshua's fence regulations allow PVC (vinyl) as an approved fencing material for residential properties. (based on review of City of Joshua's development regulations listing vinyl as an allowable decorative fencing material)

City of Mansfield: Staff in the Mansfield Planning Department confirmed that vinyl fencing is not permitted under the City's current development regulations.

City of Kennedale: The City of Kennedale's Unified Development Code establishes general fencing standards, placement requirements, and permitted fence types; however, vinyl fencing is not specifically identified as a permitted fencing material within the ordinance. City staff contacted the City of Kennedale to obtain information regarding its regulations for vinyl fencing but did not receive a response. However, Crowley's building official previously served as the building official for the City of Kennedale and confirmed that vinyl fencing was not an approved fencing material during his tenure there.

City of Benbrook: Vinyl fencing is not expressly prohibited In the City of Benbrook's fence regulations. Instead of listing permitting materials, the ordinance instead establishes general fence material standards and identifies prohibited materials.

At this time, there is no consistent regional approach regarding the use of vinyl fencing. Municipalities have established varying standards based on their development goals and objectives.

Staff Research

Staff looked for information about any independent standards for vinyl fencing. The goal of this research was to look for unbiased confirmation of the durability claims from companies producing the material. Most information staff were able to find came from companies in the business of producing or selling vinyl fencing, so it is difficult to know how reliable the information is. There is some limited information available through ASTM International, a well-known organization that tests and creates standards for a wide variety of materials and products. Staff identified two applicable ASTM standards, one for manufacturing and one for installation. The latest version of ASTM F964, the manufacturing standard, provides some limited requirements for weatherability, that is, the ability to withstand changes to color and resist visual surface changes such as peeling, chipping, and cracking after continued exposure to the weather. Weatherability was measured for a period of up to one year for white fencing and two years for other colors. The fencing was tested in Florida and Arizona to test in hot (dry or humid) climates. Fences meeting this ASTM standard should be able to retain the original color for at least the required one or two year period. However, the standard does not require weather resistance for longer durations.

The standard also tests for/requires impact resistance up to 0.6-in/lb, which appears to be comparable to approximately 0.75-0.88 inch hail (i.e., penny-sized). The standard does not require resistance to larger/severe hail (the National Weather Service considers 1-in hail (approx. quarter sized) to be severe). Because this is a national standard intended to be suitable for a variety of uses and climates, resistance against the larger hail we typically get in North Texas is not addressed.

Staff Experience

The building official's experience with this fencing material is that it does not, in general, have the durability the city wants. As an example of where vinyl fencing has not been successful, staff have attached pictures form the Chapel Hill development in Fort Worth, which was built in the early 2000s and used vinyl fencing exclusively. The pictures show fencing from that neighborhood taken by Google Maps circa 2023 and 2025. Throughout the neighborhood, fencing is chipped and is warped to the extent that fences are bowing, leaning, and/or separating from the posts and rails. Some sections of fence still appear to be in good shape, albeit a bit dirty/stained in places, but a noticeable number of sections have deteriorated. Most of these pictures are from approximately 20 years after then fences were installed. We were able to find some images from after 10 years, and the fencing appears to have fared better within that timeframe, although there was some minor separating from posts and leaning (see last picture in the attachment). After 20 years, the fencing is not doing as well. Unfortunately, we don't know the quality of the fence that was installed, so we can't determine whether a different quality of vinyl material would do better.

ACTION BY THE CITY COUNCIL

- Sample motions are provided below. Council members are not required to use these motions.
- **If approved as requested, the attached ordinance would allow vinyl as a fencing material with no additional standards (no requirement for metal posts, UV resistance, or minimum thickness).**
- If the City Council action is to approve the amendment with specific minimum standards, the motion will need to include adding those standards.

APPROVE:
I make a motion to approve Ordinance # 09-2026-604.

APPROVE WITH CONDITIONS:
I motion to approve Ordinance # 09-2026-604 with the following conditions [list conditions or standards].

DENY:
I make a motion to disapprove Ordinance # 09-2026-604.

POSTPONEMENT:
I motion to continue Case # ZCA-2026-003 until [specify date].

Recommendation:
STAFF RECOMMENDATION

Planning staff recommend **denial** of the request. There may be heavy-duty vinyl fencing that would meet the city's goals, but we do not have enough independent information at this time to verify that claim, and we do not want to recommend approval of this material based on the limited independent information we have been able to find so far. The city may want to evaluate this material again in the future, if and when better standards for this region or more independent information are available, but at this time, it does not fit the city's goals.

The building official also recommends **denial** of the amendment request.

If the Council determines that vinyl is an appropriate fencing material for Crowley, staff recommend the Council adopt minimum standards, such as requiring metal posts (which we already require for wooden fencing), permitting only vinyl fencing that meets the ASTM standards, and/or requiring UV resistance.

RECOMMENDATION FROM THE PLANNING & ZONING COMMISSION

At the July 27 meeting where the Commission first considered this item, staff had not received any specifications from the applicant, and the applicant did not attend the meeting to answer questions from the Commission. The Commission postponed the case to allow time for staff to do additional research. At the August 10 meeting, staff still had not received information from the applicant but had looked at requirements from other cities in the region and had found the ASTM standards. The Commission had concerns that were not covered by the staff research, and the applicant was not present to answer questions. The Planning & Zoning Commission voted to recommend denial. No one from the public spoke on this agenda item.

Financial Information:

Attachments:
1. ZCA-2026-003- Ordinance 09-2026-604_Vinyl Fencing
2. ZCA-2026-003 -Code Amendment Application
3. ZCA-2026-003_Amerson Fence Replacement_CL
4. Images_vinyl fencing - Ft Worth
5. Applicant_material_2026-FenceRail-Warranty
6. Applicant_material_2026-HVP-Catalog-26-124
7. Applicant_material_2024-HVPBestPractices-TRIFOLD-24-283-M1172-RevA-Web
8. Applicant_material_HomelandFenceBrochure-M1031_revJ-24-038-Print
9. Applicant_material_Miami-Dade-Performance-Test

ORDINANCE NO. 09-2026-604

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CROWLEY, TEXAS, BY AMENDING CHAPTER 106, "ZONING," ARTICLE 8, "LANDSCAPING, SCREENING & OPEN SPACE STANDARDS," SECTION 106.93, "SCREENING AND FENCING," SUBSECTION D, "SINGLE-FAMILY RESIDENTIAL FENCING," TO ALLOW VINYL FENCING AS A PERMITTED FENCING MATERIAL FOR RESIDENTIAL PRIVACY FENCING; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley 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 Texas Local Government Code; and

WHEREAS, the Zoning Ordinance of the City of Crowley regulates and restricts the location, construction, and design of fences and screening walls within the City; and

WHEREAS, the City Council has determined that it is appropriate to amend Chapter 106, Article 8, Section 106.93, "Screening and Fencing," to allow vinyl fencing as an approved fencing material for residential privacy fencing; and

WHEREAS, an application has been submitted requesting a zoning text amendment to Chapter 106 of the Code of Ordinances to permit vinyl fencing as an approved fencing material for residential properties within the City; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas, held a public hearing on July 27, 2026, regarding the proposed zoning text amendment; and

WHEREAS, the City Council of the City of Crowley, Texas, held a public hearing on September 3, 2026, regarding the proposed zoning text amendment; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Texas Local Government Code, the Zoning Ordinance of the City of Crowley, and all other applicable laws regarding notice, publication, and public hearings for zoning text amendments; and

WHEREAS, the City Council finds that the proposed amendment promotes the public health, safety, and general welfare of the citizens of Crowley and is consistent with the intent of the Comprehensive Zoning Ordinance.

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

SECTION 1.

Chapter 106, "Zoning," Article 8, "Landscaping, Screening & Open Space Standards," Section 106.93, "Screening and Fencing," Subsection D, "Single-Family Residential Fencing," is hereby amended to read as follows:

106.93 SCREENING AND FENCING

…

D. SINGLE FAMILY RESIDENTIAL FENCING

…

(2) Residential Fencing Types: Residential fencing standards are divided into two main categories: perimeter fencing and privacy fencing. Perimeter fencing is required to be completely installed by the developer for the boundary of the approved final plat in the areas as set forth below, prior to the issuance of a building permit. Privacy fencing is an option left up to the builder or homeowner, but if built it shall follow the standards listed below.

[…]

c. Residential Privacy Fences on Single-Family Residentially Zoned Lots: This section applies to replacement of residential fences (50% or more) or construction of new fences. A permit shall be required for a new fence or replacement fence under this section.

1. Height: shall not exceed eight feet as measured from the highest adjacent grade within ten feet of the fence.

2. Approved Materials:

i. Masonry (brick, stone, reinforced cement concrete) or any other sustainable material with more than a 30-year life expectancy;

ii. Ornamental metal rail fencing;

iii. Cedar and redwood with metal posts;

iv. Composite fencing with metal posts;

v. Vinyl fencing; and

vi. Other wooden picket fences, only if constructed with metal posts, metal brackets, and metal caps.

3. Prohibited materials:

i. Chain link (unless replacing or repairing an existing chain link fence);

ii. Sheet, roll, or corrugated metal; and,

iii. Cast off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence.

4. Location of Fence: Privacy fences may be located along the property line with the following exceptions:

i. In the interest of public safety, fences shall not block any sight/visibility triangles on any corner lots.

ii. Any fence that is more than two feet high shall be set back at least five feet from the side property line of a corner lot. In the case of a reverse corner lot, any fence that is more than two feet high shall be set back at least 7.5 feet from the side property line.

5. Orientation of Fence: When any fence or other screening device, whether required or not, is located on a lot adjacent to a public street, said fence or screening device shall orient the side with exposed posts or rails away from view from the adjacent public street.

SECTION 2.

The zoning text amendment as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 3.

The City Secretary is directed to incorporate this amendment into the official Code of Ordinances of the City of Crowley

SECTION 4.

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

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase 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 sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 6.

Any person, firm or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of Crowley are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary is hereby directed to publish the caption, penalty clause, and effective date of this Ordinance in one issue of the official newspaper of the City, as required by Section 52.013 of the Local Government Code.

SECTION 9.

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

PASSED AND APPROVED ON THIS 3RD DAY OF SEPTEMBER, 2026.

CITY OF CROWLEY

_____
Billy P. Davis, Mayor

ATTEST:

_____
Carol Cannady, City Secretary

APPROVED AS TO FORM:

_____
Rob Allibon, City Attorney

CITY OF CROWLEY
Code Amendment 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. Please see the current fee schedule for the application fee. The application fee is non-refundable.

Incomplete applications will not be processed.

Section 1. Property Information (APPLICABLE TO PD/SPECIAL DISTRICTS ONLY)

If you are requesting this code amendment for a planned development district or special district, then please complete Section 1. Otherwise, you may skip to Section 2.

Project Name: Angel Amerson Fence

Project Address: 520 East Glendale St, Crowley, TX, 76036

Legal Description: _____ Gross Acreage: 0.5

Project Description: Vinyl Fence No. of Lots: 1

Section 2. Applicant Information *(for PD/special districts: Applicant & Owner Information)*

Applicant Name: Collin Caffey Company: Magnolia Fence & Patio

Applicant Address: 340 Thomas Place City: Everman State: TX

ZIP Code: 76140 Telephone No: 817-727-7698 Email _____

(For PD and special districts, if applicant is not property owner, please provide property owner information below)

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

Property Owner: _____

Applicant Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email _____

Section 3. Information Required for Code Amendment Requests

Section(s) of code you are requesting to change: 106.93.D.2.

Proposed change (attach additional pages as needed): Include Vinyl in approved fence materials

Reason for requested change (attach additional pages as needed): We are filing to request the ability to install vinyl fencing in the city. There are numerous vinyl fences around and it is a product that has a lifetime warranty and creates great curb appeal. It does not requrie painting, staining, or sealing, resulting in reduced maintenance and longer service life.

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)

PRINTED NAME: Collin Caffey

SIGNATURE: Collin Caffey DATE: 6/16/2026

FOR PD AND SPECIAL DISTRICTS:

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: _____

June 30, 2026

Kristine Romberg
Magnolia Fence & Patio, LLC
340 Thomas Place
Everman, TX 76140

Staff Review of Amerson Fence Replacement (ZCA-2026-003)

Dear Kristine,

City staff have completed the review of the Amerson Fence Replacement application (MyGov Case #26-000020) and have the following comments. Please submit your revised responses to the staff comments prior to the Planning & Zoning Commission meeting.

Your application is considered completed and is therefore able to be scheduled for consideration by the Planning & Zoning Commission. This request is scheduled to be considered by the Planning & Zoning Commission on Monday, July 27, 2026, and is tentatively scheduled to be considered by the City Council on Thursday, August 20, 2026.

Please note the Planning & Zoning Commission is a recommending body. Any decision by the Planning & Zoning Commission would then be considered by the City Council. The City Council may vote to approve or deny your request or may vote to approve with conditions.

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

Planning	Bhumika Thakore

Planning comments (817-297-2201 x. 3090)

- Please provide additional information regarding the type of vinyl fencing due to conflicting information regarding performance and durability.
- Please clarify whether vinyl fencing is installed in full panels or if individual slats can be replaced similar to wood fencing systems.
- Please also provide information on whether different grades of vinyl fencing exist, and whether certain grades offer improved resistance to warping, heat exposure, hail damage, or impact from lawn maintenance equipment.
- Please provide photographs or examples of the proposed vinyl fencing installed, if available. These examples would not be part of an ordinance to approve the requested amendment, if approved, but would be for illustration purposes to show the types of fencing you are requesting to be allowed.

Note: Nathan Gonzales is the Building Official. If you have any questions related to the building permit process or building code requirements, please feel free to contact him at (817) 297-2201 ext. 3050 or ngonzales@ci.crowley.tx.us.

Sincerely,

Bhumika Thakore
Planner, City of Crowley

Chapel Hill neighborhood, Ft Worth

© 2026 Google

© 2025 Google
STOP

© 2025 Google
© 2025 Google

Fence after approx. 10 yrs

HOMELAND® VINYL PRODUCTS, INC.

Complete and mail in now.

1. **Complete this Warranty Registration Form**
2. **Tear off**
3. **Place in envelope with proof of purchase.**

Mail to:
Homeland Vinyl Products, Inc.
P.O. Box 170729
Birmingham, AL 35217-0729
Attn: Warranty Department

WARRANTY LIMITATIONS

THIS WARRANTY REPLACES, SUPERSEDES, AND EXCLUDES ALL OTHER WARRANTIES, WHETHER ORAL, WRITTEN, OR IMPLIED, ARISING BY LAW, COURSE OF DEALING, USAGE OF TRADE, CUSTOM OR OTHERWISE. HOMELAND VINYL SPECIFICALLY DISCLAIMS ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. HOMELAND VINYL MAKES NO OTHER WARRANTIES, EXPRESS OR IMPLIED, THAT ARE NOT SET FORTH IN THIS WRITTEN WARRANTY.

IN NO EVENT SHALL HOMELAND VINYL BE LIABLE FOR CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE, OR EXEMPLARY DAMAGES OF ANY KIND, INCLUDING ANY DAMAGE TO STRUCTURES, THEIR CONTENTS, OR ANY PERSON, LOSS OF USE, REVENUES, OR PROFITS, COSTS OF PROCUREMENT OF SUBSTITUTE GOODS, CLAIMS OF THIRD PARTIES, OR ANY OTHER PECUNIARY LOSS ARISING FROM OR RELATED TO SALE, USE, OR INABILITY TO USE THE PRODUCTS, AND WHETHER RESULTING FROM A BREACH OF THIS WARRANTY OR THE PURCHASE, SALE, INSTALLATION, OWNERSHIP, OR USE OR INABILITY TO USE THE PRODUCTS. IN NO EVENT SHALL HOMELAND VINYL'S TOTAL LIABILITY TO PURCHASER EXCEED THE PURCHASE PRICE OF THE DEFECTIVE PRODUCT. THESE LIMITATIONS APPLY REGARDLESS OF THE LEGAL THEORY UPON WHICH SUCH DAMAGES MAY BE SOUGHT.

HOMELAND VINYL DOES NOT AUTHORIZE ITS FIELD REPRESENTATIVES, DISTRIBUTORS, OR DEALERS TO OFFER OR PROVIDE ANY WARRANTY THAT IS NOT SET FORTH IN THIS WRITTEN WARRANTY, OR TO CHANGE, ALTER, OR MODIFY THE TERMS OF THIS WARRANTY.

PURCHASER'S EXCLUSIVE REMEDY AND HOMELAND VINYL'S EXCLUSIVE LIABILITY FOR ANY BREACH OF WARRANTY IS LIMITED TO WHAT IS SET FORTH IN THIS DOCUMENT. BY PURCHASING HOMELAND VINYL PRODUCTS AND ACCEPTING THIS WARRANTY, THE WARRANTY HOLDER EXPRESSLY WAIVES ANY RIGHT TO PARTICIPATE AS A PLAINTIFF, CLASS MEMBER, OR REPRESENTATIVE IN ANY CLASS ACTION, COLLECTIVE ACTION, OR OTHER SIMILAR PROCEEDING AGAINST HOMELAND VINYL RELATING TO THIS WARRANTY OR THE PRODUCT IT COVERS.

SOME STATES DO NOT ALLOW LIMITATIONS ON, OR THE EXCLUSION OF, IMPLIED WARRANTIES, OR INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATIONS OR EXCLUSIONS MAY NOT APPLY TO YOU. THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY HAVE OTHER RIGHTS THAT VARY FROM STATE TO STATE.

HOMELAND® VINYL PRODUCTS, INC.

Homeland Vinyl Products, Inc.
Toll Free: 800-999-6813
http://homelandvinyl.com/resources/documents/

HOMELAND® VINYL PRODUCTS, INC. **FENCE & RAIL**

LIMITED WARRANTY

WHO AND WHAT ARE COVERED BY THIS WARRANTY
This warranty is limited to (1) the original purchaser of vinyl fence and rail profiles manufactured by Homeland Vinyl Products, Inc. (the "Products"), or (2) the owner(s) of the property where the Products are installed at the time of installation, if different from the original purchaser, (collectively, the "Purchaser"). For purposes of this Warranty, a "Residential Purchaser" shall refer to a single-family residential homeowner and a "Commercial Purchaser" shall refer to any Purchaser other than a Residential Purchaser. Subject to the exclusions and limitations set forth herein, Homeland Vinyl warrants to the Purchaser that the Products will be free from manufacturing defects – including peeling, flaking, blistering, rotting, and corroding – when subject to normal and proper use and only if installed correctly according to Homeland Vinyl's installation instructions.

WARRANTY PERIOD
The warranty period is for the life of a Residential Purchaser or 30 years for a Commercial Purchaser. This Warranty automatically terminates upon the sale of the property by the original Purchaser of Homeland Vinyl's product or the death of the Purchaser.

DUTY TO INSPECT
IT IS THE PURCHASER'S OBLIGATION TO INSPECT THE PRODUCTS AT TIME OF INSTALLATION. Within 30 days of installation, the Purchaser shall inspect all visible and accessible parts of the Products to identify any defects in materials or workmanship AND report any defects in the Products that may have been missed by the installer. If Purchaser fails to inspect and report any apparent defects within 30 days of installation, Homeland Vinyl reserves the right to deny any such warranty claim.

WARRANTY REMEDIES
Should any covered defect occur and be reported to Homeland Vinyl during the warranty period, Homeland Vinyl will, at its option, repair or provide replacement Products for the defective Products. In lieu of repair or providing replacement Products, Homeland Vinyl may, at its sole discretion, refund the amount paid by the Purchaser for the original Products. Any replacement or refund by Homeland Vinyl shall fully discharge all obligations and liabilities of Homeland Vinyl under this warranty. In no event shall Homeland Vinyl be liable or responsible for labor charges or any other expenses arising from or related to the installation or removal of either the original or replacement Products.

Continued Inside

WARRANTY EXCLUSIONS

This warranty covers only manufacturing defects in material or workmanship of Homeland Vinyl and, without limitation, does not include any failure, defects, expenses, or damage attributable to:

- Failure to provide reasonable and necessary maintenance; Improper installation (including inadequate reinforcement of finished products or installation that violates local building codes);
- Bowing of pickets (refer to Homeland Vinyl Products' Fence Best Practices for ways to limit fence panels from bowing or warping due to heat buildup);
- Distortion or warping due to exposure to heat sources, including but not limited to building or pavement heat build-up, outdoor grills, fire pits, space heaters, mirrors, or reflected sunlight from windows, doors, or other surfaces;
- Color change due to normal weathering. Normal weathering is defined as exposure to sunlight and extremes of weather and atmosphere that will cause any colored surface to gradually fade, chalk, or accumulate dirt or stains. When sunlight is partially blocked by a roof, trees, furniture, rugs, awnings, or the like, uneven weathering may occur. Homeland Vinyl shall have sole discretion to determine whether the Products have undergone normal weathering;
- Color or pattern variation on any variegated Products (refer to the Purchasing and Installing Homewood Colors Best Practices for more information.);
- Color or pattern variation between any replacement Products and remaining original Products. Homeland Vinyl reserves the right to discontinue or modify any product line or color without notifying the Purchaser. If the original Product is not available, Homeland Vinyl may choose to provide replacement Products of equal value or quality;
- Discoloration or other damage caused by air pollution, mildew, or exposure to chemicals (including, but not limited to, sunscreens, insect repellants, acids or bases, rust, lime, fertilizers, herbicides, or solvents);
- Misuse, abuse, neglect, or improper, shipping, handling, or storage;
- Damage caused by excessive force;
- Damage caused by installer's use of unauthorized equipment, products, or methods at time of installation;
- Damage caused by horses or other large animals;
- Use of accessories or other components which are incompatible with the Products;
- Movement, distortion, settling, or collapse of the ground or structure on which the Products are installed;
- Impact of foreign objects, fire, hurricane, violent storm, earthquake, flood, lightning, tornado, hail, or other casualty or act of God;
- Damage caused by other circumstances and causes beyond Homeland Vinyl's control; and
- Any other cause unrelated to manufacturing defects in the Products.

This warranty does not apply to any Product which has been painted, varnished, or on which any other substance not approved by Homeland Vinyl has been applied over the original finish.

REGISTRATION AND TRANSFER OF WARRANTY

To obtain coverage under this warranty, the warranty must be registered within thirty (30) days after completion of the installation of the Products. The attached registration card must be completed and returned along with proof of purchase to: Homeland Vinyl Products, Inc., P.O. Box 170729, Birmingham, AL 35217-0729, Attn: Warranty Registration.

This warranty is not transferable, with the following exception: The warranty may be transferred one time and only between the original Purchaser and the next subsequent buyer of the property on which the Products were originally installed. Within thirty (30) days from the date of the transfer of the property, the original Purchaser shall deliver to Homeland Vinyl a written Application for Transfer of Warranty, along with proof of the original purchase of Homeland Vinyl Products. During the first ten (10) years after the date of original installation of the Products, a duly transferred warranty shall remain in full force and in effect as to all covered Products. After such ten-year period, Homeland Vinyl's responsibility under such duly transferred warranty shall decrease by five percent (5%) per year. At no time, however, shall Homeland Vinyl's responsibility under this warranty be less than ten percent (10%) of the original Purchaser's price for the Products. Time is of the essence, and failure to comply with the foregoing requirements will terminate this warranty and relieve Homeland Vinyl of any further obligation under this warranty.

WHAT THE PURCHASER MUST DO

A claim under this warranty must be reported in writing, with proof of purchase, to Homeland Vinyl Products, Inc., P.O. Box 170729, Birmingham, AL 35217-0729, Attn: Warranty Department within thirty (30) days of installation, or the date that the defect reasonably could have been discovered. Purchaser must include proof of purchase, copy of government issued photo ID, proof of property ownership, registered warranty certificate number, and a statement describing the claimed defect. Homeland Vinyl may request additional information, including photos. Homeland Vinyl will have a reasonable time to inspect or, at Homeland Vinyl's option, to have the Product or a sample of the Product shipped at the Purchaser's expense to Homeland Vinyl for inspection and analysis of the claimed defect. Homeland Vinyl shall have the sole authority to evaluate whether Products are defective and whether any such defects are attributable to manufacturing.

If Homeland Vinyl determines that a claim is covered by this Limited Warranty, Homeland Vinyl will, at its option, provide replacement Products or provide a purchase price refund for the Product under the terms and limitations described herein. In the event of repair or replacement, the original warranty shall apply to the repaired or replaced portion of the Products, and will extend for the balance of the warranty period in effect at the time the material proved defective.
This warranty is effective for purchases of Products on or after February 1, 2025.

See important warranty limitations.

LIMITED WARRANTY REGISTRATION AND VALIDATION SYSTEM

Date of Installation: _____

All information must be complete in order to place the warranty on your purchase into effect. Complete only one registration per installation and product and MAIL WITHIN THIRTY (30) DAYS, along with a copy of your proof of purchase.

Purchaser Name: _____ Telephone: _____

E-mail Address: _____

Address of Installation: _____

_____

Product Supplier name: _____

Description of Products: _____ TYPE, SIZE, COLOR, QUANTITY, ETC.

_____

_____

I have read and accept the terms and conditions of the Homeland Vinyl Products Limited Warranty.

Date: _____ Signature of Purchaser: _____

HOMELAND®
VINYL PRODUCTS, INC.

2026 Catalog

PROFILES + EXTRUSIONS + INSERTS

Homeland: 800.999.6813 | www.Homelandvinyl.com

Updated 5-4-2026

26-124- M1116-26H

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Important Note From Homeland Management:

Navigate the Fence Industry with Homeland Vinyl

In these unprecedented turbulent times facing the fence industry, we're aggressively pivoting at every turn to support your success. Our array of 14 unique colors remains your competitive edge in meeting the most demands.

We're making bold moves—investing tens of millions in expanded material capacity and strategically adding staff dedicated to your business growth. This substantial commitment ensures you'll outpace competitors while others struggle with industry challenges.

Our continuously updated catalog at www.homelandvinyl.com reflects our relentless innovation during this market upheaval.

At Homeland Vinyl, we don't just weather the storm—we help you harness it. Together, with refined processes and decisive action, we're transforming industry obstacles into unparalleled opportunities for our valued partners.

Doug House

HOMELAND VINYL

COMPANY STATEMENT

Homeland Vinyl Products, Inc. is dedicated to delivering high quality products and excellent service to our customers without exception. We understand the importance of our customers' success in the Fence, Deck, Railing and Outdoor Living Products markets. We value our relationships with our customers and pledge that we will operate at the highest level of integrity.

CUSTOMER ACCOUNTS

All sales are subject to Homeland's Terms and Conditions which are available at the end of this catalog and at www.homelandvinyl.com. Homeland Vinyl Products, Inc. only sells wholesale and all sales require establishing a Trade Account. Contact a Homeland Sales Representative about initiating the process for the establishment of a Trade Account with Homeland. Prices and terms are subject to change without notice.

LIMITED WARRANTY

Homeland warrants that the products we manufacture are free of defects in materials and workmanship as described in our published warranties. Products distributed by Homeland, but not manufactured by Homeland, are covered only under the original manufacturer's warranty. Additional warranty information is available at www.homelandvinyl.com.

TERMS AND CONDITIONS OF SALE ARE SPECIFIED WITH ORDER CONFIRMATION AND ATTACHED TO EVERY INVOICE.

ITEM KEY EXPLANATION

COLOR CODES

Light Colors:	W - White, T - Tan, L – Light Gray
Medium Colors:	S - Sand, D - Adobe, A - Aspen Latte, G - Gray
Dark Colors:	F - Dark Gray, I - Chai Gray, H - Ash Gray, U - Green Teak, O - Mocha Walnut, K - Black, C - Chestnut (Decking Only),

INVENTORY CODES

F54U	W	064	346
Profile Code	Color Code	Length in Inches	Pieces per Bundle

Refer to profile sheet to obtain the profile code for the product you are ordering.
Always review your order confirmation with descriptions to ensure order accuracy.
When ordering a length that is fractional, use the following list to determine the proper code for the length you require.

1/4" – A	1/2" – B	3/4" - C	1/8" - D
3/8" - E	5/8" – F	7/8" – G	11/16" – H

Example: 64-1/2" would be 64B

HOMEWOOD VARIEGATED COLORS

Homeland's Homewood colors are variegated with irregular patterns and streaks. A randomized streaking process makes every piece different. Although each named Homewood color begins with a controlled base color, due to the randomness of the streakers, even the background color appearance will vary throughout and between runs. Please be aware of this before ordering and installing Homewood. Information and Best Practices for purchasing and installing Homewood colors can be found at: ***http://homelandvinyl.com/HomewoodBP***

Declaration of Principles
Fence, Deck, and Rail Business

Homeland Vinyl Products, Inc. is committed to the highest standards of quality in its Fence, Deck, and Rail business - both in the products it manufactures and the manner in which its business is conducted. Since Homeland's success is directly linked to the success of its customers, Homeland pledges to develop, fabricate and market innovative and successful Vinyl Fence, Deck, and Rail products.

Our commitment to our customers has three major components:

Product Quality
Innovation and Leadership
Customer Service and Support

Through quality, innovation, and an unwavering commitment to customer satisfaction, Homeland Vinyl Products, Inc. is building a secure and prosperous future for itself and its customers.

26-124- M1116-26H

HOMELAND VINYL PRODUCTS, Inc.
800.999.6813 | www.homelandvinyl.com

MADE TO ORDER "MTO" PROGRAM

Some profiles and lengths are only available as "Made To Order" (MTO) and will only be produced as can be reasonably accommodated. Typical requirements for MTO requests are listed below but are subject to change. All MTO requests are subject to a credit review, Customer Service approval, and Production acceptance.

MTO Classification

I. Special Lengths:
Requires a 12 bundle minimum of one profile, one color, and only one length.
No stock. Must be authorized for shipment upon completion or will be invoiced. Twice yearly max.

II. Proprietary and Exclusivity Profiles:
By special arrangement and typically run no more than once or twice a year.
Dependent upon volume orders. Must ship within 30 days of completion or will be invoiced. No stock.

III. Special and Low Volume Profiles:
Typically run once or twice a year.
Standard lengths and colors only.
No special lengths.

Contact your Homeland representative for information on the MTO program. MTO item requests must be submitted in writing via e-mail or fax. Not all requests can be accommodated. Customer Account must be in good standing and current before MTO requests will be considered. MTO requests are not accepted until approved and confirmed in writing. Cash in Advance customers may be required to make payment at time of order acceptance. Once confirmed, the order cannot be canceled by customer. Orders must ship complete once ready, leaving no back-orders. Lead-times for MTO items cannot be estimated until requests have been approved and confirmed. MTO items may only be produced a very limited number of times per year. Please plan ahead and make any MTO requests as early as possible to take advantage of each production run on MTO profiles. Due to the infrequent running of MTO items, and depending on the item, it may be a number of weeks before an answer can be given on an MTO request. Minimum purchase quantity required of the same profile and color for all MTO items. Requirements may vary by profile. Homeland will try to accommodate reasonable requests, but MTO orders will ship and be invoiced shortly after completion. Except as otherwise noted here, Homeland's Terms and Conditions apply to all MTO requests accepted as orders. Details and requirements of this program are subject to change without notice. Consult your Homeland representative for additional details.

Homeland Vinyl Products is the North American Leader in PVC Fence, Deck, and Rail. We take great pride in the products offered and our wide selection of colors, which is a better choice than wood or composites.

Homeland manufactures the toughest PVC profiles with the most advanced UV protection under the sun - our ACCU-Shield® formulation.

ACCU-Shield® is a protective outer layer engineered to significantly reduce oxidation and the damaging effects of the sun's ultraviolet rays. Even in harsh and changing climates, ACCU- Shield® protects the color and sheen of our products for a longer period.

Homeland not only provides the highest quality PVC fence, deck, and rail products you can buy, but also confidently backs our products with a limited Lifetime Warranty.

Homeland Vinyl has over a half-century of experience in PVC manufacturing, a proven quality control program, and a strong warranty. Homeland stands by our American-Made products and strives to provide the best performance and protection for your investment.

Homeland's solid reputation and dedication to quality products is what you should demand.

HOMELAND FENCE BEST PRACTICES

Homeland offers 4 levels of Fence Colors:
WHITE
LIGHT: Tan, Light Gray
MEDIUM: Sand, Adobe, Aspen Latte, Gray
DARK: Dark Gray, Chai Gray, Ash Gray, Green Teak, Mocha Walnut
These guidelines are for all levels of fence colors, with additional guidelines added for Medium and Dark colors at the end.

Prior to installation, download and review Homeland Vinyl Products (HVP) Privacy and Gate Installation at: http://homelandvinyl.com/resources/documents/

All levels of color:

1. Avoid heat sources:
   - Do not use any clear wrapping or shrink wrap during storage or transportation. Make sure any wrap or protection of the profiles does not absorb and retain heat. It will cause warping.
   - Do not store or install product next to a heat source.
   - Avoid installing the product near reflective surfaces (e.g. glass windows and glass doors), which can concentrate sunlight and heat the product.
   - Avoid installing the product on or adjacent to materials that can radiate absorbed heat such as concrete, asphalt, or dark-colored gravel.
2. Make sure all metal stiffeners are in the correct orientation for the rail as used.

3. Make sure all rails are notched, pinned or plated.

4. U-channel trim must be secured with 3 screws to the post to help stabilize T&G boards. Please refer to the Privacy Fence Installation Guide for placement (Image C).

5. Product expansion and contraction is temperature dependent and will be more prominent in longer lengths and darker colors. Please take this into account during installation.
   - Make sure rail ends have at least 1 inch clearance of each other when inserted into posts for 6' spans, and at least 1.5 inch clearance on 8 foot spans. This will allow for adequate expansion and contraction of rails within the posts and prevent bowing.
   - Make sure pickets are cut for adequate clearance within the rail pocket to allow for thermal expansion. If the pickets are binding against the rail, they will cause excessive bowing with thermal expansion.
   - When dealing with installation on slopes, ensure that there is adequate clearance for pickets inside of the rail and cut picket at a slight angle if necessary.

6. Do not put dirt or mulch against rails. It could cause rails to permanently bow out.

Homeland Vinyl Products does not warranty bowing of pickets. Please make sure of proper installation to reduce all of the factors mentioned.

In addition to guidelines 1-9, please consider the following information regarding HVP Medium and Dark colored products:

Medium Colors:
7. For horizontal privacy pannel installations, HVP approved metal picket stiffeners must be used to reduce T&G bowing.
HVP approved metal stiffeners must be used in bottom rails.

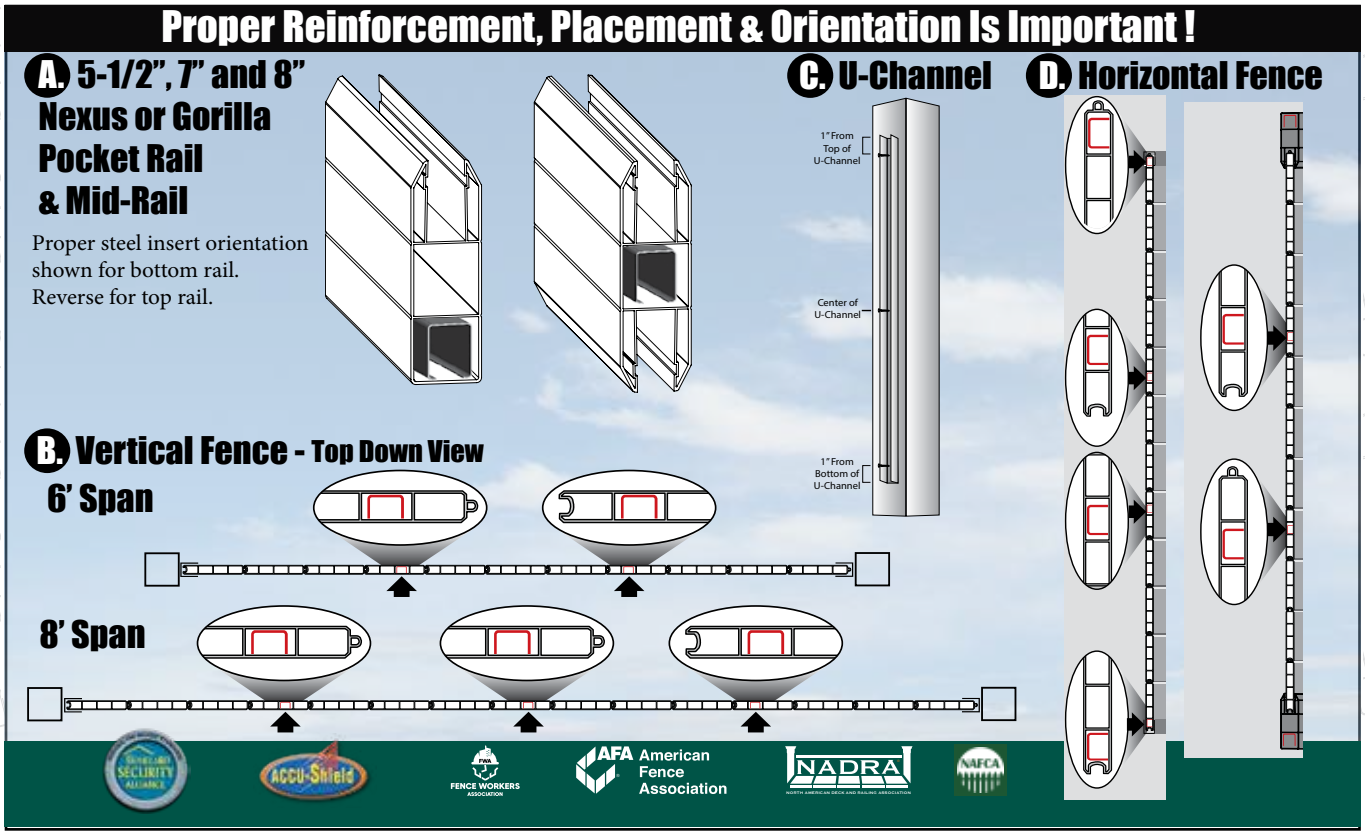
Dark Colors:
8. Scratches will be more evident in darker colors. Use caution when transporting and installing the products.

9. HVP approved metal stiffeners must be used in all rails.

   - For vertical privacy pannel installations, mid-rail or HVP approved metal picket stiffeners must be used to reduce T&G bowing.
   - For horizontal privacy pannel installations, HVP approved metal picket stiffeners must be used to reduce T&G bowing. (Image D).

10. HVP does not recommend installing horizontal privacy pannel sections wider than 6' on center.

Homeland Vinyl Products does not warranty bowing of pickets or sagging rails. Please make sure of proper installation to reduce all of the factors mentioned.



FENCE
Profiles

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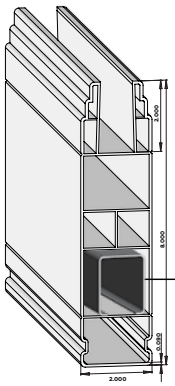
26-124- M1116-26H

PRIVACY FENCE
POCKET RAIL



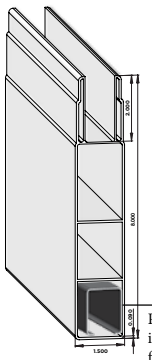
Proper G3RFH148 steel insert orientation shown for bottom rail. Reverse for top rail.

2" X 8" NEXUS® POCKET RAIL

W=White, T=Tan, D=Adobe

F3P8
2" x 8" Nexus® Pocket Rail
(7/8" x 2" Pocket)
Pcs/Pallet: 55
AL - 70", 94"

F3P8 LIMITED AVAILABILITY. RUN ONLY ONCE OR TWICE YEARLY.

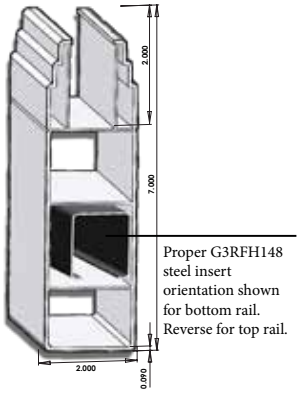


Proper G3RFH121 steel insert orientation shown for bottom rail. Reverse for top rail.

1-1/2" X 8" GORILLA® POCKET RAIL

W=White, T=Tan, D=Adobe

F3P1
1-1/2" x 8" Gorilla® Pocket Rail
(7/8" x 2" Pocket)
Pcs/Pallet: 72
UT - 71-1/2", 76", 83", 94", 16'

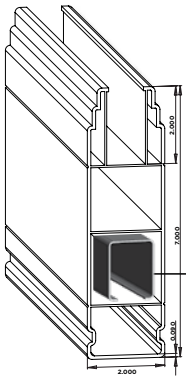


Proper G3RFH148 steel insert orientation shown for bottom rail. Reverse for top rail.

2" X 7" SUN POCKET RAIL

W=White, T=Tan, D=Adobe

FFS7
2" x 7" Sun Pocket Rail
(7/8" x 2" Pocket)
Pcs/Pallet: 66
AL - 94", 12', 16'
NJ - 94", 12', 16'

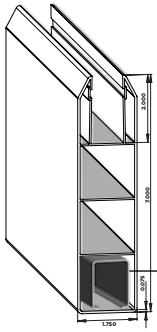


Proper G3RFH148 steel insert orientation shown for bottom rail. Reverse for top rail.

2" X 7" NEXUS® POCKET RAIL

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F3P2
2" x 7" Nexus® Pocket Rail
(7/8" x 2" Pocket)
Pcs/Pallet: 66
AL - 70", 94", 16'
NJ - 70", 94", 16'

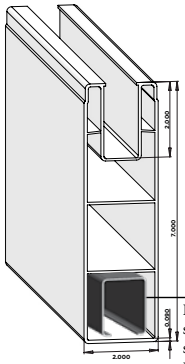


Proper G3RFM147 steel insert orientation shown for bottom rail. Reverse for top rail.

1-3/4" X 7" NEXUS® POCKET RAIL

W=White, T=Tan, D=Adobe

F3P7
1-3/4" x 7" Nexus® Pocket Rail
(7/8" x 2" Pocket)
Pcs/Pallet: 72
AL - 70", 94", 16'
FL - 70", 94" (Stocked in FL)
UT - 94"
NJ - 94" (Stocked in NJ)



Proper G3RFH148 steel insert orientation shown for bottom rail. Reverse for top rail.

2" X 7" GORILLA® POCKET RAIL

W=White, T=Tan, D=Adobe

F3BF
2" x 7" Gorilla® Pocket Rail
(7/8" x 2" Pocket)
Pcs/Pallet: 66
NJ - MTO

F3BF LIMITED AVAILABILITY. RUN ONLY ONCE OR TWICE YEARLY.

Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
All dimensions are subject to manufacturer's tolerances. Nexus® is a registered trademark of Homeland Vinyl Products, Inc.
Gorilla® is a registered trademark of Homeland Vinyl Products, Inc.

26-124- M1116-26H

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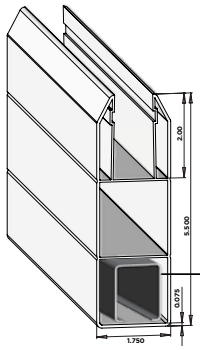
PRIVACY FENCE
POCKET RAIL



Proper G3RFM147 steel insert orientation shown for bottom rail. Reverse for top rail.

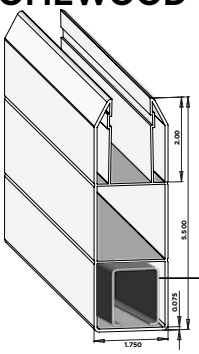
1-3/4" X 5-1/2" NEXUS® POCKET RAIL

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F3P5
1-3/4" x 5-1/2" Nexus® Pocket Rail
(7/8" x 2" Pocket)
Pcs/Pallet: 98
AL - 70", 94", 16'

Note: 16' Insert Required Separately

HOMEWOOD OPTION



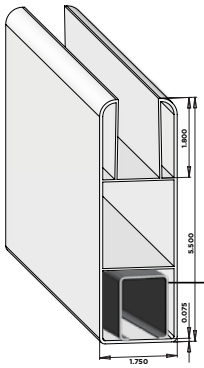
Proper G3RFM147 steel insert orientation shown for bottom rail. Reverse for top rail.

1-3/4" X 5-1/2" NEXUS® POCKET RAIL

HOMEWOOD OPTION F3P5 ONLY
O=Mocha Walnut, A=Aspen Latte (AL Only),
I=Chai Gray, U=Green Teak

F3P5
Pcs/Pallet: 98
AL - 94" (With Steel Inserted), 16'
UT - 94" (With Steel Inserted), 71-1/2" (With Steel Inserted)

Note: 16' Insert Required Separately

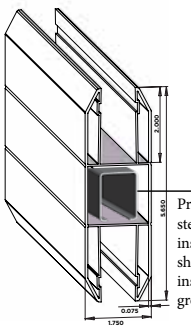


Proper G3RFM147 steel insert orientation shown for bottom rail. Reverse for top rail.

1-3/4" X 5-1/2" GORILLA® POCKET RAIL

W=White, T=Tan, D=Adobe

F37C
1-3/4" x 5-1/2" Gorilla® Pocket Rail
(7/8" x 1-3/4" Pocket)
Pcs/Pallet: 98
AL - 70", 94", 16'
NJ - 70", 94", 16'
FL - 70", 94"
UT - 71-1/2", 94", 16'
TX - 70", 94", 16'



Proper G3RFM147 steel for Mid-Rail insert orientation shown. Open side of insert always faces the ground.

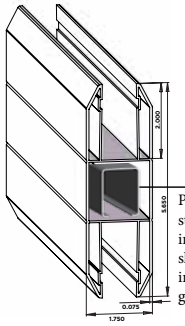
1-3/4" X 5-1/2" NEXUS® MID-RAIL

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F3PM
1-3/4" x 5-1/2" Nexus® Mid-Rail
(7/8" x 2" Pocket)
Pcs/Pallet: 98
AL - 70", 94", 16'

Note: 16' Insert Required Separately

HOMEWOOD OPTION



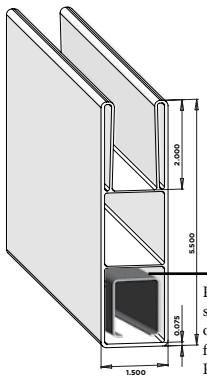
Proper G3RFM147 steel for Mid-Rail insert orientation shown. Open side of insert always faces the ground.

1-3/4" X 5-1/2" NEXUS® MID-RAIL

HOMEWOOD OPTION F3PM ONLY
O=Mocha Walnut, A=Aspen Latte (AL Only),
I=Chai Gray, U=Green Teak

F3PM
Pcs/Pallet: 98
AL - 94" (With Steel Inserted), 16'
UT - 94" (With Steel Inserted), 71-1/2" (With Steel Inserted), 16'

Note: 16' Insert Required Separately



Proper G3RFH121 steel insert orientation shown for bottom rail. Reverse for top rail.

1-1/2" X 5-1/2" GORILLA® POCKET RAIL

W=White, T=Tan, D=Adobe

F32G
1-1/2" x 5-1/2" Gorilla® Pocket Rail
(7/8" x 2" Pocket)
Pcs/Pallet: 114
UT - 71-1/2", 76", 83", 94", 16'
TX - 70", 94", 16'

Note: 16' Insert Required Separately

Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering. All dimensions are subject to manufacturer's tolerances. Gorilla® is a registered trademark of Homeland Vinyl Products, Inc. Nexus® is a registered trademark of Homeland Vinyl Products, Inc.

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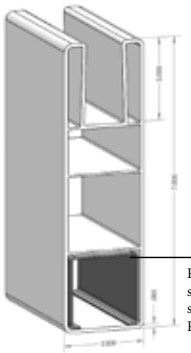
26-124- M1116-26H

PRIVACY FENCE
POCKET RAIL • PRIVACY PICKETS



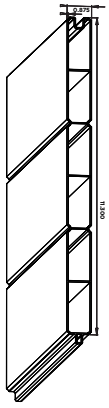
Proper G3RFH148 steel insert orientation shown for bottom rail. Reverse for top rail.

2” X 7” HOMETOWN POCKET RAIL

W=White, T=Tan, D=Adobe

F3HT
2” x 7” Hometown Pocket Rail
(7/8” x 2” Pocket)
Pcs/Pallet: 66
NJ - 94”, 16’

F3HT LIMITED AVAILABILITY. RUN ONLY ONCE OR TWICE YEARLY.

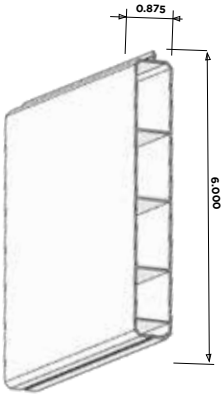


7/8” X 11.3” GORILLA® T&G

W=White, T=Tan, D=Adobe

F61S
7/8” x 11.3” Gorilla® T&G
Pcs/Pallet: 100

UT - 55-1/4”, 60-1/4”, 62-1/4”, 64”, 16’



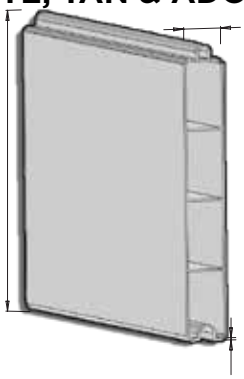
7/8” X 6” GORILLA® LOCKING PICKET

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F54L
7/8” x 6” Gorilla® Locking Picket

Pcs/Pallet: 178 (16’)
Shorter Lengths, 346
AL - 59-1/2”, 62-1/4”, 16’
NJ - 59-1/2”, 62-1/4”, 16’
FL - 59-1/2” (Stocked in W & T only)

WHITE, TAN & ADOBE

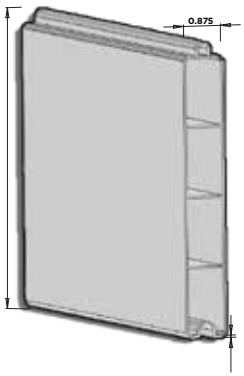


7/8” X 6” GORILLA® T&G

W=White, T=Tan, D=Adobe

F54G
7/8” x 6” Gorilla® T&G
Pcs/Pallet: 178 (16’)
Shorter Lengths, 346
AL - 35-1/2”, 38-1/4”, 41-1/2”, 47-1/2”, 49”, 50-1/4”, 52”, 57-1/2”, 59-1/2”, 62-1/4”, 70”, 16’
NJ - 35-1/2”, 38-1/4”, 41-1/2”, 47-1/2”, 49”, 50-1/4”, 57-1/2”, 59-1/2”, 61”, 62-1/4”, 64”, 70”, 16’
UT - 47-1/2”, 55-1/4”, 59-1/2”, 60-1/4”, 62-1/4”
FL - 47-1/2”, 62-1/4”, 16’
TX - 35-1/2”, 38-1/4”, 41-1/2”, 47-1/2”, 50-1/4”, 57-1/2”, 59-1/2”, 62-1/4”, 70”, 16’

LIGHT & DARK GRAY

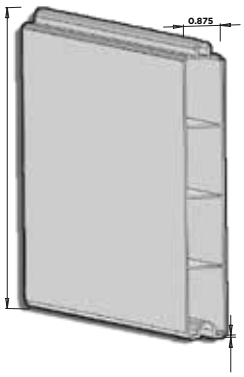


7/8” X 6” GORILLA® T&G

F= Dark Gray, L= Light Gray

F54G
7/8” x 6” T&G
Pcs/Pallet: 178 (16’)
Shorter Lengths, 346
AL - 59-1/2”, 62-1/4”, 70”, 16’

HOMEWOOD OPTION



7/8” X 6” GORILLA® T&G

HOMEWOOD OPTION F54C ONLY
O=Mocha Walnut, A=Aspen Latte (AL Only),
I=Chai Gray, U=Green Teak

F54C
7/8” x 6” Homewood® T&G
Pcs/Pallet: 178 (16’)
Shorter Lengths, 346
AL - 30-1/2”, 62-1/4”, 70”, 16’
UT - 30-1/2”, 60-1/4”, 62-1/4”, 70”, 16’

Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
All dimensions are subject to manufacturer’s tolerances. Gorilla® is a registered trademark of Homeland Vinyl Products, Inc. Nexus® is a registered trademark of Homeland Vinyl Products, Inc.

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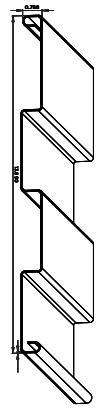
PRIVACY FENCE
PRIVACY PICKETS , RAILS



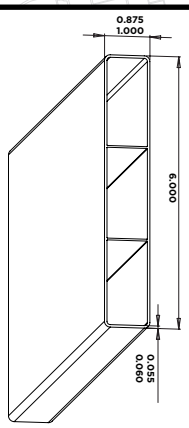
7/8” X 14” GORILLA® PRIVACY NO EMBOSS PANEL

W=White, T=Tan, D=Adobe, S = Sand

F55B
7/8” x 14” Gorilla® Privacy No Emboss Panel
Pcs/Pallet: 96Pcs @ 12’6”
180 Pcs Cut length

AL - 29”, 64”, 12’6”

F55B LIMITED AVAILABILITY.
RUN ONLY ONCE OR TWICE
YEARLY.

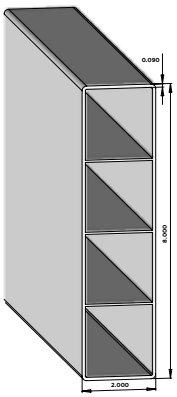


7/8” X 6” RIBBED STANDARD

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F56R
7/8” x 6” Ribbed Standard
Pcs/Pallet: 346
12’ and 16’ Lengths, 178

AL - 69-1/2”, 12’, 16’
NJ - 16’ (Stocked In NJ)
UT - 16’
FL - 69-1/2”, 16’ (Stocked in FL)

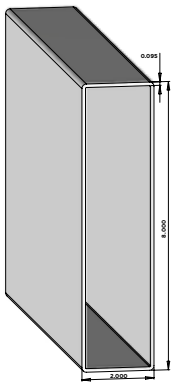


2” X 8” RIBBED RAIL

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F20R
2” x 8” Ribbed Rail
Pcs/Pallet: 66
AL - 16’, 24’

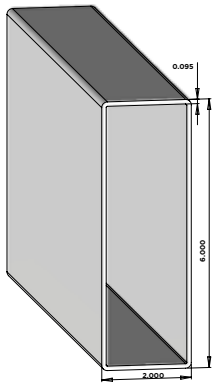
F20R LIMITED AVAILABILITY.
RUN ONLY ONCE OR TWICE
YEARLY.



2” X 8” HOLLOW RAIL

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F20S
2” X 8” Hollow Rail
Pcs/Pallet: 66
AL - 16’, 24’



2” X 6” HOLLOW RAIL

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F22E
2” x 6” Hollow Rail
Pcs/Pallet: 88
AL - 8’, 12’, 16’, 24’
UT - 12’, 16’

Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
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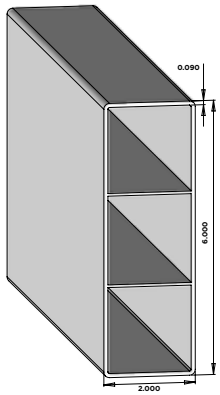
26-124- M1116-26H

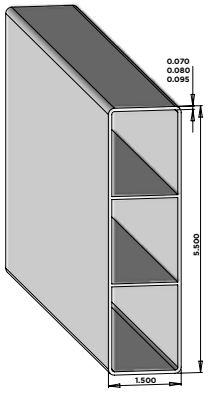
PRIVACY FENCE
RAILS



2” X 6” RIBBED RAIL

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F22C
(0.090 Wall)
2” x 6” Ribbed Rail
Pcs/Pallet: 88
AL - 94”, 12’, 16’
NJ - 94”, 8’, 16’ (Stocked In White & Tan)
UT - 12’, 16’

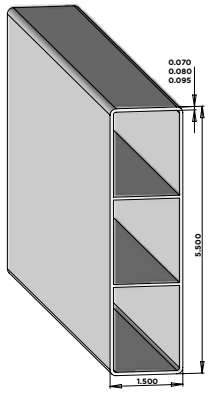


1-1/2” X 5-1/2” RIBBED RAIL (UTILITY & UTILITY VALUE)

W=White, T=Tan, D=Adobe

F27E (0.080 Wall)
1-1/2” x 5-1/2” Ribbed Utility Rail
Pcs/Pallet: 114
AL - 94”, 16’ (F= Dark Gray , L= Light Gray)
UT - 16’
TX - 94”, 16’

F27M (0.070 Wall)
1-1/2” x 5-1/2” Utility Value Rail (Color Inside)
Pcs/Pallet: 114
AL - 94”, 16’
UT - 16’
FL - 94”, 16’ (Stocked in FL)
TX - 94”, 16’



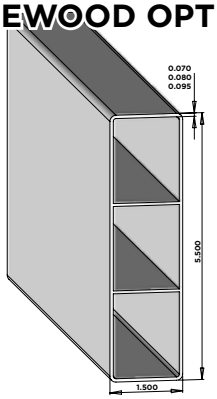
1-1/2” X 5-1/2” RIBBED RAIL

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F27C (0.095 Wall)
1-1/2” x 5-1/2” Ribbed Rail
Pcs/Pallet: 114
AL - 16’
UT - 16’

Note: 16’ Insert Required Separately

HOMEWOOD OPTION

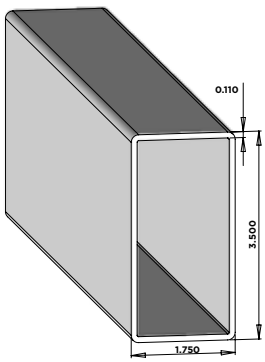


1-1/2” X 5-1/2” RIBBED RAIL

HOMEWOOD OPTION F27C ONLY
O=Mocha Walnut, A=Aspen Latte (AL Only),
I=Chai Gray, U=Green Teak

F27C (0.095 Wall)
1-1/2” x 5-1/2” Ribbed Rail
Pcs/Pallet: 114
AL - 16’
UT - 16’

Note: 16’ Insert Required Separately

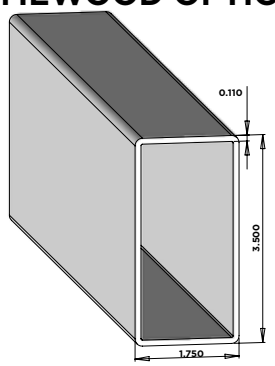


1-3/4” X 3-1/2” HOLLOW STANDARD

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F25B (0.110 Wall)
1-3/4” x 3-1/2” Hollow Standard Rail
Pcs/Pallet: 156
AL - 12’, 16’
NJ - 12’ (Stocked in White & Tan only)
UT - 12’, 16’ (Stocked in White & Tan only)
FL - 12’ (Stocked in White & Tan only)

HOMEWOOD OPTION



1-3/4” X 3-1/2” HOLLOW STANDARD

HOMEWOOD OPTION F25B ONLY
O=Mocha Walnut, I=Chai Gray, U=Green Teak

F25B (0.110 Wall)
1-3/4” x 3-1/2” Hollow Standard Rail
Pcs/Pallet: 156
AL - 16’

Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
All dimensions are subject to manufacturer’s tolerances. Gorilla® is a registered trademark of Homeland Vinyl Products, Inc.

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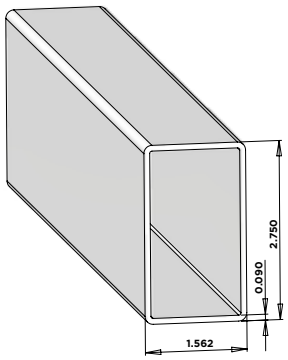
PRIVACY FENCE
RAILS • U-CHANNEL • TRIM CHANNEL

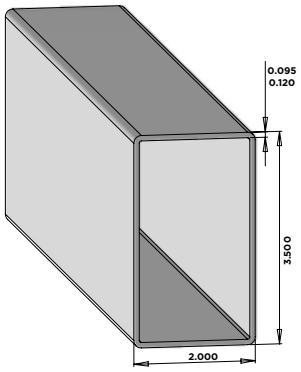


1-1/2"X 2-3/4" STANDARD RAIL

W=White, T=Tan, D=Adobe

F23S (0.090 Wall)
1-1/2" x 2-3/4" Standard Rail
Pcs/Pallet: 224
AL - MTO

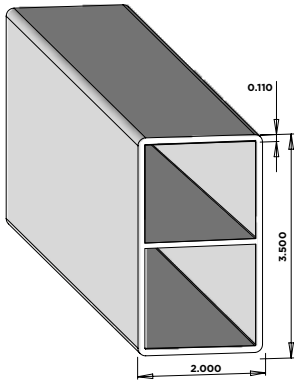
F23S LIMITED AVAILABILITY. RUN ONLY ONCE OR TWICE YEARLY.



2" X 3-1/2" HOLLOW UTILITY RAIL

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F24E (0.095 Wall)
2" x 3-1/2" Hollow Utility Rail
Pcs/Pallet: 143
AL - 6', 94", 8', 12', 16', 24'
TN - 6', 94", 8', 12', 16', 24'
UT - 6', 94", 8', 12', 16', 24'
FL - 6', 8', 12', 16' (Stocked in White & Tan only)
TX - 6', 8' (Stocked in White & Tan only)

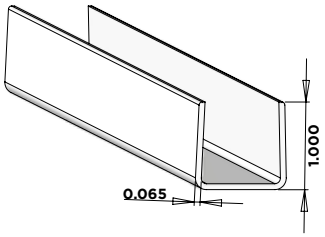


2" X 3-1/2" RIBBED RAIL

W= White , T= Tan

F24B (0.110 Wall)
2" x 3-1/2" Ribbed Rail
Pcs/Pallet: 143
TN - 8', 12', 16', 24'
AL - 8', 12', 16', 24' (Stocked In AL)

F24B LIMITED AVAILABILITY. RUN ONLY ONCE OR TWICE YEARLY.

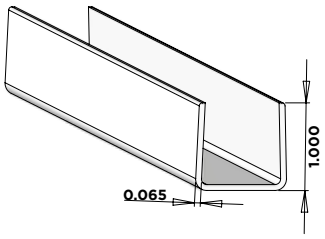


7/8" U-CHANNEL STANDARD

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F83S
7/8" U-Channel Standard
Pcs/Box: 64
AL - 122"
NJ - 122" (Stocked In NJ)
UT - 122" (Stocked In UT)
TX - 122" (Stocked in White & Tan only)

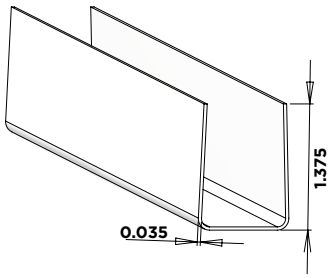
HOMEWOOD OPTION



7/8" U-CHANNEL STANDARD

HOMEWOOD OPTION F83S ONLY
O=Mocha Walnut, A=Aspen Latte (AL Only),
I=Chai Gray, U=Green Teak

F83S
Pcs/Box: 64
AL - 122"
UT - 122"- (Stocked In UT)



7/8" TRIM CHANNEL

W=White, T=Tan, D=Adobe

F83U
7/8" Trim Channel
Pcs/Box: 60 (10' 2")
(Shorter lengths 840 Pcs/Pallet)
AL - 52", 56", 57", 58", 58-3/4", 59", 59-1/4", 60-7/8", 122"
NJ - 58", 58-3/4", 60-7/8", 10'2" (Stocked In NJ)
TN - 52", 56", 57", 58", 58-3/4", 59", 59-1/4", 60-7/8", 122"
UT - 52", 56", 57", 58-3/4", 59", 59-1/4" 60-7/8", 122" (Stocked In UT)
FL - 58-3/4", 59", 59-1/4", 122" (Stocked in White & Tan only)
TX - 59", 122" (Stocked in White & Tan only)

Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
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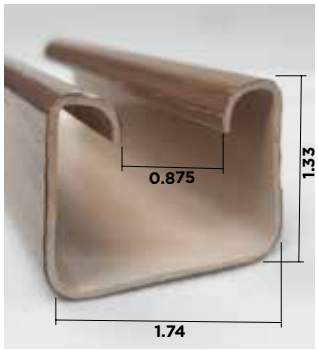
PRIVACY FENCE
CHANNEL • GATE BRACE

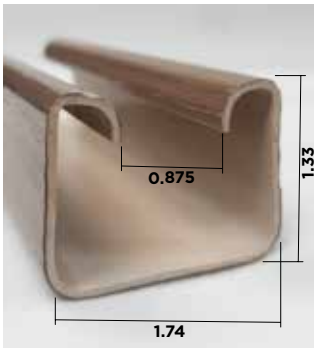


GORILLA® PICKET CHANNEL

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

FTG4
Gorilla Picket Channel
Pcs/Box: 40 Box
AL - 6'

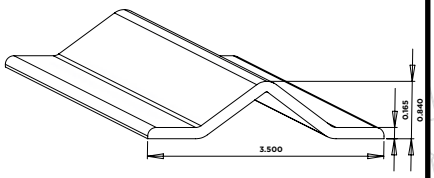
HOMEWOOD OPTION



GORILLA® PICKET CHANNEL

HOMEWOOD OPTION FTG4
O=Mocha Walnut, A=Aspen Latte (AL Only),
I=Chai Gray, U=Green Teak

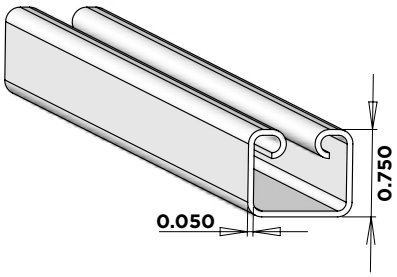
FTG4
Pcs/Pallet: 40 Box
AL - 6'
UT - 6' (Stocked In UT)



GATE SUPPORT BRACE

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F86S (0.165 Wall)
Gate Support Brace
Bundled: 240 pcs
Boxed: 24 pcs
AL - 8' (Box & Bundled), 12' (Box)
FL - 8' (Box & Bundled)
(Stocked in White & Tan only)



3/4" LATTICE CHANNEL

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F89S (0.050 Wall)
3/4" Lattice Channel
Pcs/Box: 60
AL - 8'

Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
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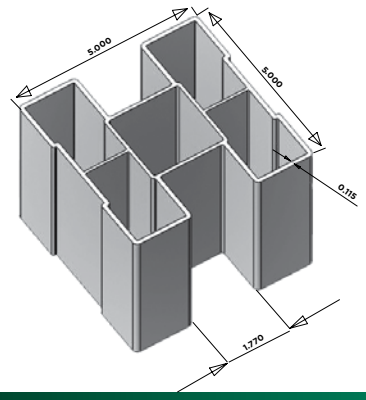
FENCE
GORILLA® FENCE



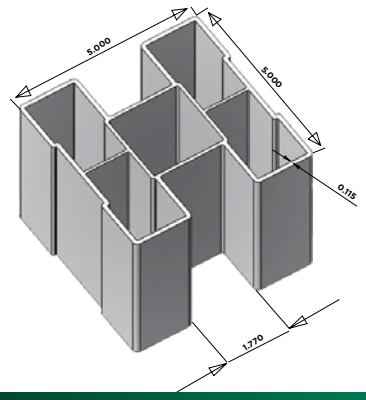
5" X 5" GORILLA® H-POST

W=White, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

FTG1 (0.115 Wall)
5" x 5" Gorilla®
Pcs/Pallet: 81
H-Post
AL - 9'

FTG1 LIMITED AVAILABILITY. RUN ONLY ONCE OR TWICE YEARLY.

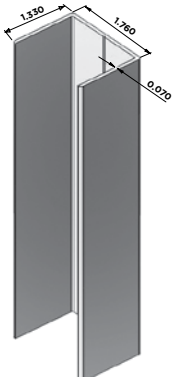
HOMEWOOD OPTION



5" X 5" GORILLA® H-POST

HOMEWOOD OPTION FTG1
O=Mocha Walnut, A=Aspen Latte,
I=Chai Gray, U=Green Teak

FTG1
Pcs/Pallet: 81
AL - 9'



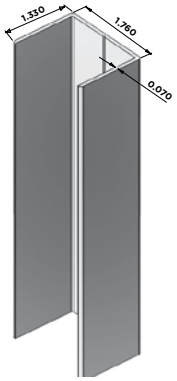
1-1/2 GORILLA® POST INSERT

W=White, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

FTG2 (0.070 Wall)
1-1/2" Gorilla®
Post Insert
Pcs/Pallet: 200
AL - 8'

FTG2 LIMITED AVAILABILITY. RUN ONLY ONCE OR TWICE YEARLY.

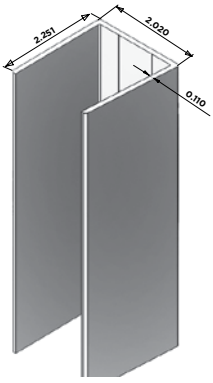
HOMEWOOD OPTION



1-1/2 GORILLA® POST INSERT

HOMEWOOD OPTION FTG2
O=Mocha Walnut, A=Aspen Latte,
I=Chai Gray, U=Green Teak

FTG2
Pcs/Pallet: 200
AL - 8'



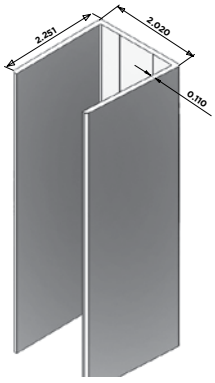
1-3/4 GORILLA® FENCE U-CHANNEL

W=White, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

FTG3 (0.110 Wall)
1-3/4" Gorilla®
Fence U-Channel
Pcs/Pallet: 200
AL - 8'

FTG3 LIMITED AVAILABILITY. RUN ONLY ONCE OR TWICE YEARLY.

HOMEWOOD OPTION



1-3/4 GORILLA® FENCE U-CHANNEL

HOMEWOOD OPTION FTG3
O=Mocha Walnut, A=Aspen Latte,
I=Chai Gray, U=Green Teak

FTG3
Pcs/Pallet: 200
AL - 8'

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26-124- M1116-26H

GORILLA® GUARD RAIL

Profiles

Gorilla® is a trademark of Homeland Vinyl Products, Inc.

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26-124- M1116-26H

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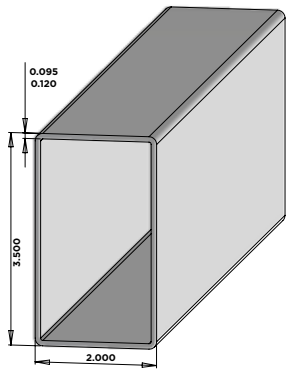
GORILLA™ GUARD RAIL
SUMMIT® 2x3-1/2, T- RAIL, CONTOUR



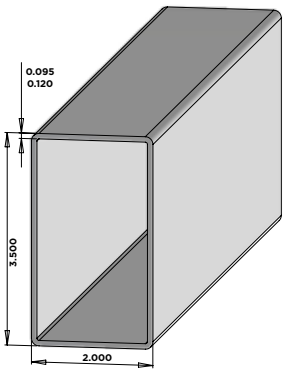
2” X 3-1/2” HOLLOW UTILITY RAIL

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F24C (0.120 Wall)
2” x 3-1/2” Hollow Standard Rail
Pcs/Pallet: 143
AL - 6’, 8’, 10’, 16’, 24’
UT - 6’, 94”, 10’, 12’, 16’
TN - 6’, 8’, 94”, 10’, 16’, 24’

F24E (0.095 Wall)
2” x 3-1/2” Hollow Utility Rail
Pcs/Pallet: 143
AL - 6’, 94”, 8’, 10’, 12’, 16’, 24’
TN - 6’, 94”, 8’, 10’, 12’, 16’, 24’
UT - 6’, 94”, 8’, 12’, 16’, 24’
FL - 6’, 8’ (Stocked in FL)
TX - 6’, 8’ (Stocked in White & Tan only)

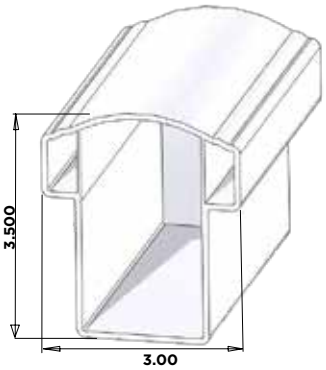
HOMEWOOD OPTION



2” X 3-1/2” HOLLOW UTILITY RAIL

HOMEWOOD OPTION F24E ONLY
O=Mocha Walnut, A=Aspen Latte (AL Only), I=Chai Gray, U=Green Teak

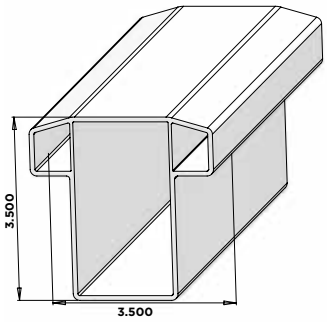
F24E (0.095 Wall)
2” x 3-1/2” Hollow Utility Rail
Pcs/Pallet: 143
AL - 6’, 8’, 16’
UT - 12’, 16’



3” CONTOUR RAIL

W=White, T=Tan, D=Adobe

F36S (0.095 Wall)
3” Contour Rail
Pcs/Pallet: 102
AL - 24’

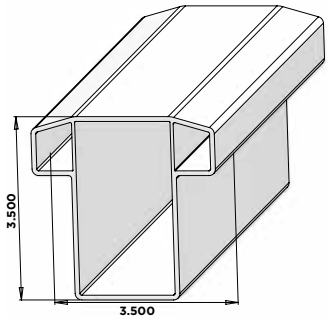


3-1/2” GORILLA® T-RAIL

W=White, T=Tan, D=Adobe

F35C (0.090 Wall)
3-1/2” Gorilla® T-Rail
Pcs/Pallet: 90
AL - 6’, 8’, 10’, 16’
TN - 6’, 8’, 10’, 16’

HOMEWOOD OPTION



3-1/2” GORILLA® T-RAIL

HOMEWOOD OPTION F35C ONLY
O=Mocha Walnut

F35C - (0.095 Wall)
3-1/2” Gorilla® T-Rail
Pcs/Pallet: 90
AL - 8’, 16’

See ESR-1657 report for detailed applications. Check local building codes in your area.
Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
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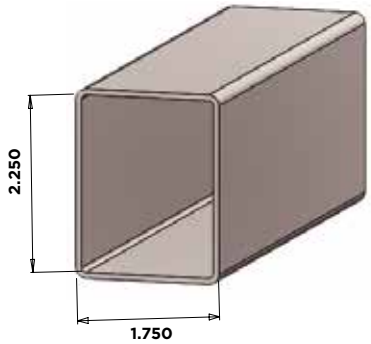
GORILLA™ GUARD RAIL

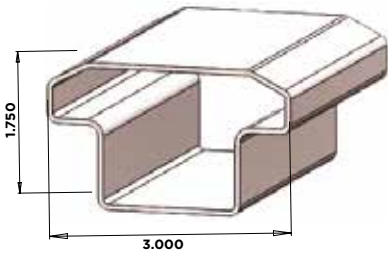
NEXUS® 1-3/4 x2-1/4 • 4-1/2 GORILLA® RAIL • PALISADE RAIL



1-3/4" X 2-1/4" NEXUS®

W=White, T=Tan, D=Adobe, K=Black

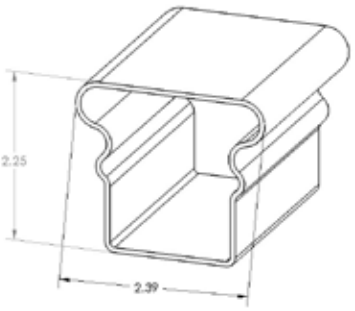
F3PB (0.065 Wall)
1-3/4" x 2-1/4" Nexus® Rail
Pcs/Pallet: 216
TN – 71-3/8", 95-3/8", 119-3/8"



1-3/4" NEXUS® 1 T-RAIL

W=White, T=Tan, D=Adobe, K=Black

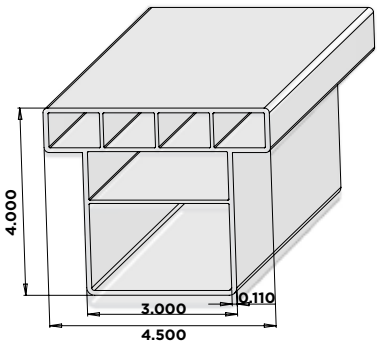
F34C (0.065 Wall)
1-3/4" Nexus® 1 T-Rail
Pcs/Pallet: 216
TN - 71-3/8", 95-3/8", 119-3/8"
(Black: 71-3/8", 95-3/8")



1-3/4" NEXUS® 2 T-RAIL

W=White, T=Tan, D=Adobe

F3N2 (0.065 Wall)
1-3/4" Nexus® 2 T-Rail
Pcs/Pallet: 216
TN- 71-3/8", 95-3/8", 119-3/8"
(Black: 71-3/8")

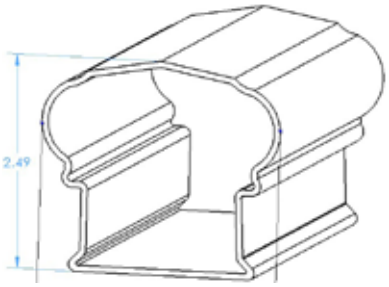


4-1/2" GORILLA® RAIL

W=White, T=Tan, D=Adobe

FTB (0.110 Wall)
4-1/2" Gorilla® Rail
Pcs/Pallet: 66
AL - 24'

FTB LIMITED AVAILABILITY. RUN ONLY ONCE OR TWICE YEARLY.

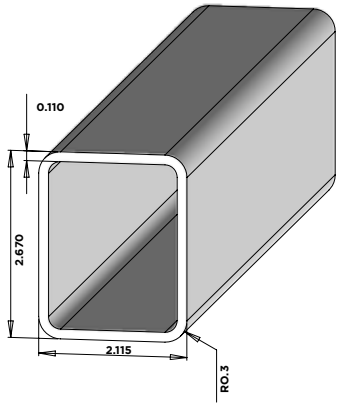


PALISADE RAIL

W=White, T=Tan, D=Adobe

FHP1 (0.070 Wall)
Palisade Rail
Pcs/Pallet: 136
AL - 6', 8', 10' MTO

FHP1 LIMITED AVAILABILITY. RUN ONLY ONCE OR TWICE YEARLY.



2-1/8" X 2-3/4" STANDARD RAIL

W=White, T=Tan, D=Adobe, K=Black

F26S (0.110 Wall)
2-1/8" x 2-3/4" Standard Rail
Pcs/Pallet: 170
AL - 12', 16'

See ESR-1657 report for detailed applications. Check local building codes in your area.

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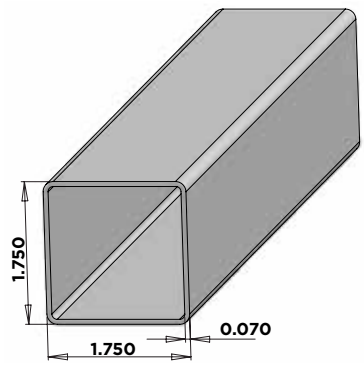
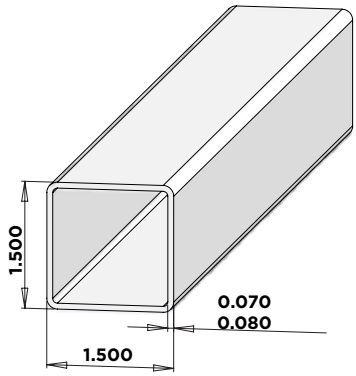
FENCE/GUARD RAIL
SMALL PICKETS



1-3/4"X 1-3/4" STANDARD PICKETS

W=White, T=Tan, D=Adobe

F41S (0.070 Wall)
1-3/4" x 1-3/4" Standard Pickets
Pcs/Pallet: 312
AL - 16'
UT - 16' (Stocked In UT)

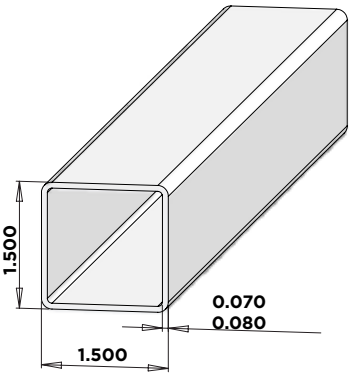


1-1/2" X 1-1/2" STANDARD PICKETS

W=White, T=Tan, D=Adobe, G=Gray,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F42S (0.070 Wall)
1-1/2" x 1-1/2" Standard Pickets
Pcs/Pallet: 450 (Other Sizes 900)
AL - 30-1/2", 32", 38", 44", 56",
10', 12', 16' (Stocked in AL)
TN - 30-1/2", 32", 38", 44", 56", 10', 12', 16'
UT - 16' (Stocked In UT)
FL - 16' (Stocked in White & Tan only)
TX - 16' (Stocked in White & Tan only)

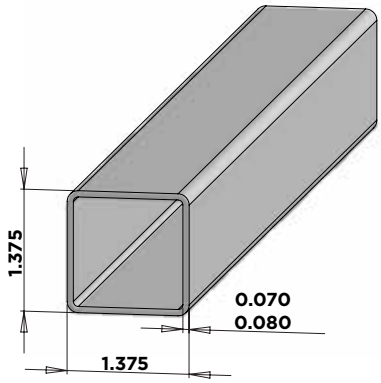
HOMEWOOD OPTION



1-1/2" X 1-1/2" STANDARD PICKETS

HOMEWOOD OPTION F42S ONLY
O=Mocha Walnut, A=Aspen Latte,
I=Chai Gray, U=Green Teak

F42S (0.070 Wall)
1-1/2" x 1-1/2" Standard Pickets
Pcs/Pallet: 450
AL - 16'

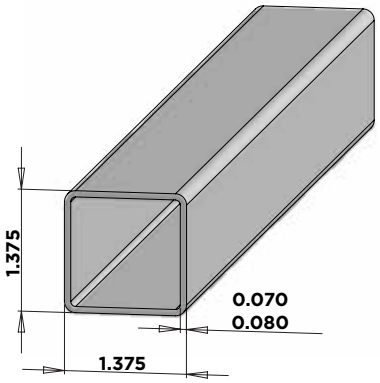


1-3/8" X 1-3/8" STANDARD PICKETS

W=White, T=Tan, D=Adobe, K=Black

F43C (0.070 Wall)
1-3/8" x 1-3/8" Standard Pickets
Pcs/Pallet: 16' - 330 (Other Sizes 600)
AL - 30", 31-3/4", 32-1/2", 38-1/2",
16' (Stocked In AL) (Black: 32-1/2", 38-1/2")
TN - 30", 31-3/4", 32-1/2", 38-1/2", 16'
(Black: 32-1/2", 95-3/8")
UT - 16' (Stocked In UT)

HOMEWOOD OPTION

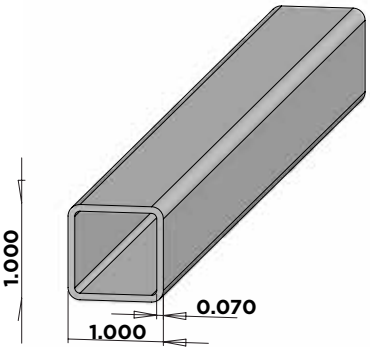


1-3/8" X 1-3/8" STANDARD PICKETS

HOMEWOOD OPTION F43C ONLY
O=Mocha Walnut, A=Aspen Latte,
I=Chai Gray, U=Green Teak

F43C (0.070 Wall)
1-3/8" x 1-3/8" Standard Pickets
Pcs/Pallet: 330

AL - 16'



1" X 1" STANDARD PICKETS

W=White, T=Tan, D=Adobe

F45S (0.070 Wall)
1" x 1" Standard Pickets
Pcs/Pallet: 450
AL - 16'
UT - 16' (Stocked in White & Tan only)

Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
All dimensions are subject to manufacturer's tolerances. Gorilla® is a registered trademark of Homeland Vinyl Products, Inc.

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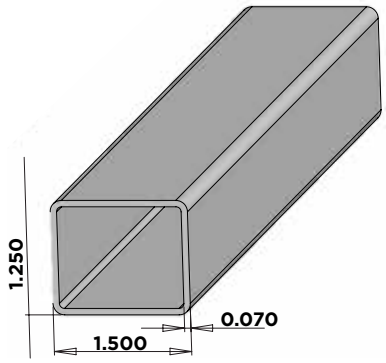
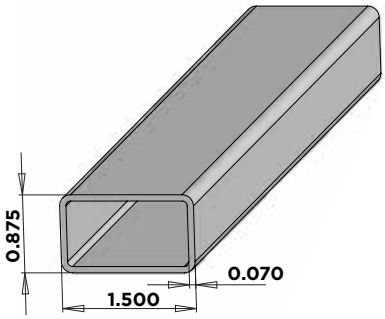
FENCE/GUARD RAIL
SMALL PICKETS



1-1/4"X1-1/2" STANDARD PICKETS

W=White, T=Tan, D=Adobe

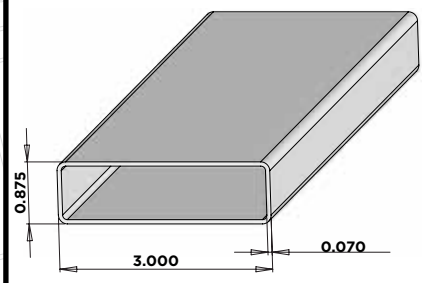
F47S (0.070 Wall)
1-1/4" x 1-1/2" Standard Pickets
Pcs/Pallet: 510
AL - MTO



7/8" X 1-1/2" STANDARD PICKETS

W=White, T=Tan, D=Adobe

F65S (0.070 Wall)
7/8" x 1-1/2" Standard Pickets
Pcs/Pallet: 942 (16', 402 pcs.)
AL - 31-3/4", 32", 16' (Stocked in AL)
NJ - 16' (Stocked in NJ)
UT - 31-3/4", 33", 16' (Stocked In UT)
FL - 16' (Stocked in FL)
TN - 32", 16'

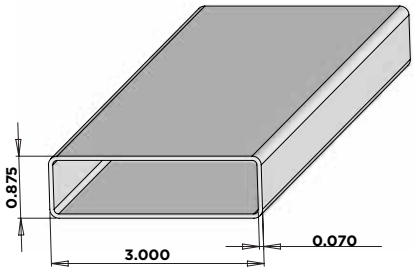


7/8" X 3" STANDARD PICKETS

W=White, T=Tan, D=Adobe,
F= Dark Gray (AL Only), L= Light Gray (AL Only)

F57C (0.070 Wall)
7/8" x 3" Standard Pickets
Pcs/Pallet: 355
AL - 44", 45-7/8", 56", 12', 16' (Stocked in AL)
UT - 16'
TN - 44", 45-7/8", 56", 12', 16'
TX - 16' (Stocked in White & Tan only)
FL - 45-7/8", 16' (Stocked in White & Tan only)

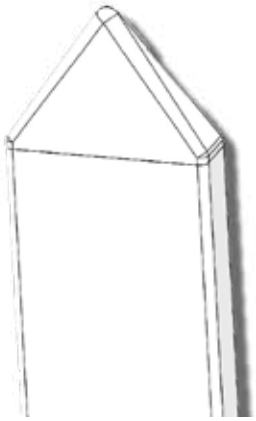
HOMEWOOD OPTION



7/8" X 3" STANDARD PICKETS

HOMEWOOD OPTION F57H ONLY
O=Mocha Walnut, A=Aspen Latte,
I=Chai Gray, U=Green Teak

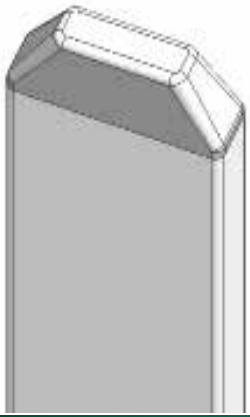
F57H (0.080 Wall)
7/8" x 3" Gorilla® Pickets
Pcs/Pallet: 355
AL - 8', 16'



7/8" X 3" SPADE PICKET

W=White, T=Tan, D=Adobe

F57C-SPC
7/8" x 3" Standard Picket
welded to Spade Cap
Pcs/Pallet: 355
TN - 44" (Extrusion) + Welded Spade Cap
45-7/8" (Extrusion) + Welded Spade Cap
56" (Extrusion) + Welded Spade Cap
68" (Extrusion) + Welded Spade Cap



7/8" X 3" DOG EAR PICKET

W=White, T=Tan, D=Adobe

F57C-DEC
7/8" x 3" Standard Picket
welded to Dog Ear Cap
Pcs/Pallet: 355
TN - 44" (Extrusion) + Welded Dog Ear Cap
45-7/8" (Extrusion) + Welded Dog Ear Cap
56" (Extrusion) + Welded Dog Ear Cap
68" (Extrusion) + Welded Dog Ear Cap

Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
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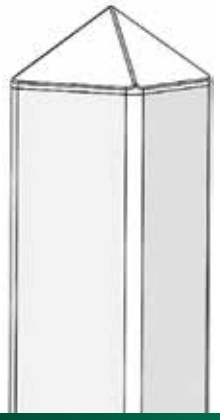
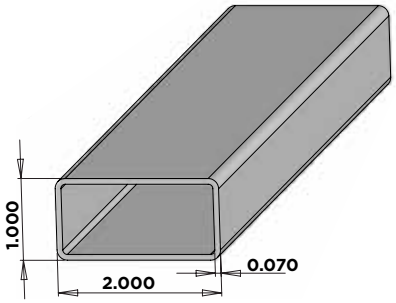
FENCE/GUARD RAIL
SMALL PICKETS



1-1/2" X 1-1/2" SHARP PICKET

W=White, T=Tan, D=Adobe

F42S-SPD
1-1/2" x 1-1/2" Standard Picket
welded to Sharp Cap
Pcs/Pallet: 900
TN - 44" (Extrusion) + Welded Sharp Cap
45-7/8" (Extrusion) + Welded Sharp Cap
56" (Extrusion) + Welded Sharp Cap
68" (Extrusion) + Welded Sharp Cap

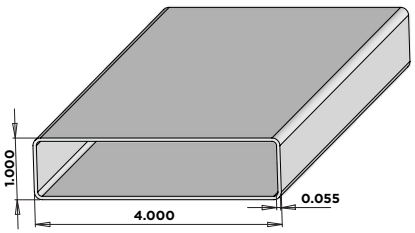


1" X 2" STANDARD PICKETS

W=White, T=Tan, D=Adobe

F48S (0.070 Wall)
1" x 2" Standard Pickets
Pcs/Pallet: 270
AL - 16'

F48S LIMITED AVAILABILITY.
RUN ONLY ONCE OR TWICE
YEARLY.



1" X 4" UTILITY PICKETS

W=White, T=Tan, D=Adobe

F49U (0.055 Wall)
1" x 4" Utility Pickets
Pcs/Pallet: 253
AL - MTO

Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
All dimensions are subject to manufacturer's tolerances.

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GORILLA® WRAP

Profiles & Accessories

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GORILLA® WRAP

8 Piece Gorilla Post Wraps • 4 Piece Gorilla Post Wrap

1-3/4" x 10' GORILLA® POST WRAP CORNER TRIM

W=White, T=Tan, D=Adobe

FMWC
Gorilla® Wrap Corner
Pcs/Box: 20 per box

AL - 10'

4" x 10' GORILLA® POST WRAP COVERAGE SLAT

W=White, T=Tan, D=Adobe

FMW4
4" Gorilla® Wrap InsertPcs/Box: 20 per box

Covers sides of 3-1/4" to 4-1/4"
AL - 10'

6" x 10' GORILLA® POST WRAP COVERAGE SLAT

W=White, T=Tan, D=Adobe

FMW6
6" Gorilla® Wrap Insert
Pcs/Box: 20 per box

Covers sides of 5-1/4" to 6-1/4"
AL - 10'

8" x 10' GORILLA® POST WRAP COVERAGE SLAT

W=White, T=Tan, D=Adobe

FMW8
8" Gorilla® Wrap Insert
Pcs/Box: 20 per box

Covers sides of 7-1/4" to 8-1/4"
AL - 10'

10" x 10' GORILLA® POST WRAP COVERAGE SLAT

W=White, T=Tan, D=Adobe

FMW0
10" Gorilla® Wrap Insert
Pcs/Box: 20 per box

Covers sides of 9-1/4" to 10-1/4"
AL - 10'

12" x 10' GORILLA® POST WRAP COVERAGE SLAT

W=White, T=Tan, D=Adobe

FMW2
12" Gorilla® Wrap Insert
Pcs/Box: 20 per box

Covers sides of 11-1/4" to 12-1/4"
AL - 10'

4 PIECE - 4" x 4" X 10' GORILLA® POST WRAP

W=White, T=Tan, D=Adobe

FPW4
4"x4" Gorilla® Wrap
Pcs/Box: 20 pieces per box = 5 posts per box
Bulk: 368 pieces per box = 92 posts per bundle
Length - 8', 10'

- 4 PIECES TO MAKE 1 POST
- FULL BOX WILL COVER A TOTAL OF 5 POSTS
- COVERS POSTS BETWEEN 3-7/16"- 4-3/8"
- ANY TWIST OR OUT OF SQUARE WILL REDUCE COVERAGE SIZE

4 PIECE - 6" x 6" X 10' GORILLA® POST WRAP

W=White, T=Tan, D=Adobe

FPW6
6"x6" Gorilla® Wrap
Pcs/Box: 16 pieces per box = 4 posts per box
Bulk: 296 pieces per box = 74 posts per bundle
Length - 8', 10'

- 4 PIECES TO MAKE 1 POST
- FULL BOX WILL COVER A TOTAL OF 4 POSTS
- COVERS POSTS BETWEEN 5-1/8"- 6"
- ANY TWIST OR OUT OF SQUARE WILL REDUCE COVERAGE SIZE

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GORILLA® POSTS & COLUMNS

Profiles

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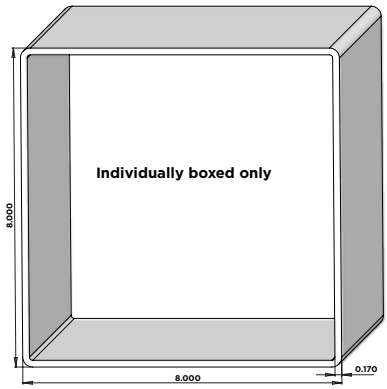
GORILLA® POSTS
POSTS

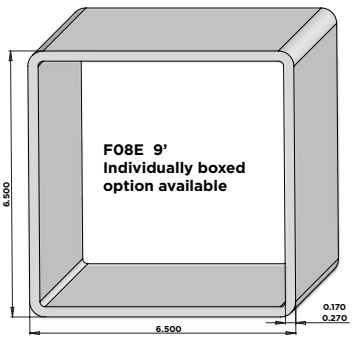


8" X 8" STANDARD POST

W=White, T=Tan, D=Adobe

F06C (0.170 Wall)
8" x 8" Standard Post
Pcs/Box: 1
Boxes/Skids: 10
Refer to Commodity Sheet for Box Costs.
SOLD IN SKID QUANTITIES ONLY
AL - 9'

F06C LIMITED AVAILABILITY. RUN ONLY ONCE OR TWICE YEARLY.

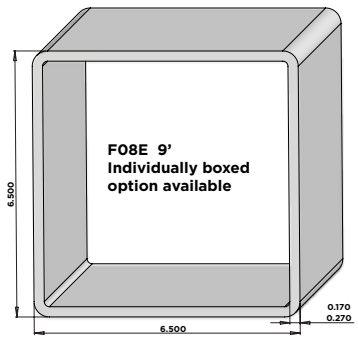


6-1/2" X 6-1/2" GORILLA® POST

W=White, T=Tan, D=Adobe

F08S (0.270 Wall)
6-1/2" x 6-1/2" Gorilla® Post
Pcs/Pallet: 21
AL - 9', 16'

F08S LIMITED AVAILABILITY. RUN ONLY ONCE OR TWICE YEARLY.



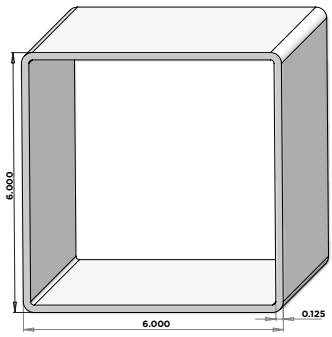
6-1/2" X 6-1/2" UTILITY POST

W=White, T=Tan, D=Adobe

F08E (0.170 Wall)
6-1/2" x 6-1/2" Post
Pcs/Pallet: 49
(24', 21 pcs.)
AL - 9', 10', 12'

F08E LIMITED AVAILABILITY. RUN ONLY ONCE OR TWICE YEARLY.

Boxed Option for F08E:
Pcs/Box: 1 Boxes/Skids: 20
Refer to Commodity Sheet for Box Costs.
SOLD IN SKID QUANTITIES ONLY

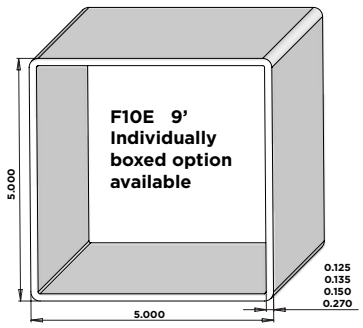


6" X 6" STANDARD POST

W=White, T=Tan, D=Adobe

F09C (0.125 Wall)
6" x 6" Standard Post
Pcs/Pallet: 32
AL - 8', 9', 10', 12', 16'

Please see Commodity Sheet for bagged pricing.



5" X 5" (GORILLA®, STANDARD, UTILITY, RANCH) POST

W=White, T=Tan, D=Adobe

F10K (0.270 Wall)
5" x 5" Gorilla® Post
Pcs/Pallet: 36
AL - 9', 16', 24'

F10C (0.150 Wall)
5" x 5" Standard Post
Pcs/Pallet: 81 (16' & Over - 36 pcs)
AL - 6', 6'6", 7', 8', 9', 10', 12', 16', 24'
F= Dark Gray (AL Only), L= Light Gray (AL Only)
NJ - 6', 6'6", 7', 8', 9', 12'
UT - 6', 6'6", 8', 16'
TX - 10'

F10M (0.130 Wall)
5" x 5" Economy Post
(Color Inside) (White Only)
Pcs/Pallet: 81
AL - 8'6"
FL - 8'6" (Blanks Only)
TX - 8'6"

F10E (0.135 Wall)
5" x 5" Utility Post
Pcs/Pallet: 81 (16' & Over - 36 pcs)
AL - 6', 6'6", 7', 8', 8'6", 9', 10', 12', 16', 24'
F= Dark Gray (AL Only), L= Light Gray (AL Only)
NJ - 6', 6'6", 7', 8', 9', 12', 16', 24'
UT - 5', 6', 6'6", 7', 8', 9', 16', 24'
S= Sand (UT Only), H=Ash Gray (UT Only)
FL - 6', 8'6", 12'
TX - 6', 6'6", 7', 8', 8'6", 9', 10', 12'

F10J (0.125 Wall)
5" x 5" Utility Ranch Post
(Color Inside)
Pcs/Pallet: 81
AL - 5', 6'6", 7'
UT - 5', 6'6", 7'
TX - 5', 6'6", 7'

Bagging options available for 6"x6", 5"x5", and 4"x4" in truck load quantities. See Made To Order Guidelines.
Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
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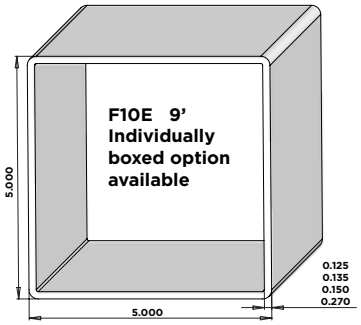
GORILLA® POSTS
POSTS

HOMEWOOD OPTION

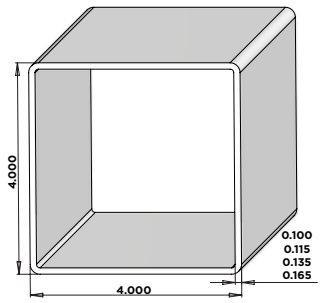


5" X 5" STANDARD POST

HOMEWOOD OPTION F10C ONLY
O=Mocha Walnut, A=Aspen Latte (AL Only), I=Chai Gray, U=Green Teak

F10C (0.150 Wall)
5" x 5" Standard Post
Pcs/Pallet: 81 (16' & Over - 36 pcs)
AL - 6'6", 8', 9', 12', 16'
UT - 8', 16'

F10E (0.135 Wall)
5" x 5" Utility Post (Aspen Latte Only)
Pcs/Pallet: 81 (16' & Over - 36 pcs)
AL - 6'6", 8', 9', 12', 16'
UT - 8', 16'



4" X 4" (GORILLA®, STANDARD, UTILITY, VALUE) POST

W=White, T=Tan, D=Adobe

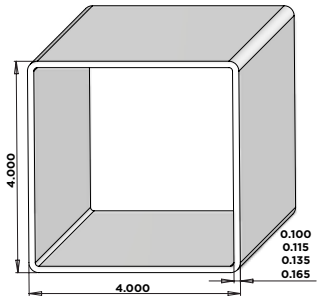
F12C (0.165 Wall)
4" x 4" Gorilla® Post
Pcs/Pallet: 121 (16' & Over - 55 pcs.)
AL - 9', 16', 24'
UT - 39", 45", 16'
TN - 7', 8', 9', 10', 12', 16', 24'

F12N (0.135 Wall)
4" x 4" Standard Post
Pcs/Pallet: 121 (16' & Over - 55 pcs.)
AL - 42", 48", 6', 75-1/2", 6'6", 7', 8', 9', 10', 12', 16', 24' F= Dark Gray (AL Only), L= Light Gray (AL Only)
UT - 6', 16'
TN - 42", 48", 6', 75-1/2", 6'6", 7', 8', 9', 10', 12', 16', 24'
TX - 6', 16' (Stocked in W & T only)

F12E (0.115 Wall)
4" x 4" Utility Post
Pcs/Pallet: 121 (16' & Over - 55 pcs.)
AL - 39", 42", 48", 6', 75-1/2", 6'6", 7', 8', 9', 10', 12', 16', 24'
TN - 39", 42", 48", 6', 75-1/2", 6'6", 7', 8', 9', 12', 16', 24'
K=Black: 48", 10' Bagged
UT - 6', 7', 16'

Please see Commodity Sheet for bagged pricing.

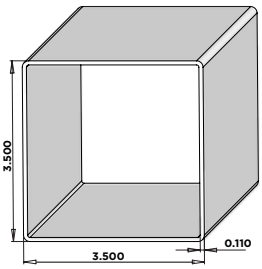
HOMEWOOD OPTION



4" X 4" STANDARD POST

HOMEWOOD OPTION F12N ONLY
O=Mocha Walnut, A=Aspen Latte (AL Only), I=Chai Gray, U=Green Teak

F12N (0.135 Wall)
4"x4" Standard Post
Pcs/Pallet: 121 (16' & Over - 55 pcs.)
AL - 7', 8', 9', 16'
UT - 7', 8', 9', 16'

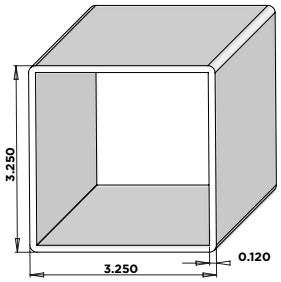


3-1/2" X 3-1/2" UTILITY POST

W=White, T=Tan, D=Adobe

F13E (0.110 Wall)
3-1/2" x 3-1/2" Utility Post
Pcs/Pallet: 156 (16' & Over - 78 pcs.)
AL - 6', 8', 16'
FL - 6' (Stocked in FL)

F13E LIMITED AVAILABILITY. RUN ONLY ONCE OR TWICE YEARLY.



3-1/4" X 3-1/4" STANDARD POST

W=White, T=Tan, D=Adobe

F15S (0.120 Wall)
3-1/4" x 3-1/4" Standard Post
Pcs/Pallet: 98
AL - 16'

F15S LIMITED AVAILABILITY. RUN ONLY ONCE OR TWICE YEARLY.

Bagging options available for 6"x6", 5"x5", and 4"x4" in truck load quantities. See Made To Order Guidelines.
Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
All dimensions are subject to manufacturer's tolerances. Gorilla® is a registered trademark of Homeland Vinyl Products, Inc.

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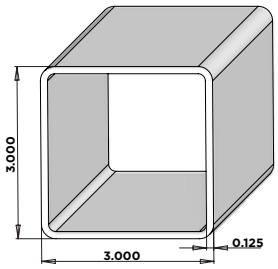
26-124- M1116-26H

GORILLA® POSTS
POSTS • COLUMNS

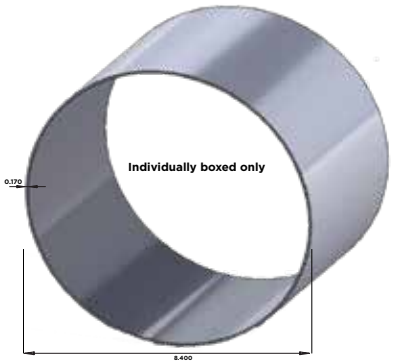


3” X 3” CO-EX STANDARD POST

W=White, T=Tan, D=Adobe

F14C (0.125 Wall)
3” x 3” Co-Ex Standard Post
Pcs/Pallet: 120
AL - 16’, 24’

F14C LIMITED AVAILABILITY.
RUN ONLY ONCE OR TWICE
YEARLY.

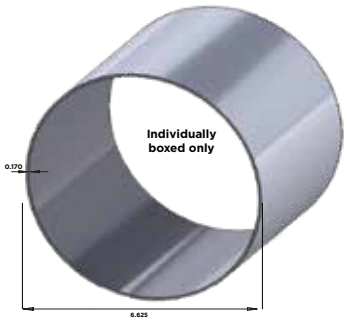


8.40” ROUND COLUMN

W=White, T=Tan, D=Adobe

TD84 (0.170 Wall)
8.40” Round Column
Pcs/Box: 1
Boxes/Skid: 10
Refer to Commodity Sheet for box costs.
SOLD IN SKID QUANTITIES ONLY
AL - 9’

LIMITED AVAILABILITY.
RUN ONLY ONCE OR TWICE
YEARLY.



6.625” ROUND COLUMN

W=White, T=Tan, D=Adobe

TD64 (0.170 Wall)
6.625” Round Column
Pcs/Box: 1
Boxes/Skid: 20
Refer to Commodity Sheet for box costs.
SOLD IN SKID QUANTITIES ONLY
AL - 9’

LIMITED AVAILABILITY.
RUN ONLY ONCE OR TWICE
YEARLY.

GORILLA DECK® & GORILLA® WOOD

Profiles & Accessories

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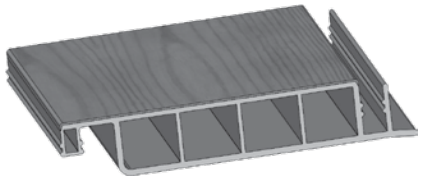
DECK

GORILLA DECK®, STARTER, SPLICE TRIM, FINISH TRIM

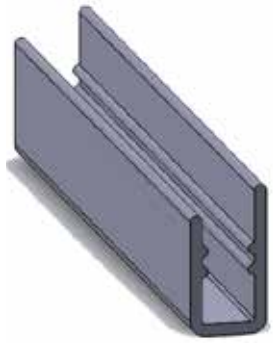


GORILLA DECK® G3

Patent #6,324,796

W=White, D=Adobe, L=Light Gray, F=Dark Gray, C=Chestnut, O=Mocha Walnut, U=Green Teak

F70E
Gorilla Deck® G3
Pcs/Pallet: 49
AL - 12', 16', 20', 24'



GORILLA DECK® STARTER STRIP

W=White, D=Adobe, L=Light Gray, F=Dark Gray, C=Chestnut, O=Mocha Walnut, U=Green Teak

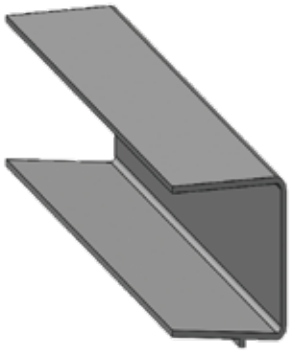
F73G
Gorilla Deck®
Starter Strip
Pcs/Box: 24
AL - 12'6"

GORILLA DECK® SPLICE TRIM

W=White, D=Adobe, L=Light Gray, F=Dark Gray, C=Chestnut, O=Mocha Walnut, U=Green Teak

F74G
Gorilla Deck®
Splice Trim
Pcs/box: 8
AL - 12'6"

Use with Gorilla Deck only.



GORILLA DECK® FINISH TRIM

W=White, D=Adobe, L=Light Gray, F=Dark Gray, C=Chestnut, O=Mocha Walnut, U=Green Teak

F75G
Gorilla Deck®
Finish Trim
Pcs/box: 20
AL - 12'6"

GORILLA DECK® FASCIA TRIM

W=White, D=Adobe, L=Light Gray, F=Dark Gray, C=Chestnut, O=Mocha Walnut, U=Green Teak

F76G
Gorilla Deck®
Fascia Trim
Pcs/box: 24
AL - 12'6"

Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
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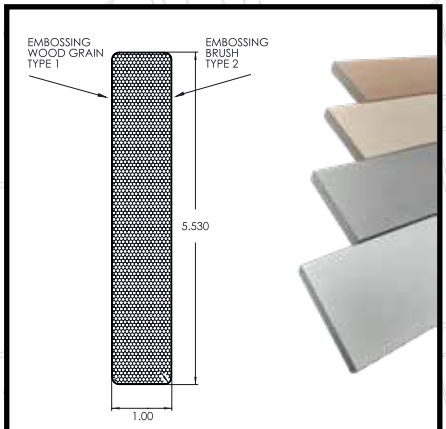
DECK

GORILLA WOOD DECK BOARD & FASCIA



GORILLA® WOOD DECK BOARD

D=Adobe, L=Light Gray, F=Dark Gray, C=Chestnut

F7A1
Gorilla Wood
1" x 5.5" Deck Board
Pcs/Pallet: 60 (20' & 24')
64 (12' & 16')

TN - 12', 16', 20', 24'

GORILLA® WOOD FASCIA BOARD

W=White (MTO), D=Adobe, L=Light Gray, F=Dark Gray, C=Chestnut

F7A2
Gorilla Wood
Fascia Board
Pcs/Pallet: 40
TN - 12'

Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
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Inserts

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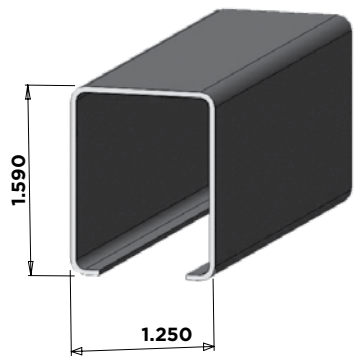
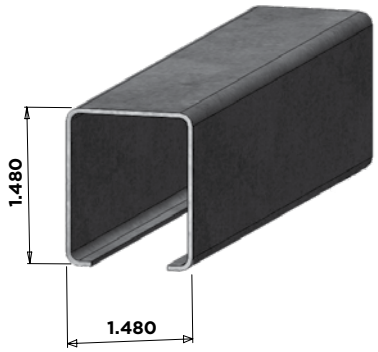
INSERT STIFFENER
ALUMINUM INSERTS, STEEL INSERTS



1-1/2" STEEL INSERT - POCKET RAIL

G3RFH121-18
1-1/2" Steel Insert - Pocket Rail
18 Gage
320 Pieces Per Bundle
UT- 71" (G3RFH121-18-71),
93" (G3RFH121-18-93)
TX- 93" (G3RFH121-18-93)

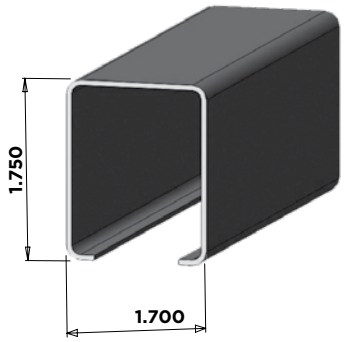
Used with:
1-1/2" Pocket Rails



1-3/4" STEEL INSERT - POCKET RAIL

G3RFM147-18
1-3/4" Steel Insert
18 Gage
320 Pieces Per Bundle
AL- 93" (G3RFM147-18-93)
NJ- 93" (G3RFM147-18-93)
FL- 93" (G3RFM147-18-93)
UT- 93" (G3RFM147-18-93)

Used with:
1-3/4" Pocket Rails



2" STEEL INSERT - 2" POCKET RAIL

G3RFH148-18
2" Steel Insert - 2" Rail
18 Gage
280 Pieces Per Bundle
AL- 93" (G3RFH148-18-93)
NJ- 93" (G3RFH148-18-93)
UT- 71" (G3RFH148-18-71)

Used with:
2" Pocket Rails

1" STEEL T&G INSERT

G3RFP225
1" Steel T&G Insert
18 Gage
200 Pieces Per Bundled
AL- 62" (G3RFP255U-62)
68-3/4" (G3RFP255U-68C)
UT- 60" (G3RFP255U-60)
68-3/4" (G3RFP255U-68C)

Used with:
T & G Pickets

Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
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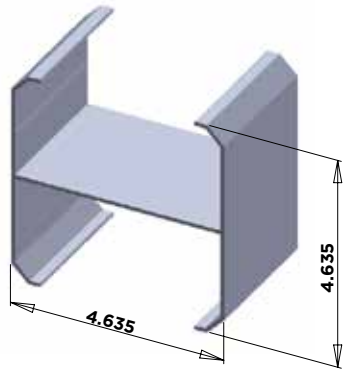
INSERT STIFFENER
ALUMINUM INSERT

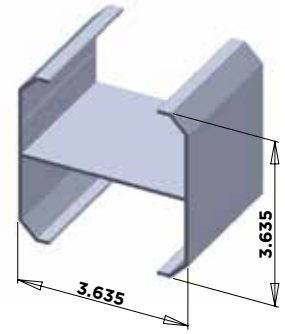


5” X 5” ALUMINUM INSERT

G10HA288-69243
5” x 5”

AL - 24’
Per Piece

Used with:
5” x 5” post
(Not Gorilla wall post)

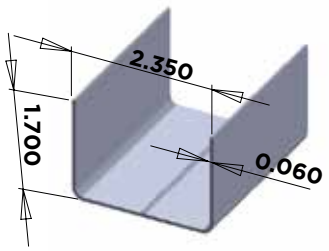


4” X 4” ALUMINUM INSERT

G12HA288-69312
4” x 4”

AL - 24’
Per Piece

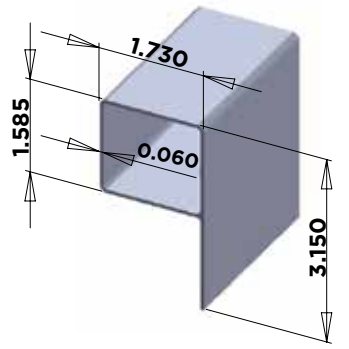
Used with:
4” x 4” post
(Not Gorilla wall post)



2-1/8” X 2-3/4” DOWN - ALUMINUM INSERT

G26CH288-6922
2-1/8” x 2-3/4” Down

AL - 24’
Per Piece

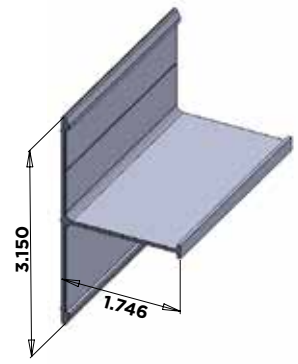


2” X 3-1/2” & T-RAIL

G24PA288-69227
2” x 3-1/2” & T-Rail

AL - 24’
120 Pieces per Bundle

Used with:
Rectangular Guard Rail, T-Rail, Contour and Deck-over Guard Rail

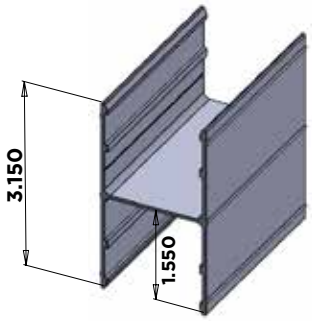


T-BOTTOM RAIL

G24TA096-55028
T-Bottom Rail

AL - 72”, 8’
For bottom rail only
120 Pieces per Bundle

Used with:
Residential Guard Rail Systems
Bottom Rail Only



H-RAIL - ALUMINUM INSERT

G24HA096-55026
H-Rail

AL - 8’
For top rail only
120 Pieces per Bundle

Used with:
Residential Guard Rail
T-Rail Only (8’ Spans)

Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
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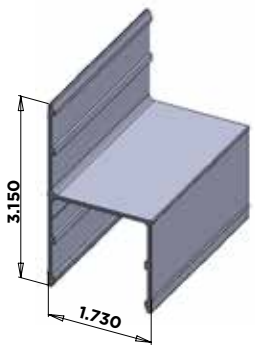
INSERT STIFFENER

ALUMINUM INSERTS, NEXUS®1 & NEXUS® 2

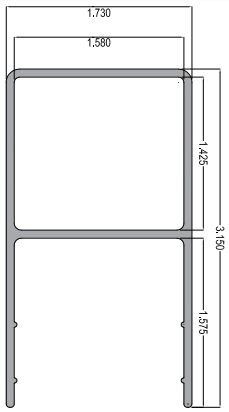


SMALL H - ALUMINUM INSERT

G24hA072-55027
Small h

AL - 72”
For top rail only
120 Pieces per Bundle

Used with:
Most Residential Guard Rail (6’ Spans)
Not Deck-over Guard Rail

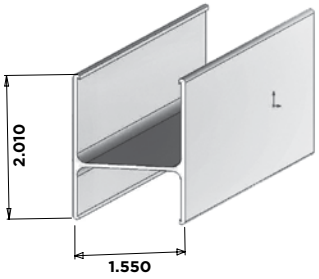


SUMMIT 2 ALUMINUM “A” - ALUMINUM INSERT

G24AA120-2612
A Channel

AL - 10’
For top rail only
120 Pieces per Bundle

Used with:
Summit 2 T-Rail Guard Rail (10’ Spans)
Not Deck-over Guard Rail



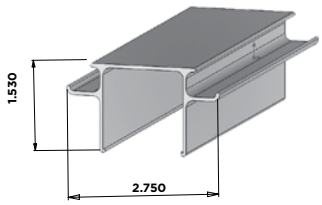
1-3/4” X 2-1/4” NEXUS® BOTTOM ALUMINUM

GMB
1-3/4” x 2-1/4” Nexus® Bottom Aluminum Insert

AL – 71-3/8”, 95-3/8”, 119-3/8”
Pcs/Pallet: 216

BOTTOM RAIL

Used with:
Nexus 1 and Nexus 2 Bottom Rail



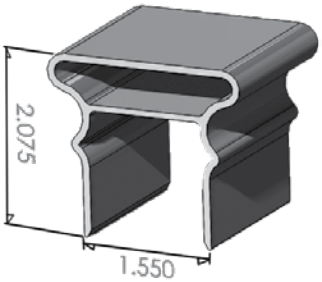
1-3/4” NEXUS® 1 T-RAIL - TOP ALUMINUM INSERT

GMT
1-3/4” Nexus® T-Rail Top Aluminum Insert

AL - 71-3/8”, 95-3/8”, 119-3/8”
Pcs/Pallet: 216

TOP RAIL

Used with:
Nexus 1 Top Rail



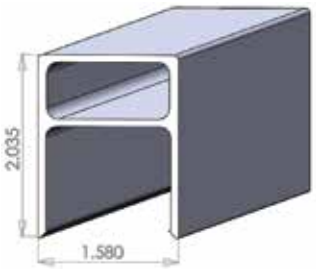
1-3/4” NEXUS® 2 T-RAIL - TOP ALUMINUM INSERT

G42C
1-3/4” Nexus® T-Rail Top Aluminum Insert

AL - 71-3/8”, 95-3/8”, 119-3/8”
Pcs/Pallet: 216

TOP RAIL

Used with:
Nexus 2 Top Rail (96” Spans)



1-3/4” NEXUS® 2 T-RAIL - ALUMINUM “A” INSERT

GMXZY
1-3/4” Nexus® 2 T-Rail Aluminum “A” Insert

AL – 71-3/8”, 95-3/8”, 119-3/8”
Pcs/Pallet: 216

TOP RAIL

Availability and profile dimensions are subject to change without notice. Check with manufacturer before ordering.
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26-124- M1116-26H

HOMELAND VINYL PRODUCTS, Inc.
800.999.6813 | www.homelandvinyl.com

TERMS AND CONDITIONS

TERMS OF PAYMENT – Terms of payment are set forth on the invoice. If no payment terms are listed on the invoice, then the default terms of payment are payment in full at time of shipment. Payment may be made by check (subject to check clearing), ACH electronic fund transfer, or wire transfer. Payment may be made by credit card only with prior written approval by an authorized Homeland Vinyl Products, Inc. ("Homeland") representative – additional fees may apply. At Homeland's request, Customer shall complete or update an Application for Trade Account signed by a corporate officer, managing member, partner, or owner. Customer agrees that prior to Homeland providing or extending credit terms, Homeland shall have the right to demand financial information, including financial data, credit checks, and payment history. Credit terms are subject to change at Homeland's sole discretion. Homeland reserves the right to withhold shipment on any order for customer accounts that are in arrears until the accounts are paid in full. Customer agrees that accounts not paid within terms will be charged interest at the rate of 1.5% per month, and Customer agrees to pay all amounts due, including interest, fees, and costs of collection upon demand by Homeland. Prices are subject to change without notice.

PLACING ORDERS – All orders must be submitted in writing to Homeland, and must describe with specificity part numbers, color, detailed descriptions, and quantities. Illegible orders will not be accepted. All orders are subject to Homeland's acceptance, approval, and these Terms and Conditions, whether or not these Terms and Conditions are included in Homeland's written confirmation to Customer.

CANCELLATION – Following Homeland's written confirmation of Customer's order, Customer shall not be permitted to cancel, whether in whole or part, any order and shall be obligated to pay the entire invoice.

SHIPMENT – All prices are F.O.B. Homeland Vinyl Products Inc. Origin Freight Collect, unless otherwise set forth on the invoice or otherwise agreed upon in writing signed by an authorized Homeland representative. Products listed on the invoice (the "Products") are invoiced at Homeland'sprices prevailing at time of shipment. Method, origin, and route of shipment are subject to Homeland's sole discretion unless Customer and an authorized Homeland representative agree in writing to other explicit shipping instructions. Customer bears any and all shipping expenses and costs in excess of those charges explicitly acknowledged in writing by an authorized Homeland representative. Customer is exclusively responsible for providing Homeland a correct shipping address.

FORCE MAJEURE & DELAYS – Homeland is not and shall not be liable for any obligations, delays, or damages incurred by Customer under any purchase order, invoice, or other agreement between the parties if Homeland's non-performance is or was due to a Force Majeure Event, as described here: any act of God; war; riot; civil strife; act of terrorism, domestic or foreign; embargo; government rule, regulation, or decree; flood, fire, hurricane, tornado, or other casualty; epidemic, pandemic, outbreak of communicable disease, viral outbreak, or quarantine; national or regional emergency; action of any governmental authority; earthquake; strike; lockout, or other labor disturbance; the unavailability of labor or materials to the extent beyond the control of Homeland; any delay in the performance of orders or in the delivery of shipments of products; or any other events or circumstances not within the reasonable control of Homeland, whether similar or dissimilar to any of the foregoing. Upon occurrence of a Force Majeure Event, Homeland shall promptly notify the Customer that such an event has occurred and its anticipated effect on performance, including its expected duration if known. Notwithstanding the foregoing, no Force Majeure Event experienced by Homeland shall excuse Customer's obligation to make payments due and owing prior to such event.

TAXES – Any and all sales taxes, manufacturer taxes, excise taxes or other charges levied or imposed by any governmental authority, agency or entity, foreign or domestic, upon any Products sold or contracted to be sold shall be paid by Customer and appropriate tax exemption certificates must be delivered in such form to Homeland and with such content as are satisfactory to Homeland.

INSPECTION AND ACCEPTANCE – CUSTOMER SHALL CAREFULLY EXAMINE ALL PRODUCTS DESCRIBED IN THE INVOICE IMMEDIATELY UPON DELIVERY. CUSTOMER MUST PROVIDE HOMELAND WITH WRITTEN NOTICE OF ANY ALLEGED DEFECTIVE PRODUCT WITHIN SIXTY (60) DAYS AFTER DELIVERY. CUSTOMER'S FAILURE TO NOTIFY HOMELAND IN WRITING OF ANY DEFECTS IN THE PRODUCTS WITHIN SIXTY (60) DAYS AFTER DELIVERY CONSTITUTES THE UNQUALIFIED ACCEPTANCE OF SUCH PRODUCTS AND THE WAIVER BY CUSTOMER OF ANY AND ALL CLAIMS OR DEFENSES WITH RESPECT THERETO. Customer is exclusively responsible to unload all Products. Within forty-eight (48) hours of Customer's receipt of each shipment, Customer shall inspect the shipment and compare all containers and Products to the packing list for the shipment. If the quantities received and the quantities on the packing list are not the same, Customer shall notify Homeland immediately. Within forty-eight (48) hours of Customer's receipt of each shipment, Customer is responsible to inspect packaging materials and products for dents, tears, breakages, or other visible damage to packaging or products, and to note such matters on shipping documents provided to the freight carrier and Homeland. If Customer fails to notify Homeland within 48 hours after receipt of any such matters, Homeland shall no longer be responsible or liable for damaged items or items missing from the shipment.

CUSTOMER'S EXCLUSIVE REMEDY – The exclusive remedy of Customer shall be limited to any of the following: (1) the replacement of any defective Product by Homeland, (2) the return of any defective Product and refund of the purchase price by Homeland, or (3) the issuance of a credit by Homeland in an amount equal to the purchase price paid by Customer for any defective Product. The selection of any of the aforesaid exclusive remedies shall be at Homeland's sole discretion. In the event Customer requests a credit for any defective Product, Customer agrees (1) such product shall no longer be covered by Homeland's warranty, (2) Homeland expressly disclaims any warranty, written or implied, associated with such product, and (3) Customer shall defend and indemnify Homeland against any and all claims associated with such product that Customer thereafter delivers, distributes or sells to third parties.

LIMITED WARRANTY – Homeland warrants that the Products are free of defects in materials and workmanship as set forth in Homeland's warranty located at www.homelandvinyl.com.

WARRANTY DISCLAIMERS – THE LIMITED WARRANTY AND EXCLUSIVE REMEDY DESCRIBED ABOVE ARE EXPRESSLY IN LIEU OF ANY OTHER REMEDIES AND WARRANTIES, EXPRESSED OR IMPLIED, ON THE PART OF HOMELAND CONCERNING THE PRODUCTS. HOMELAND DISCLAIMS, WITHOUT LIMITATION, ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. HOMELAND DISCLAIMS ANY WARRANTIES NOT EXPRESSLY SET FORTH IN HOMELAND'S WRITTEN WARRANTY SET FORTH AT www.homelandvinyl.com. HOMELAND NEITHER ASSUMES NOR AUTHORIZES ANY OTHER PERSON, FIRM OR CORPORATION TO OBLIGATE HOMELAND WITH RESPECT TO ANY LIABILITY OR OBLIGATIONS IN CONNECTION WITH THE SALE OF HOMELAND PRODUCTS. CUSTOMER ACKNOWLEDGES THAT NO REPRESENTATION EXCEPT THOSE MADE HEREIN HAVE BEEN MADE TO CUSTOMER BY OR ON BEHALF OF HOMELAND CONCERNING THE PRODUCTS AND THAT CUSTOMER HAS NOT AND WILL NOT RELY ON ANY OTHER REPRESENTATIONS REGARDING WARRANTIES OR QUALITY OF HOMELAND PRODUCTS EXCEPT AS SET FORTH IN HOMELAND'S WARRANTY SET FORTH AT www.homelandvinyl.com. CUSTOMER AND ANY THIRD PARTIES TO WHOM IT SELLS THE PRODUCTS ARE EXCLUSIVELY RESPONSIBLE FOR DETERMINING WHETHER THE PRODUCTS MEET APPLICABLE LAWS OR LOCAL BUILDING CODES AND WHETHER PRODUCTS ARE SUITABLE FOR THE INTENDED USES OF END-USERS, AND CUSTOMER AGREES HOMELAND IS NOT RESPONSIBLE FOR DETERMINING SUITABILITY FOR INTENDED USES OR SATISFACTION OF APPLICABLE LAWS OR BUILDING CODES.

RISK OF LOSS – Unless otherwise specified herein, all prepaid expenses (e.g., freight, special handling charges such as after-hours loading, etc.) will be added to the order at time of invoicing and described on the invoice. RISK OF LOSS SHALL PASS TO CUSTOMER UPON DELIVERY OF THE PRODUCTS BY HOMELAND TO THE CARRIER, AND CUSTOMER'S SOLE RECOURSE FOR DAMAGE TO OR LOSS OF GOODS IN TRANSIT SHALL BE AGAINST THE CARRIER. HOMELAND WILL PROVIDE NO INSURANCE UNLESS CUSTOMER HAS MADE SPECIFIC ARRANGEMENTS PRIOR TO SHIPMENT AND HOMELAND HAS CONFIRMED SUCH ARRANGEMENTS IN WRITING.

RETURNED MERCHANDISE – All returns of Products for credit must have the prior written approval of an authorized Homeland representative and must be for justifiable reasons. Any credit extended for such approved returns will be based on the invoice price of the returned Products at time of purchase by Customer less a restocking charge of 20%. No Products shall be returned for credit which have been damaged or otherwise rendered unusable, unless otherwise approved in writing by an authorized Homeland representative. Custom and special order items will not be accepted for return. All returned Products shall be returned freight prepaid by Customer with Customer assuming the risk of loss until Homeland receives the Products.

ADDITIONAL LIMITATIONS ON LIABILITY – The invoice, including these Terms and Conditions, sets forth the sole and exclusive remedies available to the Customer and that Homeland's liabilities to Customer are limited as set for herein. Homeland has not granted or assumed any other warranties, guarantees, duties, liabilities, or obligations, expressed, implied, statutory, at law or in equity. No breach of warranty or breach of contract or other failure by Homeland to fulfill any other duties or conditions shall constitute a failure of the essential purpose of the exclusive limited remedies set forth herein. HOMELAND SHALL UNDER NO CIRCUMSTANCES BE LIABLE FOR SPECIAL, INCIDENTAL, EXEMPLARY, PUNITIVE, INDIRECT, OR CONSEQUENTIAL DAMAGES, including, but not limited to, any damages related or attributable to loss of profits, anticipated revenue, interest, loss of use, loss by reason of plant or facility shutdown, nonoperation, cost of substitute products, equipment, facilities or services, additional usage of utilities, cost incurred in removing defective or nonconforming Products or equipment, delays in installation of the work or the completion of any projects in which equipment is being installed, or other claims arising from any cause whatsoever, whether or not such loss or damage is based in contract, warranty, tort (including negligence), strict liability, indemnity, contribution or otherwise. Customer agrees Homeland shall have no liability whatsoever unless Customer makes payment in full to Homeland for the Products.

DISPUTES – In the event of Customer's failure to pay amounts due under any invoice, and if Customer has failed to notify Homeland of defective product claims pursuant to the procedures set forth in these Terms and Conditions, Customer agrees to waive any defenses to Homeland's demands and claims for payment. These Terms and Conditions shall be governed by the laws of the State of Utah (without regard to the conflicts of law provisions thereof). Customer hereto consents to the jurisdiction of the state and federal courts located in Salt Lake County, Utah as the exclusive jurisdiction of the resolution of any claims or disputes related hereto. CUSTOMER WAIVES ANY RIGHT TO A TRIAL BY JURY IN ANY JURISDICTION.

SEVERABILITY – In the event that a court of competent jurisdiction determines that a provision or provisions of the invoice, including these Terms and Conditions, is (are) void or unenforceable, such determination shall in no way affect the validity of enforceability of the remaining provisions hereof.

ENTIRE AGREEMENT – These Terms and Conditions, together with any invoice from Homeland, set forth the entire agreement between Homeland and Customer concerning the Products, and may not be changed or modified except in a writing signed by Homeland and Customer. No representations, understandings, or agreements have been made to or relied upon by Customer other than those specifically set forth in the invoice. Customer agrees that Homeland's Terms and Conditions apply exclusively to the parties' commercial relationship, unless otherwise agreed upon in a writing signed by Customer and an authorized Homeland representative. By purchasing Homeland's Products, Customer agrees that any and all terms, conditions or other contractual provisions provided in any writing or communication sent by Customer are null, void, unenforceable, and of no legal effect upon Homeland.

Installation: (cont.)

5. Make sure all metal stiffeners are in the correct orientation for the rail as used.

6. Make sure all rails are notched, pinned or plated.

7. U-channel trim must be screwed with 3 screws to the post to help stabilize T&G boards. Please refer to Homeland Vinyl Products (HVP) Privacy Fence Installation Guide for placement (Image C).

8. Product expansion and contraction is temperature dependent and will vary more in longer lengths and darker colors. Please take this into account during installation.

- Make sure rail ends have at least 1 inch clearance of each other when inserted into posts for 6' spans, and at least 1.5 inch clearance on 8' spans. This will allow for adequate expansion and contraction of rails within the posts and prevent bowing.

- Make sure pickets are cut for adequate clearance within the rail pocket to allow for thermal expansion. If the pickets are binding against the rail, they will cause excessive bowing with thermal expansion.

- When dealing with installation on slopes, ensure that there is adequate clearance for pickets inside of the rail and cut picket at a slight angle if necessary.

9. Do not put dirt or mulch against rails. It could cause rails to permanently bow out.

In addition to guidelines 1-9, please consider the following information regarding HVP Medium and Dark colored products:

10. **Medium Colors:**
• For Horizontal installations, HVP approved metal picket stiffeners must be used to reduce T&G bowing.
HVP approved metal stiffeners must be used in bottom rails.

11. **Dark Colors:**
Scratches will be more evident in darker colors. Use caution when transporting and installing the products.
HVP approved metal stiffeners must be used in all rails.

- For Vertical installations, Mid-rail or HVP approved metal picket stiffeners must be used to reduce T&G bowing.

- For Horizontal installations, HVP approved metal picket stiffeners must be used to reduce T&G bowing.

12. HVP does not recommend installing horizontal sections wider than 6' on center.

Homeland Vinyl Products does not warranty bowing of pickets or sagging rails. Please make sure of proper installation to reduce all of the factors mentioned.

HOMELAND®
VINYL PRODUCTS, INC.

After Purchase Vinyl Care:

Follow proper installation instructions.

• Avoid exposure of any vinyl to unusual or excessive heat sources (e.g., outdoor fire pits, grills, glass window or glass door reflections) or installation adjacent to areas that may absorb heat such as concrete, asphalt, or dark-colored gravel.

• Darker colors, such as Mocha Walnut, may become hot to the touch after prolonged exposure to direct sunlight. This effect can be mitigated with umbrellas, awnings or other shade producing fixtures.

• Loose dirt can be cleaned with mild soap and water. Any cleaning products should be tested in an inconspicuous area before being applied on the full vinyl surface. See "Caring for your Vinyl" at ***http://homelandvinyl.com/resources/documents/***

• Do NOT paint the PVC.

• Spray-on sunscreen or bug spray products may cause discoloration of the product surface. It is recommended that such products be applied either indoors, off the deck, away from fence and rail, or in such a manner that oversprayed product will not come in contact with the vinyl.

• Homeland Vinyl's warranty does not extend to damages incurred as a result of lawn maintenance activities, including but not limited to the operation of lawn machinery or string trimmers. Such actions are considered outside the scope of normal wear and tear and will void any warranty claims related to the affected vinyl materials. String trimmers can cause damage to vinyl fencing. Please take caution and protect your fence while landscaping near it. Clear the surrounding area of rocks or small objects before mowing near your fence.

Download Instructions, Warranty and Literature at:
http://homelandvinyl.com/resources/documents/

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HOMELAND®
VINYL PRODUCTS, INC.

Homeland Fence Best Practices

formally Fence Fabrication Guidelines

Homeland offers 4 levels of Fence Colors:
WHITE
LIGHT: Tan, Light Gray
MEDIUM: Sand, Adobe, Aspen Latte, Gray
DARK: Dark Gray, Chai Gray, Ash Gray, Green Teak, Mocha Walnut
These guidelines are for all levels of fence colors, with additional guidelines added for Medium and Dark colors at the end.

Prior to Installation, All levels of color:

1. Do not use any clear wrapping or shrink wrap on fence for storage or transportation. Make sure any wrap or protection of the fence or profiles does not absorb and retain heat. It will cause warping.

2. Do not store or install product next to a heat source.

3. Avoid installing the product near reflective surfaces (e.g. glass windows and glass doors), which can concentrate sunlight and heat the product.

4. Avoid installing the product on or adjacent to concrete, asphalt, or dark-colored gravel.

Toll Free: 800-999-6813
www.HomelandVinyl.com

Homewood Colors Best Practices

Homeland's Homewood colors are variegated with irregular patterns and streaks. A randomized streaking process makes every piece different. Although each named Homewood color begins with a controlled base color, due to the randomness of the streakers, even the background color appearance will vary throughout and between runs. Please be aware of this before ordering and installing Homewood. We have provided this list of information and best practices to assist in a satisfactory installation and end-user purchase experience.

Please provide the end-purchaser multiple samples or visual displays showing a range of variegation.
It is the installer's responsibility to properly establish and communicate the expectations of what the finished project will look like with the end-purchaser prior to installation.
In addition, it is the installer's responsibility to educate the end-purchaser of what qualifies as a manufacturing defect covered by Homeland's Limited Manufacturer's Warranty, along with any separate installation warranty provided by the installer. Homeland's warranty does not cover any part of the fence layout, design, or installation. Homeland expressly excludes warranty coverage for labor expenses.

It is suggested to include extra pieces for the end-purchaser to have on hand for future repairs.
With variegated colors, we cannot guarantee that replacement pieces purchased in the future will have the same visual appearance.

Please inspect all profiles carefully for obvious defects or anything unexpected prior to installation.
Before beginning any installation, the end-purchaser and the installer should examine all profiles to ensure they are acceptable. If any profiles are believed to be unacceptable, DO NOT INSTALL. Please contact direct supplier for further assistance.
Per industry standards, installation of profiles constitutes acceptance of visual defects.

Mix profiles to minimize color and pattern repetition.
It is highly recommended to "dry lay" pickets prior to installing them together. This will give the contractor and the end-purchaser an opportunity to adjust the pattern to the desired visual appearance and avoid any installation pattern mistakes.
During installation, it is important to frequently step back to look at each section as well as multiple sections to better observe the "whole picture" before installation is completed. Information and Best Practices for purchasing and installing Homewood colors can be found at:
http://homelandvinyl.com/HomewoodBP

6' X 6' And 6' x 8' Privacy Fence Chart

POCKET RAIL	1-1/2" x 5-1/2" 1-3/4" x 5-1/2"		1-3/4" x 7"		2" x 7"		1-1/2" x 8"			2" x 8"	
Bottom Rail Insert	6'	8'	6'	8'	6'	8'	6'	7'	8'	6'	8'
White	No	Yes	No	Yes	No*	No*	No	No	Yes	No*	Yes
Light Colors	No	Yes	No	Yes	No	Yes	No	No	Yes	No	Yes
Medium Colors	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Top and Bottom Rail Insert											
Dark Colors	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Mid-Rail with Insert											
White	No	Yes	No	Yes	No	Yes	No	Yes	Yes	No	Yes
Light Colors	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Medium Colors	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Dark Colors	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

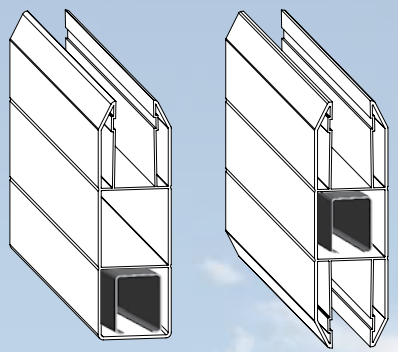
* May be required based on the installation environment

8' x 6' Privacy requires a Mid-rail. 8' x 6' Privacy requires steel inserts in Top Rail, Bottom Rail and Mid-rail.

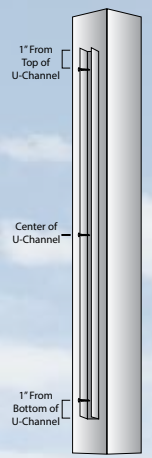
Proper Reinforcement, Placement & Orientation Is Important !

A. 5-1/2", 7" and 8" Nexus or Gorilla Pocket Rail & Mid-Rail

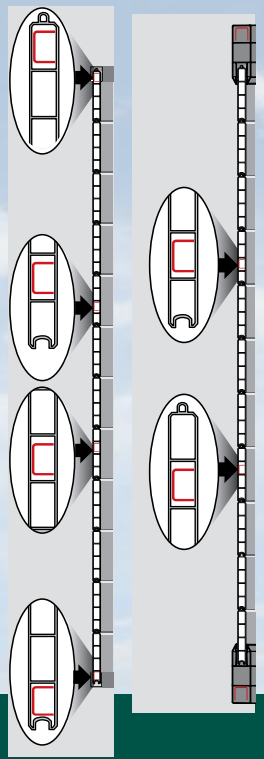
Proper steel insert orientation shown for bottom rail. Reverse for top rail.



C. U-Channel



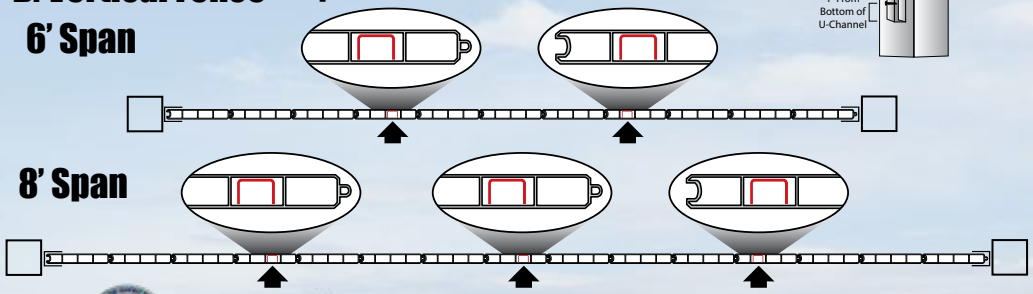
D. Horizontal Fence



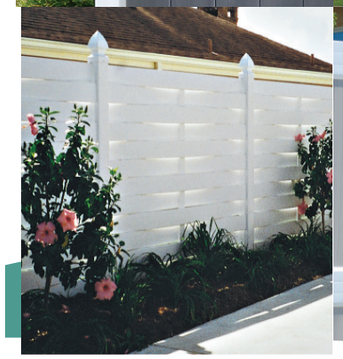
B. Vertical Fence - Top Down View

6' Span

8' Span



FENCE WORKERS ASSOCIATION
AFA American Fence Association
NADRA
NAFCA



HOMELAND® VINYL PRODUCTS, INC.

Homeland Vinyl Products, Inc. manufactures the highest quality vinyl components for use in creating beautiful, long-lasting, low-maintenance outdoor products including fence, deck, railing and specialty structures.

Homeland's network of dealers are known for their innovative use of our vast collection of different profiles to create a wide variety of beautiful and durable exterior finished products. These dealers have built their business with discerning homeowners, builders and commercial property owners who want the very best in vinyl structures. They are also recognized for their commitment to Homeland's demanding standards of quality, service, and customer support. Ask for the best, and you will see who is standing behind your fence. Homeland Vinyl Products, Inc.

HOMELAND® VINYL PRODUCTS, INC.

ACCU-Shield Not all Vinyl Is Created Equal!

Homeland® manufactures the toughest PVC profiles with the most advanced UV protection under the sun, our ACCU-Shield® formulation.

ACCU-Shield is our protective outer layer engineered to significantly reduce oxidation and the damaging effects of the sun's ultraviolet rays. Even in harsh climates, ACCU-Shield protects the color and sheen of our products for a longer period of time. Simply put, there is no better protection under the sun than ACCU-Shield.

Don't forget accessories...

Homeland® and Waymark® work hand in hand to design our products to work as a ***system,*** from our precision fit designs to our color matching. Homeland and Waymark are "the perfect match" !

Fencing: Post Caps, Solar Lighting, Brackets and more.
Decking: Push Pins, Starborn Pro Plug System and more.
Railing: Post Caps, Solar Lighting, Rail Brackets, Secondary Hand Rails and more.
Homeland and Waymark:
Perfect fit and color matched!

WAYMARK FENCE AND RAIL ACCESSORIES
WaymarkProducts.com
877-652-6118

The Gorilla® Family

• Gorilla Deck® • Gorilla® Column/Posts
• Gorilla® Wrap • Gorilla® Matrix
Find out more @ HomelandVinyl.com

For more information, please contact:

Homeland Vinyl Products
Toll Free: 800-999-6813

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WWW.HOMELANDVINYL.COM

HOMELAND® VINYL PRODUCTS, INC.

Beautiful, Durable & Worry Free Fence

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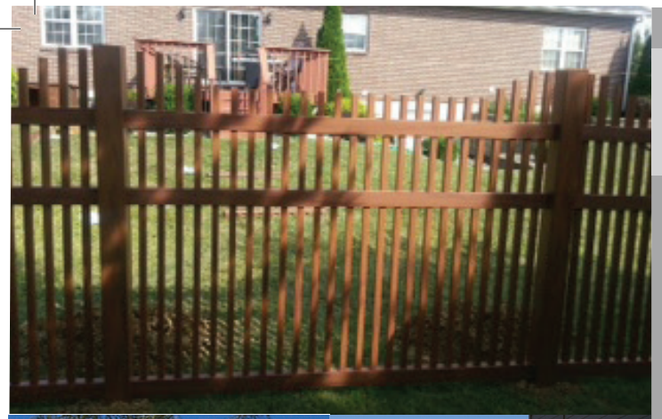


Turn An Ordinary Backyard Into An Extraordinary Retreat.

With Homeland® profiles, there is almost no limit to your imagination in creating the perfect look for your yard. Homeland profiles are specially engineered to retain their freshly painted appearance and can keep yards looking their best – even when the weather is at its worst. All Homeland components contain the most advanced UV protection under the sun, our ACCU-Shield® formulation. ACCU-Shield's protective outer layer is engineered to significantly reduce oxidation and the damaging effects of the sun's ultraviolet rays, as well as making them impervious to insects and moisture and will never rot, split, splinter, or decay. They are available in a choice of designer colors and will never need sanding, sealing or painting. Best of all, every Homeland vinyl component is backed with a limited lifetime warranty.

As a Homeland Vinyl Products, Inc. customer, your satisfaction always comes first. Homeland is committed to maintaining the highest levels of integrity and customer service – a commitment sustained through continuous communication with our independent dealers and our exclusive Security Alliance pledge of quality. In addition to the array of fence, deck, railing and outdoor structures you see here, many Homeland dealers also offer other specially designed products that they manufacture exclusively using quality Homeland components.

HOMELAND® VINYL PRODUCTS, INC.

PLEDGING THE HIGHEST STANDARDS — HOMELAND® SECURITY ALLIANCE — SELECTION • SECURITY • SUPPORT

AFA American Fence Association

Look At The Fence… Then Look Who's Standing Behind It.

Uncompromising quality. Innovative engineering. Enduring craftsmanship. These qualities are what make Homeland® profiles exceptional. With any Homeland profile you choose, you can be confident your choice will create a distinctive design signature, which will provide you with many years of low-maintenance, worry-free enjoyment. With decades of experience in vinyl and a rigorous quality control program, you can be assured that Homeland Vinyl Products is committed to providing the very best vinyl products the industry has to offer. With vinyl products from Homeland, you get the quality you expect, and options you could only imagine.

Homewood® Variegated Colors

HOMEWOOD

Homewood is Homeland's unique blend of variegated colors.

For Homewood Colors, refer to the Purchasing and Installing Homewood Colors Best Practices at http://homelandvinyl.com/HomewoodBP

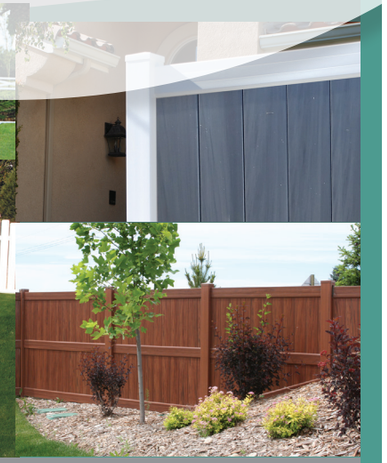
Mocha Walnut | Aspen Latte | Green Teak | Chai Gray

Homeland Non-Variegated Colors

White | Tan | Adobe | Sand | Dark Gray | Light Gray | Ash Gray

(Colors may not be exactly as shown)

Note: Color options vary by item. Colors may not be available in all profiles or markets.



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HOMELAND VINYL PRODUCTS, INC.

MIAMI-DADE TEST REPORT

SCOPE OF WORK
MIAMI-DADE PERFORMANCE TEST ON 6 FT HIGH BY 6 FT WIDE *GORILLA®* RAIL AND 6 FT HIGH BY 8 FT WIDE *NEXUS®* RAIL VINYL PRIVACY FENCE SYSTEMS

REPORT NUMBER
H7214.01-119-18-R0

TEST DATE(S)
01/24/18 - 02/06/18

ISSUE DATE
04/09/18

RECORD RETENTION END DATE
02/06/22

MIAMI-DADE COUNTY NOTIFICATION NO.
ATI17079

LABORATORY CERTIFICATION NO.
13-0430.02

PAGES
25

DOCUMENT CONTROL NUMBER
ATI 00637 (07/24/17)
RT-R-AMER-Test-2790
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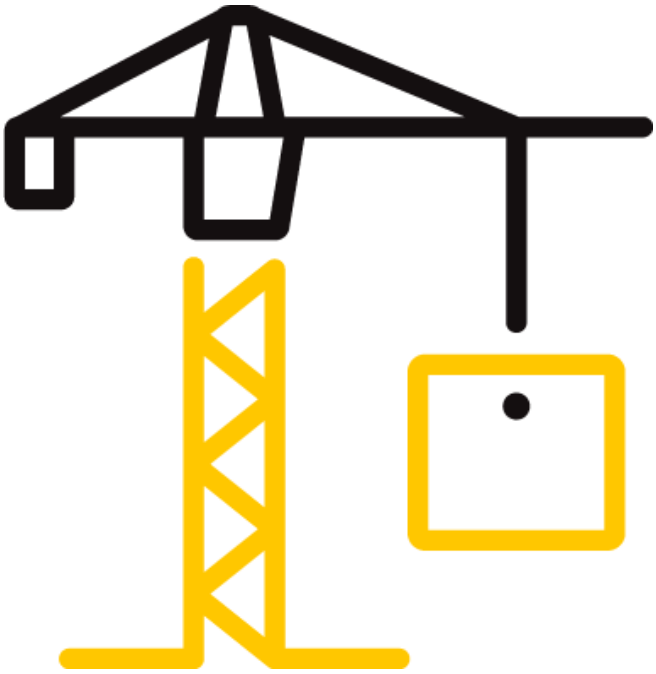

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TEST REPORT FOR HOMELAND VINYL PRODUCTS, INC.
Report No.: H7214.01-119-18-r0
Date: 04/09/18

REPORT ISSUED TO

HOMELAND VINYL PRODUCTS, INC.
3300 Pinson Valley Parkway
P.O. Box 170729
Birmingham, AL 35217-0729

SECTION 1

SCOPE

Intertek Building & Construction (B&C) was contracted by Homeland Vinyl Products, Inc., 3300 Pinson Valley Parkway P.O. Box 170729 Birmingham, AL 35217-0729 to perform Miami-Dade performance testing on their 6 ft. high by 6 ft. wide *Gorilla®* Rail and 6 ft. high by 8 ft. wide *Nexus®* Rail vinyl privacy fence systems. Results obtained are tested values and were secured by using the designated test method(s). Testing was conducted at Intertek B&C test facility in York, Pennsylvania where testing was completed. This report does not constitute certification of this product nor an opinion or endorsement by this laboratory.

SECTION 2

SUMMARY OF TEST RESULTS

The following test was performed per Miami-Dade County Building Code Compliance Office Product Control Division Checklist #0415 for approval of fences.

- 24 Hour Gravity Load

For INTERTEK B&C:

COMPLETED BY:	Alva R. Baker	**REVIEWED BY:**	Gary Hartman, P.E.
TITLE:	Technician III	**TITLE:**	Laboratory Support Engin
SIGNATURE:	Digitally Signed by: Alva Baker	**SIGNATURE:**	Digitally Signed by: Gary Hartman
DATE:	04/09/18	**DATE:**	04/09/18

GARY T. HARTMAN LICENSE No. 73227 STATE OF FLORIDA PROFESSIONAL ENGINEER

2018.04.10 09:51:30 -04'00'

COMPLETED BY:	Virgal T. Mickley, Jr., P.E.
TITLE:	Senior Staff Engineer
SIGNATURE:	Digitally Signed by: Virgal Thomas Mickley, Jr.
DATE:	04/09/18

ARB:vtm/aaa

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SECTION 3
TEST METHOD(S)

The specimens were evaluated in accordance with the following:

ASCE 7-10*, Minimum Design Loads for Buildings and Other Structures.* American Society of Civil Engineers.

2017 Florida Building Code, Building

SECTION 4
MATERIAL SOURCE

Test samples were provided by the client. Representative samples of the test specimen(s) will be retained by Intertek B&C for a minimum of four years from the test completion date.

SECTION 5
EQUIPMENT

The support posts were secured in square steel tube structural frames designed to accommodate anchorage of the specimen and application of the required test loads. The specimen was loaded using dead weights. Deflections were measured with linear displacement transducers accurate to 0.01 inch.

SECTION 6
LIST OF OFFICIAL OBSERVERS

NAME	COMPANY
Jeff Havercroft	Homeland Vinyl Products, Inc.
Travis Hoover	Intertek B&C
V. Thomas Mickley, Jr.	Intertek B&C
Alva R. Baker	Intertek B&C
Isaiah W. Gebhart	Intertek B&C
Adam J. Schrum	Intertek B&C
Robert G. Spayd	Intertek B&C
Gary Hartman, P.E.	Intertek B&C

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SECTION 7
INSTALLATION AND TEST PROCEDURES

The 2-panel/3-post specimens were constructed in the horizontal orientation by securely anchoring each post in a section of square steel tubing to a depth equal to the embedment specified on the product drawings. The specimens were then covered with 1/2 in. plywood to provide a flat surface and to evenly distribute the dead load. Steel weights were uniformly placed on top of the plywood to achieve the desired 1.0X the design load for a period of 30 seconds. Following this duration, additional weights were added to achieve the 1.5X the design load. This load was held for a period of 24 hours after which time the weights were removed and the permanent set was recorded. Transducers were mounted to the top, middle, and bottom of each panel at the mid-span between posts. Deflection was continuously, electronically recorded during the entire duration of the test. Reference photographs in Section 11 for typical test setup.

SECTION 8
TEST CALCULATIONS

Gravity Load Testing

Homeland Vinyl Products, Inc. has provided Intertek-ATI with calculations from a Professional Engineer licensed in the state of Florida specifying the design load (based on Exposure C) to be applied for the gravity load test. Reference Section 12 for calculations.

SPECIMEN	1.0X DESIGN LOAD (psf)	1.5X DESIGN LOAD (psf)
6 ft. high by 6 ft. wide *Gorilla®* Rail Solid PVC Privacy Fence System w/ 5-1/2 in. Rail and 7/8 in. x 6 in. T&G infill panel	18.08	27.12
6 ft. high by 8 ft. wide *Nexus®* Rail Solid PVC Privacy Fence System w/ 7 in. Rail and 7/8 in. x 6 in. T&G infill panel	17.84	26.76

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TEST REPORT FOR HOMELAND VINYL PRODUCTS, INC.
Report No.: H7214.01-119-18-r0
Date: 04/09/18

SECTION 9
TEST SPECIMEN DESCRIPTIONS

Sample Set No. 1

SERIES/MODEL	*Gorilla®* Rail
DESCRIPTION	6 ft. high by 6 ft. wide (nominal) PVC privacy fence
TOP AND BOTTOM RAILS	Two, 1-3/4 in. wide by 5-1/2 in. high by 71-1/2 in. long (0.072 in./0.040 in. wall) PVC slotted rails per section with two locking tabs per side on each rail end
RAIL REINFORCEMENT	1-1/2 in. wide by 1-1/2 in. high by 71 in. long (0.045 in. wall) galvanized steel "U" channel in top and bottom rails
PANELS AND TRIM CHANNEL	Eleven, 7/8 in. thick by 6 in. wide (6-1/4 in. wide including tongue) by 62-1/4 in. long (0.040 in. wall) T&G PVC panels per section; two, 1 in. wide by 1-5/16 in. high by 59-1/4 in. long (0.035 in. wall) PVC U-channels per section
POSTS	Three 5 in. wide by 5 in. high by 108 in. long (0.150 in. wall) routed PVC hollow extrusions
POST REINFORCEMENT	4-5/8 in. wide by 4-5/8 in. high by 78 in. long (0.100 in. wall) "I"-shaped 6063-T6 aluminum extrusion
ATTACHMENT METHOD(S)	Top/Bottom Rail to Post: Routed holes in the posts captured the ends of the rails. The locking tabs at the rail ends engaged the rail in the post. Additionally, one #10x3" zinc-plated, self-drilling screw was installed through the post, rail and stiffeners at each end of rail (one side only). Panels to Top/Bottom Rail: Slip fit into the slotted rails and secured with one #10x1-1/2" zinc-plated, self-drilling screw at each end of panel (one side only; panels 3, 6 and 9) Trim Channel to Post: Three #10x1-1/2" zinc-plated, self-drilling screws.

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York, Pennsylvania 17406

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TEST REPORT FOR HOMELAND VINYL PRODUCTS, INC.
Report No.: H7214.01-119-18-r0
Date: 04/09/18

Sample Set No. 2

SERIES/MODEL	*Nexus®* Rail
DESCRIPTION	6 ft. high by 8 ft. wide (nominal) PVC privacy fence
TOP AND BOTTOM RAILS	Two, 2 in. wide by 7 in. high by 94 in. long (0.090 in./0.030 in. wall) PVC slotted rails per section with two locking tabs per side on each rail end
RAIL REINFORCEMENT	1-11/16 in. wide by 1-3/4 in. high by 95 in. long (0.048 in. wall) galvanized steel "U" channel in top and bottom rails
PANELS AND TRIM CHANNEL	Fifteen, 7/8 in. thick by 6 in. wide (6-1/4 in. wide including tongue) by 59-1/2 in. long (0.040 in. wall) T&G PVC panels per section; two, 1 in. wide by 1-5/16 in. high by 56 in. long (0.035 in. wall) PVC U-channels per section
POSTS	Three 5 in. wide by 5 in. high by 108 in. long (0.150 in. wall) routed PVC hollow extrusions
POST REINFORCEMENT	4-5/8 in. wide by 4-5/8 in. high by 78 in. long (0.100 in. wall) "I"-shaped 6063-T6 aluminum extrusion
ATTACHMENT METHOD(S)	Top/Bottom Rail to Post: Routed holes in the posts captured the ends of the rails. The locking tabs at the rail ends engaged the rail in the post. Additionally, one #10x3" zinc-plated, self-drilling screw was installed through the post, rail and stiffeners at each end of rail (one side only). Panels to Top/Bottom Rail: Slip fit into the slotted rails and secured with one #10x1-1/2" zinc-plated, self-drilling screw at each end of panel Trim Channel to Post: Three #10x1-1/2" zinc-plated, self-drilling screws.

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TEST REPORT FOR HOMELAND VINYL PRODUCTS, INC.
Report No.: H7214.01-119-18-r0
Date: 04/09/18

SECTION 10
TEST RESULTS

Sample Set No. 1 - 6 ft. by 6 ft. *Gorilla®* Rail

Test No. 1
Test Dates: 1/25/18 - 1/26/18

DESIGN LOAD	DURATION	MAXIMUM DEFLECTION (inches)		
		TOP Left / Right	MID Left / Right	BOTTOM Left / Right
1.0x	Initial	1.53 / 1.66	1.54 / 1.86	0.43 / 0.66
1.0x	30 sec	1.53 / 1.66	1.55 / 1.87	0.43 / 0.66
1.5x	Initial	2.85 / 3.01	2.92 / 3.53	0.88 / 1.21
1.5x	24 hours	3.40 / 3.61	3.86 / 4.60	1.05 / 1.43
0x	Initial	0.73 / 0.83	1.01 / 1.46	0.24 / 0.45

***Observation**: Specimen sustained the 1.5x design load for the 24-hour period*

Test No. 2
Test Dates: 1/29/18 - 1/30/18

DESIGN LOAD	DURATION	MAXIMUM DEFLECTION (inches)		
		TOP Left / Right	MID Left / Right	BOTTOM Left / Right
1.0x	Initial	1.47 / 1.46	1.66 / 1.46	0.52 / 0.41
1.0x	30 sec	1.48 / 1.47	1.67 / 1.46	0.52 / 0.41
1.5x	Initial	2.79 / 2.82	3.08 / 2.94	0.99 / 0.89
1.5x	24 hours	3.17 / 3.18	3.64 / 3.39	1.09 / 0.98
0x	Initial	0.58 / 0.57	0.87 / 0.78	0.20 / 0.19

***Observation**: Specimen sustained the 1.5x design load for the 24-hour period*

Test No. 3
Test Dates: 1/30/18 - 1/31/18

DESIGN LOAD	DURATION	MAXIMUM DEFLECTION (inches)		
		TOP Left / Right	MID Left / Right	BOTTOM Left / Right
1.0x	Initial	1.62 / 1.59	1.73 / 1.72	0.52 / 0.49
1.0x	30 sec	1.62 / 1.60	1.73 / 1.73	0.52 / 0.50
1.5x	Initial	2.97 / 2.87	3.32 / 3.04	1.00 / 0.95
1.5x	24 hours	3.34 / 3.31	3.81 / 3.68	1.11 / 1.08
0x	Initial	0.64 / 0.64	0.82 / 0.91	0.22 / 0.25

***Observation**: Specimen sustained the 1.5x design load for the 24-hour period*

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TEST REPORT FOR HOMELAND VINYL PRODUCTS, INC.
Report No.: H7214.01-119-18-r0
Date: 04/09/18

Sample Set No. 2 - 6 ft. by 8 ft. *Nexus®* Rail

Test No. 1
Test Dates: 1/24/18 - 1/25/18

		MAXIMUM DEFLECTION (inches)		
		TOP	MID	BOTTOM
DESIGN LOAD	DURATION	Left / Right	Left / Right	Left / Right
1.0x	Initial	2.23 / 2.00	2.04 / 2.03	0.93 / 0.92
1.0x	30 sec	2.24 / 2.01	2.05/ 2.05	0.93 / 0.92
1.5x	Initial	3.90 / 3.77	3.71 / 4.03	1.76 / 1.78
1.5x	24 hours	4.54 / 4.31	4.47 / 4.62	2.09 / 1.97
0x	Initial	1.11/ 0.87	1.34/ 1.19	0.55/ 0.46
0x	48 minutes	0.92 / 0.66	1.13 / 0.86	0.49 / 0.35

***Observation**: Specimen sustained the 1.5x design load for the 24-hour period*

Test No. 2
Test Dates: 2/1/18 - 2/2/18

		MAXIMUM DEFLECTION (inches)		
		TOP	MID	BOTTOM
DESIGN LOAD	DURATION	Left / Right	Left / Right	Left / Right
1.0x	Initial	2.17 / 2.16	2.12 / 2.06	0.91 / 0.91
1.0x	30 sec	2.17 / 2.16	2.13 / 2.06	0.91 / 0.91
1.5x	Initial	3.67 / 3.79	3.77 / 3.84	1.66 / 1.70
1.5x	24 hours	4.21 / 4.51	4.65 / 5.32	1.82 / 1.91
0x	Initial	0.73 / 0.93	1.24 / 1.60	0.39 / 0.44
0x	64 hours	0.45 / 0.63	0.79 / 1.05	0.31 / 0.33

***Observation**: Specimen sustained the 1.5x design load for the 24-hour period*

Test No. 3
Test Dates: 2/5/18 - 2/6/18

		MAXIMUM DEFLECTION (inches)		
		TOP	MID	BOTTOM
DESIGN LOAD	DURATION	Left / Right	Left / Right	Left / Right
1.0x	Initial	2.03 / 1.94	2.08 / 2.16	0.80 / 0.73
1.0x	30 sec	2.04 / 1.95	2.08 / 2.16	0.80 / 0.73
1.5x	Initial	3.68 / 3.42	4.19 / 3.79	1.55 / 1.41
1.5x	24 hours	4.38 / 4.24	5.12 / 5.19	1.70 / 1.69
0x	Initial	0.85 / 0.85	1.30 / 1.46	0.33 / 0.36

***Observation**: Specimen sustained the 1.5x design load for the 24-hour period*

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York, Pennsylvania 17406

Telephone: 717-764-7700
Facsimile: 717-764-4129
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SECTION 11
PHOTOGRAPHS

Photo No. 1
1.0x Design Load

Photo No. 2
1.5x Design Load

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TEST REPORT FOR HOMELAND VINYL PRODUCTS, INC.
Report No.: H7214.01-119-18-r0
Date: 04/09/18

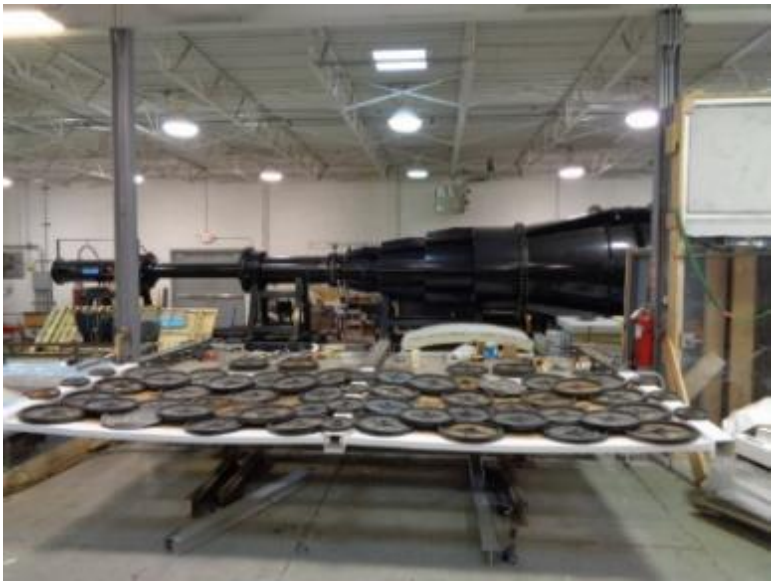

Photo No. 3
After Sustaining 1.5x Design Load for 24 hours

Photo No. 4
Typical Disengagement at 1.5x Design Load

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Photo No. 5
After Removal of Load

SECTION 12
CALCULATIONS

WIND LOAD CALCULATIONS, 1/25/2018

1¾" x 5½" GORILLA PRIVACY FENCE (6' X 6' PANEL)

SOLID FREESTANDING WALLS AND SOLID FREESTANDING SIGNS

(ASCE 7-10, SECTION 29.4.1)

Input Description	Value	Units	Description
Exposure Category:	C		Upwind exposure based on ground surface roughness
Basic Wind Speed, V =	115	mph	Basic wind speed, in miles per hour
h =	6	ft	Height to top of sign, in feet
B =	6	ft	Horizontal dimension of sign, in feet
s =	6	ft	Vertical dimension of sign, in feet
% open =	0%		Ratio of openings to gross area

1. Determine Velocity Pressure:

Velocity pressure, at height *h*: $q_h = 0.00256\, K_z\, K_{zt}\, K_d\, V^2$ (lb/ft^2) (Eq. 29.3-1)

where

K_d = wind directionality factor defined in Section 26.6

K_z = velocity pressure exposure coefficient defined in Section 29.3.1

K_{zt} = topographic factor defined in Section 26.8.2

V = basic wind speed from Section 26.5

Inputs:

$K_d = 0.85$

$K_z = 0.85$

$K_{zt} = 1.0$

$V = 115$ mph

$q_h = 0.00256\ (0.85)(1.0)(0.85)(115^2)$ lb/ft^2

$q_h = 24.46$ lb/ft^2

2. Determine Design Wind Force:

Design wind force: $F = q_h G C_f A_s\ (lb)$ (Eq. 29.4-1)

where

q_h = velocity pressure evaluated at height h (defined in Fig. 29.4-1) as determined in accordance with Section 29.3.2

G = gust-effect factor from Section 26.9

C_f = net force coefficient from Fig. 29.4-1

Clearance ratio: s/h = 6/6 = 1.0 Aspect ratio: B/s = 6/6 = 1.0

As = the gross area of the solid freestanding wall or freestanding solid sign, in ft^2

Inputs:

q_h = 24.46 lb/ft^2

G = 0.85

C_f = 1.45

A_s = 36 ft^2

F = (24.46) (0.85) (1.45) (36)

F = 1,085 lbs

3. Determine Design Wind Pressure (W):

Design Wind Pressure (W) = Design Wind Force (F) / Surface area (A_s)

W = 1,085 lbs / 36 ft^2 = 30.14 lbs/ft^2

4. Apply ASD Load Combination Factors (Sec. 2.4.1)

Load combination 7: 0.6D + 0.6W

D = 0 lbs in horizontal plane orientation

W = 30.14 lbs/ft^2

Per ASD, factored load = 30.14 lbs/ft^2 x 0.6 = <u>18.08 lbs/ft^2</u>

EMBEDDED POST CALCULATIONS

FLA. BUILDING CODE, 2017

SECTION 1806.3, 1807.3.2.1

Section 1807.3.2.1 of the Florida Building Code provides design criteria for determining the depth of post embedment to resist lateral loads where no lateral constraints are provided at the ground surface. Equation 18-1 provides:

$$d = 0.5A \{1 + [1 + (4.36h/A)]^{½}\}$$

where:

b = Diameter of round post or footing, feet.

d = Depth of embedment in earth in feet.

h = Distance in feet from ground surface to point of application of "P".

P = Applied lateral force in pounds

S_1 = Allowable lateral soil-bearing pressure as set forth in Section 1806.2 based on a depth of one-third the depth of embedment in pounds per square foot.

Let:

b = 1.5 ft

d = 3.58 ft (43 in)

h = 3 feet (midpoint of post)

P = 18.08 lbs/ft^2 x 36 ft^2 = 650.88 lbs

S_1 = 537.88 psf

Per FBC 2017 Table 1806.2, tabular value for lateral bearing pressure for sandy gravel condition is 200 psf/ft.

FBC 2017 Section 1806.3.1 provides that the total resistance to lateral loads shall be permitted to be determined by combining the values derived from the lateral bearing pressure and the lateral sliding resistance specified in Table 1806.2:

Lateral Bearing Pressure: 200 psf/ft below grade

Dead load (self-weight of fence): 75 lbs

Coefficient of friction: 0.35

Total lateral load resistance = 200 psf + (75 lbs * 0.35) = 226 psf/ft below grade

FBC 2017 Section 1806.3.4 provides an increase of two times lateral bearing pressure for isolated poles not affected by ½" of motion at the ground surface:

226 psf/ft below grade x 2 = 452 psf/ft below grade

Embedment depth is 3.58 ft (43 in); one-third of embedment depth = 1.19 ft

S_l = 452 psf/ft below grade * 1.19 ft = 537.88 psf

$A = 2.34P/(S_l b)$

$A = 2.34 * 650.88 / (537.88 * 1.5) = 1.89$

Then:

$$d = 0.5A \{1 + [1 + (4.36h/A)]^{½}\}$$

$d = 0.5 * (1.89) * \{1 + [1 + (4.36 * 3 / 1.89)]^{½}\}$

$d = 0.945 * \{1 + [1 + 6.92]^{½}\}$

$d = 0.945 * \{1 + 2.81\}$

$d = 0.945 * 3.81$

d = 3.6 ft = 43 in = 43 in

Therefore:

Minimum footing diameter:	18 in (1.50 ft)
Minimum footing depth:	43 in (3.58 ft)

WIND LOAD CALCULATIONS, 1/25/2018

2" x 7" NEXUS PRIVACY FENCE (6' X 8' PANEL)

SOLID FREESTANDING WALLS AND SOLID FREESTANDING SIGNS

(ASCE 7-10, SECTION 29.4.1)

Input Description	Value	Units	Description
Exposure Category:	C		Upwind exposure based on ground surface roughness
Basic Wind Speed, V =	115	mph	Basic wind speed, in miles per hour
h =	6	ft	Height to top of sign, in feet
B =	8	ft	Horizontal dimension of sign, in feet
s =	6	ft	Vertical dimension of sign, in feet
% open =	0%		Ratio of openings to gross area

1. Determine Velocity Pressure:

Velocity pressure, at height h: $q_h = 0.00256\, K_z\, K_{zt}\, K_d\, V^2$ (lb/ft^2) (Eq. 29.3-1)

where

K_d = wind directionality factor defined in Section 26.6

K_z = velocity pressure exposure coefficient defined in Section 29.3.1

K_{zt} = topographic factor defined in Section 26.8.2

V = basic wind speed from Section 26.5

Inputs:

K_d = 0.85

K_z = 0.85

K_{zt} = 1.0

V = 115 mph

$$q_h = 0.00256\,(0.85)(1.0)(0.85)(115^2)\ \text{lb/ft}^2$$

$$q_h = 24.46\ \text{lb/ft}^2$$

2. Determine Design Wind Force:

Design wind force: $F = q_h G C_f A_s\ (lb)$ (Eq. 29.4-1)

where

q_h = velocity pressure evaluated at height h (defined in Fig. 29.4-1) as determined in accordance with Section 29.3.2

G = gust-effect factor from Section 26.9

C_f = net force coefficient from Fig. 29.4-1

Clearance ratio: s/h = 6/6 = 1.0 Aspect ratio: B/s = 8/6 = 1.33

As = the gross area of the solid freestanding wall or freestanding solid sign, in ft²

Inputs:

q_h = 24.46 lb/ft²

G = 0.85

C_f = 1.43

A_s = 48 ft²

F = (24.46) (0.85) (1.43) (48)

F = 1,427 lbs

3. Determine Design Wind Pressure (W):

Design Wind Pressure (W) = Design Wind Force (F) / Surface area (A_s)

W = 1,427 lbs / 48 ft² = 29.73 lbs/ft²

4. Apply ASD Load Combination Factors (Sec. 2.4.1)

Load combination 7: 0.6D + 0.6W

D = 0 lbs in horizontal plane orientation

W = 29.73 lbs/ft²

Per ASD, factored load = 29.73 lbs/ft² x 0.6 = <u>17.84 lbs/ft²</u>

EMBEDDED POST CALCULATIONS

FLA. BUILDING CODE, 2017

SECTION 1806.3, 1807.3.2.1

Section 1807.3.2.1 of the Florida Building Code provides design criteria for determining the depth of post embedment to resist lateral loads where no lateral constraints are provided at the ground surface. Equation 18-1 provides:

$$d = 0.5A \{1 + [1 + (4.36h/A)]^{½}\}$$

where:

b = Diameter of round post or footing, feet.

d = Depth of embedment in earth in feet.

h = Distance in feet from ground surface to point of application of "P".

P = Applied lateral force in pounds

S_1 = Allowable lateral soil-bearing pressure as set forth in Section 1806.2 based on a depth of one-third the depth of embedment in pounds per square foot.

Let:

b = 1.5 ft

d = 3.92 ft (47 in)

h = 3 feet (midpoint of post)

P = 17.84 lbs/ft^2 x 48 ft^2 = 856.32 lbs

S_1 = 644.13 psf

Per FBC 2017 Table 1806.2, tabular value for lateral bearing pressure for sandy gravel condition is 200 psf/ft.

FBC 2017 Section 1806.3.1 provides that the total resistance to lateral loads shall be permitted to be determined by combining the values derived from the lateral bearing pressure and the lateral sliding resistance specified in Table 1806.2:

Lateral Bearing Pressure: 200 psf/ft below grade

Dead load (self-weight of fence): 131 lbs

Coefficient of friction: 0.35

Total lateral load resistance = 200 psf + (131 lbs * 0.35) = 245.85 psf/ft below grade

FBC 2017 Section 1806.3.4 provides an increase of two times lateral bearing pressure for isolated poles not affected by ½" of motion at the ground surface:

245.85 psf/ft below grade x 2 = 491.70 psf/ft below grade

Embedment depth is 3.92 ft (47 in); one-third of embedment depth = 1.31 ft

S_l = 491.70 psf/ft below grade * 1.31 ft = 644.13 psf

$A = 2.34P/(S_l b)$

$A = 2.34 * 856.32 / (644.13 * 1.5) = 2.07$

Then:

$$d = 0.5A \{1 + [1 + (4.36h/A)]^{½}\}$$

$d = 0.5 * (2.07) * \{1 + [1 + (4.36 * 3 / 2.07)]^{½}\}$

$d = 1.04 * \{1 + [1 + 6.31]^{½}\}$

$d = 1.04 * \{1 + 2.70\}$

$d = 1.04 * 3.70$

d = 3.85 ft = 46 in < 47 in

Therefore:

Minimum footing diameter:	18 in (1.50 ft)
Minimum footing depth:	47 in (3.92 ft)

130 Derry Court
York, Pennsylvania 17406

Telephone: 717-764-7700
Facsimile: 717-764-4129
www.intertek.com/building

SECTION 13
DRAWINGS

The "As-Built" drawings for the 6 ft. high by 6 ft. wide *Gorilla®* Rail and 6 ft. high by 8 ft. wide *Nexus®* Rail vinyl privacy fence systems which follow have been reviewed by Intertek B&C and are representative of the project reported herein. Project construction was verified by Intertek B&C per the drawings included in this report. Any deviations are documented herein or on the drawings.

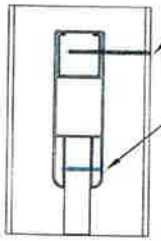
intertek

Test sample complies with these details.
Deviations are noted.

Report # H7214.01-119.18

Date 3-16-18 Tech T. MICKLEY

1¾"x 5½" GORILLA POCKET RAIL VINYL PRIVACY FENCE (6' x 6' PANEL)

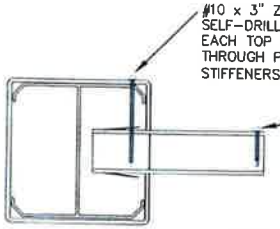


#10 x 3" ZINC-PLATED STEEL SELF-DRILLING SCREW AT EACH TOP AND BOTTOM RAIL, THROUGH POST, RAIL, AND STIFFENERS (4 TOTAL)

#10 x 1½" ZINC-PLATED STEEL SELF-DRILLING SCREW (1) AT TOP AND BOTTOM OF EVERY THIRD INFILL BOARD (6 TOTAL)

ATTACH TRIM CHANNEL TO POST USING (3) #10 x 1½" ZINC-PLATED STEEL SELF-DRILLING SCREWS, AT THE CENTER, AND APPROXIMATELY 6" FROM THE ENDS OF THE TRIM CHANNEL (6 TOTAL).

SECTION A-A



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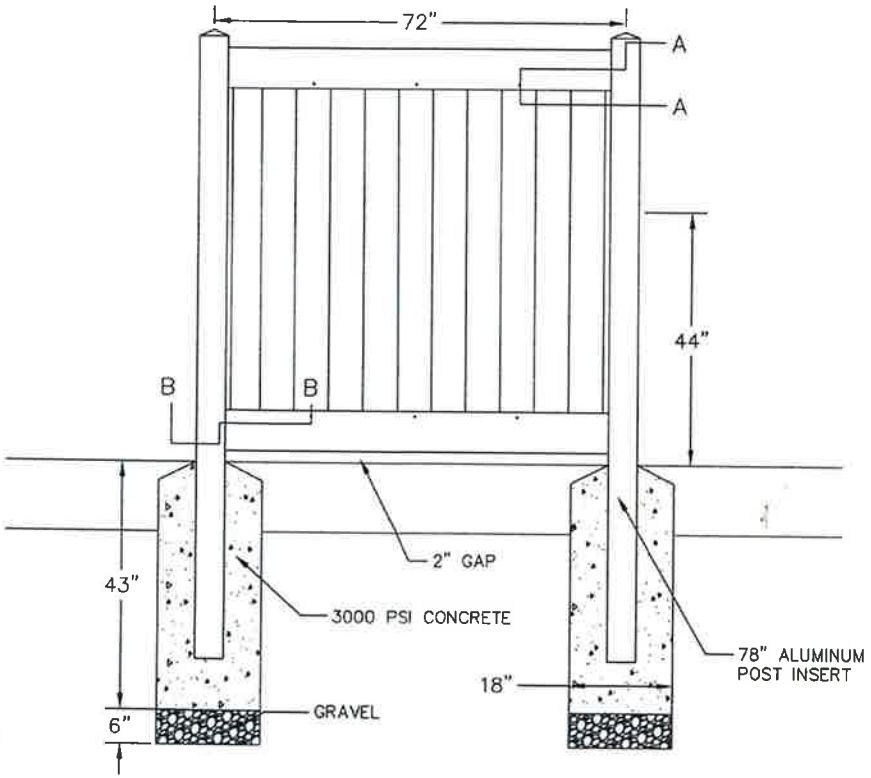
SECTION B-B

NOTE: ADD (1) ¾" HOLE 1" FROM BOTTOM OF POST AND A SECOND ¾" HOLE 1" ABOVE AND ON AN ADJACENT SIDE OF THE POST FROM THE FIRST HOLE TO ALLOW CONCRETE BACKFILL TO GRIP POST



Quantity	Description	Part
2	71½"x 1¾"x 5½" GORILLA POCKET RAIL	F37C
2	7/8" x 59¼" TRIM CHANNEL	F83U
11 ~~13~~	7/8" x 6" x 62¼" GORILLA T&G	F54G
2	5"x 5"x 9' POST (0.150" WALL)	F10C
2	71" x 1¾" STEEL INSERT	GJRFM147-18-71
2	5"x 5"x 78" ALUMINUM "H" INSERT	G10HA
12	#8 x 1½" SELF-DRILLING SCREW	
4	#8 x 3" SELF-DRILLING SCREW	

GENERAL NOTES
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--ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.

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3300 PINSON VALLEY PARKWAY
BIRMINGHAM, AL 35217
(205) 854-4330

1¾" x 5½" GORILLA POCKET RAIL VINYL PRIVACY FENCE 6' x 6' PANEL

Engenium, Inc.™
4085 Devereux Chase
Roswell, GA 30075
678.315.1751
CA#: 30632

CARL ANTHONY HAZELRIGG LICENSE No. 60320 STATE OF FLORIDA PROFESSIONAL ENGINEER 1/22/18

DRAWN BY	SCALE
JVH	N.T.S.
DRAWING NO.	DATE
FBC-175.550	1/22/18
REVISION	SHEET
A	1 of 2

intertek

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Deviations are noted.

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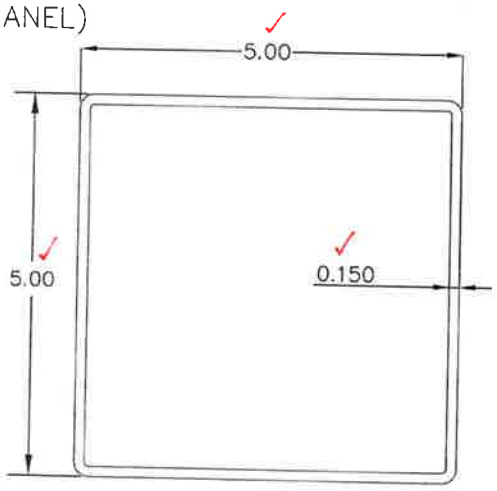
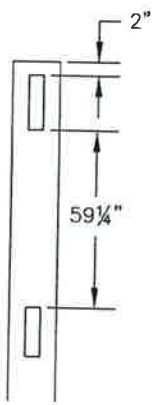
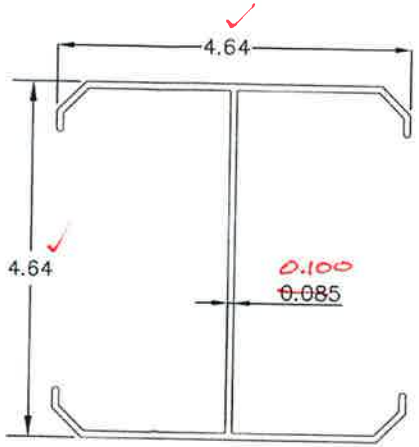


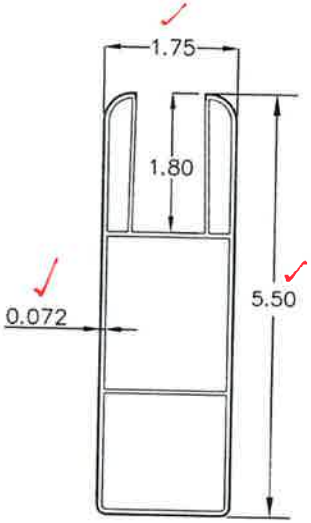
F10C – 5"x 5"x 9' POST



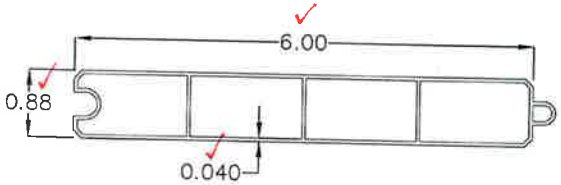
RAIL ROUTE HOLE SPACING



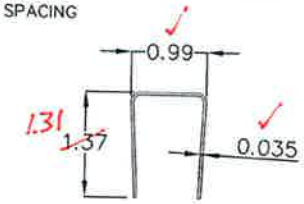
G10HA – ALUMINUM (6063-T6) POST INSERT



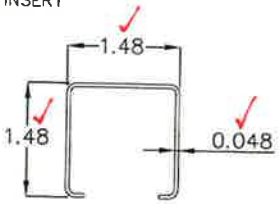
F37C – 1¾" x 5½" GORILLA POCKET RAIL (DOUBLE NOTCHED)



F54G – GORILLA T&G BOARD



F83U
7/8" TRIM CHANNEL



G3RFM147-18-71
1¾" STEEL INSERT

DO NOT SCALE DRAWING
DIMENSIONS ARE IN INCHES
TOLERANCES:
TWO PLACE DECIMAL +/- .02
THREE PLACE DECIMAL +/- .010
ANGULAR +/- 2

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Ingenium, Inc.™
4085 Devereux Chase
Roswell, GA 30075
678.315.1751
CA#: 30632

CARL ANTHONY HAZENBERG LICENSE No. 60320 STATE OF FLORIDA PROFESSIONAL ENGINEER 2/22/18

DRAWN BY	SCALE
JVH	N.T.S.
DRAWING NO.	DATE
FBC-175.550	1/22/18
REVISION	SHEET
A	2 of 2

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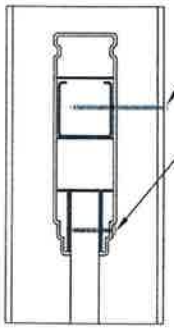
Test sample complies with these details.
Deviations are noted.

Report # H7214.01-119-18

Date 3-16-18 Tech T. MICKLEY

2" x 7" NEXUS POCKET RAIL VINYL PRIVACY FENCE (6' x 8' PANEL)



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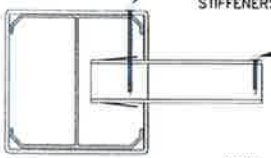
SECTION A-A



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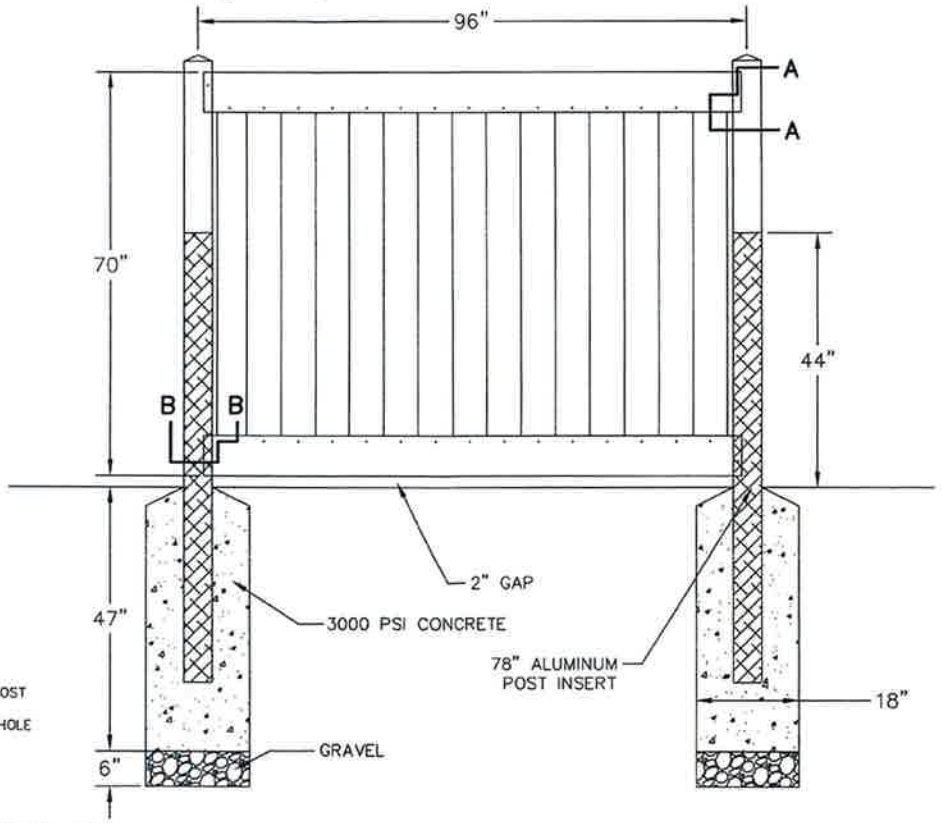

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2	5"x 5"x 9' POST (0.150" WALL)	F10C
2	95" x 2" STEEL INSERT	G3RFH148-18-95
2	5"x 5"x 78" ALUMINUM "H" INSERT	G10HA
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A	1 of 2

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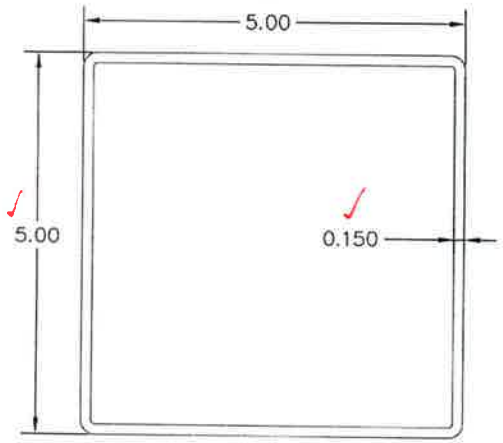
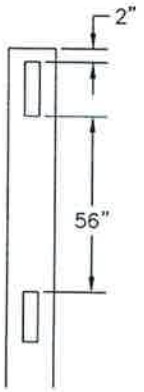
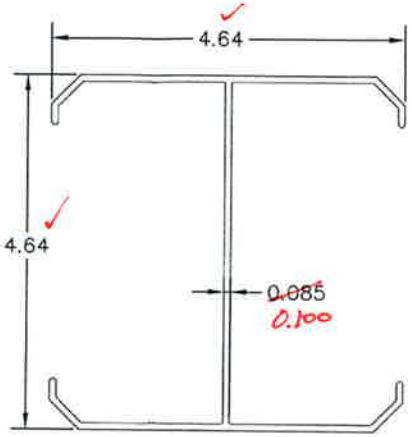


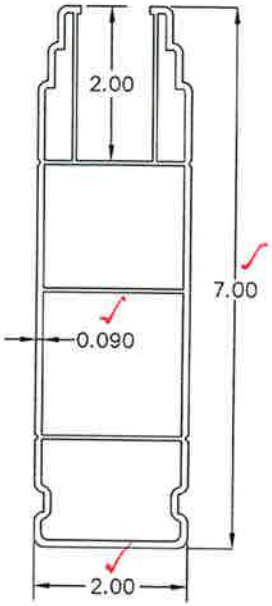
F10C – 5"x 5"x 9' POST



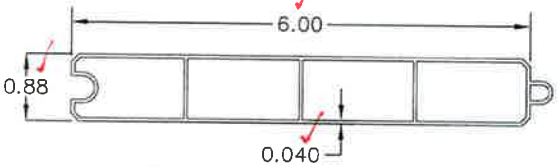
RAIL ROUTE HOLE SPACING



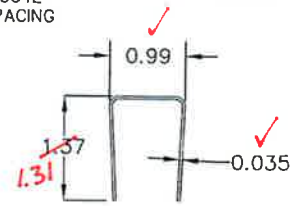
G10HA – ALUMINUM (6063-T6) POST INSERT



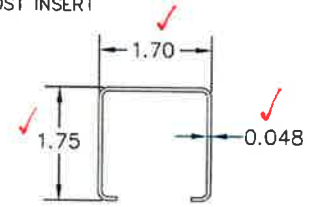
F3P2 – 2"x 7" NEXUS POCKET RAIL (DOUBLE NOTCHED)



F54G – GORILLA T&G BOARD



F83U 7/8" TRIM CHANNEL



G3RFH148-18-95 2" STEEL INSERT

DO NOT SCALE DRAWING
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TOLERANCES:
TWO PLACE DECIMAL +/- .02
THREE PLACE DECIMAL +/- .010
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--SURROUNDING SOIL 200 PSF MINIMUM LATERAL BEARING PRESSURE PER 2017 FBC SECTION 1806.
--FENCE COMPONENTS ARE MANUFACTURED FROM RIGID PVC HOMOPOLYMER.
--ALL CONCRETE SHALL HAVE A 28-DAY COMPRESSIVE STRENGTH OF 3000 PSI.

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SECTION 14
REVISION LOG

REVISION #	DATE	PAGES	REVISION
0	04/09/18	N/A	Original Report Issue

City of Crowley, Texas
City Council Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** September 3, 2026
Department: Community Development	**Agenda Item:** IV.2.
Subject: Hold a public hearing, discuss, and consider approval of Ordinance # 09-2026-605 amending Section 106.93.C of Chapter 106, the comprehensive zoning ordinance, to allow alternative fencing materials with a Specific Use Permit in the Downtown zoning districts, requested by Crowley Brake & Alignment. **Case # ZCA-2026-004**	

Background:

OVERVIEW

The zoning code establishes separate regulations for screening and fencing. Screening is used to hide materials or activities that should be kept out of the public view, usually to minimize the impact of the use on surrounding properties. Fencing, on the other hand, is typically used for the privacy of the property's occupant or for security.

Matt Foster, the applicant, owns and operates two auto repair businesses in the downtown: one at 101 E Main St in the Downtown-Core zoning district and the other at 204 S Hampton in the Downtown-General zoning district. He would like to install fencing for security purposes at his properties and is requesting to amend the zoning code to allow alternative fencing materials with a specific use permit. As the commissioners may recall, Mr. Foster is interested in using corrugated metal fencing at his property on Hampton for security fencing in response to break-ins. Cars parked at a business on a temporary basis (e.g., cars that are waiting for repairs on a temporary basis) are not considered outdoor storage and are not required to be screened.

The materials for screening and fencing were selected based on their durability and ability remain in good shape (if installed properly) for a long period, typically 20 to 50 years. The zoning code includes a list of fencing materials that are permitted by right and also lists materials that are prohibited.

For the downtown zoning districts, only the following materials are permitted for fencing:

- Masonry;
- Ornamental fence;
- Combination of masonry and ornamental wrought iron fence provided the non-masonry material does not exceed 40 percent of the fence;
- Green screen added to an ornamental or combination fence. The green screen must consist of evergreen shrubs achieving a six-foot height within a year.

The following materials are expressly prohibited:

- Chain-link fence;
- Pre-cast concrete;
- Masonry veneer;
- Roll and corrugated metal; and
- Electrical fences [permitted only in Industrial districts with restrictions]

The Commission recently held a work session to talk about possible alternative materials that may be allowed downtown. The outcome of that discussion is that other materials could be appropriate in some limited cases, but it would depend on location and the reason for the fencing (e.g., is it for privacy/security or is it for required screening?). The Commission discussed two possible options for allowing alternative materials based on location and context: (1) an amendment to change the permitted materials for nonresidential districts, but only after an in-depth look at commercial locations city-wide to determine which contexts would be most appropriate or not appropriate; or (2) an amendment to allow alternative materials with an SUP, which is a process that already allows for different regulations based on context.

STAFF REVIEW

There is some merit in allowing alternative materials through an SUP. The downtown fencing requirements apply to all properties as a blanket requirement. Although the downtown district is small, it includes a range of uses and types of development with distinct character areas. This is reflected in the three different sub-districts of the downtown, and the district standards for the Downtown-Core differ from the district standards for the Downtown-General and Downtown-Edge sub-districts. Because of the variety in development character across the downtown, materials may be suitable in one area that would not be appropriate elsewhere.

In addition, the SUP process provides a way for the city to consider new materials on a case-by-case basis until a formal code update is warranted. The permitted materials list was developed based on materials available at the time the fencing regulations were amended in 2024. New materials may be developed over time. For a property owner to use the new materials, the zoning code would likely have to be amended, but the SUP would allow materials to be used prior to a general code update.

The requested change could be made with the following language. This language would grant the request to allow alternative materials for fencing but does not alter the permitted materials for required screening (screening was not part of this request).

Sec. 106-93.C…

c. **Fencing in DT districts**
    1. Fencing standards in Section 106.93.C(6)(a) apply.
    2. Fencing along Main St in the Downtown-Core (DT-C) district shall comply with the following standards:
        i. The fence shall be at least 75% transparent (open).
        ii. The fence height must be a maximum of 4 feet in the front yard

and a maximum of 8 feet in the side or rear yard.

3. The city may approve the use of alternative materials in DT districts, including prohibited materials, through a Specific Use Permit.
    i. Alternative materials may be used only for fencing that is not required for screening.

Additional Elements to Consider

- The zoning code limits front yard fencing along Main St in the Downtown-Core district to a maximum height of four feet and requires fencing to be at least 75% open. This requirement was adopted because closed fencing is inappropriate where walkability is a primary goal. If Case # ZCA-2026-004 is approved, the Commission should consider whether to preserve the open fencing requirement along Main St as part of the ordinance.
- Electrical fences are on the list of prohibited materials list for downtown fencing. Staff recommend that electrical fences not be permitted on any property downtown, even with an SUP. Electrical fencing is currently restricted to industrial zoning districts, and staff recommend not removing this restriction.

The attached ordinance is written as recommended by the Planning & Zoning Commission.

- To adopt only what was originally requested by the applicant, the Council should approve an ordinance that uses the sample language for Section 106-93.C(6)(c) above.
- To adopt the staff recommendation (described below), the ordinance would need to include the language recommended by the Commission **and additional language** noting that the SUP process shall not be used to allow prohibited materials for front yard fencing.

Recommendation:
STAFF RECOMMENDATION
The code amendment would allow the city to be more flexible in atypical or inconspicuous locations, and property owners would be able to request the use of newly-developed materials where the city code hasn't yet been updated to allow them. A property owner would still be required to use the approved materials list (e.g., masonry) where screening is required, such as for dumpster enclosures and outdoor storage.

Staff recommend approval of adding the SUP process but also recommend adding some additional language to the ordinance as a condition of approval.

Staff recommend the following conditions of approval:
1. Add language to the ordinance that the city may restrict the location of some materials as part of granting an SUP. During its work session on this topic, the Planning & Zoning Commission discussed how some alternative materials may be suitable along the rear or side property lines at locations that are not highly visible, such as next to the rail line, but would not be suitable along

the front of the property. In practice, the city already has the authority to impose conditions of approval through the SUP process, but including this language in the ordinance notifies the reader that this kind of condition may be imposed if an SUP is granted.
2. Prohibit the use of materials on the prohibited materials list for front yard fencing (that is, fencing placed forward of the building line). This is similar to item (1) but, rather than allowing the Commission and City Council to make a determination on front yard fencing as part of the SUP process, it removes the option to allow alternative materials for front yard fencing.
3. Add language clarifying that an SUP shall not be used to waive the open fencing requirements for fencing along Main St in the downtown district (requirement in Sec. 106.93.C(6)(c)(2).

PLANNING & ZONING COMMISSION RECOMMENDATION
The Planning & Zoning Commission considered this ordinance during its meeting on August 10. After holding a public hearing, the Commission voted to recommend approval of the ordinance with the condition that the following language be added to the ordinance.
1.The city may approve the use of alternative materials in DT districts, including prohibited materials, through a Specific Use Permit.

i.Alternative materials may be used only for fencing that is not required for screening.
ii.The Specific Use Permit may impose conditions of approval, such as, but not limited to, limiting where alternative materials may be used and imposing maintenance requirements.
iii.A Specific Use Permit shall not be used to waive the requirements of Section 106.93.C(6)(c)(2).

Prohibiting the use of materials on the prohibited materials list for front yard fencing was not included in the motion to approve.

Financial Information:

Attachments:
1. Ordinance # 09-2026-605_ZCA-2026-004
2. ZCA-2026-004_appl_Redacted

ORDINANCE NO. 09-2026-605

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS CHAPTER 106 "ZONING" ARTICLE 8 "LANDSCAPING, SCREENING, & OPEN SPACE STANDARDS" OF THE CITY OF CROWLEY CODE OF ORDINANCES RELATING TO ACCESSORY STRUCTURES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; 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, pursuant to Chapter 211 of the Local Government Code, the City has the authority to adopt a comprehensive zoning ordinance and map regulating the location and use of buildings, structures, and land for business, industry, residence and other purposes, and to amend said ordinance and said map for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a Comprehensive Plan; and

WHEREAS, the City has previously adopted its Comprehensive Zoning Ordinance, as codified as Chapter 106 "Zoning" of the Code of Ordinances of the City of Crowley (the "Zoning Ordinance"); and

WHEREAS, the City Council of the City of Crowley deems it advisable and in the public interest to make certain amendments to portions of Article 8 "Landscaping, Screening, & Open Space Standards" of the Zoning Ordinance relating to fencing and screening as set forth herein; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on August 10, 2026, and the City Council of the City of Crowley, Texas held a public hearing on September 3, 2026 with respect to the Zoning Ordinance amendments described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for amending the Zoning Ordinance.

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

SECTION 1.

That Section 106.93(C)(6) of the Zoning Ordinance is hereby amended to amend Section 106.93(C)(6)(c) so that Section 106.93(C)(6)(c) shall now read as follows:

Sec. 106-93 - SCREENING AND FENCING

…

C. NON RESIDENTIAL AND MULTI-FAMILY SCREENING

…

(6) Fencing

…

"c. Fencing in DT districts

1. Fencing standards in Section 106.93.C(6)(a) apply.
2. Fencing along Main St in the Downtown-Core (DT-C) district shall comply with the following standards:
   i. The fence shall be at least 75% transparent (open).
   ii. The fence height must be a maximum of 4 feet in the front yard and a maximum of 8 feet in the side or rear yard.
3. The city may approve the use of alternative materials in DT districts, including prohibited materials, through a Specific Use Permit.
   i. Alternative materials may be used only for fencing that is not required for screening.
   ii. The Specific Use Permit may impose conditions of approval, such as, but not limited to, limiting where alternative materials may be used and imposing maintenance requirements.
   iii. A Specific Use Permit shall not be used to waive the requirements of Section 106.93.C(6)(c)(2)."

SECTION 2.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Crowley, Texas, and the zoning ordinances 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 sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase 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 sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 4.

All rights and remedies of the City of Crowley are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final

disposition by the courts.

SECTION 5.

Any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars ($2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

The City Secretary of the City of Crowley is hereby directed to publish in the official newspaper of the City of Crowley, the caption, penalty clause, and effective date clause of this ordinance as authorized by the City Charter and Section 52.013 of the Local Government Code.

SECTION 7.

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 THIS THE 3RD DAY OF SEPTEMBER, 2026.

CITY OF CROWLEY

_____

Billy P. Davis, Mayor

ATTEST:

_____

Carol Cannady, City Secretary

APPROVED AS TO FORM:

_____

Rob Allibon, City Attorney

CITY OF CROWLEY
Code Amendment Application
Community Development Department

Case # ZCA-2026-004
(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. Please see the current fee schedule for the application fee. The application fee is non-refundable.

Incomplete applications will not be processed.

Section 1. Property Information (APPLICABLE TO PD/SPECIAL DISTRICTS ONLY)

If you are requesting this code amendment for a planned development district or special district, then please complete Section 1. Otherwise, you may skip to Section 2.

Project Name: _____

Project Address: _____

Legal Description: _____ Gross Acreage: _____

Project Description: _____ No. of Lots: _____

Section 2. Applicant Information *(for PD/special districts: Applicant & Owner Information)*

Applicant Name: MATT FOSTER Company: CROWLEY BRAKE AND ALIGNMENT

Applicant Address: 204 S. HAMPTON Rd City: CROWLEY State: TX

ZIP Code: 76036 Telephone No: 817-771-6161 Email [redacted]

(For PD and special districts, if applicant is not property owner, please provide property owner information below)

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

Property Owner: _____

Applicant Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email _____

Section 3. Information Required for Code Amendment Requests

Section(s) of code you are requesting to change: _____

Proposed change (attach additional pages as needed): WE ARE REQUESTING AN AMENDMENT TO THE DOWNTOWN DISTRICT FENCING STANDARDS. WE ASK THAT THE CODE BE CHANGED TO ALLOW MASONRY, ORNAMENTAL METAL, AND OTHER MATERIALS WHEN APPROVED BY A SPECIAL USE PERMIT. CURRENTLY, THE CODE ONLY ALLOWS MASONRY AND ORNAMENTAL METAL FENCING IN THE DOWNTOWN DISTRICT. WE PROPOSE UPDATING THE LANGUAGE TO PERMIT MASONRY, ORNAMENTAL METAL,

Reason for requested change (attach additional pages as needed): OR OTHER MATERIALS IF THEY ARE APPROVED THROUGH THE SPECIAL USE PERMIT PROCESS. THIS CHANGE WOULD GIVE PROPERTY OWNERS MORE OPTIONS WHILE STILL ALLOWING THE CITY TO MAINTAIN CONTROL OVER DESIGN AND MATERIALS THROUGH THE PERMITTING PROCESS.

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)

PRINTED NAME: MATT FOSTER

SIGNATURE: [signature] DATE: 7-2-2026

FOR PD AND SPECIAL DISTRICTS:

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 # ~~26-0000~~ 24

Date Submitted: 7/2/26

Total Fee: $ 450.00

Date of Payment: 7/2/26

Accepted By: RR 7/2/26

City of Crowley, Texas
City Council Agenda Report

Presenter:	**Meeting Date:** September 3, 2026
Department: Finance	**Agenda Item:** V.1.
Subject: Mayor to announce the date, time and place of the public hearing on the proposed FY 2026-27 Economic Development Corporation Budget.	

Background:
Pursuant to the Local Government Code, the governing body shall in an open meeting, announce the date, time and place of the public hearing on the proposed EDC fiscal year budget.

The public hearing for the FY 2026-27 Economic Development Corporation Budget will be held on Thursday, September 17, 2026 at 7:00 pm, City Council Chambers at 201 E. Main Street, Crowley, Texas.

Recommendation:

Financial Information:

Attachments:
None

City of Crowley, Texas
City Council Agenda Report

Presenter:	**Meeting Date:** September 3, 2026
Department: Finance	**Agenda Item:** V.2.
Subject: Mayor to announce the date, time and place of the public hearing on the Proposed FY 2026-27 City of Crowley Annual Operating Budget.	

Background:
Pursuant to the Local Government Code, the governing body shall in an open meeting, announce the date, time and place of the public hearing on the proposed fiscal year budget.

The public hearing for the FY 2026-27 Annual Operating Budget will be held on Thursday, September 17, 2026 at 7:00 pm, City Council Chambers at 201 E. Main Street, Crowley, Texas.

Recommendation:

Financial Information:

Attachments:
None

City of Crowley, Texas
City Council Agenda Report

Presenter:	**Meeting Date:** September 3, 2026
Department: Finance	**Agenda Item:** V.3.
Subject: Mayor to announce the date, time and place of the public hearing on the 2026 proposed tax rate.	

Background:
Pursuant to the Local Government Code, the governing body shall in an open meeting, announce the date, time and place of the public hearing on the proposed tax rate.

The public hearing for the 2026 Proposed Tax Rate will be held on Thursday, September 17, 2026 at 7:00 pm, City Council Chambers at 201 E. Main Street, Crowley, Texas,

Recommendation:

Financial Information:

Attachments:
None

City of Crowley, Texas
City Council Agenda Report

Presenter: Carol Cannady	**Meeting Date:** September 3, 2026
Department: City Secretary	**Agenda Item:** V.4.
Subject: Discuss and consider approving Resolution No. R09-2026-490, approving a negotiated settlement between the ATMOS Cities Steering Committee (ACSC) and ATMOS Energy Corp, Mid-Tex Division regarding the company's 2026 rate review mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits and requiring the company to reimburse ACSC's reasonable ratemaking expenses.	

Background:

BACKGROUND AND SUMMARY

The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018.

On or about April 1, 2026, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2025, entitled it to additional system-wide revenues of $291.1 million. Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to $273.6 million. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be $253.4 million instead of the claimed $291.1 million.

After several settlement meetings, the parties have agreed to settle the case for $260.5 million. This is a reduction of over $30 million to the Company's initial request. This includes payment of ACSC's expenses. The Effective Date for new rates is October 1, 2026. ACSC members should take action approving the Resolution/Ordinance before October 1, 2026.

RATE TARIFFS

Atmos generated rate tariffs attached to the Resolution/Ordinance that will generate $260.5 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of $13.37 on a monthly

basis, or 14.15%. The increase for average commercial usage will be $44.82 or 9.90%. Atmos provided bill impact comparisons containing these figures.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the City of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on October 1, 2026, ACSC residents will maintain an economic monthly advantage over GRIP and will be comparable to DARR rates.

Comparison to Other Mid-Tex Rates (Residential)

	Average Bill	Compared to RRM Cities
RRM Cities:	$66.18	-
DARR:	$66.07	$0.11
ATM Cities:	$67.02	($0.84)
Environs:	$66.07	$0.11

Note: ATM Cities and Environs rates are as-filed. Also note that DARR uses a test year ending in September rather than December.

EXPLANATION OF "BE IT RESOLVED" PARAGRAPHS:

1. This section approves all findings in the Resolution/Ordinance.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional $260.5 million on a system-wide basis.
5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section requires the Company to reimburse the City for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution/Ordinance approving new rate tariffs.
7. This section repeals any resolution or ordinance that is inconsistent with the Resolution/Ordinance.

8. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.
9. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution/Ordinance. This section further directs that the remaining provisions of the Resolution/Ordinance are to be interpreted as if the offending section or clause never existed.
10. This section provides for an effective date upon passage.
11. This section directs that a copy of the signed Resolution/Ordinance be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover $291.1 million in additional system-wide revenues, the RRM settlement at $260.5 million for ACSC members reflects substantial savings to ACSC cities. Settlement at $260.5 million is fair and reasonable. The ACSC Executive Committee consisting of city employees of 18 ACSC members urges all ACSC members to pass the Resolution/Ordinance before October 1, 2026. New rates become effective October 1, 2026.

Recommendation:

Staff recommends approval of the Resolution.

Financial Information:

None

Attachments:

1. RES 09-2026-490 Atmos Mid-Tex 2026 RRM Settlement Resolution
2. Attachment 1_CY25 MTX RRM - Tariffs
3. Attachment 2_ CY25 MTX RRM - Pension Benchmark
4. CY25 MTX RRM - Average Bill

RESOLUTION NO. R09-2026-490

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2026 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

WHEREAS, the City of Crowley, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the

Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2026, Atmos Mid-Tex filed its 2026 RRM rate request with ACSC Cities based on a test year ending December 31, 2026; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2026 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $260.5 million on a system-wide basis with an Effective Date of October 1, 2026; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

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

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of $260.5 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2026 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $260.5 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2026 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2026.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE 3RD DAY OF SEPTEMBER 2026.

_____
Billy Davis, Mayor

ATTEST:

_____
Carol Cannady, City Secretary

APPROVED AS TO FORM:

_____
Rob Allibon, City Attorney

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 24.35 per month
Rider CEE Surcharge	$ 0.05 per month[1]
Total Customer Charge	$ 24.40 per month
Commodity Charge – All Ccf	$ 1.03839 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 115.50 per month
Rider CEE Surcharge	$ 0.00 per month[1]
Total Customer Charge	$ 115.50 per month
Commodity Charge – All Ccf	$ 0.27784 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 19196. Surcharge billing effective July 1, 2026.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.9582 per MMBtu
Next 3,500 MMBtu	$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1505 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

This tariff is not available to customers with a maximum daily demand of 1,000 MMBtu or greater and a daily/annual load factor of 10% or less. Load factor is calculated as follows: annual usage / (maximum daily connected demand X 365). Load factors will be recalculated once each year to determine appropriate eligibility for Rate T.

Type of Service
Company's receipt and delivery of all gas quantities under the applicable Transportation Agreement will be on a wholly interruptible basis subject to the Terms and Conditions incorporated in the Transportation Agreement. If Customer is an Industrial Customer, then Customer may elect, at the reasonable discretion of Company, to contract for Plant Protection transportation quantities defined as the minimum natural gas required to prevent physical harm and/or protect critical safety to the plant facilities, plant personnel, or the public when such protection cannot be achieved through the use of an alternate fuel. Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 2,304.50 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.9582 per MMBtu
Next 3,500 MMBtu	$ 0.7018 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1505 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

Overpull Fee
Upon notification by Company of an event of interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**SUR – SURCHARGES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Application

This Rider is applicable to customer classes in the incorporated areas under the RRM tariff as authorized by the state or any governmental entity, a municipality, or a regulatory authority pursuant to any statute, ordinance, order, rule, contract, or agreement.

Monthly Calculation

Surcharges will be calculated in accordance with the applicable statute, ordinance, order, rule, contract, or agreement.

FASB ASC 740-10 (Fin48) Refund

Applicable to Customers taking service under Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation.

To ensure that gas utility customers receive the benefit associated with the changes in the Company's Uncertain Tax Positions ("UTPs") arising from recognition of Texas Margin Tax returns.

The decrease shall be calculated as follows:

Beginning with implementation of rates from the negotiated RRM Tariff, and annually thereafter, the portion of UTP liabilities identified in Schedule FIN48-1.1 for the prior fiscal year shall be allocated based on the final class allocations of GUD No. 10170 as per the RRM Tariff, divided by the annual bill count to derive rates to be refunded through Rider SUR in the subsequent fiscal year. Each year's calculation will include a true-up (+ or -) due to account for over/under collections. Amounts identified in Schedule FIN48-1 shall be adjusted to reflect any audit adjustments received from the Texas Comptroller of Public Accounts.

No action on the part of the Regulatory Authority is required to give effect to the amount to be refunded to customers. However, any amount refunded to customers shall be fully subject to review for reasonableness and accuracy in the gas utility's next statement of intent proceeding with the Railroad Commission of Texas, and if applicable, the gas utility shall be required to reconcile any discrepancies.

The following refund as authorized in the most recent negotiated RRM Tariff shall be refunded to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill in each month for a 12-month period. The refund amount by month by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	$ (0.14)
Rate C – Commercial Sales	$ (0.49)
Rate I – Industrial Sales	$ (10.47)
Rate T – Transportation	$ (10.47)

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**SUR – SURCHARGES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Unprotected Excess Deferred Income Tax Amortization

The allocated RRM Cities balance of the Unprotected portion of the Excess Deferred Income Taxes ("EDIT") remaining after implementation of rates at October 1, 2026 shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill for a one-month period. The refund amount by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	$ (4.45)
Rate C – Commercial Sales	$ (14.80)
Rate I – Industrial Sales	$ (319.02)
Rate T – Transportation	$ (319.02)

Maximum Allowable Operating Pressure ("MAOP") Hydrostatic Testing Cost Recovery

The allocated RRM Cities balance of the MAOP Hydrostatic Testing Cost as of December 31, 2025 is to be recovered through a monthly rate. This monthly rate shall be applied to each Rate Schedules R – Residential, C – Commercial, I – Industrial and T – Transportation customer's monthly bill for approximately twelve (12) months or until all approved costs are recovered from the applicable customer classes. The monthly recovery rate by Rate Schedule is shown in the table below:

Rate Schedules	Rate
Rate R – Residential Sales	$ 0.30
Rate C – Commercial Sales	$ 0.98
Rate I – Industrial Sales	$ 21.17
Rate T – Transportation	$ 21.17

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BI_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2026**	

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	9.78	0.1448	91.89	0.8018
Austin	9.07	0.1318	213.26	0.9418
Dallas	12.87	0.1937	192.49	1.1269
Waco	9.39	0.1261	159.17	0.8068
Wichita Falls	10.61	0.1364	133.65	0.6965

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at www.atmosenergy.com/MTXtariffs, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2026 Willis Towers Watson Report as adjusted (1) (2) (3)	$ 200,382	$ (490,197)	$ 951,536	$ (3,288,240)	$ 72,926	
2	Allocation Factor	46.66%	46.66%	87.00%	87.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	$ 93,490	$ (228,707)	$ 827,882	$ (2,860,928)	$ 72,926	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	$ 93,490	$ (228,707)	$ 827,882	$ (2,860,928)	$ 72,926	$ (2,095,337)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	80.27%	80.27%	36.19%	36.19%	8.73%	
8							
9	Summary of Costs to Approve (1):						
10	Total Pension Account Plan	$ 75,047		$ 299,646			$ 374,693
11	Total Post-Employment Benefit Plan		$ (183,588)		$ (1,035,492)		(1,219,080)
12	Total Supplemental Executive Benefit Plan					$ 6,367	6,367
13	Total (Ln 10 + Ln 11 + Ln 12)	$ 75,047	$ (183,588)	$ 299,646	$ (1,035,492)	$ 6,367	$ (838,020)

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
1	**Rate R @ 40.7 Ccf**							
2	Base Rates:							
3	Customer Charge		$ 23.65	$ 24.35	$ 23.65	$ 24.35	$ 0.70	
4	Consumption Charge (Ccf)	40.7	$ 0.74748	$ 1.03839	30.44	42.29	11.85	
5	Total Base Rates				$ 54.09	$ 66.64	$ 12.55	23.20%
6								
7	Gas Cost:							
8	Rider GCR Part A (Ccf)	40.7	$ 0.26375	$ 0.26375	$ 10.74	$ 10.74	$ -	
9	Rider GCR Part B (Ccf)	40.7	$ 0.58642	$ 0.58642	23.88	23.88	-	
10	Total Gas Cost				$ 34.62	$ 34.62	$ -	0.00%
11								
12	Total Base with Gas Cost				$ 88.71	$ 101.26	$ 12.55	
13	Rider FF & Rider TAX		0.06509	0.06509	5.77	6.59	0.82	14.15%
14								
15	**Total Residential Average Bill**				**$ 94.48**	**$ 107.85**	**$ 13.37**	**14.15%**
16								
17	**Rate C @ 372.6 Ccf**							
18	Base Rates:							
19	Customer Charge		$ 94.00	$ 115.50	$ 94.00	$ 115.50	$ 21.50	
20	Consumption Charge (Ccf)	372.6	$ 0.22261	$ 0.27784	82.95	103.53	20.58	
21	Total Base Rates				$ 176.95	$ 219.03	$ 42.08	23.78%
22								
23	Gas Cost:							
24	Rider GCR Part A	372.6	$ 0.26375	$ 0.26375	$ 98.28	$ 98.28	$ -	
25	Rider GCR Part B	372.6	$ 0.40258	$ 0.40258	150.02	150.02	-	
26	Total Gas Cost				$ 248.30	$ 248.30	$ -	0.00%
27								
28	Total Base with Gas Cost				$ 425.25	$ 467.33	$ 42.08	
29	Rider FF & Rider TAX		0.06509	0.06509	27.68	30.42	2.74	9.90%
30								
31	**Total Commercial Average Bill**				**$ 452.93**	**$ 497.75**	**$ 44.82**	**9.90%**
32								

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2025

Line No.	Description	Average Volumes	Current Rates	Proposed Rates	Current Average Bill	Proposed Average Bill	Amount Change	Percent Change
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)
33	**Rate I at 1263 MMBTU**							
34	Base Rates:							
35	Customer Charge		$1,848.75	$ 2,304.50	$ 1,848.75	$ 2,304.50	$ 455.75	
36	Block 1 - Consumption Charge (MMBtu)	1,263	$ 0.7678	$ 0.9582	969.87	1,210.38	240.51	
37	Block 2 - Consumption Charge (MMBtu)	-	$ 0.5623	$ 0.7018	-	-	-	
38	Block 3 - Consumption Charge (MMBtu)	-	$ 0.1206	$ 0.1505	-	-	-	
39	Total Base Rates	1,263			$ 2,818.62	$ 3,514.88	$ 696.26	24.70%
40								
41	Gas Cost:							
42	Rider GCR Part A (MMBtu)	1,263	$ 2.63750	$ 2.63750	$ 3,331.65	$ 3,331.65	$ -	
43	Rider GCR Part B (MMBtu)	1,263	$ 0.90813	$ 0.90813	1,147.13	1,147.13	-	
44	Total Gas Cost				$ 4,478.78	$ 4,478.78	$ -	0.00%
45								
46	Total Base with Gas Cost				$ 7,297.41	$ 7,993.67	$ 696.26	
47	Rider FF and Rider TAX		0.06509	0.06509	475.01	520.33	45.32	9.54%
48								
49	**Total Industrial Average Bill**				**$ 7,772.42**	**$ 8,514.00**	**$ 741.58**	**9.54%**
50								
51	**Rate T at 4935 MMBTU**							
52	Base Rates:							
53	Customer Charge		$1,848.75	$ 2,304.50	$ 1,848.75	$ 2,304.50	$ 455.75	
54	Block 1 - Consumption Charge (MMBtu)	1,500	$ 0.7678	$ 0.9582	1,151.70	1,437.30	285.60	
55	Block 2 - Consumption Charge (MMBtu)	3,435	$ 0.5623	$ 0.7018	1,931.41	2,410.57	479.16	
56	Block 3 - Consumption Charge (MMBtu)	-	$ 0.1206	$ 0.1505	-	-	-	
57	Total Base Rates	4,935			$ 4,931.86	$ 6,152.37	$ 1,220.51	24.75%
58								
59	Gas Cost:							
60	Rider GCR Part B (MMBtu)	4,935	$ 0.90813	$ 0.90813	$ 4,481.46	$ 4,481.46	$ -	
61	Total Gas Cost				$ 4,481.46	$ 4,481.46	$ -	0.00%
62								
63	Total Base with Gas Cost				$ 9,413.33	$ 10,633.84	$ 1,220.51	
64	Rider FF and Rider TAX		0.06509	0.06509	612.74	692.19	79.45	12.97%
65								
66	**Total Transportation Average Bill**				**$ 10,026.07**	**$ 11,326.02**	**$ 1,299.96**	**12.97%**

City of Crowley, Texas
City Council Agenda Report

Presenter: Mike Rocamontes	**Meeting Date:** September 3, 2026
Department: Public Works	**Agenda Item:** V.5.
Subject: Discuss and consider approval of Ordinance No 09-2026-603 establishing new school zones and updating the City's inventory of speed limits and school zones.	

Background:
Staff received a request from the Crowley School District to designate a new school zone on the 100-300 Blocks of Eagle Drive from W Main St to Longhorn Trail for the Crowley High School; and to re-establish school zones for the Crowley Learning Center on S Oak St and S Peach St.

Recommendation:
Staff recommends approving Ordinance 09-2026-603

Financial Information:
The school district has purchased the signs, but the City will install and be responsible for maintainence.

Attachments:
1. Ordinance 09-2026-603 New school zone

ORDINANCE NO 09-2026-603

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS, ESTABLISING NEW SCHOOL ZONES AND UPDATING THE CITY'S INVENTORY OF SPEED LIMITS AND SCHOOL ZONES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING A SAVINGS CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley 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, Chapters 542 and 545 of the Texas Transportation Code authorize municipalities to establish speed limits and school zones and to install appropriate traffic-control signs and markings; and

WHEREAS, Chapter 82, "Traffic and Vehicles," Article IV, "Operation of Vehicles," Division 2, "Speed Regulations," of the City's Code of Ordinances provides that speed limits and school zones may be amended by ordinance of the City Council and requires the City Secretary to maintain an inventory of such speed limits and school zones; and

WHEREAS, the City Council finds that the adoption of this Ordinance promotes the public health, safety, and welfare by reducing traffic hazards and protecting school children;

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

SECTION 1.

The following street locations are hereby designated as a school zones within the City of Crowley, Texas, and shall be subject to the reduced speed limit specified below during the times indicated by posted signs or while the flashing signals are operating:

Crowley High School - The 100 through 300 blocks of Eagle Drive, extending from West Main Street to Longhorn Trail, a distance of approximately 0.294 miles, are hereby designated as a school zone with a maximum speed limit of 20 miles per hour.

Crowley Learning Center - The 100 through 300 blocks of South Oak Street between W Main Street and S Beverly Street, a distance of approximately 0.306 miles, are hereby designated as a school zone with a maximum speed limit of 20 miles per hour

Crowley Learning Center - The 400 and 500 blocks of Peach Street between S Oak Street and S Beverly Street, a distance of approximately 0.158 miles, are hereby designated as a school zone with a maximum speed limit of 20 miles per hour

SECTION 2.

The City's inventory of speed limits and school zones is hereby amended to include the newly established school zone, as reflected in Exhibit A, attached hereto and incorporated herein by reference.

SECTION 3.

That this ordinance shall be cumulative of all other ordinances of the City of Crowley and shall not repeal any of the provisions of such ordinances, except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 4.

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

SECTION 5.

That all rights or remedies of the City of Crowley, Texas, are expressly saved as to any and all violations of the City Code or any amendments thereto regarding stop signs or stop intersections that have accrued at the time of the effective date of this ordinance; and as to such accrued violations, and all pending litigation, both civil or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 6.

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars ($2,000.00) for all violations involving zoning, fire safety, or public health and sanitation, including dumping or refuse, and shall be fined Five Hundred Dollars ($500.00) for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

The City Secretary of the City of Crowley is hereby directed to publish in the official newspaper of the City of Crowley, the caption, penalty clause, and effective date clause of this ordinance as authorized by the City Charter and Section 52.013 of the Local Government Code.

SECTION 8.

This ordinance shall be in full force and effect from and after its passage, and it is so ordained.

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

_____
Billy Davis, Mayor

ATTEST:

_____
Carol Cannady, City Secretary

APPROVED AS TO FORM:

_____
Rob Allibon, City Attorney

EXHIBIT A

Speed Limit and School Zone Inventory

The maximum speed limits for the streets listed below shall be as follows:

Street	Description	Speed Limit	Ord No	Date
South Magnolia St	400 thru 800 block of South Magnolia St	35 mph	87-404	12/03/1987
North Roberts St	100 thru 400 block of North Roberts St	35 mph	87-404	12/03/1987
South Hampton Rd	1,000 thru 1,600 block of South Hampton Rd	35 mph	87-404	12/03/1987
East and West Industrial Blvd	From the intersection of East Industrial Blvd and North Crowley Rd westward to the intersection of West Industrial Blvd and North Beverly St	40 mph	01-2003-01	01/02/2003
North Beverly St	North Beverly St from its intersection with West Industrial Blvd southward through the 600 block of North Beverly St (Intersection of N Beverly St and Main St)	40 mph	01-2003-01	01/02/2003
South Beverly St	From the 600 block of North Beverly St (Intersection of N Beverly St and Main St) southward through the 600 block of South Beverly St (by Police Station)	40 mph	06-2019-371	06/20/2019
South Beverly St 9th Grade Campus	**South Beverly St – 900 block thru 1100 block (Previously a TxDot Farm-to-Market Road)**	**35 mph when flashing**	**94-551**	**02/17/1994**
East Main St	500 thru 700 block of East Main St	45 mph	06-2019-371 (added by this Ordinance)	06/20/2019
West Main St Crowley High School	**West Main St - 1,000 thru 1,300 block**	**20 mph**	**89-449**	**09/07/1989**
Eagle Dr Crowley High School	**Eagle Dr - 100 thru 300 block from W Main St to Longhorn Trail (approximately .294 miles)**	**20 mph when signed**	**09-2026-603**	**09/03/2026**
South Heights St Bess Race Elementary	**South Heights St – 400 thru 600 block**	**20 mph**	**06-2019-371 (added by this Ordinance)**	**06/20/2019**
Horn St Bess Race Elementary	**Horn St – 600 thru 700 block**	**20 mph**	**06-2019-371 (added by this Ordinance)**	**06/20/2019**

West Peach St Crowley Learning Center	**West Peach St - 400 thru 500 block**	**20 mph**	**Added by 09-2026-603 Removed by 06-2019-371 (Original 89-449)**	**09/03/2026**
South Oak St Crowley Learning Center	**South Oak St - 100 thru 300 block**	**20 mph**	**Added by 09-2026-603 Removed by 06-2019-371 (Original 89-449)**	**09/03/2026**
FM1187	MP 0 (West City Limits) eastward MP 1.00 *Note: Original Ordinance Amended by Ordinance 12-2018-357, therefore only this portion of FM1187 is 55 mph*	55 mph	10-2004-16	10/21/2004
FM1187	MP 1.00 East 1.965 miles to MP 2.965	45 mph	12-2018-357	12/06/2018
FM1187	MP 11.120 East .240 miles to MP 11.360	40 mph 30 mph when flashing (school zone)	10-2007-16	10/04/2007
FM 1187 Richard Allie Middle School	**FM1187 - MP11.120 East .24 miles to MP 11.360**	**30 mph when flashing**	**10-2007-16**	**10/04/2007**
FM731	Station 257+32/MP 14.568 (Crowley-Ft Worth City Limits) southerly for 1.056 miles to Station 313+10/MP 15.624	50 mph	95-592	09/22/1995
FM 731 HF Stevens Middle School	**FM731 - Station 271+10/MP 14.829 southerly .322 miles to Station 288+10/MP 15.15**	**35 mph when flashing (school zone)**	**95-592**	**09/22/1995**
FM731	Station 313+10/MP 15.624 southernly for 0.983 miles to Station 365+00/MP 0.531	40 mph	95-592	09/22/1995
FM731 Deer Creek Elementary	**FM731 - MP 0.100 south .590 miles to MP 0.690**	**25 mph when signed for school crossing**	**06-2025-564**	**06/05/2025**
FM731	Station 365+00/MP 0.531 southernly for .473 miles to Station 390+00/MP 1.004	45 mph	95-592	09/22/1995

FM731	Station 390+00/MP 1.004 southernly for 1.044 miles to Station 445+10 (Crowley city limits at Tarrant-Johnson County Line)	55 mph	95-592	09/22/1995

Speed Limit and School Zone Designation REMOVED/AMENDED by Ordinance:

School	Description	Speed Limit	Ord No	Date
West Pecan St Crowley ISD Administration Building (Old Bess Race Elementary School)	West Pecan St - 500 block	20 mph	Removed by 06-2019-371 (Original 89-449)	06/20/2019
South Midway Crowley ISD Administration Building (Old Bess Race Elementary School)	South Midway - 200 thru 300 block	20 mph	Removed by 06-2019-371 (Original 89-449)	06/20/2019
FM731 Deer Creek Elementary	FM731 - Station 342+2/MP 0.099 southerly .347 miles to station 360+50/MP 0.446	30 mph when signed for school crossing	Amended by 06-2025-564 (Original 95-592)	06/05/2025

City of Crowley, Texas
City Council Agenda Report

Presenter: Cristina Winner	**Meeting Date:** September 3, 2026
Department: Asst City Managers	**Agenda Item:** V.6.
Subject: Discuss and consider a resolution approving the Central Appraisal District of Johnson County's proposal to purchase, renovate and finance the acqusition of an office building located at 240 N. Burleson Blvd., Burleson, Texas, for the use as the Central Appraisal District of Johnson County office, as authorized by Section 6.051 of the Texas property code.	

Background:
The Central Appraisal District of Johnson County (JCAD) is requesting approval from its participating taxing units to purchase and renovate an existing commercial building located at 240 N. Burleson Blvd. in Burleson for use as its appraisal district office. Pursuant to Section 6.051 of the Texas Property Code, JCAD's proposed purchase of real property must be approved by three-fourths of the taxing units entitled to vote on the appointment of the JCAD Board of Directors. Taxing units are requested to approve or disapprove the proposal within 30 days of receiving notice.

JCAD has negotiated a purchase price of $6.5 million and proposes financing 100% of the purchase price through a mortgage, with existing reserves used for approximately $900,000 in anticipated finish-out costs. JCAD anticipates no budget increase related to the acquisition for 2027; however, its proposal estimates an approximately 12% increase in annual CAD expenses beginning in 2028 to accommodate mortgage payments. JCAD notes that potential sublease revenue could reduce the estimated increase to approximately 8.5%.

Recommendation:

Financial Information:

Attachments:
1. Letter from Central Appraisal District
2. Resolution RXX-2026-XXX Approving/Disapproving JCAD's Building Acquistion

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY

www.johnsoncad.com

109 N Main St
Cleburne TX 76033

Metro (817) 648-3000

Tuesday, August 11, 2026

City of Crowley
Billy P Davis
billy@ci.crowley.tx.us
201 E Main St
Crowley, TX 76036

Re: Resolution Seeking Approval to Purchase an Office Building to Accommodate the Office of the Central Appraisal District of Johnson County

Mr. Davis,
The Board of Directors of the Central Appraisal District of Johnson County (JCAD) respectfully requests that the approve its plans to purchase and renovate an existing office building located at 240 N. Burleson Blvd., Burleson, Texas. Enclosed is a resolution by the Board of Directors requesting authorization to purchase an appraisal office and a sample resolution for your taxing entity to authorize the Board of Directors to purchase the building, renovate it and finance these costs. It is requested that the approve this resolution to authorize the Board of Directors to proceed with this project.

Under the Texas Property Tax Code section 6.051, a taxing unit must pass a resolution to approve or disapprove an appraisal district's purchase of property within thirty days of the date it receives a request from the Appraisal District. On behalf of the Board of Directors, I respectfully request that at the next meeting of your governing body you place on your agenda as an action item "To consider a resolution approving the Central Appraisal District of Johnson County to purchase an appraisal office".

A document summarizing the analysis and conclusions Board of Directors of the Central Appraisal District of Johnson County has been included for review. Please feel free to contact me with any questions regarding the JCAD Board of Directors plan to purchase an office facility to serve as the location of the Central Appraisal District of Johnson County. I can be reached at (817) 648-3053 or mfast@johnsoncad.net.

Mitch Fast
Executive Director/Chief Appraiser
Central Appraisal District of Johnson County

Johnson County Central Appraisal District Facility Proposal
August 3, 2026

1 OBJECTIVE:

To obtain a facility that will better serve the public and accommodate JCAD operations for the next 20-30 years.

2 BACKGROUND:

- The current CAD office has fallen into significant disrepair, has very limited space for required operations and has insufficient room to expand the current facility.
- The Organizational Audit, conducted by an independent consultant, documented that the employees have health and safety concerns in the current building in addition to overcrowding. The space is simply too small for efficient operations.
- Additionally, onsite parking is insufficient, and the CAD pays for offsite parking each month.
- The CAD also pays for the use of the Cleburne Conference Center for its Board meetings because the CAD office does not have a meeting space large enough.
- Finally, property tax protest hearings are conducted in meeting rooms within the CAD building. While the CAD recently converted additional space to create a third hearing room, the rooms remain undersized and the facility lacks the capacity to efficiently handle the growing number of appeals. A new building should include four dedicated ARB hearing rooms designed specifically for this purpose. Operating four ARB panels simultaneously would shorten the hearing season, improve the experience for property owners, and allow appraisal rolls to be certified earlier. Earlier certification gives taxing entities more reliable property value information sooner, supporting more informed budget and tax rate decisions.

The Board Subcommittee evaluated at three possibilities:

1) **Rebuilding the existing facilities.** The Subcommittee determined that the current facility could not be reasonably rehabilitated, especially due to the very limited ground space to expand the building or add parking.

2) **Locating, obtaining land and building a new facility.** The Subcommittee searched the county and located 3 potentially suitable land sites. These sites were reduced to the 2 most desirable and affordable. The cost of buying land and building a facility has been estimated

by architectural and engineering firms at around Eight to Ten Million Dollars ($8-10M) and it would take approximately 1.5 to 2 years to fruition.

3) **Locating, purchasing and rehabilitating an existing building.** The Subcommittee evaluated four possibly suitable facilities available in the county. One had several separate buildings and office spaces that were broken into sections that were difficult to adapt to our needs. The second was determined to have insufficient space for current and future operations. The third was only offered for lease and we felt this was not in the best interest of the Taxpayers to pay a lease forever and risk potentially "losing" the lease in the future, requiring another disruptive and expensive move.

The fourth property can accommodate current and future (20-30 years) needs for operations and parking. This facility is located at 240 North Burleson Blvd. Burleson, TX (directly on I-35). The facility has a total of 24,939 sf on two acres with 62 existing parking spaces and includes an additional 1.3-acre tract for potential parking and/or future expansion. The floorplan is widely open and configurable to our needs.

3 PROPERTY VALUE ANALYSIS –

Subject Property –

The subject property is located at 240 N. Burleson Blvd. Burleson, Texas. This is the former Harley Davidson building located on the east side of the I-35 access road, just north of Renfro Street.

- The property was initially offered for $8.1 million.
- CBRE provided a Market appraisal (Jan. 2026) for the same amount.
- Keller Williams Synergy acted as our Agent and provided an opinion of value at $7.2 million
- After some negotiation, we agreed with the Seller on a purchase price of **$6.5 million (20% below asking price)**

Income from a Sublease –

The building has more square footage than is currently required but the CAD will need more space as the county is projected to grow significantly. There could be additional value in executing a potential sublease, where we might sublease only the upper floor with 6,206 sf for a tenant, leaving over 16,000 sf for CAD operations, an amount considered to be sufficient for CAD operations within the next few years. Any sublease revenue could be used as an offset to the mortgage.

4 FINISH OUT

The building has five restrooms and a dozen or so office spaces built out but much of the space is open area that can be configured into offices and conference space, at a cost. According to a JDG Consulting report dated April 2, 2026, Tenant improvement finish-out costs in Burleson, Texas (part of the Dallas-Fort Worth metro area) typically range from $32 to $60 per square foot for a moderate remodel and $65 to $120 per square foot for a full buildout (including bathrooms, etc.). The building is already complete with HVAC, restrooms, etc. The primary finish out would be to primarily install office cubicles. An estimate of that cost is ~ $900k.

5 FINANCING PLAN –

Source of Funds -

We plan to obtain a mortgage for the full amount of the purchase price, then use our cash for finish out. We have a current reserve on the balance sheet of $2,396,812 in the Building Purchase fund (per the approved 2025 Audit).

We also own the current facility on Main Street with no debt and have a purchase commitment at fair market value. We have yet to obtain that firm sales value but estimating it to be ~ $800k. We plan to use the funds from the sale to make mortgage payments for the first year so that no CAD budget increase will be needed for 2027. We anticipate the 2028 budget will require an approximate 12% increase in annual CAD expenses to cover mortgage payments but this *might* be offset by Sublease income to a net increase of only 8.5%. The alternative is to obtain a special assessment of $6.5 million in this current year to cover the cost of the building. We believe that will be difficult for the Taxing Entities, so we decided on the financing option.

Proposal –

Our proposed plan is to finance 100% of the purchase and use the existing balance sheet cash to finish out the building. Then we would use the proceeds from the sale of our existing building to make payments until we adjust our annual budget to include the mortgage payments. We have discussed the opportunity with our current banker, First Financial Bank. We asked them to provide financing of $6.5M for 15-20 years at a 5% interest rate. They will accept tax revenues as collateral and finance 100% of the tax-free transaction.

Proforma Use of Funds –

Purchase price of $6.5M from 100% Bank loan

Finish Out of $900K & Closing Costs of $130K from balance sheet Building Purchase Fund

Less Potential Sublease income of $155,150 ($13k/month for 12 months – and longer)

Total Transaction Expenditures = $7,374,850 (probably less than new build)

6 FINAL RECOMMENDATION

Since:

1) the current facility cannot be reasonably rehabilitated, and

2) the estimated cost is less than building a new facility, and

3) it would be years before we could construct and move into a new facility;

therefore,

We have negotiated an acceptable price on the subject Burleson property. We plan to finance 100% of the purchase price with tax revenues as collateral, use our balance sheet cash for the finish-out, and use the cash from the sale of our current CAD property to make payments until we can include the mortgage payments in the next fiscal year budget.

Basis for offered value –

1. Asking price of this property was **$7,380,000**
2. Market appraisal (Jan. 2026) provided by CBRE = **$8,100,000**
3. Buyer Agent Market analysis = **$7,228,256**
4. Seller accepted our offer of **$6,500,000**
5. We will save money from currently paying to lease parking spaces from the City of Cleburne, and for the use of the Conference Center for our CAD Board meetings.
6. The public is better served with a new building. We would certainly be able to schedule more concurrent ARB hearings if we had 4 hearing rooms. After all, our customers are also customers of the taxing entities.

RESOLUTION NO. RXX-2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TARRANT COUNTY, TEXAS, APPROVING OR DISAPPROVING THE CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY BUILDING ACQUISITION PROPOSAL; FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS RESOLUTION WAS PASSED WAS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 6.051(b) of the Texas Property Tax Code requires that each taxing unit entitled to vote on the appointment of board members receive the Central Appraisal District of Johnson County's resolution, together with information showing the costs of other available alternatives to the proposal, and provides that on or before the 30th day after receiving notice of the proposal, the governing body may approve or disapprove the proposal; and

WHEREAS, the City Council of the City of Crowley, Texas, has received and considered the Central Appraisal District of Johnson County's building acquisition proposal and supporting information;

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

SECTION I.

The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION II.

The City Council of the City of Crowley, Texas, hereby submits its:
_____(approval/disapproval) of the Central Appraisal District of Johnson County building acquisition proposal.

SECTION III.

This action is taken in Open Session of the City Council of the City of Crowley, Texas, as authorized under Section 6.051(b) of the Texas Property Tax Code, for the purpose of acting on the proposal.

PASSED AND APPROVED ON THIS THE ____ DAY OF _____, 20____, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS.

CITY OF CROWLEY, TEXAS

_____
Billy P. Davis, Mayor

ATTEST:

_____
Carol C. Konhauser, City Secretary

City of Crowley, Texas
City Council Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** September 3, 2026
Department: City Secretary	**Agenda Item:** VI.1.
Subject: Discuss and consider nominating Nina Campbell to be appointed to the Zoning Board of Adjustments, Alternate Place 2 for the remainder of the term expiring June 2028.	

Background:

Recommendation:

Financial Information:

Attachments:
None

City of Crowley, Texas
City Council Agenda Report

Presenter: Molly Martin	**Meeting Date:** September 3, 2026
Department: EDC	**Agenda Item:** VII.1.
Subject: Discuss an Economic Development Performance Agreement for Project No. 2026-01, Entertainment Venue, to promote, develop, and expand business enterprises and to develop and maintain recreational or community facilities in Crowley, pursuant to Section 551.087 - Business Prospect/Economic Development of Texas Local Government Code.	

Background:

Recommendation:

Financial Information:

Attachments:
None

CITY OF CROWLEY - City Council
CERTIFIED AGENDA OF THE EXECUTIVE/CLOSED SESSION
September 3, 2026

I. Statement of Beginning Executive/Closed Session

Mayor Billy Davis announced at the beginning of the executive/closed session:

"The Crowley City Council, on September 3, 2026, beginning at _____ p.m., convened in an executive/closed session in accordance with the Texas Open Meetings Act (Local Government Code – Chapter 551)."

II. The following were present:

_____ Mayor Billy Davis	_____ Council Member Tina Pace
_____ Council Member Jerry Beck, Jr.	_____ Council Member Jesse Johnson
_____ Council Member Jim Hirth	_____ Council Member Carl Weber III
_____ Council Member Scott Gilbreath	_____ City Manager Lori Watson
_____ City Attorney Rob Allibon	_____ Asst City Manager Cristina Winner
_____ Asst City Manager Matt Elgin	_____ Other:
_____ Other:	_____ Other:

III. Subject Discussed in the Session Closed to the Public

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:"

Discuss an Economic Development Performance Agreement for Project No. 2026-01, Entertainment Venue, to promote, develop, and expand business enterprises and to develop and maintain recreational or community facilities in Crowley, pursuant to Section 551.087 - Business Prospect/Economic Development of Texas Local Government Code.

IV. Statement at End of Executive/Closed Session

Mayor Billy Davis announced at the end of the executive/closed session:

"The City Council ended its executive/closed session at _____p.m., on September 3, 2026."

V. Record of Further Action Taken, if any, on Above Items in the Subsequent Open Session.

VI. Certification by Presiding Officer

I hereby certify that this agenda of closed session of the City Council of the City of Crowley is a true and correct record of the proceedings pursuant to the Texas Government Code, Chapter 551.

WITNESS MY HAND this the _____day of _____ 20____."

CITY OF CROWLEY

_____
Billy Davis, Mayor