



Agenda
Crowley Planning & Zoning Commission
September 28, 2026
Regular Session - 7:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

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

Regular Session - September 28, 2026 - 7:00 PM

I. Call to Order and Roll Call

II. Invocation and Welcome Visitors

III. Action Items

- A. Discuss and consider approving the minutes from the regular meeting held on **September 14, 2026**.
- B. Discuss and make a recommendation to the City Council on a preliminary plat for MAA Crowley Crossings Addition, Lots 1-6X, Block 1, being approximately 8.462 acres situated in the Juan Armendaris Survey, Abstract No. 1767, City of Crowley, Tarrant County, Texas. **Case # PPLT-2026-006**.

IV. Discussion

V. Public Comment

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

VI. Adjournment

I, the undersigned authority, do hereby certify that this agenda of the Crowley Planning & Zoning Commission meeting to be held on September 28, 2026 at 7:00 PM is a true and correct copy posted on Tuesday, _____, at _____ AM/PM to the city website and at Crowley City Hall, in a place convenient and readily accessible to the public at all times.

Bhumika Thakore, Planner, City of Crowley.

The Crowley City Hall is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation 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
Planning & Zoning Commission Agenda Report

Presenter: Bhumika Thakore	Meeting Date: September 28, 2026
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on September 14, 2026.	

Background:

Minutes are attached for review.

Recommendation:

Staff recommends approval.

Financial Information:

Attachments:

1. 2026_09_14_PZ_Minutes



Minutes
City of Crowley
Planning & Zoning Commission
September 14, 2026
Regular Session - 7:00 PM

Crowley City Hall
201 E. Main Street Crowley
TX 76036

Regular Session – September 14, 2026 - 7:00 PM

I. Call to Order and Roll Call

Chair Duman called the meeting to order at 7:00 PM.

Commissioners present: Miki Rayburne (Place 1)
George Allen (Place 4)
David Duman, Chair (Place 5)
Jeff Burns (Place 6)

Commissioners absent: J. J. Wagner (Place 2)
Kaleb Wade (Place 3)
Lane Beene, Vice-Chair (Place 7)

Staff members present: Rachel Roberts, Planning & Development Director

Council member present: Jim Hirth

A quorum was present.

I. Invocation and Welcome Visitors

Commissioner Burns gave the invocation. There were no visitors.

II. Action Items

A. Discuss and consider approving the minutes from the regular meeting held on August 10, 2026.

Commissioner Burns motioned to approve the minutes, seconded by Commissioner Rayburne. The motion passed unanimously.

B. Hold a public hearing, discuss, and consider making a recommendation to the City Council on an ordinance approving a city-initiated request to amend Sec. 106.32 ‘Review Authorities’ of city code Ch. 106 – Zoning to provide for the appointment of two alternate members of the Planning & Zoning Commission. Case # ZCA-2026-005.

Rachel Roberts, Planning & Community Development Director, explained that the Commission had experienced several instances over the past couple of years where action could not be taken due to a lack of quorum. Ms. Roberts stated that staff proposed creating two alternate commissioner positions, similar to those used by the Zoning Board of Adjustment (ZBOA), to provide coverage for commissioners with excused absences and help maintain a quorum. She

clarified that the alternate positions are not intended to address repeated unexcused absences and stated that staff recommended approval of the ordinance.

Chair Duman opened the public hearing at 7:04 PM and, there being no one who wished to speak, closed the public hearing at 7:04 PM.

Chair Duman stated that during his approximately 29 years of service, the Commission has rarely experienced issues maintaining a quorum; however, attendance during the past year has been unusually challenging. He stated that he had not previously believed alternate positions were necessary but supported the proposed approach based on recent attendance issues.

Commissioner Allen asked how the terms and appointments for the alternate positions would be structured.

Ms. Roberts explained that alternates would follow the same even- and odd-numbered term structure as regular commissioners. The City Secretary tracks the terms, and appointments are made by the City Council as part of the board appointment process. Chair Duman stated that alternates would be beneficial when a regular commissioner is unavailable for an extended period, particularly due to medical circumstances, and reiterated his support for the proposed positions. Ms. Roberts clarified that travel is not considered an excused absence, while medical leave is.

Commissioner Burns motioned to recommend approval, seconded by Commissioner Rayburne. The motion passed unanimously.

III. Discussion

There was no discussion.

IV. Public Comment

There was no public comment.

V. Adjournment

The meeting adjourned at 7:10 PM.

David Duman, Planning & Zoning Commission, Chair Date

ATTEST:

Bhumika Thakore, Planner Date



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Bhumika Thakore, Rachel Roberts	Meeting Date: September 28, 2026
Department: Community Development	Agenda Item: III.B.
Subject: Discuss and make a recommendation to the City Council on a preliminary plat for MAA Crowley Crossings Addition, Lots 1-6X, Block 1, being approximately 8.462 acres situated in the Juan Armendaris Survey, Abstract No. 1767, City of Crowley, Tarrant County, Texas. Case # PPLT-2026-006.	

Background:

BACKGROUND AND OVERVIEW	
Request	Preliminary Plat for Lots 1–6X, Block 1, MAA Crowley Crossings Addition
Applicant	Tim Shoemaker
Location	Southeast corner of FM 1187 (Crowley Plover Road) and Beverly Street/Business FM 1187.
Surrounding Zoning	General Commercial (GC)
Future Land Use Plan Designation	Open Space / Park
Staff Recommendation	Denial

Background & CURRENT STATUS OF PROPERTY

The proposed development is located at the southeast corner of Crowley Plover Road and McCart Avenue in the City of Crowley, Tarrant County, Texas. The property is approximately 8.462 acres. The site is proposed as Lots 1–6X, Block 1, MAA Crowley Crossings Addition. The property is zoned General Commercial (GC). The proposed preliminary plat creates five commercial lots and one stormwater management lot. The associated development plans identify Lots 1 and 3 for development during the first phase, while the development shown on Lots 2, 4 and 5 is currently conceptual.

Staff review

Comprehensive Land Use Plan

The Future Land Use Plan classifies this property as Open Space / Park and Mixed-Use

The Comprehensive Land Use Plan designates this property as Open Space/Park and Mixed Use. The property is currently zoned GC (General Commercial), and the proposed use is permitted within this zoning district. Therefore, staff does not consider this to be a conflict with the Comprehensive Plan that would warrant denial of the plat at this stage. Due to the size of this project, the zoning code requires the development to provide open space. The open space is not necessarily required to be a separate lot, so the applicant may intend to provide it on a per-lot basis rather than as a common area lot, in which case it would not be shown on the plat. However, the plat at the time of final plat would be required to respect the comprehensive plan, and staff will expect to see that reflected in the plans for the open space.

Requirements from the Zoning Ordinance (Ch. 106)

The plat conforms to all requirements from the zoning ordinance at this stage.

Requirements from the Subdivision Regulations (Ch. 98)

The preliminary plat conforms to most applicable requirements of the Subdivision Regulations; however, it does not comply with the phasing requirements of Chapter 98. The Subdivision Regulations require phase lines and/or lot lines to be clearly delineated on the preliminary plat and require each phase to be capable of standing alone as development occurs without depending on future construction to meet City standards or requirements. All required public, semipublic, and private improvements necessary to serve each phase must be designed and constructed as part of that phase.

As currently submitted, the preliminary plat does not clearly delineate and label the limits of Phase 1 and future phases. Therefore, staff is unable to determine the extent of Phase 1 or whether each phase is capable of standing alone in accordance with the applicable subdivision requirements.

Public Works / Infrastructure Requirements (Technical Specifications)

The preliminary plat and associated civil plans have been reviewed for compliance with applicable infrastructure requirements and technical specifications.

The engineering review identified an outstanding comment related to the proposed detention pond that remains unresolved and may affect approval of the preliminary plat. The outstanding engineering comment is as follows:

11. If the pond is detention and not retention, provide the stage/discharge curve.

a) The updated pond calculations show a peak 100-year pond elevation of 796.65, while the top of pond is 797. Please provide at least 1-foot of freeboard in the pond above the 100-year water surface elevation.

The remaining engineering comments are details that can be worked out during the review of the final construction plans and do not need to be resolved as part of the preliminary plat review (**see attached letter**).

ACTION BY THE PLANNING & ZONING COMMISSION

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

Approval: I make a motion to recommend approval of the request for a preliminary plat **Case #PPLT-2026-006**.

Approval with Conditions: I make a motion to recommend approval of the request for a preliminary plat, **Case #PPLT- 2026-006**, with the following conditions [list conditions].

Deny: I make a motion to recommend denial of the request for a preliminary plat, **Case #PPLT- 2026-006**.

Staff Recommendation:

Staff recommends denial of the preliminary plat, Case #PPLT-2026-006, based on noncompliance with the phasing requirements of Chapter 98, Subdivision Regulations, and the unresolved engineering comment related to the proposed detention pond.

Chapter 98 requires phase lines and/or lot lines to be clearly delineated on the preliminary plat and requires each phase to be capable of standing alone as development occurs without depending on future construction to meet City standards or requirements. All required public, semi-public, and private improvements necessary to serve each phase must be designed and constructed as part of that phase.

As currently submitted, the preliminary plat does not clearly delineate and label the Phase 1 boundary and future phase lines. Because the extent of each phase is not clearly established on the preliminary plat, staff is unable to determine whether Phase 1 includes all improvements necessary to function as a stand-alone phase without relying on improvements proposed within a future phase.

Additionally, the updated detention pond calculations show a peak 100-year pond elevation of 796.65, while the top of the pond is 797. The engineering review requires at least one foot of freeboard in the pond above the 100-year water surface elevation.

The preliminary plat conforms to the applicable requirements of the Zoning Ordinance. The remaining civil engineering comments may be addressed during the construction plan review process.

Financial Information:

Recommendation:

Staff recommends denial of the plat.

Financial Information:

Attachments:

1. Plat Application
2. 6094 - MAA Crowley Crossings Addition - Preliminary Plat - 09-03-26
3. PPLT-2026-006 aerial
4. PPLT-2026-006 zoning
5. PPLT-2026-006 FLUP
6. PPLT-2026-006_Crowley Plover Addition PPLT_2nd_CL_09.23



CITY OF CROWLEY
Plat Application
Community Development Department

Case # _____
(to be assigned by City Staff)

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

Select the applicable plat type below:

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

Property Information

Project Name: Crowley Plover Addition
Project Address: Southeast corner of Crowley Plover and McCart
Survey/ Abstract, Tract(s): J.Armedaris No. 1767 & E. Wickson No. 1691
Addition, Block, Lots: Lot1, Lot2, Lot3, Lot4, Lot5 & Lot6X Block 1
Project Description: Commercial subdivision
Gross Acreage: 8.462 ac Zoning District: GC
Number of Lots Proposed: 6

Applicant & Owner Information

Applicant Name: Tim Shoemaker Company: Heights Venture
Applicant Address: 1111 North Loop West #800 City: Houston State: TX
ZIP Code: 77008 Telephone No: 281-854-6107 Email: _____

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

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

Property Owner: MAA Crowley Ventures, LLC
Applicant Address: 18 Bringer PL City: Sugarland State: TX
ZIP Code: 77479 Telephone No: 832-329-5373 Email: Christian@EncCap.com

Information required for the approval of Developer's Agreement

Developer (Legal name of the company entering into the agreement): Encore Capital
Name and title of the authorized representative who will sign the agreement: _____
Company's Address: 7324 SW Fwy #680 City: Houston State: TX
ZIP Code: 77074 Telephone No: 713-636-2563 Email: Christian@EncCap.com

Developer: Encore Capital
 Address: 7324 SW Fwy #680 City: Houston State: TX
 ZIP Code: 77074 Telephone No: 713-636-2563 Email: Christian@EncCap.com

Engineer: Heights Venture
 Address: 1111 North Loop West #800 City: Houston State: TX
 ZIP Code: 77008 Telephone No: 281-854-6107 Email: Tim.Shoemaker@HVA.cc

Surveyor: Flanagan Surveying
 Address: 306 W. 7th St. #303 City: Fort Worth State: TX
 ZIP Code: 76102 Telephone No: 817-704-0480 Email: Mark@Flanagan-LS.com

Land Planner: Heights Venture
 Address: 1111 North Loop West #800 City: Houston State: TX
 ZIP Code: 77008 Telephone No: 281-854-6107 Email: Tim.Shoemaker@HVA.cc

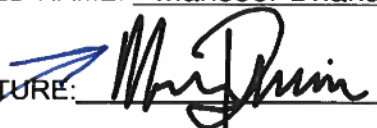
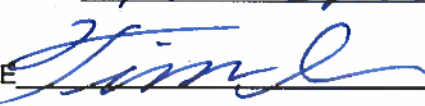
Point of Contact (if applicant is not the point of contact)

Name: _____
 Address: _____ City: _____ State: _____
 ZIP Code: _____ Telephone No: _____ Email: _____

Acknowledgement

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

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

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)		For Office Use Only MyGov Project # _____ Date Submitted: _____ Total Fee: \$ _____ Date of Payment: _____ Accepted By: _____
PRINTED NAME: <u>Mansoor Dhanani</u>		
SIGNATURE: 	DATE: <u>8/12/2026</u>	
SIGNATURE OF PROPERTY OWNER, IF NOT APPLICANT:		
PRINTED NAME: <u>Tim Shoemaker</u>		
SIGNATURE: 	DATE: <u>8/17/26</u>	
(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.		

Plat Submittal Requirements

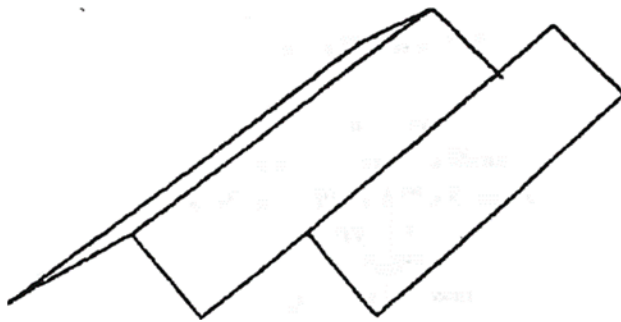
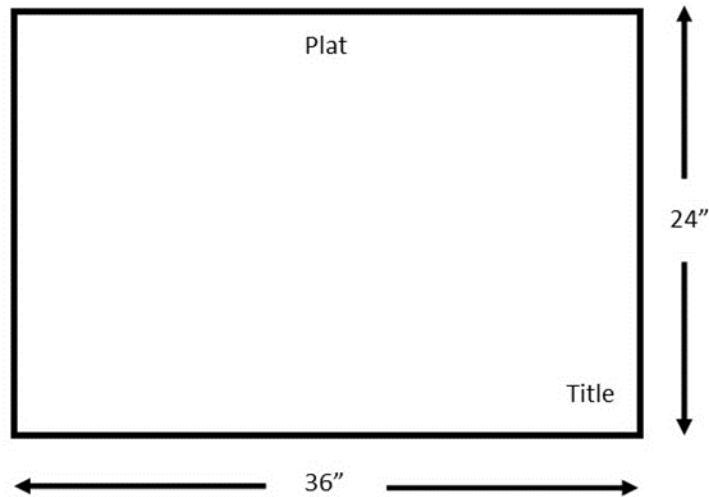
- Submitted applications must include all required project and contact information.
- A tax certificate (one for each parcel included with the plat) issued by the county tax assessor collector's office must be submitted with the application, with the certificate(s) indicating that no delinquent taxes are owed and that taxes for the current year have been paid. After September 1st, a certificate showing that the taxes for that year are paid, but that the taxes for the upcoming year have yet to be calculated, is required by Tarrant County.
 - In lieu of a tax certificate, preliminary plat applications may include a current receipt from the tax assessor collector's office showing that all taxes have been paid.
- Four (4) full-size hard copies of the plat drawing, folded to 8.5" x 11", must be submitted with the application to the Community Development Department for staff review no later than 4:00 PM on the application deadline on the Planning & Development schedule. $\$500 + (10\$/ac \times 9ac) = \$590$
- Application fee and filing fees as specified in the City of Crowley Code of Ordinances, Appendix A Schedule of Rates, Fees and Charges must accompany the application. The application is incomplete without applicable fees, and incomplete applications will not be considered by the Planning & Zoning Commission. Fees are not refundable to the applicant regardless of the action taken on the plat by the P&Z Commission. Contact the Community Development office for exact fees for each submitted project.
- Applicant must schedule an appointment with Rachel Roberts or Tejali Mangle on the Plat application day and must deliver the application packet at the scheduled time only. Completed application packets must be submitted to the Community Development Department, City of Crowley, 201 E Main Street, Crowley, Texas 76036.
- Eight (8) copies of the plat with any requested corrections must be provided for the Planning & Zoning Commission agenda packets by the deadline specified on the Planning & Zoning deadline schedule.

The Community Development Department staff will provide a copy of the proposed plat to the City Engineer, Chief Building Official, Director of Public Works, and Fire Marshal for review and comment. Their comments will be summarized and sent to the applicant for the applicant to address.

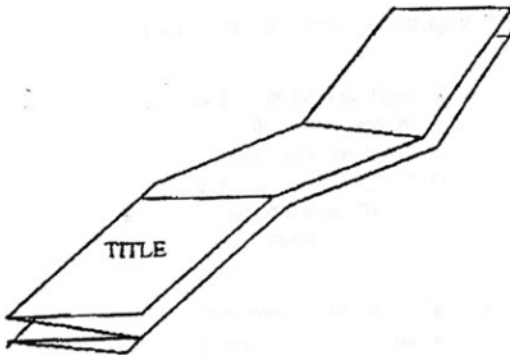
Failure to provide information, drawings, or attachments in the form required by this application may result in an application being deemed incomplete. Failure to provide a complete application may result in the application expiring prior to Planning & Zoning Commission and/or City Council consideration. If the application expires, a new application must be submitted and application fee(s) paid before the plat will be considered for approval.

Approval of a preliminary plat or of a final plat with variances by the Planning & Zoning Commission does not constitute official acceptance of the proposed subdivision by the City.

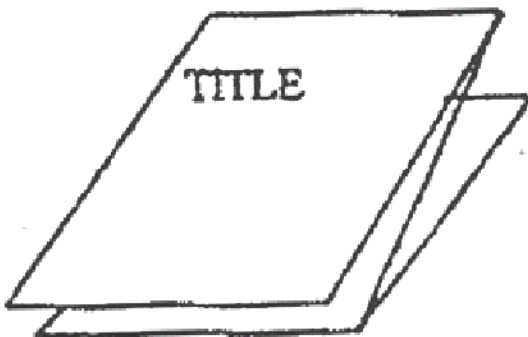
This page is for the applicant's reference. Do not include this page with your submitted application.



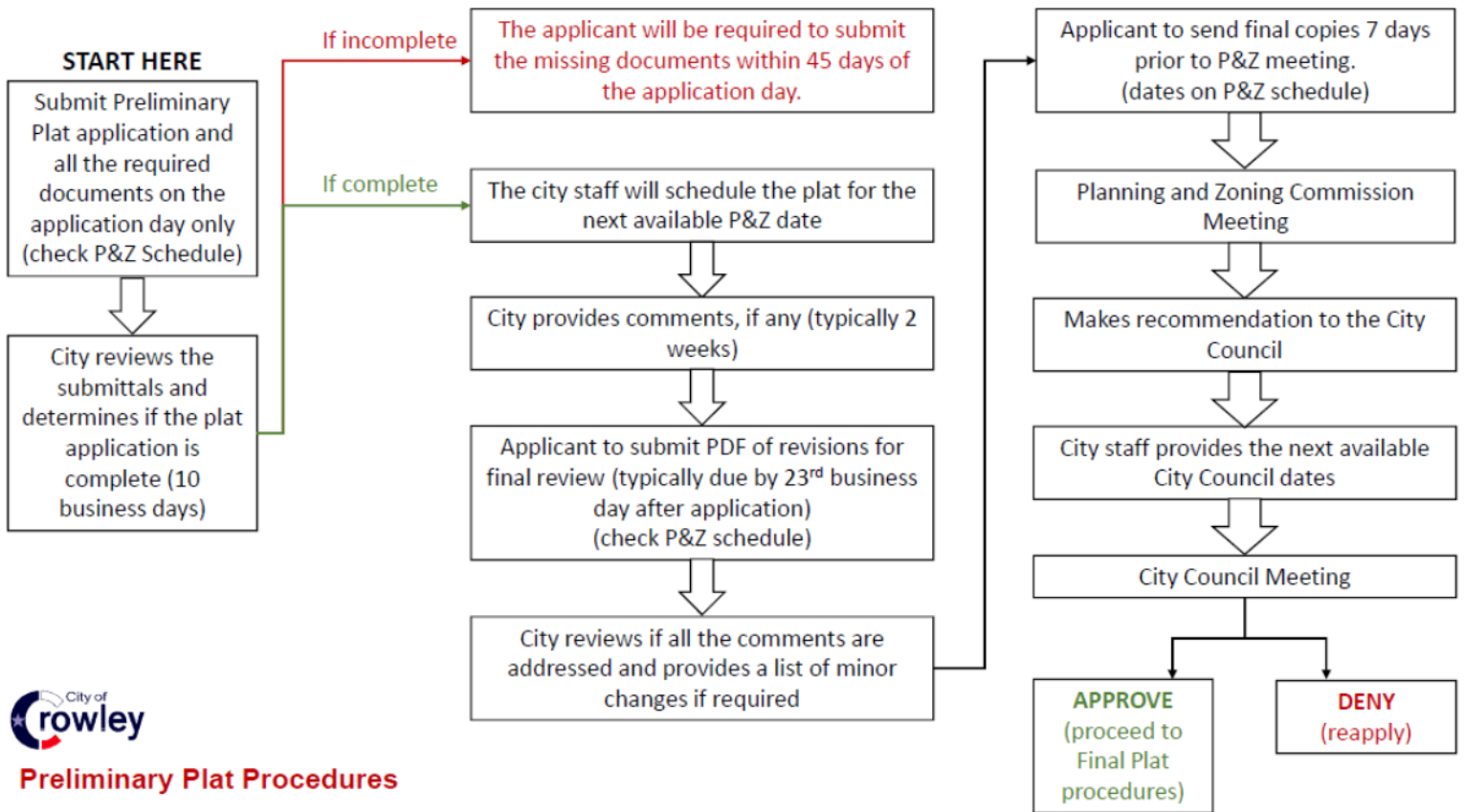
With the Plat face up, fold the plat in half along its "Y" axis (drawing inside) With the drawing on the inside, fold the edges back to meet the folded middle.



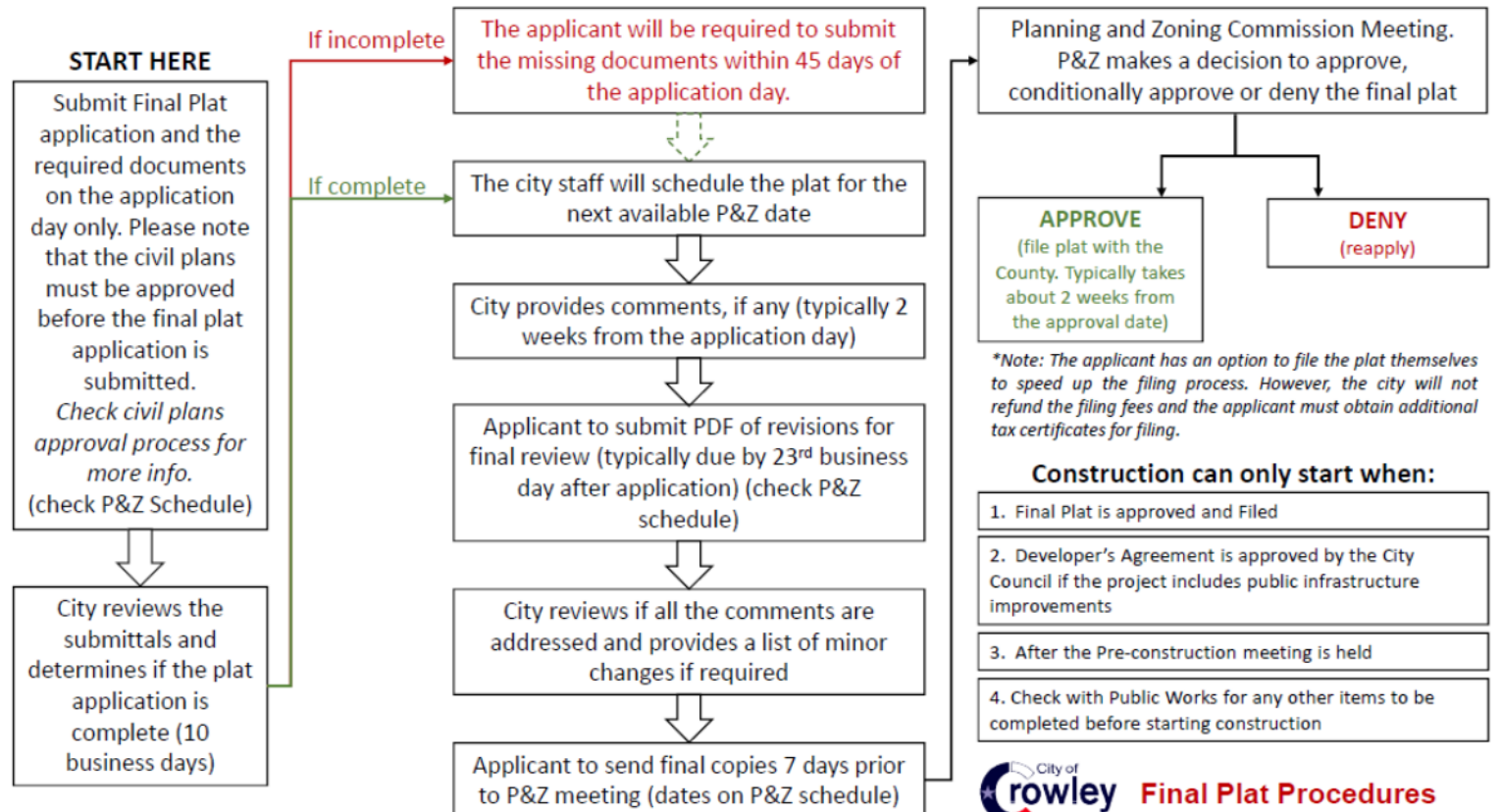
Fold the quartered plat into thirds along the "X" axis in accordion fashion, keeping the plat title-side up.



The finished fold is about 9"X 8"

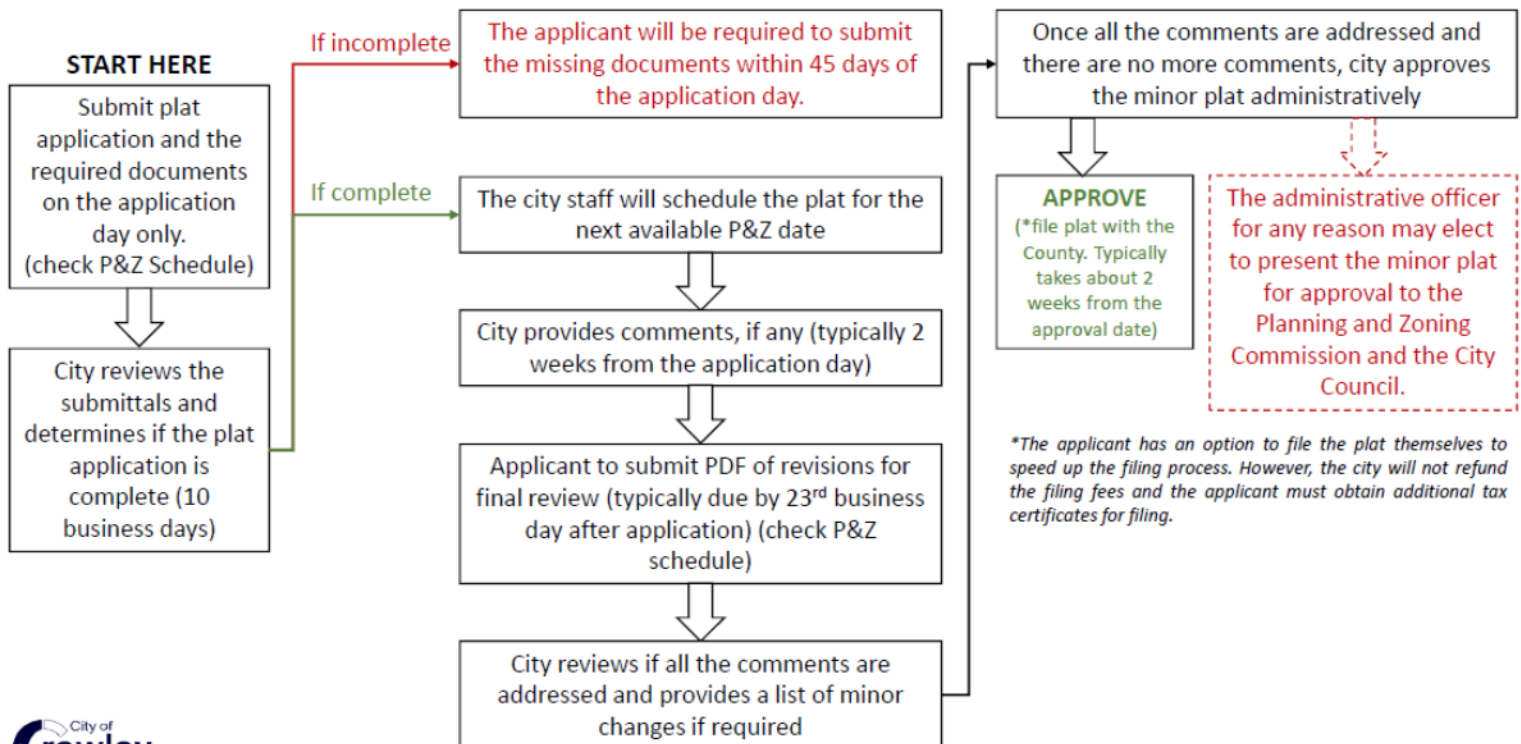
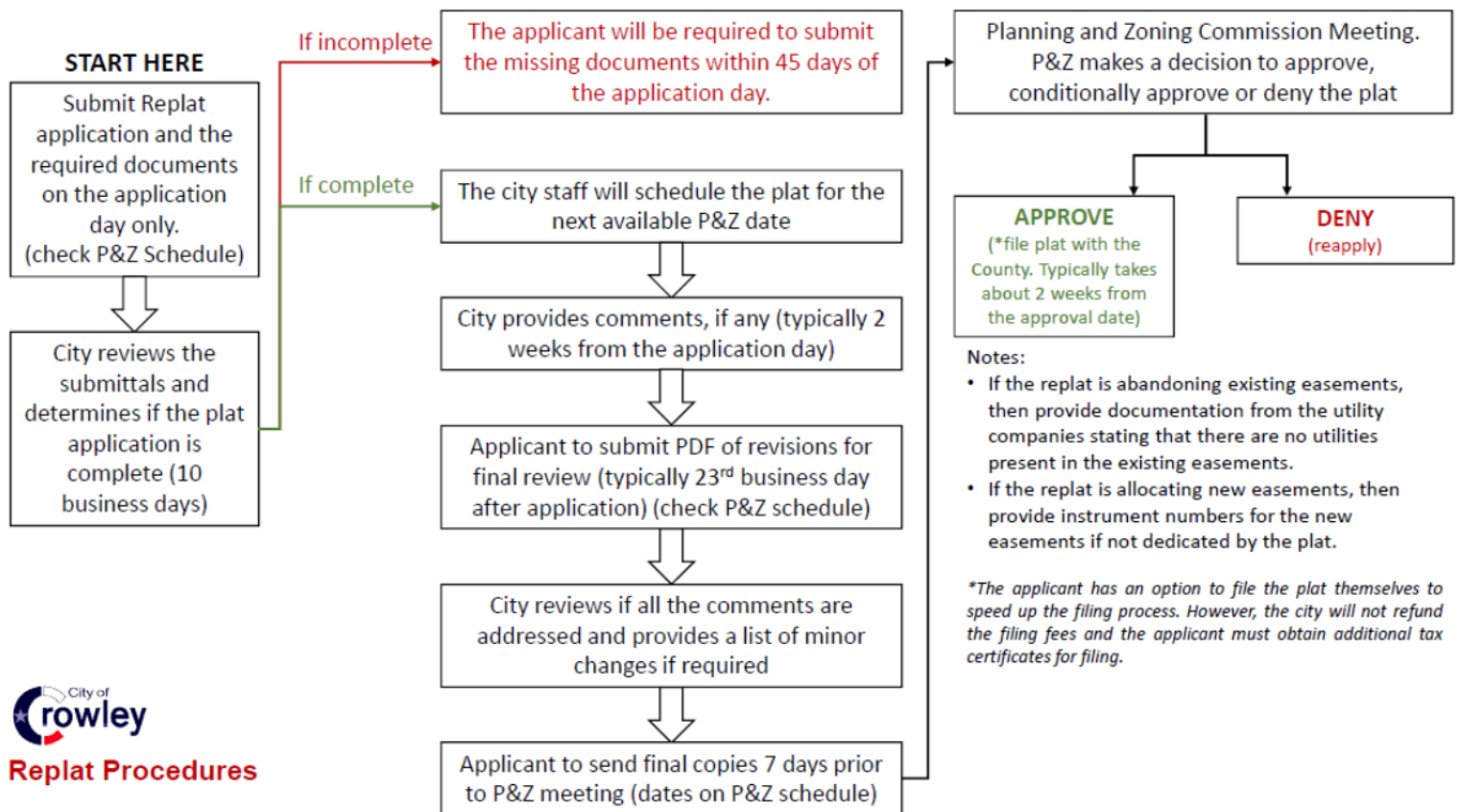


Preliminary Plat Procedures

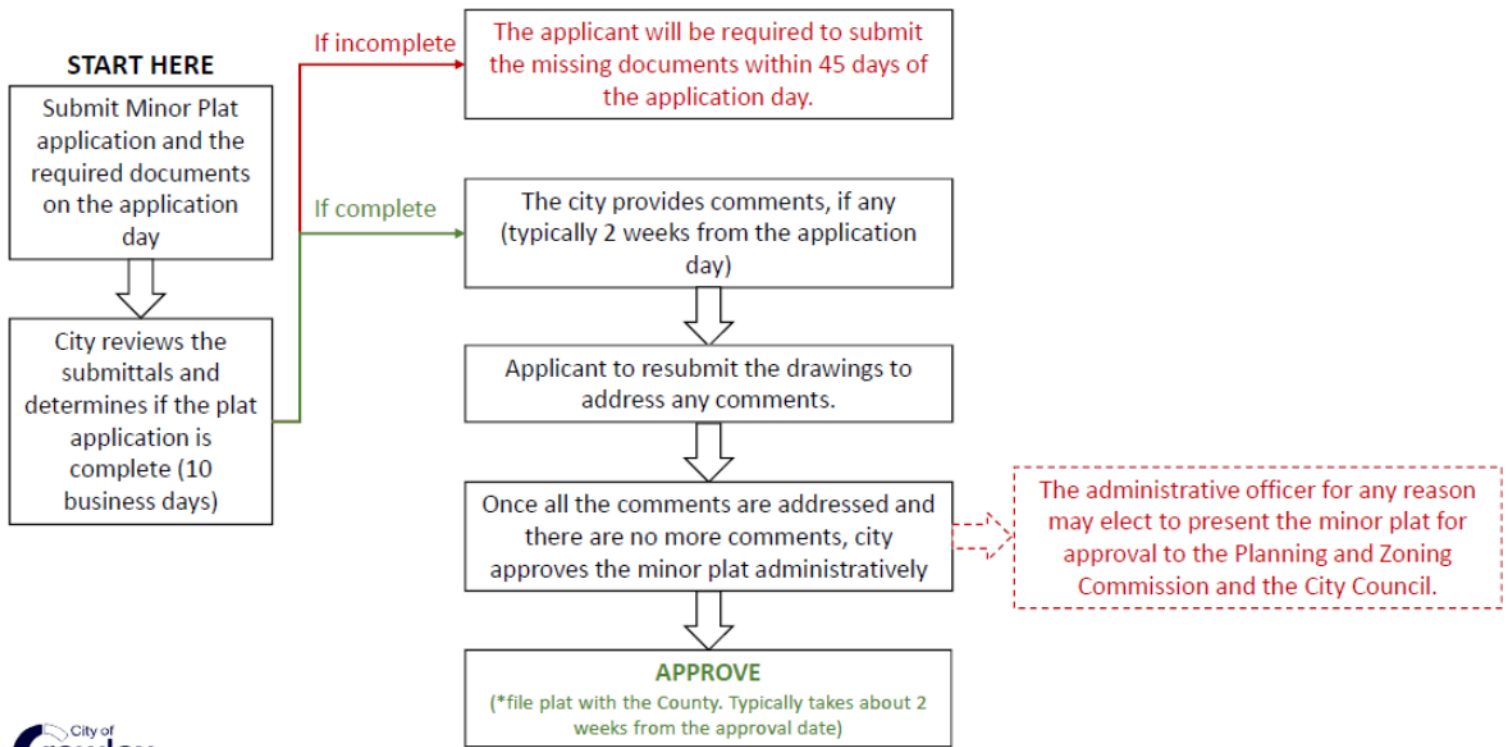


Final Plat Procedures

This page is for the applicant's reference. Do not include this page with your submitted application.



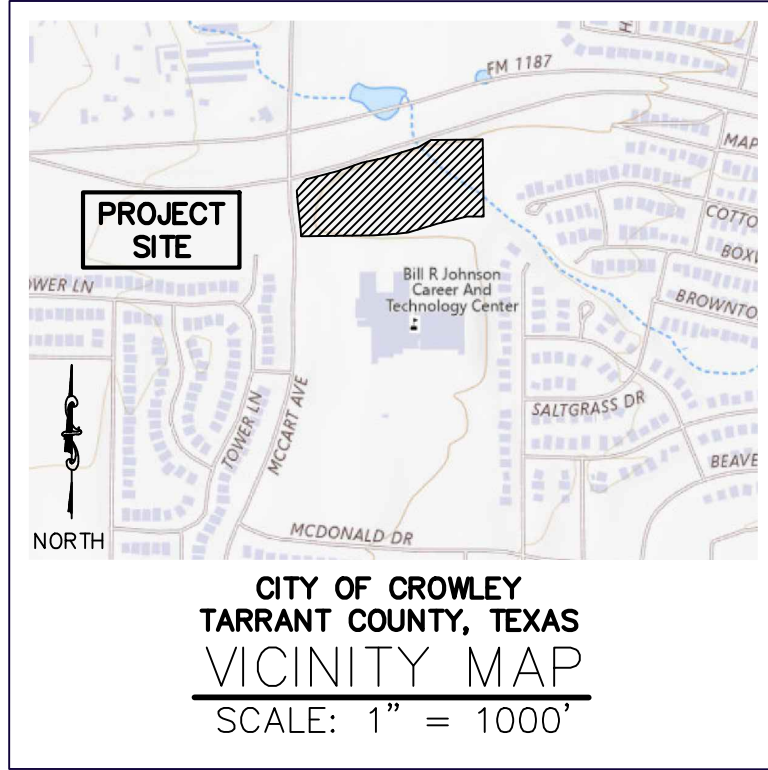
This page is for the applicant's reference. Do not include this page with your submitted application.



Minor Plat Procedures

**The applicant has an option to file the plat themselves to speed up the filing process. However, the city will not refund the filing fees and the applicant must obtain additional tax certificates for filing.*

This page is for the applicant's reference. Do not include this page with your submitted application.



OWNER'S DEDICATION:
STATE OF TEXAS §
COUNTY OF TARRANT §
CITY OF FORT WORTH §

THAT MA CROWLEY VENTURES, LLC, BEING THE OWNER OF THE HEREINAFTER DESCRIBED PROPERTY DOES HEREBY ADOPT THIS MAP AS CORRECTLY REPRESENTING OUR PLAN TO CONVEY THE HEREIN DESCRIBED PROPERTY AND DOES DESIGNATE SAME AS LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, & LOT 6X, BLOCK 1, MA CROWLEY CROSSINGS ADDITION, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER, THE EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 202____.

BY: MA CROWLEY VENTURES, LLC

SIGNATURE _____

NAME AND TITLE _____

STATE OF TEXAS §
COUNTY OF _____ §
CITY OF _____ §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 202____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

LINETYPE LEGEND

PROPERTY LINE

ADJONER PROPERTY LINE

EASEMENT (SCALE VARIES)

ABSTRACT LINE

BUILDING SETBACK

LEGEND OF ABBREVIATIONS

- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS
- ROW RIGHT OF WAY
- IRS 5/8 INCH CAPPED IRON ROD STAMPED "FLANAGAN" SET
- IRF IRON ROD FOUND
- BDF BRASS DISC FOUND
- XF X-CUT FOUND
- C.M. CONTROLLING MONUMENT
- EX. EXISTING

FLOOD STATEMENT

ACCORDING TO COMMUNITY PANEL NO. 4805820410K & 4805910410K, LOCATED IN TARRANT COUNTY, TEXAS, DATED SEPTEMBER 25, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN FLOOD ZONE "X", WHICH IS NOT A SPECIAL FLOOD HAZARD AREA.

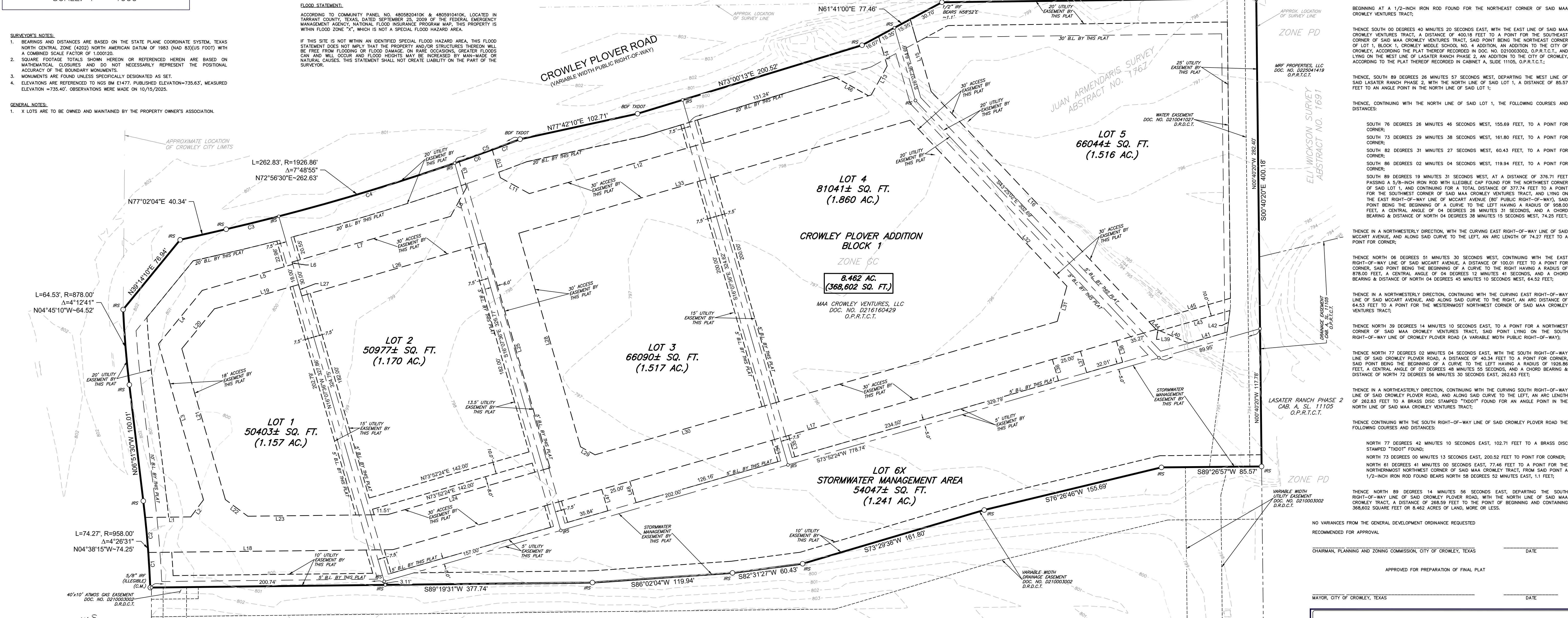
IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE, ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SURVEYOR'S NOTES:

- BEARINGS AND DISTANCES ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE (4202) NORTH AMERICAN DATUM OF 1983 (NAD 83)(US FOOT) WITH A COMBINED SCALE FACTOR OF 1.000120.
- SQUARE FOOTAGE TOTALS SHOWN HEREON OR REFERENCED HEREIN ARE BASED ON MATHEMATICAL CLOSURES AND DO NOT NECESSARILY REPRESENT THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTS.
- MONUMENTS ARE FOUND UNLESS SPECIFICALLY DESIGNATED AS SET.
- ELEVATIONS ARE REFERENCED TO NGS BM 61477, PUBLISHED ELEVATION=735.63', MEASURED ELEVATION=735.40'. OBSERVATIONS WERE MADE ON 10/15/2025.

GENERAL NOTES:

- X LOTS ARE TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.



Line Data Table			Line Data Table			Line Data Table			Line Data Table		
Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance	Line #	Bearing	Distance
L1	N89°19'31"E	39.03'	L15	S16°07'36"E	64.29'	L29	S61°07'36"E	14.14'	L43	N73°52'24"E	62.24'
L2	N36°35'58"E	18.17'	L16	S43°25'02"E	279.78'	L30	N73°52'24"E	411.05'	L44	N43°25'02"W	9.00'
L3	N16°07'36"W	138.66'	L17	N73°52'24"E	678.76'	L31	N15°13'41"E	31.22'	L45	N73°52'24"E	72.51'
L4	N39°14'10"E	59.02'	L18	N89°19'31"E	208.90'	L32	S43°25'02"E	195.05'	L46	S60°43'00"E	31.75'
L5	N73°52'24"E	80.44'	L19	N73°52'24"E	74.83'	L33	S73°52'24"W	347.86'	L47	N16°07'36"W	19.00'
L6	N16°07'36"W	2.00'	L20	N39°14'10"E	43.96'	L34	S16°07'36"E	19.00'	L48	N16°07'36"W	19.00'
L7	S73°52'24"W	141.00'	L21	N16°07'36"W	134.19'	L35	S16°07'36"E	19.00'			
L8	S28°52'24"W	28.28'	L22	S53°24'02"E	23.87'	L36	N16°07'36"W	19.00'			
L9	S16°07'36"E	22.99'	L23	N89°19'31"E	119.45'	L37	N16°07'36"W	19.00'			
L10	S16°07'36"E	24.89'	L24	N73°52'24"E	144.40'	L38	N16°07'36"W	19.00'			
L11	S61°07'36"E	28.28'	L25	N16°07'36"W	200.00'	L39	N70°51'01"W	3.46'			
L12	S73°52'24"W	304.00'	L26	S73°52'24"W	163.00'	L40	S66°47'02"E	26.82'			
L13	N28°52'24"E	28.28'	L27	S16°07'36"E	10.00'	L41	S73°52'24"W	34.10'			
L14	S16°07'36"E	26.45'	L28	N16°07'36"W	190.00'	L42	S07°25'08"W	18.54'			

CROWLEY MIDDLE SCHOOL NO. 4 ADDITION
LOT 1, BLOCK 1
DOC. NO. 0210003002
O.P.R.T.C.T.

CROWLEY INDEPENDENT SCHOOL DISTRICT
DOC. NO. 0208334532
O.P.R.T.C.T.

SURVEYOR'S CERTIFICATE:

THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON AND IS CORRECT, AND TO THE BEST OF MY KNOWLEDGE, THERE ARE NO VISIBLE DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR RIGHTS OF WAY THAT I HAVE BEEN ADVISED OF EXCEPT AS SHOWN HEREON.

DATE OF PLAT OR MAP: _____

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT DATED 9/1/2026

MARK N. PEEPLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6443
STATE OF TEXAS

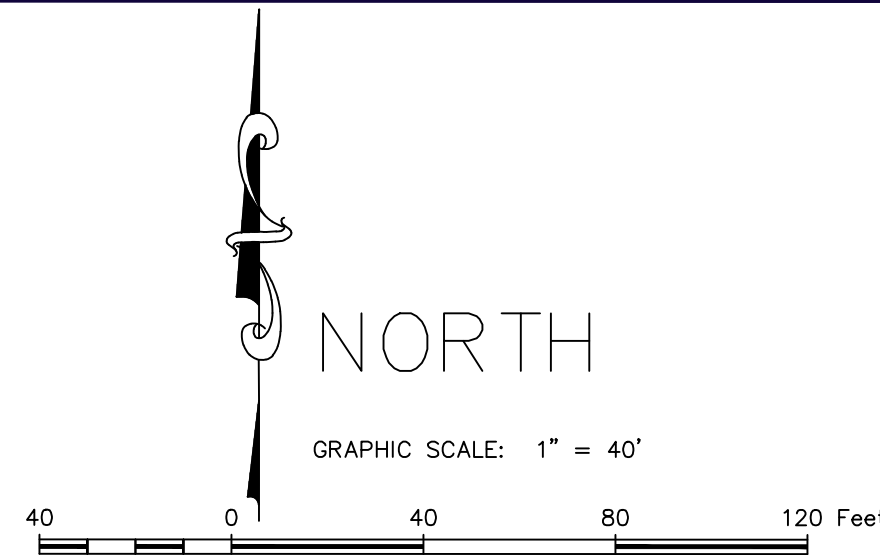
STATE OF TEXAS §
COUNTY OF _____ §
CITY OF _____ §

BEFORE ME, NOTARY IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 202____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____



PROPERTY DESCRIPTION:

BEING A 8.462 ACRE TRACT OF LAND SITUATED IN THE JUAN ARMENDARIS SURVEY, ABSTRACT NO. 1767 IN THE CITY OF CROWLEY, TARRANT COUNTY, TEXAS, AND BEING ALL OF THAT SAME TRACT OF LAND DESCRIBED TO MA CROWLEY VENTURES, LLC IN SPECIAL WARRANTY DEED WITH VENDOR'S LEN AND MINERAL RESERVATION RECORDED IN DOCUMENT NUMBER (DOC. NO.) 0216160429, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID MA CROWLEY VENTURES TRACT;

THENCE SOUTH 00 DEGREES 40 MINUTES 20 SECONDS EAST, WITH THE EAST LINE OF SAID MA CROWLEY VENTURES TRACT, A DISTANCE OF 400.18 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID MA CROWLEY VENTURES TRACT, SAID POINT BEING THE NORTHEAST CORNER OF LOT 1, BLOCK 1, CROWLEY MIDDLE SCHOOL, NO. 4 ADDITION, AN ADDITION TO THE CITY OF CROWLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN DOC. NO. 0210003002, O.P.R.T.C.T., AND LYING ON THE WEST LINE OF LASATER RANCH PHASE 2, AN ADDITION TO THE CITY OF CROWLEY, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET A, SLIDE 11105, O.P.R.T.C.T.;

THENCE, SOUTH 89 DEGREES 26 MINUTES 57 SECONDS WEST, DEPARTING THE WEST LINE OF SAID LASATER RANCH PHASE 2, WITH THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 85.57 FEET TO AN ANGLE POINT IN THE NORTH LINE OF SAID LOT 1;

THENCE, CONTINUING WITH THE NORTH LINE OF SAID LOT 1, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 76 DEGREES 26 MINUTES 46 SECONDS WEST, 155.69 FEET, TO A POINT FOR CORNER;

SOUTH 73 DEGREES 29 MINUTES 38 SECONDS WEST, 161.80 FEET, TO A POINT FOR CORNER;

SOUTH 82 DEGREES 31 MINUTES 27 SECONDS WEST, 60.43 FEET, TO A POINT FOR CORNER;

SOUTH 86 DEGREES 02 MINUTES 04 SECONDS WEST, 119.94 FEET, TO A POINT FOR CORNER;

SOUTH 89 DEGREES 19 MINUTES 31 SECONDS WEST, AT A DISTANCE OF 378.71 FEET PASSING A 5/8-INCH IRON ROD WITH ILLEGIBLE CAP FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, AND CONTINUING FOR A TOTAL DISTANCE OF 377.74 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID MA CROWLEY VENTURES TRACT, AND LYING ON THE EAST RIGHT-OF-WAY LINE OF MCCART AVENUE (80' PUBLIC RIGHT-OF-WAY), SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 958.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 28 MINUTES 31 SECONDS, AND A CHORD BEARING & DISTANCE OF NORTH 04 DEGREES 38 MINUTES 15 SECONDS WEST, 74.25 FEET;

THENCE IN A NORTHWESTERLY DIRECTION, WITH THE CURVING EAST RIGHT-OF-WAY LINE OF SAID MCCART AVENUE, AND ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 74.27 FEET TO A POINT FOR CORNER;

THENCE NORTH 06 DEGREES 51 MINUTES 30 SECONDS WEST, CONTINUING WITH THE EAST RIGHT-OF-WAY LINE OF SAID MCCART AVENUE, A DISTANCE OF 100.01 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 878.00 FEET, A CENTRAL ANGLE OF 04 DEGREES 12 MINUTES 41 SECONDS, AND A CHORD BEARING & DISTANCE OF NORTH 04 DEGREES 45 MINUTES 10 SECONDS WEST, 64.52 FEET;

THENCE IN A NORTHWESTERLY DIRECTION, CONTINUING WITH THE CURVING EAST RIGHT-OF-WAY LINE OF SAID MCCART AVENUE, AND ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 64.53 FEET TO A POINT FOR THE WESTERNMOST NORTHWEST CORNER OF SAID MA CROWLEY VENTURES TRACT;

THENCE NORTH 39 DEGREES 14 MINUTES 10 SECONDS EAST, TO A POINT FOR A NORTHWEST CORNER OF SAID MA CROWLEY VENTURES TRACT, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF CROWLEY PLOVER ROAD (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE NORTH 77 DEGREES 02 MINUTES 04 SECONDS EAST, WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID CROWLEY PLOVER ROAD, A DISTANCE OF 40.34 FEET TO A POINT FOR CORNER, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 1926.86 FEET, A CENTRAL ANGLE OF 07 DEGREES 48 MINUTES 55 SECONDS, AND A CHORD BEARING & DISTANCE OF NORTH 72 DEGREES 56 MINUTES 30 SECONDS EAST, 262.63 FEET;

THENCE IN A NORTHEASTERLY DIRECTION, CONTINUING WITH THE CURVING SOUTH RIGHT-OF-WAY LINE OF SAID CROWLEY PLOVER ROAD, AND ALONG SAID CURVE TO THE LEFT, AN ARC LENGTH OF 262.63 FEET TO A BRASS DISC STAMPED "TXDOT" FOUND FOR AN ANGLE POINT IN THE NORTH LINE OF SAID MA CROWLEY VENTURES TRACT;

THENCE CONTINUING WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID CROWLEY PLOVER ROAD THE FOLLOWING COURSES AND DISTANCES:

NORTH 77 DEGREES 42 MINUTES 10 SECONDS EAST, 102.71 FEET TO A BRASS DISC STAMPED "TXDOT" FOUND;

NORTH 73 DEGREES 00 MINUTES 13 SECONDS EAST, 200.52 FEET TO POINT FOR CORNER,

NORTH 61 DEGREES 41 MINUTES 00 SECONDS EAST, 77.46 FEET TO A POINT FOR THE NORTHERNMOST NORTHWEST CORNER OF SAID MA CROWLEY TRACT, FROM SAID POINT A 1/2-INCH IRON ROD FOUND BEARS NORTH 58 DEGREES 52 MINUTES EAST, 1.1 FEET;

THENCE NORTH 89 DEGREES 14 MINUTES 56 SECONDS EAST, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID CROWLEY PLOVER ROAD, WITH THE NORTH LINE OF SAID MA CROWLEY TRACT, A DISTANCE OF 268.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 368.02 SQUARE FEET OR 8.462 ACRES OF LAND, MORE OR LESS.

NO VARIANCES FROM THE GENERAL DEVELOPMENT ORDINANCE REQUESTED

RECOMMENDED FOR APPROVAL

CHAIRMAN, PLANNING AND ZONING COMMISSION, CITY OF CROWLEY, TEXAS _____ DATE _____

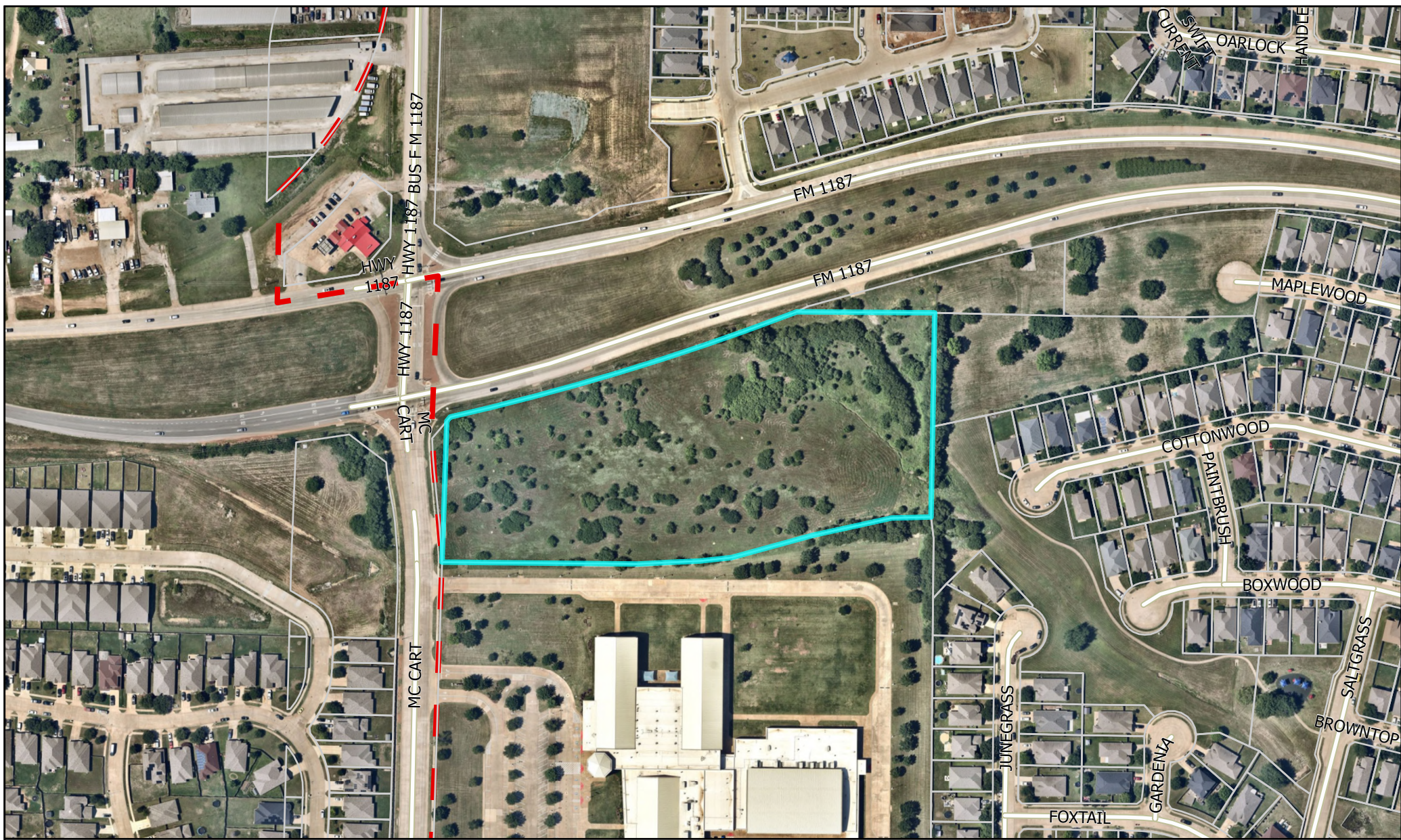
APPROVED FOR PREPARATION OF FINAL PLAT

MAYOR, CITY OF CROWLEY, TEXAS _____ DATE _____

FLANAGAN
SURVEYING
Fort Worth, Texas | P:817.704.0480 | flanagan-is.com | TPPELS Firm No. 10194766
Contact: Mark Peeples, R.P.L.S.

PRELIMINARY PLAT
MAA CROWLEY CROSSINGS ADDITION
LOT 1, LOT 2, LOT 3, LOT 4, LOT 5 & LOT 6X, BLOCK 1
8.462 ACRES
ZONED AS GENERAL COMMERCIAL
SITUATED IN THE
JUAN ARMENDARIS SURVEY ABSTRACT NO. 1767
TARRANT COUNTY, TEXAS

FILED BY: WG	CHECKED BY: MNP	JOB NO. 6094
DRAWN BY: NGR	DATE: 07/16/2026	SHEET NO. 1 OF 1



9/22/2026

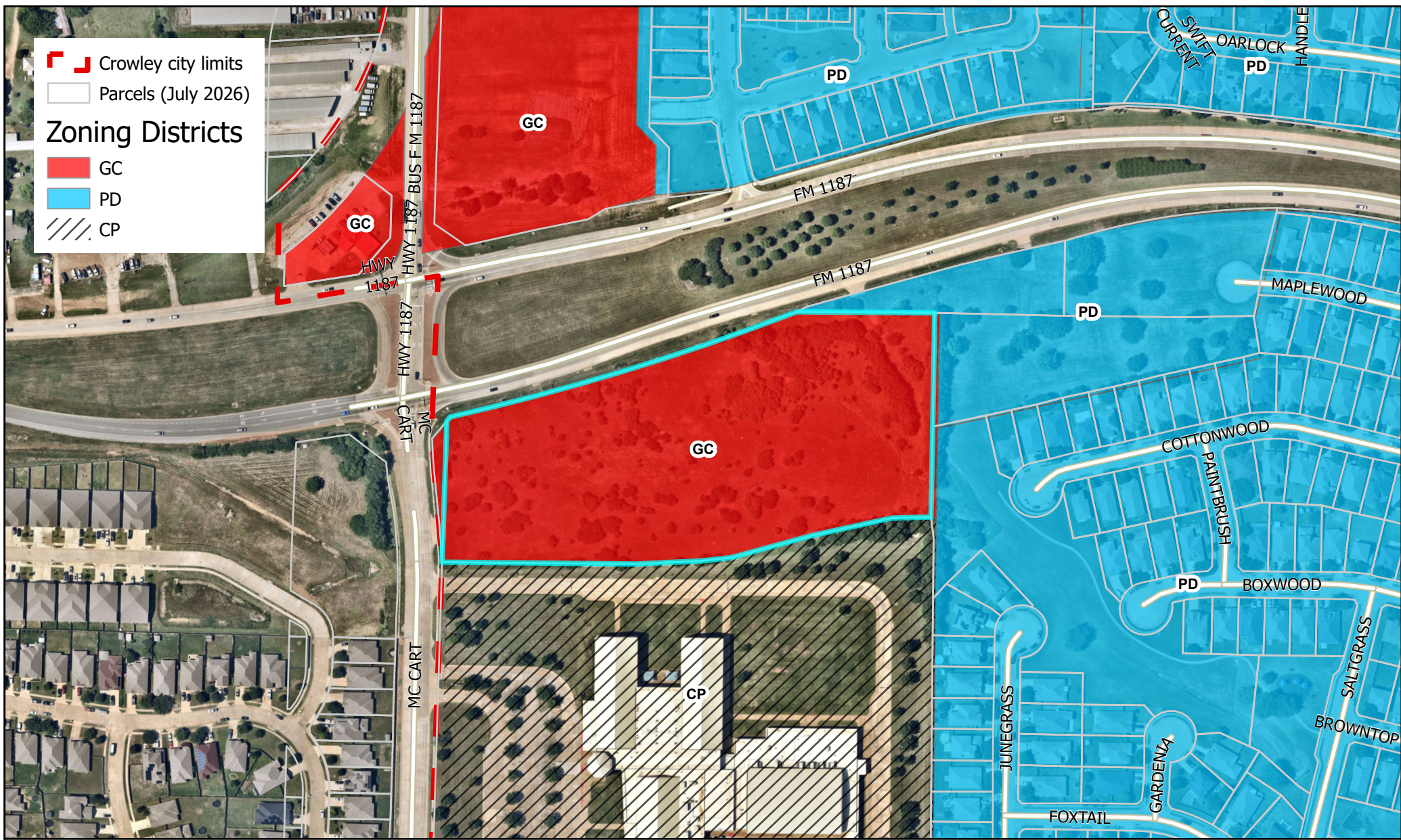
PPLT-2026-006 Aerial

0 300 600 Feet



DISCLAIMER

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



9/22/2026

PPLT-2026-006 Zoning

0 300 600 Feet



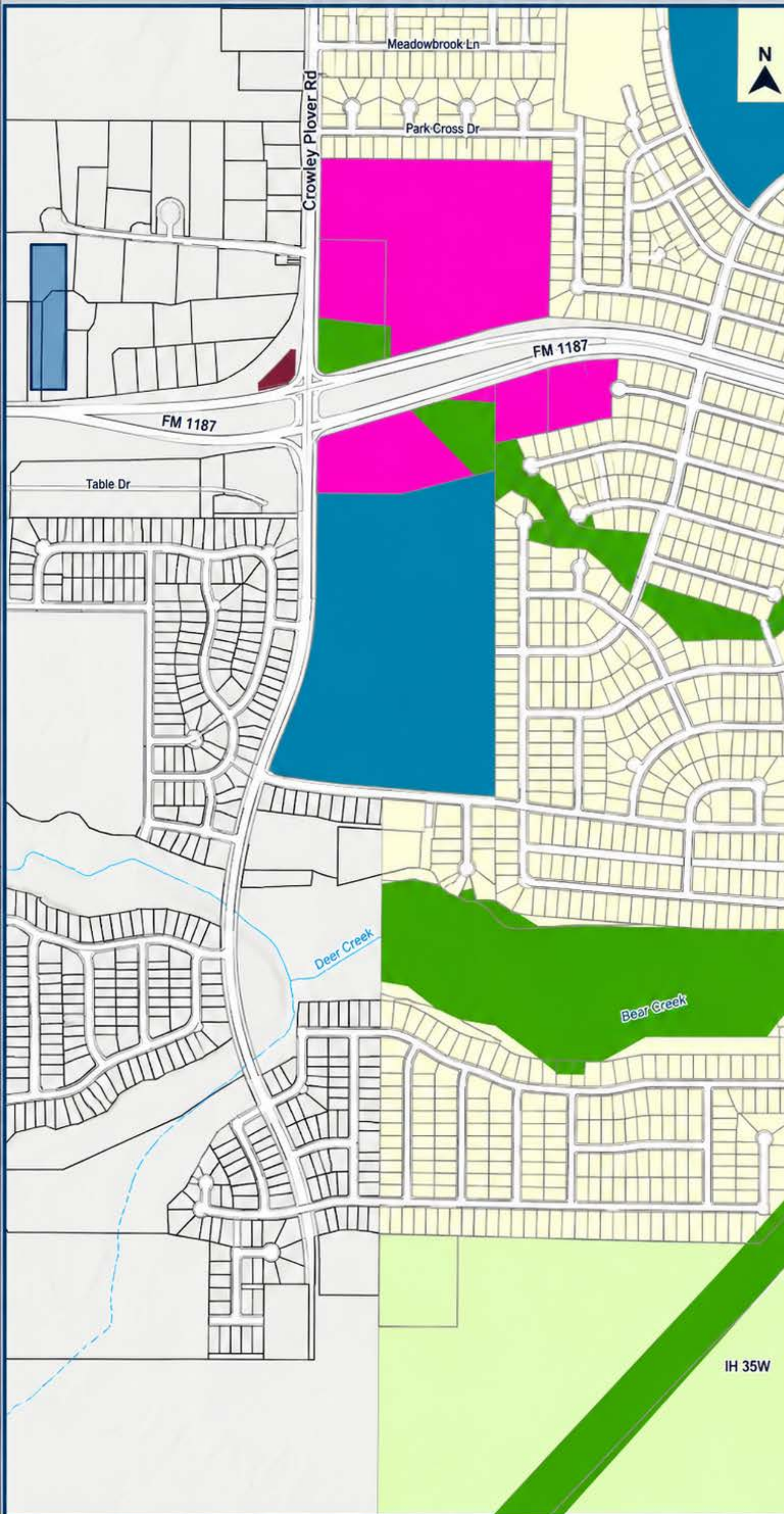
DISCLAIMER

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City of Crowley Future Land Use Plan

Future Land Use Classes

- E Main Commercial
- E Main Commercial Frontage
- High Density Res
- Industrial
- Institutional
- Light Industrial
- Low Density Res
- Medium Density Res
- Mixed Use
- Multifamily Res
- Open Space/Park
- Rural Residential
- Trad Suburb Comm
- W Main Commercial
- W Main Commercial Frontage
- Rail Road
- Crowley ETJ





September 23, 2026

Tim Shoemaker

1111 N. Loop West Suti 800

Houston, TX 77008

Dear Mr. Tim:

Staff Review of MAA Crowley Crossings Addition preliminary plat (PPLT-2026-006)- 2nd submittal

City staff have reviewed the **2nd preliminary plat for MAA Crowley Crossings Addition** and have the following comments. Please include a comment response letter with your response.

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

Planning	Bhumika Thakore
Fire	Dave Anderson
Utilities	Randy Manus
Public Works	Mike Rocamontes

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

• **Plat Review**

1. Per Chapter 98, Sec. 98-24, Sec.98-44, and Sec. 98-50(a)(29) of the Subdivision Regulations, phase lines are required to be clearly delineated on the preliminary plat. Please revise the preliminary plat to clearly delineate and label the Phase 1 boundary and all future phase lines.

• **Site / Civil Plan Review**

Please review attached comment letter for review

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

Please see attached comment letter.

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

No comments

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

Please review attached engineering comment letter for utility comments.

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

1. Future Site Plan C03.2

Comment: The fire lanes need to completely go around the buildings in Lots 1, 2, 3, and 4.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bhumika'.

Bhumika Thakore, Planner City of Crowley.



**Community Development Review Comments
Civil Plan Review**

PROJECT ADDRESS: 1701 W FM 1187

SUBDIVISION: MAA Crowley Crossings Addition

APPLICANT: Heights Venture on behalf of Encore Capital (developer) and MAA Crowley Ventures, LLC (owner)

Submittal #:	2		
Reviewed by:	Bhumika Thakore Rachel Roberts	Date:	9.23.26

Site Plan

1. Loading spaces will be required for any building over 5,000 sf in size (1 regular space for 5,000–24,999 sf; 1 regular and 1 large for 25,000–49,999 sf).

Lot 3 – C-Store / Loading Space

- a. The response to the first-submittal comment states that the C-Store building size was reduced in response to the loading-space requirement. However, the revised site plan continues to identify the proposed C-Store on Lot 3 as 5,000± square feet.
- b. Please clarify and revise the proposed building area shown on the site plan. Based on the applicable loading-space requirement, a building containing 5,000–24,999 square feet requires one regular loading space. Therefore, if the proposed C-Store is 5,000 square feet or greater, the required loading space must be shown and accommodated on the site plan.
- c. If the intent is to reduce the C-Store to less than 5,000 square feet so that the loading-space requirement is not triggered, please revise the site plan to clearly identify the proposed building area as less than 5,000 square feet rather than 5,000± SF.
- d. Please note that drive aisles may not be used to satisfy the required loading-space requirement. Any required loading space must be provided in an appropriate location that does not interfere with required parking spaces, drive aisles, or on-site circulation. **Required Revision:** If the proposed C-Store building is 5,000 square feet or greater, provide and label the required loading space. If this lot is not part of Phase 1 and the building is being shown conceptually, no revision to the building footprint is required at this time; however, add a note to the site plan confirming that a loading space will be provided if the building is ultimately developed at 5,000 square feet or greater.

Landscaping

Not provided with preliminary plat 2nd submittal.



Other Requirements

1. Tree Preservation / Proposed Removal of All Existing Trees

Other requirements

1. Tree Preservation Plan: Trees to be removed are not identified on the demolition plan. They are shown but numbers aren't given, so we can't confirm whether they are authorized to be removed.

All existing trees are being removed due to the mass grading that is required to develop the site. Please refer to the tree inventory included with the survey.

The response states that all existing trees are proposed to be removed due to mass grading required for development of the site. Staff reviewed the response and tree inventory. Please address the following with the next applicable submittal (preliminary plat, final plat, or final plat pre-application submittal, as applicable):

- a. **Trees Exempt from Preservation Requirements:** Trees located within public utility or drainage easements shown on an approved site plan or final plat, and trees located within approved fire lanes, parking areas, and building pads, may be exempt from the tree-preservation requirements. However, if the site plan included with the final plat construction plans is used as the basis for tree removal, the City will expect future development of those lots to substantially follow the approved layout used to justify the tree removal. Please ensure that the proposed building pads, parking areas, fire lanes, and other improvements accurately reflect the anticipated development of the site before using those areas as justification for tree removal.
- b. **Tree Removal within Future Phases:** Trees located within proposed fire lanes, parking areas, and building pads may not be cleared until the phase containing those improvements is being developed. If Lots 4 and 5 or other portions of the property are proposed for a later phase, tree removal within those future phases should not occur as part of Phase 1. The applicant may request City authorization to clear trees within a future phase during Phase 1; however, the request must include justification explaining why early tree removal is necessary. Approval of such a request is not automatic.
- c. **Comprehensive Plan / Existing Natural Features:** The Comprehensive Plan identifies this area for Mixed Use and Open Space. The property is currently commercially zoned and may be developed in accordance with the applicable zoning requirements; however, compliance with the Comprehensive Plan is also a factor considered during plat approval. Staff recommends considering opportunities to retain and incorporate the existing creek and/or existing trees into the development, where feasible, to help demonstrate consistency with the Comprehensive Plan.
- d. **15-Foot Landscape Buffer:** The plans appear to propose removal of existing trees within portions of the required 15-foot landscape buffer, where landscaping/trees will otherwise be required. Please provide a statement or other information with the tree preservation/removal plan explaining why removal of existing trees within the required landscape buffer is necessary. The City may approve the removal; however, sufficient justification must be provided for staff to evaluate the request.



- e. **Required Open Space:** A landscaping plan was not included with this submittal; however, the landscaping information previously provided during the pre-application process and the currently submitted site plan do not appear to demonstrate compliance with the applicable open space requirement. The site will need to be revised as necessary to provide the required open space. The applicant may consider retaining and enhancing existing natural features, including the creek and/or existing trees, as part of the required open space design. While retaining these particular natural features is not required, doing so may provide an option for meeting the open space requirement as the site is redesigned.
- f. **Tree Preservation/Removal Plan:** The tree preservation/removal plan must be prepared by an arborist, registered landscape architect, or tree expert who has documented completion of at least 16 hours of training in Texas tree identification. The plan must also state the reason for removal of each tree proposed to be removed. Although the tree preservation/removal plan is not required as part of the preliminary plat, staff recommends submitting and obtaining approval of the tree preservation plan as early as possible to avoid potential delays during subsequent phases of the project.

2. Lots 4 and 5 – Grading, Tree Clearing, and Future Development

The response indicates that Lots 1 and 3 are intended to be developed in the first phase, while Lots 4 and 5 are intended for future development. However, the plans appear to show grading and/or tree clearing extending into areas associated with the future development of Lots 4 and 5.

As per Section 98-44, each phase is required to stand alone, and the improvements necessary to serve each phase are required to be provided with that phase. Accordingly, the plans shall clearly identify the limits of the phase currently proposed for construction and distinguish those limits from areas intended for future development.

Required Revision: Revise the applicable plans, including Sheets C05.0/C05.1, as necessary, to:

- a. Clearly identify the limits of Phase 1 and the areas proposed for future phases/development.
- b. Clearly identify the limits of tree clearing associated with Phase 1. The tree preservation/removal plan shall clearly identify the trees proposed for removal as part of Phase 1 and the Phase 1 improvements necessitating their removal. Trees located within future private development areas shall not be removed solely in anticipation of future development.
- c. Grading should be limited to the phase currently being constructed. Please revise the plans to clearly identify the limits of grading associated with Phase 1. Grading of future phases is not recommended at this time, and those areas should remain undisturbed until the applicable phase is developed. Please contact Public Works if you have any further questions regarding grading requirements.
- d. **Lot 4 – Parking / Tree Preservation:** The revised plans show 84 parking spaces required and 113 spaces provided for Lot 4. Since 110% of the minimum required parking is approximately 92 spaces, the proposed 113 spaces exceed the 110% threshold. **Required Revision:** Revise the preservation analysis/calculations to account for the parking provided above the 110% threshold. The additional parking area above this threshold is not automatically exempt from the tree preservation requirements.



Please revise Sheet C03.2 and the applicable tree-preservation calculations accordingly and clearly show how the additional parking has been accounted for.

3. Open Space

The previous staff comment noted that the proposed open spaces did not appear to meet the applicable requirements as currently designed. The response indicated that the open-space requirement would be “verified after platting.”

The open space requirement should be evaluated with the overall development rather than deferred until after platting, particularly since modifications necessary to meet the open-space requirements could affect the conceptual layout and configuration of future lots.

Required Revision: Revise the plans to demonstrate compliance with the applicable open-space requirements of Article 8. Please note that Article 8 establishes standards for qualifying common open space, including its location, configuration, accessibility, and treatment of natural features. For a multi-phase development, the development is considered as a single development for purposes of applying the open-space requirements. Please provide the applicable open-space calculations and clearly identify the areas proposed to satisfy the open-space requirements on the plans. The design of the open space (e.g., what amenities or features will be provided) does not have to be approved at this time, but an approved location should be identified unless the developer plans to request revisions to construction plans for some or all of the lots at a later date to accommodate any required open spaces.

Additional Note: Please refer to City of Crowley Article 8: §106.94 – Open Space Standards, including the following requirements:

c. Plazas and Neighborhood Parks

1. Includes any of the following:

- i. Neighborhood Park
- ii. Playground (even if located with a school facility)
- iii. Community Park
- iv. Private Park
- v. Squares, forecourts or plazas

2. Design and Maintenance Requirements

- i. Where provided these features shall have a minimum size as follows: neighborhood parks: 5 acres; playgrounds: 900 square feet; community parks: over 20 acres; HOA/Private Park: 2 acres; squares, forecourts or plazas: 400 square feet.
- ii. At least 50% of the perimeter of such features shall abut at least one direct-access road, public or private; the only exception being squares, forecourts or plazas that shall abut a public trail or sidewalk.
- iii. Surrounding buildings shall be oriented toward the square, forecourt, or park when possible and a connection shall be made to surrounding development.



d. The following may not be credited toward the open space requirement:

1. Property within the rear yard
2. Vehicular paving
3. Required parking lot tree islands
4. Building footprint
5. Utility yards
6. Required landscape buffers
7. Retention/detention and drainage channels with no amenities associated

Memorandum

To: Bhumika Thakore, Planner
From: Chris Edwards, PE; Chris Cervenka, PE, CFM
Date: September 16, 2026
RE: **MAA Crowley Crossings Addition (formerly Crowley Plover Addition)
Preliminary Civil Plans
Review #4**

Bhumika,

We have reviewed the Preliminary Civil Plans for the above-referenced site that we received on September 9, 2026, and offer the following comments:

GENERAL

1. It is the property owner's responsibility to ensure that all state and federal requirements with respect to accessibility are met. This includes all coordination with the Texas Department of Licensing and Regulation (TDLR).

Engineer Response: Noted.

2. A TXDOT permit will be required for sidewalk or any other construction within the FM1187 ROW.

Engineer Response: Noted.

SHEET SP-1 CONCEPT SITE PLAN (NOW SHEETS C03.0 – C03.2)

3. Provide dimensioning to verify that the plan satisfies fire lane widths and radii.

Engineer Response: Please see sheet C03.1 included with this submittal.

Reviewer Response: Fire lane dimensions are shown on sheet C03.2, *Future Site Plan*. A 24' fire lane is dimensioned down many of the drives despite the drives being 30' wide. Minimum radii shall be in accordance with local amendments to the 2021 IFC.

**** Section 503.2.4: changed to read as follows**

503.2.4 Turning radius. The required turning radius of a fire apparatus access road shall be in accordance with this section.

Any such fire lane shall either connect both ends to a dedicated public street or fire lane or be provided with an approved turnaround having a minimum outer radius of fifty feet (50'). If two or more interconnecting lanes are provided, an interior radius for that connection shall be required in accordance with the following:

24-foot fire lane - minimum radius 30 feet

26-foot fire lane - minimum radius 30 feet

30-foot fire lane - minimum radius 20 feet

Fire lane dimensions established by Appendix D, or other sections of this Code, shall be superseded by the criteria established by this section.

The requirements of Section D105 shall remain unchanged.

Engineer Response: The fire lanes have been adjusted accordingly.

Reviewer Response: Partially addressed. The 30' fire lane shown between Lots 2 & 3 has squared-off connections to the east/west running fire lanes instead of minimum 20' radii.

The fire lane for Lot 1 is dimensioned 18' wide. Minimum fire lane width is 24'. No fire lane is shown for Lot 5.

Engineer Response: The 18' wide one way fire lane has been removed. It is replaced with 150' of dead end 30 wide fire lane across the front of lot 2.

Reviewer Response: Addressed.

4. Provide dimensioning to verify the plan satisfies driveway and intersection spacing criteria.

Engineer Response: Please see sheet C03.1 included with this submittal.

Reviewer Response: Access spacing is shown on sheet C03.1, Phase I Plan. The access spacing is less than TxDOT's minimum spacing for FM 1187's posted speed (425' min. spacing for posted speed ≥ 50 mph). TxDOT approval of a variance will be required.

Engineer Response: Negotiations on the driveway locations and spacing are ongoing with TXDOT a resolution is expected before the final plat is prepared.

Reviewer Response: At a minimum, an email or other written form of communication from TxDOT will be required prior to approval of the preliminary plat.

SHEET DP-1 PRELIMINARY DRAINAGE PLAN

5. There are existing curb inlets on FM 1187 at both site driveway connections. What is the plan for the relocation of these inlets?

Engineer Response: The curb inlets will be relocated outside of the proposed driveways.

Reviewer Response: Partially Addressed. Please include the size of the existing inlets in callouts.

Engineer Response: The inlet that is remaining has been called out as requested. The inlets that are being relocated match the existing size.

Reviewer Response: Addressed.

6. Provide finished floor/finished pad elevations for the lots.

Engineer Response: Please see revised plans included with this submittal.

Reviewer Response: Addressed.

7. Provide information on the inlet types and sizes, pipe sizes, etc. of the storm drain system.

Engineer Response: Please see revised plans included with this submittal.

Reviewer Response: Addressed.

8. Provide drainage area calculations, inlet calculations, etc. to verify the design of the drainage system.

Engineer Response: Please see revised plans included with this submittal.

Reviewer Response: Partially Addressed. For the runoff flowing to the site from under the 1187 culvert, please provide offsite drainage area calculations, or if taken from previous as-built plans, please provide relevant plan sheets.

Engineer Response: Please see revised drainage calculations.

Reviewer Response: Addressed.

9. Provide pre- and post-condition drainage calculations to verify allowable discharge.

Engineer Response: Please see revised plans included with this submittal.

Reviewer Response: Addressed.

10. Provide detention pond calculations to verify storage volume. Clarify whether the pond is intended for retention or detention.

Engineer Response: Please see revised plans included with this submittal.

Reviewer Response: Addressed.

11. If the pond is detention and not retention, provide the stage/discharge curve.

Engineer Response: The pond will be retention. Please see revised plans included with this submittal.

Reviewer Response: Partially Addressed. Although a retention pond, the pond is also serving to mitigate post-project peak runoff from the site down to existing conditions and therefore acts as detention. Please include outlet configuration and stage-discharge curve. In addition, a retention pond will require appropriate aeration in accordance with commonly accepted design standards.

Engineer Response: Please see revised drainage calculations. The aeration device is noted in C03.0.

Reviewer Response: Partially Addressed.

- a) **The updated pond calculations show a peak 100-year pond elevation of 796.65, while the top of pond is 797. Please provide at least 1-foot of freeboard in the pond above the 100-year water surface elevation.**
 - b) **Please include the size of the proposed RCP in the outfall structure detail on Sheet C04.12.**
 - c) **Please also provide an emergency spillway and calculations for the full undetained post-project flow to the pond to prevent flooding of the proposed improvements in the event of clogging of the primary pond outfall structure.**
12. Provide calculations showing the proposed 4'x4' box culverts will have sufficient grade to provide capacity for the existing flows entering from the culvert under FM 1187.

Engineer Response: Please see revised plans included with this submittal.

Reviewer Response: Partially Addressed. Because this storm line will convey public runoff through the site, please also provide HGL calculations and profile for these box culverts.

Engineer Response: Please see HGL Calculations at the top of sheet C04.12.

Reviewer Response: Partially Addressed.

- a) **Drainage Areas provided and calculations match as-built area and intensity, however the "CA" amount is set to 0 in the pipe calculations and the resulting 100-year flow is less than the roughly 250 cfs calculated in the TxDOT plans. Additionally, the pipe calculations appear to be for only 1 barrel, as the total flow area is 15 sf. Please revise pipe calculations.**
- b) **Profile of 2-3x5 boxes still missing, please provide profile with HGL.**

SHEET UP-1 CONCEPT UTILITY PLAN (NOW SHEET C04.3 PHASE 1 UTILITIES)

13. The flowline of the proposed sanitary sewer at its tie-in to the existing sanitary sewer manhole in the southeast corner of the property suggests the last leg of the proposed sewer main will have cover issues under the detention/retention pond.

Engineer Response: The bottom of the basin has been raised in this area. Please see revised plans included with this submittal.

Reviewer Response: Partially addressed pending acceptance of pond design. Also, if the depth of cover is less than 5', the sanitary sewer main will need to be in a steel casing pipe.

Engineer Response: The portion of the sanitary line with less than 5 feet of cover is called out to have the steel casing pipe.

Reviewer Response: Addressed.

14. The 12" water line currently shown as a stub near the northwest corner of the property will need to be extended to connect to a proposed 12" water line at the northeast corner of FM 1187 and Bus. 1187. The line will need to shift to the east, so it does not cross FM 1187 under the turn lane/turnaround pavement.

Engineer Response: We are showing the 12" water line to be directionally drilled beneath the TXDOT ROW. We have shifted it to the east to stay out from under the turn around lane.

Reviewer Response: Addressed.

SHEET C04.10 EXISTING DRAINAGE AREA MAP

15. The sheet flow calculations do not appear to be based on the typical ASCE Kinematic Wave Equation or Equation 1.4 of the ISWM manual. Which equation is this based on?

Engineer Response: Please see updated and referenced Tc Table.

Reviewer Response: Addressed.

16. The runoff coefficient for paved areas is 0.95 in Table 1.6 of the ISWM manual. Please use 0.95 for OS-1.

Engineer Response: Revised Accordingly.

Reviewer Response: Addressed.

SHEET C04.11 PROPOSED DRAINAGE AREA MAP

17. Drainage Area OS-1 in the proposed conditions uses a runoff coefficient of 0.3. Please use 0.95.

Engineer Response: Revised Accordingly.

Reviewer Response: Addressed.

18. The runoff coefficient for Drainage Area DA-1 appears to be based on a weighted average. Please provide calculations of the area weighted runoff coefficient.

Engineer Response: Please see table showing composite C calculations.

Reviewer Response: Addressed.

19. The label for Drainage Area DA-3 is missing. Please add.

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

Sincerely,

tnp
teague nall & perkins



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