



Agenda
Crowley Planning & Zoning Commission
June 9, 2025
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 - June 9, 2025 - 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 May 12, 2025
- B. Discuss and consider approval of a final plat for Karis Addition Phase 2A, for an approximately 39.84-acre tract in the S. T. Wells Survey, Abstract No. 1684, the F. M. Well Survey, Abstract No. 1683, and the T. Toler Survey, Abstract No. 1536, to create 211 residential lots and 27 non-residential lots, as requested by Graham Associates on behalf of The Nehemiah Company. **Case # PLT-2025-003.**
- C. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance amending Sec. 106.66(E)(4) of Chapter 106, the comprehensive zoning ordinance, to require outdoor sales or display to be limited in location to within 15 feet of the building and not block the fire lane. **Case # ZCA-2025-001.**

IV. Discussion

- A. Hear information on the status of the comprehensive plan update project and provide input on the project to staff, if needed

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 June 9, 2025 at 7:00 PM is a true and correct copy posted on Friday, _____, 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.

Rachel Roberts, Planning & Development Director

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: Rachel Roberts	Meeting Date: June 9, 2025
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on May 12, 2025	

Background:

The minutes from the May 12, 2025 Planning & Zoning Commission regular meeting are attached for your review. For the section on the minutes approval, I wasn't sure whether Commissioner Wade voted or abstained. The minutes say that he abstained; if he voted, a motion to approve will need to include correcting the minutes.

Recommendation:

Staff recommend approval.

Financial Information:

Attachments:

1. 2025_05_12_PZ_Minutes



**Minutes
Crowley Planning & Zoning
Commission May 12, 2025
Regular Session - 7:00 PM**

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

Regular Session - May 12, 2025 - 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)
J.J. Wagner (Place 2)
Kaleb Wade (Place 3) George Allen (Place 4)
David Duman, Chair (Place 5)
Jeff Burns (Place 6)
Lane Beene, Vice-Chair (Place 7)

Staff members present: Rachel Roberts, Planning & Development Director

Council members present: Jim Hirth

II. Invocation and Welcome Visitors

Vice-Chair Beene gave the invocation, and Chair Duman welcomed visitors.

III. Action Items

A. Discuss and consider approving the minutes from the regular meeting held on April 14, 2025

Vice-Chair Beene motioned to approve the minutes from the April 14, 2025 regular meeting, seconded by Commissioner Burns. The motion passed with all in favor except Commissioner Wade, who abstained.

B. Discuss and consider approval of a preliminary plat for an approximately 5.8 acre tract in the R W Waggoner Survey Abstract No. 1618 to create Tractor Supply Crowley Addition, Block A Lot 1, requested by Vasquez Engineering. Case # PP-2025-001.

Staff member Rachel Roberts described the location and surrounding area of the property to be platted and said the plat complied with the zoning regulations and subdivision regulations, and as the zoning allowed the proposed use by right, staff did not consider the plat to conflict with the comprehensive land use plan. She said the plat drawing was correct, but there were some minor corrections needed on the preliminary plan set, so staff recommended approval on the condition that the plans must be corrected before the applicant applies for a final plat.

Commissioner Rayburne motioned to approve Case # PP-2025-001 with the conditions that the plans are corrected for the final plat. The motion was seconded by Commissioner Wade and passed unanimously.

C. Discuss and consider approval of a request for a waiver (variance) from Sec. 98-38 Subdivision Regulations to allow grading prior to approval of a final plat.

Ms. Roberts said Bloomfield Homes was making the request for Hunters Ridge. She showed a map of the area and noted the area that has not been platted where the developer wanted to grade. She said staff had received grading plans for the area and have sent the plans to the city engineers for review and said that a representative for the developer was present to answer questions. Chair Duman asked Ms. Roberts for staff's recommendation about grading without a final plat. Ms. Roberts said she wasn't as concerned about the grading itself as she was the mitigation if the area doesn't develop within the next several years if there were a pause in the housing market.

Brent Caldwell from GM Civil, 2559 Great Southwest Pkwy, Grapevine, representing the developer, said that phase 3 of Hunters Ridge is short on soil, so the developer would like to borrow dirt from phase 5 to balance the site and ensure positive drainage. The Commission members expressed concern about whether the work would create ponding or additional runoff in the area and asked about whether the developer had a grading plan for the full area, and they also asked the developer about plans for erosion control and soil stabilization and for tree mitigation. Mr. Caldwell said they had already done a grading plan for the entire site and could provide Ms. Roberts with a preliminary grading plan for the unplatted areas for the city to review. He said they could also provide an erosion control plan.

Commissioner Wade made a motion to approve the waiver conditionally, with the conditions being the applicant must submit a grading plan to the city for the engineer's review, submit an erosion control plan for the engineer's review, and make sure the trees identified in the tree mitigation plan are protected. The motion was seconded by Vice-Chair Beene and passed with all in favor.

IV. Discussion

There was no discussion.

V. Public Comment

There was no public comment.

VI. Adjournment

The meeting adjourned at 7:22 PM.

David Duman, Chair

Date

Rachel Roberts, Planning & Development Director
(Board Secretary)

Date



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: June 9, 2025
Department: Community Development	Agenda Item: III.B.
Subject: Discuss and consider approval of a final plat for Karis Addition Phase 2A, for an approximately 39.84-acre tract in the S. T. Wells Survey, Abstract No. 1684, the F. M. Well Survey, Abstract No. 1683, and the T. Toler Survey, Abstract No. 1536, to create 211 residential lots and 27 non-residential lots, as requested by Graham Associates on behalf of The Nehemiah Company. Case # PLT-2025-003.	

Background:

This final plat is for the next phase of the Karis Addition. The city approved a preliminary plat for phases 2A and 2B last year. The final plat for this phase would create 211 single family residential lots and 27 non-residential lots. The non-residential lots are for parks/common areas as well as medians and alleys.

Staff review

Comprehensive Land Use Plan

The Future Land Use Plan classifies the Karis PD district as a mixture of **Medium Density Single Family Residential** and **High Density Single Family Residential**.

The plat conforms to the future land use plan and the overall goals of the comprehensive plan.

Development Requirements

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

Requirements from the Zoning Ordinance (Ch. 106)

The plat meets the requirements of the zoning district, except that it does not yet have an approved tree preservation and removal plan.

Requirements from the Subdivision Regulations (Ch. 98)

The plat meets the requirements of the subdivision regulations, including substantial compliance with the preliminary plat, except that the project does not yet have an approved tree preservation and removal plan.

Public Works / Infrastructure Requirements (Technical Specifications)

The plat meets the technical requirements, but the city engineer has requested that the filing information for the easements by separate instrument be added to the plat drawing before the plat is filed. This request agrees with Planning office policy regarding easements by separate

instrument.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions are provided below for your reference.

Approval: I make a motion to approve the final plat for Karis Addition Phase 2A, Case # PLT-2025-003.

Approval with Conditions: I make a motion to approve the final plat for Karis Addition Phase 2A, Case # PLT-2025-003, with the following conditions [list conditions].

Deny: I make a motion to disapprove the final plat for Karis Addition Phase 2A.

Recommendation:

The plat drawing is correct, although it will need to have the filing numbers for the easements added before filing. The civil plans have also been approved. The tree preservation and removal plan has not yet been approved (revisions are required).

Staff recommend approval with the following conditions.

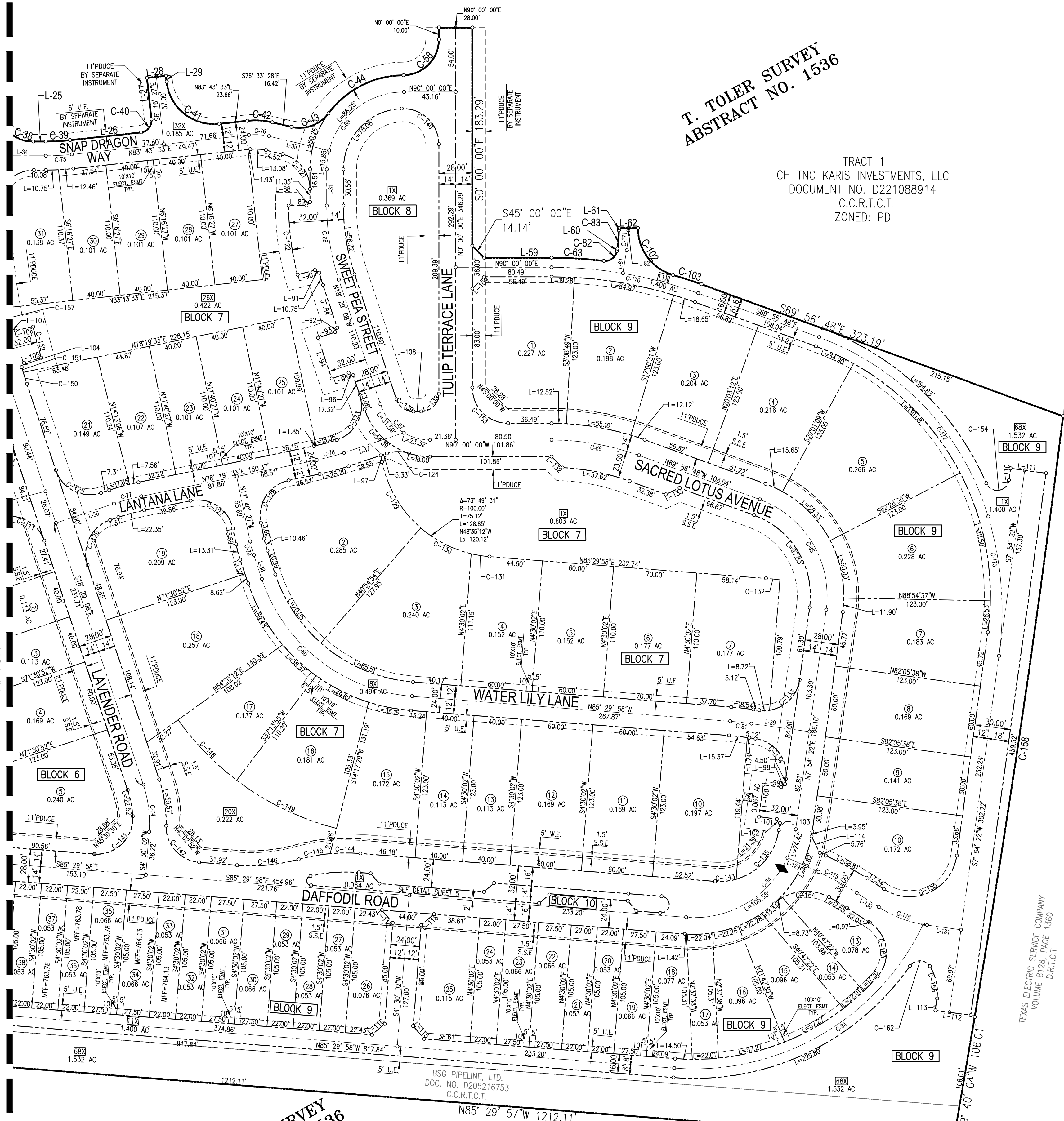
- (1) The easements to be dedicated by separate instrument must be filed, and the filing information added to the plat drawing, before the final plat will be filed.
- (2) The final plat will not be filed until the city has approved the tree preservation and removal plan.

Financial Information:

Attachments:

1. Karis 2A Final Plat 5-27-25
2. PLT-2025-003_Plat_Application_Redacted
3. PLT-2025-003 zoning
4. PLT-2025-003 aerial map
5. PLT-2025-003 future land use

MATCHLINE SEE SHEET 2



T. TOLER SURVEY
ABSTRACT NO. 1536

TRACT 1
CH TNC KARIS INVESTMENTS, LLC
DOCUMENT NO. D221088914
C.C.R.T.C.T.
ZONED: PD

THE FOLLOWING VARIANCES HAVE BEEN APPROVED AND GRANTED.
1. BLOCK LENGTH TO EXCEED 650 FEET, APPROVED BY CITY COUNCIL MARCH 22, 2021.
ALL VARIANCES FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL.

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

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF CROWLEY, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE KARIS ADDITION PHASE 2A, AN ADDITION TO THE CITY OF CROWLEY WAS SUBMITTED TO THE APPROPRIATE PLANNING AND ZONING COMMISSION OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF CROWLEY ON THE _____ DAY OF _____, AND SUCH BODY BY FORMAL ACTION THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES, AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, SAID BODY FURTHER AUTHORIZED THE ACCEPTANCE THEREOF BY SIGNING AS HEREINAFORE SUBSCRIBED IN THE CAPACITY STATED.

WITNESS BY HAND THIS _____ DAY OF _____

CAROL KONHAUSER
CITY SECRETARY, CITY OF CROWLEY, TEXAS

LEGEND:

PDUCE PUBLIC SIDEWALK, DRAINAGE, UTILITY, & CITY CONSTRUCTION EASEMENT

FIR FOUND 1/2 INCH IRON ROD

UE UTILITY EASEMENT

WE WALL EASEMENT

S.S.E SANITARY SEWER EASEMENT

ELECT ELECTRIC

ESMT EASEMENT

ROW RIGHT-OF-WAY

MFF MINIMUM FINISH FLOOR

C.C.R.T.C.T COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS

D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS

P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS

PLAN SUMMARY TABLE

TOTAL ACRES:	39.836
TOTAL NUMBER OF RESIDENTIAL LOTS:	211
ZONED: PD 06-2018-332	
MINIMUM LOT SIZE	2,308 SF
MINIMUM LOT SIZE PERMITTED	960 SF
DENSITY	5.29 UNITS/AC.
MINIMUM DWELLING SIZE	1,650 SQ.FT.

THIS PLAT FILED IN
DOCUMENT NO. _____
DATE _____

REVISION DATES

OWNER

CH TNC KARIS OWNER, LLC
2201 E. LAMAR BLVD. #115
ARLINGTON, TEXAS 76006
PHONE: 817-200-6543
EMAIL: hporteus@tncdev.com

HOWARD PORTEUS

OWNER

CH TNC KARIS INVESTMENTS, LLC
2201 E. LAMAR BLVD. #115
ARLINGTON, TEXAS 76006
PHONE: 817-475-9271
EMAIL: hporteus@tncdev.com

HOWARD PORTEUS

DEVELOPER

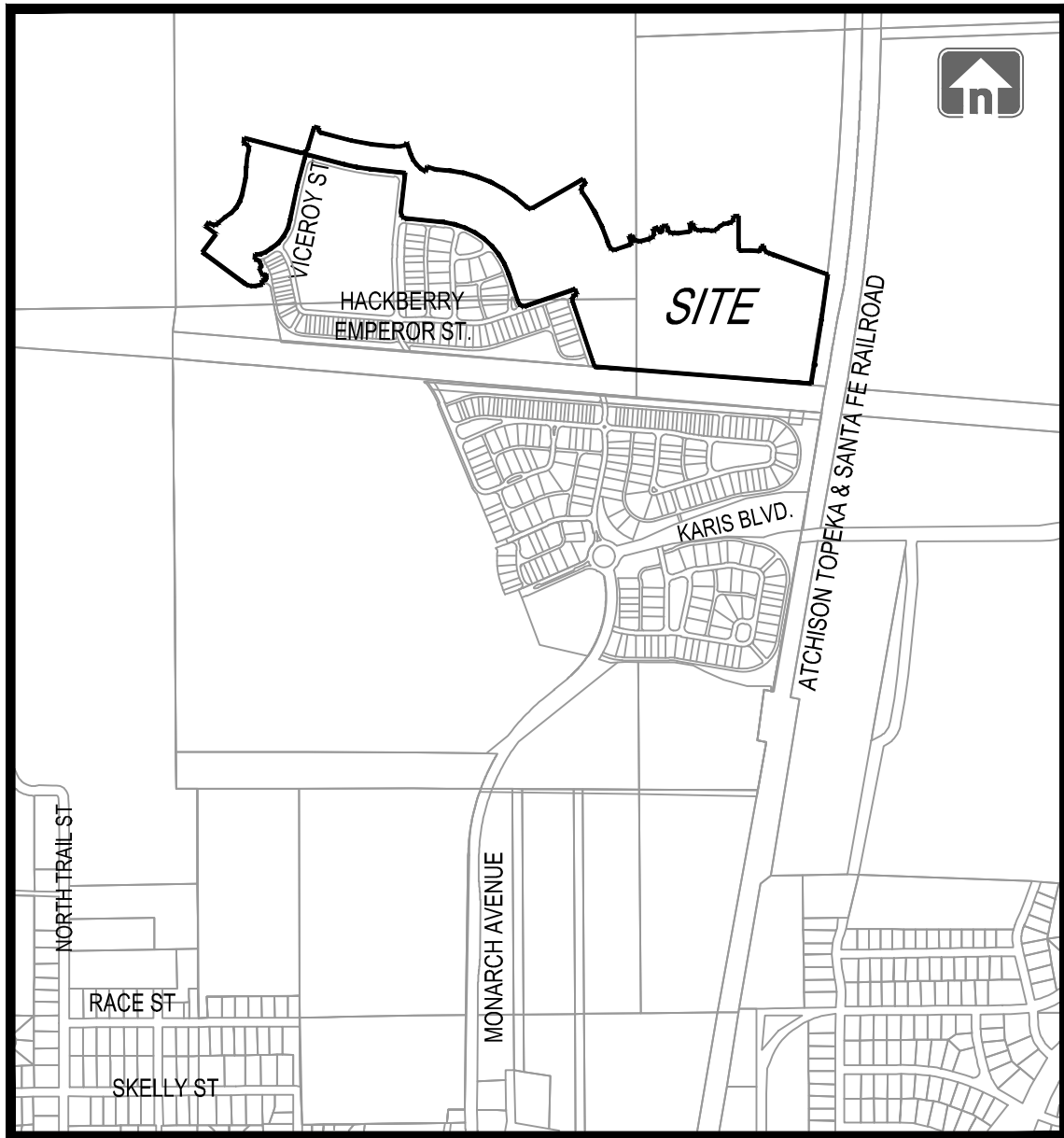
THE NEHEMIAH COMPANY
2201 E. LAMAR BLVD. #115
ARLINGTON, TEXAS 76006
PHONE: 817-475-9271
EMAIL: isoto@tncdev.com

LILIANA SOTO

ENGINEERS/SURVEYORS

GRAHAM ASSOCIATES, INC.
ENGINEERS & PLANNERS
600 SIX FLAGS DR., STE. 500
ARLINGTON, TEXAS 76011
PHONE: 817-640-8535
FAX: 817-633-5240
EMAIL: mpeterson@grahamcivil.com

MICHAEL L. PETERSON, R.P.L.S.

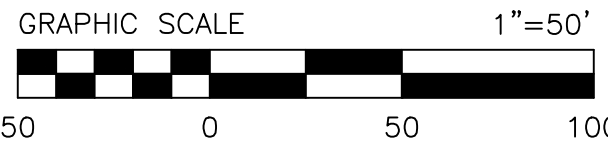
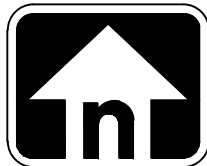


VICINITY MAP

(1"=1000')

NOTES:

- ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH "GRAHAM ASSOC INC" CAP UNLESS SHOWN OTHERWISE.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN (ZONE X) AS PER FIRM MAP NO. 48439C0430L WITH AN EFFECTIVE DATE OF MARCH 21, 2019.
- BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINE AND WITHHOLDING OF UTILITIES SERVICES AND BUILDING PERMITS.
- ZONING PD ORDINANCE- 06-2018-332
- WAVIER OF CLAIMS REQUIRED BY SECTION 98-63(C)(30), OF THE SUBDIVISION ORDINANCE SHALL APPLY.
- KARIS ADDITION PHASE 2A LIES ENTIRELY WITHIN THE KARIS MUNICIPAL MANAGEMENT DISTRICT OF TARRANT COUNTY.
- ALL ALLEYS AND COMMON AREAS (X LOTS) WITHIN KARIS ADDITION PHASE 2A TO BE MAINTAINED BY THE HOA OR KARIS MUNICIPAL MANAGEMENT DISTRICT.
- ALL WALL EASEMENTS WITHIN KARIS ADDITION PHASE 2A TO BE MAINTAINED BY THE KARIS MUNICIPAL MANAGEMENT DISTRICT.



FINAL PLAT
KARIS ADDITION, PHASE 2A

- LOTS 1X, 2-12, 13X, 14X, BLOCK 1;
LOTS 1-12, 13X, 14X, 15-25, BLOCK 2;
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LOTS 1-5, 6X, 7-17, 18X, 19-24, 25X, BLOCK 6;
LOTS 1X, 2-7, 8X, 9X, 10-19, 20X, 21-25, 26X, 27-31, 32X, BLOCK 7;
LOT 1X, BLOCK 8; LOTS 1-10, 11X, 12X, 13-67, 68X, BLOCK 9;
LOT 1X, BLOCK 10;

39.836 ACRES

SITUATED IN THE
S.T. WELLS SURVEY, ABSTRACT NO. 1684
F.M. WELLS SURVEY, ABSTRACT NO. 1683
T. TOLER SURVEY, ABSTRACT NO. 1536
CITY OF CROWLEY, TARRANT COUNTY, TEXAS

211 SINGLE FAMILY, & 27 NON RESIDENTIAL LOTS
10 BLOCKS

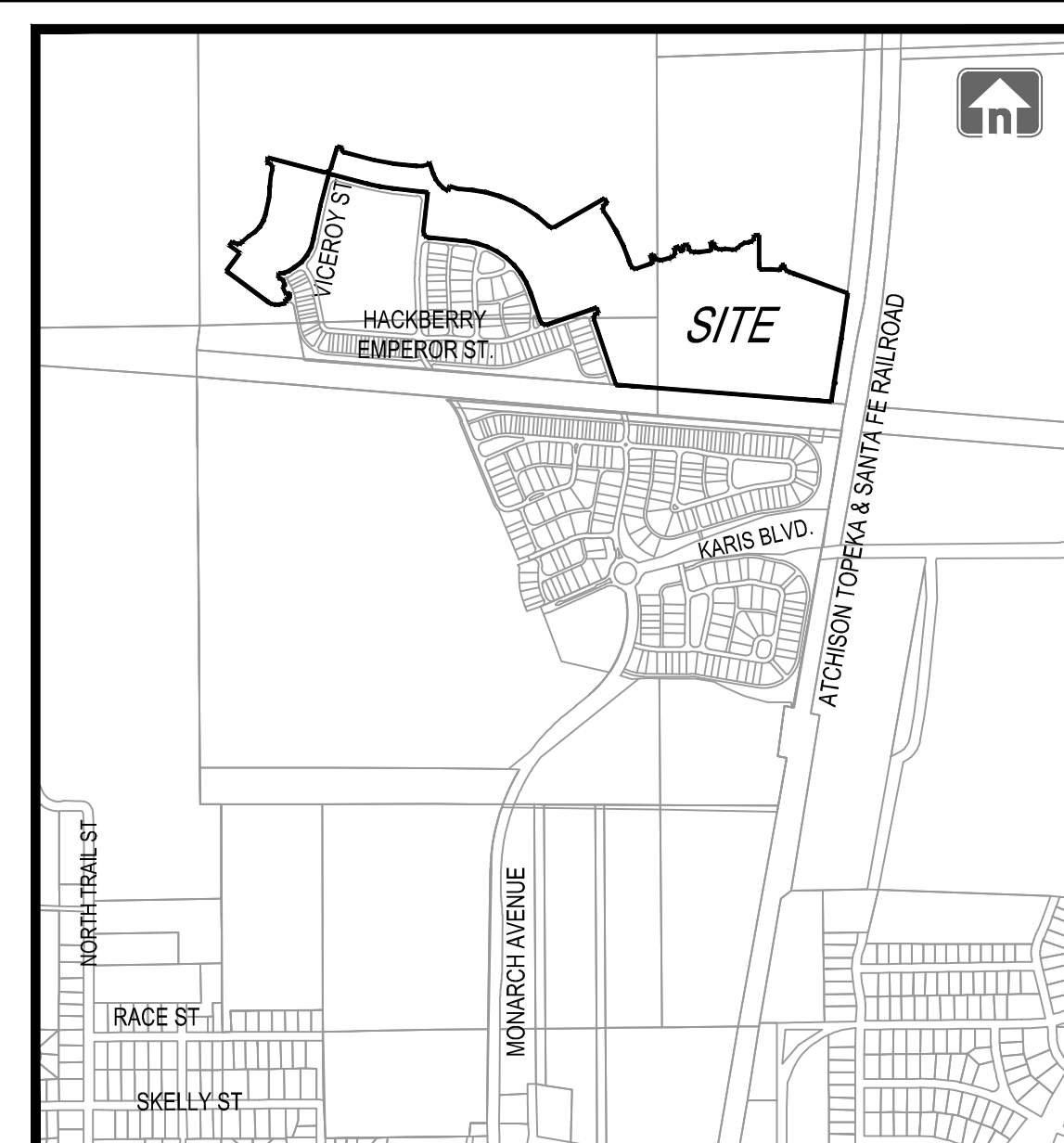
DATE: MAY 2025

GRAHAM ASSOCIATES, INC.

CIVIL ENGINEERING & SURVEYING
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBE FIRM F-10117BPS.FIRM: 101538-00

SHEET

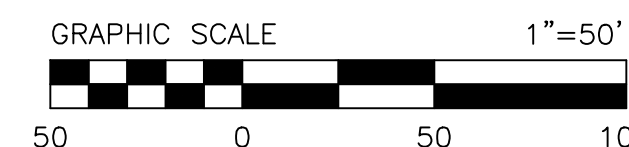
1-8



VICINITY MAP
(1"=1000')

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- ALL WALL EASEMENTS WITHIN KARIS ADDITION PHASE 2A TO BE MAINTAINED BY THE KARIS MUNICIPAL MANAGEMENT DISTRICT.



OWNER

CH TNC KARIS OWNER, LLC
2201 E. LAMAR BLVD. #115
ARLINGTON, TEXAS 76008
PHONE: 817-200-6543
EMAIL: hporteus@tncdev.com

HOWARD PORTEUS

OWNER

CH TNC KARIS INVESTMENTS, LLC
2201 E. LAMAR BLVD. #115
ARLINGTON, TEXAS 76008
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MICHAEL L. PETERSON, R.P.L.S.

FINAL PLAT
KARIS ADDITION, PHASE 2A

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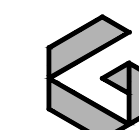
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211 SINGLE FAMILY, & 27 NON RESIDENTIAL LOTS
10 BLOCKS

DATE: MAY 2025

GRAHAM ASSOCIATES, INC.

CIVIL ENGINEERING & SURVEYING
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TSP# FIRM F-119178 PLS FIRM 101638-00



SHEET
2-8

TRACT 2
CH TNC KARIS INVESTMENTS, LLC
DOCUMENT NO. D221088923
C.C.R.T.C.T.
ZONED: PD

J. GILL SURVEY
ABSTRACT NO. 568

TRACT 1
CH TNC KARIS INVESTMENTS, LLC
DOCUMENT NO. D221088914
C.C.R.T.C.T.
ZONED: PD

F.M. WELLS SURVEY
ABSTRACT NO. 1683

TRACT 1
CH TNC KARIS OWNER, LLC
DOCUMENT NO. D221110835
C.C.R.T.C.T.

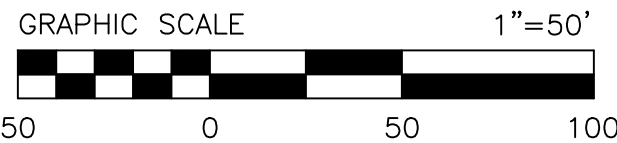
CROWLEY INDEPENDENT
SCHOOL DISTRICT
DOCUMENT NO. D223054941
C.C.R.T.C.T.

LEGEND:

PDUCE PUBLIC SIDEWALK, DRAINAGE, UTILITY, & CITY
CONSTRUCTION EASEMENT
FIR FOUND 1/2 INCH IRON ROD
UE UTILITY EASEMENT
WE WALL EASEMENT
S.S.E SANITARY SEWER EASEMENT
ELECT ELECTRIC
ESMT EASEMENT
ROW RIGHT-OF-WAY
MFF MINIMUM FINISH FLOOR
C.C.R.T.C.T COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS

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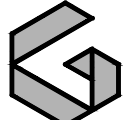
39.836 ACRES

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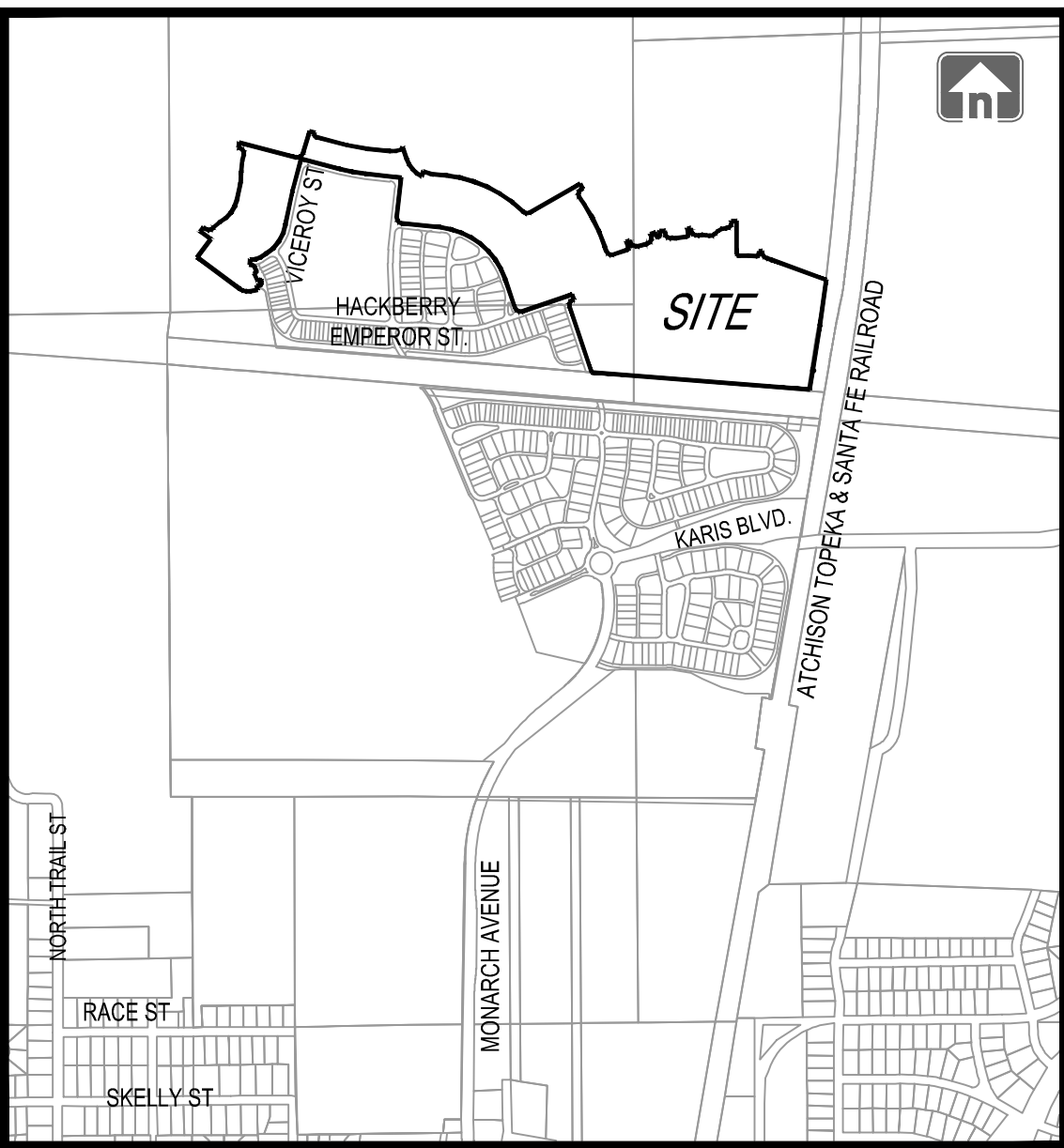
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10 BLOCKS

DATE: MAY 2025

GRAHAM ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBP# FIRM F-101817BPLS FIRM 101638-00



SHEET
4-8



VICINITY MAP
(1"=1000')



REVISION DATES

OWNER

CH TNC KARIS OWNER, LLC
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ARLINGTON, TEXAS 76006
PHONE: 817-200-6543
EMAIL: hporteus@tncdev.com

HOWARD PORTEUS

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2201 E. LAMAR BLVD. #115
ARLINGTON, TEXAS 76006
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EMAIL: isotot@tncdev.com

LILIANA SOTO

ENGINEERS/SURVEYORS

GRAHAM ASSOCIATES, INC.
ENGINEERS & PLANNERS
600 SIX FLAGS DR., STE. 500
ARLINGTON, TEXAS 76011
PHONE: 817-640-8535
FAX: 817-633-5240
EMAIL: mpeterson@grahamcivil.com

MICHAEL L. PETERSON, R.P.L.S.

MATCHLINE SEE SHEET 3

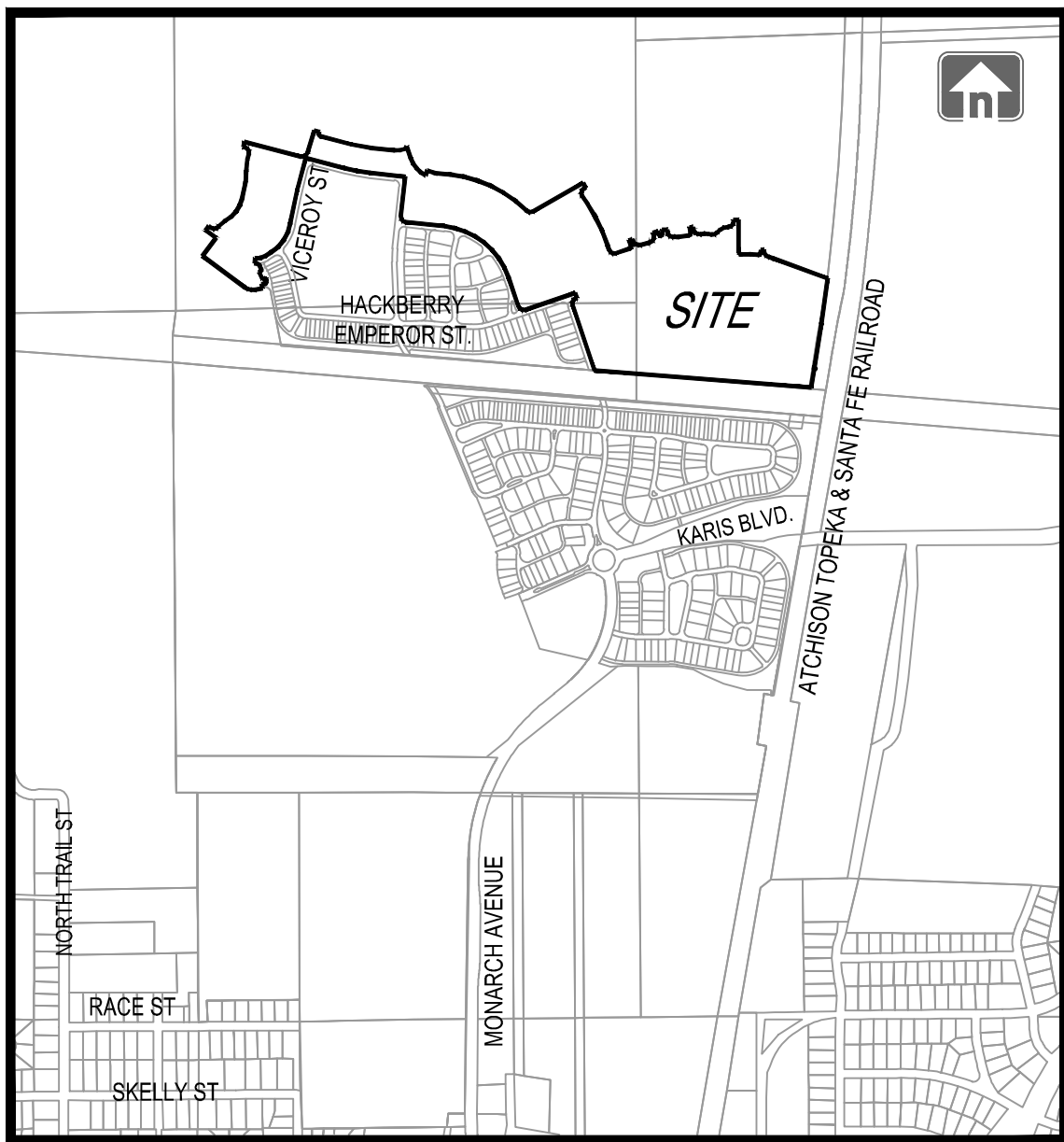
F.M. WELLS SURVEY
ABSTRACT NO. 1683

T. TOLER SURVEY
ABSTRACT NO. 1536

TRACT 1
CH TNC KARIS INVESTMENTS, LLC
DOCUMENT NO. D221088914
C.C.R.T.C.T.
ZONED: PD

LEGEND:

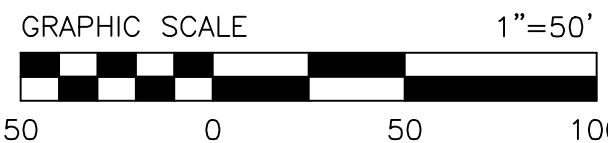
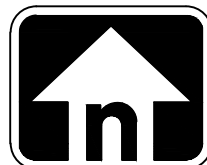
- PDUCE PUBLIC SIDEWALK, DRAINAGE, UTILITY, & CITY
CONSTRUCTION EASEMENT
- FIR FOUND 1/2 INCH IRON ROD
- UE UTILITY EASEMENT
- WE WALL EASEMENT
- S.S.E SANITARY SEWER EASEMENT
- ELECT ELECTRIC
- ESMT EASEMENT
- ROW RIGHT-OF-WAY
- MFF MINIMUM FINISH FLOOR
- C.C.R.T.C.T COUNTY CLERK RECORDS, TARRANT COUNTY, TEXAS
- D.R.T.C.T. DEED RECORDS, TARRANT COUNTY, TEXAS
- P.R.T.C.T. PLAT RECORDS, TARRANT COUNTY, TEXAS



VICINITY MAP
(1"=1000')

NOTES:

- ALL PROPERTY CORNERS ARE SET 1/2" IRON ROD WITH "GRAHAM ASSOC INC" CAP UNLESS SHOWN OTHERWISE.
- NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN THE 100-YEAR FLOODPLAIN (ZONE X) AS PER FIRM MAP NO. 48439C0430L WITH AN EFFECTIVE DATE OF MARCH 21, 2019.
- BASIS OF BEARING IS THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4202, NORTH AMERICAN DATUM OF 1983. ADJUSTMENT REALIZATION 2011.
- SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINE AND WITHHOLDING OF UTILITIES SERVICES AND BUILDING PERMITS.
- ZONING PD ORDINANCE— 06-2018-332
- WAIVER OF CLAIMS REQUIRED BY SECTION 98-63(C)(30), OF THE SUBDIVISION ORDINANCE SHALL APPLY.
- KARIS ADDITION PHASE 2A LIES ENTIRELY WITHIN THE KARIS MUNICIPAL MANAGEMENT DISTRICT OF TARRANT COUNTY.
- ALL ALLEYS AND COMMON AREAS (X LOTS) WITHIN KARIS ADDITION PHASE 2A TO BE MAINTAINED BY THE HOA OR KARIS MUNICIPAL MANAGEMENT DISTRICT.
- ALL WALL EASEMENTS WITHIN KARIS ADDITION PHASE 2A TO BE MAINTAINED BY THE KARIS MUNICIPAL MANAGEMENT DISTRICT.



OWNER

CH TNC KARIS OWNER, LLC
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HOWARD PORTEUS

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MICHAEL L. PETERSON, R.P.L.S.

FINAL PLAT
KARIS ADDITION, PHASE 2A

- LOTS 1X, 2-12, 13X, 14X, BLOCK 1;
LOTS 1-12, 13X, 14X, 15-25, BLOCK 2;
LOTS 1X, 2X, 3X, 4X, BLOCK 3;
LOTS 1-11, 12X, 13X, 14-19, 20X, 21-50, BLOCK 4;
LOTS 1-9, 10X, 11-18, BLOCK 5;
LOTS 1-5, 6X, 7-17, 18X, 19-24, 25X, BLOCK 6;
LOTS 1X, 2-7, 8X, 9X, 10-19, 20X, 21-25, 26X, 27-31, 32X, BLOCK 7;
LOT 1X, BLOCK 8; LOTS 1-10, 11X, 12X, 13-67, 68X, BLOCK 9;
LOT 1X, BLOCK 10;

39.836 ACRES

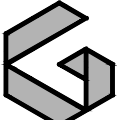
SITUATED IN THE
S.T. WELLS SURVEY, ABSTRACT NO. 1684
F.M. WELLS SURVEY, ABSTRACT NO. 1683
T. TOLER SURVEY, ABSTRACT NO. 1536
CITY OF CROWLEY, TARRANT COUNTY, TEXAS

211 SINGLE FAMILY, & 27 NON RESIDENTIAL LOTS
10 BLOCKS

DATE: MAY 2025

GRAHAM ASSOCIATES, INC.

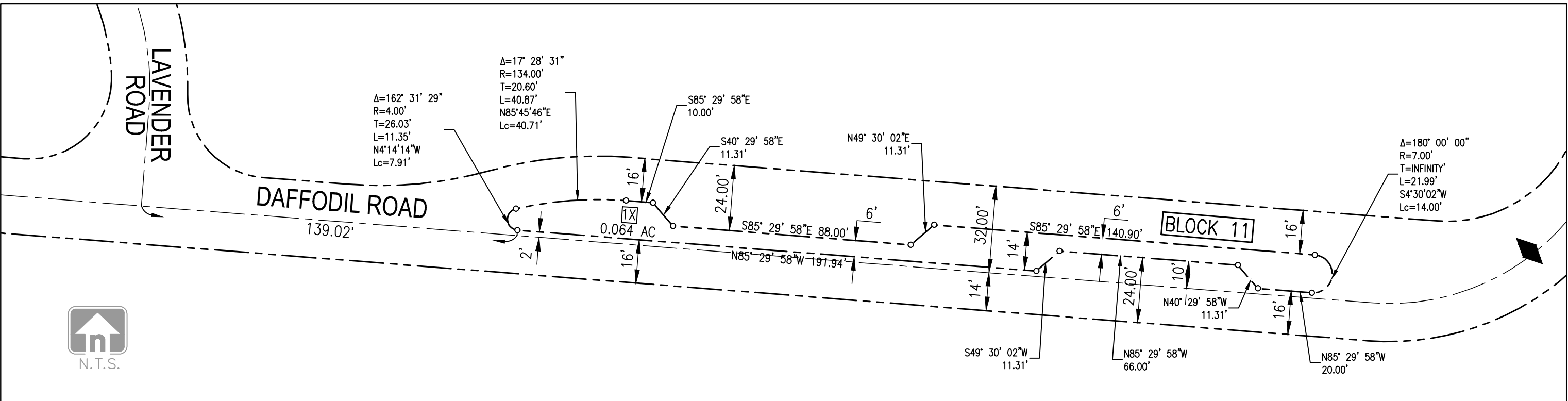
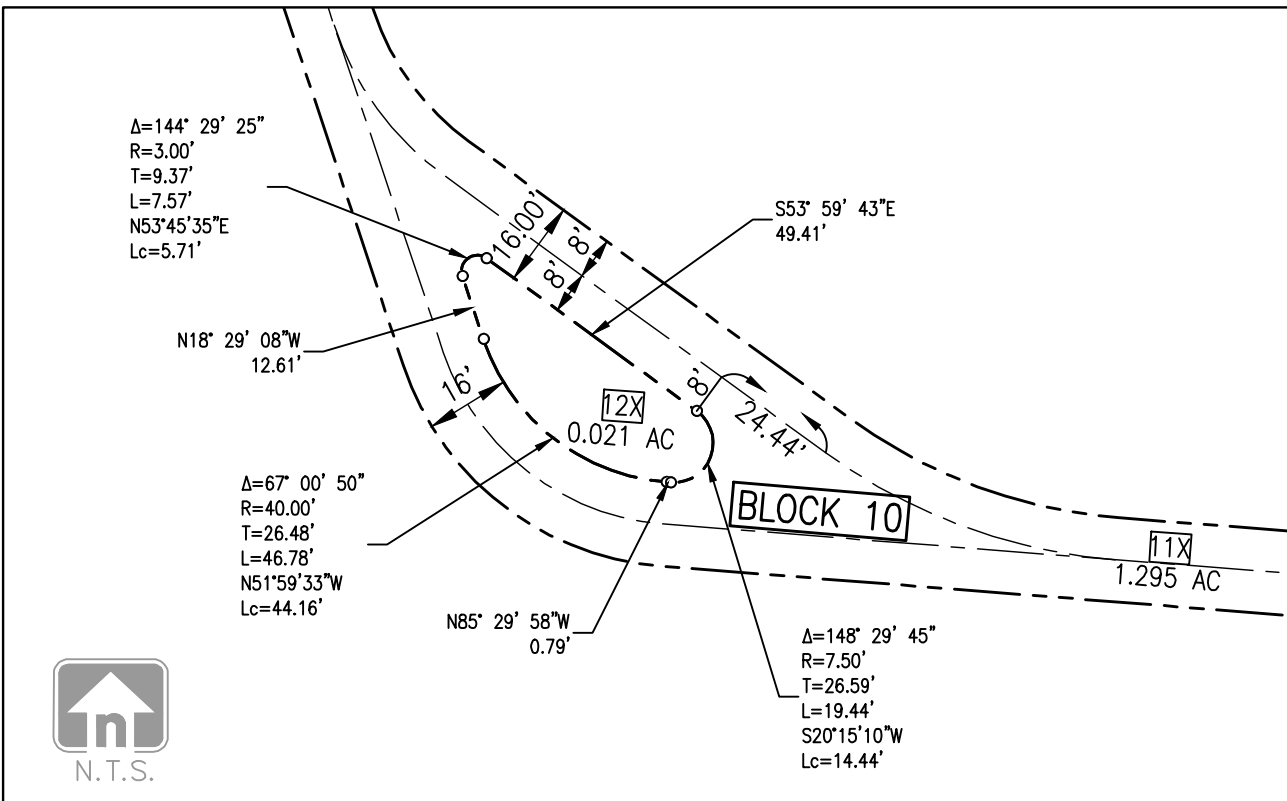
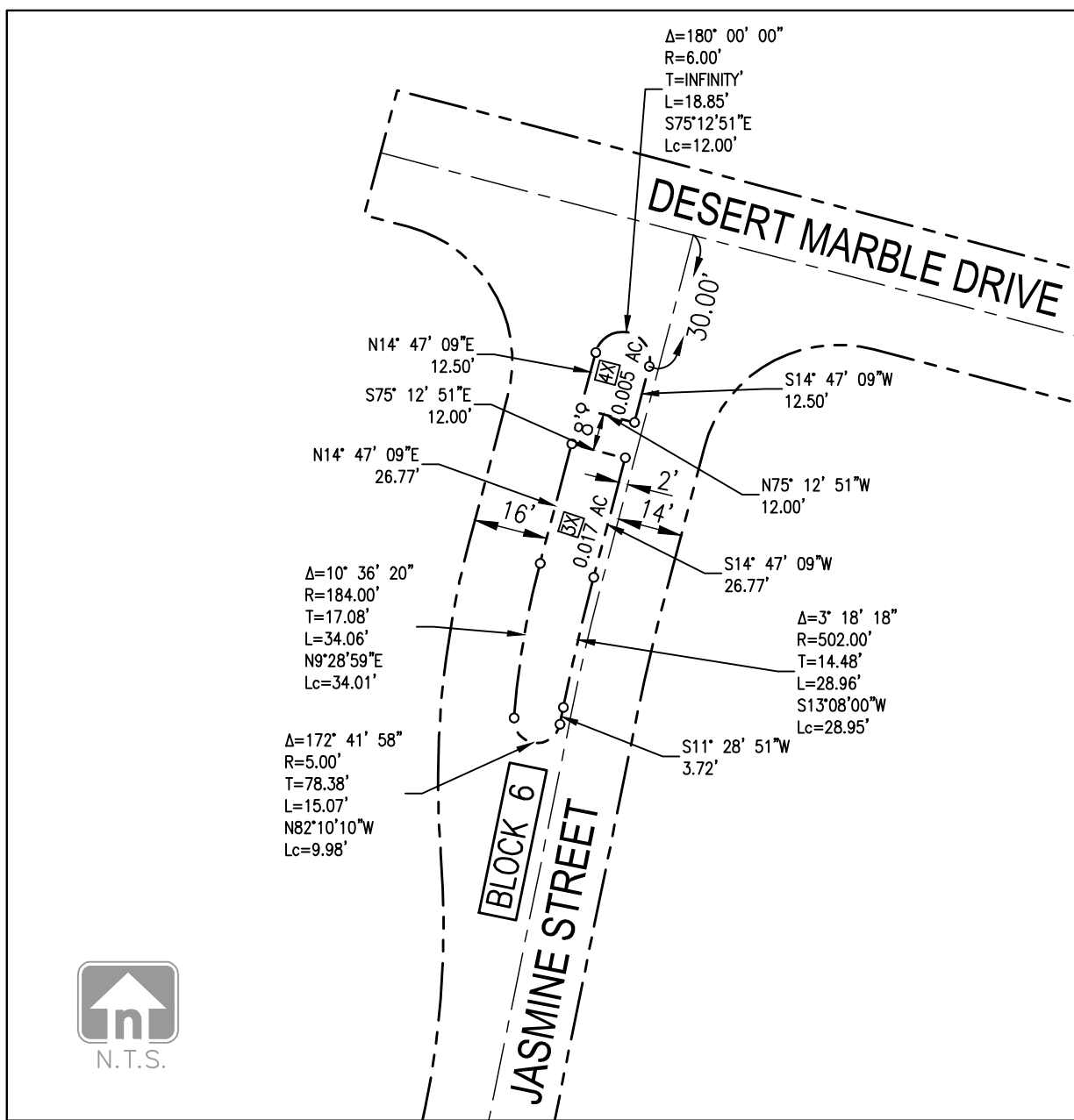
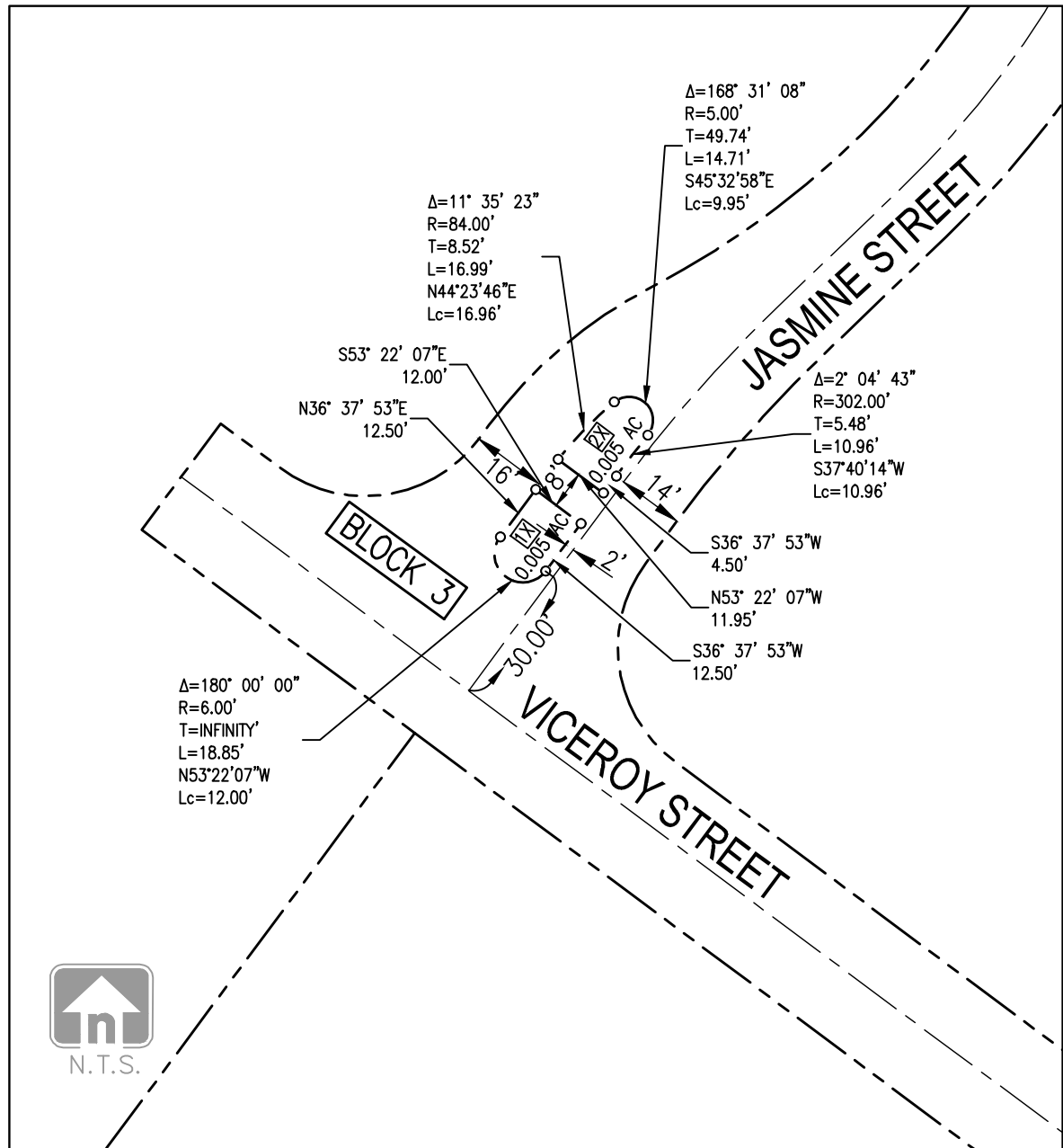
CIVIL ENGINEERING & SURVEYING
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TSP# FIRM F-119178PLS FIRM: 101638-00



SHEET

5-8

REVISION DATES



BOUNDARY

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-1	90° 00' 00"	30.00'	30.00'	47.12'	N26° 30' 52"E	42.43'
C-2	90° 00' 00"	30.00'	30.00'	47.12'	N63° 29' 08"W	42.43'
C-3	65° 25' 18"	425.00'	272.96'	485.27'	N51° 11' 47"W	459.34'
C-4	90° 00' 00"	30.00'	30.00'	47.12'	N38° 54' 26"W	42.43'
C-5	8° 41' 35"	934.00'	70.99'	141.71'	N79° 33' 38"W	141.57'
C-6	6° 52' 59"	3139.46'	188.80'	377.15'	S13° 16' 38"W	376.93'
C-7	48° 05' 13"	236.00'	105.29'	198.07'	S33° 52' 45"W	192.31'
C-8	39° 34' 13"	86.00'	30.94'	59.39'	S77° 42' 27"W	58.22'
C-9	7° 45' 48"	114.00'	7.74'	15.45'	S86° 23' 20"E	15.43'
C-10	18° 42' 46"	66.00'	10.87'	21.56'	S22° 43' 16"E	21.46'
C-11	11° 29' 10"	216.46'	21.77'	43.39'	S26° 20' 04"E	43.32'
C-12	2° 54' 54"	234.46'	70.99'	11.93'	S18° 31' 22"E	11.93'
C-13	95° 46' 21"	15.00'	16.59'	25.07'	S30° 49' 15"W	22.25'
C-14	47° 55' 27"	73.00'	32.44'	61.06'	N77° 19' 50"W	59.30'
C-15	90° 00' 00"	30.00'	30.00'	47.12'	N81° 37' 53"E	42.43'
C-16	26° 00' 35"	100.00'	23.10'	45.40'	N49° 38' 09"E	45.01'
C-17	51° 00' 50"	186.00'	88.75'	165.61'	N36° 59' 16"E	160.19'
C-18	15° 57' 50"	200.16'	28.07'	55.77'	N3° 29' 32"E	55.59'
C-19	19° 16' 56"	200.00'	33.97'	67.31'	N5° 08' 42"E	66.99'
C-20	90° 00' 00"	30.00'	30.00'	47.12'	N30° 12' 51"W	42.43'
C-21	87° 30' 30"	30.01'	28.73'	45.83'	N61° 00' 52"E	41.51'
C-22	0° 01' 17"	10208.91'	1.91'	3.82'	N17° 16' 16"E	3.82'
C-23	8° 41' 35"	795.00'	60.43'	120.62'	S79° 33' 38"E	120.51'
C-24	20° 04' 27"	92.00'	16.28'	32.23'	N86° 03' 21"E	32.07'
C-25	1° 20' 00"	500.00'	5.82'	11.64'	S17° 33' 33"E	11.64'
C-26	45° 24' 32"	164.00'	68.62'	129.98'	S40° 55' 49"E	126.60'
C-27	20° 16' 21"	136.00'	24.31'	48.12'	S73° 46' 16"E	47.87'
C-28	38° 21' 58"	715.00'	248.75'	478.77'	S64° 43' 27"E	469.88'
C-29	73° 46' 49"	30.00'	22.52'	38.63'	S82° 25' 53"E	36.02'
C-30	94° 00' 00"	30.00'	32.17'	49.22'	S13° 40' 42"W	43.88'
C-31	14° 50' 09"	1014.00'	132.02'	262.56'	S25° 54' 13"E	261.83'
C-32	90° 00' 00"	30.00'	30.00'	47.12'	S63° 29' 08"E	42.43'
C-33	90° 00' 00"	10.00'	10.00'	15.71'	N26° 30' 52"E	14.14'
C-34	88° 19' 15"	40.00'	38.84'	61.66'	S62° 38' 45"E	55.73'
C-35	2° 19' 15"	1112.00'	22.52'	45.04'	N74° 21' 15"E	45.04'
C-36	94° 00' 00"	30.00'	32.17'	49.22'	N28° 30' 52"E	43.88'
C-37	161° 47' 48"	10.00'	62.42'	28.24'	N80° 36' 58"E	19.75'
C-38	89° 43' 03"	30.00'	29.85'	46.98'	S45° 08' 28"E	42.32'
C-39	6° 16' 27"	188.00'	10.30'	20.59'	N86° 51' 47"E	20.58'
C-40	90° 00' 00"	10.00'	10.00'	15.71'	N38° 43' 33"E	14.14'
C-41	90° 00' 00"	40.00'	40.00'	62.83'	S51° 16' 27"E	56.57'
C-42	19° 42' 59"	62.00'	10.77'	21.34'	S86° 24' 57"E	21.23'
C-43	66° 59' 30"	30.00'	19.85'	35.08'	N69° 56' 47"E	33.11'
C-44	53° 06' 22"	79.00'	39.48'	73.22'	N63° 00' 13"E	70.63'
C-58	89° 33' 24"	30.00'	29.77'	46.89'	N44° 46' 42"E	42.26'
C-63	6° 51' 35"	367.00'	22.00'	43.94'	S86° 34' 13"E	43.91'
C-82	87° 15' 48"	10.00'	9.53'	15.23'	N53° 13' 41"E	13.80'
C-83	9° 35' 47"	92.00'	7.72'	15.41'	N4° 47' 53"E	15.39'
C-102	73° 50' 48"	41.00'	30.81'	52.84'	S36° 55' 24"E	49.26'
C-103	3° 54' 00"	367.00'	12.49'	24.98'	S71° 53' 48"E	24.98'
C-158	2° 34' 51"	11321.42'	255.03'	509.96'	S8° 22' 20"W	509.92'

CENTERLINE

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-45	29° 08' 19"	100.00'	25.99'	50.86'	S67° 56' 17"E	50.31'
C-46	9° 32' 57"	300.00'	25.06'	50.00'	N41° 24' 22"E	49.94'
C-47	34° 41' 59"	200.00'	62.48'	121.13'	N28° 49' 51"E	119.28'
C-48	3° 18' 18"	500.00'	14.43'	28.84'	N13° 08' 00"E	28.84'
C-49	21° 17' 28"	150.00'	28.20'	55.74'	N47° 16' 37"E	55.42'
C-50	48° 05' 13"	105.00'	46.84'	88.12'	N33° 52' 45"E	85.56'
C-51	4° 57' 01"	3270.46'	141.37'	282.56'	N12° 18' 39"E	282.47'
C-52	47° 55' 27"	60.00'	26.67'	50.19'	S77° 19' 50"E	48.74'
C-53	0° 35' 08"	3125.46'	15.97'	31.94'	N17° 01' 10"E	31.94'
C-54	8° 41' 35"	803.00'	61.03'	121.83'	S79° 33' 38"E	121.72'
C-55	20° 04' 27"	100.00'	17.70'	35.04'	N86° 03' 21"E	34.86'
C-56	20° 16' 21"	150.00'	26.82'	53.07'	S73° 46' 16"E	52.80'
C-57	65° 25' 18"	701.00'	450.22'	800.42'	S51° 11' 47"E	757.64'
C-59	65° 25' 18"	556.00'	357.09'	634.85'	S51° 11' 47"E	600.92'
C-60	13° 05' 27"	50.00'	5.74'	11.42'	N54° 07' 59"E	11.40'
C-61	14° 50' 09"	855.00'	111.32'	221.39'	S25° 54' 13"E	220.77'
C-62	14° 50' 09"	1000.00'	130.20'	258.94'	S25° 54' 13"E	258.21'
C-64	86° 35' 40"	86.00'	81.03'	129.98'	N51° 12' 12"E	117.95'
C-65	77° 51' 10"	86.00'	69.46'	116.86'	N31° 01' 13"W	108.07'
C-66	20° 03' 12"	214.00'	37.84'	74.90'	N79° 58' 24"W	74.52'
C-67	71° 30' 52"	44.00'	31.68'	54.92'	N54° 14' 34"W	51.42'
C-68	18° 29' 08"	196.00'	31.90'	63.24'	N9° 14' 34"W	62.96'
C-69	90° 00' 00"	65.00'	65.00'	102.10'	N45° 00' 00"E	91.92'
C-70	4° 00' 00"	1100.00'	38.41'	76.79'	N73° 30' 52"E	76.78'
C-71	4° 00' 00"	850.00'	29.68'	59.34'	S73° 30' 52"W	59.33'
C-72	22° 59' 10"	50.00'	10.17'	20.06'	S6° 59' 33"E	19.92'
C-73	18° 12' 12"	486.00'	77.86'	154.40'	S9° 23' 02"E	153.76'
C-74	22° 59' 10"	100.00'	20.33'	40.12'	S6° 59' 33"E	39.85'
C-75	6° 16' 27"	200.00'	10.96'	21.90'	N86° 51' 47"E	21.89'
C-76	19° 42' 59"	50.00'	8.69'	17.21'	S86° 24' 57"E	17.12'
C-77	6° 48' 41"	200.00'	11.90'	23.78'	N74° 55' 12"E	23.76'
C-78	6° 48' 41"	200.00'	11.90'	23.78'	N74° 55' 12"E	23.76'
C-79	6° 48' 41"	100.00'	5.95'	11.89'	N15° 04' 48"W	11.88'
C-80	67° 00' 50"	145.00'	96.00'	169.59'	N51° 59' 33"W	160.09'
C-81	3° 24' 20"	300.00'	8.92'	17.83'	N83° 47' 48"W	17.83'
C-84	68° 59' 23"	213.00'	146.36'	256.47'	S60° 00' 20"W	241.26'
C-85	31° 30' 15"	108.00'	30.46'	59.38'	S69° 44' 50"E	58.64'
C-86	35° 30' 35"	58.00'	18.57'	35.95'	S36° 14' 25"E	35.37'
C-87	67° 00' 50"	48.00'	31.78'	56.14'	N51° 59' 33"W	53.00'
C-166	7° 41' 34"	500.00'	33.62'	67.13'	S14° 38' 21"E	67.08'
C-167	7° 41' 34"	500.00'	33.62'	67.13'	S14° 38' 21"E	67.08'
C-168	67° 00' 50"	64.00'	42.37'	74.86'	S51° 59' 33"E	70.66'
C-170	20° 03' 12"	359.00'	63.47'	125.65'	S79° 58' 24"E	125.01'
C-171	9° 35' 47"	100.00'	8.39'	16.75'	N4° 47' 53"E	16.73'
C-172	53° 13' 58"	231.00'	115.76'	214.62'	S43° 19' 49"E	206.98'
C-173	24° 37' 12"	275.00'	60.01'	118.17'	S4° 24' 14"E	117.26'
C-175	8° 23' 30"	250.00'	18.34'	36.62'	S61° 16' 36"E	36.58'
C-176	25° 00' 48"	100.00'	22.18'	43.66'	S69° 35' 15"E	43.31'

Line Table			Line Table		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L-30	17.76'	N47° 35' 16"E	L-38	20.99'	N18° 29' 08"W
L-31	30.56'	N0° 00' 00"E	L-39	49.12'	N82° 05' 38"W
L-32	54.16'	N75° 30' 52"E	L-81	19.57'	N9° 35' 47"E
L-33	36.00'	S4° 30' 02"W	L-82	1.94'	N0° 00' 00"E
L-34	54.67'	N90° 00' 00"E	L-129	28.63'	S65° 28' 21"E
L-35	51.75'	S76° 33' 28"E	L-130	22.01'	S57° 04' 51"E
L-36	51.31'	N71° 30' 52"E	L-131	28.74'	S82° 05' 38"E
L-37	52.81'	N71° 30' 52"E			

LOTS

CURVE TABLE						
CURVE #	Δ	RADIUS	TANGENT	LENGTH	LCB	LCD
C-147	86° 54' 12"	30.00'	28.42'	45.50'	N42° 02' 52"W	41.26'
C-148	17° 22' 20"	234.00'	35.75'	70.95'	S44° 04' 55"E	70.68'
C-149	22° 56' 26"	234.00'	47.48'	93.69'	S64° 14' 18"E	93.07'
C-150	1° 14' 24"	472.00'	5.11'	10.22'	N17° 51' 56"W	10.21'
C-151	0° 32' 47"	472.00'	2.25'	4.50'	N16° 58' 21"W	4.50'
C-152	3° 24' 27"	454.00'	13.50'	27.00'	N14° 37' 53"W	27.00'
C-153	90° 00' 00"	30.00'	30.00'	47.12'	N45° 00' 00"W	42.43'
C-154	148° 48' 23"	10.00'	35.82'	25.97'	N82° 18' 33"E	19.26'
C-155	115° 00' 48"	40.00'	62.80'	80.29'	N65° 24' 45"E	67.48'
C-156	40° 34' 02"	40.00'	14.78'	28.32'	N12° 22' 39"W	27.73'
C-157	2° 06' 27"	472.00'	8.68'	17.36'	N11° 30' 35"W	17.36'
C-162	112° 24' 53"	10.00'	14.94'	19.62'	N88° 52' 07"W	16.62'
C-163	98° 53' 36"	30.00'	35.06'	51.78'	S8° 07' 09"E	45.59'
C-164	58° 13' 55"	40.00'	22.28'	40.65'	N89° 30' 01"E	38.93'
C-165	90° 59' 13"	40.00'	40.70'	63.52'	S62° 59' 32"E	57.05'

Line Table		
LINE #	LENGTH	DIRECTION
L-40	3.54'	S56° 17' 34"E
L-41	15.50'	S11° 17' 34"E
L-42	30.98'	N78° 42' 26"E
L-43	15.50'	N27° 29' 54"E
L-44	3.49'	N73° 11' 03"E
L-45	14.14'	N8° 22' 07"W
L-46	14.14'	N81° 37' 53"E
L-47	14.14'	N59° 47' 09"E
L-48	14.14'	N30° 12' 51"W
L-49	14.45'	S61° 02' 02"W
L-50	14.66'	N61° 06' 13"W
L-51	14.14'	S26° 30' 52"W
L-52	14.14'	S63° 29' 08"E
L-53	14.14'	N26° 30' 52"E
L-54	14.14'	N63° 29' 08"W
L-55	15.82'	S76° 21' 01"E
L-56	14.72'	S13° 38' 59"W
L-57	14.14'	S63° 29' 08"E
L-58	14.14'	S26° 30' 52"W
L-83	14.14'	S49° 30' 02"W
L-84	14.14'	S40° 29' 58"E
L-85	7.07'	N63° 29' 08"W
L-86	5.66'	N63° 29' 08"W
L-87	12.73'	N26° 30' 52"E
L-88	4.24'	S45° 00' 00"W
L-89	15.00'	N90° 00' 00"W
L-90	15.00'	N75° 16' 00"E
L-91	4.26'	S59° 56' 17"E
L-92	4.24'	S26° 30' 52"W
L-93	15.00'	S71° 30' 52"W
L-94	36.00'	S18° 29' 08"E
L-95	15.00'	N71° 30' 52"E
L-96	4.24'	S63° 29' 08"E
L-97	5.61'	N11° 40' 27"W
L-98	4.24'	S52° 54' 22"W

Line Table		
LINE #	LENGTH	DIRECTION
L-99	15.00'	N82° 05' 38"W
L-100	27.00'	S7° 54' 22"W
L-101	15.00'	S82° 05' 38"E
L-102	4.24'	S37° 05' 38"E
L-103	6.01'	S7° 54' 22"W
L-104	4.24'	N28° 34' 26"E
L-105	15.00'	N73° 39' 53"E
L-106	15.00'	S77° 04' 20"W
L-107	4.24'	N57° 50' 12"W
L-108	6.47'	N90° 00' 00"W
L-109	14.14'	S45° 00' 00"W
L-110	10.00'	N7° 54' 22"E
L-111	30.00'	S82° 05' 38"E
L-112	30.00'	N82° 05' 38"W
L-113	10.00'	N7° 54' 22"E
L-114	15.48'	S26° 13' 41"E
L-115	14.14'	N40° 29' 58"W
L-116	14.14'	S49° 30' 02"W
L-117	14.14'	S40° 29' 58"E
L-118	14.14'	N49° 30' 02"E
L-119	14.14'	N49° 30' 02"E
L-120	14.14'	S40° 29' 58"E
L-121	14.14'	S49° 30' 02"W
L-122	14.14'	N40° 29' 58"W
L-123	14.14'	N26° 30' 52"E
L-124	14.14'	N63° 29' 08"W
L-125	12.73'	S26° 30' 52"W
L-126	12.73'	S63° 29' 08"E
L-127	12.73'	S26° 30' 52"W
L-128	12.73'	S63° 29' 08"E
L-132	13.04'	S45° 00' 00"E
L-133	12.73'	N65° 03' 12"E



CITY OF CROWLEY
Plat Application
Community Development Department

Case # _____
(to be assigned by City Staff)

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

Select the applicable plat type below:

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

Property Information

Project Name: Karis Phase 2A Final Plat
Project Address: 505 Beverly St., Crowley, TX 76036
Survey/ Abstract, Tract(s): F.M. Wells Survey Abs. No 1683, S.T. Wells Survey Abs. No. 1684, T. Toler Survey, Abs. No. 1536
Addition, Block, Lots: Karis Addition 211 Single Family Lots, 27 Non Residential Lots and 10 Blocks
Project Description: Karis Addition
Gross Acreage: 39.836 Acres Zoning District: PD
Number of Lots Proposed: 211 Lots

Applicant & Owner Information

Applicant Name: Omar El Kadi Company: Graham Associates, Inc.
Applicant Address: 600 Six Flags Drive, Ste. 500 City: Arlington State: TX
ZIP Code: 76011 Telephone No: (817) 640-8535 Email: _____

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

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

Property Owner: CH TNC Karis Owner, LLC
Applicant Address: 2201 E. Lamar Blvd., Ste. 115 City: Arlington State: TX
ZIP Code: 76006 Telephone No: (817) 200-6543 Email: _____

Information required for the approval of Developer's Agreement

Developer (Legal name of the company entering into the agreement): The Nehemiah, LLC
Name and title of the authorized representative who will sign the agreement: Howard Porteus
Company's Address: 2201 E. Lamar Blvd., Ste. 115 City: Arlington State: TX
ZIP Code: 76006 Telephone No: (817) 200-6543 Email: _____

Developer: The Nehemiah, LLC
 Address: 2201 E. Lamar Blvd., Ste. 115 City: Arlington State: TX
 ZIP Code: 76006 Telephone No: (817) 200-6543 Email: _____

Engineer: Christian J. Conners, P.E.
 Address: 600 Six Flags Drive, Ste. 500 City: Arlington State: TX
 ZIP Code: 76011 Telephone No: (817) 640-8535 Email: _____

Surveyor: Michael L. Peterson, P.E., R.P.L.S
 Address: 600 Six Flags Drive, Ste. 500 City: Arlington State: TX
 ZIP Code: 76011 Telephone No: (817) 640-8535 Email: _____

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

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.**

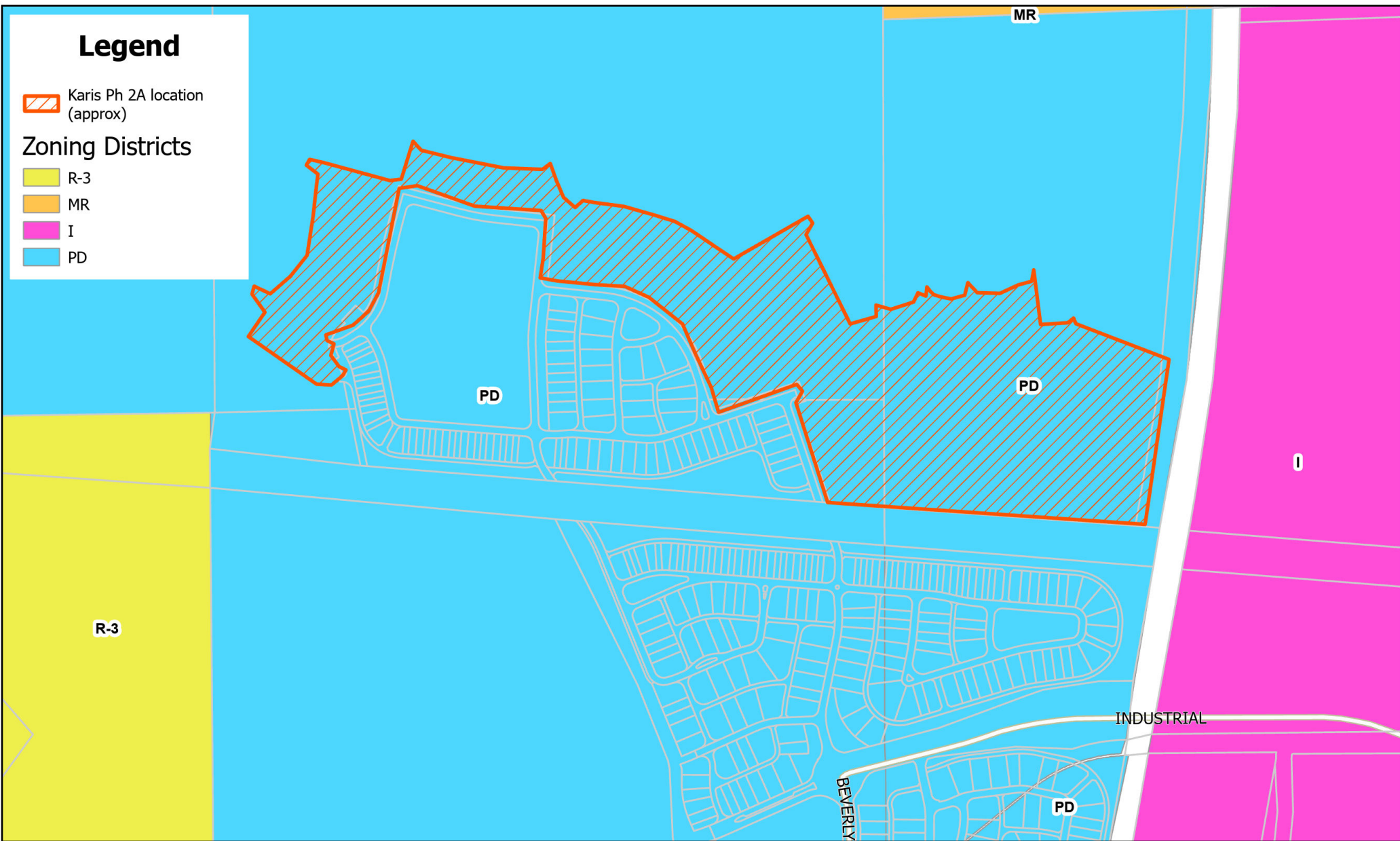
SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)		For Office Use Only MyGov Project # _____ Date Submitted: _____ Total Fee: \$ _____ Date of Payment: _____ Accepted By: _____
PRINTED NAME: <u>Christian J. Conners, P.E.</u>		
SIGNATURE: <u>Omar El KADI</u>	DATE: <u>05/12/2025</u>	
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:		
PRINTED NAME: <u>Howard Porteus</u>		
SIGNATURE: <u>[Signature]</u>	DATE: <u>05/12/2025</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.		

Legend

 Karis Ph 2A location (approx)

Zoning Districts

 R-3
 MR
 I
 PD



Plat boundaries shown are approximate.



6/2/2025

PLT-2025-003
Zoning

0 500 1,000 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.

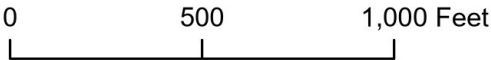


Plat boundaries shown are approximate.

PLT-2025-003
Aerial View



6/2/2025



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Legend

 Karis Ph 2A location (approx)

Future Land Use

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



Plat boundaries shown are approximate.



6/2/2025

PLT-2025-003
Future Land Use

0 500 1,000 Feet



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City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: June 9, 2025
Department: Community Development	Agenda Item: III.C.
Subject: Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance amending Sec. 106.66(E)(4) of Chapter 106, the comprehensive zoning ordinance, to require outdoor sales or display to be limited in location to within 15 feet of the building and not block the fire lane. Case # ZCA-2025-001.	

Background:

BACKGROUND AND OVERVIEW	
Request	Amend the regulations for outdoor sales or display
Applicant	City of Crowley
Staff Recommendation	Approve

Background & overview

The City Council have directed staff to bring forward an amendment to the zoning code that would restrict the location of outdoor sales or display of retail goods to within 15 feet of the building where the business holding the sale or display is located. The Council indicated that this requirement had been in the zoning code at some point in the past, and they would like to see it added back. As you'll see in the text below, the regulations already require the goods for sale or display to be limited to the sidewalk or walkway areas in front of the tenant space, but the Council wanted to add some further clarification about where goods may be placed.

Proposed amendment (red underlined text indicates new text that has been added)

Outdoor (sidewalk) sales (other than seasonal sales):

1. Shall be limited to sidewalk or walkway areas in front of the tenant space.
2. Shall be located within 15 feet of the front of the tenant space, except as otherwise authorized through approval of a site plan as part of a Specific Use Permit for outdoor storage or display.
3. Shall not block any entrance door into the building.
4. Shall not block any fire lane.
5. A clear width of no less than three feet shall be maintained at all times with a minimum five feet by five feet (5' x 5') passing area provided every 200 linear feet of the sidewalk.
6. No handicapped parking areas shall be blocked or utilized.
7. Articles for sale or display shall be kept outside only during regular hours of operation of the business.

Please note that these regulations do not apply to seasonal sales (e.g., pumpkins or Christmas

trees) or to sidewalk sales/roadside vending, both of which have a separate set of regulations and are limited to display on a temporary basis (typically 45 days and 14 days, respectively).

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 Case # ZCA-2025-001.

Approval with Conditions: I make a motion to recommend approval of Case # ZCA-2025-001 with the following conditions [list conditions].

Deny: I make a motion to recommend denial of Case # ZCA-2025-001.

Postpone: I make a motion to continue Case # ZCA-2025-001 until [specify date].

Recommendation:

This change was directed by the City Council, and it does not conflict with the existing regulations or the comprehensive land use plan, so staff recommend approval.

Financial Information:

Attachments:

1. ZCA-2025-001 ordinance

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS AMENDING PORTIONS OF CHAPTER 106 "ZONING", ARTICLE 5 "USE REGULATIONS", OF THE CITY OF CROWLEY CODE OF ORDINANCES RELATING TO RETAIL USE WITH OUTDOOR SALES OR STORAGE; 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, 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 5 "Use Regulations" of the Zoning Ordinance relating to retail use with outdoor sales or storage as set forth herein; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on June 9, 2025, and the City Council of the City of Crowley, Texas held a public hearing on June 19, 2025 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 106.66.E.(4) of the Zoning Ordinance is hereby amended ~~to amend sub-section (E)(4), in its entirety~~ to read as follows:

106.66 – SUPPLEMENTAL USE STANDARDS

...

E. COMMERCIAL USES

...

“(4) Any retail use with outdoor sales or storage

- a. Outdoor storage or display of products along any arterial street frontage shall be prohibited unless permitted through a specific use permit. All storage areas shall be located within the rear yard and screened from adjacent properties and any public right-of-way.
- b. Outdoor storage or display is permitted in the side or front yard only through issuance of a specific use permit.
 1. If placed in the front and/or side yard, outdoor storage or display of products shall not include commodities, products, materials, or equipment that are in need of repair or are to be incinerated or discarded.
 2. The site plan submitted with the specific permit application is also required to show designated areas for outdoor storage or display, clearly define the function of the site, mark areas that are at fire hazard risk, and provide any other specific details staff may need for the approval of the site plan. All outdoor storage or display shall be placed on a paved surface.
- c. If adjacent to any residential uses, outdoor storage or display areas shall be screened in accordance with the standards in **Article 8: Landscaping, Screening, and Open Space**. Screening requirements can be waived for outdoor storage or display located in the front or side yard with a specific use permit. If the screening requirements are waived:
 1. Waived only for outdoor storage or display that does not include commodities, products, materials, or equipment that are to be repaired, incinerated, or discarded.
 2. The applicant must still comply with the required fencing, landscaping, and open space standards required by the zoning code.
 3. In addition to the information required by Section 106.34.C of the city code, the site plan shall also provide any other specific details staff, the Planning & Zoning Commission, or the City Council may need to determine compliance with the specific use permit criteria.
- d. Outdoor (sidewalk) sales (other than seasonal sales):
 1. Shall be limited to sidewalk or walkway areas in front of the tenant space.
 2. Shall be located within 15 feet of the front of the tenant space, except as otherwise authorized through approval of a site plan as part of a Specific Use Permit for outdoor storage or display.
 3. Shall not block any entrance door into the building.
 4. Shall not block any fire lane.

5. A clear width of no less than three feet shall be maintained at all times with a minimum five feet by five feet (5 'x 5') passing area provided every 200 linear feet of the sidewalk.
6. No handicapped parking areas shall be blocked or utilized.
7. Articles for sale or display shall be kept outside only during regular hours of operation of the business.”

The remaining provisions of Section 106.66 are not amended hereby and remain in full force and effect.

SECTION 2.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Crowley, Texas, 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 it is so ordained.

PASSED AND APPROVED this the 19th day of June, 2025.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Konhauser, City Secretary

Rob Allibon, City Attorney



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: June 9, 2025
Department: Community Development	Agenda Item: IV.A.
Subject: Hear information on the status of the comprehensive plan update project and provide input on the project to staff, if needed	

Background:

Staff will provide the proposed schedule for completing the comprehensive plan update project this year and will also inform the Commission about work that has been done since we last discussed the project in January.

Recommendation:

n/a

Financial Information:

Attachments:

None