



Agenda
Crowley Planning & Zoning Commission
July 14, 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 - July 14, 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 June 23, 2025
- B. Hold a public hearing, discuss, and make a recommendation to the City Council on a proposed update to the City of Crowley comprehensive land use plan.

IV. 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.

V. Adjournment

I, the undersigned authority, do hereby certify that this agenda of the Crowley Planning & Zoning Commission meeting to be held on July 14, 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

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City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Bhumika Thakore	Meeting Date: July 14, 2025
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on June 23, 2025	

Background:

The minutes from the June 23, 2025 meeting are attached for your review and approval.

Recommendation:

Staff recommend approval.

Financial Information:

Attachments:

1. 2025_06_23_PZ_Minutes



**Minutes
Crowley Planning & Zoning Commission
June 23, 2025
Regular Session - 7:00 PM**

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

Regular Session - June 23, 2025 - 7:00 PM

I. Call to Order and Roll Call

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

Commissioners present:	Kaleb Wade (Place 3) George Allen (Place 4) David Duman, Chair (Place 5) Lane Beene, Vice-Chair (Place 7)
Commissioners absent:	Miki Rayburne (Place 1) J. J. Wagner (Place 2) Jeff Burns (Place 6)
Staff members present:	Rachel Roberts, Planning & Development Director Bhumika Thakore, Planner
Council members present:	None

A quorum was present.

II. Invocation and Welcome Visitors

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

III. Action Items

A. Discuss and consider approving the minutes from the regular meeting held on June 9, 2025

Vice-Chair made a motion to approve the minutes as written, seconded by Commissioner Wade. The motion passed unanimously.

IV. Discussion

A. Hear a presentation on the comprehensive plan update, discuss the information presented, and provide guidance to the staff and consultant team.

Consultant Jenifer Reiner presented to the Commission a report on recommended changes to the Future Land Use Plan, Master Thoroughfare Plan, and comprehensive plan text. She also talked about the input received that guided the recommendations. The Commission discussed and provided input to Ms. Reiner on land use and transportation issues such as the community desire for more open space, the traffic and timing of lights on FM 1187, and how previous mixed-use developments were not true mixed-use projects.

V. Public Comment

A. Hear input from the public on the comprehensive plan update project

There were no members of the public in attendance.

VI. Adjournment

The meeting adjourned at 8:11 PM.

David Duman, Chair

ATTEST:

Rachel Roberts, Planning & Development Director



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: July 14, 2025
Department: Community Development	Agenda Item: III.B.
Subject: Hold a public hearing, discuss, and make a recommendation to the City Council on a proposed update to the City of Crowley comprehensive land use plan.	

Background:

Background & overview

The city charter requires review of the comprehensive plan every three years, with updates to be made if needed. The current comprehensive plan was adopted in 2020, and in 2023, the Commission recommended a minor update to the plan. The consultant team was selected later that year, and work began in 2024. City staff have been working with Jenifer Reiner (formerly of Dunaway Associates, who prepared the plan adopted in 2020), and with Felix Landry of Texas A&M AgriLife (formerly of Verdunity, who worked with Dunaway on the 2020 plan).

Attached to this staff report is a report from the consultant team providing some background information and the recommended changes to the plan. Below are some of the recommended changes:

- Additional focus on hazard mitigation, specifically in terms of flooding
- Updating the Future Land Use Map to resolve minor conflicts between the FLUP and the zoning ordinance, taking into account preferences heard at the focus group and townhall meetings
- Changing the land use classification for property along West Main Street and North Trail Street – these properties would change from High Density Residential to Medium Density Residential. This change more appropriately acknowledges the lower density nature of the existing West Main area while still providing opportunities for missing middle residential development products. (note: this does not change the existing zoning; it only changes the classification in the Future Land Use Plan)
- Additional intersection improvements, including a roundabout at Eagle Dr and Main St and a controlled intersection on N Crowley Road at Alderwood Lane
- Recommending sidewalks connecting Downtown to the future trails south of 1187 and along S Hampton Road.

The consultants will also present the recommended plan updates during the meeting. Some of the information will be similar to what you heard at the previous (June 23) meeting, but for this meeting, we will also have the final drafts of the Master Thoroughfare Plan and Future Land Use Plan (the versions included in the packet are being revised based on comments from city staff and the city engineer).

ACTION BY THE PLANNING & ZONING COMMISSION

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

Approval: I recommend approval of the proposed changes to the comprehensive land use plan, including the Future Land Use Plan and Master Thoroughfare Plan.

Approval with Conditions: I recommend approval of the proposed changes to the comprehensive land use plan, including the Future Land Use Plan and Master Thoroughfare Plan [*list proposed changes*].

Deny: I recommend denial of the proposed comprehensive land use plan.

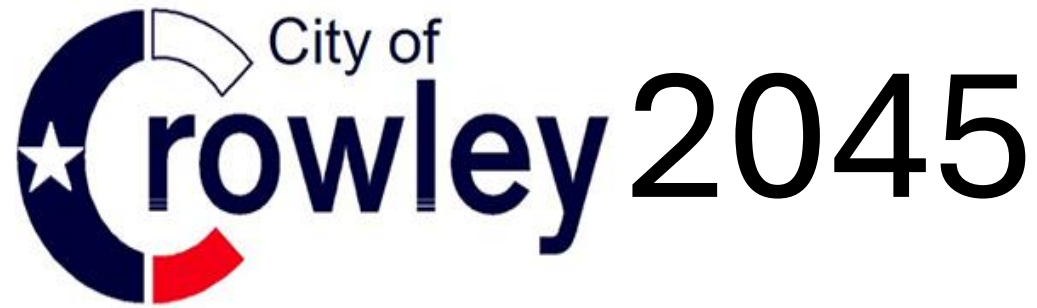
Recommendation:

Staff recommend approval of the update to the comprehensive land use plan.

Financial Information:

Attachments:

1. Crowley CP Minor Update Report for 7-14-25 PZ_ready for posting w appendix
2. FLUP_
3. MTP_Update_



Comprehensive Plan Update Report

Prepared June 2025

by

Felix Landry, AICP

Jenifer Reiner AICP, CNU-A, CFM

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Public Engagement

Public Engagement Workshops

On September 12, 2024, the City of Crowley hosted a series of public engagement events to discuss a minor update to the 2045 Comprehensive Plan, adopted in June 2020.

Stakeholder Focus Groups

The first event occurred in the morning and included invited stakeholders. The focus group sessions began at 9:00 am and ended at lunch. The agenda included three main topics organized in 45-minute focus groups at three tables. Each group provided input at each table, and comments were added to maps of the city limits. Moderators at each table assisted with input by focusing on specific questions and taking notes. The three focus groups included:

Group 1: Environmental Risk & Hazard Mitigation

Group 2: Housing, Transportation & Public Facilities

Group 3: Downtown Development & Residential Density



Figure 1: Group 1: Environmental Risk & Hazard Mitigation

The invited guests included the following attendees:

Billy Davis - Mayor

Matt Foster - City Council Member

Jess Johnson - City Council Member

Tara Sheenan - Planning & Zoning Commissioner

Kaleb Wade - Planning & Zoning Commissioner

Michalene Rayburne - Planning & Zoning Commissioner

Lori Watson - City Manager

Cristina Warner - Assistant City Manager

Matt Elgin - Assistant City Manager

Pleasant Brooks - Fire Chief

Mike Rocamontes - Public Works Director

Randal Manus - Utilities/Special Projects Director

Julie Hepler - Main Street Coordinator

Militza Metz - Recreation Center Manager

Rachel Roberts - Planning & Community Development Director

Tejali Mangle – Planner



Figure 2: Focus Group 2: Housing & Transportation



Figure 3: Group 3: Downtown Development & Residential Density

Open House Public Input

The consulting team and Crowley Planning staff gathered again in the afternoon and early evening to host an open house. The same three tables and city maps were made available for attendees to view. Members of the consultant team and City Staff were available at each table to promote participation and gather public input. During the two-hour event, a variety of citizens, business owners, and residents attended and offered feedback (pictured to the right) about recent Crowley improvements, such as Main Street roundabouts, as well as insight about their vision for Crowley's continued development.

This report summarizes the findings from both public input events. The appendix includes a report for the Group 1 table titled "Community Technical Assistance Report," which focuses on the environmental risk and hazard mitigation topic and notes from the Group 2 table, Housing & Transportation, and from the Group 3 table, Downtown Development & Residential Density.



Figure 4: Several photos from Open House Public Input

Environmental Risk & Hazard Mitigation

Group 1 focused on flood risk and utilized the Texas A&M AgriLife Extension Community Health And Resource Management (CHARM) mapping application. The CHARM approach supports community decision-making by fostering dialogue around data. CHARM is a GIS-based technology that uses the CommunityViz extension, allowing users to paint new features on a map and calculate the impacts of those features. Using the weTable, an interactive hardware platform, CHARM allows users to gather around models of their communities, fostering collaboration and dialogue among stakeholders for more impactful outcomes. Facilitated by AgriLife staff, CHARM workshops aim to increase risk awareness and identify opportunities and approaches for community resilience-building.

The following is a summary of discussion topics and findings from the flood risk table. The full report is included in the Appendix.

Discovery Flooding

Each group spent time documenting on the map areas where flooding has occurred that are outside the Federal Emergency Management Agency (FEMA) flood zones as delineated on the effective Flood Insurance Rate Map (FIRM). Areas of concern are displayed below in Figure 2. The FEMA floodplains are depicted in blue and yellow. Areas of flooding, as observed and noted by attendees, are shown in the purple hatched areas. The full “Community Technical Assistance Project “ (CTAP) report is in the appendix.

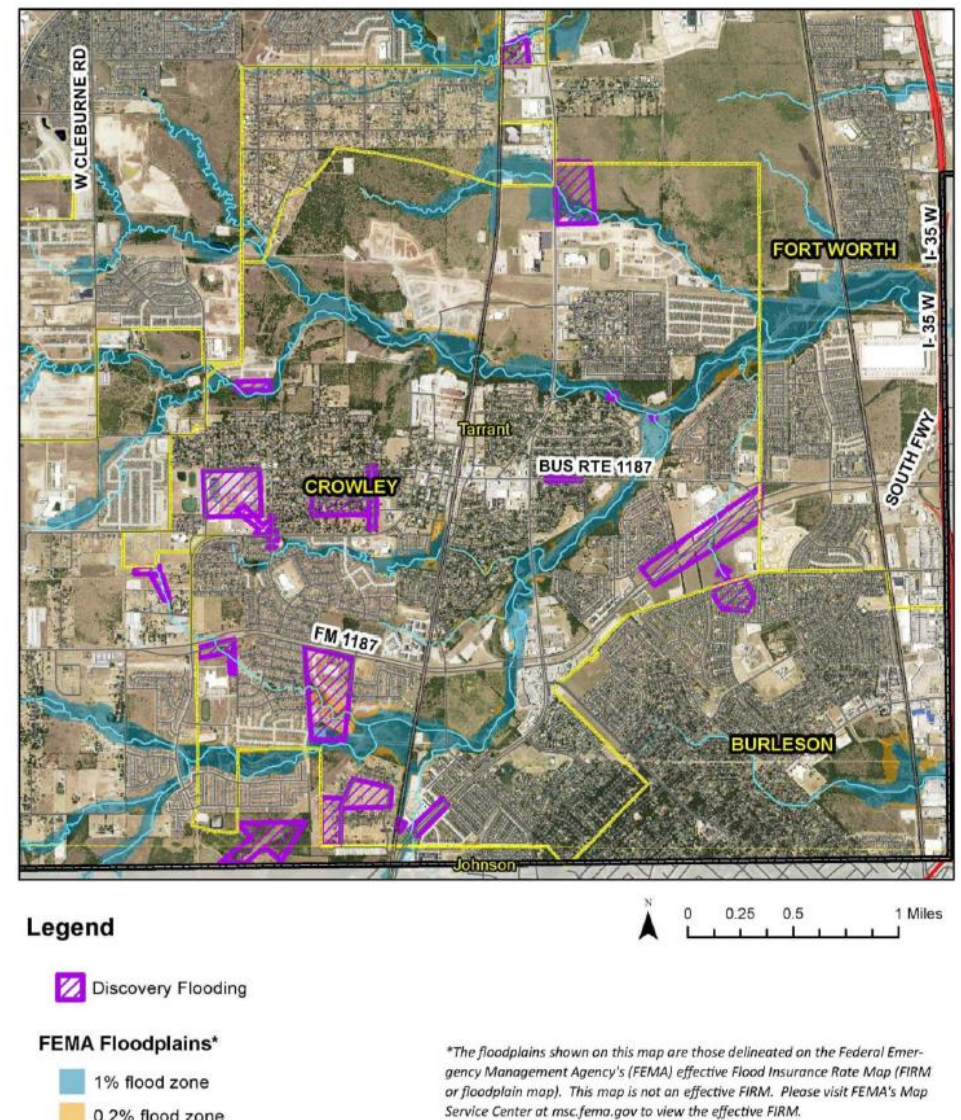


Figure 5: Areas of "Discovery Flooding" as documented in the CTAP report

Notable areas of discovery flooding include:

- Street flooding along FM 1187 in the eastern part of the city. Participants noted that surrounding homes have not been impacted, but that flooding does impact access to the fire station. Participants expressed concern that runoff from Burleson may be contributing to the flooding and acknowledged there has been discussion with Burleson officials on the subject.
- Street flooding around North Crowley Road (FM 731). Participants discussed how drainage is often backed-up in this area and that the roadway frequently needs to be blocked off during heavy rainfall events. It was noted that while roadways do frequently need to be blocked off, very rarely do people need to be rescued during these high-water events.
- Street flooding at S. Heights Drive and S. Beverly Street (Bus. Rte. 1187). Participants expressed concern about how construction at Crowley High School might further complicate drainage issues in this area.
- Ponding around FM 731. Discussion focused on the area of FM 731 in the northern part of the city and how new development will likely compound the issues if drainage is not properly addressed.
- Flooding around the “Willow Street Neighborhood” off S. Magnolia Street. Participants mentioned that there is currently only one way in and out of the neighborhood and while there is a platted street that could connect Willow Drive and Scuttle Drive, the connection point is in a floodplain. Homes in this neighborhood were also built right up against, if not in, FEMA Special Hazard Flood Areas (SFHA) allowing

little to no room for any future expansion of the flood zones.

- Street flooding in the “Meadows Neighborhood.” Several groups noted that street flooding and clogged culverts leading to drainage issues have been a long-standing issue in this older neighborhood. Participants also noted observing how residents in this neighborhood have made changes to their properties (adding impervious surfaces) over the years, that may or may not have been permitted and are potentially and cumulatively adding to the drainage issues. This led to a discussion about the city no longer having a code enforcement officer.
- The railroad was mentioned as a pinch-point or area of concern regarding flooding, but the city noted that it has been difficult to have conversations with the railroad around flooding issues.

Development-Related Concerns

The discovery flooding exercise, as documented above, led to additional conversations pertaining to development-related concerns that might contribute to flooding and/or increased flood risk. A summary of the recurring themes is summarized below.

- Participants observed several case citywide where residential development has been built right up against FEMA Special Hazard Flood Areas, as delineated on the effective FIRM. The consultant team noted that Base Level Engineering flood risk data is not yet available for Crowley and the surrounding area. As newer flood risk data becomes available, it is very plausible that the City of Crowley will see an expansion of the flood zones. This led to a conversation around both the

need for flood insurance education and outreach and the possibility of incorporating buffers around flood zones for new development to allow for the possible expansion of floodways in the future.

- Participants discussed how residents are making changes to their properties in terms of altering elevation and adding impervious surfaces, and that is likely affecting drainage in their localized areas. Cumulative impacts of alterations to individual lots can have a significant impact on stormwater runoff across a larger area. Participants also discussed how the changes being made are most likely not permitted.
- In reviewing some of the previously built planned developments where there are recurring drainage issues, participants reported that there were likely instances where developers included drainage modifications in their submitted plans but then did not follow through on implementation. City staff acknowledged this is likely a legacy issue due to lack of capacity on the part of the city to review and enforce development standards that this issue seems to have been resolved with more recent development.
- Participants noted concerns about new development outside of city limits causing drainage and/or flooding issues in the city. The Burleson area was specifically mentioned as an example. This led to a discussion around the need for more regional conversations and partnerships focused on coordinating higher standards for stormwater management.

In summary, the workshop setting worked well and provided a productive environment for citizens to learn about potential local hazards. Citizens also helped construct a more detailed picture of flooding and potential hazard issues for the city. These comments have been synthesized into a set of recommendations described later in this report.

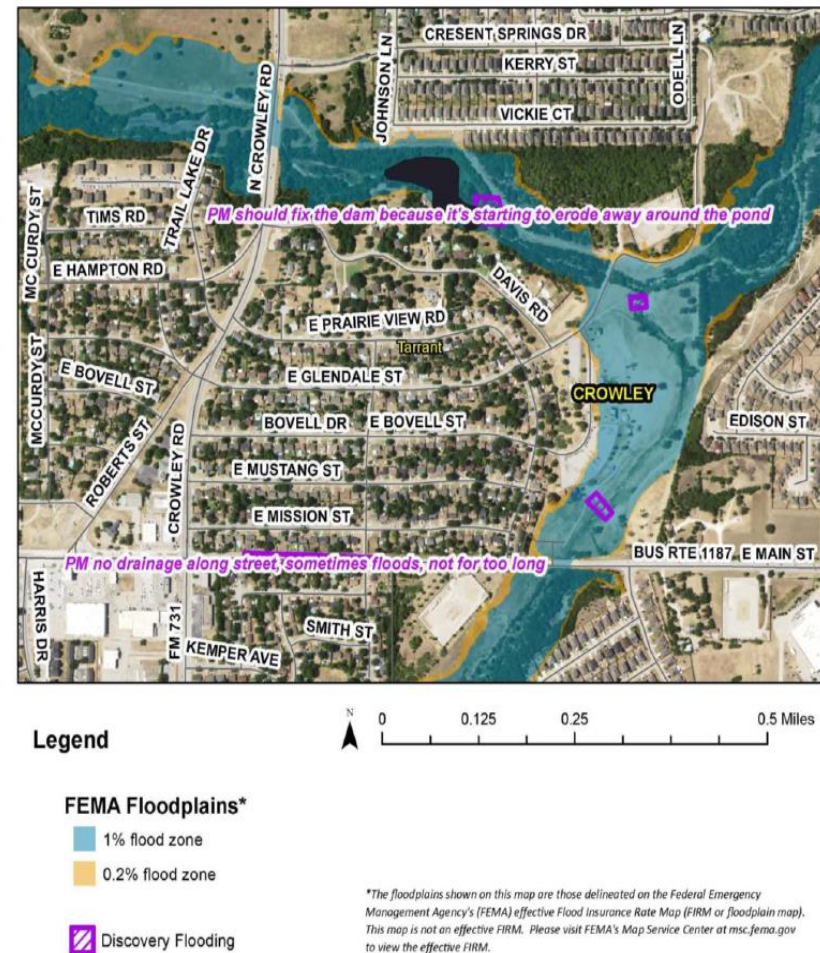
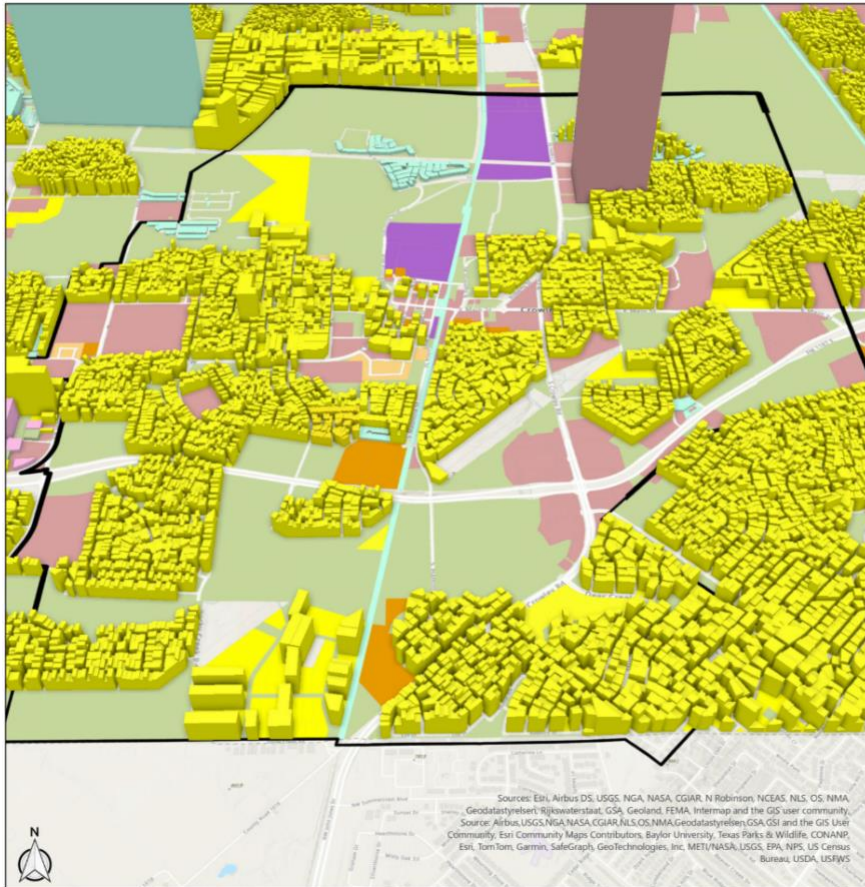


Figure 6: Northeast Crowley map in CTAP report

Housing, Transportation, and Public Facilities

At the Group 2 table, the discussion spanned topics such as housing affordability, residential density, transportation infrastructure, and public facilities improvements. Public comments from the morning session and the evening session have been combined and summarized here.

Single Family Housing & Mobile Homes City of Crowley 2024



The height of the parcels reflects the assessed value.

This graphic shows the assessed value of residential parcels in the City of Crowley. The height of the shape of the parcel reflects the overall assessed value. Overall, Crowley has a residential portfolio largely comprised of single family detached products. Crowley has a decent footprint of undeveloped land with potential for more residential. The commercially colored lot in North Crowley represents a manufactured home park called Chalet City. An enormously valuable property for the city that also offers an affordable housing product for residents.

Legend

Undeveloped	Industrial
Single Family Detached	Commercial
Townhomes	Utility
Mobile Home	Inventory, Reference, Personal Property
Duplex, Triplex, Quadplex	Crowley City Boundary
Apartments & Condos	

NOTES:

Average Assessed Value = \$262,449
Median Assessed Value = \$262,539

Quadrant 1 = \$214,040
Quadrant 3 = \$308,107
Standard Deviation = \$75.80

Figure 7: GIS Parcel-based Analysis of Single Family Housing Types in Crowley

Housing

The attendees consistently expressed support for a mix of housing types at various densities. The discussion consistently explored housing density. Participants supported higher-density residential development in strategic areas, such as the downtown area and mixed-use nodes.

While not opposed to apartment complexes, the preference is for a diverse range of single-family attached and multi-family housing types, also known as “Missing Middle” housing (MMH). Examples of existing MMH in Crowley were presented (pictured on the right), and the discussion focused on maintenance and code enforcement of the older housing stock. Large apartment buildings could be supported as vertical mixed-use with ground-floor commercial or office uses. The participants did not express an aversion to manufactured housing as an affordable option, but also never identified any additional areas within the city for new manufactured housing projects. Participants also recognized the need to preserve the naturally occurring affordable housing (NOAH) in neighborhoods with older housing stock, suggesting historic preservation may have a role to play in affordable housing efforts. Accessory dwelling units continue to have public support as an affordable option in the Central Crowley area. Allowing them on the larger lots around West Main Street was also mentioned.

In summary, the stakeholders emphasized that dense and diverse residential development should maintain Crowley’s character. Participants acknowledged the benefits of and need for additional density; however, this type of development would require upgrades to existing public utilities and infrastructure. The added density could support affordable housing, alternative forms of transportation, and more active lifestyles, but requires careful planning to be implemented effectively.

Examples of MMH and NOAHs

Cottage Court
(W Mission Street)



4 Plex Apartment
(Race Street)



Single Family
Attached
(Karis)



Manufactured
Home
(Chalet City)



Ranch Style House
(Central Crowley)



Figure 8: Examples of Existing Housing Types in Crowley

Transportation and Mobility

The discussion about existing transportation infrastructure and issues is summarized below:

- **Roundabouts:** The roundabouts on East Main Street were planned but not constructed when the 2045 Comprehensive Plan was prepared. Completion of the Main Street roundabouts is an advantage of this public input process. There was general support for roundabouts, particularly for their role in keeping traffic flowing while slowing vehicles. However, some expressed that the single-lane Main Street roundabouts are too small, making them difficult for larger vehicles such as buses and construction trucks to navigate.
- **Walkability:** Pedestrian connectivity and the need for more sidewalks were noted in areas surrounding schools and along the Main Street corridor. Bike lanes along West Main Street to Eagle Drive were discussed with mixed opinions. Participants noted that while the street is built to the extent of the right-of-way, the city should continue to explore creative options for on-street bike and pedestrian facilities. The City of Fort Worth's 7th Street facilities were mentioned as an appropriate example of green lanes and/or buffered bike lanes.
- **Safety and Emergency Services:** Participants brought up the importance of safe crossings for pedestrians, especially across large roads such as FM 1187 and along collectors within neighborhoods. Additionally, some voiced concerns regarding emergency service access along narrow roads, such as alleys, which may

be more common in newer residential development patterns.

- **Trail System:** Participants voiced strong interest in prioritizing further trail development for improved recreational use and access to the downtown area. Connections between neighborhoods, central Crowley, schools, and parks also received support for better accessibility and outdoor activity opportunities.

Public Facilities

Public facilities such as parks, potable water, and sewage lines were topics initiated by attendees while discussing housing and transportation. Workshop participants voiced support for continued prioritization of improvements to existing park facilities and the addition of more parks, especially in the area west of downtown. These spaces increase the quality of life for the city while also supporting the connectivity of the trails system.

Participants also acknowledged the need to invest in public infrastructure, such as water and sewage upgrades. Future development will require additional facilities and increased capacity to support the mix of housing options supported in the comp plan. Moreover, the existing infrastructure will also require upgrades and/or expansion to meet redevelopment needs and prevent service interruptions. Both new and redevelopment proposals require compliance with Chapter 98, *Subdivision*, of the Municipal Code, as amended in 2022.

Downtown Development & Residential Density

Group 3 discussions focused on the differences between the development patterns described in the comprehensive plan for Downtown Crowley and those allowed by the zoning ordinance. The comprehensive plan and the zoning ordinance sometimes complement each other, and sometimes conflict. This discussion group focused on identifying which portions of the comprehensive plan and zoning ordinance effectively achieve the community's goals. The primary discussion topics included residential density, maximum building heights, the differences in character between West Main and East Main Streets, and how to build up the street frontage. To set the stage, we outlined the differences between the comprehensive plan and the zoning ordinance.

Comprehensive Plan and Downtown Zoning Districts:

Comprehensive Plan:

The configuration of the Downtown District in the current Comprehensive Plan is slightly different than that specified in the 2022 updated Downtown Zoning Districts and standards. The plan guides future development at 10-20 dwelling units per acre (DUA), with the East Main Street area envisioned with the densest development patterns centered on vertical mixed-use buildings. The West Main Street area is designated for horizontal mixed-use development with buildings of 1-2 stories. The distinction between the East and West Main Street areas originated from public input during the 2020 engagement process and remains important to residents.



Mixed Use - Downtown District MU/DT

This district aim to bolster Crowley identity, create a mixed use walkable environment, and recommends a residential density of 10-20 Dwelling Units Per Acre.

East Main Commercial - Horizontal Mixed Use

Vertical (multi-story) mixed use along East Main Street and close to FM 731 and civic uses.

West Main Commercial - Horizontal Mixed Use

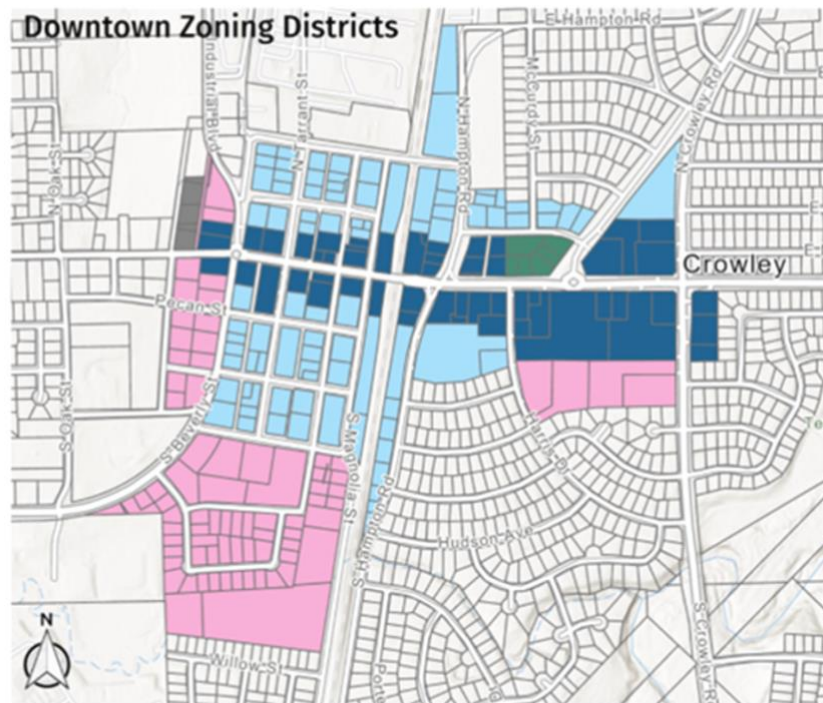
Horizontal (1-2 stories) mixed use along West Main Street where smaller existing lots

Single Family Residential - High Density

Promote Downtown Crowley

Provide options for the development of higher-density, owner-occupied housing in areas as specified by city regulations; and encourage higher density residential uses along residential corridors.

Figure 9: Downtown Crowley Future Land Use Plan (adopted 2020)



Downtown Core (DT-C)

Maximum Density: None
Maximum Height: 5 stories and 75 foot

Downtown General (DT-G)

Maximum Density: 36 DUA
Maximum Height: 4 stories and 60 foot

Downtown Edge (DT-E)

Maximum Density: 22 DUA
Maximum Height: 3 stories and 35 foot

Figure 10: Downtown Zoning Districts (adopted 2022)

Zoning Ordinance:

The 2022 updated Downtown Zoning District ordinance identifies three Downtown Zoning Districts, including: Downtown Core (DT-C), Downtown General (DT-G), and Downtown Edge (DT-E). The DT-C district has no maximum density and allows building heights up to 5 stories or 75 feet. The DT-G district has a maximum density of 36 DUA and a maximum building height of 4 stories or 60 feet. Lastly, the DT-E district allows a maximum density of 22 DUA and a maximum building height of 3 stories or 35 feet.

The area specified for the most intense development, the Downtown Core District (DT-C), is along the Main Street frontage to create a “community center based in tradition and history” (Chapter 106). The maximum density (aka number of dwelling units per acre) on a parcel is reduced based on its zoning district designation and the distance from Main Street. Thus, the density gradient is greatest along Main Street and decreases with each subsequent downtown district for parcels adjacent to existing single-family residential neighborhoods.

The biggest difference between the downtown vision of the comprehensive plan and the development patterns allowed in the zoning ordinance resides mostly in location and distribution. The future land use map in the comprehensive plan shows a clear distinction between East and West Main that illustrates where the different development patterns should occur. Whereas the zoning district map shows no distinction along Main Street from East to West but rather shows the highest intensity development patterns consistently along main street

with it growing less intense further North and South of Main Street.

This discrepancy served as the first topic of discussion for Group 3. The feedback from the groups included the following:

1. Maintain a clear distinction in character between East and West Main.
2. Make sure the densest downtown development resides along the main street frontage for a more walkable and urban character.
3. The entire main street corridor needs to have a walkable street environment with plenty of public space, reminiscent of historic main streets.

Envisioned Downtown Density:

The second topic for Group 3 aimed at measuring public support for the denser development patterns described in the downtown land use and zoning districts. Recent development trends suggest that Crowley residents could soon see some of these denser development types arrive in Crowley. The city prioritized this discussion point because sometimes these higher-density development projects can encounter resistance in the public meeting process despite policy support.

To spark the discussion, the consulting team presented case study development from around Tarrant County that achieved the density and height characteristics described in the policies. The density ranged from 5 DUA to 61 DUA, and from 2 to 6 stories in height. Group 3 participants were asked which development patterns they felt were appropriate for Downtown Crowley, and for any additional thoughts. Visualizing the potential development patterns helped this group and the open

house participants to test their own reactions and consider which patterns fit in with visions described in the comprehensive plan and zoning code update processes.

The feedback from participants revealed the following:

1. Most participants supported denser and taller development patterns, such as the Clear Fork Development in Fort Worth, along East Main area, Street .
2. The density number on paper did not matter as much as the bulk and massing of the structures that result from building height, setback, and parking regulations.
3. Most participants did not support development patterns taller than 3 stories in the West Main Street area and preferred smaller-scale main street style development along West Main.



Figure 11: Example of Preferred Building Massing and Scale appropriate for West Main Street

Proposed Amendments

Future Land Use Plan

The amendments proposed for the Future Land Use Plan (FLUP) are based on discussions at the public workshop and feedback from city staff and officials. By far the most significant change occurs within the downtown area along Main Street. The existing Mixed Use / Downtown (MU/DT) District currently consists of two character areas divided by the railroad tracks, East Main Street, and West Main Street.

The proposed amendments will maintain the East and West Main distinction but distinguish between residential density policies based on whether the properties front onto Main Street. The map identifies these properties with diagonal hashing. The accompanying policy changes are spelled out in more detail in the MU/DT text amendment later in this document.

This new layout brings the vision of the original comprehensive plan and the regulatory environment created by the updated zoning code in better alignment with each other. The proposed updates maintain the distinct characters of East and West Main Street areas, while also incorporating the expressed desire for the densest development patterns along the Main Street to frontage.

Additional changes include the following:

- Property located on the Southeast corner of the McCart and 1187 intersection - change portion of the property outside of the floodplain from Open Space / Park to Mixed Use. This will preserve the floodplain and potential development of recreational and multi-modal transportation

facilities while also providing additional land for potential missing middle housing and commercial services.

- Property along West Main Street and North Trail Street – these properties have changed from High Density Residential to Medium Density Residential. This change more appropriately acknowledges the lower density nature of the existing West Main area while still providing opportunities for missing middle residential development products.
- Property South of East Main Street between S Hampton Road and Harris Drive behind the residences facing E Eller Ave – This property has changed from Multi-family to East Main MU/DT. This change allows the property more development flexibility while also avoiding the higher densities called for by the East Main Frontage character.
- Property along the Southern frontage of McPherson Blvd East of N Crowley Road – This property has changed from Low Density Residential to Traditional Commercial. The recent development patterns in the area, its location at a prominent intersection, and the underlying commercial zoning make this a likely and appropriate location for commercial development.

These represent the substantive changes to the FLUP. A few small changes visible to the FLUP address mostly corrections and adjustments to underlying conditions. Altogether, the proposed amendments develop Crowley's potential development portfolio with a broader mix of uses while also respecting the character of existing neighborhoods.

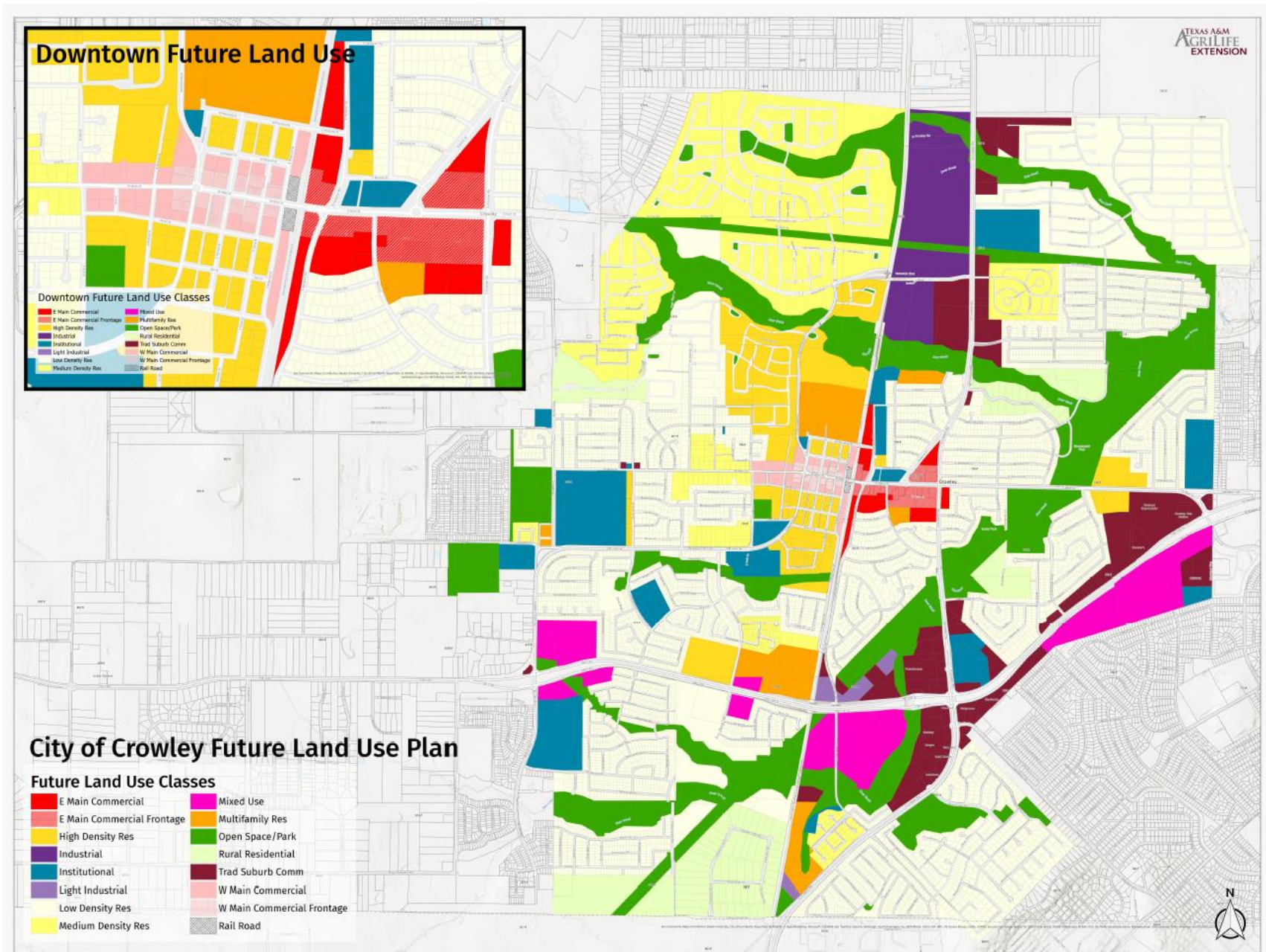


Figure 12: Proposed Future Land Use Plan

Master Thoroughfare Plan

The public input received at the workshop supported various updates — intersection control, traffic management, and connectivity were the main transportation issues targeted for updates. Those updates have been illustrated in the updated Master Thoroughfare Plan (MTP) Map and described in the following recommendations.

Updates & Recommendations:

- Adjust the MTP corridors in the Karis neighborhood to align with newly developed infrastructure.
- Add Roundabouts:
 1. Two-lane roundabouts on Eagle Drive at West Main, North of the High School; and at S Beverly St, South of the High School.
 2. Attendees suggested a roundabout at 731 and Renfro; however, the discussion also noted that this would require coordination with TxDOT and City of Burleson. Additionally, the city engineer later noted that a controlled intersection may be a better fit.
- Add additional Controlled Intersection (diamond)
 1. Stop sign or controlled intersection at North Eagle Drive / McCart as it enters city at Bean Drive.
 2. Controlled intersection on N Crowley Road at Alderwood Lane (north of HF Stevens Middle School), and at Chalet Drive, south of HF Stevens Middle School.
 3. Intersection improvement at Magnolia and West Main Streets.

4. Intersection improvement at Walmart, where W. Rendon Crowley Road, East Main, and Centennial Place intersect.
 5. Intersection improvement at 1187 and McCart/Bus. 1187 (TXDOT coordination).
- Connectivity:
 1. Add sidewalks along East Main Street out to the Crossroads Shopping area.
 2. Add on-street bike and pedestrian facilities along W Main between the traffic circle and Eagle Drive connecting Downtown with the High School.
 3. Add sidewalks connecting Downtwon to the future trails south of 1187 and along S Hampton Road.
 - Other:
 1. An additional point of access is needed for the Stonebrook subdivision near the closed Magnolia Street railroad crossing currently accessed via Willow Street.
 2. Add turn lane facilities to FM 731 to serve the HF Stevens Middle School and the Hunters Ridge Subdivision accessed via Alderwood Lane.

These recommendations and MTP amendments address the transportation issues most discussed during the public workshop. These align well with the existing Comprehensive Plan policies and expand on progress the city has already made.

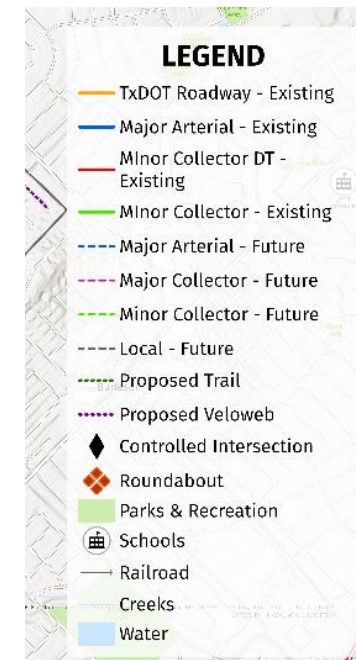
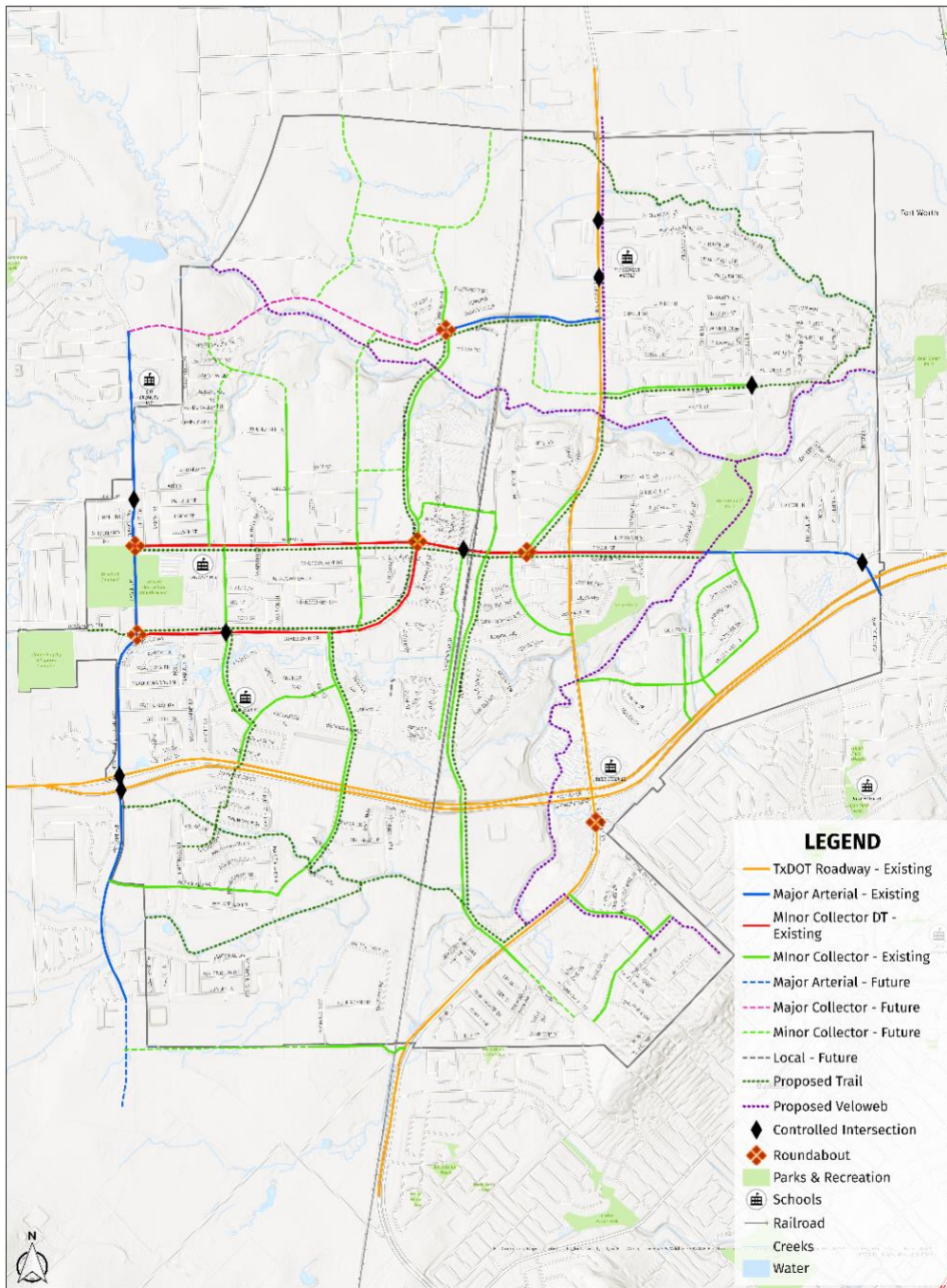


Figure 13: Proposed Update to Master Thoroughfare Plan

Crowley 2045

Mixed Use - Downtown District

Description:

10-20 dwelling units/acre, where applicable

Areas along and adjacent to Main Street appropriate for both residential and nonresidential development. Expansion of the Downtown Overlay District is recommended to permit ADUs, as previously discussed, as well as multi-storied buildings with commercial and residential uses. Allow a mixture of complementary land use types, which may include housing, retail, office, commercial services, and civic uses to encourage linking of trips and reduce vehicle trips; Two character zones on proposed and are discussed in greater detail on the following pages. The railroad tracks are the existing and obvious physical divider between the two zones.

Purpose:

Bolster Crowley identity

Allow live-work and flex space on existing commercially zoned property in the district; and

Create development opportunities for underused or vacant sites along Main Street;

Provide flexible land use standards to anticipate and encourage economic development.

Application:

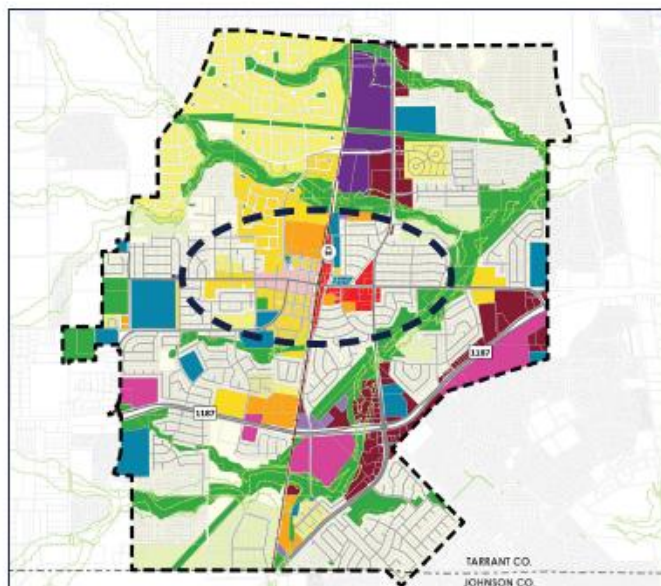
Main Street corridor

Horizontal (1-2 stories) mixed use along West Main Street where smaller existing lots;

Vertical (multi-story) mixed use along East Main Street and close to to FM 731 and civic uses.



Mixed Use - Downtown

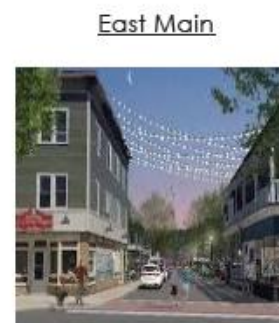


Future Application: Downtown Overlay District

Existing Example: Not Applicable



West Main



East Main



The public input process indicated that citizens of Crowley do not have much concern with a particular maximum density number, but rather they prefer different development forms in different areas of downtown. They expressed a difference between East and West, and difference between structures along Main Street frontage vs further back from Main Street.

Suggested Text Changes:

Description

East Main Frontage – No Max DUA

West Main Frontage – 15-36 DUA

East Downtown – 10-20 DUA

West Downtown – 10-15 DUA

Areas along and adjacent to Main Street are appropriate for both residential and nonresidential development. Expansion of the Downtown District is recommended to permit ADUs, as previously discussed, as well as conversion of residential uses into limited office or commercial uses. Allow a mixture of complementary land use types in the core Downtown area including residential, office, and commercial services to encourage linking of trips and reduce vehicle trips. The Downtown district consists of three character zones with different application characteristics.

Purpose

Bolster Crowley identity

Allow live-work and flex space on existing commercially zoned property in the district; and

Create development opportunities for underused or vacant sites along Main Street;

Provide flexible land use standards to anticipate and encourage economic development.

Application

Main Street corridor

East Main Frontage should incorporate the highest potential for dense vertical (multi-story) mixed use along East Main Street and close to FM 731 and civic uses.

West Main Frontage should facilitate vertical mixed-use projects at a smaller scale than East main, with both vertical and horizontal mixed-use projects and less intense commercial uses

East and West Downtown should accommodate a wider variety of residential unit types including accessory dwelling units (ADUs), and potentially townhome or condominiums with limited commercial and office.

Crowley 2045

Single Family Residential - Medium Density

Description:
6-10 Dwelling Units/Acre

Approximately 448 acres is anticipated at build-out of this type of residential land use pattern. This type of neighborhood is served by typical municipal services, such as public water and wastewater, sidewalks, curbs, and gutters. Both attached or detached single-family homes are appropriate in this category which provides an affordable housing option suitable to specific cohorts – retirees and/or two-income households with no children. With small yards the number of dwelling units per acre can vary widely depending on layout and open space requirements.

Purpose:
Increased Housing Options

Provides housing options for existing and future residents; and

Allows small lot single family development to make efficient use of land in close proximity to commercial corridors while providing new home ownership opportunities.

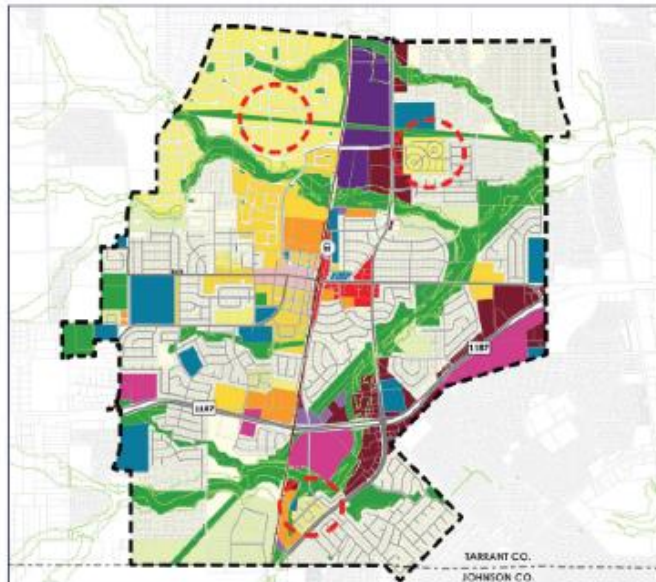
Application:
Throughout city

Small lot single family is generally most appropriate for infill sites in areas with easy access to transportation; and

Can be used as a buffer between high- and low-density residential neighborhoods.

MD

Medium Density Residential



Future Application: Sections of new Karis Development
Existing Example: Stone Gate Village



In response to the continued support for a range of housing types and densities, only a minor modification is proposed to this medium-density residential land use category.

Suggested Text Changes:

Description

6-10 Dwelling Units/Acre

Approximately 448 acres is anticipated at build-out of this type of residential land use pattern. This type of neighborhood is served by typical municipal services, such as public water and wastewater, sidewalks with curb and gutter. Both attached or detached single-family homes are appropriate in this category which provides an affordable housing option suitable to specific cohorts – retirees and/or two-income households with no children. With small yards the number of dwelling units per acre can vary widely depending on layout and open space requirements.

The category also supports existing and new single family “Missing Middle” housing types, such as 4-plexes and townhomes.

Purpose

Increased Housing Options

Provides housing options for existing and future residents; and

Allows small lot single family development to

make efficient use of land in close proximity to commercial corridors while providing new home ownership opportunities; and

Preserves naturally occurring affordable housing options (NOAHs), such as manufactured homes and older housing types; especially those with access to major transportation routes.

Application

Throughout city

Small lot single family is generally most appropriate for infill sites in areas with easy access to transportation; and

Can be used as a buffer between high and low density residential neighborhoods.

Resilience Approaches and Recommendations

The following is a summary of the resilience approaches and recommendations relevant to the City of Crowley's comprehensive plan update and are based on the workshop findings as described above.

- **Utilize best available flood risk data for plans, ordinances and development review.** As mentioned in several sections above, Base Level Engineering (BLE) data is not yet available for the Lower West Fork Trinity study area which includes all of Tarrant County. When BLE data does become available, the City of Crowley should consider referencing BLE data in their plans, ordinances and permitting/review processes. More information on BLE can be found at infrm.us and FEMA's website at <https://www.fema.gov/about/organization/region-6/base-level-engineering-ble-tools-and-resources>.
- **Plan for expanding flood zones.** Many communities are finding that as newer flood risk data becomes available, their flood zones are increasing in size. This is not surprising given the cumulative effects of new development, aging and undersized infrastructure, and changing climate. Wherever possible, given that updated flood risk data is not available for the area, the City of Crowley should consider mandating and/or incentivizing additional greenspace preservation beyond delineated flood zones when new development occurs to allow for the prospect of expanding flood zones. It is important to note that these buffers also provide significant environmental benefits and recreational

opportunities to communities. Austin, Texas and Denton, Texas are examples of cities that have included stream/creek buffers in their ordinances to provide an extra level of flood protection.

- **Update city ordinances to reflect higher standards for flood prevention and stormwater management.** A review of the city's Flood Damage Prevention Ordinance and subdivision regulations indicate that very basic standards are included and there is an opportunity to include higher standards throughout. Bastrop, Texas and Wimberly, Texas are two examples of cities that have successfully incorporated higher standards in their ordinances.
- **Consider regional partnership opportunities to support a collaborative approach to higher standards.** As mentioned above in the section *Analysis of Existing Resilience Principles and Practices*, the North Central Texas Council of Governments (NCTCOG) runs a few initiatives aimed at improving community resilience through regional collaboration. These include the iSWM™ Program for Construction and Development (<https://iswm.nctcog.org/>) and the Trinity River COMMON VISION (<https://www.nctcog.org/envir/watershed-management/trinity-river-common-vision>). Connecting with these programs might be a way to help encourage higher standards for stormwater management and flood prevention in the surrounding area.
- **Consider increasing capacity around code enforcement.** In addition to having strong codes

and ordinances pertaining to stormwater management and flood prevention, it is important to have adequate capacity to enforce those ordinances. Currently the City of Crowley does not have a code enforcement officer. As funding allows, the city should consider hiring or contracting a code enforcement officer to help monitor and review development and ensure compliance with ordinances and best practices. Jurisdictions are also finding that utilizing web-based tools such as EagleView (<https://www.eagleview.com/platform/>) can help increase capacity and efficiency when personnel are limited.

- **Review emergency management plan, taking into consideration vulnerable populations.** While the areas with concentrations of more vulnerable populations did not seem to overlap significantly with areas of recurring or extreme flooding, they are in close proximity to Special Hazard Flood Areas. In addition, there were several areas throughout the city where access and egress seemed to be compromised due to roadway flooding during heavy rain events. The City of Crowley should consider reviewing and updating their existing emergency plan considering the findings of these workshops.
- **Develop plan for education and outreach around flood risk and flood insurance.** As evident from the mapping exercises, there are many residential developments in Crowley that directly abut Special Hazard Flood Areas as delineated in the effective FIRM. As newer flood risk data becomes available and regulatory maps are updated, more residents

might find themselves in harm's way and/or subject to mandatory flood insurance. The City of Crowley should consider opportunities and programs to educate residents on flood risk and the importance of having flood insurance even for those residents that do not currently live in Special Hazard Flood Areas.

- **Consider participation in the Community Rating System (CRS) of the NFIP.** As mentioned above in the section *Analysis of Existing Resilience Principles and Practices*, the City of Crowley does not currently participate in the CRS program. The CRS is a voluntary program of the National Flood Insurance Program (NFIP) that encourages communities to adopt and implement floodplain management activities that exceed the minimum NFIP standards. Communities earn points based on creditable activities that correspond with a reduction in flood insurance premiums for community members. Flood insurance premium discounts in CRS communities range from 5% to 45%. The cost of flood insurance is often the reason cited why more people do not have flood insurance policies and participating in the program may help eliminate that barrier for a significant number of residents. More information on the CRS program can be found on FEMA's website at <https://www.fema.gov/floodplain-management/community-rating-system>.

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Implementation Matrix Updates



APPLICABILITY OF of
GOAL

CONTEXT
AREA

CATEGORY

CHAMPION
DEPARTMENT

TIME
HORIZON

APPLICATION / TASK	GOAL			AREA	CATEGORY	DEPARTMENT	HORIZON
CITY							
Coordinate committee to update local history				City	Program	Planning	Later COMPLETE
Review and update zoning and subdivision regulations to align with city vision				City	Program	Planning	Now COMPLETE
Adopt incentives which promote a variety of residential products - size and price point				City	Regulatory	Planning	Now
Evaluate and revise parking requirements to align with updated comp plan land use, context, and updated development regulations zoning code				City	Regulatory	Planning	IN PROCESS
Install wayfinding signs to Downtown Crowley at intersection of FM 731 and S. Hampton				City	Project-Capital	Economic Development	Next
Install wayfinding signs to city parks and trails				City	Project-Capital	Parks	Later
Create entryways along all roads into Crowley at the city limits to mark departure from Fort Worth and Burleson and announce arrival into the Crowley community				City	Project-Capital Improvement	Public Works	Next
Perform land use/fiscal analysis of new and redeveloped properties				City	Policy	City Management	Now



APPLICATION / TASK	APPLICABILITY OF of			CONTEXT	CATEGORY	CHAMPION	TIME
	GOAL			AREA		DEPARTMENT	HORIZON
CITY							
Perform land use/fiscal analysis of new and redeveloped properties				City	Policy	City Management	Now
Continued coordination with the Trinity Metro (formerly known as Fort Worth Transit Authority) to connect residents to the southern bus routes				City	Program	City Management	Now
Use local resources like CISD, HOAs, etc to conduct a sidewalk inventory and prepare a plan for improvements based on the inventory				City	Program	Planning & Public Works	Next
Update the Hazard Mitigation Plan to identify hazards and goals for prevention; Promote participation with programs and funds available from NCTCOG, FEMA, NFIP, etc.				City	Policy	City Management	PENDING
Alternative Transportation policy and associated programs				City	Policy	City Management	Next
Create Complete Streets Policy and Mobility Plan				City	Policy	City Management	Later
Adopt iSWM regulations				City	Regulatory	Public Works	Now



**APPLICABILITY OF of
GOAL**

**CONTEXT
AREA**

CATEGORY

**CHAMPION
DEPARTMENT**

**TIME
HORIZON**

APPLICATION / TASK

DOWNTOWN CROWLEY							
Conduct 2-day incremental development workshop with local business owners and residents incorporate local "talent, treasure, and time" into downtown	●	◐	●	Downtown	Project - Tactical	Economic Development	Now
Identify properties along Main Street prime for redevelopment and develop strategies for each unique property location and setting	●	◐	●	Downtown	Project - Tactical	Economic Development	Now
Implement a site and facade improvements grant program for businesses along Main Street	◐	◐	◐	Downtown	Program	Economic Development / Planning	Now
Conduct a walkability audit of the downtown area	◐	◐	●	Downtown	Project - Tactical	Public Works	Next
Conduct parking study for proposed expanded district to quantify short- and long-term parking needs to support existing businesses and attract new businesses	◐	◐	●	Downtown	Program	PLANNING / CITY MGR	Now
Revise Downtown Overlay District boundaries and regulations to include formbased codes for commercial development at different scales along West and East Main Streets	◐	◐	◐	Downtown	Regulatory	Planning	Now COMPLETE



**APPLICABILITY OF of
GOAL**

**CONTEXT
AREA**

CATEGORY

**CHAMPION
DEPARTMENT**

**TIME
HORIZON**

APPLICATION / TASK

DOWNTOWN CROWLEY							
Extend Main Street improvements for entire length from intersection with Eagle Drive to intersection with Hwy 1187				Downtown	Project - Capital Improvement	City Management	Next
Improve S. Hampton Road and Magnolia Street with curb and gutter (where applicable), on-street parking and wide sidewalks to encourage pedestrian activity within and to the downtown district				Downtown	Project - Capital Improvement	Public Works	Next
Incorporate public art into fabric of Downtown District				Downtown	Program	Economic Development	Later
Evaluate and create incentives to relocate overhead utilities to rear of lot or underground for new development and redevelopment projects along Main Street corridor				Downtown	Project - Capital Improvement	City Management	Next
In conjunction with new regulations for downtown district, allow for architectural features to act as "gateway" elements, such as architectural elements at the corner of buildings located at the intersection of FM 731/Crowley Road and Main Street.				Downtown	Policy	Planning	Next
Codify and emphasize traditional neighborhood development				Downtown	Regulatory	Planning	Now



APPLICATION / TASK	APPLICABILITY OF of GOAL			CONTEXT AREA	CATEGORY	CHAMPION DEPARTMENT	TIME HORIZON
DOWNTOWN CROWLEY							
Conduct 2-day incremental development workshop with local business owners and residents incorporate local “talent, treasure, and time” into downtown				Downtown	Project – Tactical	Economic Development	Now
Identify properties along Main Street prime for redevelopment and develop strategies for each unique property location and setting				Downtown	Project - Tactical	Economic Development	Now
Implement a site and facade improvements grant program for businesses along Main Street				Downtown	Program	Economic Development / Planning	Now
Conduct a walkability audit of the downtown area				Downtown	Project - Tactical	Public Works	Next
Conduct parking study for proposed expanded district to quantify short- and long-term parking needs to support existing businesses and attract new businesses				Downtown	Program	Planning	Now
Revise Downtown Overlay District boundaries and regulations to include formbased codes for commercial development at different scales along West and East Main Streets				Downtown	Regulatory	Planning	Now COMPLETE



APPLICABILITY OF of
GOAL

CONTEXT
AREA

CATEGORY

CHAMPION
DEPARTMENT

TIME
HORIZON

APPLICATION / TASK

DOWNTOWN CROWLEY							
Improve at-grade crossing at W. Mustang Street and Main Street to include enhanced pedestrian access and "Quiet Zone" facilities" in downtown area				Downtown	Project - Captial Improvement	Public Works	Next COMPLETE
Improve N. Hampton Street between Main Street and Animal Shelter/E. Hampton with on-street parking, curb and gutter, wide sidewalks, streetscape and bike lanes				Downtown	Project - Captial Improvement	Public Works	Next
Improve S Beverly Street between Main Street and civic complex (Recreation Center, Library, Police Department and Fire Station with curb and gutter, wide sidewalks, streetscape and bike lanes				Downtown	Project - Captial Improvement	Public Works	Next
Extend S. Beverly Street improvements from civic complex to Eagle Drive				Downtown	Project - Captial Improvement	Public Works	Later
Increase connectivity to promote Downtown District – install sidewalks and on street bike lanes from SH 731/S. Hampton Road to Eagle Drive				Downtown	Project - Captial Improvement	Public Works	Next
Create a commuter rail station on City owned property along North Hampton Street				Downtown	Project - Captial Improvement	City Management	Later



**APPLICABILITY OF of
GOAL**

**CONTEXT
AREA**

CATEGORY

**CHAMPION
DEPARTMENT**

**TIME
HORIZON**

APPLICATION / TASK

DOWNTOWN CROWLEY							
Install traffic calming measures and pedestrian-friendly facilities on Main Street corridor				Downtown	Project - Tactical	City Management	In process
Prioritize commuter rail stop				Downtown	Project - Capital Improvement	City Management	Now
Create a brand for Downtown District				Downtown	Program	Economic Development	In process
CROWLEY CROSSROADS							
Install crossings across FM 731 and SH 1187 to facilitate pedestrian and recreational activities associated with parks and trails				Crossroads	Project - Capital Improvement	Public Works	Next
Establish development guidelines for new large-scale commercial development				Crossroads	Regulatory	Planning	Next COMPLETE
Improve streetscape of existing traditional commercial development, including screening of existing surface parking lots				Crossroads	Project - Capital Improvement	Economic Development	Next
Provide incentives which promote unified sign program for existing and new commercial centers				Crossroads	Project - Capital Improvement	Economic Development	Next



APPLICATION / TASK	APPLICABILITY OF of GOAL			CONTEXT AREA	CATEGORY	CHAMPION DEPARTMENT	TIME HORIZON
CROWLEY CROSSROADS							
Upgrade existing surface parking lots, to include landscape screening along street frontage				Crossroads	Project - Tactical	Economic Development	Next
Apply for TXDOT Green Ribbon funds for landscape improvements in the medians and parkway along FM 731 and Hwy 1187				Crossroads	Project - Capital Improvement	Finance / Public Works	Now COMPLETE
Improved intersection at SH 1187 and Business Rt 1187 /McCart Ave				Crossroads	Project - Capital Improvement	Public Works	Later
Coordinate with TXDOT to provide sidewalks on existing SH 1187 with improvements scheduled for the segment between McCart and Chisholm Trail Parkway				Crossroads	Policy	City Management	Now
Coordinate with TXDOT for installation of enhanced intersections (stamped concrete sidewalks) and streetscape / light standards along FM 731 and SH 1187				Crossroads	Project - Capital Improvement	Public Works	Next
Coordinate with TXDOT for installation of signalized intersection at S Hampton Road and FM 731 (near Deer Creek Estates)				Crossroads	Project - Capital Improvement	City Management	Next COMPLETE
Signalized intersection on SH 1187 at S. Magnolia Street extension				Crossroads	Project - Capital Improvement	City Management	Next



APPLICABILITY OF of
GOAL

CONTEXT
AREA

CATEGORY

CHAMPION
DEPARTMENT

TIME
HORIZON

LOCAL NEIGHBORHOODS0							
Based on success of workshops, meet with each neighborhood to identify immediate, low-cost infrastructure improvements, such as completed sidewalks to a city park and traffic calming bump outs at key intersections				Neighborhoods	Project - Tactical	Planning & Public Works	Now
Assess typical nuisance issues for single family and multifamily uses				Neighborhoods	Policy	City Management	Now
Update regulations regarding dumpster standards on multifamily property				Neighborhoods	Regulatory	Planning	COMPLETE
Neighborhood commercial nodes strategically located to provide convenient local goods and services; prioritize intersection of McCart and SH 1187				Neighborhoods	Policy	City Management	Next
Consider rental registration program - create a task force to evaluate and coordinate rental property maintenance				Neighborhoods	Policy	City Management	Next
Traffic calming / road diet on internal roads, as specified by neighborhoods				Neighborhoods	Project - Tactical	Public Works	Next
Perform land use/fiscal analysis of large planned developments (i.e. Karis)				Neighborhoods	Program	Planning	Now



APPLICATION / TASK	APPLICABILITY OF of GOAL			CONTEXT AREA	CATEGORY	CHAMPION DEPARTMENT	TIME HORIZON
OTHER							
Install roundabouts at several key intersections as identified in MTP	☐	☐	☐	Other	Project - Capital Improvement	Public Works	Later COMPLETE
New north entrance to Bicentennial Park at Crescent Springs Drive	☐	☒	☐	Other	Project - Capital Improvement	Parks	Later
Improve Main Street from Eagle Drive to Beverly (extension of current Main Street improvements)	☐	☒	☐	Downtown	Project - Capital Improvement	Public Works	Next
Improve Main Street from FM 731 to bridge on E Main Street, including bridge improvements (extension of current Main Street improvements)	☐	☒	☐	Downtown	Project - Capital Improvement	Public Works	In process
Create Access Management regulations in subdivision regulations	☒	☒	☒	City	Regulatory	Planning & Public Works	Next
Create a Roundabout Policy prioritizing roundabouts as the preferred type of controlled intersection	☐	☐	☐	City	Policy	City Management	Later

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Appendices



City of Crowley

Community Technical Assistance Project

Workshop Report
September 12, 2024

Texas A&M AgriLife Extension Service
Disaster Assessment and Recovery | Texas Community Watershed Partners



**DISASTER ASSESSMENT
AND RECOVERY**



**TEXAS COMMUNITY
WATERSHED
PARTNERS**

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Project Background

In December 2023, the City of Crowley began working with a consultant team to update the Crowley Comprehensive Plan (2045), focusing on future land use and a master thoroughfare plan. In March 2024, the city and consultant team reached out to Texas Community Watershed Partners (TCWP) to request technical assistance, providing an additional layer of resilience planning to the comprehensive plan update process. TCWP staff agreed to:

- Review the city's current comprehensive plan and ordinances related to flood mitigation;
- Facilitate two workshops: one with city leadership and staff, and the other an evening workshop open to the public; and
- Produce a report to summarize findings and recommendations.

The workshops were originally scheduled for Thursday, July 11, 2024, but had to be cancelled at the last minute due to Hurricane Beryl. The workshops were then rescheduled for Thursday, September 12, 2024. The following report is a summary of the process and results of the workshops, along with recommendations for consideration by the city and consultant team as part of the Comprehensive Plan update process.

Workshop Attendees

Stakeholder Workshop Attendees

Pleasant Brooks, Fire Chief, City of Crowley
Billy P. Davis, Mayor, City of Crowley
Matt Elgin, Assistant City Manager, City of Crowley
Matt Foster, Council Member, City of Crowley
Julie Hepler, Main Street Coordinator, City of Crowley
Jesse Johnson, Council Member, City of Crowley
Randal Manus, Utilities & Special Projects Director, City of Crowley
Militza Metz, Recreation Center Manager, City of Crowley
Michalene Rayburne, Planning & Zoning Commissioner, City of Crowley
Mike Rocamontes, Director of Public Works, City of Crowley
Tara Sheehan, Planning & Zoning Commissioner, City of Crowley
Kaleb Wade, Planning & Zoning Commissioner, City of Crowley
Lori Watson, City Manager & Finance Director, City of Crowley
Cristina Winner, Assistant City Manager, City of Crowley

Public Workshop Attendees

Eighteen residents attended the evening public workshop. The sign-in sheet is attached as Appendix C: Public Workshop Attendees.

Texas A&M AgriLife Extension Service (TCWP) Staff

Kelsey Johnson, Resilience Planner
Amanda Cain, Resilience Planner
Dana Raborn, Resilience Planner
Erika Pham, Geospatial Analyst
Carlos Reyes, Geospatial Analyst
Dana Borham, Geospatial Analyst
Felix Landry, Urban Analyst

Analysis of Existing Resilience Principles and Practices

Flood Data Availability

Flood risk data utilized for the workshops with the City of Crowley was derived from the Federal Emergency Management Agency's (FEMA) effective Flood Insurance Rate Map (FIRM or floodplain map). The effective FIRM for the City of Crowley was adopted in 2019. There have also been several updates to the map made through Letter of Map Revision (LOMR) since 2019. The effective FIRM can be viewed through FEMA's Map Service Center at msc.fema.gov.

To the extent possible, TCWP attempts to utilize Base Level Engineering (BLE) data available through FEMA's Estimated Base Flood Elevation Viewer (<https://webapps.usgs.gov/infrm/estBFE/>) when working with communities on flood risk identification and planning exercises. Base Level Engineering combines high-resolution ground elevation with modeling technology to create engineered models and flood hazard data at the watershed scale. The data are meant to help communities understand their flood risk prior to updates in their regulatory FIRM. BLE data does not replace the information shown on any current effective FIRM, but has been prepared to meet all technical, engineering and mapping standards so that they may be used to update FIRMs in the future. Jurisdictions also reference BLE data in their plans, ordinances and permitting/review processes. More information on BLE can be found at infrm.us and FEMA's website at <https://www.fema.gov/about/organization/region-6/base-level-engineering-ble-tools-and-resources>. Unfortunately, BLE data is not yet available for the Lower West Fork Trinity study area which includes all of Tarrant County but should be utilized as much as possible once it is released.

Crowley Comprehensive Plan (2045) and Ordinances

TCWP staff reviewed the City of Crowley's current comprehensive plan for language related to flood risk and mitigation. Flooding and flood risk are addressed minimally in the current comprehensive plan and is limited to the subsection "Floodplain and Creeks" in 2.2.2 Natural Environment. The plan mentions that there are 626.7 acres in the Special Flood Hazard Area and that there are approximately 100 homes and other buildings in the 100-year flood zone (Crowley Comprehensive Plan, pg. 31).

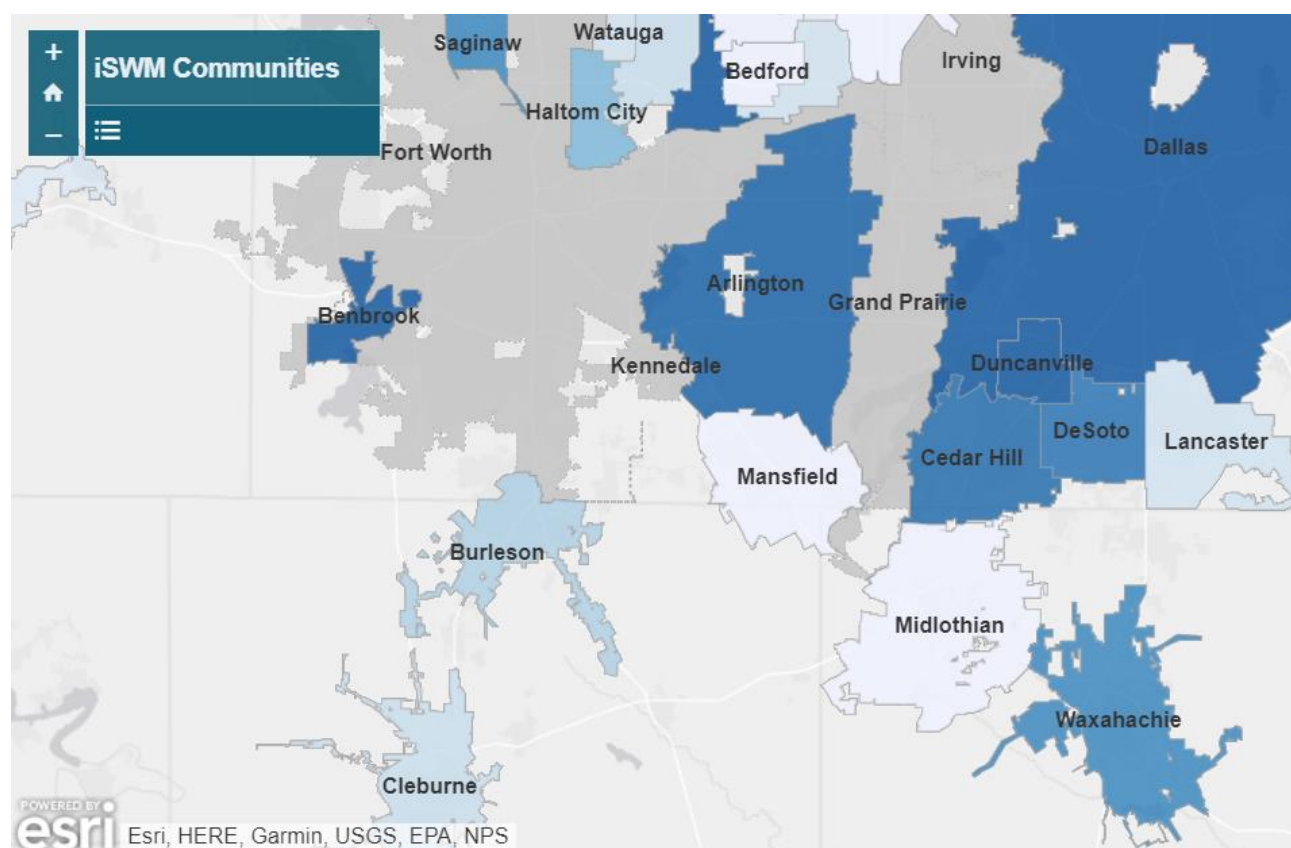
The plan also notes that the city has adopted basic design standards regarding drainage in the Flood Damage Prevention Ordinance in Chapter 94 of the Crowley Code of Ordinances, and runoff limits in the subdivision regulations in Chapter 98. (Crowley Comprehensive Plan, pg. 32). Review of these ordinances indicates that very basic standards are included but that there is an opportunity to include higher standards throughout. More specific recommendations and resources are noted in the section *Resilience Approaches and Recommendations*.

Other Programs and Partnerships

There are several voluntary programs and partnerships aimed at reducing flood risk that are applicable to the City of Crowley. The Community Rating System (CRS) is a voluntary program of the National Flood Insurance Program (NFIP) that encourages communities to adopt and implement floodplain management activities that exceed the minimum NFIP standards. Communities earn points based on creditable activities that correspond with a reduction in flood insurance premiums for community members. Flood insurance premium discounts in CRS communities range from 5% to 45%. The City of Crowley is part of the NFIP but does not currently participate in the CRS.

The City of Crowley notes in the Comprehensive Plan that floodplain management practices are coordinated with outside agencies including the North Central Texas Council of Governments (NCTCOG). NCTCOG coordinates a cooperative initiative known as the iSWM™ Program for Construction and Development that assists cities and counties “to achieve their goals of water quality protection, streambank protection, and flood mitigation, while also helping communities meet their construction and post-construction obligations under state stormwater permits”. (<https://iswm.nctcog.org/>). The City of Crowley does not currently participate in iSWM™. See Figure 1: iSWM™ Communities.

Figure 1: iSWM™ Communities



Source: <https://iswm.nctcog.org/>. Accessed 2024 September 24.

Another applicable regional initiative operating under the NCTOG umbrella is the Trinity River COMMON VISION. The initiative seeks to preserve the integrity of the Trinity River corridor and surrounding area given the rapidly growing population in the Dallas/Fort Worth Metroplex. Focus areas include reducing flood risk and preserving and restoring riparian corridors, while supporting economic development and cultural and recreational opportunities. City and county participants in the program voluntarily adhere to higher floodplain management standards related to development. (<https://www.nctcog.org/envir/watershed-management/trinity-river-common-vision>). The City of Crowley does not currently participate in the Trinity River COMMON VISION.

Stakeholder Workshop

Overview

On the morning of Thursday, September 12, 2024, TCWP staff co-facilitated a workshop with the consulting team to engage staff and leadership from the City of Crowley. Fourteen representatives from the city attended the morning workshop. TCWP focused on working with participants to identify challenges and opportunities related to flood risk in the City of Crowley as related to the comprehensive plan update, while the planning consultants examined issues related to transportation and downtown development. Due to the number of attendees, three interactive tables were set up and groups rotated through the topical stations. The agenda for the workshop was as follows:

8:15am – 8:45am	Doors open and check-in
8:45am – 9:15am	Opening presentations
9:15am – 10:15am	Rotation 1
10:15am – 11:15am	Rotation 2
11:15am – 12:15-pm	Rotation 3
12:15 pm– 12:13pm	Debrief and concluding remarks

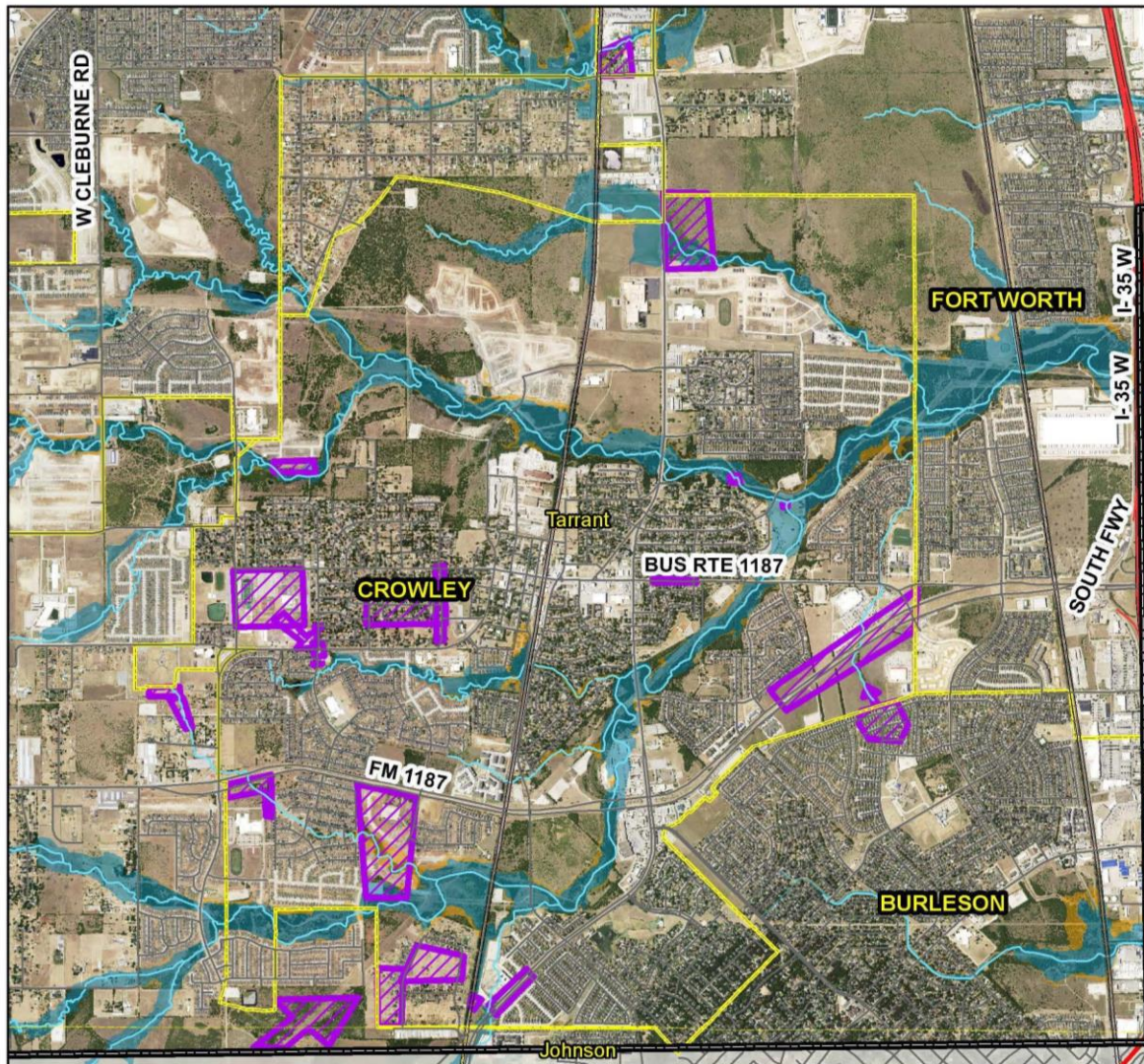
The table that focused on flood risk utilized the CHARM approach. The CHARM approach supports community decision-making by fostering dialogue around data. CHARM is a GIS-based technology that uses the CommunityViz extension, allowing users to paint new features on a map and calculate impacts of those features. Using the weTable, an interactive hardware platform, CHARM allows users to gather around models of their communities, fostering collaboration and dialogue among stakeholders for more impactful outcomes. Facilitated by AgriLife staff, CHARM workshops aim to increase risk awareness and identify opportunities and approaches for community resilience-building.

The following is a summary of discussion topics and findings from the flood risk table.

Discovery Flooding

Each group spent time documenting on the map areas where flooding has occurred that are outside the FEMA flood zones as delineated on the effective FIRM. Areas of concern are displayed below in Figure 2.

Figure 2: Discovery Flooding



Legend

 Discovery Flooding

FEMA Floodplains*

 1% flood zone
 0.2% flood zone

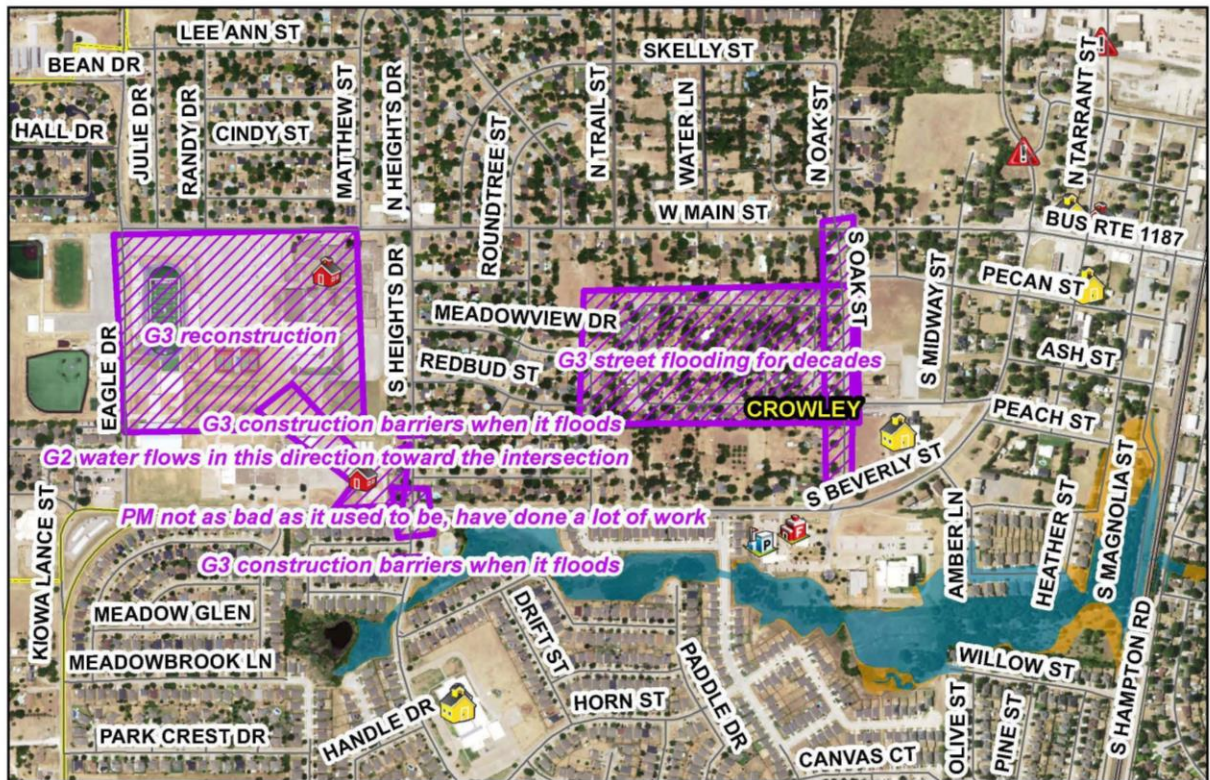
*The floodplains shown on this map are those delineated on the Federal Emergency Management Agency's (FEMA) effective Flood Insurance Rate Map (FIRM or floodplain map). This map is not an effective FIRM. Please visit FEMA's Map Service Center at msc.fema.gov to view the effective FIRM.

Notable areas included:

- Street flooding along FM 1187 in the eastern part of the city. Participants noted that surrounding homes have not been impacted, but that flooding does impact access to the fire station. Participants expressed concern that runoff from Burleson may be contributing to the flooding and acknowledged there has been discussion with Burleson officials on the subject.
- Street flooding around Crowley Road. Participants discussed how drainage is often backed-up in this area and that the roadway frequently needs to be blocked off during heavy rainfall events. It was noted that while roadways do frequently need to be blocked off, very rarely do people need to be rescued during these high-water events.
- Street flooding at S. Heights Drive and S. Beverly Street (Bus. Rte. 1187). Participants expressed concern about how construction at Crowley High School might further complicate drainage issues in this area.
- Ponding around FM 731. Discussion focused on the area of FM 731 in the northern part of the city and how new development will likely compound the issues if drainage is not properly addressed.
- Flooding around the “Willow Street Neighborhood” off S. Magnolia Street. Participants mentioned that there is currently only one way in and out of the neighborhood and while there is a platted street that could connect Willow Drive and Scuttle Drive, the connection point is in a floodplain. Homes in this neighborhood were also built right up against, if not in, FEMA Special Hazard Flood Areas allowing little to no room for any future expansion of the flood zones.
- Street flooding in the “Meadows Neighborhood.” Several groups noted that street flooding and clogged culverts leading to drainage issues have been a long-standing issue in this older neighborhood. Participants also noted observing how residents in this neighborhood have made changes to their properties (adding impervious surfaces) over the years, that may or may not have been permitted and are potentially and cumulatively adding to the drainage issues. This led to a discussion about the city no longer having a code enforcement officer.
- The railroad was mentioned as a pinch-point or area of concern regarding flooding, but the city noted that it has been difficult to have conversations with the railroad around flooding issues.

Figure 3 provides a close-up view of several areas noted above including the flooding around S. Heights Drive/S. Beverly Street and Crowley High School; the Meadows Neighborhood; and Willow Street Neighborhood.

Figure 3: Central Crowley



Legend

FEMA Floodplains*

- 1% flood zone
- 0.2% flood zone

Comments

Critical Infrastructure

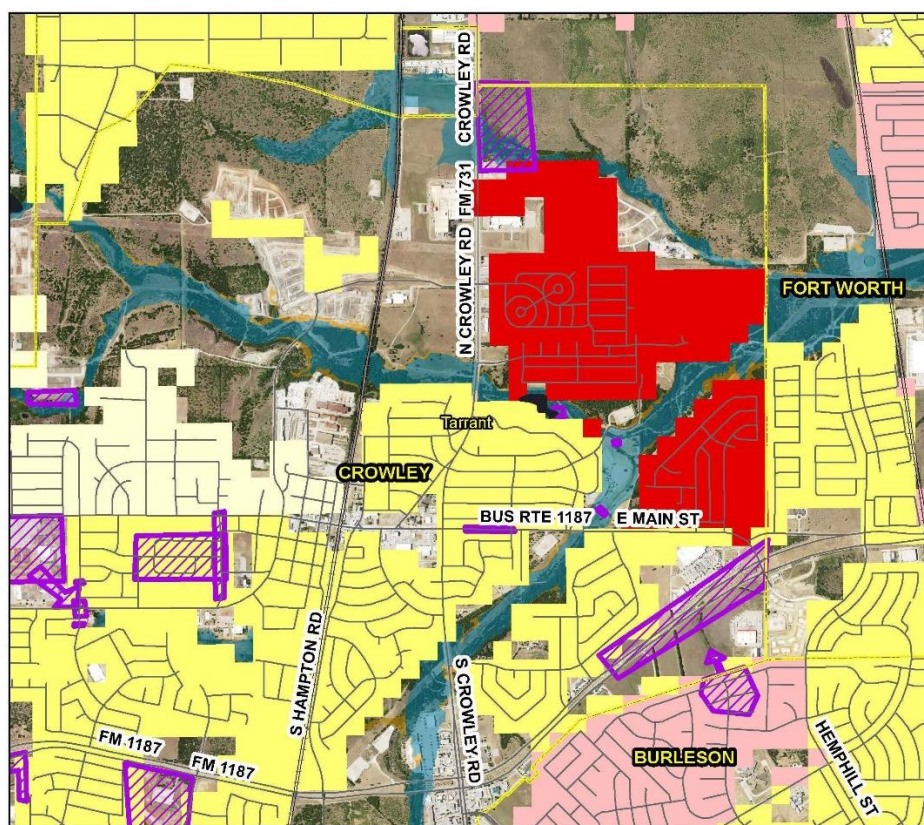
- Fire Station
- School
- Police Station
- Day Care
- Hazardous Materials Facility

*The floodplains shown on this map are those delineated on the Federal Emergency Management Agency's (FEMA) effective Flood Insurance Rate Map (FIRM or floodplain map). This map is not an effective FIRM. Please visit FEMA's Map Service Center at msc.fema.gov to view the effective FIRM.

Social Vulnerability

As part of the workshop, participants looked at where concentrations of more vulnerable populations live in relation to where flooding has occurred in the past. To be more resilient, communities should account for those who suffer more greatly from storm events/flooding, those who might need additional assistance in preparing for a flood event, and/or those who might need greater aid responding to an emergency. Participants chose to look at the composite vulnerability of residents 65 and older, residents with lower income, and residents living in mobile homes. The highest concentration of these more vulnerable populations is in the northeastern part of the city and did not seem to overlap significantly with areas of recurring or extreme flooding. See Figure 4: Vulnerable Populations. As shown on the map, a floodway does surround and bisect the area of higher vulnerability, and the area should still be monitored and taken into consideration in the City's emergency plan.

Figure 4: Social Vulnerability



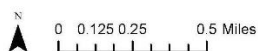
Legend

Social Vulnerability Index

- Low Vulnerability
- Medium-Low Vulnerability
- Medium-High Vulnerability
- High Vulnerability

FEMA Floodplains*

- 1% flood zone
- 0.2% flood zone
- Discovery Flooding



*The floodplains shown on this map are those delineated on the Federal Emergency Management Agency's (FEMA) effective Flood Insurance Rate Map (FIRM or floodplain map). This map is not an effective FIRM. Please visit FEMA's Map Service Center at msc.fema.gov to view the effective FIRM.

Development-Related Concerns

The discovery flooding exercise, as documented above, led to additional conversations pertaining to development-related concerns that might contribute to flooding and/or increased flood risk. A summary of the recurring themes is summarized below.

- Participants observed several cases citywide where residential development has been built right up against FEMA Special Hazard Flood Areas, as delineated on the effective FIRM. As discussed above in the section *Analysis of Existing Resilience Principles and Practices*, Base Level Engineering flood risk data is not yet available for Crowley and the surrounding area. As newer flood risk data becomes available, it is very plausible that the City of Crowley will see an expansion of the flood zones. This led to a conversation around both the need for flood insurance education and outreach and the possibility of incorporating buffers around flood zones for new development to allow for the possible expansion of floodways in the future.
- Participants discussed how residents are making changes to their properties in terms of altering elevation and adding impervious surfaces, and that is likely affecting drainage in their localized areas. Cumulative impacts of alterations to individual lots can have a significant impact on stormwater runoff across a larger area. Participants also discussed how the changes being made are most likely not permitted and that there has not been a code enforcement position(s) within the city for a while.
- In reviewing some of the previously built planned developments where there are recurring drainage issues, participants reported that there were likely instances where developers included drainage modifications in their submitted plans but then did not follow through on implementation. City staff acknowledged this is likely a legacy issue due to lack of capacity on the part of the city to review and enforce development standards that this issue seems to have been resolved with more recent development.
- Participants noted concerns about new development outside of city limits causing drainage and/or flooding issues in the city. The Burleson area was specifically mentioned as an example. This led to a discussion around the need for more regional conversations and partnerships focused on coordinating higher standards for stormwater management.

Public Workshop

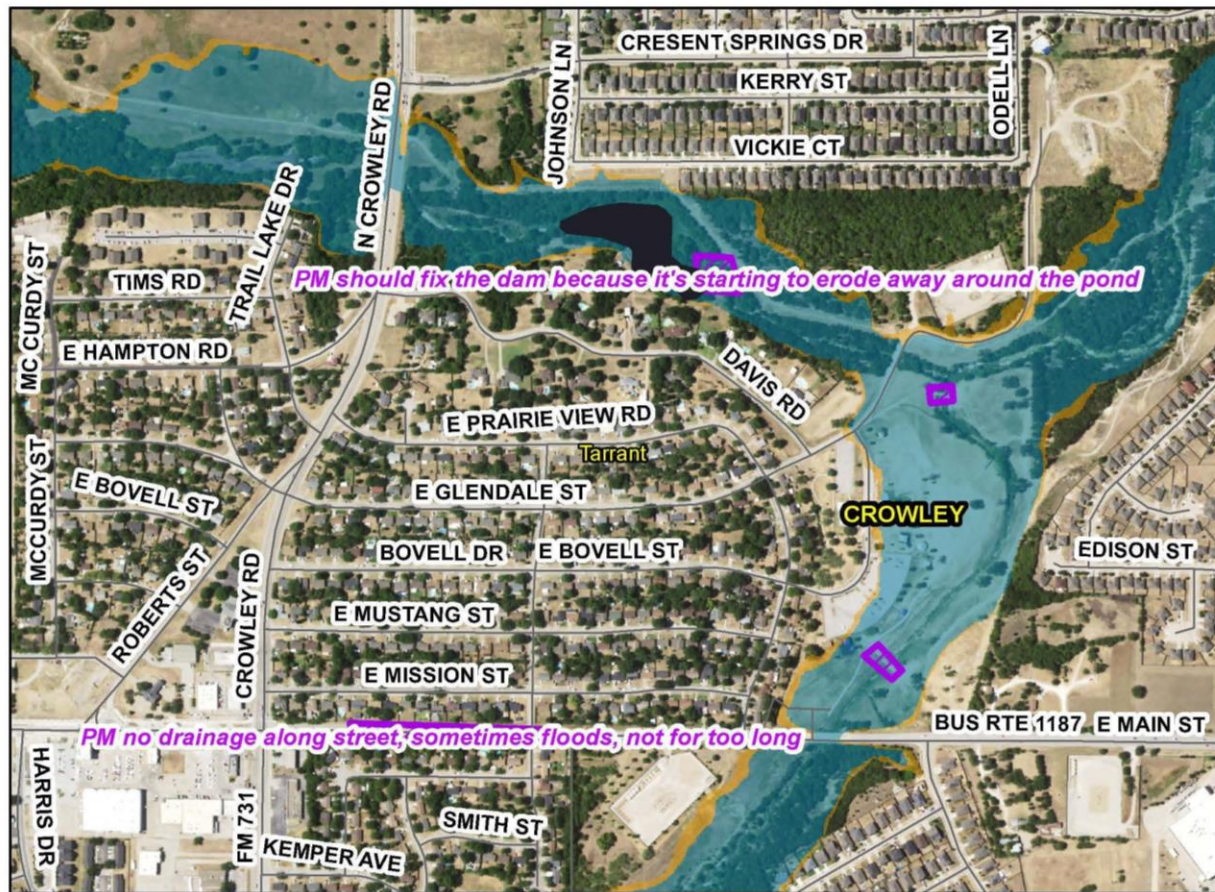
Overview

On the evening of Thursday, September 12, 2024, TCWP staff co-facilitated an open house with the consulting team to engage residents and community members from the City of Crowley. Eighteen residents attended the evening public workshop. The open house officially ran from 4:00pm to 6:00pm, but residents started arriving at 3:30pm. The sign-in sheet is attached as Appendix C: Public Workshop Attendees. Similar to the morning Stakeholder Workshop, three stations were set up focusing on different topical areas including flood risk, transportation, and downtown development. Upon arrival, residents were oriented to the set-up and encouraged to visit the different stations and engage with the staff. TCWP staff facilitated the flood risk station. A summary of the discussions follows.

Summary

- Several residents from the northeast side of town noted drainage concerns between Crowley Road and the floodway. Residents noted some concerns with the structural integrity of an existing dam on the east side of a pond just south of Vickie Court. They also mentioned some drainage concerns and street flooding on East Main Street, particularly between Crowley Road and North Driskell Street. See Figure 5: Northeast Crowley.
- Many residents were interested in identifying their individual homes and properties on the map. Several of them had experienced flooding around their homes and were interested in learning more about the delineated flood zones and effective FIRM. Few had prior knowledge of where effective flood zones are in relation to their homes. This indicates a need and opportunity for outreach and education around flood risk and flood insurance.

Figure 5: Northeast Crowley

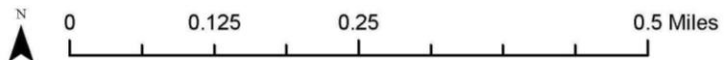


Legend

FEMA Floodplains*

- 1% flood zone
- 0.2% flood zone

Discovery Flooding



*The floodplains shown on this map are those delineated on the Federal Emergency Management Agency's (FEMA) effective Flood Insurance Rate Map (FIRM or floodplain map). This map is not an effective FIRM. Please visit FEMA's Map Service Center at msc.fema.gov to view the effective FIRM.

Resilience Approaches and Recommendations

The following is a summary of the resilience approaches and recommendations relevant to the City of Crowley's comprehensive plan update and are based on the workshop findings as described above.

- **Utilize best available flood risk data for plans, ordinances and development review.** As mentioned in several sections above, Base Level Engineering (BLE) data is not yet available for the Lower West Fork Trinity study area which includes all of Tarrant County. When BLE data does become available, the City of Crowley should consider referencing BLE data in their plans, ordinances and permitting/review processes. More information on BLE can be found at [infrm.us](https://www.fema.gov/about/organization/region-6/base-level-engineering-ble-tools-and-resources) and FEMA's website at <https://www.fema.gov/about/organization/region-6/base-level-engineering-ble-tools-and-resources>.
- **Plan for expanding flood zones.** Many communities are finding that as newer flood risk data becomes available, their flood zones are increasing in size. This is not surprising given the cumulative effects of new development, aging and undersized infrastructure, and changing climate. Wherever possible, given that updated flood risk data is not available for the area, the City of Crowley should consider mandating and/or incentivizing additional greenspace preservation beyond delineated flood zones when new development occurs to allow for the prospect of expanding flood zones. It is important to note that these buffers also provide significant environmental benefits and recreational opportunities to communities. Austin, Texas and Denton, Texas are examples of cities that have included stream/creek buffers in their ordinances to provide an extra level of flood protection.
- **Update city ordinances to reflect higher standards for flood prevention and stormwater management.** A review of the city's Flood Damage Prevention Ordinance and subdivision regulations indicate that very basic standards are included and there is an opportunity to include higher standards throughout. Bastrop, Texas and Wimberly, Texas are two examples of cities that have successfully incorporated higher standards in their ordinances.
- **Consider regional partnership opportunities to support a collaborative approach to higher standards.** As mentioned above in the section *Analysis of Existing Resilience Principles and Practices*, the North Central Texas Council of Governments (NCTCOG) runs a few initiatives aimed at improving community resilience through regional collaboration. These include the iSWM™ Program for Construction and Development (<https://iswm.nctcog.org/>) and the Trinity River COMMON VISION (<https://www.nctcog.org/envir/watershed-management/trinity-river-common-vision>). Connecting with these programs might be a way to help encourage higher standards for stormwater management and flood prevention in the surrounding area.
- **Consider increasing capacity around code enforcement.** In addition to having strong codes and ordinances pertaining to stormwater management and flood prevention, it is

important to have adequate capacity to enforce those ordinances. Currently the City of Crowley does not have a code enforcement officer. As funding allows, the city should consider hiring or contracting a code enforcement officer to help monitor and review development and ensure compliance with ordinances and best practices. Jurisdictions are also finding that utilizing web-based tools such as EagleView (<https://www.eagleview.com/platform/>) can help increase capacity and efficiency when personnel are limited.

- **Review emergency management plan, taking into consideration vulnerable populations.** While the areas with concentrations of more vulnerable populations did not seem to overlap significantly with areas of recurring or extreme flooding, they are in close proximity to Special Hazard Flood Areas. In addition, there were several areas throughout the city where access and egress seemed to be compromised due to roadway flooding during heavy rain events. The City of Crowley should consider reviewing and updating their existing emergency plan considering the findings of these workshops.
- **Develop plan for education and outreach around flood risk and flood insurance.** As evident from the mapping exercises, there are many residential developments in Crowley that directly abut Special Hazard Flood Areas as delineated in the effective FIRM. As newer flood risk data becomes available and regulatory maps are updated, more residents might find themselves in harm's way and/or subject to mandatory flood insurance. The City of Crowley should consider opportunities and programs to educate residents on flood risk and the importance of having flood insurance even for those residents that do not currently live in Special Hazard Flood Areas.
- **Consider participation in the Community Rating System (CRS) of the NFIP.** As mentioned above in the section *Analysis of Existing Resilience Principles and Practices*, the City of Crowley does not currently participate in the CRS program. The CRS is a voluntary program of the National Flood insurance Program (NFIP) that encourages communities to adopt and implement floodplain management activities that exceed the minimum NFIP standards. Communities earn points based on creditable activities that correspond with a reduction in flood insurance premiums for community members. Flood insurance premium discounts in CRS communities range from 5% to 45%. The cost of flood insurance is often the reason cited why more people do not have flood insurance policies and participating in the program may help eliminate that barrier for a significant number of residents. More information on the CRS program can be found on FEMA's website at <https://www.fema.gov/floodplain-management/community-rating-system>.

Appendices

Appendix A: Funding and Implementation Resources

Appendix B: Stakeholder Workshop Sign-in

Appendix C: Public Workshop Sign-in

Appendix A: Funding and Implementation Resources

Hazard Mitigation Funding and Assistance Opportunities		
Source	Description	Additional Information
Hazard Mitigation Grant Program (HMGP)	HMGP grants support communities in rebuilding after a disaster to mitigate future impacts and improve long-term resilience in communities that have experienced presidentially declared disasters. Through an HMGP grant, recipients may incorporate mitigation measures into the disaster reconstruction process. An approved Hazard Mitigation Plan is required at the time of award except for projects to develop or update mitigation plans. HMGP is administered by the Texas Division of Emergency Management (TDEM).	https://www.fema.gov/grants/mitigation/hazard-mitigation
Flood Mitigation Assistance (FMA) Program	Flood Mitigation Assistance grants aim to provide funds that can be used for projects that reduce or eliminate the risk of repetitive flood damage to buildings insured by the National Flood Insurance Program. Funding may be used for project scoping, community flood mitigation projects, technical assistance, flood hazard mitigation planning, and individual flooding mitigation projects. Local government applications are administered by TWDB.	https://www.fema.gov/grants/mitigation/flood-mitigation-assistance https://www.twdb.texas.gov/flood/grant/index.asp
Building Resilient Infrastructure & Communities (BRIC)	BRIC grants support communities in implementing pre-disaster hazard mitigation strategies to support prevention and minimization of disaster-related damages. The BRIC program gives preference to projects that address climate change and other future conditions, mitigate risk to community lifelines, and incorporate nature-based solutions. All communities will be eligible to apply regardless of disaster declaration status. TDEM administers the state allocation and sub-applications for the national competition.	https://www.fema.gov/grants/mitigation/building-resilient-infrastructure-communities
Community Development Block Grant Disaster Recovery (CDBG-DR)	CDBG-DR Grants are allocated for recovery efforts after a disaster event. After Congress appropriates funding to the CDBG-DR program, HUD formally announces the CDBG-DR awards and publishes rules for the awards in a Federal Register notice.	https://www.hudexchange.info/programs/cdbg-dr/
Texas Water Development Fund (DFund) and Flood Infrastructure Fund	The Texas Water Development Fund (DFund) is a state funded loan program that provides assistance for structural and nonstructural flood protection improvements such as coastal erosion, flood warning systems, construction of storm water retention basins, development of flood management plans, and more. The FIF program provides financial assistance in the form of loans and grants for flood control, flood mitigation, and drainage projects.	https://www.twdb.texas.gov/financial/programs/TWDF/index.asp
GLO-CDBG-MIT Local Hazard Mitigation Plans Program (LHMPP)	Local Hazard Mitigation Plans Program (LHMPP) assists eligible entities through providing grants to develop or update local hazard mitigation plans, or to provide cost share for hazard mitigation planning activities funded through other federal sources.	https://recovery.texas.gov/mitigation/programs/local-hazard-mitigation-plans/index.html
GLO – Coastal Management Program	The Coastal Management Program (CMP) provides funding for projects that improve public access to coastal resources, planning and mitigation for coastal hazards, coastal habitat, and other community dependent uses.	https://www.glo.texas.gov/coast/grant-projects/funding/index.html





CHARM

Funding Opportunities

State and Federal Sources

U.S. Army Corps of
Engineers (USACE)

USACE can provide a broad range of assistance under legislative authority related to flood control for floodplain management planning, stream bank and shoreline protection, and aquatic ecosystem restoration. USACE projects generally involve watershed level activities and long project development and implementation timelines but may be applicable to regional considerations.

<https://www.iwr.usace.army.mil/Missions/Flood-Risk-Management/Flood-Risk-Management-Program/>



Other Funding Opportunities

<i>Source</i>	<i>Description</i>	<i>Additional Information</i>
U.S. Department of Agriculture (USDA)	USDA administers several programs that are potentially relevant including the National Institute of Food and Agriculture (NIFA), Natural Resource Conservation Service (NRCS), Rural Development, and the Farm Service Agency (FSA). NRCS programs can provide technical assistance and construction of improvements to relieve imminent hazards to life and property from floods and erosion. Rural Development programs can support essential services such as sewer services and assist with fire and police stations.	https://www.usda.gov/topics/farming/grants-and-loans
U.S. Department of Housing and Urban Development (HUD)	HUD administers the Community Development Block Grants (CDBG). CDBG funds have been used in conjunction with other hazard mitigation funding sources, e.g., HMGP, to implement projects including acquisitions and elevation of flood prone properties. However, HUD funding for hazard mitigation projects usually comes via special Congressional appropriations related to specific disaster events.	https://www.hud.gov/program_offices/spm/gmomgmt/grantsinfo
U.S. Environmental Protection Agency (EPA)	EPA has a wide variety of programs that support efforts to clean up brownfields, support water quality, provide safe drinking water, promote green communities, and watershed protection.	https://www.epa.gov/grants
Small Business Administration (SBA)	SBA Disaster Loan Program (DLP) is a significant source of assistance for repairs and operating expenses to homeowners, renters, businesses, and nonprofit organizations in the aftermath of disasters.	https://www.sba.gov/funding-programs/disaster-assistance
Economic Development Administration (EDA)	EDA is a bureau within the U.S. Department of Commerce that provides a wide variety of economic recovery options. EDA's wide variety of programs including Public Works and Economic Adjustment Assistance (EAA) programs, Planning and Local Technical Assistance programs, and Disaster Supplemental grants could be potential funding opportunities for your community.	https://www.eda.gov/funding/funding-opportunities/
National Endowment for the Humanities	The National Endowment for the Humanities manages a wide variety of grants with clear deadlines provided on the website. Many programs support educational and cultural initiatives. Programs should be examined more closely for potential matches for funding opportunities.	http://www.neh.gov/grants
Texas A&M Forest Service	Texas A&M Forest Service offers grants to landowners to complete prescribed fires on private land. Each grant targets landowners in different priority areas across the state.	https://tfsweb.tamu.edu/cppgrant/

State Firefighters' and Fire Marshals' Association of Texas (SFFMA)	The SAFER grant, provided by SSFMA, covers several areas of need faced by volunteer fire departments in Texas. This can include marketing of the departments in the local communities, new recruit basic firefighter training, new recruit physicals, new recruit PPE, leadership and career development workshops, assistance with association membership dues, and travel costs for some training events. The current grant period ends on December 13, 2026.	https://www.sffmatx.org/grant-programs
Department of the Interior - Fish and Wildlife Service - Coastal Program	The National Coastal Wetlands Conservation Grants Program annually provides grants to coastal states to protect, restore and enhance coastal wetland ecosystems and associated uplands. Eligible projects include acquisition of real property interest in coastal lands or waters and the restoration, enhancement, or management of coastal wetland ecosystems. The grant is co-administered by the U.S. Fish and Wildlife Service's Wildlife and Sport Fish Restoration Program, and the Coastal Program.	https://www.fws.gov/service/national-coastal-wetlands-conservation-grants
Texas Department of Agriculture (TDA)	TDA has a wide variety of programs available to communities, especially rural communities. Programs should be examined relative to identified projects to find potential matches with funding opportunities.	https://www.texasagriculture.gov/GrantsServices/GrantsandServices.aspx
Office of the Texas Governor	The Office of the Texas Governor has a wide variety of programs available to communities. Programs should be examined relative to identified projects to find potential matches with funding opportunities.	https://gov.texas.gov/organization/financial-services/grants
USDA Rural Development	USDA Rural Development is committed to helping improve the economy and quality of life in rural America. They offer loans, grants and loan guarantees to help create jobs and support economic development and essential services such as housing; health care; first responder services and equipment; and water, electric and communications infrastructure. They have a wide variety of programs that should be examined relative to identified projects to find potential matches with funding opportunities.	https://www.rd.usda.gov/programs-services/all-programs
USDA Rural Development – Water & Environmental Programs	Rural Utilities Service Water and Environmental Programs (WEP) provides funding for rural communities to obtain the technical assistance and financing necessary to develop drinking water and waste disposal systems. Funding can be used for the construction of water and waste facilities in rural communities with populations of 10,000 or less.	https://www.rd.usda.gov/programs-services/water-environmental-programs
Federal Home Loan Bank of Dallas (FHLB Dallas)	FHLB Dallas offers a range of community programs to advance community development and resiliency in their five-state District (Texas, Arkansas, Louisiana, Mississippi, and New Mexico). The bank offers two disaster programs including the Disaster Relief Program (DRP) and Disaster Rebuilding Assistance (DRA) that help with recovery efforts in FEMA-declared disaster areas. FHLB also offers grants for reroofing to the FORTIFIED Roof standard for income eligible applicants through their FORTIFIED Fund.	https://www.fhlb.com/community-programs/disaster-programs https://www.fhlb.com/community-programs/fortifiedfund

Appendix B: Stakeholder Workshop Sign-in

CROWLEY COMPREHENSIVE PLAN UPDATE TOWNHALL SIGN-IN SHEET

Location: Crouch Event Center	Date: Sept. 12, 2024
--------------------------------------	-----------------------------

Please sign in below so we will know who attended.

May we have your contact information? We would like to be able to follow up with you after the meeting.

Name	Contact Information
<i>Xori Watson</i> City Manager/Finance Director	Email address: Mailing address:
<i>Pleasant Brooks</i> Fire Chief	Email address: Mailing address:
<i>Mike Rocamontes</i> Director of Public Works	Email address: Mailing address:
<i>Randal manus</i> Utilities/Special Projects Director	Email address: Mailing address:
<i>Tara Sheehan</i> P&Z Commissioner	Email address: Mailing address:
<i>KALEB WARE</i> P&Z Commissioner	Email address: Mailing address:
<i>Cristina Wanner</i> Assistant City Manager	Email address: Mailing address:
<i>MATT ELGIN</i> Assistant City Manager	Email address: Mailing address:

Redacted for Privacy

CROWLEY COMPREHENSIVE PLAN UPDATE

TOWNHALL SIGN-IN SHEET

Location: Crouch Event Center	Date: Sept. 12, 2024
--------------------------------------	-----------------------------

Please sign in below so we will know who attended.

May we have your contact information? We would like to be able to follow up with you after the meeting.

Name	Contact Information
<i>Billy P. Davis</i> Mayor	Email address: <i>b...</i> Mailing address:
<i>Michalene Rayburne</i> P&Z Commissioner	Email address: <i>m...</i> Mailing address:
MATT FOSTER Council Member	Email address: Mailing address:
<i>Julie Hepler</i> Main Street Coordinator	Email address: Mailing address:
<i>Miltz Metz</i> Recreation Center Manager	Email address: <i>m...</i> Mailing address:
Council Member Jesse Johnson arrived at the end of the meeting and did not sign in	Email address: Mailing address:
	Email address: Mailing address:
	Email address: Mailing address:

Redacted for Privacy

Appendix C: Public Workshop Sign-in**CROWLEY COMPREHENSIVE PLAN UPDATE****TOWNHALL SIGN-IN SHEET**

Location: Crouch Event Center	Date: Sept. 12, 2024
--------------------------------------	-----------------------------

Please sign in below so we will know who attended.

May we have your contact information? We would like to be able to follow up with you after the meeting.

Name	Contact Information
Joseph M. Torrez	Email address: ✓
	Mailing address:
Mike Winterbank	Email address:
	Mailing address:
Juan Vasquez	Email address: ✓
	Mailing address:
Terri Horn	Email address: ✓
	Mailing address:
Charles Shomo Dana Shomo	Email address: C
	Mailing address:
Tavara Jones	Email address: ✓
	Mailing address:
Gary & Ardyia Witholt	Email address:
	Mailing address:
Jim & Karen Mayer	Email address: ✓
	Mailing address:

Redacted for Privacy

CROWLEY COMPREHENSIVE PLAN UPDATE

TOWNHALL SIGN-IN SHEET

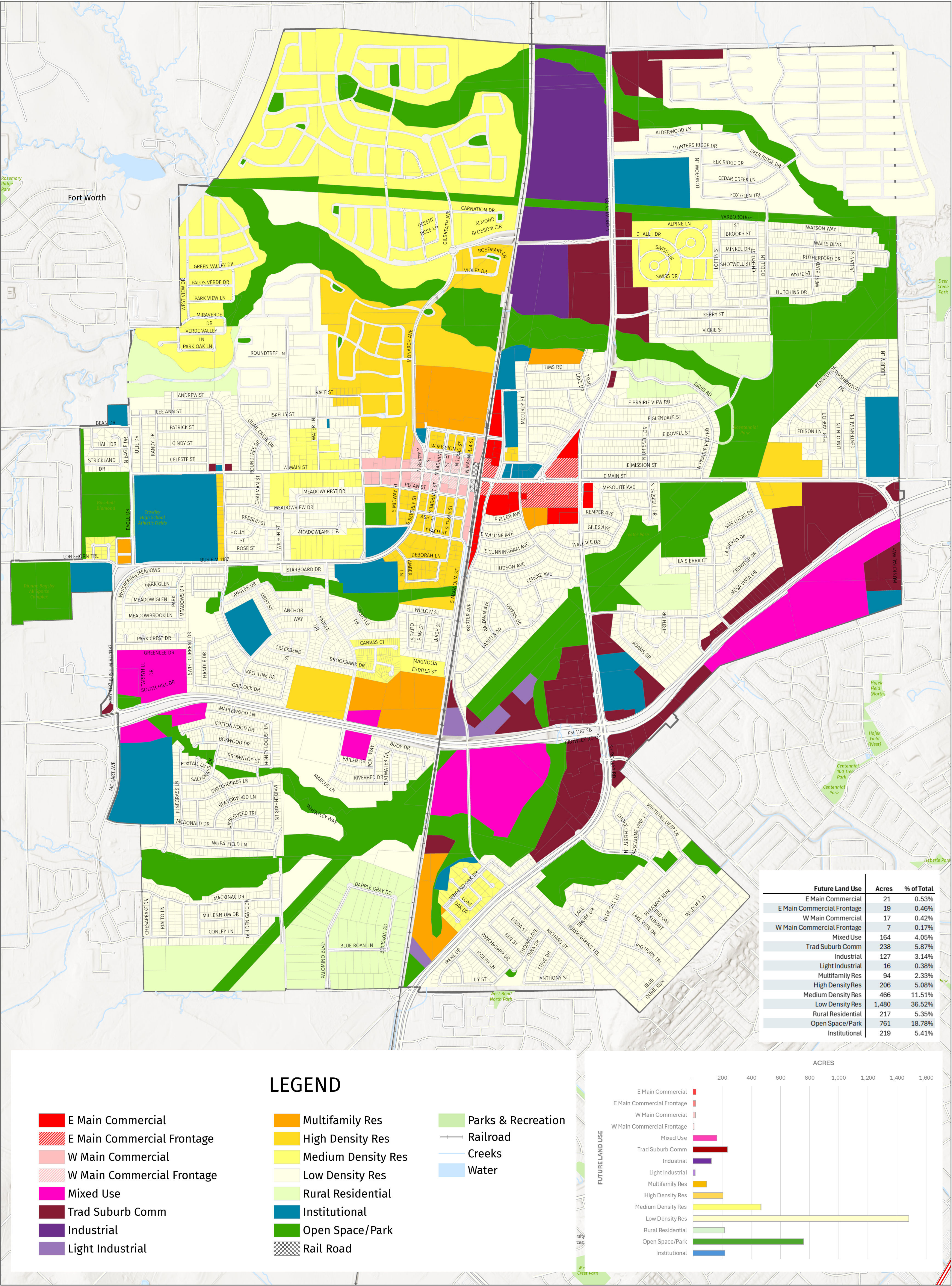
Location: Crouch Event Center	Date: Sept. 12, 2024
--------------------------------------	-----------------------------

Please sign in below so we will know who attended.

May we have your contact information? We would like to be able to follow up with you after the meeting.

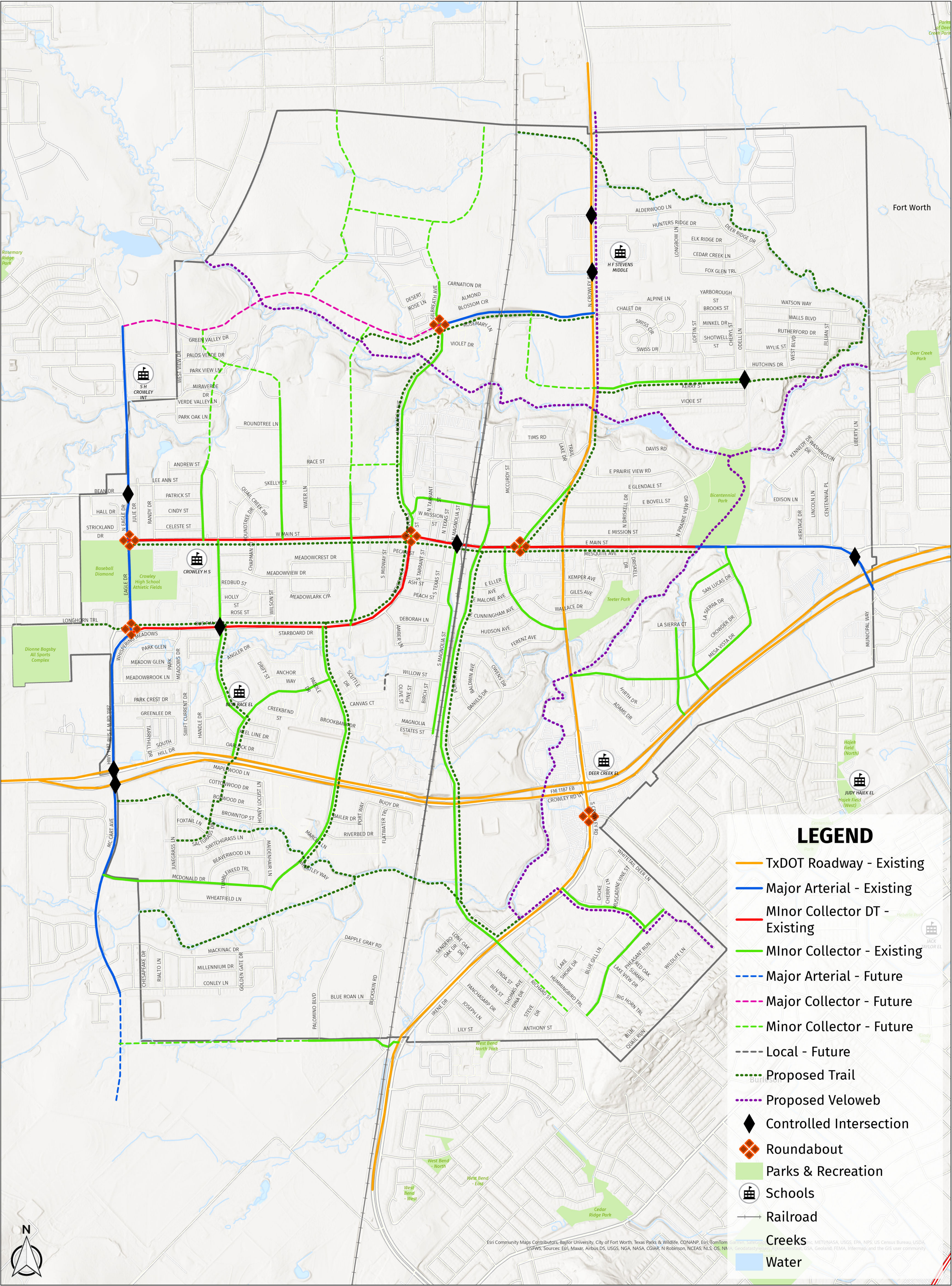
Name	Contact Information
Jan Hodge Greg Hodge	Email address:
	Mailing address:
Geoffrey Hodge	Email address:
	Mailing address:
Carol Bianchi	Email address:
	Mailing address:
Crystal Hammill Paul Hammill	Email address:
	Mailing address:
Brenda Walker	Email address:
	Mailing address:
Pere A Jones	Email address:
	Mailing address:
[Blank]	Email address:
	Mailing address:
[Blank]	Email address:
	Mailing address:

Redacted for Privacy



City of Crowley

Future Land Use Plan



City of Crowley Master Thoroughfare Plan