



Agenda
Crowley City Council
August 7, 2025
Work Session - 6:30 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

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

Work Session - August 7, 2025 - 6:30 PM

I. Call to Order and Roll Call

II. Non-Action Items for Discussion

III. Consent Agenda

All matters listed under the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

1. Discuss and consider approving the minutes from the work session and regular meeting held on July 17, 2025.
2. Discuss and consider approving Ordinance 08-2025-567, an ordinance to remove the "STATMAX" from our TMRS policy.

IV. Public Hearings

1. Hold a public hearing to discuss and consider approving Ordinance No. 08-2025-568, an ordinance adopting updates to the City of Crowley comprehensive land use plan, including the Master Thoroughfare Plan.

V. City Business

1. Discuss and Consider approving a Special Event Permit Application submitted by South Burleson Baptist Church to hold a church picnic on September 7, 2025.
2. Discuss and consider Special Event Permit application for the Crowley High School Homecoming Parade to be held on Wednesday, September 24, 2025.
3. Discuss tax rate calculations, and establish the proposed tax rate (take a record vote).
4. Discuss and consider approval of Resolution No. R08-2025-461 designating the Assistant Finance Director as the officer/employee responsible for complying with Section 26.04 of the Texas Tax Code for the city and providing an effective date.

VI. Adjournment

I, the undersigned authority, do hereby certify that this Work Session Agenda of the Crowley City Council to be held on August 7, 2025 at 6:30 PM is a true and correct copy posted on August 1, 2025 at 3:15 pm at Crowley City Hall, a place convenient and readily accessible to the public at all times.

Carol C Cannady

Carol C. Cannady, City Secretary



The Crowley City Hall is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at 817-297-2201 ext. 4000 for more information.



**City of Crowley, Texas
City Council Agenda Report**

Presenter: Carol Cannady	Meeting Date: August 7, 2025
Department:	Agenda Item: III.1.
Subject: Discuss and consider approving the minutes from the work session and regular meeting held on July 17, 2025.	

Background:

Minutes from the last regularly held meeting

Recommendation:

Recommend approval

Financial Information:

None

Attachments:

1. 07172025 CC WS Minutes
2. 07172025 CC Reg Minutes

MINUTES OF THE CITY COUNCIL WORK SESSION HELD JULY 17, 2025. The City Council of the City of Crowley, Texas met in Work Session on Thursday, July 17, 2025, at 6:30 PM in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Call to Order and Roll Call

Mayor Billy Davis called the Work Session to order at 6:30 p.m. City Secretary Carol Konhauser called roll and noted a quorum was present.

Present were

Council Member Tina Pace, Council Member Jerry Beck, Council Member Jesse Johnson, Council Member Jim Hirth, Council Member Matt Foster, Council Member Scott Gilbreath, Mayor Billy Davis

City staff included:

City Manager, Lori Watson

Asst City Manager, Cristina Winner

Asst City Manager, Matt Elgin

City Attorney, Rob Allibon

City Secretary, Carol Konhauser

Fire Chief, Pleasant Brooks

Police Chief, Kit Long

Public Works Director, Mike Rocamontes

EDC Director, Molly Martin

Asst Finance Director, Heather Gwin

HR Administrator, Lacy Duncan

Media Relations Coordinator, Jay Hinton

Downtown Events Coordinator, Julie Hepler

Absent: None

Consent Agenda

1. Discuss and consider approving the minutes from the special called meeting held on July 1, 2025.

No discussion

City Business

1. Discuss and consider approving Resolution R07-2025-459 authorizing and approving publication and posting of Notice of Intention to issue City of Crowley, Texas, Combination Tax and Revenue Certificates of Obligation in a maximum aggregate principal amount not to exceed \$8,000,000 and other matters in connection therewith; and providing an effective date.

No discussion

2. Discuss and consider adoption of Resolution R07-2025-458 adopting the City of Crowley Fund Balance Policy.

No discussion

3. Discuss and consider approving Resolution R07-2025-460, a resolution suspending the July 31, 2025 effective date of ONCOR Electric Delivery Company's requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of Cities served by ONCOR to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel for the steering committee.

No discussion

Adjournment

As there was no further business, Mayor Billy Davis adjourned the meeting at 6:36 p.m.

ATTEST:

Billy Davis, Mayor

Carol C. Cannady

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD JULY 17, 2025. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, July 17, 2025, at 7:00 PM in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Call to Order and Roll Call

Mayor Billy Davis called the Regular Session to order at 7:00 p.m. City Secretary Carol Konhauser called roll and noted a quorum was present.

Present were

Council Member Tina Pace, Council Member Jerry Beck, Council Member Jesse Johnson, Council Member Jim Hirth, Council Member Matt Foster, Council Member Scott Gilbreath, Mayor Billy Davis

City staff included:

City Manager, Lori Watson
Asst City Manager, Cristina Winner
Asst City Manager, Matt Elgin
City Attorney, Rob Allibon
City Secretary, Carol Konhauser
Fire Chief, Pleasant Brooks
Police Chief, Kit Long
Public Works Director, Mike Rocamontes
EDC Director, Molly Martin
Asst Finance Director, Heather Gwin
HR Administrator, Lacy Duncan
Media Relations Coordinator, Jay Hinton
Downtown Events Coordinator, Julie Hepler

Absent: None

Invocation and Pledge of Allegiance to the American and Texas Flags

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

Presentations/Proclamations

1. Purple Heart City - Presentation of the Military Order of the Purple Heart, Burleson Chapter 1867 and Proclamation

Mayor Billy Davis presented the Military Order of the Purple Heart, Burleson Chapter 1867, with the proclamation. The Burleson Chapter 1867 then presented the city with a Purple Heart City Sign.

Consent Agenda

1. Discuss and consider approving the minutes from the special called meeting held on July 1, 2025.

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

City Business

1. Discuss and consider approving Resolution R07-2025-459 authorizing and approving publication and posting of Notice of Intention to issue City of Crowley, Texas, Combination Tax and Revenue Certificates of Obligation in a maximum aggregate principal amount not to exceed \$8,000,000 and other matters in connection therewith; and providing an effective date.

Andrew Friedman from SamCo Capital explained this is the initial notice of Intention to Issue Tax and Revenue Certificates of Obligation. The total request is for \$8 million dollars; \$3 million dollars would be used for streets and public safety improvements; \$5 million dollars would be used for Park and Plaza improvements. He also stated that they would be back at the September 18, 2025 meeting to present the bids and approve the sale.

Council Member Tina Pace made the motion to Approve Resolution R07-2025-459, approving the publication and posting of the Notice of Intention to issue Combination Tax and Revenue Certificates of Obligation not to exceed \$8 million dollars; second by Council Member Matt Foster, council voted unanimously to approve the motion as presented. Motion carried 7-0.

2. Discuss and consider adoption of Resolution R07-2025-458 adopting the City of Crowley Fund Balance Policy.

Council Member Matt Foster made the motion to Approve Resolution R07-2025-458 adopting the City of Crowley Fund Balance Policy; second by Council Member Jesse Johnson, council voted unanimously to approve the motion as presented. Motion carried 7-0.

3. Discuss and consider approving Resolution R07-2025-460, a resolution suspending the July 31, 2025 effective date of ONCOR Electric Delivery Company's requested rate change to permit the city time to study the request and to establish reasonable rates; approving cooperation with the Steering Committee of Cities served by ONCOR to hire legal and consulting services and to negotiate with the company and direct any necessary litigation and appeals; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel for the steering committee.

Council Member Scott Gilbreath made the motion to Approve Resolution R07-2025-460; second by Council Member Matt Foster, council voted unanimously to approve the motion as presented. Motion carried 7-0.

Public Comment

Terri Horn, Crowley Chamber of Commerce, informed council that the Back to School Bingo would be held on July 18, 2025 at the Rec Center.

Items of Community Interest

Julie Hepler reminded council of the upcoming Blood Drive to be held on August 2, 2025 from 10:00am to 2:00pm.

Executive Session

1. Discuss and consult with Attorney regarding the provisions of House Bill 762 pursuant to Section

551.071 - Consultation with Attorney, of the Texas Government Code.

Mayor Billy Davis announced that the City Council would convene into Executive Session at 7:21 p.m. to discuss and consult with the City Attorney on the provisions of House Bill 762 pursuant to Section 551.071 of the Texas Government Code.

Reconvene and Take Action from Executive Session

At 7:50 p.m., Mayor Billy Davis announced the City Council would reconvene into open session with no action to take.

Adjournment

As there was no further business, Mayor Billy Davis adjourned the meeting at 7:50 p.m.

ATTEST:

Billy Davis, Mayor

Carol C. Cannady, City Secretary



City of Crowley, Texas City Council Agenda Report

Presenter: Lacy Duncan	Meeting Date: August 7, 2025
Department: Human Resource	Agenda Item: III.2.
Subject: Discuss and consider approving Ordinance 08-2025-567, an ordinance to remove the "STATMAX" from our TMRS policy.	

Background:

The TMRS Act provides a limit to the maximum rate that a city can be required to contribute for the retirement portion of its plan (the cost of Supplemental Death Benefits is excluded from this limit) based on the combination of the employee deposit rate and the matching ratio. This maximum contribution rate limit, also known as the statutory maximum, or “Stat Max,” is not a limit of the cost of a plan, but rather is simply a limit on the maximum a city could be required to contribute for the plan. If the TMRS minimum required retirement contribution rate exceeds this limit, unless the city takes additional action as permitted under the TMRS Act, it will not be meeting the minimum contribution requirements for its TMRS plan and therefore will be forfeiting some of our associated benefits. We were only 1 of 2 cities left this year to remove the limit. Most other cities have already completed this process.

Crowley's minimum retirement contribution rate has exceeded the maximum contribution rate limit of 12.5%. This year we are set at 12.75%.

Recommendation:

To consider and approve Ordinance 08-2025-567 to remove the STATMAX limits from our TMRS Plan.

Financial Information:

None

Attachments:

1. Crowley TMRS Model Ordinance - STATMAXREMOVE
2. 2026 Retirement Rate

ORDINANCE 08-2025-567

AN ORDINANCE REGARDING THE CITY OF CROWLEY'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS AUTHORIZING REMOVAL OF THE STATUTORY MAXIMUM CONTRIBUTION RATE LIMIT.

Whereas, the City of Crowley, Texas (the "City"), elected to participate in the Texas Municipal Retirement System (the "System" or "TMRS") pursuant to Subtitle G of Title 8, Texas Government Code, as amended (which subtitle is referred to as the "TMRS Act"); and

Whereas, each person who is or becomes an employee of the City on or after the effective date of the City's participation in the System in a position that normally requires services of 1,000 hours or more per year ("Employee") shall be a member of the System ("Member") as a condition of their employment; and

Whereas, the City Council finds that it is in the public interest to authorize actuarially determined city contribution rate payments and remove the statutory maximum contribution rate ("STATMAX") limit; now:

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

Section 1

Pursuant to TMRS Act §855.407, the City elects to make normal service and prior service contributions to the City's account in the benefit accumulation fund of the System (the "City's BAF") at the combined rate of the total compensation paid to its Employees who are System Members as the System's actuary annually determines is necessary to fund all obligations chargeable to the City's BAF, within the amortization period determined as applicable to the City under the TMRS Act and regardless of other TMRS Act provisions limiting the combined rate of City contributions.

Section 2

This Ordinance shall be effective on the first day of the month of _____, 20____.

PASSED AND APPROVED ON THIS ____ DAY OF _____, 20____.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Konhauser, City Secretary



June 3, 2025

City # 00323

City of Crowley
201 E Main St
Crowley, TX 76036-2649

Subject: 2026 City Contribution Rate

Your city's 2026 total contribution rate is shown below. This rate includes your city's full retirement rate and supplemental death benefit rate, if applicable. These rates were determined by your city's December 31, 2024 actuarial valuation to achieve a 100% or greater funded ratio over time.

Normal Cost	9.27 %
Prior Service	<u>3.31</u>
Full Retirement	12.58 %
Supplemental Death Benefit	<u>0.17</u>
Total Contribution	12.75 %

Detailed information on your city's TMRS plan is contained in the attached actuarial valuation report.

Your city's 2026 Full Retirement Rate exceeds the statutory maximum contribution rate limit. This requires action by your city. A representative from the City Services Department will be in contact with you soon to discuss your city's options.

If you have questions about your city's contribution rate, please contact me at 512-225-3760 or lharty@tmrs.com.

Sincerely,

A handwritten signature in blue ink that reads "Leslee S. Hardy". The signature is written in a cursive, flowing style.

Leslee S. Hardy, ASA, EA, FCA, MAAA
Director of Plan Design & Funding



Actuarial Valuation Report

As of December 31, 2024

City of Crowley

Table of Contents

		Page
Executive Summary	A comparison of the highlights of the December 31, 2024 and December 31, 2023 actuarial valuations for your city. Included are membership counts, asset information, actuarial information, and contribution rate requirements.	1
Your City's TMRS Benefits	A summary of plan provisions in effect as of April 1, 2025.	2
Calculation of Contribution Requirements	Details the calculation of the Full Retirement Rate (ADEC) and the Supplemental Death Benefit Rate, if applicable, for your city.	3
UAAL/OAAL Amortization Bases and Payments	Information on the Unfunded Actuarial Accrued Liability (UAAL)/Overfunded Actuarial Accrued Liability (OAAL) amortization bases and payments for your city.	4
Reconciliation of Full Retirement Rate from Prior Actuarial Valuation Report	A detailed reconciliation of changes in your city's Full Retirement Rate (ADEC) since the prior valuation.	5
Historical and Projected Accumulation of the BAF Balance	This schedule provides your city with historical cash flows, interest credits and the year-end balance of its Benefit Accumulation Fund (BAF), as well as projected values for calendar years 2025 and 2026.	7
Rate Stabilization Techniques	A summary of the techniques currently available to assist cities in stabilizing their contribution rates.	8
Risks Associated with Measuring the Actuarial Accrued Liability and Actuarially Determined Employer Contribution	An explanation of risk measurements associated with your city's TMRS plan.	9

Executive Summary

Valuation as of	12/31/2024	12/31/2023
Membership as of the Valuation Date		
• Number of Accounts		
- Active Members	148	141
- Retirees and beneficiaries	84	74
- Inactive Members	<u>128</u>	<u>116</u>
- Total	360	331
• Prior year's payroll provided by TMRS	\$ 11,853,082	\$ 10,260,621
• Valuation Payroll	11,405,260	9,828,648
Benefit Accumulation Fund (BAF) Assets		
• Market BAF Balance	\$ 31,173,919	\$ 27,394,269
• BAF crediting rate	10.81 %	11.92 %
• Interest credited on beginning BAF balance	\$ 2,959,966	\$ 2,810,400
• Employer contributions	1,419,999	1,177,920
• Employee contributions	711,185	615,637
• Benefit and refund payments	1,311,500	783,838
Actuarial Value of Assets (AVA)		
• Market BAF Balance	\$ 31,173,919	\$ 27,394,269
• Actuarial Value of Assets (AVA)	30,752,629	28,009,467
• AVA as a Percentage of BAF	98.6 %	102.2 %
• Return on AVA	6.87	6.56
Actuarial Information		
• Actuarial Accrued Liability (AAL)	\$ 35,768,174	\$ 32,609,359
• Actuarial Value of Assets (AVA)	30,752,629	28,009,467
• Unfunded Actuarial Accrued Liability (UAAL)	5,015,545	4,599,892
• UAAL as % of pay	42.3 %	44.8 %
• Funded Ratio (AVA/AAL)	86.0	85.9
• Employer Normal Cost Rate	9.27	8.98
• Prior Service Rate	3.31	3.41
Contribution Rates	2026	2025
• Employee	6.00 %	6.00 %
• Full Retirement (ADEC)	12.58	12.39
• Supplemental Death Benefit	0.17	0.20
Total Employer Contribution Estimates	2026	2025
• Projected payroll	\$ 11,718,905	\$ 10,098,936
• Total Contribution Rate	12.75 %	12.59 %
• Estimated employer contribution	\$ 1,494,160	\$ 1,271,456

Note: Results from prior year reflect the plan provisions shown on the next page.

Your City's TMRS Benefits

Plan provisions are adopted by your city's governing body from the options available in the TMRS Act. Your city's plan provisions in effect as of April 1, 2025 were as follows:

Employee Contribution Rate	6%
City Matching Ratio	2 : 1
Years Required for Vesting	5
Retirement Eligibility (Age/Service)	60/5, AnyAge/20
Updated Service Credit	100% Repeating Transfers
Retiree Cost of Living Adjustment (COLA)	70% of CPI Retroactive Repeating
Supplemental Death Benefit to Active Members	Yes
Supplemental Death Benefit to Retirees	Yes

If you have any questions about your city's benefit provisions or would like to discuss plan changes, please contact the City Services Department at cityservices@tmrs.com or call Colin Davidson at 512-225-3742.

Calculation of Contribution Requirements

From Valuation Report as of

	<u>December 31, 2024</u>	<u>December 31, 2023</u>
1. Prior year's payroll reported to TMRS	\$ 11,853,082	\$ 10,260,621
2. Valuation Payroll	11,405,260	9,828,648
3. Employer Normal Cost Rate	9.27 %	8.98 %
4. Actuarial Accrued Liability		
a. Active Members	\$ 19,037,236	\$ 18,519,557
b. Inactive Members	5,010,550	4,121,357
c. Annuitants	<u>11,720,388</u>	<u>9,968,445</u>
d. Total Actuarial Accrued Liability	\$ 35,768,174	\$ 32,609,359
5. Actuarial Value of Assets	<u>30,752,629</u>	<u>28,009,467</u>
6. Unfunded Actuarial Accrued Liability (4d - 5)	\$ 5,015,545	\$ 4,599,892
7. Funded Ratio (5 / 4d)	86.0 %	85.9 %
8. Equivalent single amortization period*	18.9 Years	19.8 Years
9. Assumed payroll growth rate	2.75 %	2.75 %
Contribution Rates:	2026	2025
10. Full Retirement		
a. Normal Cost	9.27 %	8.98 %
b. Prior Service	<u>3.31</u>	<u>3.41</u>
c. Full Retirement	12.58 %	12.39 %
11. Supplemental Death Benefit	0.17	0.20
12. Total Contribution	12.75 %	12.59 %

* New losses are laddered over a 20-year period.

UAAL/OAAL Amortization Bases and Payments

Year Established	Description	Years Remaining	Remaining Base	Payment
2013	2013 Valuation (Fresh Start)	19	\$ 2,400,778	\$ 180,102
2014	2014 Experience	19	(332,279)	(24,927)
2015	2015 Experience	21	260,497	18,281
2015	2015 Actuarial Changes	21	68,968	4,840
2016	2016 Experience	19	(94,670)	(7,102)
2017	2017 Experience	18	78,293	6,096
2018	2018 Experience	19	328,960	24,678
2019	2019 Experience	20	307,626	22,294
2019	2019 Actuarial Changes	20	106,263	7,701
2020	2020 Experience	19	(7,172)	(538)
2021	2021 Experience	17	381,525	30,924
2022	2022 Experience	18	723,181	56,308
2023	2023 Experience	19	484,269	36,329
2023	2023 Actuarial Changes	19	(142,139)	(10,663)
2024	2024 Experience	20	<u>451,445</u>	<u>32,717</u>
Total			5,015,545	377,040

TMRS amortizes the UAAL/OAAL through the process of laddering each base created during the valuation process. The city's UAAL/OAAL equals the total of the remaining amortization bases. The city's Prior Service Rate equals the total amortization payments divided by the Valuation Payroll (Item 2 of the prior page).

Reconciliation of Full Retirement Rate from Prior Actuarial Valuation Report

Actuarial valuations are based on long-term assumptions, and results in a specific year can, and almost certainly will, differ as actual plan experience deviates from the assumptions. The following table provides a detailed breakdown of changes in your city's Full Retirement Rate (ADEC) from 2025 to 2026. A brief description of such changes follows the table.

Change in Full Retirement Rate	
Full Retirement Rate from 12/31/2023 Valuation (2025 Rate)	12.39 %
Benefit Changes	0.00 %
Return on Actuarial Value of Assets	(0.03)
Contributions/Fully Amortized Prior Bases	(0.15)
Payroll Growth	(0.42)
Normal Cost	0.29
Liability Growth	0.50
Total Change	0.19 %
Full Retirement Rate from 12/31/2024 Valuation (2026 Rate)	12.58 %

Benefit Changes - Shows the increase or decrease in the contribution rate associated with any plan changes.

Return on Actuarial Value of Assets (AVA) - Shows the change in the contribution rate associated with the return on the AVA being different than the assumed 6.75%. For the year ending December 31, 2024, the return on an AVA basis was 6.87%. The impact may show as 0.00% due to rounding.

Contributions/Fully Amortized Prior Bases - Shows the total increase or decrease in the contribution rate associated with contributions different than the Full Retirement Rate, the contribution lag (see below), and the impact of the amortization bases which become fully amortized as of this valuation since payments for those bases are no longer part of the Prior Service Rate calculation. Contributions different from the Full Retirement Rate may include contributions in excess of the Full Retirement Rate and/or lump sum contributions. The effect of the contribution lag refers to the time delay between the actuarial valuation date and the date the contribution rate becomes effective (i.e., the Actuarial Valuation as of December 31, 2024 sets the rate effective for 2026). Once the Full Retirement Rate stabilizes, this impact is expected to be immaterial for most cities.

Payroll Growth - Shows the increase or decrease in the contribution rate associated with higher or lower than expected growth in the city's overall payroll. The amortization payments were calculated assuming payroll grows at 2.75% per year. Overall payroll growth greater (less) than 2.75% will typically cause a decrease (increase) in the Prior Service Rate.

Normal Cost - Shows the increase or decrease in the contribution rate associated with changes in the average Normal Cost Rate for the city's active Members. The Normal Cost Rate for a Member is the contribution rate which, if applied to a Member's compensation throughout their period of anticipated covered service with the city, would be sufficient to meet all benefits payable on their behalf. The salary-weighted average of the individual rates is the city's total Normal Cost Rate. The employer Normal Cost Rate is the pay-weighted average of the individual Normal Cost Rates less the Member Contribution Rate and will generally increase (decrease) as the average entry age of the group increases (decreases).

Liability Growth - Shows the increase or decrease in the contribution rate associated with larger or lower than expected growth in the city's overall plan liabilities. The most significant sources for variance will be turnover and individual salary increases differing from the assumptions.

Historical and Projected Accumulation of the BAF Balance

Year Ending December 31 (1)	Payroll for the Year (2)	Effective Retirement Contribution Rate ^a (3)	Employer Contributions for the Year (4)	Employee Contributions for the Year (5)	Benefit Payments (6)	External Cash Flow for the Year (7)	Interest Credit (8)	BAF Balance ^b (9)
		(4) / (2)				(4) + (5) + (6)		
2022	\$ 8,796,536	11.16%	\$ 981,693	\$ 527,792	\$ (725,729)	\$ 783,756	\$ (1,826,189)	\$ 23,574,150
2023	10,260,621	11.48%	1,177,920	615,637	(783,838)	1,009,719	2,810,400	27,394,269
2024	11,853,082	11.98%	1,419,999	711,185	(1,311,500)	819,684	2,959,966	31,173,919
2025	11,405,260	12.39%	1,413,112	684,316	(1,448,713)	648,715	2,104,240	33,926,873
2026	11,718,905	12.58%	1,474,238	703,134	(1,393,559)	783,813	2,290,064	37,000,750

a. Effective retirement contribution rate is the employer contribution received divided by the payroll paid.

b. BAF Balance may not sum due to rounding.

Rate Stabilization Techniques

Contribution rate stabilization for cities is a strategic goal of the TMRS Board of Trustees. Since 2007, the Board has approved many actuarial changes to minimize short-term volatility in contribution rates while maximizing long-term System sustainability. Under the current funding policy in which rates are actuarially determined each year, contribution rate stabilization is fully optimized at the System level; therefore, any further rate stabilization must be achieved at the city level.

Cities with an Unfunded Liability - For cities with an Unfunded Actuarial Accrued Liability (UAAL), the most effective way for a city to stabilize its TMRS contribution rate is to determine an affordable rate that exceeds the required rate and continue to pay that same rate even when the calculated rate decreases in subsequent valuations. These additional contributions at a predetermined fixed rate accomplish the following:

- Provide a stable annual contribution rate for budgeting purposes;
- Directly reduce the UAAL dollar for dollar;
- Pay off the UAAL quicker;
- Produce cost savings over the long run; and
- Provide a cushion for future adverse plan experience.

Cities with a Surplus - For cities with an Overfunded Actuarial Accrued Liability (surplus), the contribution rate is determined by decreasing the Normal Cost Rate (the cost of the current year accruals for active Members) by a Prior Service Rate calculated to keep the funded ratio at approximately the same level. The result is a required contribution rate less than the Normal Cost. It is important to note that adverse plan experience could still result in the funded ratio dropping below 100%. TMRS encourages cities in a surplus position to consider paying the full Normal Cost Rate (or as much as possible toward the full Normal Cost Rate) until the funded ratio is at least 110%. Doing so will dampen contribution rate volatility and increase the likelihood of maintaining a funded ratio greater than 100%.

How to make Additional Contributions - No formal action needs to be taken by a city to contribute at a higher level than the required monthly minimum. Additional monthly contributions may be made during the normal payroll reporting process by simply providing the increased rate in the “Optional Employer Rate” field. Because additional contributions are entirely voluntary, a city may revert to paying the minimum required rate at any time during the year if financial circumstances change.

If your city would like to explore the impact of any of these rate stabilization techniques on your TMRS plan, please contact Actuarial Services at ActuarialServices@tmrs.com.

Risks Associated with Measuring the Actuarial Accrued Liability and Actuarially Determined Employer Contribution

Risk measures help with illustrating the potential volatility in the Actuarial Accrued Liability and the Actuarially Determined Employer Contribution that results from the differences between actual plan experience and the actuarial assumptions. Risks facing a pension plan evolve over time. A young plan with virtually no investments and paying few benefits may experience little investment risk. An older plan with a large number of Members in payment status and a significant trust may be much more exposed to investment risk. Generally accepted plan maturity measures include the following:

Ratio of Market Value of Assets to Payroll	2.6
Ratio of Actuarial Accrued Liability to Payroll	3.0
Ratio of Active Members to Retirees and Beneficiaries	1.8
Net Cash Flow as a Percentage of Market Value of Assets	2.6 %
Duration of Liabilities	21.0
Change in Contribution Rate with 10% Decline in Assets (Smoothed)	0.20 %
Change in Contribution Rate with 10% Decline in Assets (Unsmoothed)	1.95 %

Ratio of Market Value of Assets to Payroll - The relationship between assets and payroll is a useful indicator of the potential volatility of contributions. For example, if the Market Value of Assets is 4 times the payroll, a return on assets 5% different than assumed would equal 20% of payroll. A higher (lower) or increasing (decreasing) level of this maturity measure generally indicates a higher (lower) or increasing (decreasing) volatility in city contributions as a percentage of payroll.

Ratio of Actuarial Accrued Liability to Payroll - The ratio of liability to payroll may also be used as a measure of sensitivity of the liability itself. For example, if the Actuarial Accrued Liability is 5 times the payroll, a change in liability 2% different than assumed would equal 10% of payroll. A higher (lower) or increasing (decreasing) level of this maturity measure generally indicates a higher (lower) or increasing (decreasing) volatility in liability (and also city contributions) as a percentage of payroll.

The relationship between the Actuarial Accrued Liability and payroll is a useful indicator of the potential longer term asset-related volatility once the current UAAL is fully amortized. A funding policy that targets a funded ratio of 100% is expected to result in the ratio of assets to payroll and the ratio of liability to payroll converging over time.

Ratio of Active Members to Retirees and Beneficiaries - A young plan with many active Members and few retirees will have a high ratio of active Members to retirees. A mature open plan may have close to the same number of active Members to retirees resulting in a ratio near 1. A very mature or closed plan may have significantly more retirees than active Members resulting in a ratio below 1.

Net Cash Flow as a Percentage of Market Value of Assets - A positive net cash flow means contributions exceed benefits and expenses. A negative cash flow means existing funds are being used to make payments. A certain amount of negative net cash flow is generally expected to occur when benefits are prefunded through a qualified trust. Large negative net cash flows as a percent of assets may indicate a very mature plan or a need for additional contributions.

Duration of Liabilities - The duration of the Present Value of Future Benefits (PVFB) may be used to approximate the sensitivity to a 1% change in the assumed rate of return. For example, duration of 10 indicates that the PVFB would increase approximately 10% if the assumed rate of return were lowered 1%.

Change in Contribution Rate with 10% Decline in Assets (Smoothed) - This shows the rate impact in one year if the Actuarial Value of Assets (AVA) was 10% lower than in the current actuarial valuation with the asset loss smoothed over a 10-year period as is done in the system-wide calculation of the AVA.

Change in Contribution Rate with 10% Decline in Assets (Unsmoothed): This shows the rate impact if the AVA was 10% lower than in the current actuarial valuation with the full asset loss recognized in the current valuation.

Low-Default-Risk Obligation Measure: Actuarial Standards of Practice No. 4 (ASOP No. 4) was revised and reissued in December 2021 by the Actuarial Standards Board (ASB). It includes a new calculation called a low-default-risk obligation measure (LDROM) to be prepared and issued annually for defined benefit pension plans. The transmittal memorandum for ASOP No. 4 includes the following explanation:

“The ASB believes that the calculation and disclosure of this measure provides appropriate, useful information for the intended user regarding the funded status of a pension plan. The calculation and disclosure of this additional measure is not intended to suggest that this is the “right” liability measure for a pension plan. However, the ASB does believe that this additional disclosure provides a more complete assessment of a plan’s funded status and provides additional information regarding the security of benefits that members have earned as of the measurement date.”

The LDROM estimates the amount of money the plan would need to invest in low risk securities to provide the benefits with greater certainty. The current model expects lower costs but with higher risk, which creates less certainty and a possibility of higher costs. The LDROM model creates higher expected costs but more predictability when compared to the current model. Thus, the difference between the two measures (Valuation and LDROM) is one illustration of the possible costs the city could incur if there was a reduction in the investment risk in comparison to the current diversified portfolio. However, the downside risk would be limited in the scenarios where the current portfolio would fail to achieve returns in excess of the low-default-risk discount, in this case 5.49%.

The following information has been prepared in compliance with this new requirement. Unless otherwise noted, the measurement date, actuarial cost methods, and assumptions used are the same as for the funding valuation covered in this actuarial valuation report.

A. LDROM measure of benefits earned as of the measurement date:	\$ 43,297,067
B. Valuation liability at 6.75% on measurement date:	<u>35,768,174</u>
C. Cost to mitigate investment risk in the System's portfolio:	\$ 7,528,893

Disclosures: Discount rate used to calculate LDROM: 5.49% Intermediate FTSE Pension Discount Curve as of December 31, 2024. This measure may not be appropriate for assessing the need for or amount of future contributions as the current portfolio is expected to generate significantly more investment earnings than the low-default-risk portfolio. This measure is also not appropriate for assessing the sufficiency of plan assets to cover the estimated cost of settling the city's benefit obligation as this measure includes projections of salary increases and the ability for current members to continue to accrue eligibility and vesting service.



City of Crowley, Texas City Council Agenda Report

Presenter: Rachel Roberts	Meeting Date: August 7, 2025
Department: Community Development	Agenda Item: IV.1.
Subject: Hold a public hearing to discuss and consider approving Ordinance No. 08-2025-568, an ordinance adopting updates to the City of Crowley comprehensive land use plan, including the Master Thoroughfare Plan.	

Background:

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 Planning & Zoning Commission recommended the city undertake a process to make minor updates. The city selected a consultant team later that year, and work began in 2024. City staff have been working with a team from Texas A&M Agrilife, led by Felix Landry, who has paired with Jenifer Reiner (formerly of Verdunity and Dunaway Associates, respectively). Both consultants worked on the 2020 plan and are now ready to present make recommendations to the City Council for the 2025 plan.

Attached to this staff briefing is a report from the consultant team providing background information and their recommendations. The consultants will present the report during the Council meeting. Below are some of the proposed changes.

- Additional focus on hazard mitigation, specifically in terms of flooding
- Updates to the Future Land Use Plan to resolve minor conflicts between the FLUP and the zoning ordinance, taking into account preferences heard at the focus groups and townhall meeting
- Changes to 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 acknowledges the lower density nature of the existing West Main area while still providing opportunities for a range of residential development types. (Note: this changes the only classification in the Future Land Use Plan and does not change the current zoning for these properties.)
- Additional intersection improvements, including a roundabout at Eagle Dr and Main St and additional controlled intersections on N Crowley Road to help with ingress and egress to H F Stevens Middle School and to the Hunters Ridge neighborhood
- Recommendation for sidewalks connecting Downtown to the future trails south of 1187 and along S Hampton Road.

If the Council approves the adopting ordinance, staff will make the changes to the comprehensive plan as recommended in the consultant report. Staff also request the Council authorize us to correct typos and make other minor corrections as necessary (no changes to the

adopted policies, land use designations, or MTP roadway classifications would be made by staff without prior approval from Council).

PLANNING & ZONING COMMISSION RECOMMENDATION

The Planning & Zoning Commission held a public hearing on July 14. After hearing the presentation and holding the public hearing, the Commission recommended approval of the comprehensive plan updates. The Commission also recommended the Council direct staff to review whether the city should adopt iSWM (NCTCOG's *Integrated Storm Water Management* program) and to review Ch. 94, the city's floodplain development regulations, with a comparison to current standards.

Council members may already be familiar with the iSWM program, but staff have included information about the program with this staff report for your reference.

ACTION BY THE CITY COUNCIL

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

Straight Approval: I make a motion to approve Ordinance # 08-2025-568

Approval with Conditions: I make a motion to approve Ordinance # 08-2025-568 with the following changes / conditions. *[list proposed changes or conditions]*.

Example: I make a motion to approve Ordinance # 08-2025-568, to authorize staff to correct typos and make other minor corrections as necessary, and to direct staff to review Ch. 94 of city code to determine whether updates are needed and to review whether the city should adopt iSWM.

With P&Z recommendation only: I make a motion to approve Ordinance # 08-2025-568 and direct staff to review Ch. 94 of city code to determine whether updates are needed and to review whether the city should adopt iSWM.

Deny: I make a motion to deny Ordinance # 08-2025-568.

Recommendation:

Staff recommend approval of Ordinance # 08-2025-568.

Financial Information:

None

Attachments:

1. Ordinance Adopting Comprehensive Plan Updates.2025
2. CompPlanReport_FINAL
3. MTP_Update_final_July 2025
4. FLUP_Update_final_July2025
5. Integrated Stormwater Management (iSWM)

ORDINANCE NO. 08-2025-568

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS, ADOPTING UPDATES TO THE COMPREHENSIVE LAND USE PLAN, BY REVISING THE FUTURE LAND USE PLAN AND THE THOROUGHFARE PLAN; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley, Texas (the “City”) is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, Chapter 213 of the Local Government Code authorizes municipalities to adopt a comprehensive plan to guide long-range development and serve as a guide for zoning and land use decisions of the municipality; and

WHEREAS, the City has conducted a community survey and a number of public workshops and also formed an advisory committee in order to receive input from the citizenry regarding future development in the City and to develop goals and objectives to guide the configuration of thoroughfares and future land uses in the City and the City's extraterritorial jurisdiction; and

WHEREAS, consultants with Texas A&M AgriLife have prepared recommended updates to the Comprehensive Land Use Plan that address the future configuration of land uses and thoroughfares in the City of Crowley and in the City's extra-territorial jurisdiction, in response to goals and objectives developed during the previous plan adoption and in public workshops; and

WHEREAS, the Planning and Zoning Commission has reviewed the recommended updates to the Comprehensive Land Use Plan and has held a public hearing in order to receive input from owners and developers of land within the City, and has recommended the updates for approval by the City Council; and

WHEREAS, the City Council does hereby find and conclude based upon the information presented at the public hearings and workshops that adoption of the updates to the Comprehensive Land Use Plan is in the public's best interest and in support of the health, safety, and general welfare of the City.

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

SECTION 1

All of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

The recommended updates to the Comprehensive Land Use Plan prepared by Texas A&M AgriLife in the report attached as Exhibit "A" are hereby adopted by the City Council, and staff

are hereby directed to make recommended updates to the Comprehensive Land Use Plan of the City of Crowley, Texas.

SECTION 3

The City of Crowley Thoroughfare Plan is amended in accordance with the Master Thoroughfare Plan map attached as part of Exhibit "B".

SECTION 4

The City of Crowley Future Land Use Plan is amended in accordance with the Future Land Use Plan attached as part of Exhibit "C".

SECTION 5

A copy of the updated Comprehensive Land Use Plan of the City shall be filed as an official record in the office of the City Secretary with the original of this Ordinance. A second copy of the updated Comprehensive Land Use Plan shall be kept in the Community Development Office and shall be available for inspection by the public during regular business hours.

SECTION 6

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

SECTION 7

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional by the valid judgement or decree of any court or competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 8

This Ordinance shall be in full force and effect from and after its passage, and it is so ordained.

PASSED AND APPROVED THIS 7TH DAY OF AUGUST, 2025.

Billy Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

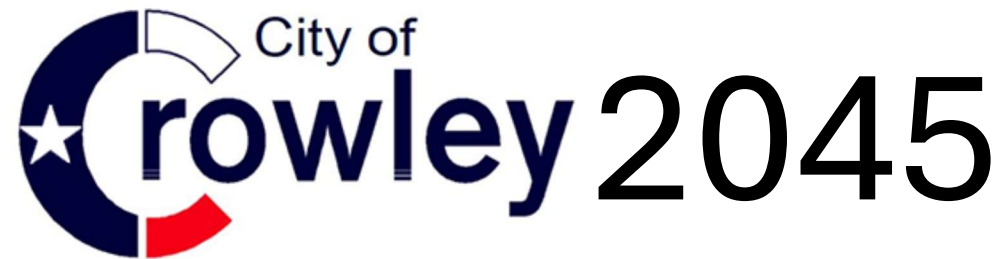
APPROVED AS TO FORM:

Rob Allibon, City Attorney

EXHIBIT “A”
Comprehensive Land Use Plan

EXHIBIT “B”
Master Thoroughfare Plan

EXHIBIT “C”
Future Land Use Plan



Comprehensive Plan Update Report

Prepared June 2025

by

Felix Landry, AICP

Jenifer Reiner AICP, CNU-A, CFM

Table of Contents

Public Engagement 1

Public Engagement Workshops.....2

Stakeholder Focus Groups 2

Open House Public Input 3

Environmental Risk & Hazard Mitigation..... 4

 Discovery Flooding.....4

 Development-Related Concerns.....5

Housing, Transportation, and Public Facilities 7

 Housing.....8

 Transportation and Mobility9

 Public Facilities9

Downtown Development & Residential Density10

 Comprehensive Plan and Downtown Zoning Districts:..... 10

 Envisioned Downtown Density:..... 12

Proposed Amendments 13

Future Land Use Plan.....14

Master Thoroughfare Plan16

Mixed Use – Downtown District: Page LU-718

Single Family Residential-Medium Density: Page LU-320

Resilience Approaches and Recommendations.....22

Implementation Matrix Updates.....25

Appendices 37

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.

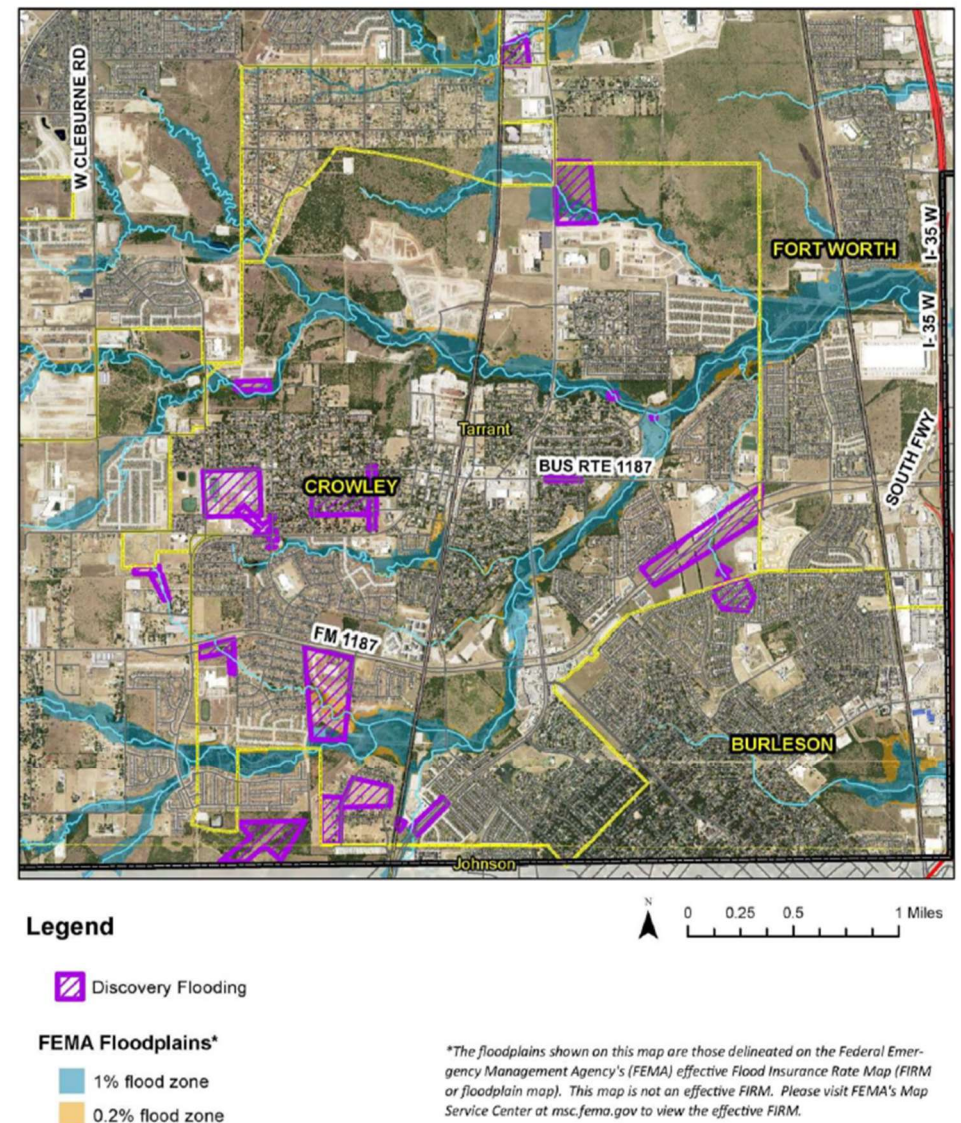


Figure 5: Areas of "Discovery Flooding" as documented in the CTAP report

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.

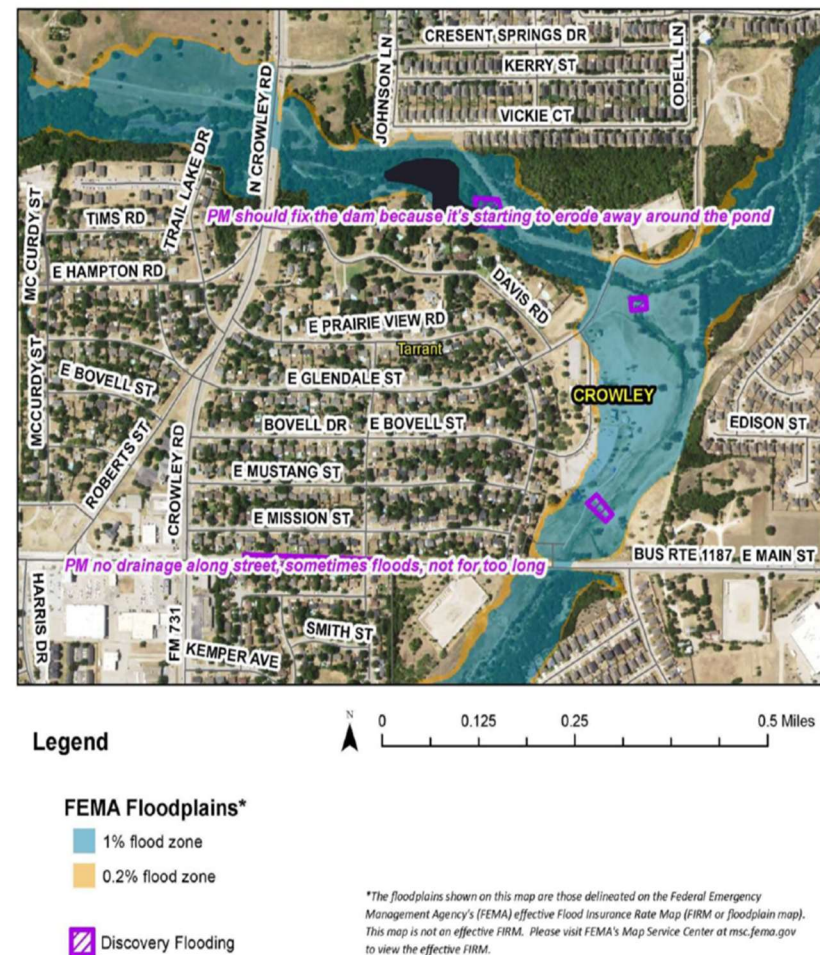


Figure 6: Northeast Crowley map in CTAP report

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.

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyleleri, Rijksoverheid, GSA, Geoland, FEMA, Intermap and the GIS user community, Source: Airbus, USGS, NGA, NASA, CGIAR, JPL, SCS, NMA, Geodastyleleri, GSA, GSI and the GIS User Community, Esri Community Maps Contributors, Baylor University, Texas Parks & Wildlife, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

Legend

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

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

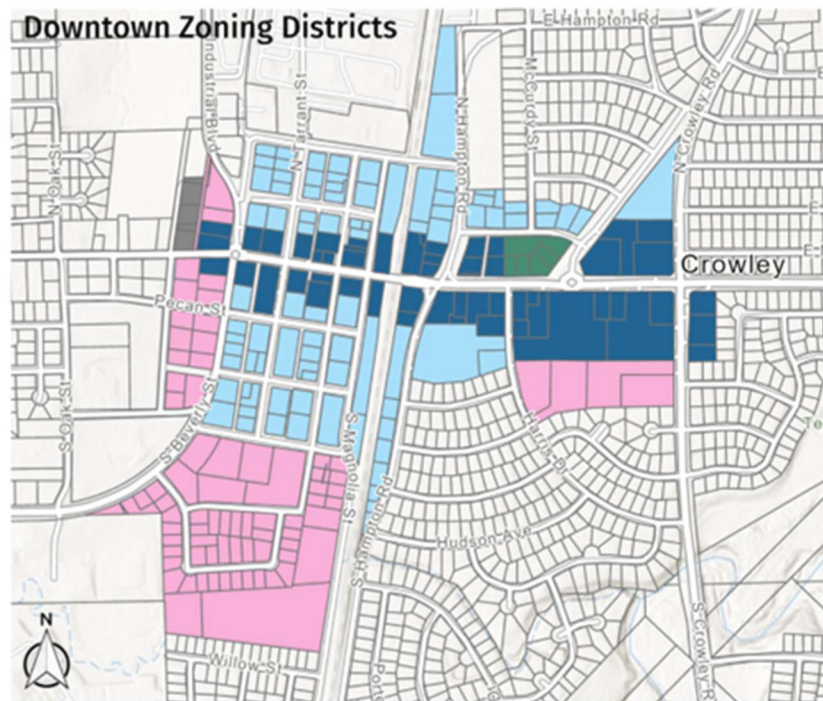
Horizontal (1-2 stories) mixed use along West Main Street where smaller existing lots

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.

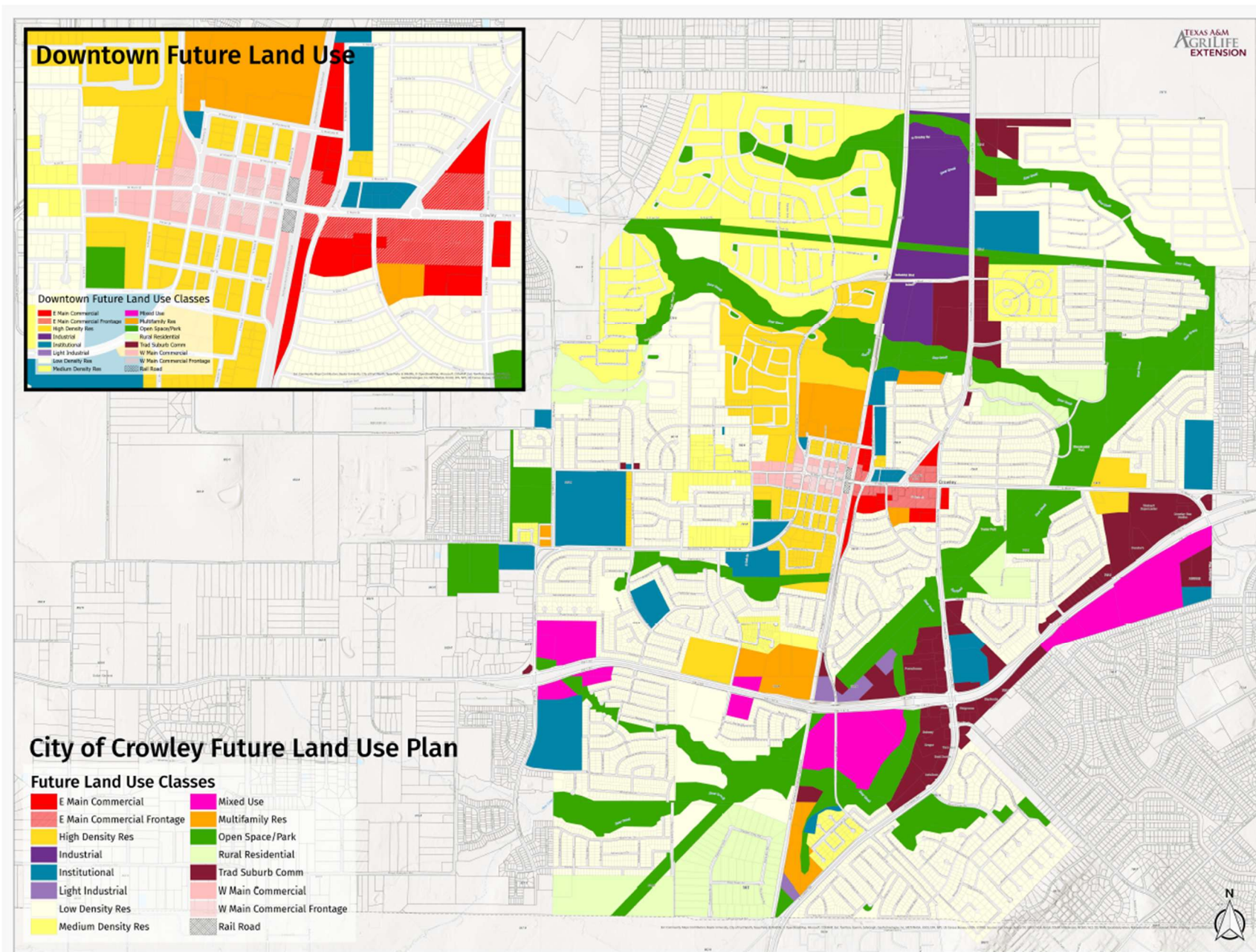


Figure 12: Proposed Future Land Use Plan

Master Thoroughfare Plan

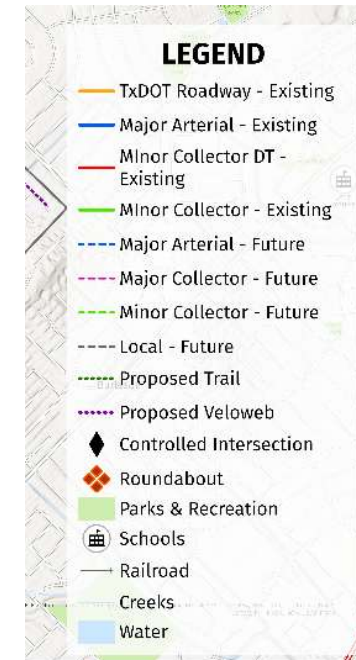
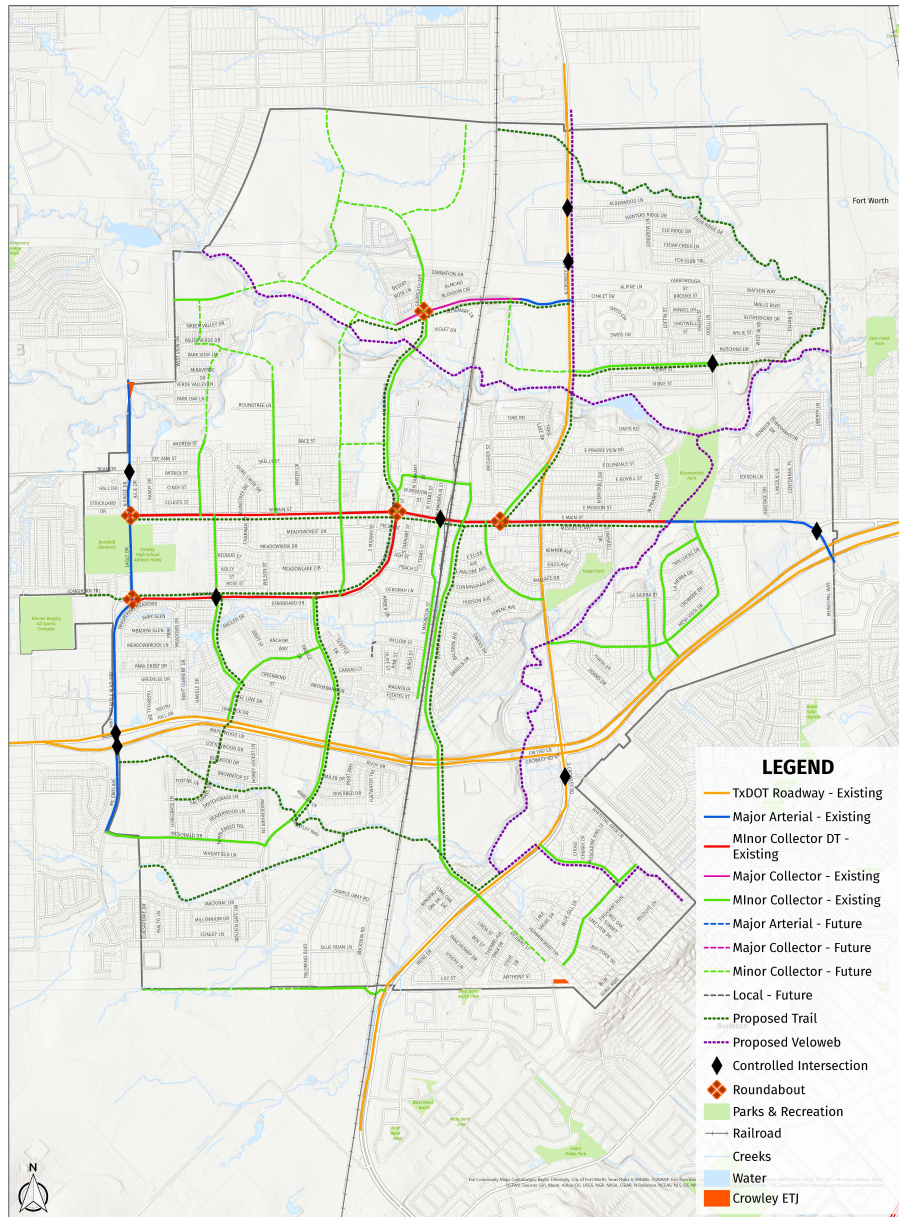
The public input received at the workshop supported various updates — intersection control, traffic management, and connectivity were the main transportation issues targeted for updates. Those updates have been illustrated in the updated Master Thoroughfare Plan (MTP) Map and described in the following 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 intersections on N Crowley Road / FM 731.
 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.
 3. Additional lane on eastbound Karis Blvd at intersection with FM 731/N. Crowley Road to address congestion.

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.



City of Crowley Master Thoroughfare Plan

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:

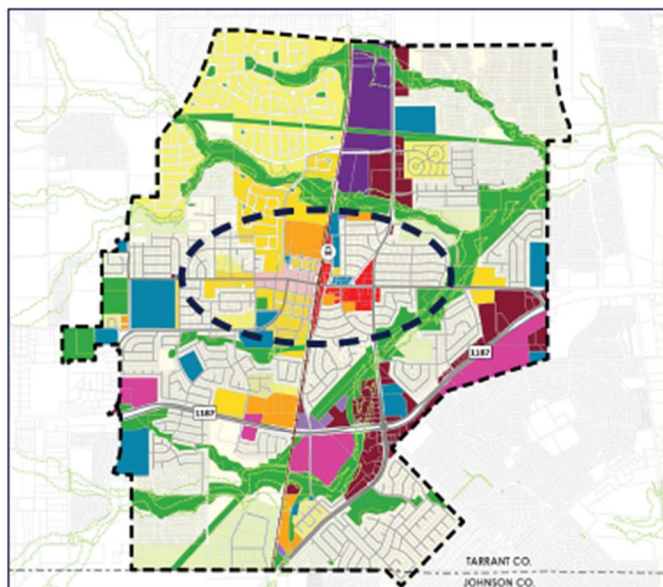
Main Street corridor

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

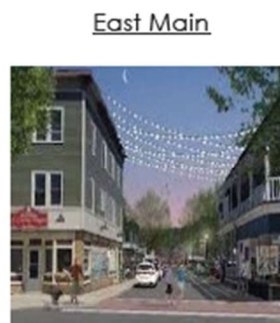


Future Application: Downtown Overlay District

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

~~10-20 dwelling units per acre, where appropriate~~

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 ~~multi-storied buildings with commercial and residential~~ conversion of residential uses into limited office or commercial uses. Allow a mixture of complementary land use types in the core Downtown area ~~which may include housing, retail~~ including residential, office, and commercial services, ~~and civic uses~~ to encourage linking of trips and reduce vehicle trips. ~~Two~~ The Downtown district consists of three character zones with different application characteristics ~~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

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:

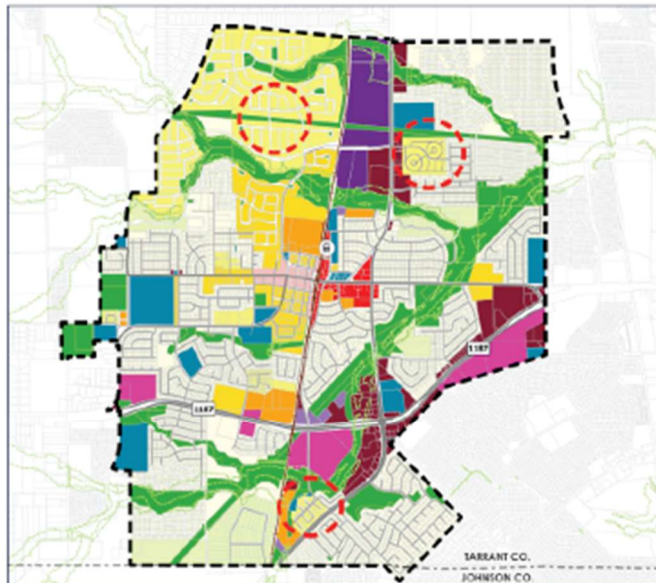
Throughout city

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>.

This page intentionally left blank.

Implementation Matrix Updates



**APPLICABILITY OF OF
GOAL**

**CONTEXT
AREA**

CATEGORY

**CHAMPION
DEPARTMENT**

**TIME
HORIZON**

APPLICATION / TASK

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-Captial	Economic Development	Next
Install wayfinding signs to city parks and trails				City	Project-Captial	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-Captial 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		CHAMPION	TIME
	GOAL			AREA	CATEGORY	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 Manager	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



APPLICATION / TASK	APPLICABILITY OF OF			CONTEXT AREA	CATEGORY	CHAMPION DEPARTMENT	TIME HORIZON
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							
Incorporate local music and art into Downtown businesses and events\				Downtown	Program	City Management	Next
Identify and coordinate with property owner to use vacant lot(s) in downtown for pop-up events to promote local businesses and entrepreneurs				Downtown	Project - Tactical	Economic Development	Now
Continue to strengthen community identity through interactive public art at community events, such as Celebration of Freedom aka wall where people fill in “Crowley - A Great Place to Be....”				Downtown	Program	Planning	Now
Partner with Chamber to create videos which highlight existing business owners and their business				Downtown	Resource	Economic Development	Now
Use existing city-owned property as “temporary” park-n-ride facility to support alternative modes and establish location for future commuter and transit options available to residents				Downtown	Project - Tactical	City Management	Now
Acquire encroachment agreement with railroad to permit improved pedestrian facilities along railroad tracks				Downtown	Project - Capital Improvement	City Management	Next



APPLICATION / TASK	APPLICABILITY OF of GOAL			CONTEXT AREA	CATEGORY	CHAMPION DEPARTMENT	TIME HORIZON
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 - Capitial 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 - Capitial 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 - Capitial Improvement	Public Works	Next
Extend S. Beverly Street improvements from civic complex to Eagle Drive				Downtown	Project - Capitial 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 - Capitial Improvement	Public Works	Next
Create a commuter rail station on City owned property along North Hampton Street				Downtown	Project - Capitial 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	Next
Prioritize commuter rail stop				Downtown	Project - Capital Improvement	City Management	Now
Create a brand for Downtown District				Downtown	Program	Economic Development	Next Now

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



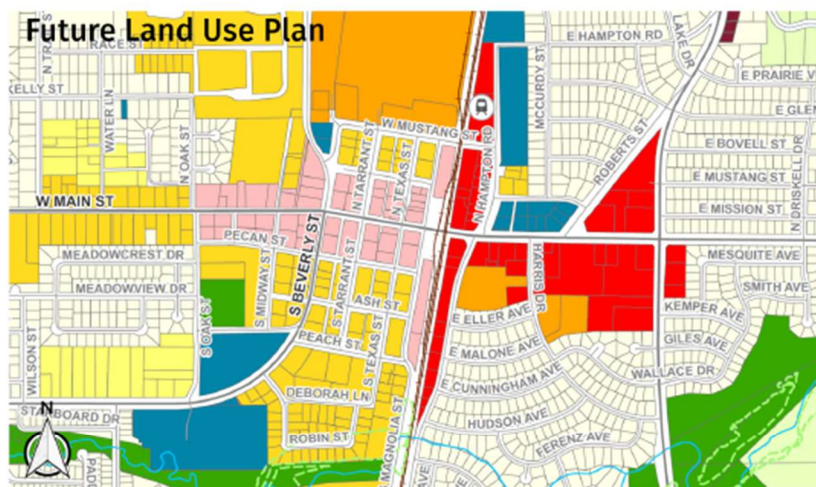
APPLICATION / TASK	APPLICABILITY OF of GOAL			CONTEXT AREA	CATEGORY	CHAMPION DEPARTMENT	TIME HORIZON
OTHER							
Install roundabouts at several key intersections as identified in MTP				Other	Project - Capital Improvement	Public Works	Later COMPLETE
New north entrance to Bicentennial Park at Crescent 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	Later
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

This page intentionally left blank.

Appendices

Public Workshop Handout:

Downtown Development and Residential Density Discussion Materials



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.

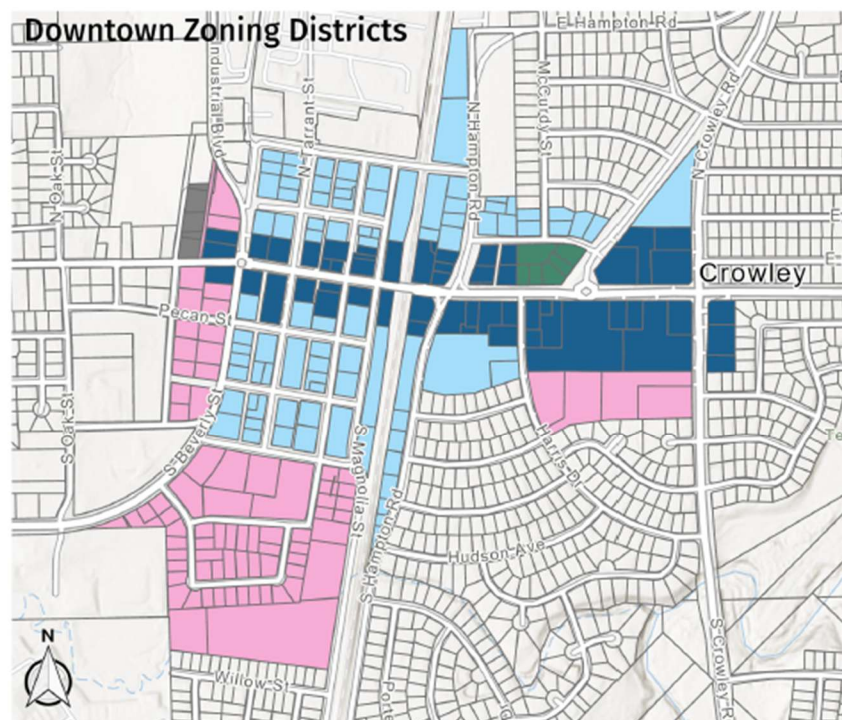
West Main Commercial - Horizontal Mixed Use

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.



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

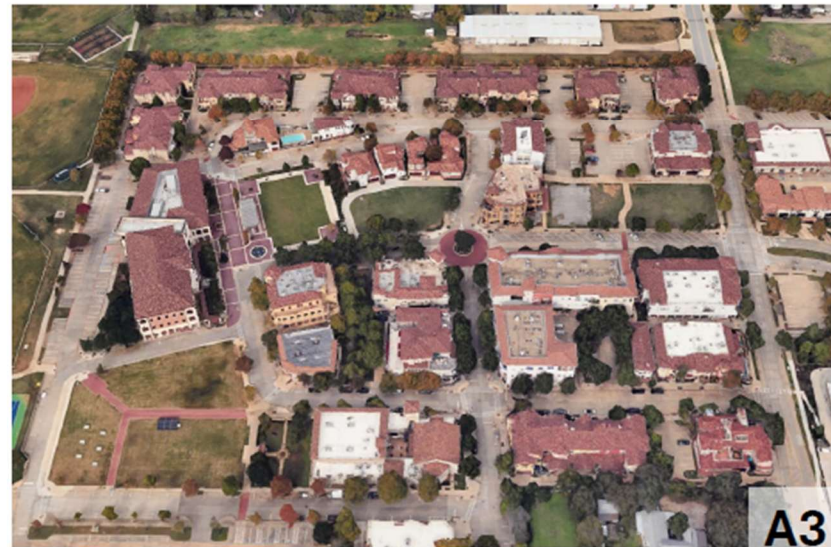
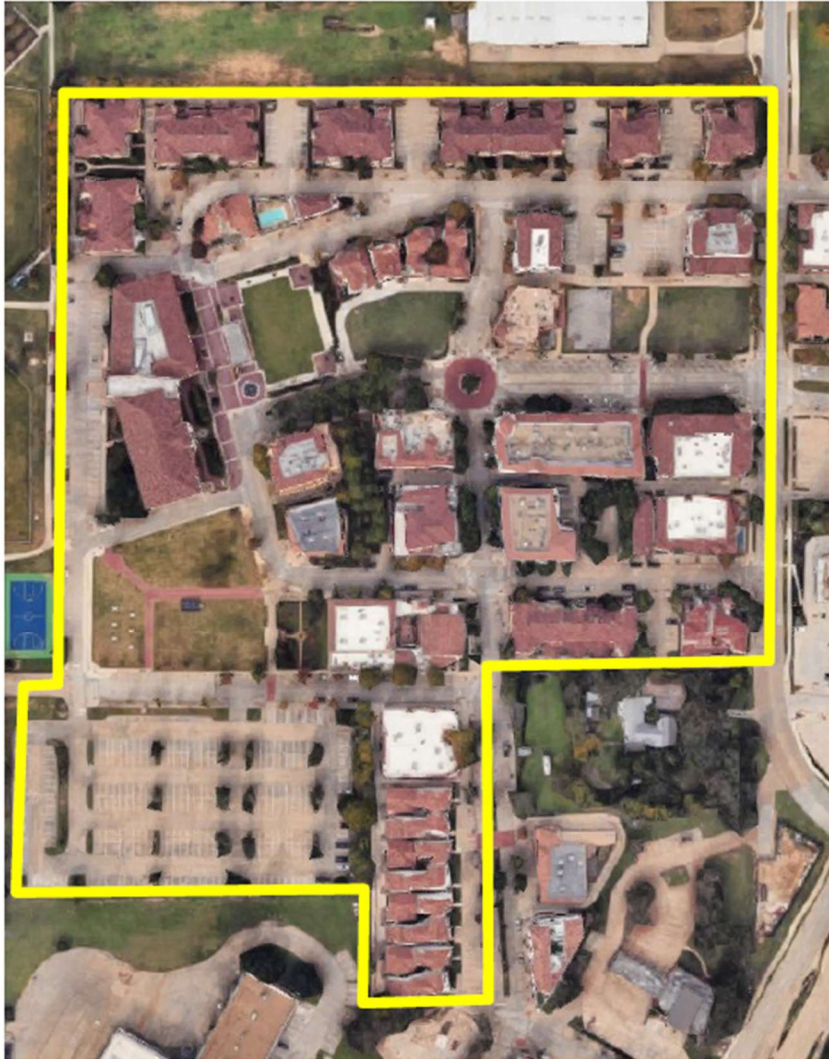
A1

Resort at 925 Main - 46 DUA
Vertical Mixed Use
251 units on 5.42 acres
Ground floor retail/office
structured & On-street parking



A2

Colleyville Village
15 DUA Net (5.81 DUA Gross)
Vertical & Horizontal Mixed Use
85 units on 5.76 acres net (14.62) gross/
Ground floor retail/office
Remote, On-site, & On-street parking



West 7th - Fort Worth
61 DUA

Vertical Mixed Use

917 units on 15.1 acres

Ground floor restaurants/retail/office

Structured & On-street parking



A4

Clear Fork - Fort Worth
58 DUA Net (24 DUA Gross)

Vertical & Horizontal Mixed Use
789 units on 13.65 net acres (32.74 acres gross)
Ground floor restaurants/retail/office
Structured & On-street parking



A5

Viridian - Arlington

23 DUA (Gross)

Vertical & Horizontal Mixed Use

503 units on 21.54 acres

Residential & Horizontal Mixed Use

Structured, On-site, and On-street parking



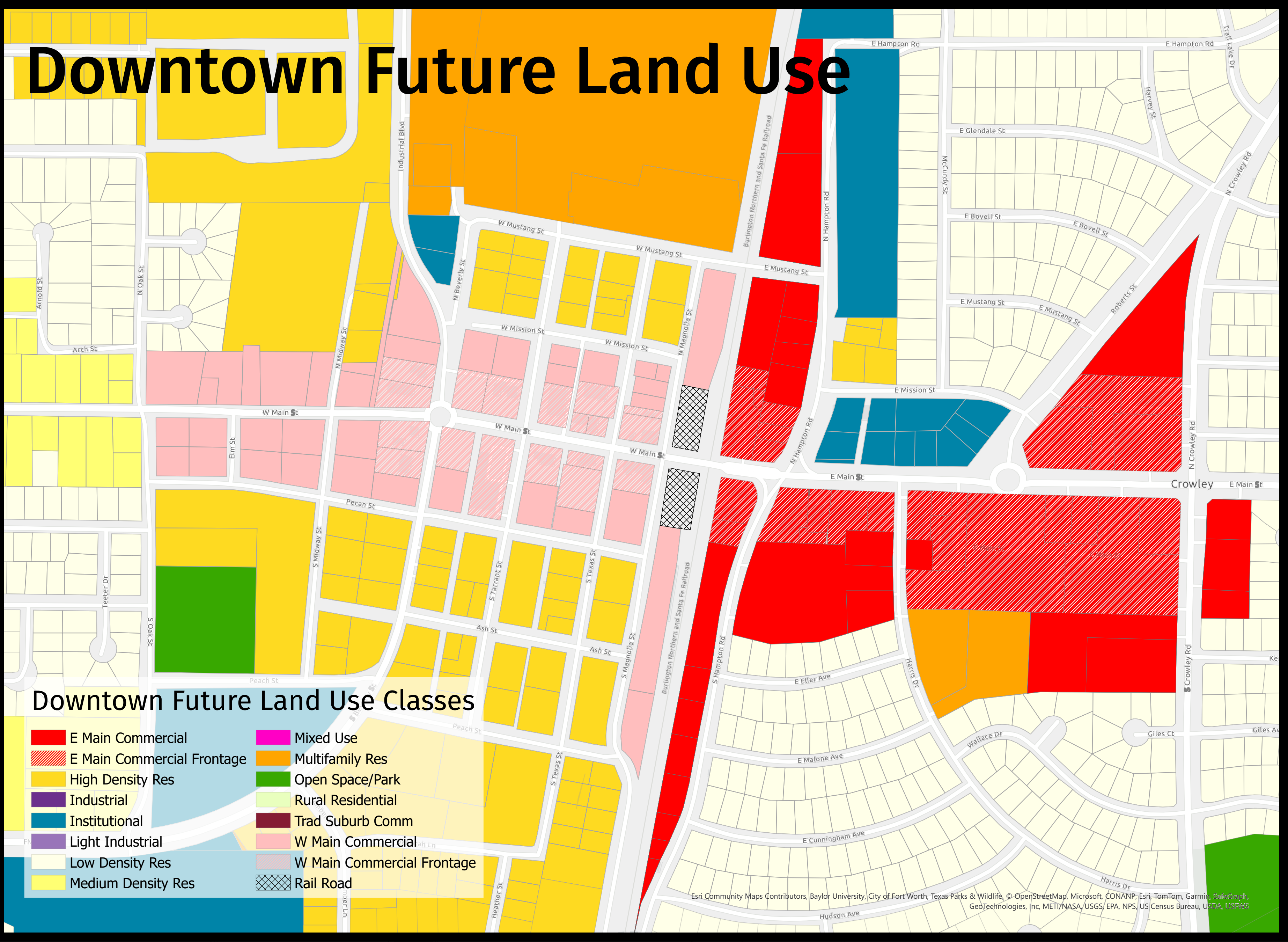
A6

1 Apartments: 343 Units on 7.99 acres = 43 DUA
2 Townhomes: 32 Units on 1.99 acres = 16 DUA
3 Townhomes: 63 Units on 3.9 acres = 16 DUA

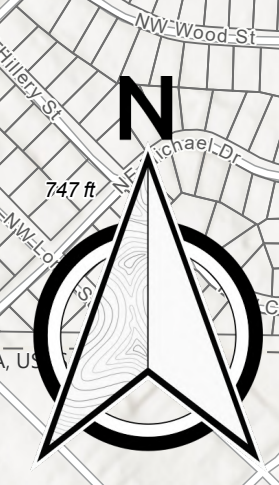
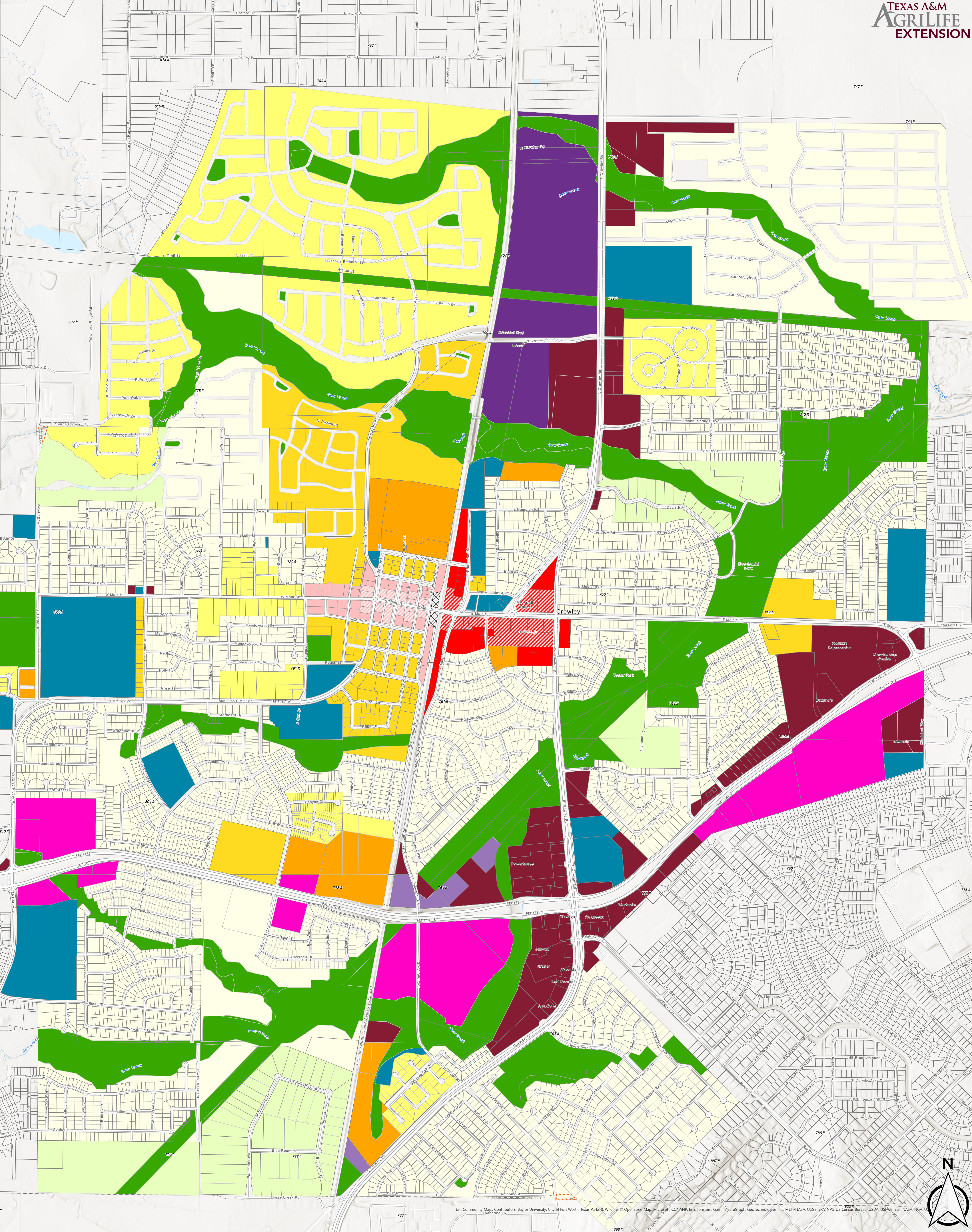
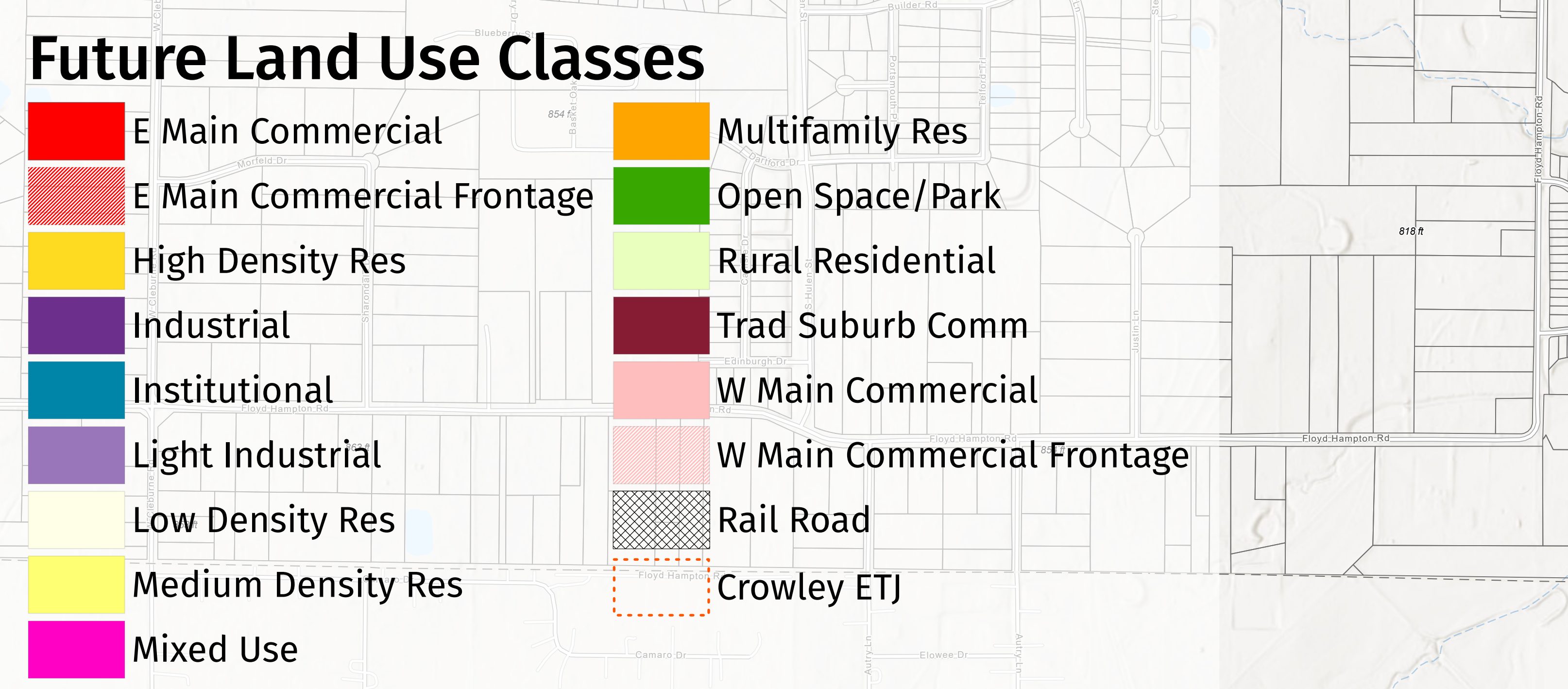
4 Townhomes/SF Detached: 37 Units on 3.32 acres = 11 DUA
5 SF Detached: 15 Units on 2.86 acres = 5 DUA
Cumulative: 490 Units on 21.58 acres = 22 DUA



Updated Future Land Use Plan (FLUP) & Master Thoroughfare Plan (MTP)



City of Crowley Future Land Use Plan



Integrated Stormwater Management (iSWM)

What is iSWM?

iSWM stands for **i**ntegrated **S**torm**w**ater **M**anagement. iSWM is a regional program administered by the North Central Texas Council of Governments (NCTCOG), which brings together representatives from your cities, counties, and special districts to find collaborative solutions to regional environmental challenges. iSWM is a tool that helps our local governments meet or exceed state and federal requirements for stormwater management.

What is Stormwater Management?



Let's start with the basics: what is stormwater? Simply put, stormwater is precipitation that falls to the ground as rain, or the meltwater from snow and ice. Once water hits the ground, it can do a few different things. It can infiltrate the soil; it can pool and eventually evaporate; or it can travel downhill as runoff.

Runoff can be problematic because water picks up pollutants – road debris, motor vehicle oil, gasoline, lawn amendments, sediment, etc. – as it flows over land surfaces. The water then either flows to a water body or enters a storm drain that discharges directly into a water body. Water that enters the storm drain system is **NOT** cleaned before discharging to creeks and rivers. Pooled water can cause traffic hazards and provide breeding grounds bacteria and disease-carrying pests. Infiltration is generally the most preferable course, because plants and soil filter out pollutants and because infiltration helps replenish groundwater resources.

Stormwater management consists of all the strategies and structures we use control these different flows and mitigate any harmful effects.



How does iSWM help?

As you have probably noticed, North Central Texas is a rapidly urbanizing region. This kind of development results in increased impervious surfaces, such as concrete and asphalt, which accelerate runoff and prevent infiltration. This creates

serious challenges for stormwater managers.

A few stormwater management issues that our local governments face are:

- Increasing runoff volume, which can cause erosion and flooding;
- Water quality problems arising from chemicals in lawns, streets, and buildings that are picked up by runoff and carried to local streams;
- Loss of natural features – such as forested areas and wetlands – that reduce runoff volume and improve water quality; and
- Lack of regional consistency, which results in an ineffective patchwork of regulations with varying levels of efficacy.

iSWM is designed to help communities face these issues head-on in a comprehensive, regionally consistent manner. By adopting iSWM, cities commit to codifying best practice regulations that reduce volume and decelerate runoff, improve water quality, and encourage the use of holistic site designs that integrate both green (natural) infrastructure and gray (concrete) infrastructure.

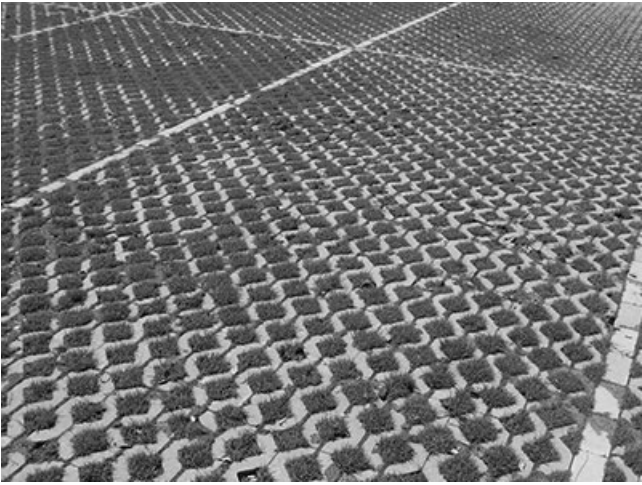
What does this mean for me?

Effective stormwater controls provide a variety of benefits for communities and their citizens:

- Protecting public safety in your community by reducing flood impacts and minimizing the danger that comes with high volume runoff in your roadways;
- Protecting property values by preventing excessive runoff that could damage homes, erode streambanks, and damage public and private infrastructure. Some iSWM-recommended stormwater controls even enhance property values through aesthetically pleasing design; and
- Improving water quality, which makes our waterways safer for recreation and lowers the cost of municipal water treatment.

In short, if you've seen the iSWM sign in your community, this means your city is going above and beyond to serve you and the environment.







City of Crowley, Texas City Council Agenda Report

Presenter: Carol Cannady	Meeting Date: August 7, 2025
Department: City Secretary	Agenda Item: V.1.
Subject: Discuss and Consider approving a Special Event Permit Application submitted by South Burleson Baptist Church to hold a church picnic on September 7, 2025.	

Background:

South Burleson Baptist Church would like to hold a church picnic in Bicentennial Park on September 7, 2025.

Recommendation:

Recommend approving contingent on City Secretary receiving a copy of Proof of Insurance.

Financial Information:

None

Attachments:

None



City of Crowley, Texas City Council Agenda Report

Presenter: Carol Cannady	Meeting Date: August 7, 2025
Department: City Secretary	Agenda Item: V.2.
Subject: Discuss and consider Special Event Permit application for the Crowley High School Homecoming Parade to be held on Wednesday, September 24, 2025.	

Background:

Ms LaTasha Kennedy submitted a special Event Permit application for the Crowley High School Homecoming Parade to be held on Wed, September 24, 2025. The route will begin at the High School and end at the old CISD building on Peach St.

The CISD Police Department will handle traffic control and security.

The CISD insurance is on file with the City Secretary.

Recommendation:

Recommend approving.

Financial Information:

None

Attachments:

1. 2025 CHS Homecoming Parade permit



Special Events Permit Application

City Secretary's Office
201 E Main Street
Crowley TX 76036
(817) 297-2201 ext 4000

Permit applications shall be filed with the city secretary or designee for consideration on a first come first serve basis **not less than 21 days or more than 365 days before the date of the proposed use or activity. In the event of a street closure, applications must be submitted not less than 45 days in advance. Due to the state department of transportation requirements, closure of any state highway for more than six (6) hours will require 90 days' advance notice to the city.** The application will either be approved, approved with conditions, denied, or more information will be requested within five business days of submission to the city secretary. Due to the nature of some events, additional information may be requested. A deposit will be required for certain types of events. The deposits shall be set forth in the city fee schedule listed as Appendix A to the City of Crowley Code of Ordinances.

All applicants will be charged facility rental fees as appropriate and are expected to fully reimburse the City for all services related to event production which may include, but are not limited to, Police, Fire/EMS, Park and Facility Maintenance, Field Services, Sanitation, Street Engineering, Site Supervisors, Environmental, and all necessary permit fees including: Beer and Wine, Tent, Fireworks, Carnival, Sign, etc. Applicants are responsible for returning City facilities and parks their original condition. Daily fees will be assessed until all event equipment is removed from City premises. Full payment is due upon receipt of final invoice.

Section 1 – Applicant Information					
Name of Applicant (must be on site during the event) LaTasha Kennedy			Today's Date 07/02/2025		
Address 1005 W. Main St.		City Crowley	State TX	Zip 76036	
Phone Number 817-297-5810		Cell Phone Number 817-822-9426			
Email latesha.kennedy@crowley.k12.tx.us					
Section 2 – Sponsoring Organization Information					
Corporation/Organization Name of D.B.A. Crowley High School		Type of Organization ☐ For Profit ☒ Non-Profit ☐ Other:			
Name of Contact LaTasha Kennedy		Email: latesha.kennedy@crowley.k12.tx.us			
Address 1005 W. Main St.		City Crowley	State TX	Zip 76036	
Phone Number 817-297-5810		Cell Phone Number 817-822-9426			
Section 2 – Event Information					
Name of Event Crowley High School Homecoming Parade			Anticipated Daily Attendance 500		
Location of Event/physical address					
Property Owner		Owner Phone			
Owner Email:		Has the property owner given authorization to use property? ☒ Yes ☐ No			
Detailed Description of Event Parade beginning at 512 Peach St. Crowley, TX 76036 to the Eagle Stadium (Reasons Stadium) located at 1005 W. Main St. Crowley, TX 76036.					
	Date	Time	Day of Week		
Setup	09/24/2025	5pm	☐ M	☐ T	☒ W ☐ Th ☐ F ☐ Sat ☐ Sun
Event Start	09/24/2025	6pm	☐ M	☐ T	☒ W ☐ Th ☐ F ☐ Sat ☐ Sun
Event End	09/24/2025	7pm	☐ M	☐ T	☒ W ☐ Th ☐ F ☐ Sat ☐ Sun
Teardown			☐ M	☐ T	☐ W ☐ Th ☐ F ☐ Sat ☐ Sun
Additional Information: CISD Police Department will be able to provide officers to assist with the parade.					

Section 3 – Event Features

Will there be an admission charge?	☐ Yes ☒ No	If yes, list all price categories below.
Will there be entertainment? <i>A complete list of entertainment will be required before final approval. Once approved, no changes may be made unless authorized.</i>	☐ Yes ☒ No	If yes, please attach a complete list of entertainment.
Will sound amplification be used at the event? Sound amplification:	☐ Yes ☒ No	If yes, explain below
Will merchandise and/or food items be sold? <i>Booths will need to be inspected and have proper food handling permits</i>	☐ Yes ☒ No	If yes, please attach a complete list of vendors.
Have you hired a licensed professional emergency medical service provider to manage your event's medical plan? If yes please list below. (Fee may be charged for Emergency Service personnel)	☐ Yes ☒ No	
Medical Service Provider	Phone	
Will the event include any of the following? (Indicate on site plan and/or vendor list)		
Tents or Canopies <i>Tents require temporary use permits issued by the city upon Fire Department review (additional fees may be applicable). Temporary tents must adhere to the International Fire Code</i>	☐ Yes ☒ No	Complete Tent Worksheet and attach with site plan
Inflatables <i>If inflatable exceeds 400 sq ft, additional permit is required</i>	☐ Yes ☒ No	Total Sq Ft:
Company	Contact name and phone	
Fireworks/Pyrotechnics <i>Fireworks/Pyrotechnics require permits from the City Fire Department (additional fees may be applicable)</i>	☐ Yes ☒ No	
Temporary Fencing <i>Provide accurate dimensions of fenced area on site plan. Temporary fencing requires temporary use permits issued by the city (additional fees may be applicable).</i>	☐ Yes ☒ No	
Temporary restrooms or refuse collection provided? (All trash and debris must be removed)	☐ Yes ☒ No	
Company	Contact name and phone	
Carnival/Amusement Rides <i>A separate Special Use Permit may be required. (additional fees may be applicable)</i>	☐ Yes ☒ No	
Company	Contact name and phone	
Signs / Banners <i>A separate Sign Permit may be required. (additional fees may be applicable)</i>	☐ Yes ☒ No	
Company	Contact name and phone	
Will animals be used in conjunction with event?	☒ Yes ☐ No	If yes, describe below.
Description: There may be horses, dogs, sheep, goat.		
Is this a run, walk or parade? If yes, attach a map identifying assembly location and route on site plan. Must be submitted 21-days prior to event. (Fee may be charged for Public Service Personnel)	☒ Yes ☐ No	

Section 4 – Roadways and Sidewalks

Does the event propose using, closing or blocking any of the following If yes, specify location and duration on site map. (Fee may be charged for Public Service personnel)			
City Streets	☒ Yes ☐ No	City Sidewalks	☐ Yes ☒ No
City Right-of-Ways	☐ Yes ☒ No	Public Parking Lots	☐ Yes ☒ No

Section 5 – Use of City Utilities (Fee may be charged for the use of City Utilities)

Will any City electric hookups be used?	Yes	No	Electric Location including amperage
			N/A
Will any City water hookups be used?	Yes	No	Water Location(s)
			N/A
Will waste water/gray water be generated?	Yes	No	Is so, how will it be disposed?
			N/A

Section 6 – Alcohol

Will there be alcohol at the event? ☐ Yes ☒ No

At no time will alcohol be distributed or consumed in City Parks and/or streets to include Park Pavilions.

All activities involving alcohol will require the presence of an off-duty City police officer. The applicant will be required to pay for an officer to be present for a minimum of 3 hours or the full amount of time that alcohol is served. Consumption of alcohol without the presence of an officer or a violation of the provision of the City Ordinances will result in forfeiture of the rental deposit.

The Texas Alcoholic Beverage Commission (TABC) requires specific and specialized permits for selling/serving alcohol. These permits will be based on the parameters and scope of the desired service and the type of event. Due to the numerous scenarios that may be involved in your event, it is impossible to outline the requirements in this application. **It is your responsibility** to contact the TABC office and speak to an Agent who will be the entity for permission and, if approved, provide the exact permit(s) required.

Permission by the City to hold a Special Event does not guarantee permission from TABC to serve/sell alcohol. Your event may be approved by the City but the service and selling of alcohol is the domain of the TABC and may be denied at their discretion.

Permission by the TABC to serve/sell alcohol at a Special Event does not guarantee permission of the City.

Will alcohol be provided free of charge? ☐ Yes ☒ No

To be considered "free," there cannot be an expectation of receiving money. You cannot charge for admission, ask for donations or accept tips. Doing so would constitute a sale of alcohol and would require a Texas Alcohol Beverage Commission and City Permit.

Will you be charging an entrance or registration fee? ☐ Yes ☒ No

Will the alcohol be sold? ☐ Yes ☒ No

If you answered Yes, a Texas Alcohol Beverage Commission and City Permit will be required.

TABC License # _____ Expiration _____

Section 11 – Insurance Requirements

The City of Crowley has established insurance requirements for those facility users, vendors and contractors entering into agreements with the City for the purpose of special events and activities. Before commencing use or services under an agreement with the City of Crowley a certificate of insurance that complies with the requirements referenced below must be furnished.

All special event applicants shall name the City of Crowley as an "Additional Insured" on all policies, and shall reflect this on a Certificate of Liability Insurance. A applicant shall obtain Certificates of Liability Insurance from all vendors participating in this event unless covered under the applicant's insurance policy. Separate Certificates of Insurance Liability shall be provided by all carnival and amusement companies and firework production companies and shall name the City of Crowley as "Additional Insured." Additional coverage may be required depending upon the nature and scope of the event. The City of Crowley reserves the right to evaluate the liability of each event and assess the required insurance limits. Event permits will not be issued until all insurance requirements are satisfactorily met.

The certificate must show:

1. The City of Crowley as "Additional Insured."
2. General Liability Including:
 - Bodily injury
 - Property damage
 - Medical Expense
 - Personal Injury

Organized League Play

Any organization or group who is renting an athletic field for the purpose of organized league play must provide the following documents:

1. Certificate of Liability Insurance. The city and the group or organization must be co-insured by the policy. The policy must include a minimum of \$500,000.00 per incident, with not less than \$1,000,000.00 aggregate with the same remaining in effect for the term of this agreement. Failure to maintain such insurance shall be cause for immediate cancellation of event/reservation;
2. Health permit (if renting concession stand);
3. Player insurance;
4. State Charter;
5. Bylaws;
6. Schedule; and
7. Emergency contact information.

Section 12 – Compliance with Laws and City Ordinances

1. The applicant will clean the grounds, remove equipment, and restore the permitted site after the event.
2. The applicant is responsible for providing parking assistance if required.
3. Adequate policing for crowd control must be provided by applicant. Off duty officers are available by calling 817-297-2276.
4. The applicant will not nail, staple, or otherwise attach any event-connected signs to any guard post, sign post, utility pole or tree.
5. Admission to the event will not be limited to membership nor will any discrimination be made against a person because of race, creed, sex, color, age, or national origin in conducting the event. Admission to view the event will be open to the general public without discrimination on the grounds of race, color, religion, national origin, sex, or age. Participation in the event may be limited to members of the sponsoring group, provided that the group does not unlawfully discriminate against participation in the event on grounds of race, color, religion, national origin, sex, or age. Request for Special Event Application citing special circumstances for participation requiring gender or age discrimination must be accompanied by an exceedingly persuasive justification.
6. If necessary, the applicant will furnish a map showing the area where the special event is to be conducted.

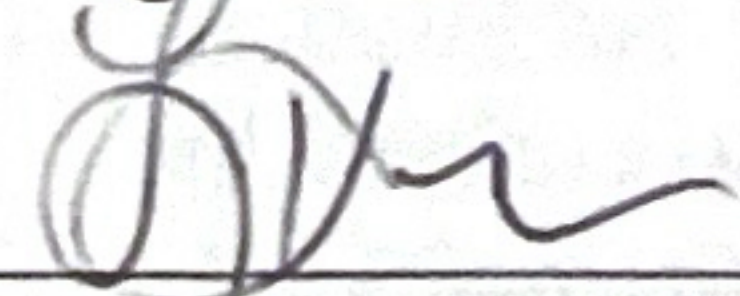
Section 13 – Acknowledgement and Signature

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of event will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local ordinances regulating this type of event or the use of any land or buildings.

I hereby certify that I have received the property owners consent to utilize above location for the period of time and purpose stated.

I further understand that any deviation from this Application could result in the City closing down or canceling the Event. I understand that a Special Event Permit must be approved by the City of Crowley prior to the occurrence of this Event. The issuance of that permit is contingent upon the compliance with the Special Event Application and acceptance of all listed stipulations or conditions of the Special Event Permit.

Signature:



Date:

7/2/2025

Section 13 – Acknowledgement and Signature

Included	N/A	
☒	☐	Certificate of Liability Insurance
☐	☒	Detailed Site Plan
☒	☐	Route Map
☐	☒	Amusement Ride Certification of Inspection
☐	☒	Tent Permit Application

Public Works

☐ Approved ☐ Denied Initials

Remarks

Fire Department

☐ Approved ☐ Denied Initials

Remarks

Police Department

☐ Approved ☐ Denied Initials

Remarks

Recreation Center

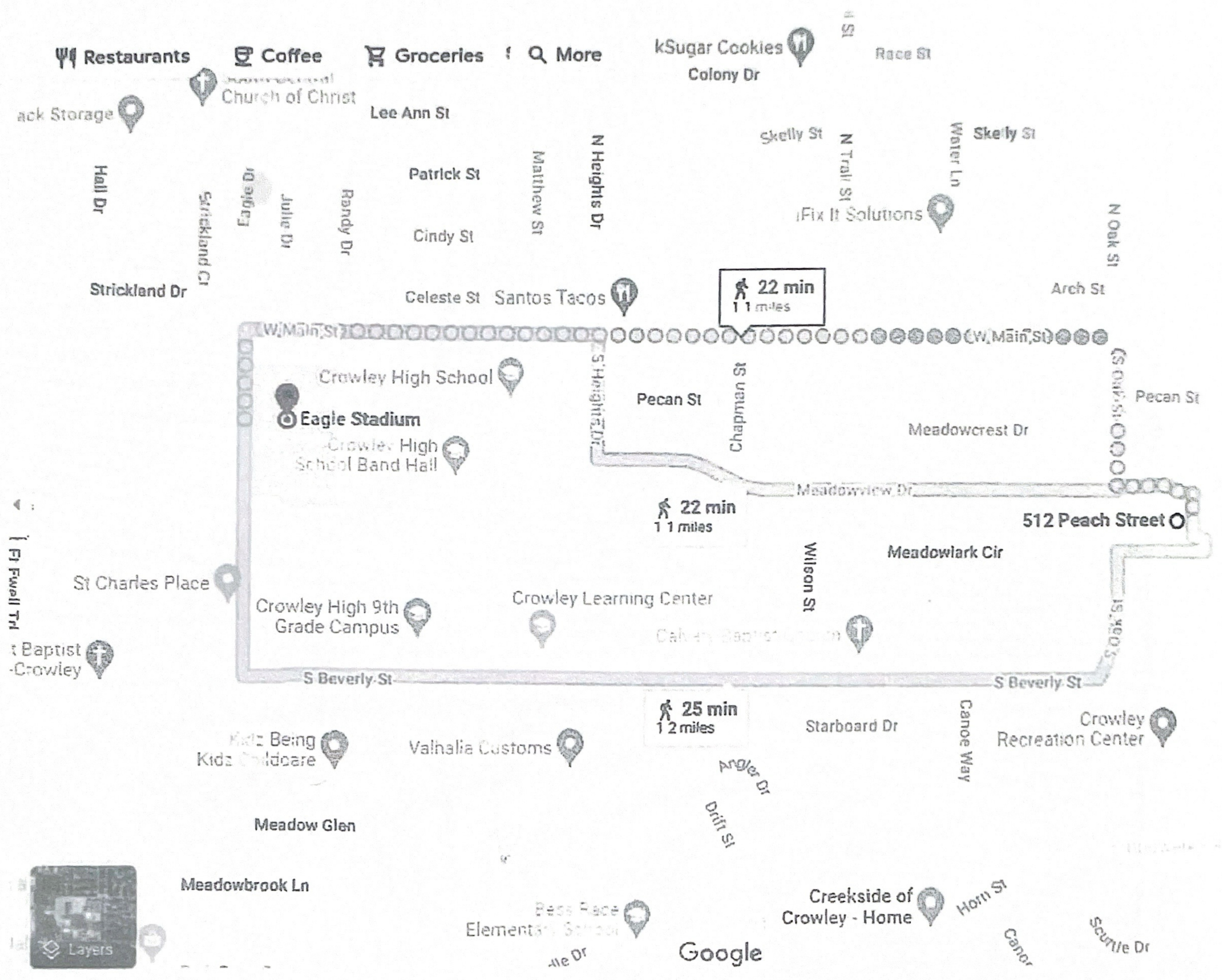
☐ Approved ☐ Denied Initials

Remarks

City Council

☐ Approved ☐ Denied Initials

Remarks



Crowley High School Homecoming Parade Route
Crowley Parish Sheriff's Office can provide officers for the parade.



**City of Crowley, Texas
City Council Agenda Report**

Presenter:	Meeting Date: August 7, 2025
Department: Finance	Agenda Item: V.3.
Subject: Discuss tax rate calculations, and establish the proposed tax rate (take a record vote).	

Background:

Recommendation:

Financial Information:

Attachments:

None



City of Crowley, Texas City Council Agenda Report

Presenter: Lori Watson	Meeting Date: August 7, 2025
Department: Finance	Agenda Item: V.4.
Subject: Discuss and consider approval of Resolution No. R08-2025-461 designating the Assistant Finance Director as the officer/employee responsible for complying with Section 26.04 of the Texas Tax Code for the city and providing an effective date.	

Background:

Texas Tax Code §26.04 requires the governing body to formally designate an officer or employee to perform certain functions for the purpose of the tax rate adoption process. In previous years, the Assistant Finance Director Heather Gwin has prepared the tax rate worksheets and information.

Recommendation:

Staff recommends approval.

Financial Information:

None

Attachments:

1. RES R08-2025-461 Designated Officer Tax Code 26.04

RESOLUTION NO. R08-2025-461

**A RESOLUTION OF THE CITY COUNCIL OF CROWLEY, TEXAS,
DESIGNATING THE OFFICER OR EMPLOYEE RESPONSIBLE FOR
COMPLYING WITH SECTION 26.04 OF THE TEXAS TAX CODE FOR
THE CITY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the City of Crowley is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, Section 26.04 of the Texas Tax Code requires an officer or employee designated by the governing body to perform certain functions for purpose of the tax rate adoption process.

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

SECTION 1.

That, in accordance with Section 26.04 of the Texas Tax Code, the City Council hereby designates the City Assistant Finance Director as the officer responsible for complying with Section 26.04.

SECTION 2.

That this resolution shall be effective immediately from and after its passage.

PASSED AND APPROVED at a regular meeting of the City Council of Crowley, Texas, on this the 7th day of August, 2025.

Billy P. Davis, Mayor

ATTEST:

Carol C. Cannady, City Secretary