



Agenda
Crowley Planning & Zoning Commission
September 22, 2025
Regular Session - 7:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

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

Regular Session - September 22, 2025 - 7:00 PM

I. Call to Order and Roll Call

II. Invocation and Welcome Visitors

III. Action Items

- A. Discuss and consider approving the minutes from the regular meeting held on August 25, 2025
- B. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance requested by VLK Architects on behalf of Crowley Independent School District for a Specific Use Permit to allow the installation and use of a temporary structure (portable building) to function as a kitchen and cafeteria on the northeast corner of the site, adjacent to the existing Gymnasium. The subject property is located at 512 Peach Street and 277 N Oak St in Sylvester S. Reynolds Survey, Abstract 1316, Tract 4A, Tarrant County, Texas. Case # **SUP-2025-002**.
- C. Hold a public hearing, discuss, and make a recommendation to the City Council on an ordinance amending portions of Chapter 106, the comprehensive zoning ordinance, to update zoning change notice and sign requirements, and zoning protest procedures, in accordance with newly adopted state law. **Case # ZCA-2025-003**.

IV. Discussion

V. Public Comment

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

VI. Adjournment

I, the undersigned authority, do hereby certify that this agenda of the Crowley Planning & Zoning Commission meeting to be held on September 22, 2025 at 7:00 PM is a true and correct copy posted on Friday, _____, at _____ AM/PM to the city website and at Crowley City Hall, in a place convenient and readily accessible to the public at all times.

Rachel Roberts, Planning & Development Director

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



City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Bhumika Thakore	Meeting Date: September 22, 2025
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on August 25, 2025	

Background:

Minutes are attached for your review.

Recommendation:

Staff recommend approval.

Financial Information:

Attachments:

1. 2025_08_25_PZ_Minutes



Minutes
Crowley Planning & Zoning Commission
August 25, 2025
Regular Session - 7:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Regular Session – August 25, 2025 - 7:00 PM

I. Call to Order and Roll Call

Chair David Duman called the meeting to order at 7:00 P.M.

Commissioners present:	Miki Rayburne (Place 1) J. J. Wagner (Place 2) Kaleb Wade (Place 3) David Duman, Chair (Place 5) Jeff Burns (Place 6)
Commissioners absent:	George Allen (Place 4) Lane Beene, Vice-Chair (Place 7)
Staff members present:	Rachel Roberts, Planning & Development Director Bhumika Thakore, Planner
Council members present:	Jim Hirth

II. Invocation and Welcome Visitors

Commissioner Wagner gave the invocation, and Chair Duman welcomed the visitors.

III. Action Items

A. Discuss and consider approving the minutes from the regular meeting held on August 11, 2025

Commissioner Burns motioned to approve the minutes as written, seconded by Commissioner Wade. The motion passed with all in favor.

B. Discuss and consider approval of a request by the Crowley Independent School District for a waiver from Section 98-6 “Application of regulations” of Chapter 98 “Subdivision” of the city code, which requires a property to be platted before a building permit will be issued

Rachel Roberts presented the case to the Commission. Ms. Roberts described how the Crowley Learning Center is currently housed in a building that is about to be demolished as part of the new high school project. She said the alternative learning program will need to relocate when the Learning Center is gone.

She further noted that although funding for a brand-new Learning Center was included in the 2023 bond election, the district has not yet selected a location, so there is currently no building ready for the program to move into. Ms. Roberts said the district would like to temporarily relocate the Learning Center to the facility at 512 Peach St, which is a former elementary school that the district had been using for administrative offices. She said the building needs to be remodeled before it can be used for classrooms again, and the scope of the remodel means the property have to be platted, and as part of that process, the district would have to install some public improvements

such as sidewalks and gutters. However, since the building will only be used temporarily, the school district is requesting a waiver from these platting requirements for the time being.

She said that once the permanent Learning Center is constructed, the district will revisit the use of this site and complete the platting process as required. Ms. Roberts said that it is important that the property ultimately complies with all applicable regulations; however, staff understand the financial limitations of school districts and were therefore recommending approval with certain conditions.

“From the staff’s perspective,” Ms. Roberts stated, “.

Ms. Roberts then outlined the recommended conditions:

1. The district may proceed with the remodel.
2. No new building permits shall be granted unless the property is properly platted, except for permits that fall under existing exceptions in the subdivision regulations.
3. No expansion of the site—such as adding additional parking or non-structural improvements—shall be allowed without completing the platting process.
4. A temporary building permit may be issued only if approved through a specific use permit, which is scheduled to be considered by the Commission next month.
5. Ms. Roberts emphasized that while flexibility is being granted for this temporary situation, the long-term goal remains for the property to meet the same standards expected throughout the community.

Mr. Phil Varughese introduced himself as an engineer with Teague, Nall and Perkins, the district civil engineer; Randy Reaves, Chief Operations Officer for Crowley ISD; and Casandra Doss, architect with VLK Architects.

Phil Varughese explained that Ms. Rachel had thoroughly presented the project details and the steps involved. He emphasized that the team is currently working to identify a temporary location for the Crowley Learning Center, as the existing facility is being demolished as part of the Crowley High School construction project. He said the main reason for the relocation is to ensure that the Learning Center can continue operating without interruption while the district selects and builds its permanent home. He added that the team is available to answer any questions the board or community may have regarding the proposal or process.

Commission Discussion:

Chair Duman expressed concerns about safety and asked staff if the applicant would still need to obtain a standard building permit in order for them to occupy the building? Ms. Roberts responded that the applicant would still be required to meet all current building code requirements. Chair Duman then asked Ms. Roberts to confirm that the issue for consideration was related specifically to site planning, which Ms. Roberts confirmed. She said that all the typical building and fire code requirements would still apply.

Commissioner Wade raised concerns about the time frame and the current status of the bond project and the expected timeline for completion. He also expressed support for the request and made a motion to approve it with the conditions that had been recommended by staff and stated that the approval would be for five years. He emphasized that this exception would apply only during the temporary use period and that all other applicable codes and requirements would remain in effect. Commissioner Miki Rayburne seconded the motion. The motion passed with all in favor.

IV. Public Comment

There was no public comment.

V. Adjournment

The meeting adjourned at 7:23 P.M.

David Duman, Planning & Zoning Commission Chair

Date

ATTEST:

Bhumika Thakore, Planner

Date



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Bhumika Thakore	Meeting Date: September 22, 2025
Department: Community Development	Agenda Item: III.B.
Subject: Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance requested by VLK Architects on behalf of Crowley Independent School District for a Specific Use Permit to allow the installation and use of a temporary structure (portable building) to function as a kitchen and cafeteria on the northeast corner of the site, adjacent to the existing Gymnasium. The subject property is located at 512 Peach Street and 277 N Oak St in Sylvester S. Reynolds Survey, Abstract 1316, Tract 4A, Tarrant County, Texas. Case # SUP-2025-002.	

Background:

BACKGROUND AND OVERVIEW

Request	Specific Use Permit to allow the installation and use of a temporary structure (portable building)
Applicant	VLK Architects on behalf of Crowley Independent School District
Location	512 Peach Street
Surrounding Uses	Residential & Commercial
Surrounding Zoning	R-1 (Residential 1) & R-2 (Residential 2); DT (Downtown) (across the street)
Future Land Use Plan Designation	Open Space/ Park
Staff Recommendation	Conditional Approval

Background & overview

The subject site includes an existing school campus operated by Crowley Independent School District (CISD). The applicant, VLK Architects on behalf of CISD, is requesting a Specific Use Permit (SUP) to allow the temporary installation of a portable building on the northeast corner of the property. The portable structure will serve as a kitchen and cafeteria to support ongoing campus operations during planned renovations and during the period in which the building will be used as the Crowley Learning Center.

The property is located at 512 Peach Street and sits within a residential area with R-1 and R-2 zoning. The property is also located across the street from parcels zoned Downtown Edge (DT-E), where commercial and civic uses are more common.

The proposed location for the portable building is adjacent to the existing gymnasium on the campus. The temporary structure is intended to meet student and staff needs on a short-term basis and will include appropriate utility connections and access from within the school grounds. The portable building will not affect existing access points or traffic circulation patterns on surrounding public streets.

Staff have not reviewed the portable building for compliance with building codes. That review will be done when the applicant applies for a temporary building permit if the SUP is approved.

Staff review

Staff have based their review on the criteria listed in Section 106.34(C) from Chapter 106 of the zoning code.

Compliance with the Zoning Code Requirement

The property is designated for Open Space/ Park on the City of Crowley's Future Land Use Plan. No change is proposed for the primary use of the property. The addition of a portable kitchen structure to support on-site meal preparation and food service is consistent with the educational and institutional use of the property, which is allowed by right under existing zoning. The use is compatible with surrounding land uses and supports the continued function of the school without altering the existing structure.

Staff does not see any conflict with the Comprehensive Land Use Plan.

Compliance with the Zoning Code Requirements

a.) The portable kitchen building is a temporary structure and is not intended to permanently alter the existing campus layout. The building will be located on the northeast corner of the property, adjacent to the existing Gymnasium.

The site plan shows that pedestrian access from the main building and Gymnasium to the portable unit will be accommodated. Parking needs will not significantly increase due to the nature of the use, and existing parking appears sufficient for staff and occasional deliveries.

b.) The portable building location is internal to the school campus and not near public right-of-way access points or drive approaches. No visual obstructions in required sight triangles have been identified.

Conformance with Other Requirements

Site and Operational Requirements

The portable kitchen building will operate only during regular school hours. Noise levels are not expected to exceed typical school operations. There will be no smoke issue and grease management, ventilation, and food waste disposal will be addressed in accordance with health and building code standards when the application applies for a temporary building permit.

The location, nature, and height of the portable kitchen building are compatible with the scale and design of existing campus facilities. It will not visually dominate the site or disrupt the character of the surrounding neighborhood.

ACTION BY THE PLANNING & ZONING COMMISSION

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

1. Approval:

I make a motion to recommend approval of Case # SUP-2025-002 to allow the installation and use of a temporary structure (portable building) at 512 Peach Street in accordance with Chapter 106.

2. Approval with Conditions:

I make a motion to recommend approval of Case # SUP-2025-002 to allow the installation and use of a temporary structure (portable building) at 512 Peach Street in accordance with Chapter 106, subject to the following conditions: [list conditions].

3. Denial:

I make a motion to recommend disapproval of Case # SUP-2025-002 to allow the installation and use of a temporary structure (portable building) at 512 Peach Street

Recommendation:

STAFF RECOMMENDATION

Staff recommends **conditional approval** of the SUP for the installation of a portable kitchen building on the school campus, subject to the following conditions:

1. **Revised Site Plan – Setbacks:**

Upon reviewing the revised site plan submitted through MyGov, staff noticed that the building setbacks—previously shown on the initial submittal—are not included in the most recent version. The applicant shall submit an updated site plan that clearly reflects all required setbacks in accordance with City zoning regulations prior to issuance of any building permits.

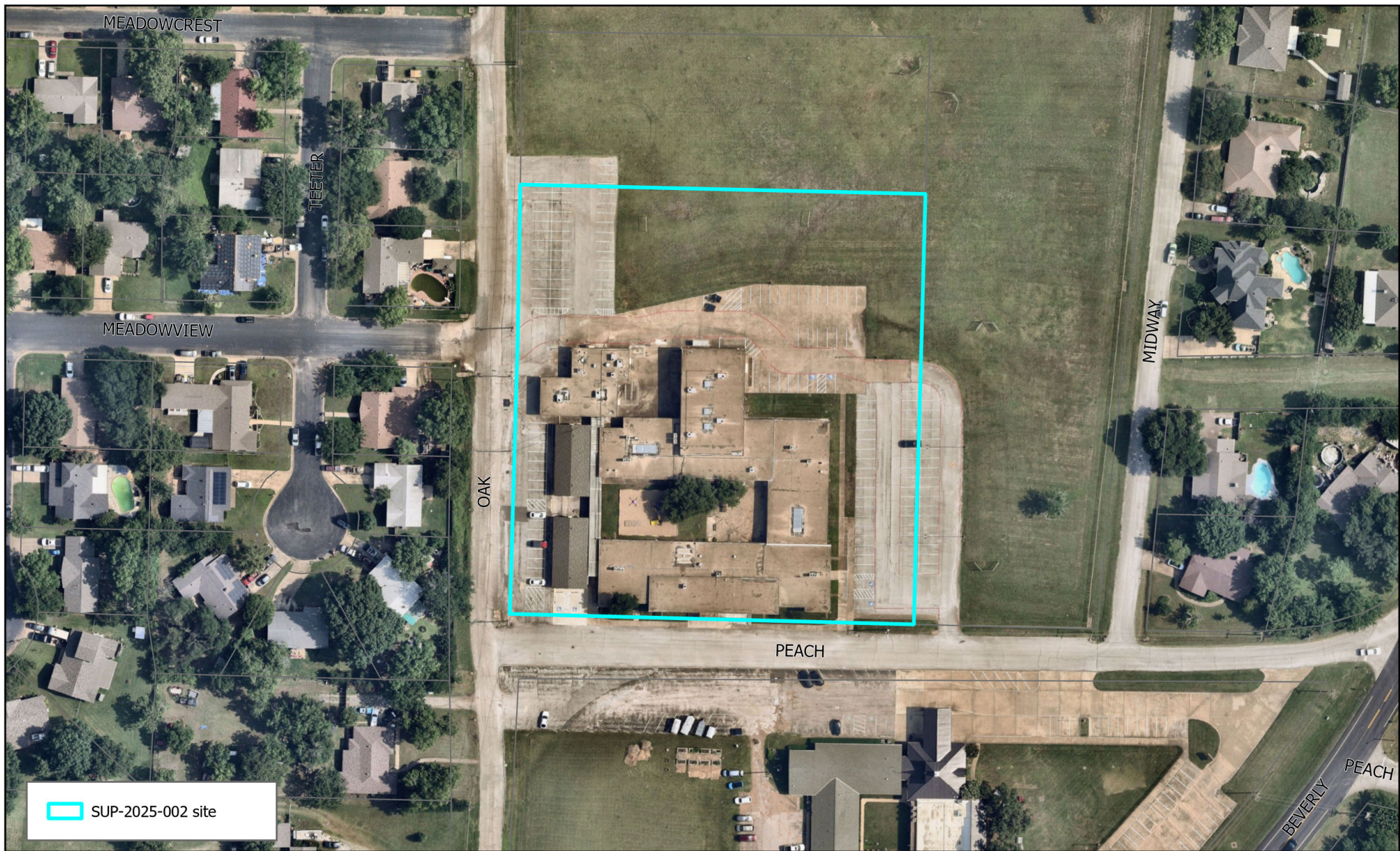
2. **Dumpster Location:**

The applicant shall indicate the location of the existing dumpster on the site plan. If relocation is proposed as part of the portable kitchen installation, those changes must also be made on the site plan. Any relocated dumpster must comply with screening and setback requirements under Chapter 106.

Financial Information:

Attachments:

1. SUP-2025-002 aerial map
2. SUP-2025-002 FLUP
3. SUP-2025-002 zoning map
4. SUP-2025-002 application
5. ORDINANCE NO_SUP-Kitchen Portable_draft
6. SUP-2025-002_legal description
7. Revised Site Plan, sup-2025-002



9/16/2025

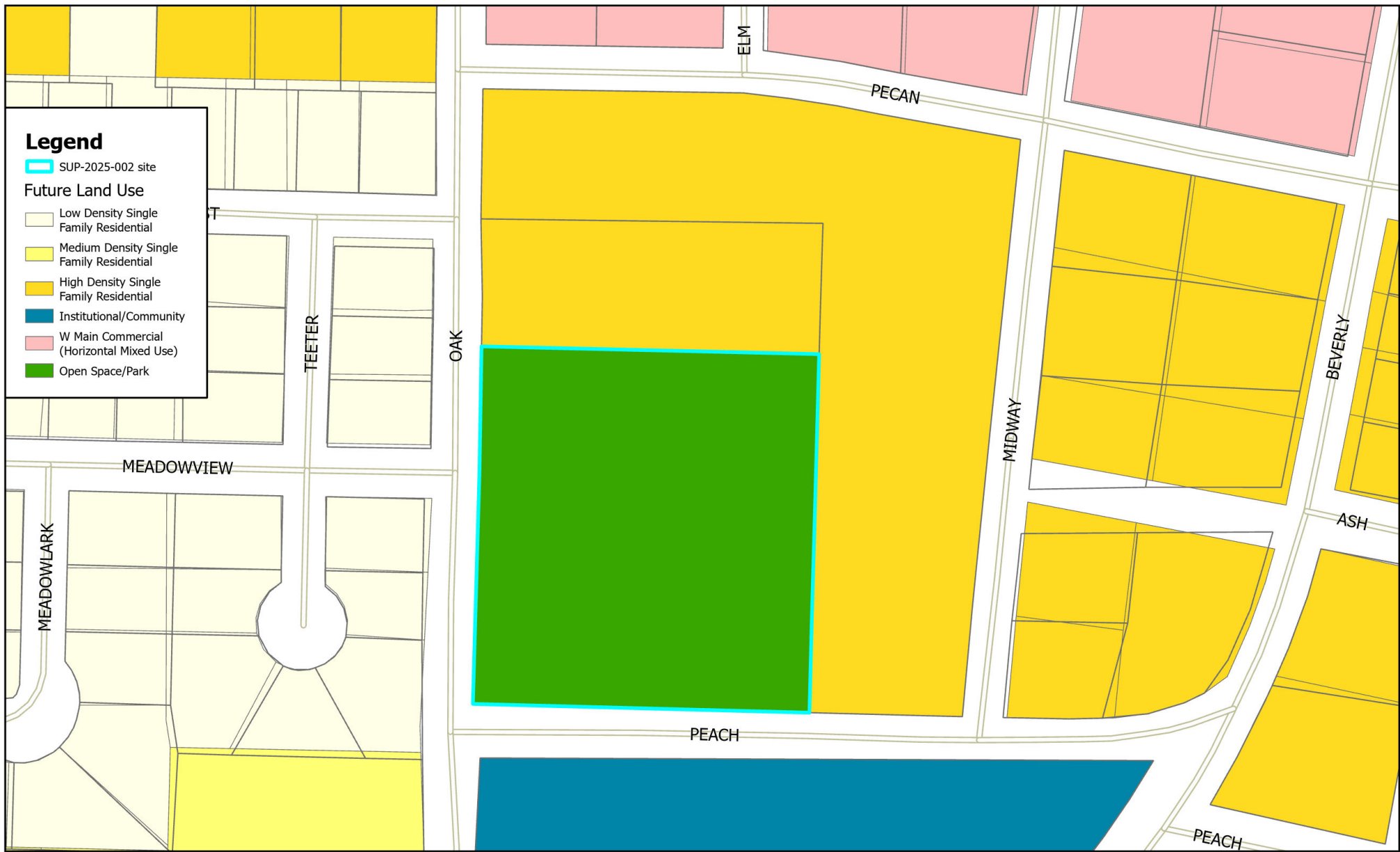
SUP-2025-002 Aerial View

0 125 250 Feet



DISCLAIMER

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



9/16/2025

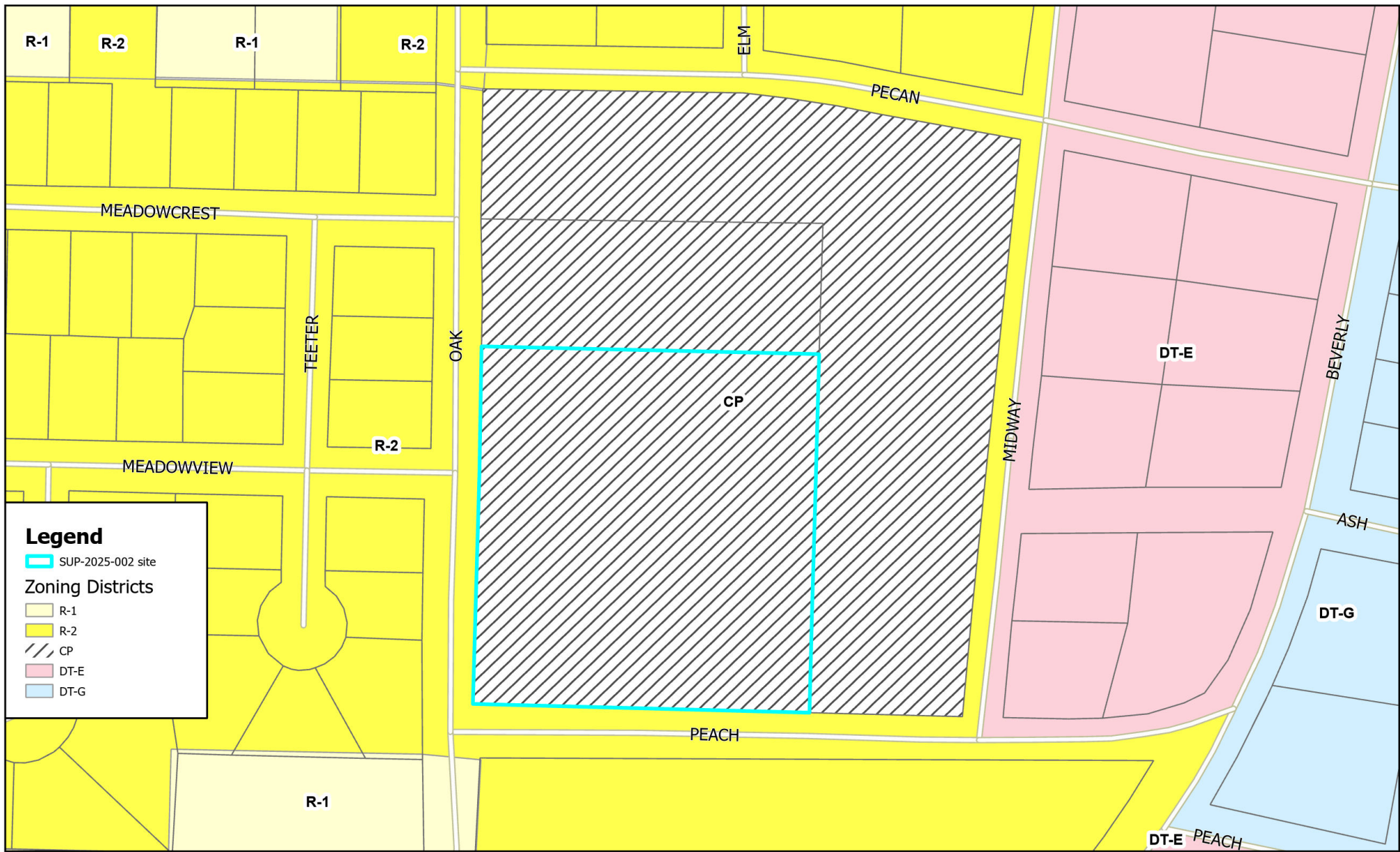
SUP-2025-002 Future Land use

0 150 300 Feet



DISCLAIMER

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



9/16/2025

SUP-2025-002 Zoning

0 150 300 Feet



DISCLAIMER

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



CITY OF CROWLEY
Specific Use Permit Application
Community Development Department

Case # _____
(to be assigned by City Staff)

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See the appropriate check list and fee schedule for minimum requirements. Incomplete applications will not be processed.

Property Information

Project Name: Crowley Learning Center (CLC) Renovation
Project Address: 512 Peach Street Crowley, TX 76036
Project Description: Kitchen Portable Building Use on NE corner of site/building No. of Lots: 1
Legal Description: Sylvester S. Reynolds Survey, Abstract 1316, Tract 4A Gross Acreage: 4acres

Applicant & Owner Information

Applicant Name: Cassandra Doss Company: VLK Architects
Applicant Address: 1320 Hemphill Street, Suite 400 City: Fort Worth State: TX
ZIP Code: 76104 Telephone No: 817-633-1600 Email: _____

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

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

Property Owner: Crowley ISD
Applicant Address: 10400 N. Crowley Rd. City: Crowley State: TX
ZIP Code: 76036 Telephone No: 817-297-5942 Email: _____

Application Requirements for Specific Use Permits Requests

- A certificate stating that all city and school taxes have been paid to date;
- A property description of the area where the specific use permit is proposed to apply; (See attached)
- A site plan complying with the requirements stated in this section (See attached)

SITE PLAN

The required site plan shall contain, at a minimum, the following information as provided in the code of ordinances:

1. Boundary of the area covered by the site plan;
2. A description of all processes and activities involved in the proposed use;
3. Existing and proposed buildings and structures, including their height, roofline, gross floor area, location of entrances and exits, areas for storage, and areas where work is performed;

Specific Use Permit Application (cont.)

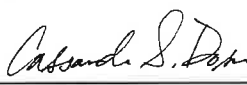
4. Existing drainageways and significant natural features, such as large trees, tree clusters, steep slopes, etc.;
5. Proposed landscaping and screening buffers;
6. Location and dimensions of all curblines, public and private streets, easements, parking and loading areas, pedestrian walkways, lighting facilities and outside trash storage facilities;
7. The location, height, and type of wall, fence and/or other type of screening; and
8. The location, height and size of all proposed signs.

The following additional information may also be required if deemed appropriate by staff, the Planning and Zoning Commission, or City Council:

1. Copies of studies or analyses upon which have been based projections for need or demand for the proposed facility.
2. Description of the present use, assessed value and actual value of the land affected by the proposed facility.
3. Description of the proposed use, anticipated assessed value and supporting documentation.
4. A description of any long-term plans or master plan for the future use or development of the property.
5. A description of the applicant's ability to obtain needed easements to serve the proposed use.
6. A description of any special construction requirements that may be necessary for any construction or development on the subject property.
7. A traffic impact analysis prepared by a qualified professional in the field of traffic evaluation and forecasting may be required.

NOTE: The Planning & Zoning Commission, City Council, and administrative official are authorized to require additional material or information to meet city code requirements or ensure the application is in compliance with the ordinances of the city.

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

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)	
PRINTED NAME: <u>Cassandra Doss</u>	
SIGNATURE: <u></u>	DATE: <u>08/13/2025</u>
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:	
PRINTED NAME: <u>RANDY REAVES</u>	
SIGNATURE: <u></u>	DATE: <u>8-14-25</u>
(Letter of authorization required if signature is other than property owner)	
**The property owner must sign the application or submit a notarized letter of authorization.	
For Office Use Only	
MyGov Project # _____	
Date Submitted: _____	
Total Fee: \$ _____	
Date of Payment: _____	
Accepted By: _____	

Narrative Description to go with SUP Application for Kitchen Portable Building:

The existing main building at the school does not contain a kitchen or food preparation area of adequate size or design to meet the needs of the student population. Its current facilities cannot accommodate the necessary equipment, storage, and food service operations required to safely and efficiently prepare and serve meals. To address this limitation, the school proposes the installation of a portable building on the northeast corner of the site (see attached site plan). This portable unit will function as the school's cafeteria, providing a fully equipped, code-compliant space for meal preparation and service. The location, adjacent to the existing Gymnasium, will allow the Gymnasium to serve as a holding and staging space for students before and after lunch, ensuring safe and orderly meal periods without disrupting academic activities in the main building. This solution offers the most practical approach to meeting the school's food service needs without significant structural modifications to the main building.



ARCHITECT

CROWLEY ISD
CROWLEY, TEXAS

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

Project Issued: June 4, 2025

REVISIONS

Revision No. Revision Date

Director Project Director

Proj. Arch. Project Architect

PROJECT NO.

23-054.02

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A91.11

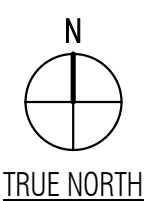
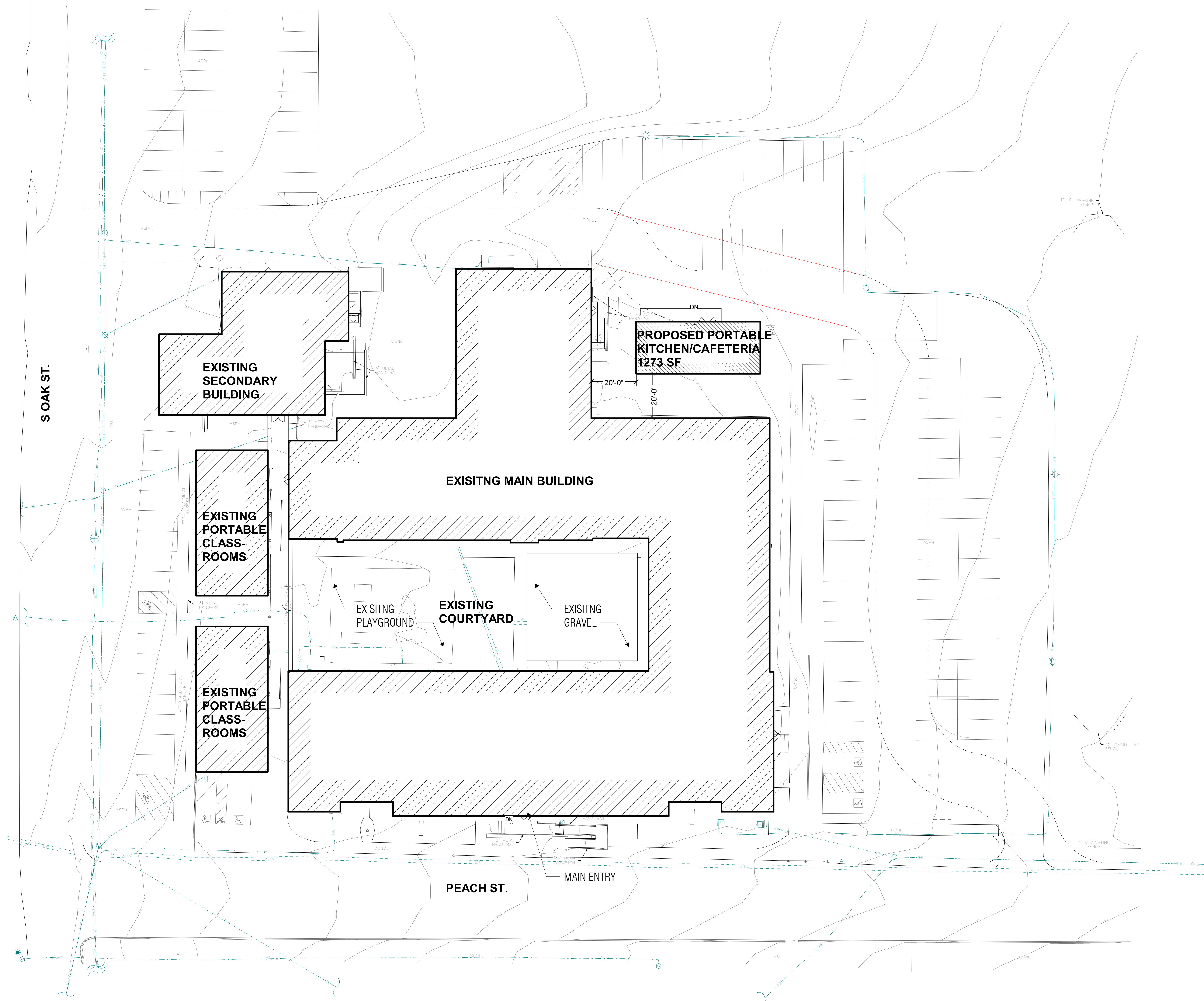
COPYRIGHT © 2025 VLK ARCHITECTS

SITE PLAN NOTES

1. Verify and document existing dimensions and conditions at the site before beginning construction. Notify the Architect of conflicts or variations prior to commencement of construction.
2. To prevent damage to existing trees and shrubs in proximity to the Work, provide and maintain protective barriers around those items in accordance with the specified procedures, or in the absence of those procedures, with recognized landscaping and horticultural practices.

SITE PLAN LEGEND

- FIRE LANE (PER CITY STANDARDS)
- X-X-X- CHAIN LINK FENCE, See Plan for Heights
- X-X-X- EXISTING CHAIN LINK FENCE, See Plan for Heights
- O-O-O- WOOD FENCE, See Plan for Heights
- O-O-O- EXISTING WOOD FENCE, See Plan for Heights
- ||-||- ORNAMENTAL FENCE, See Plan for Heights
- ||-||- EXISTING ORNAMENTAL FENCE, See Plan for Heights



1 OVERALL SITE PLAN
SCALE: 1" = 20'-0"

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CROWLEY, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW THE INSTALLATION AND USE OF A TEMPORARY STRUCTURE (PORTABLE BUILDING) TO FUNCTION AS A KITCHEN AND CAFETERIA AT A TRACT LOCATED AT 512 PEACH STREET AND 277 N OAK STREET IN THE SYLVESTER S. REYNOLDS SURVEY, ABSTRACT 1316, IN THE CITY OF CROWLEY; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, The Zoning Ordinance of the City of Crowley regulates and restricts the location and use of buildings, structures, and land, and provides for the establishment of zoning districts to carry out these regulations; and

WHEREAS, The Zoning Ordinance requires issuance of a Specific Use Permit ("SUP") to allow the installation and use of certain temporary structures; and

WHEREAS, An application authorized by VLK Architects on behalf of Crowley Independent School District has been filed for a SUP to allow the installation and use of a temporary structure (portable building) to function as a kitchen and cafeteria on property located at 512 Peach Street and 277 N Oak Street, in the City of Crowley, Tarrant County, Texas; and

WHEREAS, The Planning and Zoning Commission of the City of Crowley held a public hearing on September 22, 2025, and the City Council of the City of Crowley held a public hearing on October 16, 2025, with respect to the SUP described herein; and

WHEREAS , The City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of Crowley, and all other laws dealing with notice, publication, and procedural requirements for approval of a SUP on the property; and

WHEREAS , The City Council finds that approval of the SUP will allow a temporary use that is harmonious and adaptable to surrounding properties and uses in the vicinity, subject to the conditions imposed herein;

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

SECTION 1.

The Zoning Ordinance of the City of Crowley, as amended, is hereby amended by granting a Specific Use Permit to VLK Architects on behalf of Crowley Independent School District for installation and use of a temporary structure (portable building) to function as a kitchen and cafeteria on the property located at 512 Peach Street and 277 N Oak Street, Sylvester S. Reynolds Survey, Abstract 1316, identified as **Tract 4A** in the Tarrant Appraisal District records, and further described on the attached Exhibit 'A', located in the C-P Civic-Public District, subject to the following conditions:

- (1). Revised Site Plan: The applicant shall submit an updated site plan that clearly reflects the proposed setbacks for the temporary building in accordance with City zoning regulations prior to issuance of any building permits.
- (2). Dumpster Location: The applicant shall indicate the location of the existing dumpster on the site plan. Any relocated dumpster must comply with screening and setback requirements under Chapter 106.
- (3). Temporary Nature: The portable kitchen building authorized by this SUP shall be used solely as a temporary structure in support of school operations. This SUP shall expire five (5) years after the date the SUP is granted, and the structure shall not remain on site after the SUP expires unless an extension or renewal is granted by the City Council.

SECTION 2.

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

SECTION 3.

The official zoning map of the City of Crowley is amended, and the City Secretary is directed to revise the official zoning map to reflect the approved Specific Use Permit as set forth above.

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

SECTION 7.

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

SECTION 8.

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

SECTION 9.

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

PASSED AND APPROVED ON THIS 16th DAY OF OCTOBER, 2025.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney

Exhibit 'A'

Legal Description

An approximately 4.0 acre tract located in the Sylvester S. Reynolds Survey, Abstract 1316, and identified as **Tract 4A** in the Tarrant Appraisal District records, and as further described below

S. W. Hays ex. Pr. President of School Board of Crawley Indp. School District

3425-Texas Printing Company, Fort Worth.

THE STATE OF TEXAS, }
County of *Tarrant*
That *We, S. W. Hays and L. M. Hays, husband and wife*
of the County of *Tarrant* State of *Texas*, in consideration
of the sum of one hundred *DOLLARS*,
to us in hand paid by *President of School Board of the Crawley Independent School District,*
the receipt of which is hereby acknowledged.

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said *President of School Board of the Crawley Independent School District and his successors in office*
of the County of *Tarrant* State of *Texas*, all that certain
lot, tract or parcel of land lying and being situated in Tarrant County, Texas, more particularly described as follows to-wit: Three (3) acres of land being a part of the S. E. Reynoeds Survey. Beginning at the S. E. Corner of a one acre tract of land known as the School House lot; Thence E. 75.1 Varas to a stake; Thence north 150.2 Varas to a stake; Thence West 150.2 Varas to a stake in the W. line of said Reynoeds Survey; Thence South 75.1 Varas to the N. W. Corner of said School House lot; Thence East with the North line of said School House lot 75.1 Varas to the N. E. Corner of said lot; Thence South with the East line of said School House lot 75.1 Varas to the beginning. This deed is made to the President of the School Board of the Crawley Independent School District and his successors in Office for School purposes only.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said *President of School Board and his successors in office* and *their* heirs and assigns, forever. And *We* do hereby bind *ourselves* our heirs, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular, the said premises unto the said *President of School Board and his successors in office* and *their* heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.
WITNESS *our* hands, at *Crawley Texas*, this *15th* day of *August* A. D. 190*6*
Signed and Delivered in Presence of
S. W. Hays
L. M. Hays

THE STATE OF TEXAS, } BEFORE ME,
County of _____ in and for _____ County, Texas, on this day personally appeared _____ known to me _____ to be the person whose name _____ subscribed to the foregoing instrument, and acknowledged to me that _____ executed the same for the purposes and consideration therein expressed.
Given under my hand and seal of office, this _____ day of _____ A. D. 190 _____

THE STATE OF TEXAS, } BEFORE ME, *W. B. Driggs, a Notary Public*
County of *Tarrant* in and for *Tarrant* County, Texas, on this day personally appeared *S. W. Hays and L. M. Hays* wife of *S. W. Hays* known to me to be the person whose name *are* subscribed to the foregoing instrument, and *acknowledged to me that they executed the same for the purposes and consideration therein expressed, and the said L. M. Hays wife of said S. W. Hays* having been examined by me, privily and apart from her husband, and having the same fully explained to her, she, the said *L. M. Hays* acknowledged such instrument to be her act and deed, and declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.
Given under my hand and seal of office, this *11* day of *August* A. D. 190*6*
(LS) *W. B. Driggs Notary Public*
Tarrant County Texas
Filed for Record the *5* day of *Oct* 190*6*, at *1* o'clock and *50* minutes *P*. M. Recorded *Oct 15th* 190*6*
at *4* o'clock and *45* minutes *P*. M.
R. L. Rogers County Clerk,
Tarrant County, Texas.
By _____ Deputy.



ARCHITECT

CROWLEY ISD
CROWLEY, TEXAS

NOT FOR REGULATORY
APPROVAL, PERMITTING,
OR CONSTRUCTION.

Project Issued: June 4, 2025

REVISIONS

Revision No. Revision Date

Director Project Director

Proj. Arch. Project Architect

PROJECT NO.

23-054.02

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A91.11

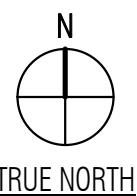
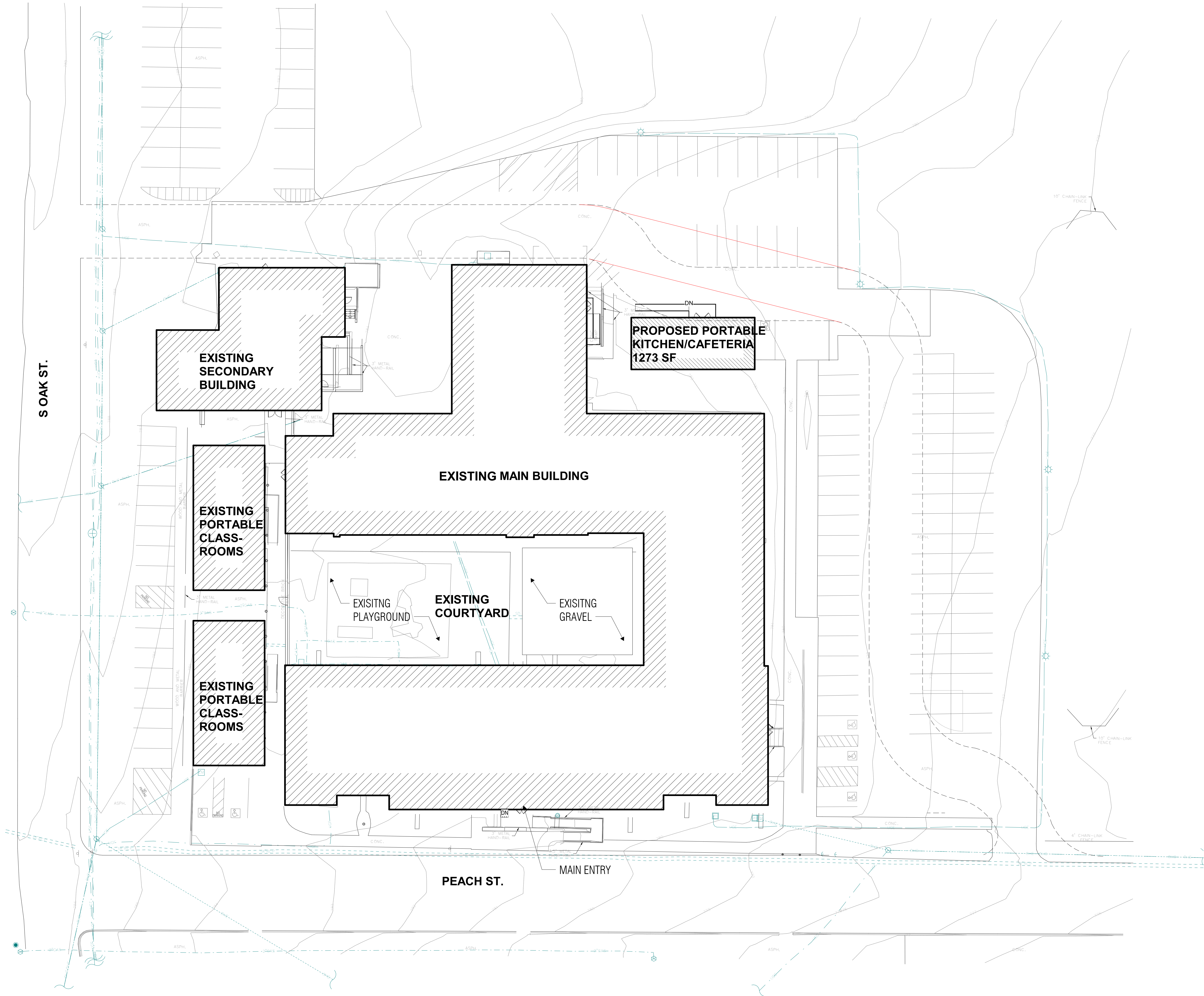
COPYRIGHT © 2025 VLK ARCHITECTS

SITE PLAN NOTES

1. Verify and document existing dimensions and conditions at the site before beginning construction. Notify the Architect of conflicts or variations prior to commencement of construction.
2. To prevent damage to existing trees and shrubs in proximity to the Work, provide and maintain protective barriers around those items in accordance with the specified procedures, or in the absence of those procedures, with recognized landscaping and horticultural practices.

SITE PLAN LEGEND

- FIRE LANE (PER CITY STANDARDS)
- X-X-X- CHAIN LINK FENCE, See Plan for Heights
- X-X-X- EXISTING CHAIN LINK FENCE, See Plan for Heights
- O-O-O- WOOD FENCE, See Plan for Heights
- O-O-O- EXISTING WOOD FENCE, See Plan for Heights
- ||-||- ORNAMENTAL FENCE, See Plan for Heights
- ||-||- EXISTING ORNAMENTAL FENCE, See Plan for Heights



1 OVERALL SITE PLAN
SCALE: 1" = 20'-0"



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: September 22, 2025
Department: Community Development	Agenda Item: III.C.
Subject: Hold a public hearing, discuss, and make a recommendation to the City Council on an ordinance amending portions of Chapter 106, the comprehensive zoning ordinance, to update zoning change notice and sign requirements, and zoning protest procedures, in accordance with newly adopted state law. Case # ZCA-2025-003.	

Background:

Background & overview

In the 2025 legislative session, the state adopted several laws that change how cities must provide notices for zoning change requests. These changes include adding sign posting requirement and a website posting requirement. The state also removed the supermajority (3/4) vote requirement for certain types of protest petitions.

Staff review

Description of requested changes

Sign posting requirement

The state now requires a sign be posted on the property for which a zoning change is requested. The sign must be at least 24" x 48" in size and must be posted for at least 10 days before the public hearing. Cities may require the applicant to post the sign, and staff recommend Crowley adopt this requirement. The sign must be continually maintained onsite throughout a 10-day notice period, so if staff were responsible for the sign, we would need to visit the site daily to make sure the sign is still posted. In staff's perspective, it makes more sense for the applicant to bear this responsibility.

Website posting requirement

The state also requires cities to post zoning change requests on the city's website. The attached ordinance would add the website requirement to the section on required notices.

Comprehensive zoning changes

The state has adopted notice requirements specific to what it calls a "comprehensive zoning change". A comprehensive zoning change is defined as a municipal proposal to:

- (1) change an existing zoning regulation that:
 - (A) will have the effect of allowing more residential development than the previous regulation; and
 - (B) will apply uniformly to each parcel in one or more zoning districts;
- (2) adopt a new zoning code or zoning map that will apply to the entire municipality; or
- (3) adopt a zoning overlay district that:
 - (A) will have the effect of allowing more residential development than allowed without the

overlay; and

(B) will include an area along a major roadway, highway, or transit corridor.

For comprehensive zoning changes, the only notice requirements, with a few exceptions, are publication in the newspaper and on the city website. Staff recommend simply referring back to the state legislation rather than spelling out the requirements in the city code.

Protest provisions

The state has also changed requirements for when a supermajority of the City Council is required to approve a zoning change in cases of protests. The current zoning code states that a supermajority vote by the Council is required in all cases where there is a valid protest petition; under the new law, a supermajority is only required with some protest petitions. If the zoning change would result in allowing more residential development than the existing zoning regulation or district boundary, then a supermajority of the Council is not required. The zoning code already refers back to the state for protest provisions, so we need only remove the reference to the supermajority to bring the code into compliance with state law.

ACTION BY THE PLANNING & ZONING COMMISSION

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

Approval: I make a motion to recommend approval of Case # ZCA-2025-003.

Approval with Conditions: I make a motion to recommend approval of Case # ZCA-2025-003 with the following conditions [list conditions].

Deny: I make a motion to recommend denial of Case # ZCA-2025-003.

Recommendation:

Staff recommend approval.

Financial Information:

Attachments:

1. 106.33_Redline_COMMON_ZONING_PROCEDURES
2. ZCA-2025-003_Ordinance

106.33 COMMON ZONING PROCEDURES

G. PUBLIC NOTICE

- (1) Types of Notices Required: All public hearings before the City Council, Planning and Zoning Commission, or Zoning Board of Adjustment shall be preceded by the following notices and as required by Table 106.33-2:
- a. Written Notice: The Administrator shall send written notice by prepaid first-class mail postage, before the 10th day prior to the hearing, to the applicant and to all owners of real property within 200 feet (measured from property boundaries) of the subject property in the most recently approved tax roll of the city.
 - b. Published Notice: When published notice is required, the Administrator shall prepare the content of the notice and publish the notice in an official newspaper or a newspaper of general circulation in the city, before the 15th day prior to the hearing. The content and form of the published notice shall be consistent with Chapter 211, Texas Local Government Code, as amended.
 - c. Website Notice: When newspaper notice is required, the Administrator shall also publish notice on the city's website before the 15th day prior to the hearing.
 - d. Sign Posting: When a zoning map amendment (rezoning) or specific use permit is requested, the applicant shall post a sign for the public hearing on the property affected by the zoning change or specific use permit at least 10 days prior to the hearing. The sign shall be a minimum of 24" long by 48" wide and shall be posted on (1) the property affected by the request; or (2) a public right-of-way for a change initiated by the municipality that affects multiple properties. The sign shall remain posted until the date of a final determination by the governing body of the municipality. The city may provide a sign for the applicant to use.
 - i. The applicant is responsible for maintaining the sign on the property until the final determination by the municipality and shall remove the sign no later than two weeks after the final determination. If the city has provided the signs, the applicant shall return the signs within two weeks after final determination.
 - ii. The applicant shall provide date stamped photos to the city no later than the 10th day prior to the hearing. The photos shall clearly show the sign posted on the property as required. The subject property must be clearly identified in the photos.
 - iii. The applicant shall provide a notarized affidavit stating the sign remained posted throughout the required notice period.

Table 106.33-2: Summary of Notice Requirements				
Application	Published	Written	<u>Sign Posted</u>	<u>Posted on Website</u>
Amendment to the Zoning Ordinance Text	✓			✓
Zoning Map Amendment (rezoning)	✓	✓	✓	✓
Concept Plan Amendment	✓	✓		
Specific Use Permit	✓	✓	✓	✓
Type II Development Plan	✓	✓		
Type II Site Plan	✓	✓		

Variance	✓	✓		
Appeal of Administrative Decision	✓	✓		

e. For a proposed “comprehensive zoning change,” as defined in Section 211.0011, Texas Local Gov’t Code, the content and form of the notice shall be in accordance with Section 211. 0663, Texas Local Gov’t Code, as amended.

(2) Content of the Notice: Notices, whether by publication or mail (written notice), shall state, at a minimum:

- a. The time, date, and place of the hearing;
- b. The address or description of the property involved (if any);
- c. The purpose of the hearing, including the nature and scope of the proposed action;
- d. The name of the board or commission to hold the hearing; and

e. Where additional information on the matter may be obtained.

106.34 SPECIFIC ZONING PROCEDURES

- A. **ZONING CHANGE AND ZONING TEXT AMENDMENT PROCEDURES.** All zoning changes and text amendments require a public review process that includes public hearings at the Planning and Zoning Commission and City Council. The City Council shall be the final authority for approval of these applications after a recommendation from the Planning and Zoning Commission.

The procedures for all zoning change amendment applications shall be as follows (see Figure 106.34-1):

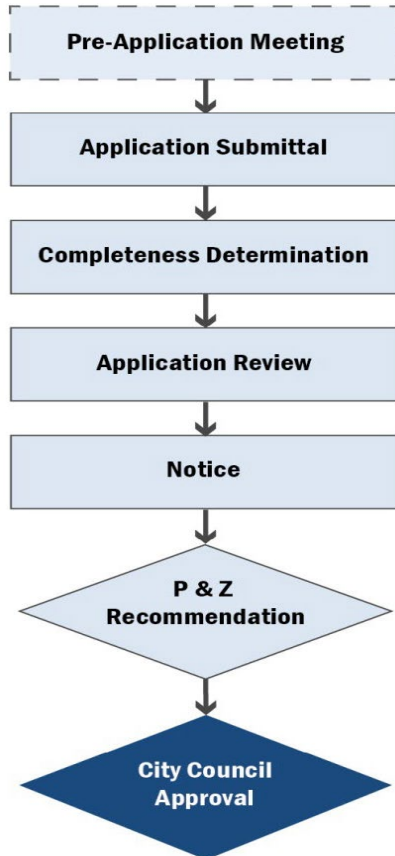


Figure 106.34-1: Zoning Change and Text Amendment Process

- (1) Pre-application meeting shall be as established in Table 106.33-1 and Section 106.33.D (required for all Chapter 106 text amendments and zoning change requests to PD or MU Districts). Any of the following parties may initiate a zoning change or text amendment request:
 - a. The City Council on its own motion, or on petition of an interested property owner or representative;
 - b. The Planning and Zoning Commission; or
 - c. The Administrator.
- (2) Application Submittal and Completeness Determination shall meet the standards in Section 106.33.E.
- (3) Application Review shall meet the standards in Section 106.33.F.

- (4) Notice procedures for the type of policy application shall meet the standards in Section 106.33.G. (see Table 106.33-2)
- (5) Public Hearing and Approval Procedure: Shall meet standards in Section 106.33.H. and the following:
- Planning and Zoning Commission Action:* The Planning and Zoning and Commission shall hold a public hearing on any zoning change or zoning text amendment application. The Planning and Zoning Commission shall forward a report that may include recommendation for approval, approval with conditions, or denial of the application to the City Council.
 - Action by City Council:* The City Council shall hold a public hearing on any zoning change or zoning text amendment application and has final authority to approve, approve with conditions, or deny any proposed zoning change or policy-related application request.
- (6) Additional Review and Approval Criteria: In addition to the Approval Criteria in Section 106.33.H, Table 106.34-1 shall establish additional review and approval criteria for the Administrator, the Planning and Zoning Commission, and the City Council for different policy-related applications.
- (7) Protest Petition: In the case of a valid written and signed protest petition (as established in TXLGC 211), the rules covering protest petitions in the Texas Local Government Code Chapter 211 shall apply. The Administrator may prescribe the forms to be used for protest petitions.

Table 106.34-1: Additional Standards and Criteria for Policy Related Applications	
Application	Additional Review Standards & Approval Criteria
Zoning Text Amendment	1. Planning and Zoning Commission and City Council Criteria (any of the following may apply): - Any of the general criteria in Section 106.33.H. - Whether the proposed amendment is supported by sound planning principles. - Whether the amendment promotes the public health, safety, and welfare. - Whether the amendment is appropriate for any of the following reasons: - A material change in circumstances. - The amendment would avoid an unnecessary hardship to the applicant or affected property owners. - The amendment corrects an error or omission made when this Chapter was adopted or last amended. - Whether the amendment is otherwise in the best interest of the city. - Any other factors required or allowed by Texas law.
Zoning Change	2. Planning and Zoning Commission and City Council Criteria (any of the following may apply) - As a legislative decision, the decision of a zoning change is subject to the City Council's discretion. The Planning and Zoning Commission and City Council may consider any or all of the following factors, along with any other relevant facts or circumstances: - The Comprehensive Plan and other adopted plans, - The character of the surrounding neighborhood, and - Any other factors required or allowed by Texas law and case law. Protest Petition: In the case of a valid protest petition (as established in TXLGC 211), the rules covering protest petitions in the Texas Local Government Code Chapter 211 shall apply. A $\frac{3}{4}$ vote (super majority) by City Council shall be required in case of a valid protest petition. The Administrator may prescribe the forms to be used

	for protest petitions.
--	-----------------------------------

	iii. A Concept Plan shall be required with any zoning change request to either the Mixed-Use District or PD-Planned Development Districts.
--	--

[...]

ORDINANCE NO. 10-2025-_____

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS AMENDING CHAPTER 106 "ZONING" ARTICLE 2 "PROCEDURES AND ADMINISTRATION" OF THE CITY OF CROWLEY CODE OF ORDINANCES TO UPDATE PROCEDURES FOR NOTIFICATION AND PROTESTS FOR ZONING CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has the authority to adopt a comprehensive zoning ordinance and map regulating the location and use of buildings, structures, and land for business, industry, residence and other purposes, and to amend said ordinance and said map for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a Comprehensive Plan; and

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

WHEREAS, the City Council of the City of Crowley deems it advisable and in the public interest to make certain amendments to Article 2 "Procedures And Administration" of the Zoning Ordinance to update procedures for zoning changes; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on September 22, 2025, and the City Council of the City of Crowley, Texas held a public hearing on October 16, 2025 with respect to the Zoning Ordinance amendments described herein; and

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

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

SECTION 1.

That Section 106.33.G of the Zoning Ordinance is hereby amended in its entirety to read as follows:

106.33 COMMON ZONING PROCEDURES

G. PUBLIC NOTICE

- (1) Types of Notices Required: All public hearings before the City Council, Planning and Zoning Commission, or Zoning Board of Adjustment shall be preceded by the following notices and as required by Table 106.33-2:

- a. **Written Notice:** The Administrator shall send written notice by prepaid first-class mail postage, before the 10th day prior to the hearing, to the applicant and to all owners of real property within 200 feet (measured from property boundaries) of the subject property in the most recently approved tax roll of the city.
- b. **Published Notice:** When published notice is required, the Administrator shall prepare the content of the notice and publish the notice in an official newspaper or a newspaper of general circulation in the city, before the 15th day prior to the hearing. The content and form of the published notice shall be consistent with Chapter 211, Texas Local Government Code, as amended.
- c. **Website Notice:** When newspaper notice is required, the Administrator shall also publish notice on the city's website before the 15th day prior to the hearing.
- d. **Sign Posting:** When a zoning map amendment (rezoning) or specific use permit is requested, the applicant shall post a sign for the public hearing on the property affected by the zoning change or specific use permit at least 10 days prior to the hearing. The sign shall be a minimum of 24" long by 48" wide and shall be posted on (1) the property affected by the request; or (2) a public right-of-way for a change initiated by the municipality that affects multiple properties. The sign shall remain posted until the date of a final determination by the governing body of the municipality. The city may provide a sign for the applicant to use.
 - i. The applicant is responsible for maintaining the sign on the property until the final determination by the municipality and shall remove the sign no later than two weeks after the final determination. If the city has provided the signs, the applicant shall return the signs within two weeks after final determination.
 - ii. The applicant shall provide date stamped photos to the city no later than the 10th day prior to the hearing. The photos shall clearly show the sign posted on the property as required. The subject property must be clearly identified in the photos.
 - iii. The applicant shall provide a notarized affidavit stating the sign remained posted throughout the required notice period.

Table 106.33-2: Summary of Notice Requirements				
Application	Published	Written	Sign Posted	Posted on Website
Amendment to the Zoning Ordinance Text	✓			✓
Zoning Map Amendment (rezoning)	✓	✓	✓	✓
Concept Plan Amendment	✓	✓		
Specific Use Permit	✓	✓	✓	✓
Type II Development Plan	✓	✓		
Type II Site Plan	✓	✓		
Variance	✓	✓		
Appeal of Administrative Decision	✓	✓		

- e. For a proposed "comprehensive zoning change," as defined in Section 211.0011, Texas Local Gov't Code, the content and form of the notice shall be in accordance with Section 211. 0663, Texas Local Gov't Code, as amended.

- (2) Content of the Notice: Notices, whether by publication or mail (written notice), shall state, at a minimum:
- a. The time, date, and place of the hearing;
 - b. The address or description of the property involved (if any);
 - c. The purpose of the hearing, including the nature and scope of the proposed action;
 - d. The name of the board or commission to hold the hearing; and
 - e. Where additional information on the matter may be obtained.

SECTION 2.

That Section 106.34.A of the Zoning Ordinance is hereby amended to read as follows:

106.34 SPECIFIC ZONING PROCEDURES

- A. **ZONING CHANGE AND ZONING TEXT AMENDMENT PROCEDURES.** All zoning changes and text amendments require a public review process that includes public hearings at the Planning and Zoning Commission and City Council. The City Council shall be the final authority for approval of these applications after a recommendation from the Planning and Zoning Commission.

The procedures for all zoning change amendment applications shall be as follows (see Figure 106.34-1):

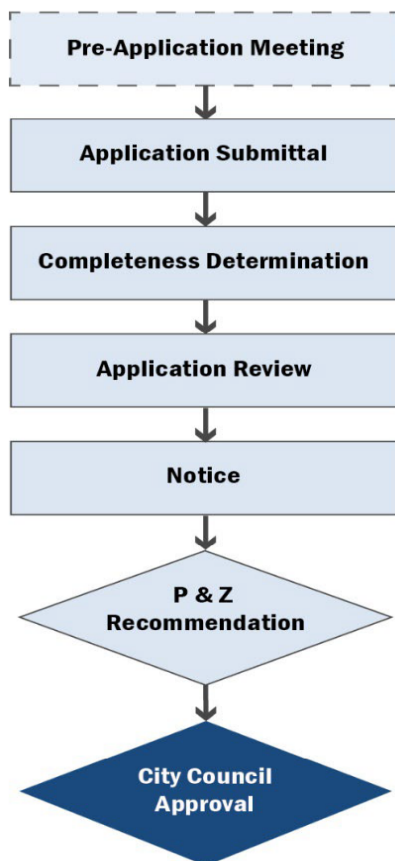


Figure 106.34-1: Zoning Change and Text Amendment Process

- (1) Pre-application meeting shall be as established in Table 106.33-1 and Section 106.33.D

(required for all Chapter 106 text amendments and zoning change requests to PD or MU Districts). Any of the following parties may initiate a zoning change or text amendment request:

- a. The City Council on its own motion, or on petition of an interested property owner or representative;
 - b. The Planning and Zoning Commission; or
 - c. The Administrator.
- (2) Application Submittal and Completeness Determination shall meet the standards in Section 106.33.E.
 - (3) Application Review shall meet the standards in Section 106.33.F.
 - (4) Notice procedures for the type of policy application shall meet the standards in Section 106.33.G. (see Table 106.33-2)
 - (5) Public Hearing and Approval Procedure: Shall meet standards in Section 106.33.H. and the following:
 - a. *Planning and Zoning Commission Action:* The Planning and Zoning and Commission shall hold a public hearing on any zoning change or zoning text amendment application. The Planning and Zoning Commission shall forward a report that may include recommendation for approval, approval with conditions, or denial of the application to the City Council.
 - b. *Action by City Council:* The City Council shall hold a public hearing on any zoning change or zoning text amendment application and has final authority to approve, approve with conditions, or deny any proposed zoning change or policy-related application request.
 - (6) Additional Review and Approval Criteria: In addition to the Approval Criteria in Section 106.33.H, Table 106.34-1 shall establish additional review and approval criteria for the Administrator, the Planning and Zoning Commission, and the City Council for different policy-related applications.
 - (7) Protest Petition: In the case of a valid written and signed protest petition (as established in TXLGC 211), the rules covering protest petitions in the Texas Local Government Code Chapter 211 shall apply. The Administrator may prescribe the forms to be used for protest petitions.

Table 106.34-1: Additional Standards and Criteria for Policy Related Applications	
Application	Additional Review Standards & Approval Criteria
Zoning Text Amendment	1. Planning and Zoning Commission and City Council Criteria (any of the following may apply): i. Any of the general criteria in Section 106.33.H. ii. Whether the proposed amendment is supported by sound planning principles. iii. Whether the amendment promotes the public health, safety, and welfare. iv. Whether the amendment is appropriate for any of the following reasons: a. A material change in circumstances. b. The amendment would avoid an unnecessary hardship to the applicant or affected property owners. c. The amendment corrects an error or omission made when this Chapter

	was adopted or last amended. v. Whether the amendment is otherwise in the best interest of the city. vi. Any other factors required or allowed by Texas law.
Zoning Change	2. Planning and Zoning Commission and City Council Criteria (any of the following may apply) i. As a legislative decision, the decision of a zoning change is subject to the City Council's discretion. The Planning and Zoning Commission and City Council may consider any or all of the following factors, along with any other relevant facts or circumstances: a. The Comprehensive Plan and other adopted plans, b. The character of the surrounding neighborhood, and c. Any other factors required or allowed by Texas law and case law. ii. A Concept Plan shall be required with any zoning change request to either the Mixed-Use District or PD-Planned Development Districts.

SECTION 3.

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

SECTION 4.

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

SECTION 5.

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

SECTION 6.

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

SECTION 7.

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

SECTION 8.

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

PASSED AND APPROVED this the 16th day of October, 2025.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney