Agenda
Crowley City Council
October 16, 2025
Regular Session - 7:00 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).

Regular Session - October 16, 2025 - 7:00 PM

I. Call to Order and Roll Call

II. Invocation and Pledge of Allegiance to the American and Texas Flags

"I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation, under God, indivisible, with Liberty and Justice for all."

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible."

III. Presentations/Proclamations

IV. 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 October 2, 2025.

V. Public Hearings

1. Hold a public hearing, discuss, and consider approval of Ordinance #10-2025-576 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.**

2. Hold a public hearing, discuss, and consider approval of Ordinance #10-2025-577 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**.

VI. City Business

1. Authorize the City Manager or designee to execute a contract with Arch Technical Services, LLC (ATS) for building inspection, plan review, and related services

2. Discuss and consider approval of a request to clear trees not for development purposes under zoning code Sec.106.92(C)(2) for unplatted property within the Karis Planned Development District

3. Discuss and consider approval of additional costs related to the installation of the shade structure over the playground at Crowley Crossing Plaza.

VII. 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 City Secretary. There will be no formal actions taken on subjects presented during public comments. Please NOTE council 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 City Officials and Staff.

VIII. Items of Community Interest

Items of community interest include expressions of thanks, congratulations, or condolence; information regarding holiday schedules; honorary recognitions of city officials, employees or citizens; reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or employee; and announcements involving imminent threats to the public health and safety

IX. Executive Session

Pursuant to Chapter 551, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item to receive advice from its attorney as permitted by law, or to discuss the following: 1) Section 551.071 - Consultation with Attorney, 2) Section 551.072 - Deliberations about Real Property, 3) Section 551.074 - Personnel Matters, and 4) Section 551.087 - Business Prospect/Economic Development.

X. Reconvene and Take Action from Executive Session

Reconvene into open session and take any necessary action resulting from items posted and legally discussed in Closed Session.

XI. Adjournment

I, the undersigned authority, do hereby certify that this Agenda of the Crowley City Council Regular meeting to be held on October 16, 2025 at 7:00 PM is a true and correct copy posted on October 10, 2025 at 4:30 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:** October 16, 2025
Department: City Secretary	**Agenda Item:** IV.1.
Subject: Discuss and consider approving the minutes from the work session and regular meeting held on October 2, 2025.	

Background:

Recommendation:

Financial Information:
None

Attachments:
1. 10022025 CC WS Minutes
2. 10022025 CC Reg Minutes

MINUTES OF THE CITY COUNCIL WORK SESSION HELD OCTOBER 2, 2025. The City Council of the City of Crowley, Texas met in Work Session on Thursday, October 2, 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 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
Police Chief, Kit Long
Planning and Comm Dev Director, Rachel Roberts
Asst Finance Director, Heather Gwin

Absent:
Council Member Jerry Beck (arrived as Mayor was adjourning the meeting)

Non-Action Items for Discussion
None

Consent Agenda

1. Discuss and consider approving the minutes from the work session and regular meeting held on September 18, 2025.

   No discussion

City Business

1. Discuss and take action on a Developer's Agreement and Detention Pond O&M Agreement between the City of Crowley and Crowley WF, LLC for the development of Tractor Supply Crowley.

   No discussion.

2. Discuss and consider approval of a service contract with TNP for the design of the Main Street Trail Extension project.

   Assistant City Manager Matt Elgin explained that in June 2025, the City of Crowley was awarded a grant from the North Central Texas Council of Governments (NCTCOG) for the Main Street Trail Extension Project, which will create a shared-use path connecting downtown to Bicentennial

Park.

Under the grant terms, the city must cover all design and environmental review costs. City staff has been collaborating with Teague, Nall and Perkins (TNP) on the project design, and TNP has submitted a proposal covering the design and environmental requirements outlined by TxDOT, which will manage the project through its Fort Worth office.

At this stage, staff is requesting City Council approval of the service agreement with TNP for design and construction administration. This phase will focus on the design and alignment of the trail segment between Main Street and Bicentennial Park. After design completion, staff will return to Council for approval of the Advance Funding Agreement (AFA) with TxDOT, which will include the 80% TxDOT / 20% City funding match. Currently, only the design contract approval is being sought.

3. Discuss and consider approval of Resolution R10-2025-465 authorizing the mayor to accept the conveyance of a Permanent Drainage Easement at 1925 Palomino Blvd and authorize the necessary drainage improvements.

   No discussion.

4. Discuss and consider approving Resolution No. R10-2025-466, authorizing the execution of a Master Interlocal Cooperative Purchasing Agreement by and between the City of Grand Prairie, Texas, and the City of Crowley, Texas.

   No discussion.

Adjournment
As there was no further business, Mayor Billy Davis adjourned the meeting at 6:40 p.m.

ATTEST:

_____ _____

Billy Davis, Mayor Carol C. Cannady, City Secretary

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD OCTOBER 2, 2025. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, October 2, 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
Police Chief, Kit Long
Asst Finance Director, Heather Gwin

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

None

Consent Agenda

1. Discuss and consider approving the minutes from the work session and regular meeting held on September 18, 2025.

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

City Business

1. Discuss and take action on a Developer's Agreement and Detention Pond O&M Agreement between the City of Crowley and Crowley WF, LLC for the development of Tractor Supply Crowley.

   Council Member Jesse Johnson made the motion to Approve the Developer's Agreement and Detention Pound O&M with Crowley WF, LLC for the development of Tractor Supply Crowley;

second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 7-0.

2. Discuss and consider approval of a service contract with TNP for the design of the Main Street Trail Extension project.

   Council Member Matt Foster made the motion to Approve the service contract with TNP for the design of the Main Street Trail Extension; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 7-0.

3. Discuss and consider approval of Resolution R10-2025-465 authorizing the mayor to accept the conveyance of a Permanent Drainage Easement at 1925 Palomino Blvd and authorize the necessary drainage improvements.

   Council Member Jim Hirth made the motion to Approve Resolution R10-2025-465 accepting the Permanent Drainage Easement at 1925 Palomino Blvd; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

4. Discuss and consider approving Resolution No. R10-2025-466, authorizing the execution of a Master Interlocal Cooperative Purchasing Agreement by and between the City of Grand Prairie, Texas, and the City of Crowley, Texas.

   Council Member Tina Pace made the motion to Approve Resolution R10-2025-466 for the Master Interlocal Cooperative Purchasing Agreement with Grand Prairie; second by Council Member Matt Foster, council voted unanimously to approve the motion as presented. Motion carried 7-0.

Public Comment
Mr Eric Crile, nominated candidate looking to run for the TAD board, stepped up to introduce himself and ask for council support.

Items of Community Interest
Council reminded everyone about National Night Out scheduled for Oct 7, 2025 and the Annual Chamber Golf Tournament scheduled for Oct 20, 2025. Cristina Winner also reminded everyone of the Fall Festival scheduled for Oct 18, 2025.

Executive Session
N/A

Reconvene and Take Action from Executive Session
N/A

Adjournment
As there was no further business, Mayor Billy Davis adjourned the meeting at 7:10 p.m.

ATTEST:

_____ _____

Billy Davis, Mayor Carol C. Cannady, City Secretary

City of Crowley, Texas
City Council Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** October 16, 2025
Department: Community Development	**Agenda Item:** V.1.
Subject: Hold a public hearing, discuss, and consider approval of Ordinance #10-2025-576 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.

RECOMMENDATION FROM THE PLANNING & ZONING COMMISSION
The Planning & Zoning Commission considered this case on September 22. No one spoke at the public hearing. After discussion, the Commission voted to recommend approval with the following conditions:
1. The SUP shall be granted for a period of five years.
2. The site plan must be updated to provide a loading zone.
3. If the Crowley Learning Center relocates before the end of the five-year period granted for the SUP, the portable building must be removed.

ACTION BY THE CITY COUNCIL
Sample motions are provided below. You are not required to use any of these motions.

NOTE: The ordinance included with this staff report has the conditions of approval recommended by the Planning & Zoning Commission. If the Council votes to approve but does not wish to adopt all conditions recommended by the Commission, the motion to approve should include changes to the attached ordinance.

1. Approval:
I make a motion to approve Ordinance #10-2025-576 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 approve Ordinance #10-2025-576 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 disapprove Ordinance #10-2025-576 to allow the installation and use of a temporary structure (portable building) at 512 Peach Street

4. Postpone:
I make a motion to continue Case # SUP-2025-002 until [specify date].

Recommendation:
STAFF RECOMMENDATION
Staff recommend **conditional approval of**the SUP for the installation of a portable kitchen building on the school campus with the following condition.

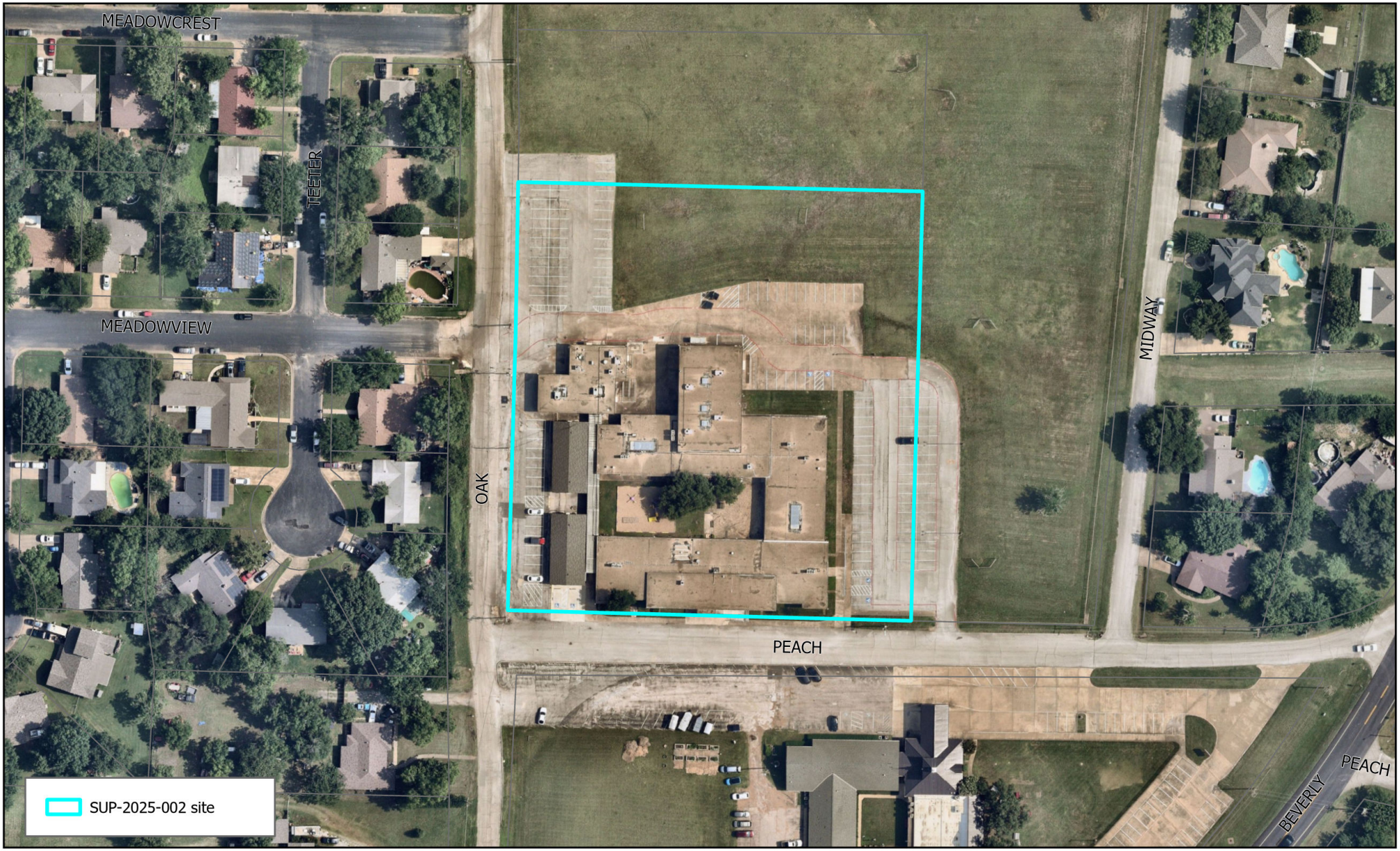
- Because the use of the property (Crowley Learning Center) is intended to be temporary, staff recommend the SUP be granted for a limited timeframe.

The Planning & Commission recommended additional conditions for the Council to consider. Planning staff support these additional conditions.

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. Exhibit A, SUP-2025-002_legal description
7. Exhibit B, Revised Site Plan, sup-2025-002



City of Crowley

9/16/2025

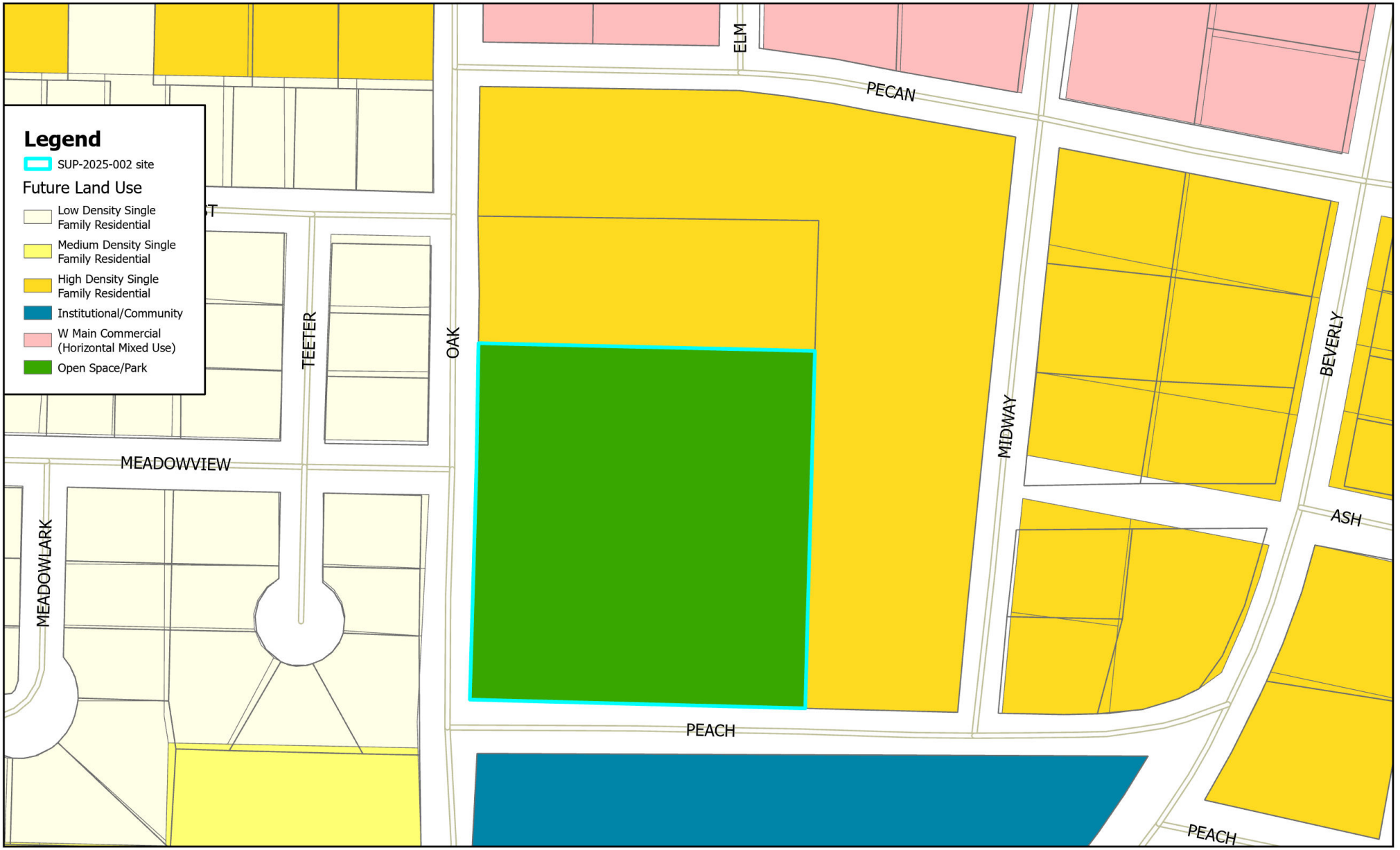
SUP-2025-002
Aerial View

0 125 250 Feet

N

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

9/16/2025

SUP-2025-002
Future Land use

0 150 300 Feet

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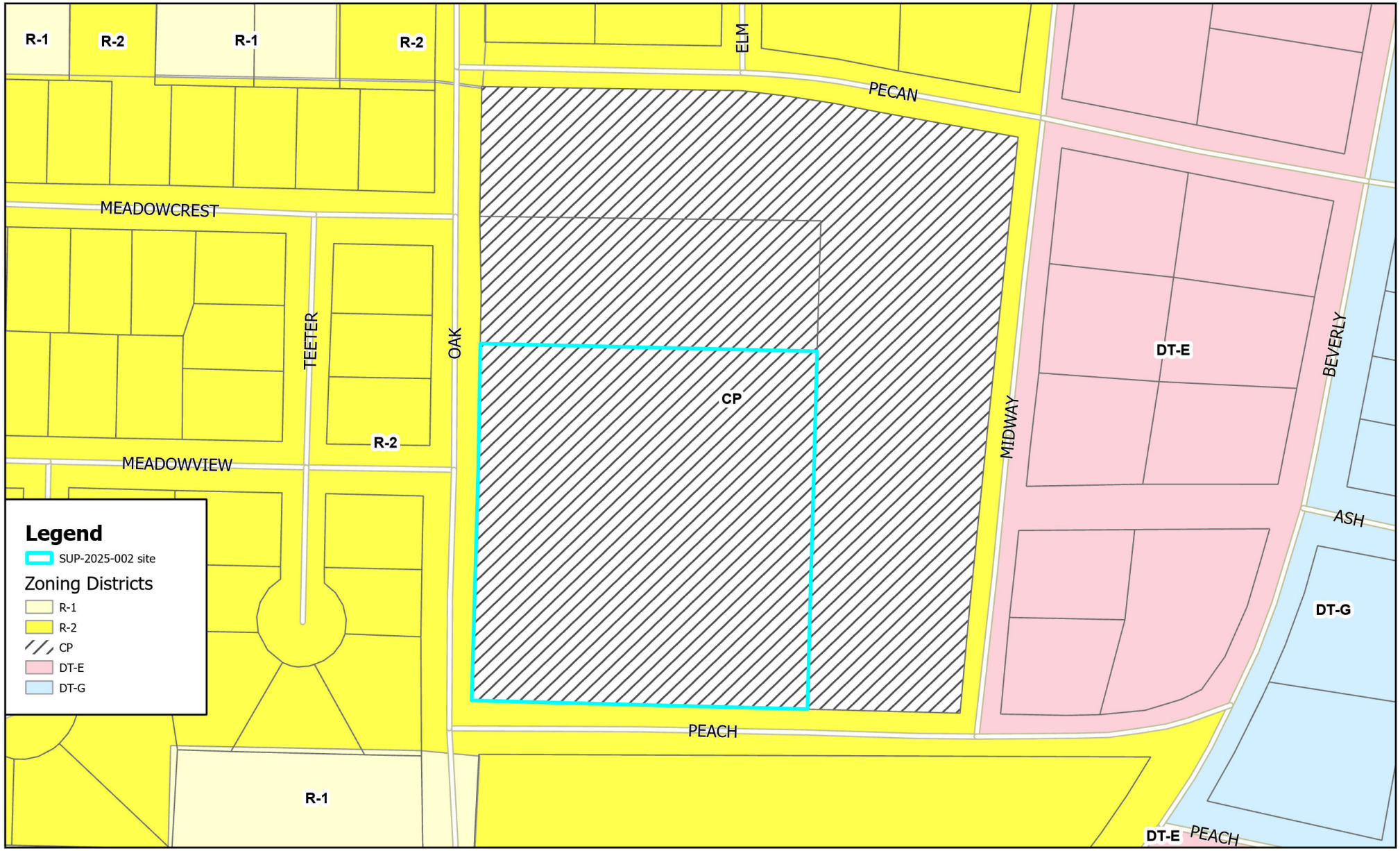

City of Crowley

9/16/2025

SUP-2025-002
Zoning

0 150 300 Feet

DISCLAIMER
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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;

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: Cassandra Doss

SIGNATURE: Cassandra S. Doss DATE: 08/13/2025

SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:

PRINTED NAME: RANDY REAVES

SIGNATURE: [signature] DATE: 8-14-25

(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:

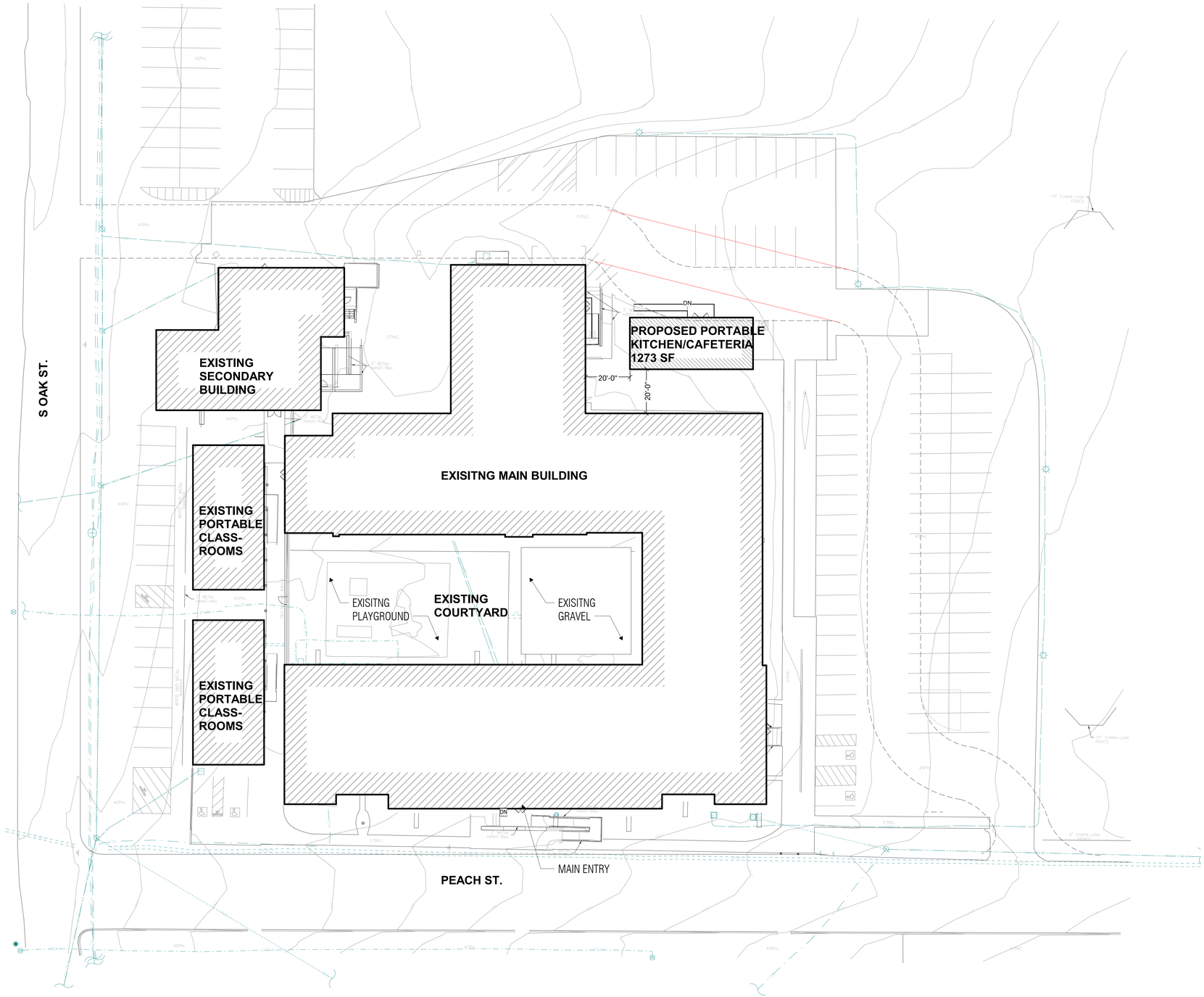
The existing main building at the school does not contain a kitchen or food preparation area of adequate size or design to meet the needs of the student population. Its current facilities cannot accommodate the necessary equipment, storage, and food service operations required to safely and efficiently 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.

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)
- CHAIN LINK FENCE, See Plan for Heights
- EXISTING CHAIN LINK FENCE, See Plan for Heights
- WOOD FENCE, See Plan for Heights
- EXISTING WOOD FENCE, See Plan for Heights
- ORNAMENTAL FENCE, See Plan for Heights
- EXISTING ORNAMENTAL FENCE, See Plan for Heights



N
TRUE NORTH

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

VLK

ARCHITECT

CROWLEY ISD
CROWLEY, TEXAS

CROWLEY LEARNING CENTER RENOVATION

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

ORDINANCE NO. 10-2025-576

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, AND APPROVAL OF A SITE PLAN; 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, and as shown on a site plan attached as Exhibit 'B', subject to the following conditions:

(1) Revised Site Plan: The site plan attached as Exhibit 'B' is hereby approved with the condition that the applicant shall submit an updated site plan providing a loading zone as required in the zoning code.
(2) 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 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.
(3) Removal of Building: If the Crowley Learning Center moves to another location before the end of the five-year SUP, the portable building shall be removed.

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

Exhibit ‘B’

Site Plan

S. W. Hays et ux To President of School Board of Crawley Indp. School District

2

8425—Texas Printing Company, Fort Worth.

THE STATE OF TEXAS, } KNOW ALL MEN BY THESE PRESENTS:

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 following, towit; Three (3) acres of land being a part of the S. S. Reynolds 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 Reynolds 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 11th day of August A. D. 1906

Signed, Sealed 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. Driggins, 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 by me, 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. 1906 (SEAL)

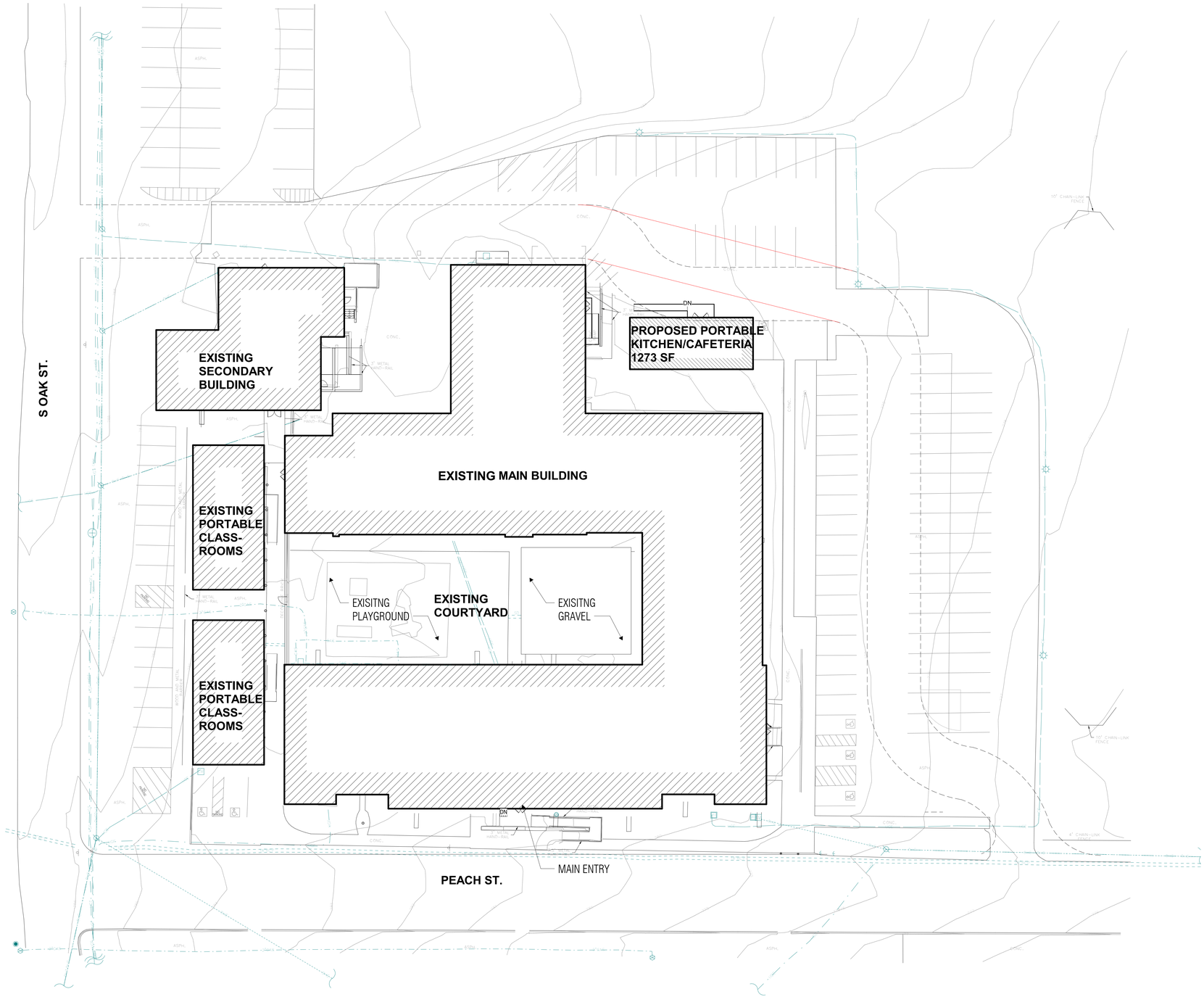
W. B. Driggins Notary Public.
Tarrant County Texas.

Filed for Record the 5 day of Oct 1906, at 1 o'clock and 50 minutes P. M. Recorded Oct 15th 1906 at 4 o'clock and 45 minutes P. M.

By Deputy.

R. L. Rozell County Clerk,
Tarrant County, Texas.

REVISED SITE PLAN (2ND SUBMITTAL)



N
TRUE NORTH

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

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)
- CHAIN LINK FENCE, See Plan for Heights
- EXISTING CHAIN LINK FENCE, See Plan for Heights
- WOOD FENCE, See Plan for Heights
- EXISTING WOOD FENCE, See Plan for Heights
- ORNAMENTAL FENCE, See Plan for Heights
- EXISTING ORNAMENTAL FENCE, See Plan for Heights

VLK

ARCHITECT

CROWLEY ISD
CROWLEY, TEXAS

CROWLEY LEARNING CENTER RENOVATION

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

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City of Crowley, Texas
City Council Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** October 16, 2025
Department: Community Development	**Agenda Item:** V.2.
Subject: Hold a public hearing, discuss, and consider approval of Ordinance #10-2025-577 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.

RECOMMENDATION FROM THE PLANNING & ZONING COMMISSION

The Planning & Zoning Commission considered this case during its meeting on September 22. After holding a public hearing, the Commission voted to recommend approval with some changes to the ordinance proposed by staff. The Commission wanted to provide more definite guidelines to applicants about where signs should be placed. The also recommended (but did not add to the ordinance) that staff adopt a process of checking on signs at least once to ensure the applicant placed the sign as required.

1. The sign must be visible and located outside the right-of-way.
2. Signs may not be placed within a required sight triangle.
3. Signs must be placed perpendicular to the roadway (this condition is intended to ensure the sign is highly visible to drivers).
4. The final location and orientation of the sign must be approved by staff prior to installation.

ACTION BY THE CITY COUNCIL

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

Approval: I make a motion to approve Ordinance #10-2025-577.

Approval with Conditions: I make a motion to approve Ordinance #10-2025-577 with the following conditions [list conditions].

Deny: I make a motion to disapprove Ordinance #10-2025-577.

Postpone: I make a motion to continue case # ZCA-2025-003 until [date].

Recommendation:

Staff recommend approval and have no concerns or objections for the recommendations from the

Planning & Zoning Commission.

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.

iv. Sign placement criteria

a. Signs must be placed so that they are visible to passing traffic.

b. Unless posted for city-initiated zoning cases affecting multiple properties, signs shall not be posted in the right-of-way.

c. Signs shall not be placed within a required sight triangle.

d. Signs must be placed perpendicular to the roadway.

e. Applicants shall not install the required sign(s) until the final location and orientation of the sign(s) has been approved by city staff.

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.

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):

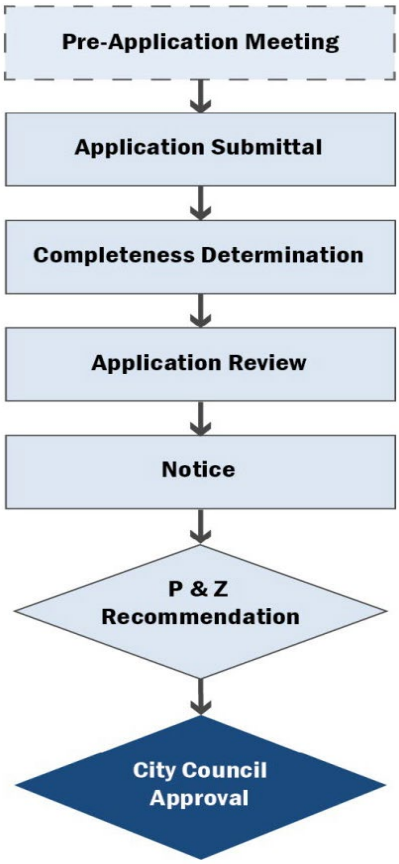

Figure 106.34-1: Zoning Change and Text Amendment Process

(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. 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 ¾ 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.~~ ii~~i~~. A Concept Plan shall be required with any zoning change request to either the Mixed-Use District or PD-Planned Development Districts.

[…]

ORDINANCE NO. 10-2025-577

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.

   iv. Sign placement criteria.

      a. Signs must be placed so that they are visible to passing traffic.

      b. Unless posted for city-initiated zoning cases affecting multiple properties, signs shall not be posted in the right-of-way.

      c. Signs shall not be placed within a required sight triangle.

      d. Signs must be placed perpendicular to the roadway.

      e. Applicants shall not install the required sign(s) until the final location and orientation of the sign(s) has been approved by city staff.

Table 106.33-2: Summary of Notice Requirements				
Application	Published	Written	Sign Posted	Posted on Website
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Concept Plan Amendment	✓	✓		
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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):

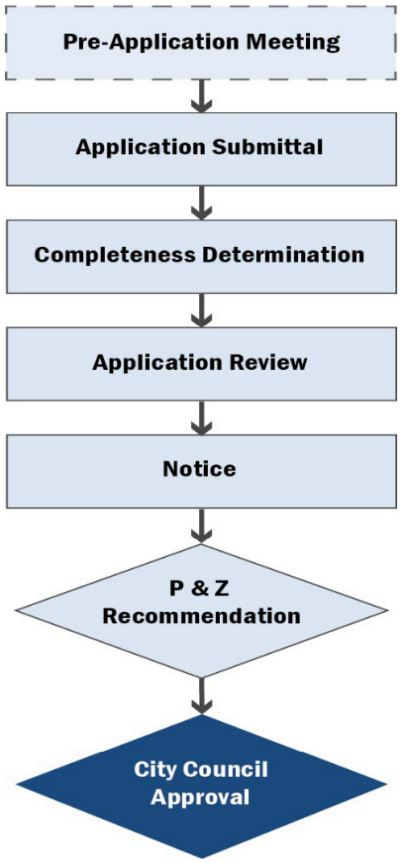

Figure 106.34-1: Zoning Change and Text Amendment Process

(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

City of Crowley, Texas
City Council Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** October 16, 2025
Department: Community Development	**Agenda Item:** VI.1.
Subject: Authorize the City Manager or designee to execute a contract with Arch Technical Services, LLC (ATS) for building inspection, plan review, and related services	

Background:
The city recently published a Request for Proposals for third party plan review and inspection services. After reviewing the submittals, staff recommend awarding two contracts: a primary contract to Arch Technical Services, LLC (ATS) and a secondary / back-up contract to Safebuilt for times when someone from ATS would not be available, such as last-minute inspection requests, or when it would more suitable to use Safebuilt such as for projects that Safebuilt has already worked on where the city would like continuity.

Staff recommend ATS as the primary vendor because they scored the highest in staff's review of the RFP submittals and they have a good reputation in the building community. Staff recommend using Safebuilt as a back-up service because we are already working with them, they are familiar with city requirements, staff, and the city's permitting system, and using their services would cause the least disruption for staff and our customers when other services are needed.

This agenda item is for the ATS contract only. Because the existing contract with Safebuilt is already for back-up services, and city staff and Safebuilt are still in discussions about whether a new contract would be necessary. The city's RFP and the response from ATS are attached to this message for the Council's review.

Recommendation:
Staff recommend approval.

Financial Information:

Attachments:
1. Crowley- ATS Agreement
2. RFP_3rd party inspection services.FINAL
3. ATS Engineers Response to Crowley RFP - Final

SERVICE AGREEMENT

This Service Agreement is entered between Arch Technical Services LLC ("Contractor") and the City of Crowley ("City"), 201 E. Main, Crowley, Texas 76036, on this 16th day of October 2025.

WHEREAS, Contractor has submitted a proposal to the City to provide certain plan review, inspection, and building official services for the City, as more particularly specified in the Contractor's proposal attached hereto as Exhibit "A" and incorporation herein by reference and the City's Request for Proposals attached hereto as Exhibit "B" and incorporation herein by reference (the "Services"); and

WHEREAS, City desires to retain the Contractor to perform the specified Services; and

WHEREAS, Contractor represents that it is qualified and capable of performing the Services described herein and is willing to enter into this Agreement with City to perform said work and Services;

NOW, THEREFORE, the parties, in consideration of the terms and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby agree as follows:

I. General Provisions.

Services and Payment. Contractor agrees to perform the Services referenced herein in accordance with the terms and conditions set forth in the attached Exhibit "A" and in this Agreement. To the extent of any conflict between this Agreement and Exhibit "A", the terms and conditions of this Agreement shall control. City agrees to pay, and Contractor agrees to accept payment, of the amounts set forth in Exhibit "A" as full and complete compensation for all such Services.

Term. The term of this Agreement shall be for one (1) year beginning on November 1, 2025, unless terminated earlier in accordance with the provisions below.

Changes. The City may from time to time request changes in the scope of the Services to be performed hereunder. Such changes, including any increase or decrease in the amount of Contractor's compensation, which are mutually agreed upon by and between City and Contractor, shall be incorporated in written amendment to this Agreement.

Equipment. All Services shall be performed by the Contractor's personnel and the expense of all such operations shall be the Contractor's. The Contractor shall provide all equipment, labor, management, fuel and any other materials necessary to complete the required Services. The Contractor shall be responsible for the maintenance and repair of Contractor's equipment and any damage to Contractor's equipment shall be Contractor's sole responsibility.

No Subcontractors. Contractor shall not utilize any subcontractors to fulfill any items or conditions of the Agreement without prior written consent of the City.

Uniforms. All employees of the Contractor shall be required to wear uniforms furnished by Contractor easily recognized by City staff and citizens.

Limit of Appropriation and Fiscal Funding. The City's fiscal year is October 1 through September 30. Notwithstanding any provision of this Agreement to the contrary, if, for any reason funds are not appropriated to continue the Agreement in the new fiscal year, this Agreement shall become null and void on the last day of the current appropriation of funds without penalty of any kind or form to the City.

II. Termination.

Termination without Cause. The City may terminate this Agreement at any time, in whole or in part, without cause upon thirty (30) days written notice to the Contractor. City shall pay Contractor for all services performed prior to the date of termination in accordance with the terms hereof.

Termination for Default. City reserves the right to terminate this Agreement without prior notice in the event Contractor defaults or breaches any of the terms or conditions of this Agreement, or otherwise fails to perform in accordance with City's specifications. Termination of this Agreement does not affect City's right to seek remedies for breach as allowed by law, including any damages or costs suffered by City.

III. Miscellaneous.

Indemnification. The Contractor shall defend, indemnify and hold harmless, the City, and each of the officers, agents, servants and employees, from any and all suits, actions, claims, losses, or damages of any character and from all expenses incidental to the defense of such suits, actions or claims based upon, alleged to be based upon, or arising out of (1) any injury, disease, sickness or death of any person or persons (2) any loss of or damages to any property including loss of use thereof, caused by any act or omission of the Contractor, or by their officers, agents, servants, employees or anyone else under the Contractor's direction and control, and arising out of, occurring in connection with, resulting from, or caused by or arising from or during the performance of the work or Services provided to the City or from conditions created by the performance or non-performance of said work or Services.

Insurance. Contractor shall obtain and maintain for the full period of this Agreement the following types of insurance in the form, minimum limits and amount herein specified or as may be otherwise required in the contact documents. The Contractor shall not commence work under this Agreement until he has obtained, at Contractor's expense, all insurance required under this Agreement, and Contractor shall keep such insurance in full force and effect, until all work under this Agreement is completed and has been accepted by the City. Certificates of insurance in the amounts specified shall be delivered to the City prior to commencement of any work. The Contractor shall automatically renew any policies required herein which would otherwise expire during the performance of this Agreement, and notify the City of such renewal prior to expiration date.

▪ Worker's Compensation Insurance	$Statutory Amount
▪ Public Liability and Property Damage Insurance (Aggregate)	$1,000,000

- Automotive Liability and Property Damage (Combined Single Limit Coverage) $1,000,000

Nothing contained in the insurance requirements shall be construed as limiting the Contractor's responsibility for damages resulting from its operations under this Agreement.

Assignment. Contractor shall not assign this Agreement, in whole or in part, without the prior written consent of City.

Independent Contractor. In performing work and services under this Agreement, Contractor is acting as an independent contractor and not as an employee of City. No term or provision of this Agreement shall be construed as making Contractor the agent, servant, or employee of City or as creating a partnership or joint venture relationship between Contractor and City. Contractor will perform the Services in a workmanlike manner, that Contractor will take proper care and precautions to ensure the safety of Contractor's officers and employees. Contractor shall not be entitled to any employment or other benefits from City and Contractor is solely responsible for any and all federal or state taxes resulting from performance of the work and services under this Agreement.

Entire Contract. This Agreement and its Exhibits represents the entire Agreement between City and Contractor and supersedes all prior negations, representations, or contracts, either written or oral. This Agreement may be amended by written instrument if signed by both parties.

Governing Law and Venue. This Agreement is governed by the law of the State of Texas and a lawsuit may only be prosecuted on this Agreement in a court of competent jurisdiction located in or having jurisdiction in Tarrant County, Texas.

Severability. If a court finds or rules that any part of this Agreement is invalid or unlawful, the remainder of the Agreement remains in effect and continues to be binding on all parties.

No Waiver of Governmental Immunity. No provision of this Agreement shall be construed as waiving the governmental immunity or other defenses of the City from claims against third parties.

Confidentiality. During the term of this Agreement, Contractor may come in contact with confidential information of City. Contractor agrees to treat as confidential the information or knowledge that becomes known to Contractor during performance of this Agreement and not to use, copy, or disclose such information to any third party unless authorized in writing by City. This provision does not restrict the disclosure of any information that is required to be disclosed under applicable law. Contractor shall promptly notify City of any misuse or unauthorized disclosure of its confidential information and upon expiration of this Agreement shall return to City all confidential information in Contractor's possession or control. Contractor shall further comply with all City information security policies that may apply and shall not make any press releases, public statements or advertisement referring to the Services provided under this Agreement or the engagement of Contractor without the prior written approval of City.

By these signatures, the above specifications, conditions, and terms are satisfactory to the parties and are hereby accepted.

CITY OF CROWLEY, TEXAS:

201 E Main Street

Crowley, TX 76036

By: _____

Name: _____

Its: _____

Dated: _____

CONTRACTOR:

Arch Technical Services, LLC

4910 W. Hwy 290, Austin, TX 78735

(address)

By: _____

Name: Brad Schubert

Its: Member / C.E.O.

Dated: 10/06/2025

SERVICE AGREEMENT EXHIBIT "A": Contractor's Proposal

SERVICE AGREEMENT EXHIBIT "B": City's Request for Proposals

Request for Proposals
Professional Services
Plan Review and Inspection Services

RFP responses will be received until 10:30 AM Central Time, on September 5, 2025. After the submittal deadline, all submitted RFPs will be taken to the City Hall Conference Room where they will be publicly opened and proposed fee type and contractor name read aloud. Any RFP received after the closing time will not be accepted. https://www.ci.crowley.tx.us/rfps

Mail or hand deliver sealed responses to:

City of Crowley
Community Development Department
ATTN: Rachel Roberts
201 E Main St
Crowley, TX 76120

For convenience at RFP opening, enter the following information on this cover page and include it in the sealed response envelope. DO NOT place quoted prices on the outside of the sealed response envelope.

Emailed or faxed responses will not be accepted.

Proposed fee type:

- ☐ Flat rate
- ☐ Percentage
- ☐ Per inspection / per plan review
- ☐ Other

CONTRACTOR INFORMATION:

_____	_____
Company name	Company representative signature
_____	_____
Address	Company representative printed name
_____	_____
City, state & zip	Title
_____	_____
Telephone number	Date

INFORMATION FOR RESPONDENTS

I. Purpose

The City of Crowley ("the City") has used third party plan review and inspection services for approximately 20 years. During this time, costs for these services have continued to increase, and the City has had to adopt large increases in the fees charged to residents and businesses. To ensure permits-related costs and fees are both fiscally responsible and customer- and business-friendly, the City is requesting proposals for third party plan review and inspection services.

The City of Crowley is requesting proposals from qualified firms for plan review and inspection services that are mutually beneficial and align with the City's budget. The selected firm(s) would provide plan review and/or inspection services for residential and/or commercial projects. For now, the services are needed in place of a full-time building official / plans reviewer and inspector. At this time, the City is working to hire a building official and may also hire an inspector. If/when those roles are filled, the selected firm would serve as backup support for those roles to cover absences and help with workload (more details below).

II. Project Details and General City Information

Crowley is a small city with a population of around 20,000 people and is approximately 7.2 square miles in size. While the City is expecting to hire a building official and/or inspector, even with full-time staff, the volume of work at this time is greater than City staff would be able to handle in a timely manner. For now, the selected firm would provide all building inspection and plan review services, including occasional attendance at Development Review Committee meetings and other meetings with customers and advising staff in the capacity of building official. The firm may also be requested on an infrequent basis to handle substandard building cases. After a building official and/or inspector is hired, the selected firm would provide backup services on an as-needed basis. This may include providing all plan reviews and occasional inspections, or all inspections and occasional plan reviews. All inspections must be done in person. The Permits Office will make every effort to send inspection lists to the firm the day before the inspections are needed, but emergency inspections should be available on the same day as needed at no additional charge if they can be completed during regular working hours. Rarely, emergency inspections after hours may be needed, and the City understands these may be billed at an additional charge over the standard inspection cost.

When serving in place of full-time staff, the selected firm(s) will perform all requested daily residential and commercial inspections and will perform most plan reviews (some fence and storage building reviews are done by staff). The firm will also perform landscaping inspections at time of final inspection. The selected firm(s) will also make recommendations for local amendments when new building codes are adopted.

The selected firm would be expected to attend meetings with prospective developers,

contractors, or other customers throughout the year. These meetings typically occur not more than once or twice per month. Virtual attendance is acceptable.

When the City does not have a building official or inspector on staff, the firm will be available on an as-needed basis to respond to general questions from permits staff and customers on any topic related to code application and inspections.

The selected firm will be responsible for furnishing all labor, equipment, supervision, and incidentals for the work contracted as a result of the RFP. The City can provide access to a computer or printer on an occasional, as-needed basis, and can also provide access to a conference room for meetings.

ADDITIONAL SERVICES AS NEEDED: Fire plan reviews and inspections are done by Fire Department staff at this time, but the selected firm would have those services available on an as-needed basis. The selected firm will also be able to provide permit clerk services on an as-needed basis.

Number of permits issued

Crowley is growing but is landlocked and expected to reach build-out within the next ten years if building continues at the current pace. At that time, permits would mostly be associated with redevelopment, maintenance, and repairs.

In 2024 (calendar year), Crowley issued 301 new residential permits, 16 residential remodel/addition permits, 6 new commercial permits, 14 commercial remodel/addition permits, 268 MEP permits, and 495 miscellaneous permits (swimming pool, fence, irrigation, storage building, sign, etc.).

As of mid-July 2025, the city has issued 143 new residential permits, 8 residential remodel/addition permits, 15 new commercial permits (9 of these are buildings for one new high school project), 7 commercial remodel/addition permits, 128 MEP permits, and 423 miscellaneous permits (swimming pool, fence, irrigation, storage building, sign, etc.).

Adopted building codes

Crowley operates under the 2021 ICC codes and 2020 NEC with local amendments. Local amendments are available at https://www.ci.crowley.tx.us/cd/page/building-codes.

City Hall hours

City Hall is open from 7:30 AM to 5:30 PM, Monday through Thursday, and 7:30 AM to 11:30 AM on Fridays.

III. Requirements / Criteria

A. Evaluation Criteria

a) Cost of services / fee schedule
b) Professional background and qualifications of key personnel
c) Turn-around time
e) Firm's past performance with the City, if applicable
f) Quality of current and prior work with other cities and results of reference checks
h) Reputation for personal and professional integrity and competence
i) City's evaluation of firm's ability to perform
j) Any additional information which you feel would make your firm uniquely qualified or describe why your firm should be selected.

The City may choose to invite some or all respondents to interview with the evaluation committee to further present their qualifications.

B. Proposed Fees

The City considers fee schedules based on project value, particularly for high value projects, to be disadvantageous for our customers. Value-based fees that result in fees exceeding the amount collected through the City's permit fees will be scored lower than those that are less than the City's permit fees.

C. Proposed Schedule

The City reserves the right to modify these dates. Notice of date change will be posted to the City website, https://www.ci.crowley.tx.us/rfps.

RFP Published	August 15, 2025
Last day for applicants to submit written questions	August 27, 2025 by 4 PM
City responses to all questions or addendums	August 29, 2025 by 4 PM
Proposal due date	September 5, 2025 by 10:30 AM
RFP review	September 5 –September 12, 2025
Interviews (to be determined)	*To be determined if the City chooses to interview responding firms*
Discussion with finalist respondent(s)	September 12 – 19, 2025
Selection by the Crowley City Council	October 2 or next available (tentative)

The City of Crowley may hold RFPs for 60 days after the deadline without taking action. Respondents are required to hold their RFPs firm for the same period of time.

D. Updates and Amendments

Changes, additions, or clarifications to the RFP will be made by amendments. Any questions concerning the project and/or specifications/requirements with regards to this solicitation for RFPs shall be directed to the Planning Department representative as outlined below. All

questions sent by email must include "RFP for Professional Services" in the subject line.

Questions may be addressed to the Community Development Department at the address listed below.

City of Crowley
Community Development Department
ATTN: Rachel Roberts
201 E Main St
Crowley, TX 76120
rroberts@ci.crowley.tx.us

Interpretations that may affect the eventual outcome of this request for proposals will be provided in writing via amendments posted to https://www.ci.crowley.tx.us/rfps. Verbal or emailed statements in response to inquiries and/or requests for explanations shall not be authoritative or binding.

Respondents are responsible for monitoring the City's website for any updates pertaining to this RFP. The City will not be held responsible for any further communication beyond updating the website.

E. Right to Reject/Basis of Award

The City reserves the right to reject any or all responses, or delete any portion of the response, or to accept any response deemed most advantageous, or to waive any irregularities, formalities, or technicalities, and to accept the response that, in the City's sole discretion, provides the best value to the City considering the evaluation criteria listed in sub section A, above, and is deemed to be in the best interest of the City. The City further reserves the right to reward RFPs by item, combination or groups of items, or total RFP.

F. Contract with the City

Selection of an RFP does not constitute a contract. Contracts must be approved separately by the City Council.

The City of Crowley reserves the right to award one, more than one, or no contract(s) in response to this RFP.

If the City and the selected firm(s) cannot successfully negotiate an agreement, then the City will enter into negotiations with the next best qualified firm(s) on the evaluation rating list. This procedure may be repeated until one (1) or more firms has been selected and approved by the City Council.

G. Agreement to RFP Conditions

Submission of an RFP in response to this solicitation, by any respondent, shall indicate that

the respondent(s) has/have accepted the conditions contained in the RFP, unless clearly and specifically noted in the RFP submitted and confirmed in the contract between the City and the successful respondent otherwise.

H. Confidential Information

Any information deemed to be confidential by the respondent should be clearly noted on the pages where confidential information is contained; however, the City cannot guarantee that it will not be compelled to disclose all or part of any public record under Texas Public Information Act, since information deemed to be confidential by the respondent may not be considered confidential under Texas Law, or pursuant to a Court order.

I. Service Agreement

After the selection of the most qualified firm(s), scope of services and billing rates will be negotiated and used as attachments to the attached Professional Services Agreement. This Professional Services Agreement will then be submitted to the City Council for approval.

By submitting a response to this RFP, respondents are agreeing to the terms and conditions set forth in the Professional Services Agreement.

J. Non-Appropriation

The resulting Agreement is a commitment of the City's current revenues only. It is understood and agreed the City shall have the right to terminate the Agreement at the end of any City fiscal year if the governing body of the City does not appropriate funds sufficient to purchase the estimated amount of services, as determined by the City's budget for the fiscal year in question. The City may effect such termination by giving respondent a written notice of termination at the end of its then current fiscal year

RESPONSES

Please read the requirements thoroughly and be sure that the RFP offered complies with all requirements/specifications noted. Any variation from the requirements must be clearly indicated by letter attached to and made part of your RFP. If no exceptions are noted, and you are a successful respondent, it will be required that the service(s) be provided as specified in the RFP.

IV. Proposal Format

A. Response Cover Page

B. Title Page
Include the name of the firm and the address, phone number, and email address of the contact person.

C. Letter of Introduction (signed by person authorized to submit the proposal)
Person signing the RFP must show title or authority to bind his/her firm in a contract.

D. Experience and Qualifications
- *Provide a brief description of the firm, including number of years the firm has been in*

existence, range of professional services, office location(s), and staff size, including number of inspectors available who live in the Dallas/Fort Worth Metroplex.

- *List the key personnel proposed for this project and their responsibilities; include any proposed subcontractors.*
- *Provide work experience, education, and certifications for each inspector..*
- *All inspectors must be certified by the International Code Council (ICC) in each trade in which they inspect. A State of Texas plumbing inspector's license is required for all plumbing inspectors. Residential and/or commercial energy code certification is also required for all inspectors.*

E. References / Previous Relevant Projects
   - *Provide name of organizations and name, telephone number, and email address of contact person*
   - *Include any contracts that were terminated with public agencies in the past 5 years*

F. Proposed Fees
   - *Proposed fees must include the attached fee schedule cover page.*
   - *Include a comprehensive schedule of all additional charges not otherwise noted.*

G. Scope of Services, including proposed turnaround times for plan reviews

H. Any additional information demonstrating how the firm is uniquely qualified

V. Additional Requirements

- Each inspector must have a working cell phone and number that will be provided to applicable City staff and to the general public.

- The selected firm must provide General Liability Insurance to cover each inspector.

- The selected firm will use the City's permitting software for plan reviews and will result inspections in the City's software. Crowley currently uses MyGov for plan reviews and permitting.

- If required under Chapter 176 Texas Local Government code, the selected firm shall complete the Conflict of Interest Questionnaire in accordance with the requirements of that chapter. https://www.ethics.state.tx.us/forms/conflict/

- Contractor verifies and certifies that it does not and during the duration of the Agreement will not:
  - do business with Iran, Sudan, or a foreign terrorist organization, as defined in Texas Government Code Chapter 2270, as amended;

  - boycott Israel as that term is defined in Texas Government Code Section 808.001 and Chapter 2271, as amended;

  - discriminate against a firearm entity or firearm trade association as defined in Texas Government Code Chapter 2274, as amended;

- operate as a foreign owned or controlled company in connection with a critical infrastructure project as defined in Texas Government Code Chapter 2275, as amended; or

- boycott energy companies as defined in Texas Government Code Section 809.001 and Chapter 2276, as amended.

VI. Attachments

A. Services Agreement

Fee Schedule Cover Page

Complete One.

1. Flat Rate Proposal (monthly, billed monthly)

    Price per Month _____ (dollars)
    Total Annual Dollar Amount _____ (dollars)
    Consultation / Meetings _____ (dollars)/hour

2. Per Inspection / Plan Review Proposal (billed monthly; may have separate fees for residential or commercial):

    Single Inspection _____ (dollars)
    Single Plan Review _____ (dollars)
    Consultation / Meetings _____ (dollars)/hour

3. Percentage Based Proposal (billed monthly)

    Percentage of city permit fee _____ (dollars)
    Percentage of city plan review fee _____ (dollars)

4. Other

    If fees are based on value, provide example costs for the low and high end of each division/row of the value table in addition to providing the value tables.

Attachment ‘A’
Services Agreement

SERVICE AGREEMENT

This Service Agreement is entered between _____ ("Contractor") and the City of Crowley ("City"), 201 E. Main, Crowley, Texas 76036, on this ____ day of _____, 2025.

WHEREAS, Contractor has submitted a proposal to the City to provide certain plan review, inspection, and building official services for the City, as more particularly specified in the Contractor's proposal attached hereto as Exhibit "A" and incorporation herein by reference and the City's Request for Proposals attached hereto as Exhibit "B" and incorporation herein by reference (the "Services"); and

WHEREAS, City desires to retain the Contractor to perform the specified Services; and

WHEREAS, Contractor represents that it is qualified and capable of performing the Services described herein and is willing to enter into this Agreement with City to perform said work and Services;

NOW, THEREFORE, the parties, in consideration of the terms and conditions contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby agree as follows:

I. General Provisions.

Services and Payment. Contractor agrees to perform the Services referenced herein in accordance with the terms and conditions set forth in the attached Exhibit "A" and in this Agreement. To the extent of any conflict between this Agreement and Exhibit "A", the terms and conditions of this Agreement shall control. City agrees to pay, and Contractor agrees to accept payment, of the amounts set forth in Exhibit "A" as full and complete compensation for all such Services.

Term. The term of this Agreement shall be for one (1) year beginning on _____, unless terminated earlier in accordance with the provisions below.

Changes. The City may from time to time request changes in the scope of the Services to be performed hereunder. Such changes, including any increase or decrease in the amount of Contractor's compensation, which are mutually agreed upon by and between City and Contractor, shall be incorporated in written amendment to this Agreement.

Equipment. All Services shall be performed by the Contractor's personnel and the expense of all such operations shall be the Contractor's. The Contractor shall provide all equipment, labor, management, fuel and any other materials necessary to complete the required Services. The Contractor shall be responsible for the maintenance and repair of Contractor's equipment and any damage to Contractor's equipment shall be Contractor's sole responsibility.

No Subcontractors. Contractor shall not utilize any subcontractors to fulfill any items or conditions of the Agreement without prior written consent of the City.

Uniforms. All employees of the Contractor shall be required to wear uniforms furnished by Contractor easily recognized by City staff and citizens.

Limit of Appropriation and Fiscal Funding. The City's fiscal year is October 1 through September 30. Notwithstanding any provision of this Agreement to the contrary, if, for any reason funds are not appropriated to continue the Agreement in the new fiscal year, this Agreement shall become null and void on the last day of the current appropriation of funds without penalty of any kind or form to the City.

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III. Miscellaneous.

Indemnification. The Contractor shall defend, indemnify and hold harmless, the City, and each of the officers, agents, servants and employees, from any and all suits, actions, claims, losses, or damages of any character and from all expenses incidental to the defense of such suits, actions or claims based upon, alleged to be based upon, or arising out of (1) any injury, disease, sickness or death of any person or persons (2) any loss of or damages to any property including loss of use thereof, caused by any act or omission of the Contractor, or by their officers, agents, servants, employees or anyone else under the Contractor's direction and control, and arising out of, occurring in connection with, resulting from, or caused by or arising from or during the performance of the work or Services provided to the City or from conditions created by the performance or non-performance of said work or Services.

Insurance. Contractor shall obtain and maintain for the full period of this Agreement the following types of insurance in the form, minimum limits and amount herein specified or as may be otherwise required in the contact documents. The Contractor shall not commence work under this Agreement until he has obtained, at Contractor's expense, all insurance required under this Agreement, and Contractor shall keep such insurance in full force and effect, until all work under this Agreement is completed and has been accepted by the City. Certificates of insurance in the amounts specified shall be delivered to the City prior to commencement of any work. The Contractor shall automatically renew any policies required herein which would otherwise expire during the performance of this Agreement, and notify the City of such renewal prior to expiration date.

- Worker's Compensation Insurance $Statutory Amount
- Public Liability and Property Damage Insurance (Aggregate) $1,000,000

- Automotive Liability and Property Damage (Combined Single Limit Coverage) $1,000,000

Nothing contained in the insurance requirements shall be construed as limiting the Contractor's responsibility for damages resulting from its operations under this Agreement.

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Entire Contract. This Agreement and its Exhibits represents the entire Agreement between City and Contractor and supersedes all prior negations, representations, or contracts, either written or oral. This Agreement may be amended by written instrument if signed by both parties.

Governing Law and Venue. This Agreement is governed by the law of the State of Texas and a lawsuit may only be prosecuted on this Agreement in a court of competent jurisdiction located in or having jurisdiction in Tarrant County, Texas.

Severability. If a court finds or rules that any part of this Agreement is invalid or unlawful, the remainder of the Agreement remains in effect and continues to be binding on all parties.

No Waiver of Governmental Immunity. No provision of this Agreement shall be construed as waiving the governmental immunity or other defenses of the City from claims against third parties.

Confidentiality. During the term of this Agreement, Contractor may come in contact with confidential information of City. Contractor agrees to treat as confidential the information or knowledge that becomes known to Contractor during performance of this Agreement and not to use, copy, or disclose such information to any third party unless authorized in writing by City. This provision does not restrict the disclosure of any information that is required to be disclosed under applicable law. Contractor shall promptly notify City of any misuse or unauthorized disclosure of its confidential information and upon expiration of this Agreement shall return to City all confidential information in Contractor's possession or control. Contractor shall further comply with all City information security policies that may apply and shall not make any press releases, public statements or advertisement referring to the Services provided under this Agreement or the engagement of Contractor without the prior written approval of City.

By these signatures, the above specifications, conditions, and terms are satisfactory to the parties and are hereby accepted.

CITY OF CROWLEY, TEXAS:	**CONTRACTOR:**
201 E Main Street	_____
Crowley, TX 76036	_____
	(address)
By: _____	By: _____
Name: _____	Name: _____
Its: _____	Its: _____
Dated: _____	Dated: _____

SERVICE AGREEMENT EXHIBIT "A": Contractor's Proposal

SERVICE AGREEMENT EXHIBIT "B": City's Request for Proposals

Request for Proposals
Professional Services
Plan Review and Inspection Services

RFP responses will be received until 10:30 AM Central Time, on September 5, 2025. After the submittal deadline, all submitted RFPs will be taken to the City Hall Conference Room where they will be publicly opened and proposed fee type and contractor name read aloud. Any RFP received after the closing time will not be accepted. https://www.ci.crowley.tx.us/rfps

Mail or hand deliver sealed responses to:

City of Crowley
Community Development Department
ATTN: Rachel Roberts
201 E Main St
Crowley, TX 76120

For convenience at RFP opening, enter the following information on this cover page and include it in the sealed response envelope. DO NOT place quoted prices on the outside of the sealed response envelope.

Emailed or faxed responses will not be accepted.

Proposed fee type:

- ☐ Flat rate
- ☐ Percentage
- ☑ Per inspection / per plan review
- ☐ Other

CONTRACTOR INFORMATION:

Arch Technical Services
Company name

4910 Hwy 290 W Service Rd
Address

Austin, TX 78735
City, state & zip

512-328-6995 ext 102
Telephone number

Company representative signature

Brad Schubert
Company representative printed name

Chief Operating Officer
Title

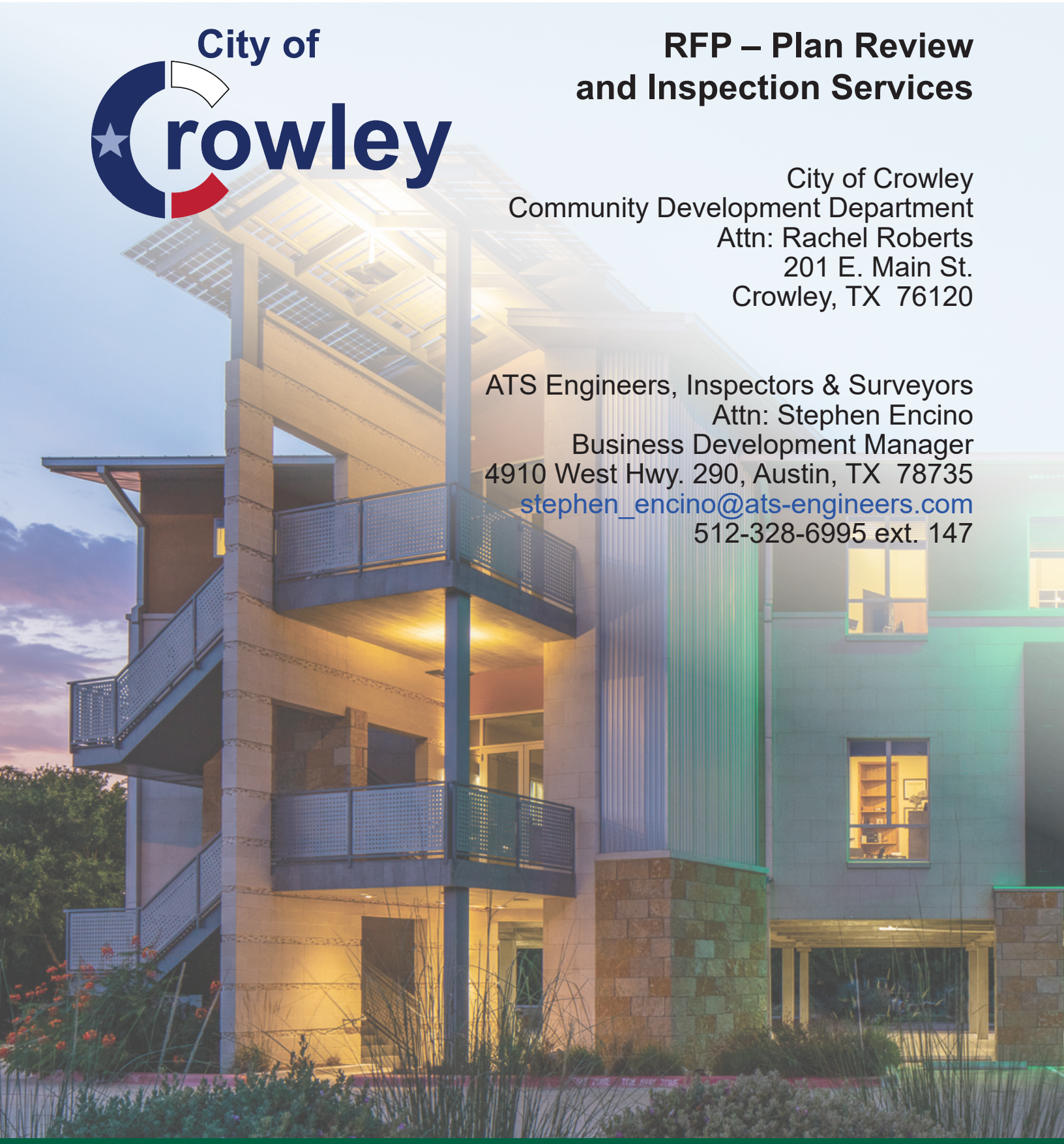
08/25/2025
Date

City of Crowley

RFP – Plan Review and Inspection Services

City of Crowley
Community Development Department
Attn: Rachel Roberts
201 E. Main St.
Crowley, TX 76120

ATS Engineers, Inspectors & Surveyors
Attn: Stephen Encino
Business Development Manager
4910 West Hwy. 290, Austin, TX 78735
stephen_encino@ats-engineers.com
512-328-6995 ext. 147



DATE: SEPTEMBER 5, 2025, 10:30 AM (CST)

ATS
Engineers | Inspectors | Surveyors

Brad Schubert
ATS Engineers,
Inspectors & Surveyors
4910 West Hwy. 290
Austin, TX 78735
(512) 328-6995 ext. 102
brad_schubert@ats-engineers.com

Date: August 18, 2025

City of Crowley
Community Development Department
ATTN: Rachel Roberts
201 E. Main St.
Crowley, TX 76120

RE: RFP - Plan Review and Inspection Services

To Whom It May Concern,
On behalf of Arch Technical Services LLC., dba ATS Engineers, Inspectors & Surveyors (ATS), I am pleased to provide this response to the City of Crowley's Request For Proposals (RFP) for Plan Review and Inspection Services.

ATS is a registered engineering firm with the State of Texas. Our registration number is F-2487. Our office is located at 4910 West Hwy. 290, Austin, Texas 78735. Services provided in relation to this RFP will be directed from this office.

I, Brad Schubert, Chief Operating Officer, am authorized by ATS to contractually obligate the business for the purpose of this RFP. You may contact Stephen Encino, Business Development Manager, for questions regarding this RFP at 512-328-6995 ext. 147 or via email at stephen_encino@ats-engineers.com. I also acknowledge the receipt of all addendums to this RFP.

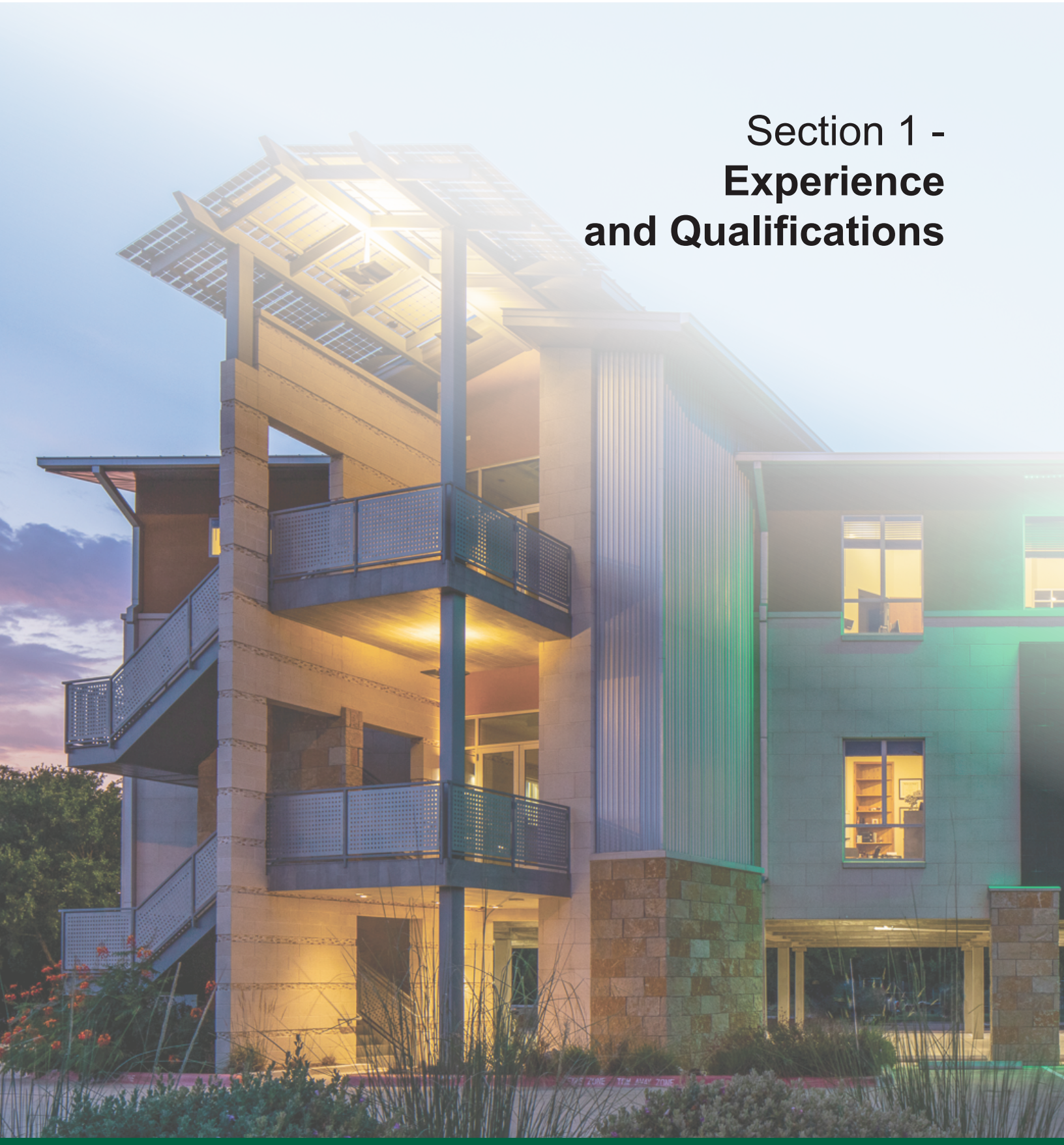
Our mission is to be a valuable and dependable resource to our clients. We are dedicated to our clients' success and strive to distinguish ATS through our professionalism, commitment, and integrity.

Sincerely,

Brad Schubert
Chief Operating Officer
ATS Engineers, Inspectors & Surveyors
(512) 328-6995 ext. 102
brad_schubert@ats-engineers.com

Table of Contents

Response Cover Page	1
Title Page	2
Letter of Introduction	3
Table of Contents	4
Section 1 - **Experience and Qualifications**	5
Firm Overview	6
Company's Ability to Provide Experienced and Qualified Personnel	7
Assigned Plan Reviewers and Inspectors	7
Personnel Resumes	8 - 16
Section 2 - **References / Previous Relevant Projects**	17
Verifiable Plan Review and Inspection Clients Under Contract	18
Section 3 - **Proposed Fees and Scope of Services**	19
Fee Schedule Cover Page	20
Proposed Fee Schedule	21 - 22
Proposed Operation Plan	23
Quality Control and Assurance	24 - 25
Sample Inspection Report	26 - 27
Section 4 - **Additional Requirements**	28
Staff Availability and Methods of Contact	29
General Liability Insurance	30
Acknowledgement of Texas Goverment Codes	31



Section 1 - **Experience and Qualifications**

Firm Overview and Organizational Chart

With a rich history spanning over three decades in Texas, ATS Engineers, Inspectors & Surveyors (ATS) boasts a wealth of professional qualifications and extensive experience. Our proven track record, coupled with a demonstrated capability and trusted reputation, positions ATS as the ideal partner to uphold the standards of Plan Review, Inspection, and Building Code Consultation services for the City of Crowley.

ATS is a registered engineering firm with the State of Texas. Our registration number is F-2487. Our office is located at 4910 West Hwy. 290, Austin, Texas 78735. Services provided in relation to this RFP will be directed from this office.

Currently, ATS is entrusted with inspection and/or plan review responsibilities for over 40 jurisdictions across Texas. Our team, comprised of highly skilled, qualified, and certified plan reviewers, inspectors, and engineers, is equipped with cutting-edge technology, and supported by efficient staff. This enables us to proficiently conduct plan reviews and inspections across a diverse range of building types and uses. Notably, our portfolio includes comprehensive services for commercial building projects, encompassing Hotel/Motel, Big Box Retail, Restaurants, Industrial/Warehouse, Office, Medical, Daycare, Multifamily, Assisted Living, Church/Civic, Private and Public Schools, Fire Stations, Military Facilities, and Airfield/Hangars.

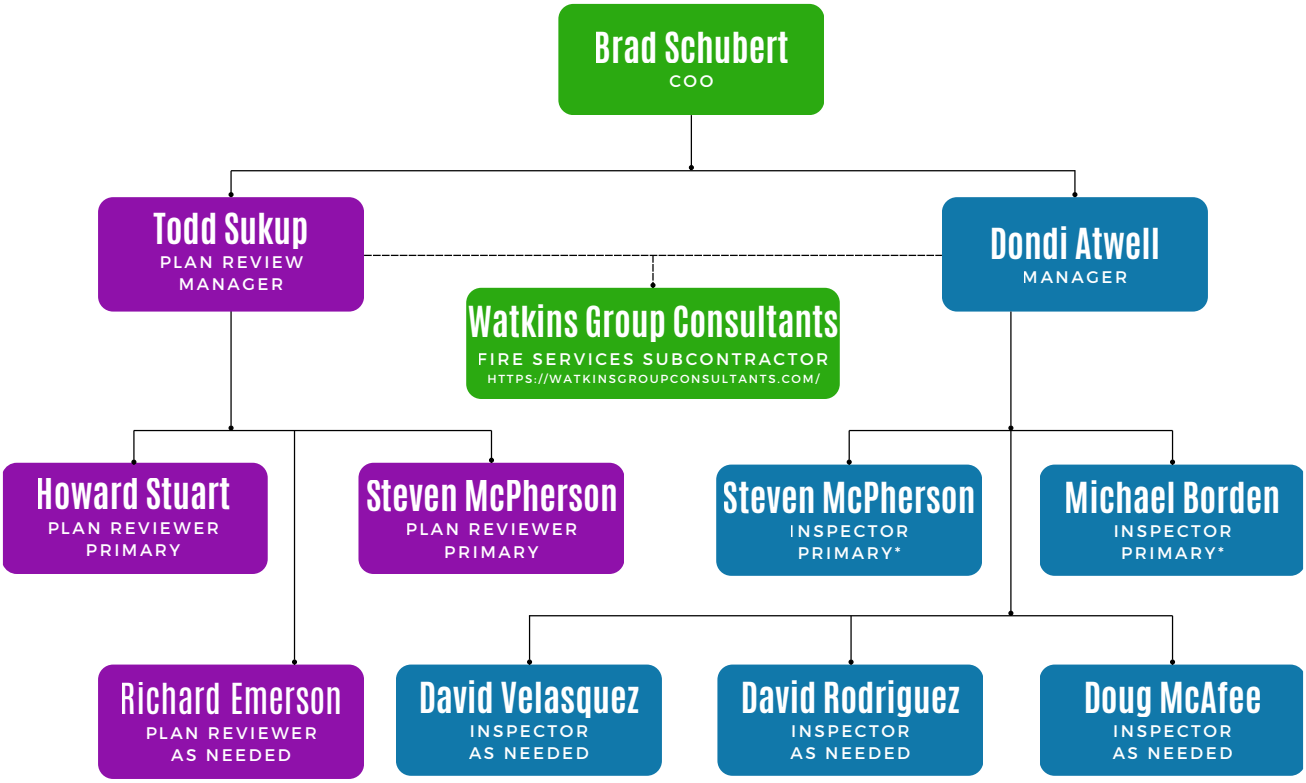
ATS has experienced significant growth, currently boasting a workforce of over 130 professionals. Our commitment to delivering positive customer outcomes coupled with our reputation as an exceptional workplace, has been instrumental in this growth. With over 25 ICC certified inspectors and 5 plan reviewers, our team's expertise is fortified by an average employee tenure of 7 years, with some members having dedicated over 2 decades to ATS. Our enduring relationships with municipal clients, spanning more than 15 years in some cases, attest to the trust they place in our services.

Since 2005, ATS has diligently served central Texas jurisdictions, delivering exceptional plan review and inspection services. ATS has been operating continuously within the state of Texas since 1984. Several of our jurisdictional clients utilize MyGov software. We have great familiarity performing plan review and inspections within the MyGov platform. Our dedication to service excellence, community service, and teamwork is evident in our flexibility and adaptability to our clients’ evolving needs. Having gained intimate familiarity with the processes, expectations, technology, and distinctive challenges a growing Texas community faces, ATS is uniquely positioned to extend its positive impact to the Crowley community.

Our average employee tenure is 7 years, with some inspectors having dedicated over 2 decades to ATS.

Company's Ability to Provide Experienced and Qualified Personnel

Assigned Inspectors and Plan Reviewers for the City of Crowley



ATS currently has 4 dedicated plan reviewers and 5 dedicated inspectors assigned to the City of Crowley. We can flex this number as the workload increases or decreases as needed. We have the staff to increase these numbers at any time.

The plan review team assembled for the City of Crowley has a combined **74 years of plan review experience.**

The 5 inspectors listed above as part of the City of Crowley's inspection team have a combined **88 years of experience.**

ATS has extensive experience utilizing MyGov software for Jurisdictional Services.

The selected Primary Inspectors are local to the DFW area.

Todd Sukup, CBO, MCP
Plan Reviewer

PROFESSIONAL CERTIFICATIONS / TRAINING

- Texas Commission on Fire Protection (TCFP) Inspector I
- TCFP Inspector II
- TCFP Inspector Plans Examiner
- NPDES Certified Storm Water Inspector
- TSBPE Plumbing Inspector, I-2853
- ICC Master Code Professional
- ICC Building Code Specialist
- ICC Certified Building Code Official
- ICC Certified Building Official
- ICC Certified Fire Code Official
- ICC Certified Fire Marshal
- ICC Fire Code Specialist
- ICC Fire Inspector I
- ICC Fire Inspector II
- ICC Fire Plans Examiner
- ICC Building Plans Examiner
- ICC Accessibility Inspector/Plans Examiner
- ICC Commercial Energy Plans Examiner
- ICC Residential Energy Inspector/Plans Examiner
- ICC Residential Plans Examiner
- ICC Combination Inspector
- ICC Building Inspector
- ICC Commercial Building Inspector
- ICC Commercial Combination Inspector
- ICC Commercial Electrical Inspector
- ICC Commercial Energy Inspector
- ICC Commercial Mechanical Inspector
- ICC Commercial Plumbing Inspector
- ICC Electrical Inspector
- ICC Mechanical Inspector
- ICC Plumbing Inspector
- ICC Residential Building Inspector
- ICC Residential Combination Inspector
- ICC Residential Electrical Inspector
- ICC Residential Mechanical Inspector
- ICC Residential Plumbing Inspector
- ICC Property Maintenance and Housing Inspector

EDUCATION

Texas A&M University (College Station, TX), Master's Degrees
Business Administration, 2012; Science in Management, 2011

The University of Texas at Dallas, Bachelor of Science in Business Administration, 2006 (Dallas, TX)

PROFESSIONAL EXPERIENCE / WORK HISTORY

Todd has 11 years of experience performing plan reviews.

Plan Review Manager – ATS Engineers, Inspectors & Surveyors (Austin, TX) 08/2024 – Present

Plan Review department manager.

Community Development Director – City of Dickinson (Dickinson, TX) 06/2023 – 08/2024

Managed Code Enforcement, Permits, Planning and the Fire Marshal's office. Acted as Chief Building Official, Floodplain Administrator and CRS Coordinator.

Assistant Director of Development Services – City of Galveston (Galveston, TX) 06/2018 – 06/2023

Acted as Chief Building Official. Managed the Building Inspection department, all permitting, and the Floodplain administrator.

Chief Building Official/ Planning Coordinator/ Floodplain Administrator – City of Texas City (Texas City, TX) 2016 – 06/2018

Community Development Director / Chief Building Official / Airport Manager – City of Bonham (Bonham, TX) 2014 – 2015

Steven McPherson
Plan Reviewer

PROFESSIONAL CERTIFICATIONS / TRAINING

- ICC Building Plans Examiner
- ICC Mechanical Plans Examiner
- ICC Commercial Mechanical Inspector
- ICC Commercial Plumbing Inspector
- ICC Residential Plumbing Inspector
- ICC Plumbing Inspector
- TSBPE Plumbing Inspector, # I-3682

EDUCATION

Texas A&M University, Bachelor's Degree in Urban & Regional Planning,
2012 (College Station, TX)

PROFESSIONAL EXPERIENCE / WORK HISTORY

Steven has 13 years of experience performing plan reviews & 1 year of experience inspecting.

Plans Examiner – ATS Engineers, Inspectors & Surveyors
(Austin, TX) 06/05/2023 – Present
Conduct plan reviews for residential and commercial projects.

Commercial Plans Examiner – Bureau Veritas
(Burleson, TX) 06/2022 – 06/2023
Conduct plan review for ICC compliance for municipalities and other public jurisdictions in Texas. Assist professional designers and property owners with code-related issues.

Senior Plans Examiner – City of Mansfield Development Services
(Mansfield, TX) 03/2017 – 12/2021
Reviewed commercial and residential plans to ensure compliance with city-adopted codes and ordinances. Resolve plan review issues with members of the public. Named City of Mansfield Emerging Leader in 2021.

Commercial Plans Examiner – City of Irving Building Inspections
(Irving, TX) 03/2015 – 03/2017
Review commercial and residential construction documents to ensure compliance with the 2015 International Building and Residential Codes. Assist the public in bringing properties into code compliance.

Architectural Control Representative – Las Colinas Association
(Irving, TX) 01/2013 – 03/2015
Review development and architectural plans to ensure compliance with deed restrictions. Conduct site inspections to ensure compliance with deed restrictions. Present construction plans for review to the Architectural Control Committee.

City Planning Intern – City of Pasadena
(Pasadena, TX) 09/2012 – 12/2012
Generated reports; performed research and data collection for grant programs for streetscape improvements. Conducted field inspections for new commercial developments. Reviewed site plans and plat submissions.

Howard Stuart
Plan Reviewer

PROFESSIONAL CERTIFICATIONS / TRAINING

- ICC Certified Building Official (# 852614)
- ICC Building Code Specialist
- ICC Mechanical Code Specialist
- ICC Building Plans Examiner
- ICC Mechanical Plans Examiner
- ICC Plumbing Plans Examiner
- ICC Building Inspector
- ICC Residential Building Inspector
- ICC Mechanical Inspector UMC
- ICC Mechanical Inspector
- ICC Residential Mechanical Inspector
- ICC Electrical Inspector
- ICC Property Maintenance and Housing Inspector
- IAPMO Certified Plumbing Inspector

PROFESSIONAL EXPERIENCE / WORK HISTORY

Howard has 26 years of experience performing plan reviews.

Plans Examiner – ATS Engineers, Inspectors & Surveyors (Austin, TX) 02/2022 – Present
Perform plan reviews in a quick and timely manner.

Plans Examiner – City of Orange Beach (Orange Beach, AL) 2012 – 02/2022
Review plans for code compliance, local ordinances, and floodplain requirements. Issue permits for buildings, marine accessory structures, and all miscellaneous work. Assist citizens, developers, and designers with all permit-related issues. Maintain filing system for the building department. Co-ordinate the permitting process with city personnel

Director – Southern Kentucky Inspection Agency, Inc. (Glasgow, KY) 2001 – 2012
Provide complete building department functions to various jurisdictions as a licensed Level III building inspector. Provide Expanded jurisdictional plans review services to various jurisdictions in Kentucky. Provide code consulting services to architects, builders, attorneys, cities, counties, and the public.

Inspector IV – City of Henderson (Henderson, NV) 1999 – 2001
Inspect residential, multi-family, and commercial structures for compliance with applicable codes and ordinances. Perform plan reviews and assist in the training of inspectors.

Richard B. Emerson, CBO
Plan Reviewer

PROFESSIONAL CERTIFICATIONS / TRAINING

- ICC Certified Building Official (# 1036085)
- ICC Certified Building Code Official
- ICC Building Code Specialist
- ICC Certified Plumbing Code Official
- ICC Plumbing Code Specialist
- ICC Building Plans Examiner
- ICC Plumbing Plans Examiner
- ICC Commercial Energy Plans Examiner
- ICC Residential Energy Inspector/Plans Examiner
- ICC Accessibility Inspector/Plans Examiner
- ICC Residential Combination Inspector
- ICC Building Inspector
- ICC Mechanical Inspector
- ICC Plumbing Inspector
- ICC Commercial Energy Inspector
- ICC Residential Electrical Inspector
- TSBPE Plumbing Inspector (# I-2149) TSBPE Endorsement: MedGas
- TDLR Registered Accessibility Specialist (# 0245)
- TREC Home Inspector (# 3435)
- HERS Rater Certification
- NAHB Green Verifier Certification

PROFESSIONAL EXPERIENCE / WORK HISTORY

Richard has 24 years of experience performing plan reviews.

Sr. Plans Examiner – ATS Engineers, Inspectors & Surveyors
(Austin, TX) 2012 – Present
Chief Building Official for several Texas Municipalities. Plans Examiner and Combination Inspector.

MWD Engineer – MS Energy Services (Texas) 2010 – 2012

Plans Examiner – Bureau Veritas / Graham-Marcus, Inc. (Texas) 2003 – 2006
Building Code, TAS, and Energy Plans Examiner

Owner – Corridor Professional Inspections (Texas) 2000 – 2001
Combination Inspector, Plan Review, and Construction Consulting.

Building Inspector – the City of San Marcos (San Marcos, TX) 1996 – 2000
Combination Building Inspector and Code Enforcement Officer

Michael S. Borden
Inspector

PROFESSIONAL CERTIFICATIONS / TRAINING

- ICC Residential Building Inspector
- ICC Residential Combination Inspector
- ICC Residential Electrical Inspector
- ICC Residential Energy Inspector/Plans Examiner
- ICC Residential Mechanical Inspector
- ICC Residential Plumbing Inspector
- TSBPE Plumbing Inspector, I-3735
- TCEQ Customer Service Inspector
- TREC Professional Inspector, #9385

EDUCATION

University of North Texas**,** Bachelor of Science in Industrial Technology (Denton, TX)

PROFESSIONAL EXPERIENCE / WORK HISTORY

Michael has 18 years of experience performing inspections.

Building Inspector – ATS Engineers, Inspectors & Surveyors
(Austin, TX) 06/11/2012 – Present
Duties include conducting phase inspections of both new construction and remodel homes, including foundations, framing, insulation, drywall, elevations, grading, flatwork ADA compliance, and finals, implementing ICC codes and preparing inspection reports.

Building Inspector – Foster Inspections/Foster Enterprises, LLC
(Austin, TX) 10/17/2007 – 2/15/2012
Duties included conducting phase inspections of new construction and remodel homes, including foundations, framing, insulation, drywall, elevations, grading, and finals, implementing ICC codes and preparing inspection reports.

Inspector/Owner – Big Tex Inspections (Austin, TX) 01/01/2007 – 10/16/2007
Prepared complete inspection reports of completed homes, both new and resale, for potential buyers, using IRC code, to specifications put forth by the Texas Real Estate Commission. Inspections included photographs of areas of concern and descriptions of problems or potential problems. Worked with the customer to understand the items on the report. Also maintained books for the business and handled all advertising.

Construction Manager – Meritage Homes of Texas (Austin, TX) 10/31/2000 – 05/15/2006
Responsible for new home construction including hiring of subcontractors, supervision all phases of construction from initial lot survey through obtaining certificate of occupancy, ordering materials, working with buyers and city code enforcement, as well as assisting with obtaining building permits.

Doug McAfee
Inspector

PROFESSIONAL CERTIFICATIONS / TRAINING

- ICC Commercial Combination Inspector (# 8145454)
- ICC Commercial Building Inspector
- ICC Commercial Mechanical Inspector
- ICC Commercial Electrical Inspector
- ICC Commercial Plumbing Inspector
- ICC Residential Combination Inspector
- ICC Residential Building Inspector
- ICC Residential Mechanical Inspector
- ICC Residential Electrical Inspector
- ICC Residential Plumbing Inspector
- ICC Residential Energy Inspector/Plans Examiner
- ICC Combination Inspector
- ICC Building Inspector
- ICC Mechanical Inspector
- ICC Electrical Inspector
- ICC Plumbing Inspector
- ICC Property Maintenance and Housing Inspector
- ICC Accessibility Inspector/Plans Examiner
- ICC Residential Plans Examiner
- ICC Building Plans Examiner
- ICC Mechanical Plans Examiner
- ICC Plumbing Plans Examiner
- TSBPE Plumbing Inspector (# I-2266) TSBPE Endorsements: MedGas, MRFPSS, WSPS
- TSBPE Journeyman Plumber (# 30895)
- TSBPE Master Plumber (# 20525)
- Instructor for TSBPE Continuing Education

PROFESSIONAL EXPERIENCE / WORK HISTORY

Doug has 23 years of experience performing inspections.

Building Inspector – ATS Engineers, Inspectors & Surveyors (Austin, TX) 05/2021 – Present
Conduct daily building code inspections for residential and commercial projects.

Building Inspector II – City of Cedar Park, TX (Cedar Park, TX) 07/2015 – 05/2021
Daily responsibilities: routing inspections, performing plan reviews, interactions with customers and contractors as well as performing inspections.

Building Inspector – City of Austin, TX (Austin, TX) 03/2008 – 08/2015
Daily work with numerous people and help them through the inspection process and answer any questions that they may have.

Supervisor and PM – L&S Plumbing LTD. (Richardson, TX) 08/2001 – 03/2008
I supervised the scheduling, installation, and budgets of installing plumbing in new construction housing.

David D. Rodriguez
Inspector

PROFESSIONAL CERTIFICATIONS / TRAINING

- ICC Certified Inspector, # 8019585
- ICC Residential Mechanical Inspector
- ICC Residential Building Inspector
- ICC Residential Plumbing Inspector
- ICC Residential Energy Inspector/Plans Examiner
- ICC Commercial Plumbing Inspector
- ICC Plumbing Inspector
- ICC Residential Combination Inspector
- TSBPE Plumbing Inspector, # I-3003
  Endorsements: MedGas
- TSBPE Journeyman Plumber, # 40680
- TSBPE Master Plumber, # 38966

EDUCATION

Austin Business College**,** Associates of Applied Science
2002-2003 (Austin, TX)

PROFESSIONAL EXPERIENCE / WORK HISTORY

David has 17 years of experience performing inspections.

Building Inspector – ATS Engineers, Inspectors & Surveyors (Austin, TX) 2019 – Present
Conduct daily building code inspections for residential and commercial projects.

Building Inspector – City of Pflugerville (Pflugerville, TX) 2008 – 2019
Employed by the City of Pflugerville as Residential & Commercial Building Inspector.

Accent Plumber – City of Pflugerville (Pflugerville, TX) 2004 – 2008
Employed by the City of Pflugerville as an Accent Plumber for Residential Homes.

David J. Velasquez
Inspector

PROFESSIONAL CERTIFICATIONS / TRAINING

- ICC Commercial Building Inspector
- ICC Commercial Combination Inspector
- ICC Commercial Electrical Inspector
- ICC Commercial Mechanical Inspector
- ICC Commercial Plumbing Inspector
- ICC Building Plans Examiner
- ICC Residential Plumbing Inspector
- ICC Plumbing Inspector
- ICC California Commercial Electrical Inspector
- ICC California Commercial Mechanical Inspector
- ICC California Commercial Building Inspector
- ICC California Residential Building Inspector
- ICC California Building Plans Examiner
- ICC Prestressed Concrete Special Inspector
- ICC Spray Applied Fire Proofing Special Inspector
- ICC Structural Masonry Special Inspector
- TSBPE Plumbing Inspector, I-4285

EDUCATION

Larsen School of Inspections, 2000 (Lost Angeles, CA)

California Dept. of State Architect Accessibility Academy, 2018 (Sacramento, CA)

CSUMB Extended Education Supervisor training, 2018 (Marina, CA)

California Building Officials Training, 2018 (Los Angeles, CA)
- Electrical, Fire Life Safety, Soft Skills, and Plumbing

Advanced Contractors Licensing Center, 2023 (Anaheim, CA)

PROFESSIONAL EXPERIENCE / WORK HISTORY

David has 29 years of experience performing inspections.

Building Inspector – ATS Engineers, Inspectors & Surveyors (Austin, TX) 06/2022 – Present
Conduct daily building code inspections for residential and commercial projects.

Campus Inspector of Record – CSU Long Beach (Long Beach, CA) 2018 – 06/2020
Ph-2 renovation “Student Success Center” $40,000,000 – LEED Gold
CSU Chancellors Ofc. “Renewal Proj.” 6-Fl $24,000,000 – LEED Silver
Minor capital projects, permit process, accessibility review $2,650,000
CSU “Horn Center” Renovation $29,000,000 – LEED Silver

Watkins Group Consultants, LLC

Fire Services Subcontractor

Fire and Life Safety Inspectors
Plan Reviewers
Fire Code Consultants

WHO WE ARE

Since 2018, Watkins Group has been your on-call Fire Code support team. We're a female-owned, veteran-led company with a crew of more than a dozen certified Fire Inspectors who are ready to jump in when you need us.

OUR FOUNDERS

- **Heather Watkins** – With a background in Architecture and Construction, Heather discovered her passion in the Fire Department as a Plan Reviewer. She now keeps the company running smoothly—handling business development, operations, and supporting the people who make it all happen.
- **David Rodriguez** – After retiring from the U.S. Military, David returned to the Fire Service, serving as an Inspector and Investigator in the Fire Marshal's office. At Watkins Group, he leads our team of Inspectors and focuses on building strong client relationships.

WHAT WE DO

Our main goal is simple: to support small and mid-sized local governments that don't have the staff—or the time—to keep up with Fire Code reviews and inspections. We can act as an extension of your department on a regular basis or step in whenever extra help is needed. If your community hasn't formally adopted a Fire Code yet, we can help with that too.

Beyond government work, we also support Architects, Engineers, Developers, and Business Owners during all phases of the construction project—helping to navigate Fire Code requirements without the headaches.

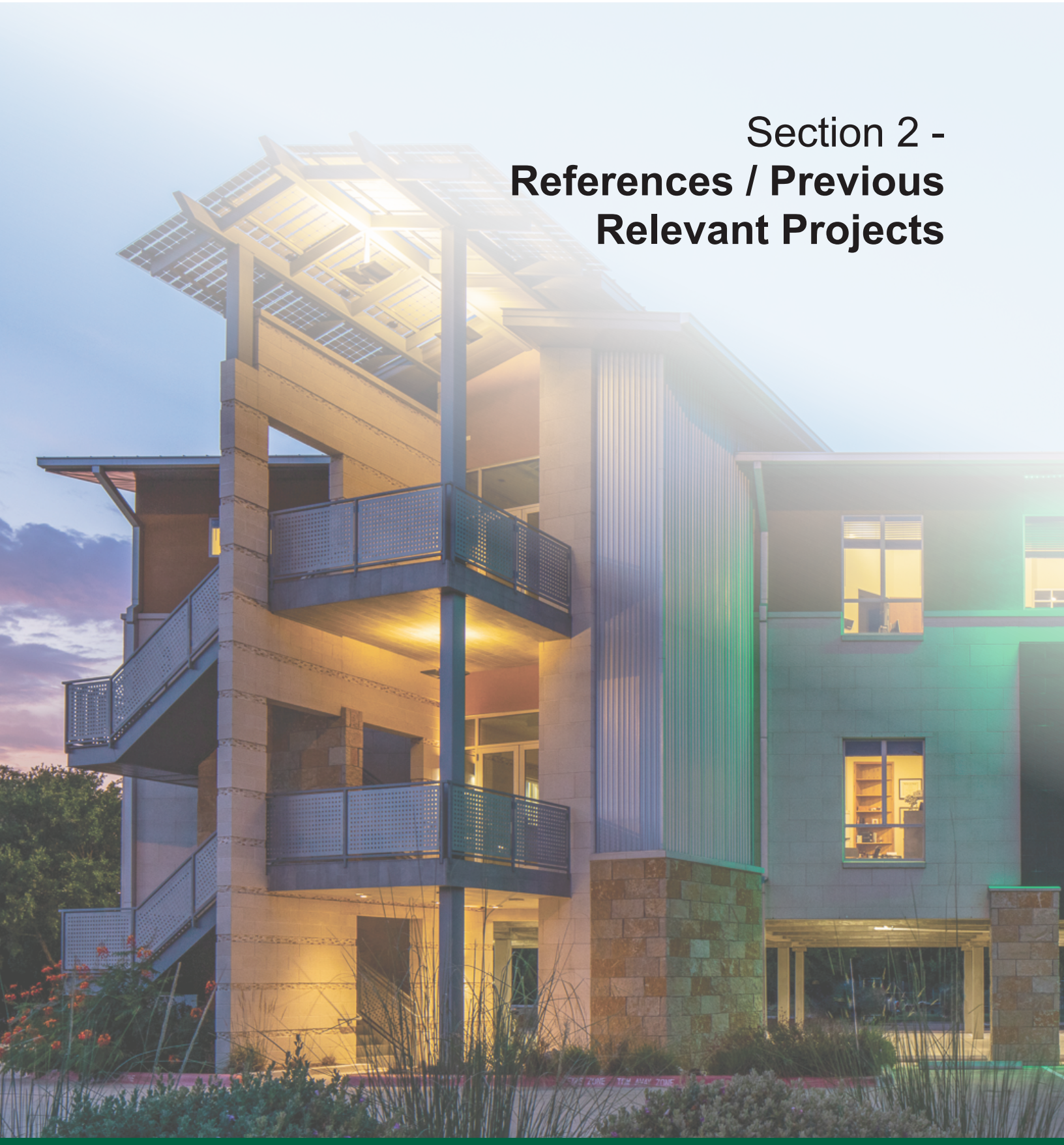
Whether we're talking with a Fire Chief, a local business owner, or the general public, our mission is the same: **to educate, support, and reduce risk.**

WHY WE DO IT

Because the need is real. Many departments are stretched thin, and staff often wear too many hats. We didn't create Watkins Group to take over—we're here to be your backup team for as long as you need us.

And when you're ready, we'll even provide training to strengthen your own team for the future.

contactus@watkinsconsult.com
(512) 656-9119



Section 2 - **References / Previous Relevant Projects**

CONFIDENTIAL

Verifiable Experience Under Contract – Plan Review and Inspections

City of Keene
Don Martin
Assistant City Manager
1000 N. Old Betsy Road
Cleburne, Texas 76031
City Offices (817) 641-3336 ext. 130
developmentservices@keenetx.com
Contract 2018 – Present
Plan Review and Inspection Services

Town of Pantego
Leslie E. Galloway
Assistant City Manager
1614 S. Bowen Road
Pantego, Texas 76013
City Offices (817) 617-3700
lgalloway@townofpantego.com
Contract 2018 – Present
Plan Review and Inspection Services

City of Mustang Ridge
Evelyn Vega
City Secretary
12800 Hwy 183 South
Mustang Ridge, Texas 78610
City Offices (512) 243-1775
evega@mustangridgetx.gov
Contract 2021 – Present
Plan Review and Inspection Services

City of Kyle
Kelly Stilwell
Building Official
100 W. Center St.
Kyle, Texas 78640
City Offices (512) 262-1010
kstilwell@cityofkyle.com
Contract 2020 – Present
Plan Review and Inspection Services

City of Elgin
Charlie Navejas
Planning Technician
1135 Swenson Blvd.
Elgin, Texas 78621
City Offices (512) 281-0119
charlie.navejas@elgintx.gov
Contract 2016 – Present
Plan Review and Inspection Services

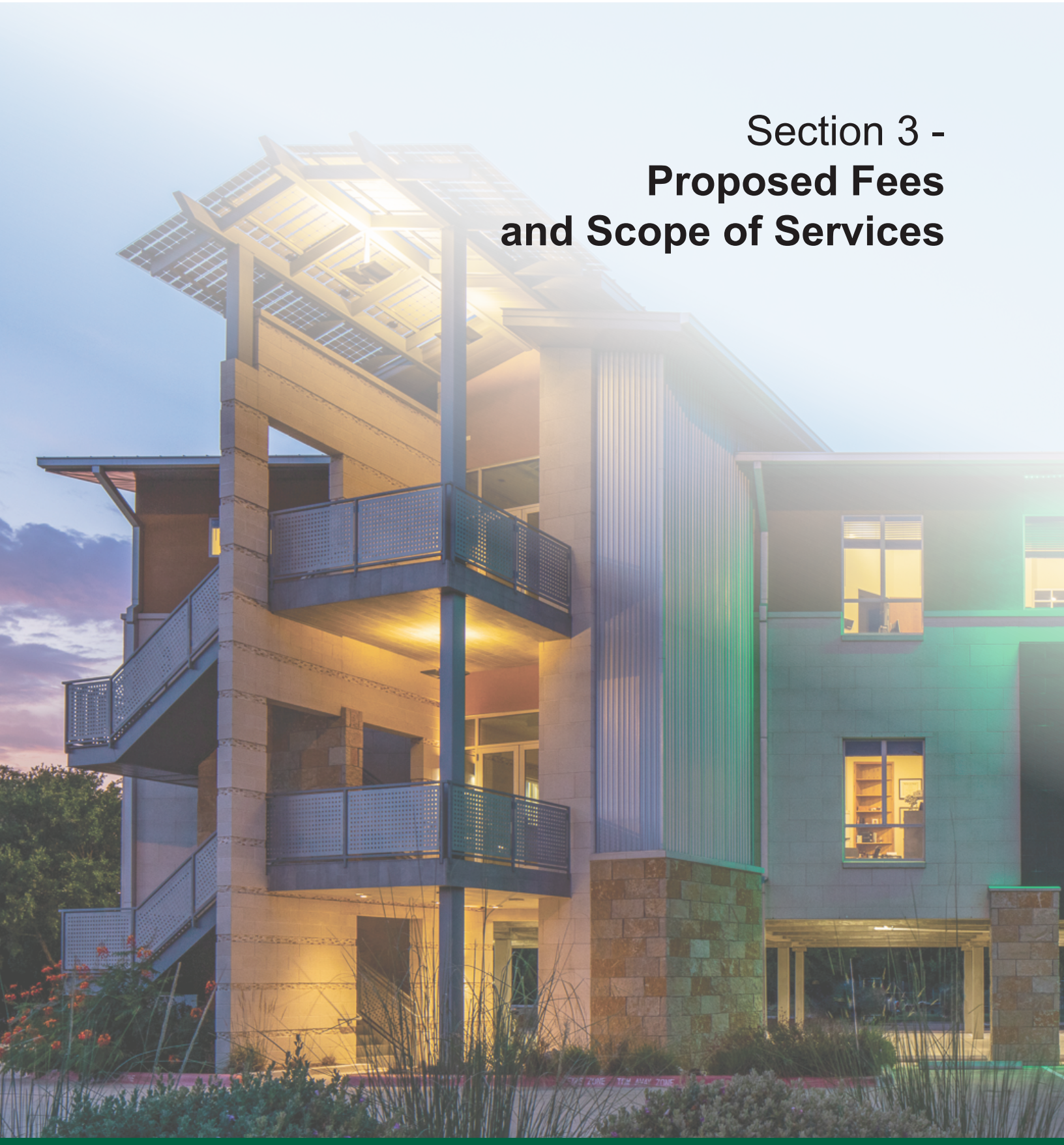
City of Hutto
Ryan Dodson
Chief Building Official
500 Live Oak Street
Hutto, Texas 78634
City Offices (512) 759-5973
ryan.dodson@huttotx.gov
(737) 775-6876
Contract 2014 – Present
Plan Review and Inspection Services

City of Rollingwood
Nikki Stautzenberger
Development Services Manager
403 Nixon Drive
Rollingwood, Texas 78746
(512) 327-1838
nstautz@rollingwoodtx.gov
Contract 2019 – Present
Plan Review and Inspection Services

City of Niederwald
Reynell Smith
City Secretary
8807 Niederwald Strasse
Niederwald, Texas 78640
City Offices (512) 398-6338
cityofniederwald@yahoo.com
Contract 2007 – Present
Plan Review and Inspection Services

City of Jonestown
Cynthia Jolly
Building Coordinator
18649 FM 1431 Ste. 1-A
Jonestown, Texas 78645
City Offices (512) 267-0359
cjolly@jonestown.org
Contract 2013 – Present
Plan Review and Inspection Services

ATS has extensive experience utilizing MyGov software for Jurisdictional Services.



Section 3 - **Proposed Fees and Scope of Services**

Fee Schedule Cover Page

Complete One.

1. Flat Rate Proposal (monthly, billed monthly)

Price per Month _____ (dollars)
Total Annual Dollar Amount _____ (dollars)
Consultation / Meetings _____ (dollars)/hour

2. Per Inspection / Plan Review Proposal (billed monthly; may have separate fees for residential or commercial):

Single Inspection RES $65 / CML $75 / Fire $250+ (dollars)
Single Plan Review RES $100+ / CML Per Valuation $100+ / Fire $175+ (dollars)
Consultation / Meetings RES or CML $95 / Fire $150+ (dollars)/hour

3. Percentage Based Proposal (billed monthly)

Percentage of city permit fee _____ (dollars)
Percentage of city plan review fee _____ (dollars)

4. Other

If fees are based on value, provide example costs for the low and high end of each division/row of the value table in addition to providing the value tables.

Proposed Fee Schedule

Per Inspection / Plan Review Proposal (billed monthly; may have separate fees for residential or commercial):

Residential

Inspection (per stop- residential) $65.00 (dollars)

Re-Inspections $65.00 (dollars)

Single Plan Review $100.00 Master / $125.00 No Approved Master (dollars)

Swimming Pool Plan Review $125.00 (dollars)

Commercial

Commercial plan review fees will be determined based on building valuation, as per the International Code Council's most recent valuation chart.

Project Valuation	Fee
$1.00 to $50,000	$100.00
$50,001 to $100,000	$100.00 for the first $50,000 plus $3.50 for each additional $1,000
$100,001 to $500,000	$275 for the first $100,000 plus $2.25 for each additional $1,000
$500,001 to $1,000,000	$1,175 for the first $500,000 plus $1.50 for each additional $1,000
$1,000,001 and up	$1,925 plus 0.95 for each additional $1,000

Plan Review (Signs) $100.00 (dollars)

Inspection (per stop- commercial) $75.00 (dollars)

Re-Inspections $75.00 (dollars)

Proposed Fee Schedule (Cont.)

Fire Consulting

Commercial and Multi-Family Fire Code

Plan Review

$175.^{00}$/hour. One (1) hour minimum required. An estimated cost can be requested for each project prior to review completion. Revision reviews are $125.^{00}$/hour with a one (1) hour minimum.

Commercial Inspections

$250.^{00}$ per inspection*.

The fee of $250.^{00}$ covers up to one (1) hour of inspection time. Time in excess of one (1) hour will be $200.^{00}$/hour. Re-inspections are at the same rate.

Single Family Residential Fire Code

Plan Review

$150.^{00}$/hour. One (1) hour minimum. Revision reviews are $125.^{00}$/hour with a one (1) hour minimum.

Residential Inspections

$250.^{00}$/each. Re-inspections are at the same rate.

Fire Code Consultation Services

$150.^{00}$/hour, when no travel is required. When travel is required, each fire code consultation will be invoiced at the commercial fire inspection rate of $250.^{00}$ for the 1st hour. Time in excess of one (1) hour is $200.^{00}$/hour, per inspection.

Additional Services

Consultation / Meetings $95.^{00}$ (dollars) /hour

Permit Tech Services $60.^{00}$ (dollars) /hour

After Hours / Emergency Inspections $125.^{00}$ (dollars) /hour

Proposed Operation Plan

ATS anticipates approaching the plan review and inspection services in the manner the City of Crowley dictates. We remain flexible to the needs of the City and have the capability to adjust processes and/or staffing to meet the City's expectations.

- ATS staff will respond to city communications within 24 hours with most response times within 1 - 2 hours. ATS staff will be available by phone, email and in person.
- ATS has extensive experience utilizing MyGov software for other municipalities.
- Inspections assigned to ATS will be completed within 24 hours, Monday through Friday.
- ATS will attend meetings, public or private, and testify at court proceedings, including civil and criminal, when requested.
- Plan review turn-around times will be as follows:

Plan Review Return Times	
Residential First Review	5 Business Days
Residential Re-reviews	5 Business Days
Commercial and Multifamily First Reviews	10 Business Days
Commercial and Multifamily Revision Reviews	5 Business Days

- Primary responsible contact for Plan Review will be Todd Sukup, CBO, MCP, with support from his staff permit technician, Shelby Van Uum, shelby_vanuum@ats-engineers.com.
- Primary responsible contact for Inspection requests and related documents will be inspections@ats-engineers.com.
- ATS utilizes a proprietary software to track all Plan Review and Inspection assignments. This ensures all due dates are exceeded or met.

Quality Control / Quality Assurance

Level of Expertise
With over 30 years' experience, ATS has the expertise needed to provide exceptional, quality services that exceed expectations. **Our assembled team of plan reviewers for the City of Crowley have a combined 74 years of plan review experience. Our City of Crowley assigned inspectors have a combined 88 years of experience inspecting according to adopted building codes.** Additionally, ATS evaluates the inspection schedule daily to ensure that the inspector with the appropriate knowledge and experience is sent to perform the scheduled inspection.

Consistency and Accuracy
Plan review staff and ATS inspectors work daily with the adopted building codes. Each team member is provided with their own copy of the adopted codes to use as reference and as an ongoing educational tool.

All ATS inspectors assigned to an area regularly communicate to maintain consistency with each other. ATS also tries to route all reinspections to the original inspector to maintain overall consistency with each inspection.

Inspector Monitoring and Tracking
All ATS vehicles are GPS monitored. This tracking provides us with their live location as well as location history, idling events, and engine on/off. We have staff dedicated to monitoring our GPS system. For example, ATS can verify when an inspector arrives and/or departs from any given inspection location.

Audits and Peer Reviews
ATS performs routine, random field audits on every inspector. These audits include the quality of the inspection along with how much time was spent at any given inspection. Although inspectors may differ in their interpretation of certain sections of the code, the overall general intent of the code is followed. Our plan review staff is also subject to audits through peer reviews. ATS also utilizes plan review templates to help ensure the completeness of the reviews.

Employee Development
ATS enables and encourages all inspectors and plan reviewers to obtain additional certifications. ATS covers the costs of all training and certification materials for new certifications as well as continuing education needed for renewing existing certifications. In addition to training, ATS employs a mentor system for all new plan reviewers and inspectors. All new inspectors ride along with at least two inspectors for a period of time. This ensures acclimation to the systems and procedures needed to be successful at ATS.

Quality Control / Quality Assurance (Cont.)

Continuous Improvement
ATS values and takes seriously all customer feedback. We address concerns in a quick manner for a positive resolution and evaluate all feedback for opportunities to improve.

Jobsite Safety and Health Policy
It is ATS' policy to provide a safe and healthy workplace for all employees. We observe all State and Federal Laws and Regulations. ATS implemented a comprehensive Safety Program designed to train employees to follow safe practices, and to recognize and correct unsafe working conditions. Safety is a part of each employee's job. Active participation and adherence to the Safety Program is a condition of employment.

All ATS inspectors are OSHA 10 certified and routinely complete continuing education focused on safety. ATS has contracted with a safety consultant that routinely performs field audits of job sites and inspector behaviors. The audits provide ongoing feedback and clarification for best practices for a safe environment.

Mechanical Rough - Electrical Rough - Plumbing Topout Inspection Report

Inspection Date: Aug 04, 2023

ATS Engineers | 512 328 6995 | ats-engineers.com

General Information

Mechanical Rough Inspection Result	**PASSED**
Electrical Rough Inspection Result	**PASSED**
Plumbing Topout Inspection Result	**CANCELLED**
Address	[redacted] Del Valle TX
Community	
Client	[redacted]
Builder	[redacted]
Inspector	David Velasquez
Inspector Signature	

Plumbing Registration Numbers

☒ This Plumbing observation is an opinion, not an inspection as defined by the TSBPE and does not replace required inspections

TCEQ Registration Number	
TSBPE Registration Number	
Cross-connection device numbers	

Partial Inspection Area

If partial, indicate area inspected	

Comments Summary

	Type	Category	Notes
1	N/A	N/A	Overhead MEP before closing of ceiling

SAMPLE REPORT

	Type	Category	Notes
1	N/A	N/A	Overhead MEP before closing of ceiling

SAMPLE REPORT

Section 4 - **Additional Requirements**

Staff Availability and Methods of Contact

ATS plan reviewers and inspectors are available Monday through Friday during business hours 8:00 AM – 5:00 PM. Each plan reviewer and inspector has an individual cell phone and email address. The City of Crowley will receive a list of assigned plan reviewers and inspectors with their individual contact information upon contract award.

Additionally, ATS personnel are available to the City of Crowley by calling the office and through email.

Methods of Contact:

Office Phone: (512) 328-6995

Office Email: inspections@ats-engineers.com

Managers:

Dondi Atwell (Inspections): (512) 748-4986, dondi_atwell@ats-engineers.com

Todd Sukup (Plan Review): (469) 396-4038, todd_sukup@ats-engineers.com

Other Issues as Needed:

Brad Schubert, Chief Operating Officer, (512) 801-7384

Linda Brown, Operations Chief of Staff, (512) 809-1773

Direct Mail:

4910 West Hwy. 290

Austin, Texas 78735

ATS is committed to returning emails and phone calls within 24 hours, (Monday through Friday) of receiving communication from the City of Crowley.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/29/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Hotchkiss Insurance Agency, LLC
13430 Northwest Freeway
Suite 600
Houston TX 77040

CONTACT NAME:
PHONE (A/C, No, Ext): 800-899-9810 **FAX (A/C, No):** 713-956-0331
E-MAIL ADDRESS: certs@hotchkissinsurance.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Transportation Insurance Company	20494
INSURER B : Certain Underwriters at Lloyds	15792
INSURER C : Valley Forge Insurance Company	20508
INSURER D : Navigators Insurance Company	42307
INSURER E :	
INSURER F :	

INSURED ARCHTEC-01
Arch Technical Services, LLC
dba ATS Engineers, Inspectors, and Surveyors
4910 W Highway 290
Austin TX 78735-6746

COVERAGES **CERTIFICATE NUMBER:** 614066 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY			GL8033582638	8/31/2025	7/31/2026	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 15,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
C	**AUTOMOBILE LIABILITY**			BUA8033585183	8/31/2025	7/31/2026	COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	X HIRED AUTOS ONLY / X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
D	**UMBRELLA LIAB** X OCCUR			HO25EXCZ0M84CIV	8/31/2025	7/31/2026	EACH OCCURRENCE	$ 4,000,000
	X **EXCESS LIAB** CLAIMS-MADE						AGGREGATE	$ 4,000,000
	DED RETENTION $							$
A	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N			WC8033583949	8/31/2025	7/31/2026	X PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)**	N / A					E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000
B	Professional Liability			ANE0792	7/31/2025	7/31/2026	Per Claim Limit Aggregate Limit Per Claim Deductible	2,000,000 2,000,000 50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
The general liability policy includes blanket additional insured endorsement (CNA75079XX, 03/22) when required by written contract.
The general liability policy includes a blanket waiver of subrogation endorsement when required by written contract - per (CNA74858XX, 01/2015).
The general liability policy includes a special endorsement with Primary and Noncontributory wording as required by written contract, (CNA75079XX, 03/22).

The auto policy includes a blanket additional insured endorsement when required by written contract per [CNA71527XX, 10/2012]
The auto policy includes a blanket waiver of subrogation endorsement when required by written contract (CA0444, 10/2013).
The auto policy includes a special endorsement with Primary and Noncontributory wording when required by written contract (CNA71527XX 10/2012).
See Attached...

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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ACORD 25 (2016/03) **The ACORD name and logo are registered marks of ACORD**

Acknowledgement of Texas Government Codes

ATS Engineers, Inspectors & Surveyors verifies and certifies that it does not,

and during the duration of the Agreement will not:

- do business with Iran, Sudan, or a foreign terrorist organization, as defined in Texas Government Code Chapter 2270, as amended;

- boycott Israel as that term is defined in Texas Government Code Section 808.001 and Chapter 2271, as amended;

- discriminate against a firearm entity or firearm trade association as defined in Texas Government Code Chapter 2274, as amended;

- operate as a foreign owned or controlled company in connection with a critical infrastructure project as defined in Texas Government Code Chapter 2275, as amended; or

- boycott energy companies as defined in Texas Government Code Section 809.001 and Chapter 2276, as amended.

City of Crowley, Texas
City Council Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** October 16, 2025
Department: Community Development	**Agenda Item:** VI.2.
Subject: Discuss and consider approval of a request to clear trees not for development purposes under zoning code Sec.106.92(C)(2) for unplatted property within the Karis Planned Development District	

Background:
The city recently approved a plat for Karis Addition Phase 2A on the condition that the developer obtain approval of a tree preservation and removal plan. Staff have approved part of the plan. However, the applicant is requesting to remove some trees outside of the approved plat boundaries so that they can use the area for construction staging and mobilization, and these trees can only be removed with Council approval. (Note: no grading or improvements outside the plat boundaries are included with this request.)

City code sets out the following requirements.
(2) Land Clearing Not for Development Purposes:
a. Cutting of trees and land clearing for other than development purposes may only be considered by the City Council In determining whether to allow cutting of trees or land clearing, the City Council shall consider any of the following:

1. *Special conditions exist which are peculiar to the land and are not applicable to other lands in the same zoning district;*
2. *The clear cutting is for a legitimate agricultural purpose and the property is zoned AG;*
3. *The strict interpretation of the provisions of this section would deprive the property owner of rights commonly enjoyed by other properties in the same zoning district under the terms of this section;*
4. *Allowing the land clearing will meet the objectives and intent of this section and not injure the adjoining property owners or be detrimental to the public welfare; or*
5. *Allowing the land clearing will be in harmony with the spirit and purpose of this section.*

b. In allowing the land clearing, the City Council may impose such conditions as will reasonably accomplish the purposes of this section.

Staff have the following comments on the plan.

- In response to city review comments, the developer noted that trees 163, 357, and 358 are within proposed (off-site) easements. If the tree removal request is approved, removal of these trees should not be permitted until the easements have been filed with the county (if the justification for removal is that trees are within an easement, then there is no need to remove the trees until the easements actually exist). Staff have requested the filing

numbers for these easements.

- For residential developments, trees located within rights-of-way and easements are exempt by right from preservation requirements (except for exceptional trees and protected tree stands), and trees within building pads can be exempted by the city manager. Some of the trees outside the development area that the developer has marked as exempt are labeled as being within future right-of-way, easements, or building pads/lots. The exemption for trees within the these areas only applies to projects with an approved development plan such as a final plat. Without an approved plat, there is no right-of-way, and there are no easements (unless filed separately) or building lots, and therefore no exemptions by right are authorized under the zoning code. Staff therefore considered whether each of these trees would need to be mitigated under the tree preservation requirements for trees that are not exempt.
    - There are 36 trees proposed for removal outside the Karis 2A plat boundaries.
        - Most of the trees are mesquite trees, but a few are hackberry or bois d'arc. These are not trees that most people would want in a suburban yard and would not be considered acceptable as landscaping trees. In addition, in an uncontrolled environment, they can be considered invasive, and would therefore not required to be mitigated under the zoning code.
        - However, until lots are established, the trees are needed for other, non-landscaping purposes. One of the reasons why we have requirements that prevent clearing is because of the very important roles trees serve in erosion, stormwater, and dust control.
- Staff do not object to the tree removal for construction purposes, but the developer should take steps to minimize any negative consequences of the tree removal.
    - The developer's narrative states that after Phase 2A construction is complete, "these disturbed stages areas will be graded, stabilized, and seeded to control erosion." Planning staff consider this to be a good approach for reducing the negative effects of tree clearing. The developer should provide a copy of the grading plan and stabilization plan to the city's engineer for review prior to removing trees.
    - The developer states in their request that they will maintain stormwater pollution prevention plan (SWPPP) best management practices and "will stabilize disturbed areas promptly." Staff recommend the developer be required to provide stabilization plan/practices for the city engineer to review prior to the developer beginning clearing any trees. The developer likely already has these plans and practices in place, so staff do not expect this request to cause any significant delays in moving forward with construction.

Recommendation:

Staff recommend approval with a few recommended conditions.

1. Approval should include the condition that no trees may be removed before the city has reviewed and approved the developer's SWPPP and stabilization plans. Staff have already talked with the developer about getting copies of these documents and expect to have them soon.

2. Staff have asked for the easement filing instrument number for trees 163, 357, and 358. If the reason for removal is because they are located in an easement rather than for construction staging, these trees should not be removed until the proposed easements in which they are located are filed with the county.
3. Staff recommend the Council should set a timeline for when the post-construction stabilization and reseeding work will be done.

Financial Information:

Attachments:

1. Karis PH2A Tree Mitigation Narrative
2. Karis 2A Tree Plan
3. 2025-08-17 Karis 2A Tree Calculations
4. 2025-08-17 Karis 2A Tree Survey tree list

THE NEHEMIAH COMPANY | Creating value to restore hope by knowing Him and making Him known.

September 25, 2025

Project: Karis – Phase 2A (Crowley, Texas)

Applicant/Owner: CH TNC Mesquite

Request: Limited clearing outside the Phase 2A plat boundary is needed solely to accommodate temporary grading, staging and safe construction activities during the construction of Phase 2A. This includes providing space for equipment access, maneuvering, and material laydown adjacent to the plat edge. The areas proposed for clearing are fully within Karis-owned property and consist primarily of mesquite species. Once Phase 2A construction is complete, these disturbed staging areas will be graded, stabilized, and seeded to control erosion.

The trees proposed for removal outside the plat are shown on the Tree Preservation/Removal Plan prepared by LandPrint (on file with the City). Consistent with the City's guidance, **(e.g., Mesquite, Hackberry, Osage orange/Bois d'arc)** are not treated as protected trees for mitigation purposes.

Background and coordination

- On July 9, 2025, City Planning clarified that the plan must list all native trees ≥8" and indicate retain/remove rationale; invasive species are not required to be mitigated as protected trees.
- On August 29 and September 15, 2025, staff confirmed: (a) City Manager approval to remove trees within building pads inside the approved plat; and (b) for **any** removals outside the approved development/plat area, Council approval is required with a narrative and tree plan (tree plan already provided).

Scope and locations (outside plat, inside Karis property)

The attached exhibit (LandPrint) identifies:

- **Red-highlighted trees**: Karis 2A Tree Mitigation showing trees to be removed outside Phase 2A Boundary.

Constructability & safety. Limited off-plat clearing allows a safe workspace, equipment and staging areas at the plat edge.

1. **Erosion control.** Achieving proper slope transitions outside the plat line is necessary to prevent erosion at the Phase 2A edge and to stabilize the SWPPP perimeter controls.
2. **Ownership.** All proposed clearing areas lie **within TNC-owned Karis property**; no third-party property is implicated.

Tree types and mitigation

- The majority of trees proposed outside the plat are **species** (Mesquite and Bois d'arc/Osage orange), which the City has previously indicated are ***not*** considered protected for mitigation when removed.
- The owner's submittal dated **August 18, 2025,** summarized native/protected inches as follows (as shown on the Tree Plan and Excel log):
    - **Yellow (native to be mitigated):** 96" total (approx. 48" within Phase 2A plat + 48" outside the plat)
    - **Pink (native in building pads per City Comment #1):** 34" (inside the plat; City Manager approval acknowledged)
    - **Blue (outside plat; future phases/ROW/easements):** removed when those phases are platted/constructed, or now if Council authorizes construction-limit clearing; mitigation, if any, will follow staff direction for protected, non-exempt species only
    - **Green (outside plat; nuisance species required for grading/infrastructure):** request approval to remove now; no mitigation proposed for nuisance species

Protection measures & restoration

- Maintain SWPPP BMPs at the adjusted construction limit; stabilize disturbed areas promptly.

Exhibits (to accompany this narrative)

1. **Tree Preservation/Removal Plan** (LandPrint) – showing red and cyan highlight areas; tree IDs (incl. 435, 436, 457, 459).
2. **Tree Log & Mitigation Summary (Excel),** dated Aug. 18, 2025 (Yellow 96", Pink 34", Blue/Green as described).

Liliana Soto – Senior Project Manager

1 Tree Mitigation

PLAN

0' 25' 50' 100'

SCALE: 1"=50' NORTH

Landprint.

Landscape Architecture & Urban Design

7822 Mason Dells Drive
Dallas, Texas 75230
469.987.3100 www.landprint.la

REGISTERED LANDSCAPE ARCHITECT
BRENDON CAMPBELL
2605
STATE OF TEXAS

7/21/2025

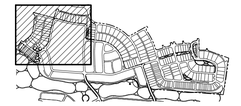
Project

Karis Phase 2A

Crowley, Texas

The Nehemiah Company

Keymap



Project Number	TNCn011
Drawn By	CC, JJ
Checked By	CC, XY
Issue Date	07-21-2025

Revisions

Sheet Title

Tree Mitigation Plan

Sheet Number

LT.01

1 Tree Mitigation

PLAN

SCALE: 1"=50' NORTH

Landprint.

Landscape Architecture & Urban Design

7822 Mason Dells Drive
Dallas, Texas 75230
469.987.3100 www.landprint.la

REGISTERED LANDSCAPE ARCHITECT CAMERON CAMPBELL 2505 STATE OF TEXAS

7/21/2025

Project

Karis Phase 2A

Crowley, Texas

The Nehemiah Company

Keymap

Project Number	TNCn011
Drawn By	CC, JJ
Checked By	CC, XY
Issue Date	07-21-2025

Revisions

Sheet Title

Tree Mitigation Plan

Sheet Number

LT.02

LEGEND

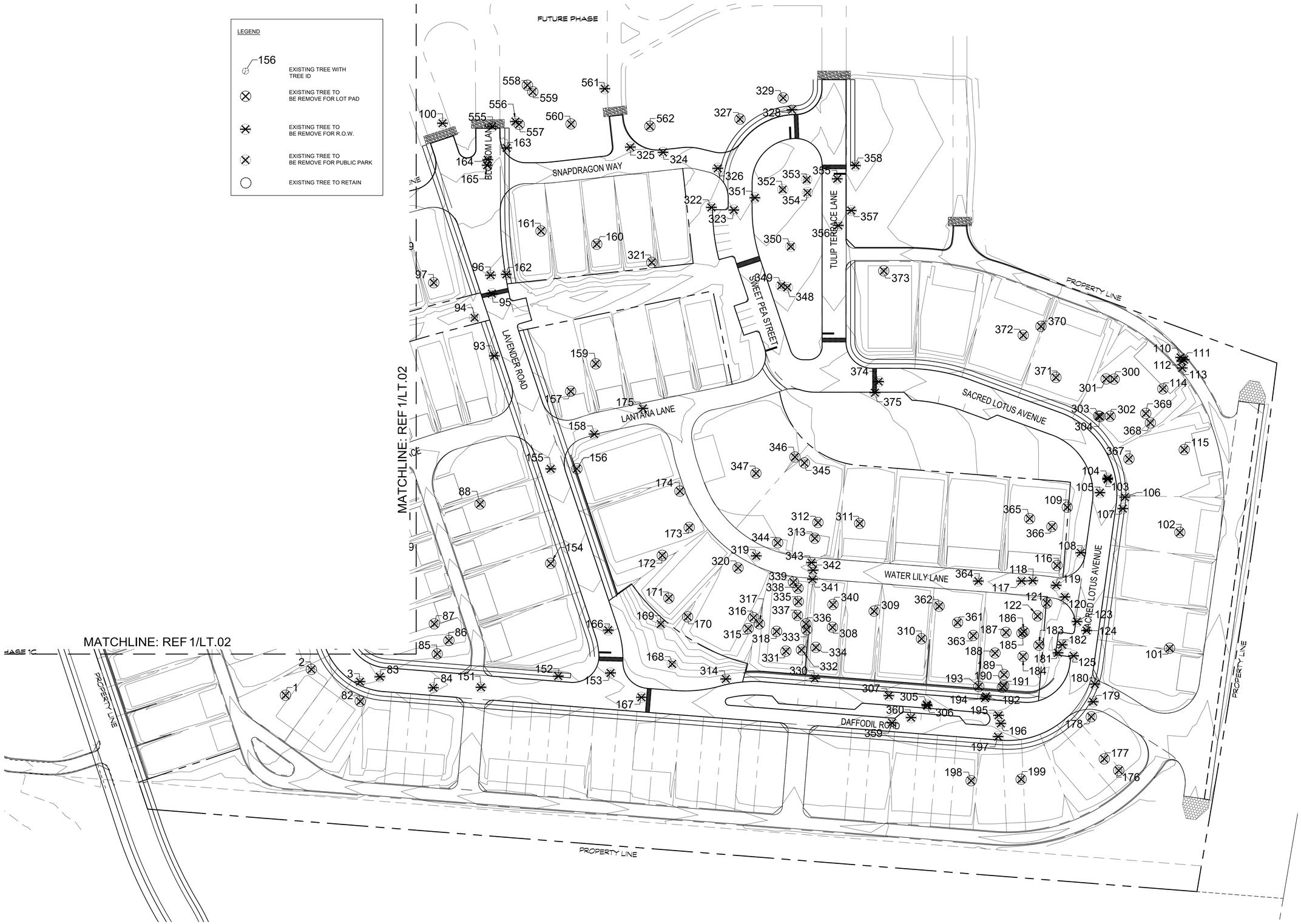
156 — EXISTING TREE WITH TREE ID

EXISTING TREE TO BE REMOVE FOR LOT PAD

EXISTING TREE TO BE REMOVE FOR R.O.W.

EXISTING TREE TO BE REMOVE FOR PUBLIC PARK

EXISTING TREE TO RETAIN



1 Tree Mitigation

PLAN

0' 25' 50' 100' SCALE: 1"=50' NORTH

Landprint.

Landscape Architecture & Urban Design

7822 Mason Dells Drive
Dallas, Texas 75230
469.987.3100 www.landprint.la

REGISTERED LANDSCAPE ARCHITECT CAMERON CAMPBELL 2505 STATE OF TEXAS

7/21/2025

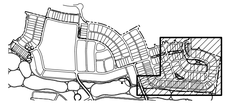
Project

Karis Phase 2A

Crowley, Texas

The Nehemiah Company

Keymap



Project Number	TNCn011
Drawn By	CC, JJ
Checked By	CC, XY
Issue Date	07-21-2025

Revisions

Sheet Title

Tree Mitigation Plan

Sheet Number

LT.03

TREE #	CALIPER	SPECIES	STATUS	REMOVEL REASON	EXEMPT?	INCHES REMOVED	INCHES EXEMPT	TREE TYPE	INCHES MITIGATED	INCHES PRESERVED
1	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
2	16"	BOIS D'ARC	REMOVE	LOTPAD	NO	16	0	NUISANCE	NA	-
3	18"	HACKBERRY	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
4	10"	HACKBERRY	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
5	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
6	10"	HACKBERRY	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
7	20"	MESQUITE	REMOVE	LOTPAD	NO	20	0	NUISANCE	NA	-
8	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
9	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
10	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
11	14"	MESQUITE	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
12	8"	HACKBERRY	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
13	8"	HACKBERRY	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
14	10"	HACKBERRY	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
15	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
16	28"	MESQUITE	REMOVE	LOTPAD	NO	28	0	NUISANCE	NA	-
17	10"	HACKBERRY	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
18	16"	HACKBERRY	REMOVE	R.O.W.	YES	16	16	NUISANCE	0	-
19	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
20	14"	BOIS D'ARC	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
21	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
22	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
23	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
24	16"	HACKBERRY	REMOVE	LOTPAD	NO	16	0	NUISANCE	NA	-
25	10"	HACKBERRY	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
26	8"	HACKBERRY	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
27	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
28	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
29	16"	MESQUITE	REMOVE	R.O.W.	YES	16	16	NUISANCE	0	-
30	10"	BOIS D'ARC	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
31	14"	MESQUITE	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
32	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
33	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
34	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
35	14"	HACKBERRY	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
36	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
37	22"	BOIS D'ARC	REMOVE	LOTPAD	NO	22	0	NUISANCE	NA	-
38	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
39	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
40	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
41	10"	MESQUITE	REMOVE	PARK	YES	10	10	NUISANCE	0	-
42	8"	MESQUITE	REMOVE	PARK	YES	8	8	NUISANCE	0	-
43	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
44	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
45	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
46	14"	MESQUITE	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
47	8"	HACKBERRY	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
48	14"	MESQUITE	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
49	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
50	19"	MESQUITE	REMOVE	R.O.W.	YES	19	19	NUISANCE	0	-
51	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
52	18"	BOIS D'ARC	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
53	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
54	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
55	8"	HACKBERRY	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
56	16"	HACKBERRY	REMOVE	R.O.W.	YES	16	16	NUISANCE	0	-
57	16"	MESQUITE	REMOVE	LOTPAD	NO	16	0	NUISANCE	NA	-
58	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
59	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
60	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
61	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
62	10"	HACKBERRY	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
63	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
64	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
65	12"	HACKBERRY	REMOVE	PARK	YES	12	12	NUISANCE	0	-
66	16"	MESQUITE	REMOVE	LOTPAD	NO	16	0	NUISANCE	NA	-
67	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
68	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
69	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
70	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
71	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
72	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
73	8"	HACKBERRY	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
74	16"	BOIS D'ARC	REMOVE	R.O.W.	YES	16	16	NUISANCE	0	-
75	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
76	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
77	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
78	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
79	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
80	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
81	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
82	8"	CHITTAMWOOD	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
83	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
84	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
85	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
86	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
87	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
88	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
89	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
90	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
91	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
92	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
93	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
94	8"	MESQUITE	REMOVE	PARK	YES	8	8	NUISANCE	0	-
95	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
96	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
97	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
98	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
99	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
100	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
101	18"	MESQUITE	REMOVE	LOTPAD	NO	18	0	NUISANCE	NA	-
102	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
103	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
104	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
105	8"	BOIS D'ARC	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
106	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
107	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
108	16"	MESQUITE	REMOVE	R.O.W.	YES	16	16	NUISANCE	0	-
109	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
110	8"	BOIS D'ARC	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
111	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
112	8"	BOIS D'ARC	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
113	8"	BOIS D'ARC	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
114	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
115	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
116	14"	MESQUITE	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
117	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
118	16"	MESQUITE	REMOVE	R.O.W.	YES	16	16	NUISANCE	0	-
119	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
120	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
121	22"	MESQUITE	REMOVE	LOTPAD	NO	22	0	NUISANCE	NA	-
122	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
123	8"	SCARBERRY	REMOVE	R.O.W.	YES	8	8	NATIVE	0	-
124	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
125	12"	BOIS D'ARC	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
126	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
127	18"	MESQUITE	RETAIN	NA	NA	0	NA	NUISANCE	NA	18
128	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
129	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
130	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
131	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
132	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
133	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
134	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
135	14"	CHITTAMWOOD	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
136	8"	CHITTAMWOOD	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
137	20"	MESQUITE	REMOVE	R.O.W.	YES	20	20	NUISANCE	0	-
138	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
139	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
140	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
141	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
142	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
143	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
144	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
145	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
146	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
147	10"	BOIS D'ARC	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
148	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
149	14"	BOIS D'ARC	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
150	14"	BOIS D'ARC	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
151	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
152	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
153	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
154	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
155	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
156	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
157	8"	BOIS D'ARC	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
158	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
159	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
160	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
161	10"	BOIS D'ARC	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
162	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
163	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
164	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
165	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
166	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
167	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
168	8"	MESQUITE	REMOVE	PARK	YES	8	8	NUISANCE	0	-
169	8"	MESQUITE	REMOVE	PARK	YES	8	8	NUISANCE	0	-
170	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
171	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
172	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
173	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
174	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
175	8"	CHITTAMWOOD	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
176	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
177	14"	MESQUITE	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
178	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
179	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
180	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
181	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
182	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
183	10"	SCARBERRY	REMOVE	LOTPAD	NO	10	0	NATIVE	10	-
184	16"	MESQUITE	REMOVE	LOTPAD	NO	16	0	NUISANCE	NA	-
185	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
186	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
187	14"	MESQUITE	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
188	14"	MESQUITE	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
189	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
190	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
191	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
192	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
193	16"	MESQUITE	REMOVE	LOTPAD	NO	16	0	NUISANCE	NA	-
194	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
195	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
196	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
197	18"	BOIS D'ARC	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
198	10"	SCARBERRY	REMOVE	LOTPAD	NO	10	0	NATIVE	10	-
199	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
200	8"	BOIS D'ARC	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
201	10"	BOIS D'ARC	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
202	14"	BOIS D'ARC	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
203	10"	CHITTAMWOOD	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
204	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
205	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
206	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
207	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
208	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
209	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
210	8"	CHITTAMWOOD	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
211	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
212	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
213	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
214	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
215	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
216	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
217	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
218	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
219	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
220	14"	HACKBERRY	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
221	14"	HACKBERRY	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
222	8"	CHITTAMWOOD	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
223	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
224	12"	BOIS D'ARC	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
225	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
226	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
227	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
228	14"	MESQUITE	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
229	36"	MESQUITE	REMOVE	LOTPAD	NO	36	0	NUISANCE	NA	-
230	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
231	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
232	14"	MESQUITE	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
233	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
234	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
235	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
236	8"	CHITTAMWOOD	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
237	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
238	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
239	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
240	14"	MESQUITE	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
241	14"	MESQUITE	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
242	14"	MESQUITE	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
243	10"	HACKBERRY	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
244	10"	BOIS D'ARC	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
245	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
246	14"	MESQUITE	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
247	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
248	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
249	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
250	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
251	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
252	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
253	8"	CHITTAMWOOD	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
254	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
255	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
256	8"	CEDAR ELM	REMOVE	LOTPAD	NO	8	0	NATIVE	8	-
257	10"	HACKBERRY	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
258	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
259	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
260	8"	HACKBERRY	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
261	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
262	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
263	12"	CHITTAMWOOD	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
264	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
265	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
266	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
267	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
268	24"	BOIS D'ARC	REMOVE	LOTPAD	NO	24	0	NUISANCE	NA	-
269	16"	BOIS D'ARC	REMOVE	LOTPAD	NO	16	0	NUISANCE	NA	-
270	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
271	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
272	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
273	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
274	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
275	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
276	10"	HACKBERRY	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
277	8"	MESQUITE	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
278	20"	BOIS D'ARC	REMOVE	LOTPAD	NO	20	0	NUISANCE	NA	-
279	22"	BOIS D'ARC	REMOVE	LOTPAD	NO	22	0	NUISANCE	NA	-
280	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
281	10"	BOIS D'ARC	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
282	12"	BOIS D'ARC	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
283	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
284	24"	MESQUITE	REMOVE	LOTPAD	NO	24	0	NUISANCE	NA	-
285	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
286	14"	MESQUITE	REMOVE	LOTPAD	NO	14	0	NUISANCE	NA	-
287	8"	CHITTAMWOOD	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
288	8"	HACKBERRY	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
289	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
290	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
291	10"	MESQUITE	REMOVE	LOTPAD	NO	10	0	NUISANCE	NA	-
292	16"	MESQUITE	REMOVE	LOTPAD	NO	16	0	NUISANCE	NA	-
293	12"	MESQUITE	REMOVE	LOTPAD	NO	12	0	NUISANCE	NA	-
294	8"	CHITTAMWOOD	REMOVE	LOTPAD	NO	8	0	NUISANCE	NA	-
295	10"	HACKBERRY	REMOVE	LOTPAD	NO

TREE CALCULATIONS & MITIGATION	
	INCHES
TOTAL TREES	6528
REMOVED TREES	6528
PRESERVED TREES	0
EXEMPT TREE (LOCATED AT R.O.W. PUBLIC EASEMENT AND PUBLIC PARK)	2373
TREE NO EXEMPT BUT CONSIDERED " NUISANCE'	4059
TREE NEED MITIGATION	96
PROVIDED MITIGATION USING NEW TREES (3" CALIPER)	96
MITIGATION DEFICIT	**0.0**
TREE TYPE CONSIDERED " NUISANCE": MESQUITE, HACKBERRY, BOIS D' ARC THAT DON'T NEED TO BE MITIGATED	

TREE #	CALIPER	SPECIES	STATUS	REMOVEL REASON	EXEMPT?	INCHES REMOVED	INCHES EXEMPT	TREE TYPE	INCHES MITIGATED	INCHES PRESERVED
1	20"	MESQUITE	REMOVE	LOT PAD	NO	20	0	NUISANCE	NA	-
2	16"	BOIS D'ARC	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
3	18"	HACKBERRY	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
4	10"	HACKBERRY	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
5	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
6	10"	HACKBERRY	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
7	20"	MESQUITE	REMOVE	LOT PAD	NO	20	0	NUISANCE	NA	-
8	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
9	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
10	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
11	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
12	8"	HACKBERRY	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
13	8"	HACKBERRY	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
14	10"	HACKBERRY	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
15	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
16	28"	MESQUITE	REMOVE	LOT PAD	NO	28	0	NUISANCE	NA	-
17	10"	HACKBERRY	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
18	16"	HACKBERRY	REMOVE	R.O.W.	YES	16	16	NUISANCE	0	-
19	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
20	14"	BOIS D'ARC	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
21	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
22	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
23	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
24	16"	HACKBERRY	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
25	10"	HACKBERRY	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
26	8"	HACKBERRY	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
27	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
28	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
29	16"	MESQUITE	REMOVE	R.O.W.	YES	16	16	NUISANCE	0	-
30	10"	BOIS D'ARC	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
31	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
32	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
33	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
34	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
35	14"	HACKBERRY	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
36	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
37	22"	BOIS D'ARC	REMOVE	BUILDING PAD	NO	22	0	NUISANCE	NA	-
38	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
39	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
40	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
41	10"	MESQUITE	REMOVE	PARK	YES	10	10	NUISANCE	0	-
42	8"	MESQUITE	REMOVE	PARK	YES	8	8	NUISANCE	0	-
43	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
44	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
45	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
46	14"	MESQUITE	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
47	8"	HACKBERRY	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
48	14"	MESQUITE	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
49	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
50	19"	MESQUITE	REMOVE	R.O.W.	YES	19	19	NUISANCE	0	-
51	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
52	18"	BOIS D'ARC	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
53	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
54	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
55	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
56	16"	HACKBERRY	REMOVE	R.O.W.	YES	16	16	NUISANCE	0	-
57	16"	MESQUITE	REMOVE	BUILDING PAD	NO	16	0	NUISANCE	NA	-
58	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
59	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
60	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
61	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
62	10"	HACKBERRY	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
63	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
64	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
65	12"	HACKBERRY	REMOVE	PARK	YES	12	12	NUISANCE	0	-
66	16"	MESQUITE	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
67	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
68	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
69	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
70	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
71	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
72	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
73	8"	HACKBERRY	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
74	16"	BOIS D'ARC	REMOVE	R.O.W.	YES	16	16	NUISANCE	0	-
75	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
76	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
77	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
78	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
79	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
80	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
81	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
82	8"	CHITTAMWOOD	REMOVE	LOT PAD	NO	8	0	NATIVE	8	-
83	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
84	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
85	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
86	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
87	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
88	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
89	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
90	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
91	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
92	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
93	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
94	8"	MESQUITE	REMOVE	PARK	YES	8	8	NUISANCE	0	-
95	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
96	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
97	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
98	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
99	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
100	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
101	18"	MESQUITE	REMOVE	LOT PAD	NO	18	0	NUISANCE	NA	-
102	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
103	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
104	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
105	8"	BOIS D'ARC	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
106	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
107	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
108	16"	MESQUITE	REMOVE	PARK	YES	16	16	NUISANCE	0	-
109	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
110	8"	BOIS D'ARC	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
111	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
112	8"	BOIS D'ARC	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
113	8"	BOIS D'ARC	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
114	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
115	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
116	14"	MESQUITE	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
117	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
118	16"	MESQUITE	REMOVE	R.O.W.	YES	16	16	NUISANCE	0	-
119	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
120	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
121	22"	MESQUITE	REMOVE	LOT PAD	NO	22	0	NUISANCE	NA	-
122	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
123	8"	SOAPBERRY	REMOVE	R.O.W.	YES	8	8	NATIVE	0	-
124	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
125	12"	BOIS D'ARC	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
126	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
127	18"	MESQUITE	REMOVE	LOT PAD	NO	18	0	NUISANCE	NA	-
128	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
129	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
130	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
131	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
132	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
133	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
134	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
135	14"	CHITTAMWOOD	REMOVE	LOT PAD	NO	14	0	NATIVE	14	-
136	8"	CHITTAMWOOD	REMOVE	BUILDING PAD	NO	8	8	NATIVE	0	-
137	20"	MESQUITE	REMOVE	R.O.W.	YES	20	20	NUISANCE	0	-
138	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
139	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-

Native Trees inside phase 2A to be mitigated
Native Trees inside Phase 2A building pad and asked for exemption
Trees outside of Phase 2A to be removed, located at Karis future development area
Trees outside of Phase 2A to be removed, nuisance trees

140	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
141	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
142	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
143	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
144	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
145	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
146	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
147	10"	BOIS D'ARC	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
148	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
149	14"	BOIS D'ARC	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
150	14"	BOIS D'ARC	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
151	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
152	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
153	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
154	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
155	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
156	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
157	8"	BOIS D'ARC	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
158	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
159	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
160	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
161	10"	BOIS D'ARC	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
162	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
163	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
164	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
165	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
166	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
167	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
168	8"	MESQUITE	REMOVE	PARK	YES	8	8	NUISANCE	0	-
169	8"	MESQUITE	REMOVE	PARK	YES	8	8	NUISANCE	0	-
170	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
171	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
172	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
173	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
174	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
175	8"	CHITTAMWOOD	REMOVE	R.O.W.	YES	8	8	NATIVE	0	-
176	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
177	14"	MESQUITE	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
178	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
179	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
180	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
181	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
182	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
183	10"	SOAPBERRY	REMOVE	LOT PAD	NO	10	0	NATIVE	10	-
184	16"	MESQUITE	REMOVE	BUILDING PAD	NO	16	0	NUISANCE	NA	-
185	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
186	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
187	14"	MESQUITE	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
188	14"	MESQUITE	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
189	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
190	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
191	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
192	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
193	16"	MESQUITE	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
194	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
195	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
196	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
197	18"	BOIS D'ARC	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
198	10"	SOAPBERRY	REMOVE	BUILDING PAD	NO	10	10	NATIVE	0	-
199	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
200	8"	BOIS D'ARC	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
201	10"	BOIS D'ARC	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
202	14"	BOIS D'ARC	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
203	10"	CHITTAMWOOD	REMOVE	R.O.W.	YES	10	10	NATIVE	0	-
204	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
205	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
206	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
207	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
208	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
209	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
210	8"	CHITTAMWOOD	REMOVE	BUILDING PAD	NO	8	8	NATIVE	0	-
211	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
212	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
213	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
214	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
215	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
216	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
217	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
218	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
219	18"	MESQUITE	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
220	14"	HACKBERRY	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
221	14"	HACKBERRY	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
222	8"	CHITTAMWOOD	REMOVE	LOT PAD	NO	8	0	NATIVE	8	-
223	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
224	12"	BOIS D'ARC	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
225	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
226	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
227	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
228	14"	MESQUITE	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
229	36"	MESQUITE	REMOVE	BUILDING PAD	NO	36	0	NUISANCE	NA	-
230	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
231	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
232	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
233	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
234	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
235	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
236	8"	CHITTAMWOOD	REMOVE	LOT PAD	NO	8	0	NATIVE	8	-
237	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
238	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
239	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
240	14"	MESQUITE	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
241	14"	MESQUITE	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
242	14"	MESQUITE	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
243	10"	HACKBERRY	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
244	10"	BOIS D'ARC	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
245	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
246	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
247	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
248	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
249	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
250	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
251	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
252	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	
253	8"	CHITTAMWOOD	REMOVE	R.O.W.	YES	8	8	NATIVE	0	-
254	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
255	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
256	8"	CEDAR ELM	REMOVE	BUILDING PAD	NO	8	8	NATIVE	0	-
257	10"	HACKBERRY	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
258	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
259	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
260	8"	HACKBERRY	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
261	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
262	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
263	12"	CHITTAMWOOD	REMOVE	R.O.W.	YES	12	12	NATIVE	0	-
264	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
265	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
266	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
267	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
268	24"	BOIS D'ARC	REMOVE	BUILDING PAD	NO	24	0	NUISANCE	NA	-
269	16"	BOIS D'ARC	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
270	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
271	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
272	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
273	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
274	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
275	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
276	10"	HACKBERRY	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
277	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
278	20"	BOIS D'ARC	REMOVE	BUILDING PAD	NO	20	0	NUISANCE	NA	-
279	22"	BOIS D'ARC	REMOVE	LOT PAD	NO	22	0	NUISANCE	NA	-

280	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
281	10"	BOIS D'ARC	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
282	12"	BOIS D'ARC	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
283	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
284	24"	MESQUITE	REMOVE	BUILDING PAD	NO	24	0	NUISANCE	NA	-
285	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
286	14"	MESQUITE	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
287	8"	CHITTAMWOOD	REMOVE	R.O.W.	YES	8	8	NATIVE	0	-
288	8"	HACKBERRY	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
289	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
290	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
291	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
292	16"	MESQUITE	REMOVE	BUILDING PAD	NO	16	0	NUISANCE	NA	-
293	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
294	8"	CHITTAMWOOD	REMOVE	LOT PAD	NO	8	0	NATIVE	0	-
295	10"	HACKBERRY	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
296	20"	BOIS D'ARC	REMOVE	BUILDING PAD	NO	20	0	NUISANCE	NA	-
297	14"	CHITTAMWOOD	REMOVE	R.O.W.	YES	14	14	NATIVE	0	-
298	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
299	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
300	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
301	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
302	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
303	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
304	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
305	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
306	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
307	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
308	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
309	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
310	14"	MESQUITE	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
311	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
312	18"	MESQUITE	REMOVE	BUILDING PAD	NO	18	0	NUISANCE	NA	-
313	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
314	8"	MESQUITE	REMOVE	PARK	YES	8	8	NUISANCE	0	-
315	16"	MESQUITE	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
316	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
317	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
318	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
319	8"	MESQUITE	REMOVE	R.O.W	YES	8	8	NUISANCE	0	-
320	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
321	8"	BOIS D'ARC	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
322	10"	MESQUITE	REMOVE	R.O.W	YES	10	10	NUISANCE	0	-
323	8"	MESQUITE	REMOVE	R.O.W	YES	8	8	NUISANCE	0	-
324	24"	MESQUITE	REMOVE	R.O.W	YES	24	24	NUISANCE	0	-
325	12"	MESQUITE	REMOVE	R.O.W	YES	12	12	NUISANCE	0	-
326	8"	MESQUITE	REMOVE	R.O.W	YES	8	8	NUISANCE	0	-
327	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
328	14"	MESQUITE	REMOVE	R.O.W	YES	14	14	NUISANCE	0	-
329	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
330	8"	MESQUITE	REMOVE	R.O.W	YES	8	8	NUISANCE	0	-
331	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
332	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
333	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
334	8"	BOIS D'ARC	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
335	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
336	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
337	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
338	14"	MESQUITE	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
339	16"	MESQUITE	REMOVE	BUILDING PAD	NO	16	0	NUISANCE	NA	-
340	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
341	10"	MESQUITE	REMOVE	R.O.W	YES	10	10	NUISANCE	0	-
342	8"	MESQUITE	REMOVE	R.O.W	YES	8	8	NUISANCE	0	-
343	10"	BOIS D'ARC	REMOVE	R.O.W	YES	10	10	NUISANCE	0	-
344	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
345	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
346	8"	BOIS D'ARC	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
347	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
348	10"	MESQUITE	REMOVE	PARK	YES	10	10	NUISANCE	0	-
349	8"	MESQUITE	REMOVE	PARK	YES	8	8	NUISANCE	0	-
350	8"	MESQUITE	REMOVE	PARK	YES	8	8	NUISANCE	0	-
351	8"	MESQUITE	REMOVE	PARK	YES	8	8	NUISANCE	0	-
352	12"	MESQUITE	REMOVE	PARK	YES	12	12	NUISANCE	0	-
353	10"	MESQUITE	REMOVE	PARK	YES	10	10	NUISANCE	0	-
354	10"	MESQUITE	REMOVE	PARK	YES	10	10	NUISANCE	0	-
355	14"	MESQUITE	REMOVE	R.O.W	YES	14	14	NUISANCE	0	-
356	8"	MESQUITE	REMOVE	R.O.W	YES	8	8	NUISANCE	0	-
357	8"	MESQUITE	REMOVE	R.O.W	YES	8	8	NUISANCE	0	-
358	10"	MESQUITE	REMOVE	R.O.W	YES	10	10	NUISANCE	0	-
359	8"	MESQUITE	REMOVE	R.O.W	YES	8	8	NUISANCE	0	-
360	10"	MESQUITE	REMOVE	R.O.W	YES	10	10	NUISANCE	0	-
361	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
362	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
363	14"	MESQUITE	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
364	14"	MESQUITE	REMOVE	R.O.W	YES	14	14	NUISANCE	0	-
365	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
366	18"	MESQUITE	REMOVE	BUILDING PAD	NO	18	0	NUISANCE	NA	-
367	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
368	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
369	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
370	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
371	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
372	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
373	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
374	14"	MESQUITE	REMOVE	R.O.W	YES	14	14	NUISANCE	0	-
375	16"	MESQUITE	REMOVE	R.O.W	YES	16	16	NUISANCE	0	-
376	12"	BOIS D'ARC	REMOVE	R.O.W	YES	12	12	NUISANCE	0	-
377	12"	MESQUITE	REMOVE	R.O.W	YES	12	12	NUISANCE	0	-
378	8"	MESQUITE	REMOVE	R.O.W	YES	8	8	NUISANCE	0	-
379	16"	MESQUITE	REMOVE	R.O.W	YES	16	16	NUISANCE	0	-
380	26"	BOIS D'ARC	REMOVE	NUISANCE TREE	NO	26	0	NUISANCE	NA	-
381	8"	BOIS D'ARC	REMOVE	NUISANCE TREE	NO	8	0	NUISANCE	NA	-
382	30"	MESQUITE	REMOVE	R.O.W	YES	30	30	NUISANCE	0	-
383	12"	MESQUITE	REMOVE	R.O.W	YES	12	12	NUISANCE	0	-
384	16"	MESQUITE	REMOVE	R.O.W	YES	16	16	NUISANCE	0	-
385	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
386	16"	MESQUITE	REMOVE	BUILDING PAD	NO	16	0	NUISANCE	NA	-
387	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
388	14"	HACKBERRY	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
389	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
390	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
391	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
392	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
393	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
394	10"	MESQUITE	REMOVE	BUILDING PAD	NO	10	0	NUISANCE	NA	-
395	18"	MESQUITE	REMOVE	BUILDING PAD	NO	18	0	NUISANCE	NA	-
396	16"	MESQUITE	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
397	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
398	16"	BOIS D'ARC	REMOVE	R.O.W	YES	16	16	NUISANCE	0	-
399	12"	MESQUITE	REMOVE	BUILDING PAD	NO	12	0	NUISANCE	NA	-
400	22"	MESQUITE	REMOVE	LOT PAD	NO	22	0	NUISANCE	NA	-
401	34"	MESQUITE	REMOVE	BUILDING PAD	NO	34	0	NUISANCE	NA	-
402	8"	HACKBERRY	REMOVE	R.O.W	YES	8	8	NUISANCE	0	-
403	14"	MESQUITE	REMOVE	R.O.W	YES	14	14	NUISANCE	0	-
404	12"	MESQUITE	REMOVE	NUISANCE TREE	NO	12	0	NUISANCE	NA	-
405	12"	MESQUITE	REMOVE	NUISANCE TREE	NO	12	0	NUISANCE	NA	-
406	22"	BOIS D'ARC	REMOVE	NUISANCE TREE	NO	22	0	NUISANCE	NA	-
407	8"	MESQUITE	REMOVE	NUISANCE TREE	NO	8	0	NUISANCE	NA	-
408	18"	HACKBERRY	REMOVE	R.O.W	YES	18	18	NUISANCE	0	-
409	10"	MESQUITE	REMOVE	R.O.W	YES	10	10	NUISANCE	0	-
410	14"	MESQUITE	REMOVE	R.O.W	YES	14	14	NUISANCE	0	-
411	14"	MESQUITE	REMOVE	R.O.W	YES	14	14	NUISANCE	0	-
412	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
413	8"	BOIS D'ARC	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
414	14"	MESQUITE	REMOVE	BUILDING PAD	NO	14	0	NUISANCE	NA	-
415	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
416	16"	HACKBERRY	REMOVE	BUILDING PAD	NO	16	0	NUISANCE	NA	-
417	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
418	8"	MESQUITE	REMOVE	BUILDING PAD	NO	8	0	NUISANCE	NA	-
419	12"	BOIS D'ARC	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-

420	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
421	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
422	18"	BOIS D'ARC	REMOVE	R.O.W.	YES	18	18	NUISANCE	0	-
423	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
424	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
425	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
426	8"	CHITTAMWOOD	REMOVE	R.O.W.	YES	8	8	NATIVE	0	-
427	16"	MESQUITE	REMOVE	R.O.W.	YES	16	16	NUISANCE	0	-
428	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
429	16"	MESQUITE	REMOVE	BUILDING PAD	NO	16	0	NUISANCE	NA	-
430	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
431	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
432	14"	BOIS D'ARC	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
433	8"	HACKBERRY	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
434	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
435	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
436	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
437	20"	MESQUITE	REMOVE	LOT PAD	NO	20	0	NUISANCE	NA	-
438	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
439	8"	HACKBERRY	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
440	22"	BOIS D'ARC	REMOVE	NUISANCE TREE	NO	22	0	NUISANCE	NA	-
441	14"	BOIS D'ARC	REMOVE	NUISANCE TREE	NO	14	0	NUISANCE	NA	-
442	24"	MESQUITE	REMOVE	R.O.W.	YES	24	24	NUISANCE	NA	-
443	16"	MESQUITE	REMOVE	NUISANCE TREE	NO	16	0	NUISANCE	NA	-
444	20"	MESQUITE	REMOVE	NUISANCE TREE	NO	20	0	NUISANCE	NA	-
445	10"	MESQUITE	REMOVE	NUISANCE TREE	NO	10	0	NUISANCE	NA	-
446	8"	BOIS D'ARC	REMOVE	NUISANCE TREE	NO	8	0	NUISANCE	NA	-
447	14"	MESQUITE	REMOVE	NUISANCE TREE	NO	14	0	NUISANCE	NA	-
448	14"	MESQUITE	REMOVE	NUISANCE TREE	NO	14	0	NUISANCE	NA	-
449	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
450	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
451	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
452	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
453	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
454	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
455	16"	MESQUITE	REMOVE	BUILDING PAD	NO	16	0	NUISANCE	NA	-
456	16"	MESQUITE	REMOVE	R.O.W.	YES	16	16	NUISANCE	0	-
457	16"	MESQUITE	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
458	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
459	19"	MESQUITE	REMOVE	LOT PAD	NO	19	0	NUISANCE	NA	-
460	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
461	18"	BOIS D'ARC	REMOVE	LOT PAD	NO	18	0	NUISANCE	NA	-
462	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
463	16"	CHITTAMWOOD	REMOVE	LOT PAD	NO	16	0	NATIVE	16	-
464	16"	MESQUITE	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
465	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
466	18"	MESQUITE	REMOVE	LOT PAD	NO	18	0	NUISANCE	NA	-
467	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
468	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
469	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
470	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
471	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
472	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
473	8"	BOIS D'ARC	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
474	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
475	16"	MESQUITE	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
476	18"	MESQUITE	REMOVE	LOT PAD	NO	18	0	NUISANCE	NA	-
477	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
478	16"	MESQUITE	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
479	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
480	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
481	18"	MESQUITE	REMOVE	LOT PAD	NO	18	0	NUISANCE	NA	-
482	18"	MESQUITE	REMOVE	LOT PAD	NO	18	0	NUISANCE	NA	-
483	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
484	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
485	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
486	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
487	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
488	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
489	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
490	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
491	20"	MESQUITE	REMOVE	R.O.W.	YES	20	20	NUISANCE	0	-
492	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
493	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
494	8"	CHITTAMWOOD	REMOVE	R.O.W.	YES	8	8	NATIVE	0	-
495	22"	MESQUITE	REMOVE	LOT PAD	NO	22	0	NUISANCE	NA	-
496	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
497	18"	MESQUITE	REMOVE	LOT PAD	NO	18	0	NUISANCE	NA	-
498	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
499	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
500	20"	MESQUITE	REMOVE	LOT PAD	NO	20	0	NUISANCE	NA	-
501	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
502	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
503	18"	MESQUITE	REMOVE	LOT PAD	NO	18	0	NUISANCE	NA	-
504	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
505	10"	HACKBERRY	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
506	16"	MESQUITE	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
507	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
508	12"	HACKBERRY	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
509	16"	MESQUITE	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
510	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
511	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
512	14"	MESQUITE	REMOVE	R.O.W.	YES	14	14	NUISANCE	0	-
513	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
514	10"	MESQUITE	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
515	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
516	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
517	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
518	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
519	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
520	8"	CHITTAMWOOD	REMOVE	LOT PAD	NO	8	0	NATIVE	8	-
521	12"	BOIS D'ARC	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
522	8"	CHITTAMWOOD	REMOVE	LOT PAD	NO	8	0	NATIVE	8	-
523	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
524	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
525	8"	CHITTAMWOOD	REMOVE	LOT PAD	NO	8	0	NATIVE	8	-
526	8"	HACKBERRY	REMOVE	R.O.W.	NO	8	0	NUISANCE	NA	-
527	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
528	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
529	22"	MESQUITE	REMOVE	LOT PAD	NO	22	0	NUISANCE	NA	-
530	14"	HACKBERRY	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
531	12"	MESQUITE	REMOVE	R.O.W.	YES	12	12	NUISANCE	0	-
532	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
533	16"	MESQUITE	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
534	18"	MESQUITE	REMOVE	BUILDING PAD	NO	18	0	NUISANCE	NA	-
535	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
536	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
537	12"	MESQUITE	REMOVE	LOT PAD	NO	12	0	NUISANCE	NA	-
538	14"	MESQUITE	REMOVE	LOT PAD	NO	14	0	NUISANCE	NA	-
539	16"	BOIS D'ARC	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
540	24"	MESQUITE	REMOVE	LOT PAD	NO	24	0	NUISANCE	NA	-
541	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
542	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
543	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
544	20"	MESQUITE	REMOVE	LOT PAD	NO	20	0	NUISANCE	NA	-
545	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
546	16"	BOIS D'ARC	REMOVE	LOT PAD	NO	16	0	NUISANCE	NA	-
547	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	0	-
548	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	0	-
549	22"	MESQUITE	REMOVE	LOT PAD	NO	22	0	NUISANCE	0	-
550	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	0	-
551	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	0	-
552	8"	BOIS D'ARC	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
553	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	0	-
554	20"	BOIS D'ARC	REMOVE	LOT PAD	NO	20	0	NUISANCE	0	-
555	10"	BOIS D'ARC	REMOVE	R.O.W.	YES	10	10	NUISANCE	0	-
556	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
557	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
558	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
559	10"	MESQUITE	REMOVE	LOT PAD	NO	10	0	NUISANCE	NA	-
560	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
561	8"	MESQUITE	REMOVE	R.O.W.	YES	8	8	NUISANCE	0	-
562	8"	MESQUITE	REMOVE	LOT PAD	NO	8	0	NUISANCE	NA	-
				INCHES		6528	2373		96	0
				TREES (3" CAL.)					32.0	

City of Crowley, Texas
City Council Agenda Report

Presenter: Cristina Winner	**Meeting Date:** October 16, 2025
Department: Asst City Managers	**Agenda Item:** VI.3.
Subject: Discuss and consider approval of additional costs related to the installation of the shade structure over the playground at Crowley Crossing Plaza.	

Background:

On September 4, 2025, the City Council discussed and approved the purchase of shade structures for the playground at Crowley Crossing Plaza. Following that approval, staff conducted a site visit with the contractor to review project details. Based on those discussions and findings from the geotechnical report, it was determined that a drill rig will be required to penetrate the rock and properly install the poles in compliance with wind load and playground safety standards. To ensure safe play environments and adhere to national playground safety standards regarding fall radius, a minimum fall zone of six feet is required around playground equipment to help prevent injuries.

The use of heavy equipment is expected to cause some damage to the turf and playground fall surface. Staff has obtained pricing for potential repairs, and the figures presented this evening reflect the highest, worst-case scenario estimate. Actual costs may be significantly lower depending on the extent of repair work needed after the pole installation is complete. Staff and the contractor will work diligently to minimize impacts, but Council is being advised of these potential costs in advance and asked to provide direction on how they should be funded.

Recommendation:

Staff respectfully requests that the City Council authorize allocation of funds to cover potential repair costs associated with the installation of the playground shade structures at Crowley Crossing Plaza.

Financial Information:

Funding for the potential repair costs may be allocated from the Gas Well Fund or, alternatively, from the City's General Fund reserves.
Turf install & repair- $38,000
Poured-in-Place (PIP) Rubber Safety Surface- $7,000

Attachments:

1. Surface Repair Quotes

Caden Baker
Maintenance Director
(945) 209-2823 Cell
Caden@WinterGreenGrass.com

Date: 9/26/25
Address: 201 E Main St.
Crowley, TX 76036

Customer: City of Crowley-Julie Hepler
Email: jhepler@ci.crowley.tx.us
Phone: 817-297-2201-EXT 4040

Repair Contract

Description of Maintenance Coverage		PRICE
	Pull back turf, and re lay once work is complete. (best case) regrade & put back turf accordingly	$5,250
	Pull back turf, and re lay once work is complete. (middle case) repair base system & patch areas not able to repair (covers appx 500sf of turf repair)	$7,250
	Pull back turf, and re lay once work is complete. (worst case)- Replace turf surface for that entire area- APPX 4800 sf.	$33,600
	1. Pull back turf in fassion discussed.	
	1. Once work on peirs is complete, remove any contaminates from base materils.	
	2. Re grade & level area accordingly.	
	3. re compact space as needed.	
	4. roll out and re strech turf accordingly. (cut into any new areas like around polls)	
	5. re attach & seam turf together.	
	6. patch areas (if any)	
	7. Power broom turf surface to nsure infill is level.	
	8. add infill as needed.	
	9. ensure area where workw as done si clean and clear of debris.	
	SUB TOTAL	
	TAX	n/a
	TOTAL PRICE PER APPLICATION (Using Cash/Check)	TBD

Refer to WinterGreen Synthetic Grass 'Maintenance Agreement' for the full and concise agreement between Property Owner and WinterGreen Synthetic Grass.

Quote valid for 30 Days from Above Date
Payment due upon completion of work

APPROVED BY: _____ DATE: _____

Caden Baker

(945) 209-2823 Cell
817-386-7261 Office
caden@WinterGreenGrass.com

Date: 9/26/25
Address: 201 E Main St.
Crowley, TX 76036

Customer: City of Crowley- Julie Hepler
Email: jhepler@ci.crowley.tx.us
Phone: 817-297-2201 ETX 4040

ESTIMATE

Description of Installation		PRICE
400 sf	Installation of flower bed area next to existing turf.	$4,500
	1. Initial check of irrigation system if present	
	2. Remove topsoil +/- 3" and complete final grade	
	3. Final grade on exisiting top soil	
	4. Install composite edging where needed (spaces for plants)	
	5. Modify existing drip line to accmodate new location of plants	
	5. Smooth, level and compact aggregate fines (Max compaction of 90%)	
	6. Install Artificial Grass: **(To match existing)**	
	A. Secure artificial grass with industrial seam glue, turf tape and 5" anchor nails every 6-8"	
	B. Distribute turf infill (approx. 2 lbs. per sq. ft.)	
	C. Power brush entire turf surface	
	7. Run irrigation test to ensure all sprinkler heads are working properly	
	8. Final walk-through and clean up of installation area.	
	Cash/Check PRICE-	**$4,500**

Refer to WinterGreen Synthetic Grass 'Installation Agreement' for the full and concise agreement between Property Owner and WinterGreen Synthetic Grass.

Quote valid for 30 Days from Above Date

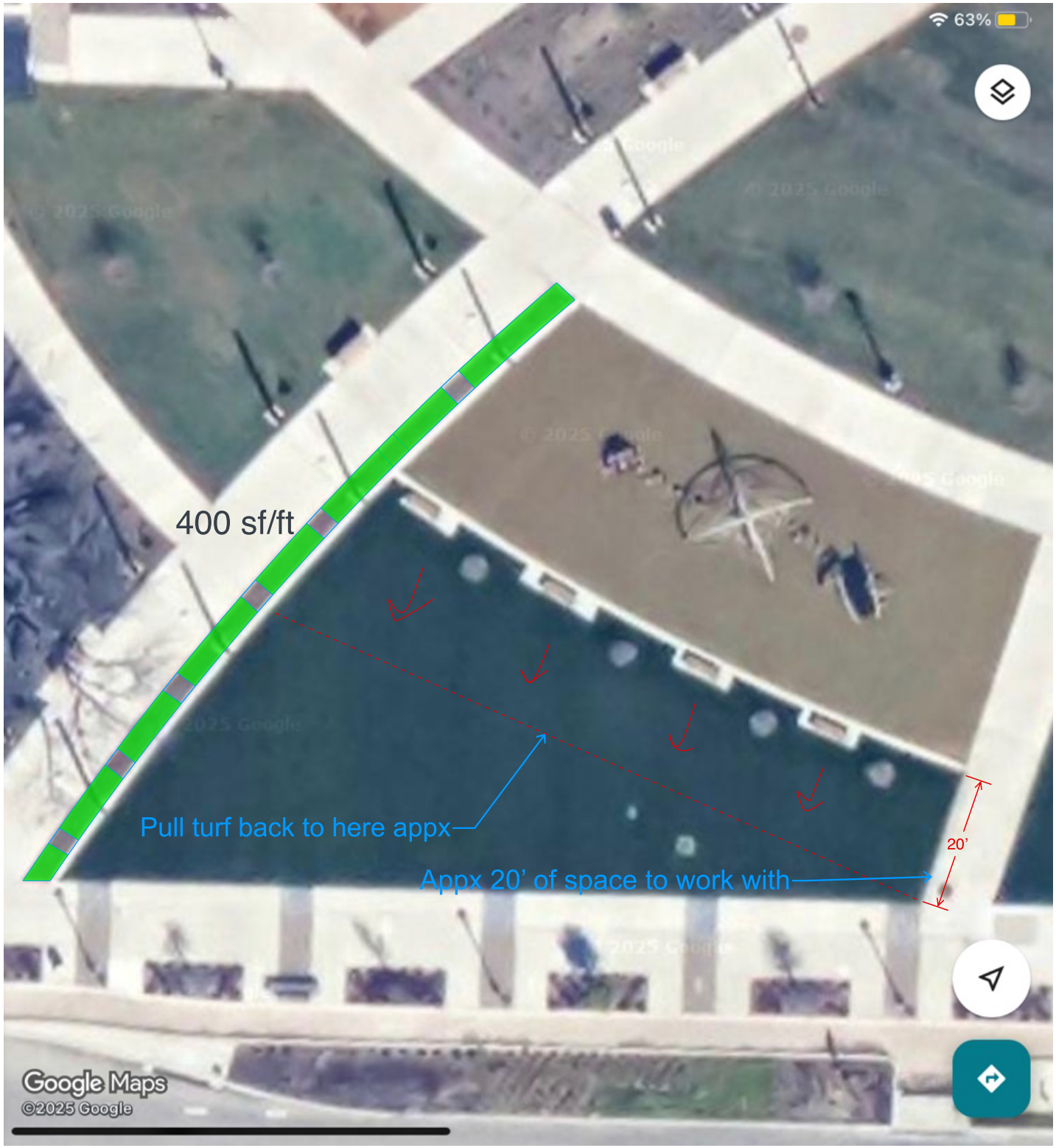
Payment to be made as follows: 50% down payment, remaining due upon completion

APPROVED BY: _____ DATE: _____

_____

WARRANTY

15-YEAR MANUFACTURER'S LIMITED WARRANTY
2-YEAR INSTALLATION LIMITED WARRANTY


63%
400 sf/ft
Pull turf back to here appx
Appx 20’ of space to work with
20’
Google Maps
©2025 Google

From: Julie Hepler
To: Cristina Winner
Subject: FW: Crowley project
Date: Thursday, October 9, 2025 12:10:58 PM

City of Crowley

JULIE HEPLER
MAIN STREET COORDINATOR

201 E. MAIN STREET
CROWLEY, TX 76036
(O) 817.297.2201 EXT 4040

WWW.CI.CROWLEY.TX.US
@CITYOFCROWLEY
FACEBOOK.COM/CITYOFCROWLEYTX

From: Shane Jefferys <shane@theplaygrounddepot.com>
Sent: Thursday, October 9, 2025 9:43 AM
To: Julie Hepler <jhepler@ci.crowley.tx.us>
Subject: RE: Crowley project

CAUTION: External email. Do not click on links or open attachments unless you recognize the sender and trust the content to be safe.

Hello again,

The price for repairing the (3) ~42" diameter footer patches would be $6,877. If approved, we will provide a formal proposal for acceptance and to schedule.

Thank you again for the opportunity and have a blessed day.

Warm regards,

Shane Jefferys, *CPSI*
Office: (817) 585-4636
East TX Division: (903) 485-5000
Cell: (817) 584-3200

A BuyBoard, H-GAC, TIPS, Goodbuy, EPCNT & many other Purchasing Cooperatives Awarded Vendor*

"Visit our website at www.theplaygrounddepot.com" and our NEWEST EXCLUSIVE LINE OF SCIENCE PLAY EQUIPMENT @ www.scienceplaygrounds.com