



**Agenda
Crowley City Council
December 19, 2024
Work Session - 6:30 PM**

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

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

Work Session - December 19, 2024 - 6:30 PM

I. Call to Order and Roll Call

II. Non-Action Items for Discussion

1. Discuss regulations for pole signs from city code Chapter 102

III. Consent Agenda

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

1. Discuss and consider approving the minutes from the special meeting to canvass held on November 27, 2024 and the regular meeting held December 4, 2024.
2. Receive and accept the Quarterly Investment Report(s) - 2nd Quarter of 2024

IV. Public Hearings

1. Hold a public hearing, discuss, and consider approval of Ordinance #12-2024-552 for a specific use permit requested by Peter Thomas on behalf of Tractor Supply Retail Store to allow the display of outdoor sales and storage in the front and side yard, waive screening requirements for outdoor sales and storage, and to reduce transparency requirements for the property located in a General Commercial district located at 800 E FM 1187 in R W Waggoner survey, Abstract 1618, Tract 2D02, conveyed by deed recorded as 0014462000, deed records, Tarrant County, Texas. **Case # SUP-2024-005**

V. City Business

1. Discuss and consider approval of the annual contract (March 1, 2025 through February 28, 2026) for the fire and ambulance service with Saint Francis Village and authorize the Mayor to execute said contract.
2. Discuss and consider approving Ordinance Number 12-2024-553, an ordinance of the City of Crowley adopting a current map depicting the municipal boundaries and extraterritorial jurisdictions of the city.
3. Discuss and consider canceling the January 2, 2025 regular scheduled meeting of the Crowley City Council.

4. Discuss and consider approving a policy for Crowley Municipal Court Youth Diversion Program.

VI. Adjournment

I, the undersigned authority, do hereby certify that this Work Session Agenda of the Crowley City Council meeting to be held on December 19, 2024 is a true and correct copy posted on December 13, 2024 at 2:30 pm at Crowley City Hall, a place convenient and readily accessible to the public at all times.

Carol Konhauser

Carol C. Konhauser, 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: Rachel Roberts	Meeting Date: December 19, 2024
Department: Community Development	Agenda Item: II.1.
Subject: Discuss regulations for pole signs from city code Chapter 102	

Background:

During discussion of an agenda item a recent Planning & Zoning Commission meeting, staff mentioned that pole signs are allowed in Crowley. After the meeting, Chair Duman and Council member Hirth (P&Z liaison) mentioned to staff that the sign regulations adopted in 2015 prohibit pole signs. Mayor Davis also mentioned to staff that the 2015 sign regulations intended to prohibit pole signs in many cases. Based on information from Chair Duman, it appears that pole signs were prohibited as part of the FM 1187 and FM 731 overlay districts, and the prohibition may have unintentionally been eliminated when the overlay districts were eliminated.

Staff would like input from the Council on whether they would like to add the prohibition back to the sign regulations. The current regulations are provided below.

Type of Sign	Permit Required	Districts Permitted	Maximum Area	Maximum Height	Number of Signs	Requirements
Pole/pylon (ground sign)	Yes	OC, GC, I, CP	1 sq. ft. per linear feet of qualified street frontage, 300 sq. ft. max. per sign	25 feet, plus 1 foot for each foot setback from property lines to a max. of 50 feet	1 per 300 linear feet of qualified street frontage	50 feet min. qualified street frontage, must be permanently attached to ground, height may not exceed 35 feet

Recommendation:

Financial Information:

Attachments:

None



City of Crowley, Texas City Council Agenda Report

Presenter: Carol Konhauser	Meeting Date: December 19, 2024
Department: Administration	Agenda Item: III.1.
Subject: Discuss and consider approving the minutes from the special meeting to canvass held on November 27, 2024 and the regular meeting held December 4, 2024.	

Background:

Consider approval of minutes as presented

Recommendation:

Staff recommends approval of the minutes as presented; council consideration is respectfully requested

Financial Information:

Approval of the minutes does not affect the budget.

Attachments:

1. Minutes - Nov 27, 2024 Special meeting to canvass
2. Minutes - Dec 5, 2024 City Council Meeting

MINUTES OF THE CITY COUNCIL SPECIAL CALLED SESSION TO CANVASS RUN-OFF ELECTION HELD NOVEMBER 27, 2024. The City Council of the City of Crowley, Texas met in a Special Called Meeting on Wednesday, November 27, 2024, at 2:00 pm in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Present were Mayor Billy P. Davis
Vacant, City Council Place 1
Council Member Jim Hirth, City Council Place 4
Mayor Pro-Tem Scott Gilbreath, City Council Place 6

City staff included: City Secretary, Carol Konhauser

Absent: Council Member Jerry Beck, City Council Place 2
Council Member Jesse Johnson, City Council Place 3
Council Member Matt Foster, Place 5

CALL TO ORDER/ ROLL CALL

Mayor Billy Davis called the Special Session to order at 2:00 p.m. City Secretary Carol Konhauser called roll and noted a quorum necessary to Canvass an Election pursuant to Texas Election Code Section 67.004(a) was present.

CITY BUSINESS

- 1. Conduct the Official Canvass of the Election Returns for the Run-off Election held on November 23, 2024, in the City of Crowley, Texas, for the purpose of electing a City Council Member to Place 1 for the remainder of the term ending May 2027.**

Mayor Billy Davis received the election envelope and compared the results on the Tally Sheet to the Election Return, then read the election return totals. The totals were read as follows:

TARRANT COUNTY

Place 1	Early Voting	Election Day	Provisional Ballots Added	Total Votes
Tina Pace	53	41	0	94
Lezo "Lee" Foley	19	7	0	26
Over Votes	0	0	0	0
Under Votes	0	0	0	0
Total Votes	72	48	0	120

JOHNSON COUNTY

Place 1	Early Voting	Election Day	Provisional Ballots Added	Total Votes
Tina Pace	0	0	0	0
Lezo "Lee" Foley	0	0	0	0
Over Votes	0	0	0	0
Under Votes	0	0	0	0
Total Votes	0	0	0	0

Mayor Davis announced Tina Pace was elected to Place 1.

There were no objections to the official election return

City Secretary Carol Konhauser administered the Statement of Office and Oath to the newest council member, Council Member Tina Pace.

2. **Discuss and consider adoption of Resolution R11-2024-434, a resolution of the City Council of the City of Crowley, Texas, canvassing and declaring the results of the November 23, 2024 Run-off Election for the purpose of electing a City Council Member to Place 1, in order to fill the remainder of the term ending May 2027 and Mayor Davis to issue the Certificates of Election.**

Council Member Scott Gilbreath made the motion to adopt Resolution R11-2024-434, second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 3-0.

ADJOURNMENT

As there was no further business, Mayor Billy Davis adjourned the meeting at 2:04 p.m.

ATTEST:

Billy Davis, Mayor

Carol C. Konhauser, City Secretary

MINUTES OF THE CITY COUNCIL WORK SESSION HELD DECEMBER 5, 2024.

The City Council of the City of Crowley, Texas met in Work Session on Thursday, December 5, 2024, at 6:30 p.m. 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 6:30 p.m. Executive Assistant Asja Reyes 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
Fire Chief, Pleasant Brooks
Police Chief, Kit Long
Planning and Comm Dev Director, Rachel Roberts
Public Works Director, Mike Rocamontes
Director of Utilities, Randal Manus
EDC Director, Molly Martin
Asst Finance Director, Heather Gwin
HR Administrator, Lacy Duncan
Media Relations Coordinator, Jay Hinton
Downtown Events Coordinator, Julie Hepler

Absent: None

Discussion of Non-Action Items

1. Discuss and provide direction to staff regarding 3 unique Traffic Alternative (TA) grant applications and consider approving contract with Teague, Nall and Perkins for grant application assistance.

Assistant City Manager Matt Elgin explained to the Council that in 2022 and 2023, the City had applied for NCTCOG and TxDOT grants, which the City did not receive. Currently, there are three grants open for which the City could apply. He further stated that the application process is something that staff has typically outsourced. Assistant City Manager Matt Elgin requested guidance from the Council on their desire to spend the money to pursue the grants.

2. Discuss the 2025 CDBG Call for Projects.

Assistant City Manager Matt Elgin explained that there are several neighborhoods that are eligible for this year's CDBG grant. Public Works Director Mike Rocamontes stated that

due to the age of some of the neighborhoods, there are now a few more areas that qualify for the CDBG grant. He went over a few of the projects such as sidewalks and ADA ramps on Harris Dr to FM731, Magnolia Dr, or sidewalks along Hampton Rd. He requested councils' direction on their desire to complete the neighborhood North of City Hall which would require the expenditure of additional funds.

Consent Agenda

1. Discuss and consider approving the minutes from the regular meeting held November 21, 2024.
No discussion

City Business

1. Discuss and consider adoption of Ordinance No. 12-2024-551, an Ordinance of the City Council of the City of Crowley, Texas appointing an Alternate Judge of the Municipal Court of Record; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date.
No discussion
2. Discuss and consider approving Resolution No R12-2024-435 authorizing the City Manager to execute global opioid settlement documents relating to the Kroger Settlement and all future opioid settlement documents.
No discussion
3. Discuss and consider approving a Developer Agreement for the Bobcat Addition/Kent Kwik Gas.
No discussion
4. Discuss and consider approval of a service contract with TNP for the design of the Daniels Drive Culvert Improvements.
Assistant City Manager Matt Elgin explained that the contract with TNP is for the design of the culvert to include updating the sewer lines and the storm water drainage.
5. Discuss and consider approval of a service contract with TNP for an update to the Drainage Capital Improvement Program and study on the Municipal Drainage Utility Fee.
Director of Utilities explained to council a study the study was done in 2011 and this is a contract to update that plan.

Adjournment

As there was no further business, Mayor Billy Davis adjourned the meeting at 7:01 p.m.

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD DECEMBER 5, 2024.

The City Council of the City of Crowley, Texas met in Regular Session on Thursday, December 5, 2024, 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 7:01 p.m. Executive Assistant Asja Reyes 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
Fire Chief, Pleasant Brooks
Police Chief, Kit Long
Planning and Comm Dev Director, Rachel Roberts
Public Works Director, Mike Rocamontes
Director of Utilities, Randal Manus
EDC Director, Molly Martin
Asst Finance Director, Heather Gwin
HR Administrator, Lacy Duncan
Media Relations Coordinator, Jay Hinton
Downtown Events Coordinator, Julie Hepler

Absent: None

Invocation

Invocation was given by Council Member Jesse Johnson.

Pledge to Allegiance to the American and Texas Flags

Pledges of Allegiance were led by Council Member Jesse Johnson

Presentations/Proclamations

1. Recognition and update of Crowley Market on Main
Downtown Coordinator Julie Hepler announced that the Market on Main was very successful. She stated there were 26 markets held, with 486 vendors, which averaged approximately 69 vendors each week. Julie then recognized Chaz Forrester, the owner and operator of Crowley on Main. Mayor Davis presented Mr Forrester with a certificate of appreciation.

Consent Agenda

1. Discuss and consider approving the minutes from the regular meeting held November 21, 2024.
Council Member Jim Hirth made the motion to Approve the minutes as presented; second by Council Member Matt Foster, council voted unanimously to approve the motion as presented. Motion carried 7-0.

City Business

1. Discuss and consider adoption of Ordinance No. 12-2024-551, an Ordinance of the City Council of the City of Crowley, Texas appointing an Alternate Judge of the Municipal Court of Record; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date.
Council Member Jesse Johnson made the motion to Approve Ordinance No 12-2024-551 appointment of an Alternate Municipal Court Judge; second by Council Member Matt Foster, council voted unanimously to approve the motion as presented. Motion carried 7-0.
2. Discuss and consider approving Resolution No R12-2024-435 authorizing the City Manager to execute global opioid settlement documents relating to the Kroger Settlement and all future opioid settlement documents.
Council Member Tina Pace made the motion to Approve Resolution No 12-2024-435 authorizing the City Manager to execute global opioid settlement documents related to the Kroger Settlement; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.
3. Discuss and consider approving a Developer Agreement for the Bobcat Addition/Kent Kwik Gas.
Council Member Matt Foster made the motion to Approve a Developer Agreement for the Bobcat Addition/Kent Kwik Gas; second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 7-0.
4. Discuss and consider approval of a service contract with TNP for the design of the Daniels Drive Culvert Improvements.
Council Member Jesse Johnson made the motion to Approve a service contract with TNP for the design of the Daniels Drive Culvert Improvements; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.
5. Discuss and consider approval of a service contract with TNP for an update to the Drainage Capital Improvement Program and study on the Municipal Drainage Utility Fee.
Council Member Tina Pace made the motion to Approve a service contract with TNP for an update to the Drainage Capital Improvement Program; second by Council Member Matt Foster, council voted unanimously to approve the motion as presented. Motion carried 7-0.

Public Comment

Mayor Davis asked if there were any citizens or visitors wishing to speak.

Mr Charles Davis, 321 Quail Creek Dr, approached council and discussed the sidewalks to the

elementary, middle, and high schools.

Terri Horn, Crowley Chamber of Commerce, reminded council about the upcoming luncheon scheduled for December 12, 2024. She also discussed the opening of Dill Dinkers, a new pickle ball facility. Lastly, she stated the chamber was hoping to hold a casino night in coming weeks.

Items of Community Interest

Mayor Davis then asked if there were any community interest items to discuss.

Julie Hepler, Downtown Coordinator, reminded everyone of the upcoming Christmas in Crowley which will be held on December 7, 2024. The council asked if it would be canceled due to rain, and she informed them it would be held even with rain.

Adjournment

As there was no further business, Mayor Billy Davis adjourned the meeting at 7:14 p.m.



City of Crowley, Texas City Council Agenda Report

Presenter: Lori Watson	Meeting Date: December 19, 2024
Department: City Manager	Agenda Item: III.2.
Subject: Receive and accept the Quarterly Investment Report(s) - 2nd Quarter of 2024	

Background:

Pursuant to the Government Code §2256.023, not less than quarterly, the municipality's investment officer shall prepare and submit to the governing body of the municipality, a written report of investment transactions for all funds.

Recommendation:

Staff recommends accepting the Quarterly Investment Report(s).

Financial Information:

None

Attachments:

1. Quarterly Investment Report - 2nd Qtr 2024

City of Crowley
Quarterly Investment Report
06/30/2024

	General	Court-Special Revenue	PEG -Special Revenue	TIF/TIRZ	Truancy	Donation	Debt Service	Construction in Progress	Water	Water Construction in Progress	4B Economic Development	CCPC	Grant	Escrow	Total in Investment Account
Texpool 1111	17,024,266	59,818	244,868	2,000,800	43,080	96,501	1,064,901	644,376	5,795,346	268,658	483	-			27,243,096
Texpool 2002 CO Bond											2,792,005				2,792,005
Texpool 2005 CO Bond												2,792,005			2,792,005
Texpool 2012 CO Bond	89,097							130,018							219,115
Texpool 2016 CO Bond	188,201								1,011,008						1,199,208
Texpool - 2018 CO Bond	5,463							130,564			8,759				144,786
Texpool - 2019 CO Bond									357,141	665,709					1,022,850
Texpool - 2021 CO Bond	1,225,041						25,518	10,101,777							11,352,335
Total by Fund	18,532,068	59,818	244,868	2,000,800	43,080	96,501	1,090,419	11,006,734	7,163,495	934,367	2,801,248	2,792,005	-	-	46,765,402
Interest Earned	431,201	801	3,556	27,800	577	1,293	13,837	129,658	40,553		45,313	33,009			727,598

Lori M. Watson
11/4/2024

00-46010		Interest Income		B E G I N N I N G B A L A N C E		1,110	
4/30/24	5/09	B85105	SweepInterest	18604	Pooled Cash Interest Sweep	JE# 038082	2,885.29CR 1,110
4/30/24	6/10	B85485	Interest043024	18728	Bond Interest	JE# 038288	145,480.77CR 1,25
		=====	APRIL ACTIVITY	DB:	0.00	CR: 148,366.06CR	148,366.06CR
5/31/24	6/12	B85540	Interest053124	18739	Bond Interest	JE# 038309	147,798.10CR 1,40
5/31/24	7/23	B86097	SweepInterest	18900	Pooled Cash Interest Sweep	JE# 038559	600.79CR 1,40
		=====	MAY ACTIVITY	DB:	0.00	CR: 148,398.89CR	148,398.89CR
6/30/24	8/16	B86323	Interest063024	18927	Bond Interest	JE# 038612	134,436.09CR 1,54
		=====	JUNE ACTIVITY	DB:	0.00	CR: 134,436.09CR	134,436.09CR
		=====	ACCOUNT TOTAL	DB:	0.00	CR: 431,201.04CR	

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000 ERRORS IN THIS REPORT!

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** REPORT TOTALS **

--- DEBITS ---

--- CREDITS ---

BEGINNING BALANCES: 0.00 1,110,506.44CR

REPORTED ACTIVITY: 0.00 431,201.04CR

ENDING BALANCES: 0.00 1,541,707.48CR

TOTAL FUND ENDING BALANCE: 1,541,707.48CR

FUND: 11 -SPECIAL REVENUE-COURT

00-46010		Interest Income		B E G I N N I N G B A L A N C E			
4/30/24	6/10	B85486		18728	Bond Interest	JE# 038289	260.25CR
		=====	APRIL ACTIVITY	DB:	0.00	CR: 260.25CR	260.25CR
5/31/24	6/12	B85541		18739	Bond Interest	JE# 038310	279.75CR
		=====	MAY ACTIVITY	DB:	0.00	CR: 279.75CR	279.75CR
6/30/24	8/16	B86324		18927	Bond Interest	JE# 038613	261.49CR
		=====	JUNE ACTIVITY	DB:	0.00	CR: 261.49CR	261.49CR
		=====	ACCOUNT TOTAL	DB:	0.00	CR: 801.49CR	

FUND : 11 -SPECIAL REVENUE-COURT

PERIOD TO USE: Apr-2024 THRU Jun-2024

DEPT : N/A

ACCOUNTS: 00-46010 THRU 00-46010

POST	DATE	TRAN #	REFERENCE	PACKET=====DESCRIPTION=====	VEND	INV/JE #	NOTE	====AMOUNT=====BAI
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** REPORT TOTALS **

--- DEBITS ---

--- CREDITS ---

BEGINNING BALANCES:	0.00	0.00
REPORTED ACTIVITY:	0.00	801.49CR
ENDING BALANCES:	0.00	801.49CR
TOTAL FUND ENDING BALANCE:		801.49CR

FUND: 12 -SPECIAL REV-INKIND PEG

00-46010	Interest Income		
	B E G I N N I N G	B A L A N C E	

4/30/24	6/10	B85487		18728 Bond Interest		JE# 038290	1,284.85CR
			=====	APRIL ACTIVITY	DB:	0.00	1,284.85CR
						CR:	1,284.85CR
5/31/24	6/12	B85551		18740 Bond Interest		JE# 038320	1,145.18CR
5/31/24	7/23	B86097	SweepInterest	18900 Pooled Cash Interest Sweep		JE# 038559	55.21CR
			=====	MAY ACTIVITY	DB:	0.00	1,200.39CR
						CR:	1,200.39CR
6/12/24	6/12	B85542		18739 Bond Interest		JE# 038311	1,145.18CR
6/12/24	6/12	B85550		18740 Bond Interest		JE# 038319	1,145.18
6/30/24	8/16	B86325		18927 Bond Interest		JE# 038614	1,070.40CR
			=====	JUNE ACTIVITY	DB:	1,145.18	1,070.40CR
						CR:	2,215.58CR
			=====	ACCOUNT TOTAL	DB:	1,145.18	4,700.82CR
						CR:	

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** REPORT TOTALS **

--- DEBITS ---

--- CREDITS ---

BEGINNING BALANCES:	0.00	0.00
REPORTED ACTIVITY:	1,145.18	4,700.82CR
ENDING BALANCES:	1,145.18	4,700.82CR
TOTAL FUND ENDING BALANCE:		3,555.64CR

FUND: 14 -SPECIAL REVENUE- TIRZ/TIF

00-46010 Interest Income

B E G I N N I N G B A L A N C E

4/30/24	6/10	B85488		18728 Bond Interest	JE# 038291	9,670.66CR	1
			=====	APRIL ACTIVITY DB: 0.00	CR: 9,670.66CR	9,670.66CR	
5/31/24	6/12	B85543		18739 Bond Interest	JE# 038312	9,357.17CR	2
5/31/24	7/23	B86097	SweepInterest	18900 Pooled Cash Interest Sweep	JE# 038559	26.83CR	2
			=====	MAY ACTIVITY DB: 0.00	CR: 9,384.00CR	9,384.00CR	

PERIOD TO USE: Apr-2024 THRU Jun-2024

ACCOUNTS: 00-46010 THRU 00-46010

POST	DATE	TRAN #	REFERENCE	PACKET=====DESCRIPTION=====	VEND	INV/JE #	NOTE	=====AMOUNT=====	=====BAL
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6/30/24	8/16	B86326	18927 Bond Interest	JE# 038615	8,746.22CR
		=====	JUNE ACTIVITY DB:	0.00 CR: 8,746.22CR	8,746.22CR
		=====	ACCOUNT TOTAL DB:	0.00 CR: 27,800.88CR	

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** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	0.00	9,627.38CR
REPORTED ACTIVITY:	0.00	27,800.88CR
ENDING BALANCES:	0.00	37,428.26CR
TOTAL FUND ENDING BALANCE:		37,428.26CR

FUND: 15 -SPECIAL REVENUE-TRUANCY

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00-46010      Interest Income
                B E G I N N I N G      B A L A N C E

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4/30/24	6/10	B85489	18728 Bond Interest	JE# 038292	187.43CR
		=====	APRIL ACTIVITY DB:	0.00 CR:	187.43CR
5/31/24	6/12	B85544	18739 Bond Interest	JE# 038313	201.47CR
		=====	MAY ACTIVITY DB:	0.00 CR:	201.47CR
6/30/24	8/16	B86327	18927 Bond Interest	JE# 038616	188.32CR
		=====	JUNE ACTIVITY DB:	0.00 CR:	188.32CR
		=====	ACCOUNT TOTAL DB:	0.00 CR:	577.22CR

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** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	0.00	0.00
REPORTED ACTIVITY:	0.00	577.22CR
ENDING BALANCES:	0.00	577.22CR
TOTAL FUND ENDING BALANCE:		577.22CR

FUND: 16 -DONATION

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00-46010      Interest Income
                B E G I N N I N G      B A L A N C E
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4/30/24	6/10	B85490	18728 Bond Interest	JE# 038293	419.84CR
		=====	APRIL ACTIVITY DB:	0.00 CR: 419.84CR	419.84CR
5/31/24	6/12	B85545	18739 Bond Interest	JE# 038314	451.31CR
		=====	MAY ACTIVITY DB:	0.00 CR: 451.31CR	451.31CR

11-04-2024 5:01 PM
FUND : 16 -DONATION
DEPT : N/A

DETAIL LISTING

PAGE: 4

PERIOD TO USE: Apr-2024 THRU Jun-2024

ACCOUNTS: 00-46010 THRU 00-46010

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT===== ==BAI

6/30/24	8/16	B86328		18927 Bond Interest		JE# 038617		421.84CR
			=====	JUNE ACTIVITY	DB:	0.00	CR: 421.84CR	421.84CR
			=====	ACCOUNT TOTAL	DB:	0.00	CR: 1,292.99CR	

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** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	0.00	0.00
REPORTED ACTIVITY:	0.00	1,292.99CR
ENDING BALANCES:	0.00	1,292.99CR
TOTAL FUND ENDING BALANCE:		1,292.99CR

FUND: 20 -DEBT SERVICE

00-46010 Interest Income
B E G I N N I N G B A L A N C E

4/30/24	6/10	B85491		18728 Bond Interest		JE# 038294		4,395.77CR
			=====	APRIL ACTIVITY	DB:	0.00	CR: 4,395.77CR	4,395.77CR
5/31/24	6/12	B85546		18739 Bond Interest		JE# 038315		4,796.64CR
			=====	MAY ACTIVITY	DB:	0.00	CR: 4,796.64CR	4,796.64CR
6/30/24	8/16	B86329		18927 Bond Interest		JE# 038618		4,644.86CR
			=====	JUNE ACTIVITY	DB:	0.00	CR: 4,644.86CR	4,644.86CR
			=====	ACCOUNT TOTAL	DB:	0.00	CR: 13,837.27CR	

--*-*-*-*-*-*-*-*-*

000 ERRORS IN THIS REPORT!

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** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	0.00	0.00
REPORTED ACTIVITY:	0.00	13,837.27CR
ENDING BALANCES:	0.00	13,837.27CR
TOTAL FUND ENDING BALANCE:		13,837.27CR

FUND: 31 -GENERAL CIP FUND

00-46010 Interest Income
B E G I N N I N G B A L A N C E

FUND: 50 -WATER & SEWER FUND

11-04-2024 5:01 PM

D E T A I L L I S T I N G

PAGE: 5

FUND : 50 -WATER & SEWER FUND

PERIOD TO USE: Apr-2024 THRU Jun-2024

DEPT : N/A

ACCOUNTS: 00-46010 THRU 00-46010

POST DATE TRAN # REFERENCE PACKET=====DESCRIPTION===== VEND INV/JE # NOTE =====AMOUNT=====BAI

00-46010

Interest Income

B E G I N N I N G B A L A N C E

88

4/30/24	5/09	B85105	SweepInterest	18604	Pooled Cash Interest Sweep	JE# 038082	2,885.30CR	9
4/30/24	6/10	B85493		18728	Bond Interest	JE# 038296	34,984.55CR	12
4/30/24	7/03	B85887	Interest043024	18838	Bank Interest	JE# 038447	5,086.84CR	13
=====				APRIL ACTIVITY	DB:	0.00	CR: 42,956.69CR	42,956.69CR
5/31/24	6/12	B85548		18739	Bond Interest	JE# 038317	36,494.23CR	16
5/31/24	7/05	B85898	Interest053124	18846	Bank Interest	JE# 038455	5,531.52CR	17
5/31/24	7/23	B86097	SweepInterest	18900	Pooled Cash Interest Sweep	JE# 038559	5,604.97CR	17
=====				MAY ACTIVITY	DB:	0.00	CR: 47,630.72CR	47,630.72CR
6/30/24	7/05	B85899	Interest063024	18847	Bank Interest	JE# 038456	5,446.29CR	18
6/30/24	8/16	B86331		18927	Bond Interest	JE# 038620	33,623.86CR	21
=====				JUNE ACTIVITY	DB:	0.00	CR: 39,070.15CR	39,070.15CR
=====				ACCOUNT TOTAL	DB:	0.00	CR: 129,657.56CR	

--*-*-*

000 ERRORS IN THIS REPORT!

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** REPORT TOTALS **	---	DEBITS ---	---	CREDITS ---
BEGINNING BALANCES:		0.00		88,536.34CR
REPORTED ACTIVITY:		0.00		129,657.56CR
ENDING BALANCES:		0.00		218,193.90CR
TOTAL FUND ENDING BALANCE:				218,193.90CR

FUND: 51 -WATER & SEWER CIP FUND

00-46010

Interest Income

B E G I N N I N G B A L A N C E

FUND: 60 -EDC

00-46010

Interest Income

B E G I N N I N G B A L A N C E

88

4/30/24	6/10	B85492	Interest043024	18728	Bond Interest	JE# 038295	14,522.09CR	10
=====				APRIL ACTIVITY	DB:	0.00	CR: 14,522.09CR	14,522.09CR
5/31/24	6/12	B85547	Interest053124	18739	Bond Interest	JE# 038316	12,756.32CR	11
5/31/24	7/23	B86097	SweepInterest	18900	Pooled Cash Interest Sweep	JE# 038559	764.62CR	11
=====				MAY ACTIVITY	DB:	0.00	CR: 13,520.94CR	13,520.94CR
6/30/24	8/16	B86330	Interest063024	18927	Bond Interest	JE# 038619	12,510.06CR	13
=====				JUNE ACTIVITY	DB:	0.00	CR: 12,510.06CR	12,510.06CR
=====				ACCOUNT TOTAL	DB:	0.00	CR: 40,553.09CR	

FUND : 60. -EDC

PERIOD TO USE: Apr-2024 THRU Jun-2024

DEPT : N/A

ACCOUNTS: 00-46010 THRU 00-46010

[illegible]

* _ * _ * _ * _ * _ * _ * _ * _ * _ *

000 ERRORS IN THIS REPORT!

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** REPORT TOTALS **

--- DEBITS ---

--- CREDITS ---

BEGINNING BALANCES:	0.00	89,595.26CR
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REPORTED ACTIVITY:	0.00	40,553.09CR
--------------------	------	-------------

ENDING BALANCES:	0.00	130,148.35CR
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TOTAL FUND ENDING BALANCE:	130,148.35CR
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FUND: 61 -EDC - DEBT SERVICE

00-46010	Interest Income		
	BEGINNING	BALANCE	

FUND: 62 -EDC - CIP

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00-46010      Interest Income
                B E G I N N I N G      B A L A N C E

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FUND: 67 -CCPC - CIP

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00-46010      Interest Income
                B E G I N N I N G      B A L A N C E

```

FUND: 68 -CCPC

00-46010	Interest Income		
	BEGINNING	BALANCE	

69

4/30/24	6/10	B85494		18728 Bond Interest	JE# 038297	11,655.98CR	8
			=====	APRIL ACTIVITY DB:	0.00	CR: 11,655.98CR	11,655.98CR
5/31/24	6/12	B85549		18739 Bond Interest	JE# 038318	10,519.23CR	9
5/31/24	7/23	B86097	SweepInterest	18900 Pooled Cash Interest Sweep	JE# 038559	767.29CR	9
			=====	MAY ACTIVITY DB:	0.00	CR: 11,286.52CR	11,286.52CR
6/30/24	8/16	B86332		18927 Bond Interest	JE# 038621	10,066.67CR	10
			=====	JUNE ACTIVITY DB:	0.00	CR: 10,066.67CR	10,066.67CR
			=====	ACCOUNT TOTAL DB:	0.00	CR: 33,009.17CR	

FUND : 68 -CCPC

PERIOD TO USE: Apr-2024 THRU Jun-2024

DEPT : N/A

ACCOUNTS: 00-46010 THRU 00-46010

POST	DATE	TRAN #	REFERENCE	PACKET=====DESCRIPTION=====	VEND	INV/JE #	NOTE	=====AMOUNT=====	====BAI
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000 ERRORS IN THIS REPORT!

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** REPORT TOTALS **

--- DEBITS ---

--- CREDITS ---

BEGINNING BALANCES:	0.00	69,851.36CR
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REPORTED ACTIVITY:	0.00	33,009.17CR
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ENDING BALANCES:	0.00	102,860.53CR
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TOTAL FUND ENDING BALANCE:	102,860.53CR
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FUND: 74 -CLFRF (Coronavirus)

00-46010	Interest Income	
	B E G I N N I N G	B A L A N C E

FUND: 75 -COVID-19 GRANT TC

```

00-46010      Interest Income
                B E G I N N I N G      B A L A N C E

```

FUND: 91 -ESCROW ACCOUNT-DEER CREEK

```
00-46010      Interest Income
                B E G I N N I N G      B A L A N C E
```

FUND: 92 -ESCROW ACCT-STONE BROOK

00-46010	Interest Income		
	BEGINNING	BALANCE	

FUND: 93 -ESCROW ACCT-RAY'S PL II

```

00-46010      Interest Income
                B E G I N N I N G      B A L A N C E

```

FUND: 94 -ESCROW-THE BRIDGES PH 4B

00-46010 Interest Income

B E G I N N I N G B A L A N C E

*** GRAND TOTALS ***

	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	0.00	1,368,116.78CR
REPORTED ACTIVITY:	1,145.18	683,431.53CR
ENDING BALANCES:	1,145.18	2,051,548.31CR
GRAND TOTAL ENDING BALANCE:		2,050,403.13CR

SELECTION CRITERIA

FISCAL YEAR: Oct-2023 / Sep-2024
FUND: All
PERIOD TO USE: Apr-2024 THRU Jun-2024
TRANSACTIONS: BOTH

ACCOUNT SELECTION

ACCOUNT RANGE: 00-46010 THRU 00-46010
DEPARTMENT RANGE: - THRU -
ACTIVE FUNDS ONLY: NO
ACTIVE ACCOUNT ONLY: NO
INCLUDE RESTRICTED ACCOUNTS: NO
DIGIT SELECTION:

PRINT OPTIONS DETAIL

OMIT ACCOUNTS WITH NO ACTIVITY: NO
PRINT ENCUMBRANCES: NO
PRINT VENDOR NAME: NO
PRINT PROJECTS: NO
PRINT JOURNAL ENTRY NOTES: NO
PRINT MONTHLY TOTALS: YES
PRINT GRAND TOTALS: YES
PRINT: INVOICE #
PAGE BREAK BY: NONE

*** END OF REPORT ***



City of Crowley, Texas City Council Agenda Report

Presenter: Rachel Roberts	Meeting Date: December 19, 2024
Department: Community Development	Agenda Item: IV.1.
Subject: Hold a public hearing, discuss, and consider approval of Ordinance #12-2024-552 for a specific use permit requested by Peter Thomas on behalf of Tractor Supply Retail Store to allow the display of outdoor sales and storage in the front and side yard, waive screening requirements for outdoor sales and storage, and to reduce transparency requirements for the property located in a General Commercial district located at 800 E FM 1187 in R W Waggoner survey, Abstract 1618, Tract 2D02, conveyed by deed recorded as 0014462000, deed records, Tarrant County, Texas. Case # SUP-2024-005	

Background:

Request	Specific use permit for Tractor Supply to waive screening and transparency requirements and to allow outdoor storage/display in the front and rear yards
Applicant	Peter Thomas on behalf of Tractor Supply
Location	FM 1187 near Crowley Nursing and Rehabilitation
Surrounding Uses	Nursing home; residential behind the site (Burleson city limits); vacant (to the east); gas well pad site; speculative commercial buildings (under construction across FM 1187)
Surrounding Zoning	General Commercial; Office Commercial (across FM 1187); unknown behind the site in Burleson
Future Land Use Plan Designation	Mixed-Use Suburban / Greenfield
Staff Recommendation	Approve with conditions
Planning & Zoning Commission Recommendation	Approve with conditions

CURRENT STATUS OF PROPERTY

In September, the city approved a change to the zoning code that would allow the city to grant a waiver to the regulations for building transparency and for screening and placement of outdoor storage; the waiver can only be granted through the Specific Use Permit process. Following that approval, Peter Thomas applied for a Specific Use Permit on behalf of Tractor Supply for a portion of property he owns on FM 1187.

STAFF REVIEW

Conformity to the Comprehensive Land Use Plan

The property is shown as Mixed-Use Suburban/Greenfield in the future land use plan. However, the property is already zoned General Commercial, and the land use (general retail) is permitted in the GC zoning district.

Compliance with the Zoning Code Requirements

A full review for zoning compliance is not necessary for the purpose of this SUP application, but staff reviewed the application materials to check for general compliance with the landscaping and parking regulations. Based on staff's high-level review, the application materials appear to comply. A full zoning review will be done at the time of platting and/or building permit

application.

Conformance with Other Requirements

Transparency

The city provides an alternative compliance option for building design where it is not possible to meet the transparency requirement. To request an SUP to reduce the transparency requirement, the applicant must provide a detailed narrative on why the requirement or the alternative provision can't be met. The narrative (attached) attempts to explain why it doesn't meet the required 30 percent transparency. However, as you will see, it does not explain why the alternative option will not be used, and this explanation is required by the zoning code as part of the SUP application.

The elevations show that Tractor Supply have provided decorative metal screens placed at four points along the front elevation to imitate the rhythm of windows as an attempt to follow the alternative compliance option.

Screening

The site plan submitted with the application shows areas for outdoor storage or display but does not mark areas that are at fire hazard risk (or otherwise indicate that no areas of outdoor storage propose a risk). Staff have asked for more information from the applicant (see attached comment letter).

Recommendation:

Staff recommend approval with conditions.

The Planning & Zoning Commission considered this item during its regular meeting on November 25. The Commission discussed needing additional landscaping along FM 1187 to help screen the materials to be displayed in the front and side yard if the SUP is granted, since the standard screening requirements (e.g., screening wall) would not apply, and the additional landscaping would help mitigate the appearance of the items on display.

The Commission asked staff if the other zoning requirements would still apply, such as requiring articulation on building facades wider than 60 feet and providing a screening wall between this site and the residential uses behind the property. The standard requirements do still apply; the SUP process is only to allow a reduction in the transparency requirement and to allow items to be stored or displayed in the front and rear yards, and for this to be allowed without the standard screening wall requirement.

After holding a public hearing, the Planning & Zoning Commission recommended approval with the following conditions.

1. Fire hazard areas must be marked on the site plan.
2. The applicant must add a note to the site plan that says the site plan is for SUP approval only.
3. Approval of the SUP is contingent on obtaining a TxDOT permit for the drive approach.
4. Provide articulation on all building facades if required in the zoning code.
5. The following shall be prohibited as part of outdoor storage or display in the front or rear yard:
 - a. Secondhand or used goods;
 - b. Any dangerous, hazardous, toxic, or explosive materials;
 - c. Animals or livestock;
 - d. Food trucks and food kiosks, unless otherwise permitted in the General Commercial zoning district;
 - e. Any items identified under "specialty retail" in the zoning code;
 - f. Commodities, products, materials, or equipment that are in need of repair or are to be

incinerated or discarded

g. Flea markets or temporary markets.

6. The development must comply with landscaping and screening standards.
7. The development must provide enhanced landscaping along FM 1187.
8. This Specific Use Permit will expire in 5 years, and a new SUP must be obtained before expiration.

Financial Information:

Attachments:

1. 02 SUP-2024-005 aerial view
2. 03 SUP-2024-005 zoning
3. 04 SUP-2024-005 FLUP
4. 05 SUP-2024-005_application
5. 06 SUP-2024-005 ordinance Exhibit B - site plan
6. 07 SUP-2024-005 ordinance
7. 08 SUP-2024-005 ordinance Exhibit A
8. 09 SUP-2024-005 ordinance Exhibit B - elevations
9. 10 SUP-2024-005 ordinance Exhibit B - landscaping plan



Legend

-  SUP-2024-005 site
-  Tractor Supply
-  Crowley City Limits



11/18/2024

Note: site of SUP is only
a portion of the property
shown here

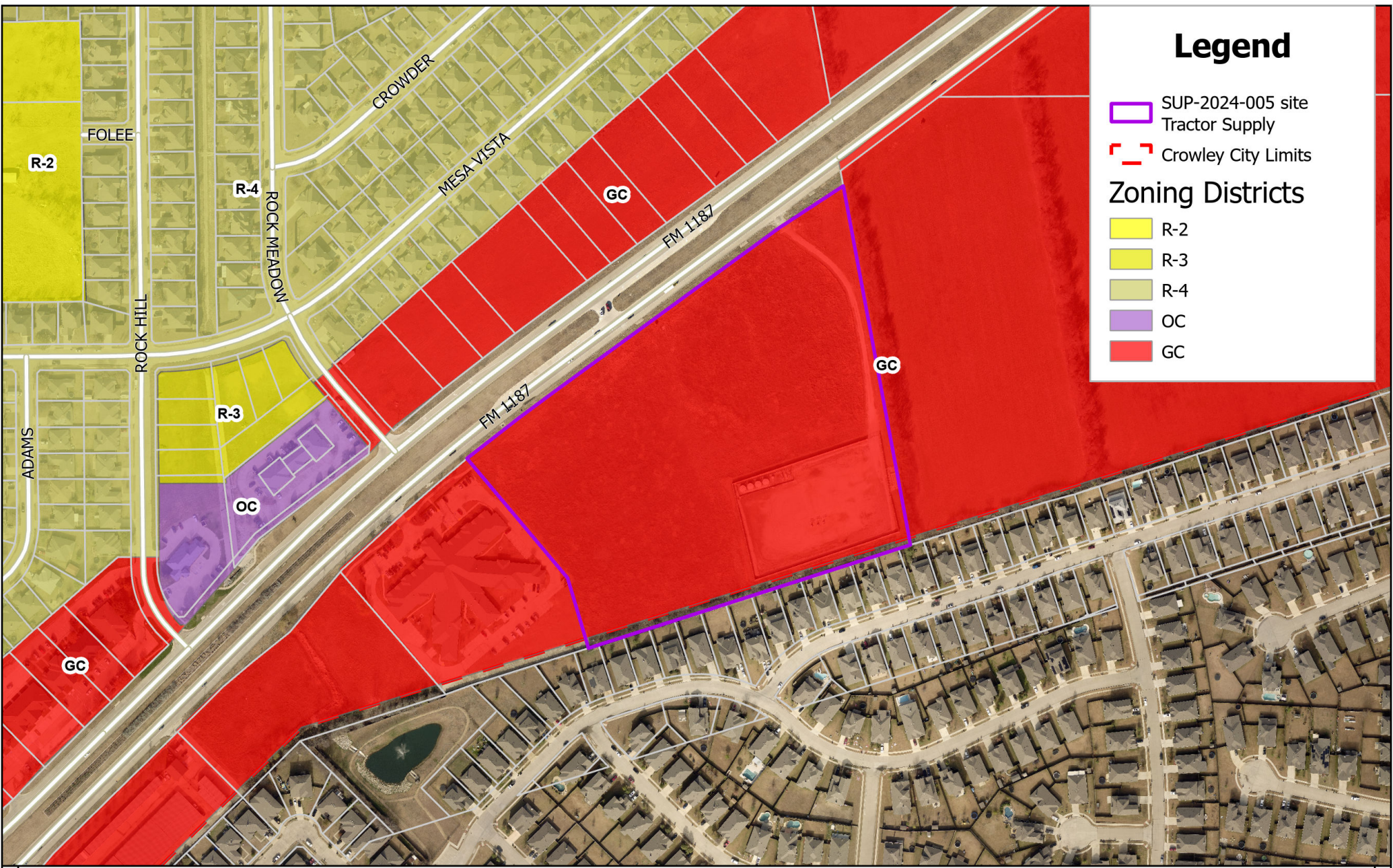
SUP-2024-005
Aerial View

0 300 600 Feet



DISCLAIMER

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



Legend

- SUP-2024-005 site
- Tractor Supply
- Crowley City Limits

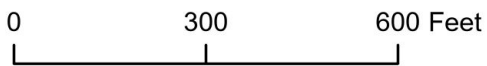
Zoning Districts

- R-2
- R-3
- R-4
- OC
- GC



Note: site of SUP is only a portion of the property shown here

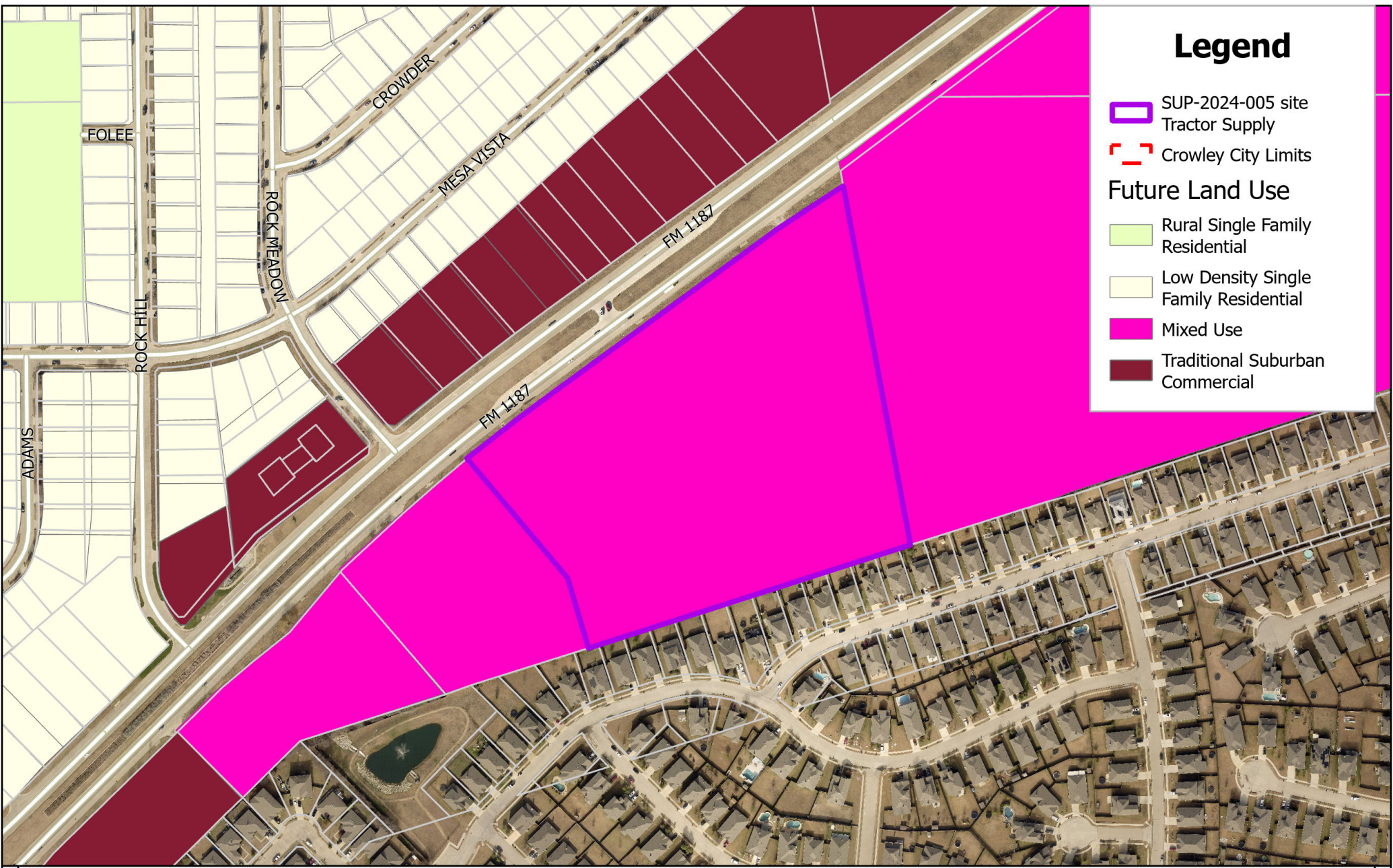
SUP-2024-005 Zoning



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.

11/18/2024



Legend

-  SUP-2024-005 site
-  Crowley City Limits
- Future Land Use**
 -  Rural Single Family Residential
 -  Low Density Single Family Residential
 -  Mixed Use
 -  Traditional Suburban Commercial



11/21/2024

Note: site of SUP is only
a portion of the property
shown here

SUP-2024-005 Future Land Use Plan

0 300 600 Feet



DISCLAIMER

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



CITY OF CROWLEY
Specific Use Permit Application
Community Development Department

Case # _____
(to be assigned by City Staff)

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

Property Information

Project Name: Tractor Supply
Project Address: Lot 1 Block 1 925 EAST FM 1187
Project Description: _____ No. of Lots: 1
Legal Description: _____ Gross Acreage: 5.75

Applicant & Owner Information

Applicant Name: Peter Thomas Company: Texas Mesa Vista 2000
Applicant Address: Po Box 939 City: Burleson State: TX
ZIP Code: 76097 Telephone No: 817 233 0194 Email: _____

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

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

Property Owner: _____
Applicant Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone No: _____ 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;
- A site plan complying with the requirements stated in this section

SITE PLAN

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

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

Specific Use Permit Application (cont.)

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

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

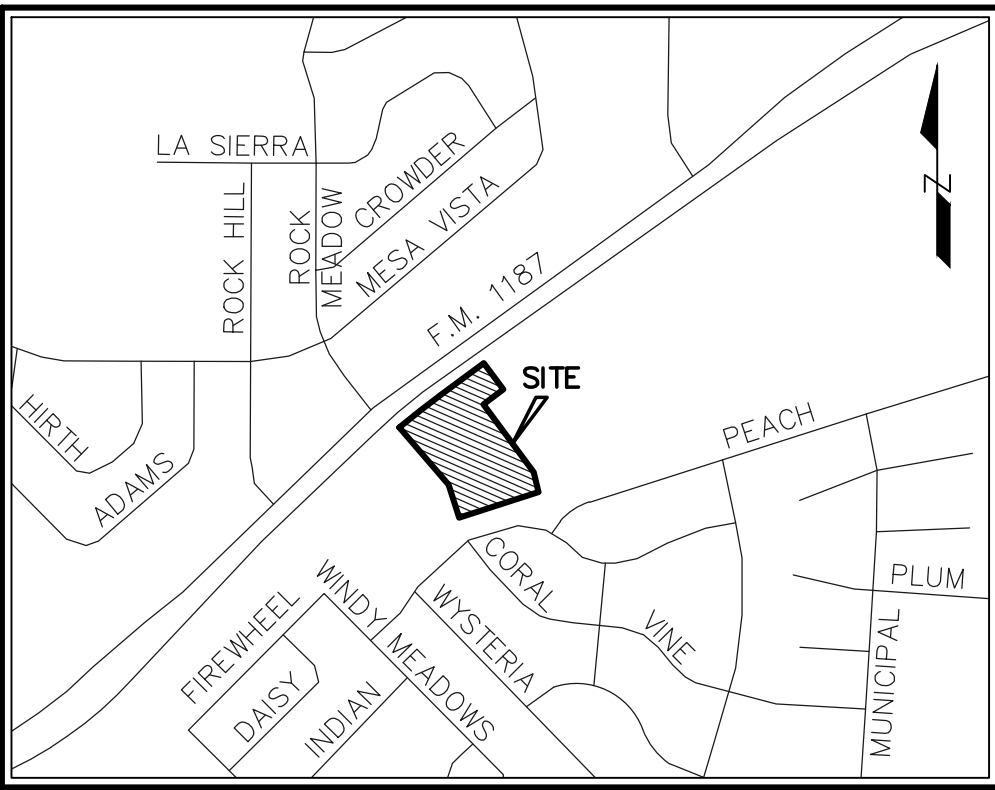
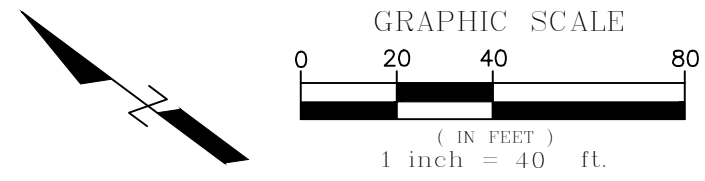
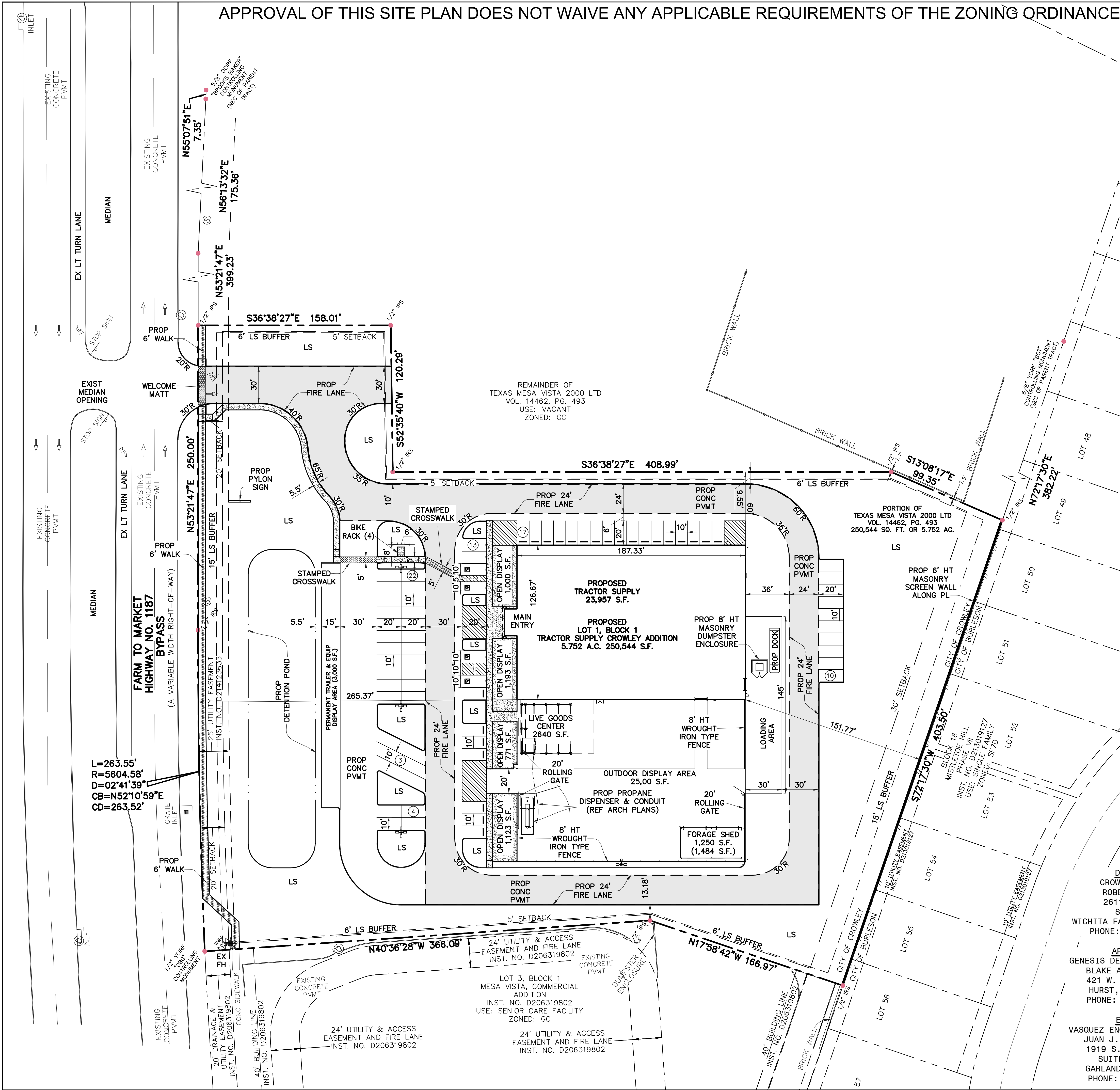
- 1. Copies of studies or analyses upon which have been based projections for need or demand for the proposed facility.
- 2. Description of the present use, assessed value and actual value of the land affected by the proposed facility.
- 3. Description of the proposed use, anticipated assessed value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

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

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

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)	
PRINTED NAME: <u>Peter Thomas</u>	
SIGNATURE: <u>[Signature]</u>	DATE: <u>7.17.27</u>
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:	
PRINTED NAME: <u>Peter Thomas</u>	
SIGNATURE: <u>[Signature]</u>	DATE: <u>7.17.27</u>
(Letter of authorization required if signature is other than property owner)	
**The property owner must sign the application or submit a notarized letter of authorization.	
For Office Use Only	
MyGov Project # _____	
Date Submitted: _____	
Total Fee: \$ _____	
Date of Payment: _____	
Accepted By: _____	

EXHIBIT B
APPROVAL OF THIS SITE PLAN DOES NOT WAIVE ANY APPLICABLE REQUIREMENTS OF THE ZONING ORDINANCE



LOCATION MAP
NOT TO SCALE

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
PAVEMENT	PAVEMENT
PARKING COUNT	PARKING COUNT
SIDEWALK	SIDEWALK
WATER	WATER
SANITARY SEWER	SANITARY SEWER
CURB INLET	CURB INLET
GRATE INLET	GRATE INLET
STORM SEWER MANHOLE	STORM SEWER MANHOLE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
FIRE HYDRANT	FIRE HYDRANT
WATER VALVE	WATER VALVE
SCREEN WALL	SCREEN WALL
LIGHT POLE	LIGHT POLE
LANDSCAPE	LANDSCAPE

- NOTES
1. BOUNDARY AND TOPOGRAPHIC BASED ON SURVEY PREPARED BY PEISER & MAKIN SURVEYING, LLC. DATED 10/30/2023.
 2. REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 3. ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF BUILDING OR AS OTHERWISE NOTED.
 4. SEE LANDSCAPE PLANS FOR SITE LANDSCAPING.

SITE SUMMARY TABLE

Site Address	FM 1187
County	TARRANT
Project Name	TRACTOR SUPPLY - CROWLEY, TX.
Zoning District	GC
Proposed use	RETAIL STORE
Site Area:	5.752 Acres 250,544 S.F.
Building Area	23,957 S.F.
Building Height:	1 Story 29'-11"
Lot Coverage:	23,957 S.F. / 250,544 = 9.56%
Floor Area Ratio:	23,957 S.F. / 250,544 = 1:9.56
Parking Required:	RETAIL 1 SPC/350 SPC (23,957 SF) = 69 SPACES
Parking Provided:	TOTAL REQUIRED = 69 SPACES
	REGULAR = 65 SPACES
	ACCESSIBLE = 4 SPACES
	TOTAL = 69 SPACES
Bicycle Parking Provided:	
Required:	1 SPACE/10 VEHICLE SPACES
Provided:	69 SPACES/10 = 8 SPACES
Impervious Area:	146,145 S.F.
Impervious Area Ratio:	146,145 S.F. / 250,544 = 58.33%
Pervious Area Ratio:	104,399 S.F. / 250,544 = 41.67%

SITE PLAN FOR SUP APPROVAL ONLY
LOT 1, BLOCK 1
TRACTOR SUPPLY ADDITION
5.752 ACRES
CITY OF CROWLEY, TARRANT COUNTY,
TEXAS
NOVEMBER 06, 2024

DEVELOPER
CROWLEY WF, LLC
ROBERT PARRISH
2611 HARRISON,
SUITE 900
WICHITA FALLS, TEXAS 76308
PHONE: 817-988-6365

ARCHITECT
GENESIS DESIGN GROUP, INC.
BLAKE A. KITCH, AIA
421 W. HARWOOD ROAD
HURST, TEXAS 76054
PHONE: 817-285-7444

ENGINEER
VASQUEZ ENGINEERING, L.L.C.
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD,
SUITE 440, LB44
GARLAND, TEXAS 75042
PHONE: 972-278-2948



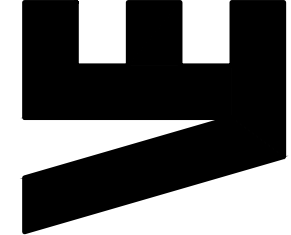
CROWLEY, TEXAS

SITE PLAN

Scale: 1" = 40'
Designed by: J.J.V.
Drawn by: M.A.G.
Checked by: J.J.V.

SHEET
SP1

THIS DOCUMENT IS FOR
INTERIM REVIEW AND IS
NOT TO BE USED FOR
CONSTRUCTION, PERMITTING
OR BIDDING PURPOSES
WITHOUT THE WRITTEN
CONSENT OF THE ENGINEER.
JUAN J. VASQUEZ, P.E.
TEXAS NO. 85852
DATED 11/06/2024
VASQUEZ ENGINEERING, L.L.C.
TX REG. F-12266



VASQUEZ ENGINEERING L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

ORDINANCE NO. 12-2024-552

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CROWLEY, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW OUTDOOR STORAGE AND DISPLAY IN THE FRONT OR SIDE YARD WITHOUT SCREENING AND TO REDUCE THE BUILDING FAÇADE TRANSPARENCY REQUIREMENT TO FIFTEEN PERCENT ON AN APPROXIMATELY 5.752-ACRE TRACT LOCATED ON WEST FM 1187 AND SITUATED IN THE WAGGONER SURVEY, ABSTRACT NO. 1618, CITY OF CROWLEY, TARRANT COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO TEXAS MESA VISTA 2000 LTD, BY DEED RECORDED IN VOLUME 14462, PAGE 493, DEED RECORDS, TARRANT COUNTY, TEXAS; 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 for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the Zoning Ordinance of the City of Crowley requires the issuance of a Specific Use Permit for outdoor storage or display in the front or side yard, to allow outdoor storage or display without screening, and to reduce the building façade transparency requirement to 15 percent for nonresidential uses operating in the City; and

WHEREAS, an application authorized by the owner of a property located at situated in the Waggoner Survey, Abstract No. 1618, City of Crowley, Tarrant County, Texas, and being a portion of that certain tract of land conveyed to Texas Mesa Vista 2000 LTD, by deed recorded in Volume 14462, Page 493, Deed Records, Tarrant County, Texas, has been filed for a specific use permit for outdoor storage and display in the front and side yard of a nonresidential use, without screening, and for a reduction in the transparency requirement to 16.7 percent; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on November 25, 2024, and the City Council of the City of Crowley, Texas, held a public hearing on December 19, 2024, with respect to the Specific Use Permit 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 the approval of a specific use permit on the property; and

WHEREAS, the City Council finds that the approval of the specific use permit will allow a use that is harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, subject to the conditions imposed herein, if any;

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

SECTION 1.

The Zoning Ordinance of the City of Crowley, as amended, is hereby amended by granting a Specific Use Permit to Texas Mesa Vista 2000 on behalf of Tractor Supply to allow outdoor storage or display in the front or side yard, to allow outdoor storage or display without screening, and to reduce the building façade transparency requirement to 16.7 percent for a “General retail unless otherwise specified (over 20,000 sq.ft.)” business, as described in city code, on an approximately 5.752-acre tract located on FM 1187 in the “GC” General Commercial District, further described in the attached Exhibit ‘A’, subject to the site plan, elevations, and landscaping plan attached as Exhibit ‘B’, and subject to the condition(s) listed below. Approval of the attached site plan does not waive any requirements of the zoning code.

- 1) The applicant must submit a revised site plan showing any outdoor storage areas that pose a fire risk, or label the site plan to indicate that no materials that pose a fire risk will be stored or displayed outside.
- 2) The applicant or developer shall provide documentation of receiving a TXDOT permit for any construction within the right-of-way on FM 1187;
- 3) Granting of this Specific Use Permit to allow outdoor storage or display in the front or rear yard without screening and to allow a reduction in the building façade transparency requirement does not waive any other portion of the zoning code; and
- 4) The following shall be prohibited as part of outdoor storage or display in the front or rear yard:
 - a. Secondhand or used goods;
 - b. Any dangerous, hazardous, toxic, or explosive materials;
 - c. Animals or livestock;
 - d. Food trucks and food kiosks, unless otherwise permitted in the General Commercial zoning district;
 - e. Any items identified under “specialty retail” in the zoning code;
 - f. Commodities, products, materials, or equipment that are in need of repair or are to be incinerated or discarded
 - g. Flea markets or temporary markets.

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 19th DAY OF DECEMBER, 2024.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Konhauser, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney

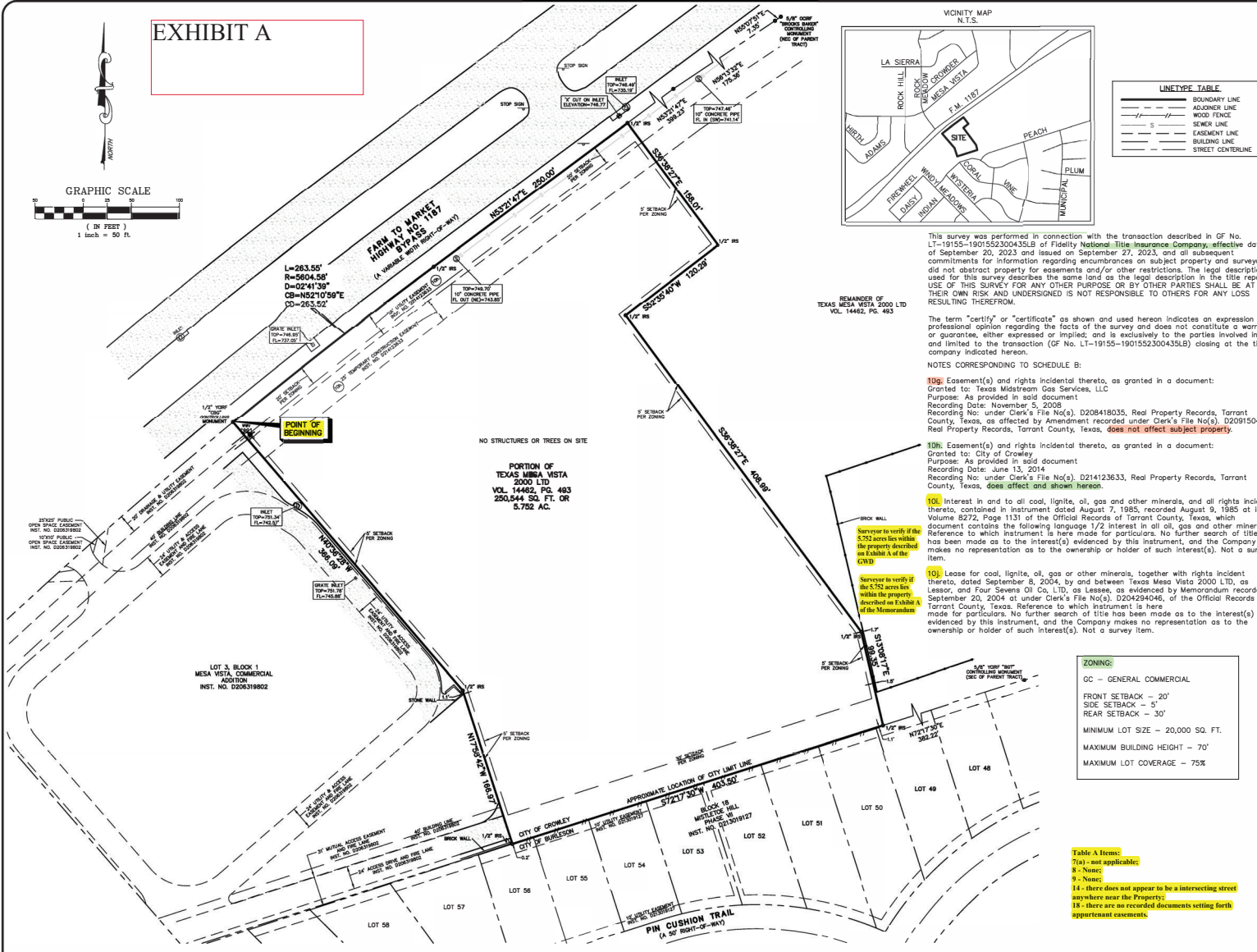
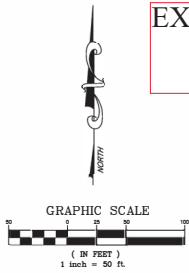
EXHIBIT 'A'

LEGAL DESCRIPTION

EXHIBIT 'B'

SITE PLAN

EXHIBIT A



The term "certify" or "certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warrant or guarantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction (GF No. LT-19155-1901552300435LB) closing at the title company indicated hereon.

NOTES CORRESPONDING TO SCHEDULE B:

10g. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Texas Midstream Gas Services, LLC
Purpose: As provided in said document
Recording Date: November 5, 2008
Recording No.: under Clerk's No(s): D208418035, Real Property Records, Tarrant
County, Texas, as affected by Amendment recorded under Clerk's File No(s): D209150475
Real Property Records, Tarrant County, Texas, **does not affect subject property.**

Granted to: City of Crowley
Purpose: As provided in said document
Recording Date: June 13, 2014
Recording No: under Clerk's File No(s). D214123633, Real Property Records, Tarrant
County, Texas, **does affect and shown hereon.**

109. Lease for coal, lignite, oil, gas or other minerals, together with rights incident thereto, dated September 8, 2004, by and between Texas Mesa Vista 2000 LTD, as Lessor, and Frac Service, Inc., Co., LTD, as Lessee, as evidenced by Memorandum recorded September 20, 2004 at under Case File No. 0204294046, of the Official Records of Tarrant County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the interest(s) evidenced by this instrument, and the Company makes no representation as to the ownership or holder of such interest(s). Not a survey item.

GC – GENERAL COMMERCIAL

FRONT SETBACK – 20'
SIDE SETBACK – 5'
REAR SETBACK – 30'

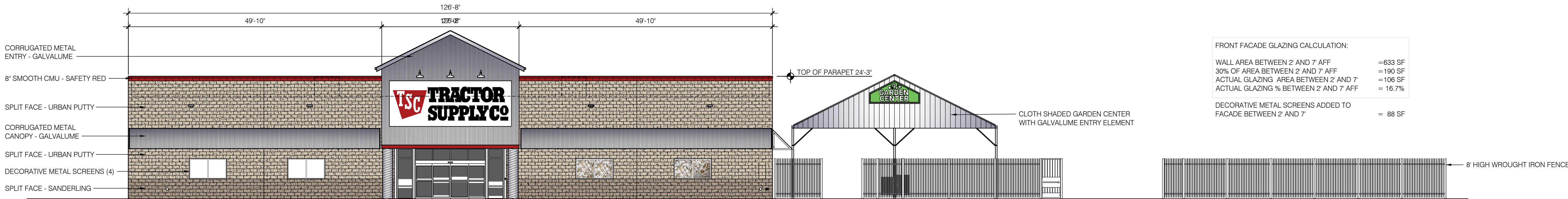
MINIMUM LOT SIZE – 20,000 SQ. FT.
MAXIMUM BUILDING HEIGHT – 70'
MAXIMUM LOT COVERAGE – 75%

7(a) - not applicable;
8 - None;
9 - None;
14 - there does not appear to be a intersecting street anywhere near the Property;
18 - there are no recorded documents setting forth appurtenant easements.

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

versurveying.com

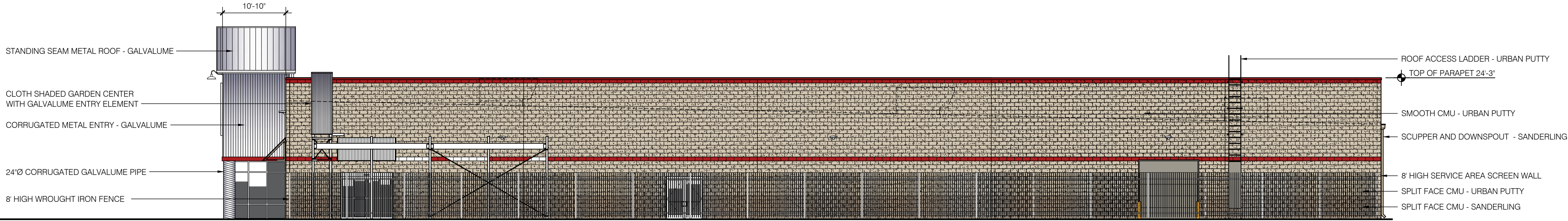
LEGEND <table><tr><td>① GAS METER</td><td>② FIRE HYDRANT</td><td>③ WATER MANHOLE</td><td>④ SIGN</td></tr><tr><td>⑤ IRR. CONTROL VALVE</td><td>⑥ WATER METER</td><td>⑦ TRAFFIC SIGNAL POLE</td><td>⑧ LIGHT POLE</td></tr><tr><td>⑨ TELEPHONE FEEDSAIL</td><td>⑩ FUEL TANK</td><td>⑪ TELEPHONE PORT</td><td>⑫ TELEPHONE BOX</td></tr><tr><td>⑬ POWER POLE</td><td>⑭ TRANSFORMER VALVE</td><td>⑮ SWB MANHOLE</td><td>⑯ CONCRETE</td></tr><tr><td>⑰ DOWN GUY</td><td>⑱ TRANSFORMER PAD</td><td>⑲ GAS MANHOLE</td><td>⑳ BOLLARD</td></tr><tr><td>㉑ S.S. MANHOLE</td><td>㉒ ELECTRIC METER</td><td>㉓ COVERED AREA</td><td>㉔</td></tr><tr><td>㉕ CLEAN OUT</td><td>㉖ STORM DRAIN MANHOLE</td><td>㉗ HANDICAP SPACE</td><td>㉘ A/G PAD</td></tr></table>										① GAS METER	② FIRE HYDRANT	③ WATER MANHOLE	④ SIGN	⑤ IRR. CONTROL VALVE	⑥ WATER METER	⑦ TRAFFIC SIGNAL POLE	⑧ LIGHT POLE	⑨ TELEPHONE FEEDSAIL	⑩ FUEL TANK	⑪ TELEPHONE PORT	⑫ TELEPHONE BOX	⑬ POWER POLE	⑭ TRANSFORMER VALVE	⑮ SWB MANHOLE	⑯ CONCRETE	⑰ DOWN GUY	⑱ TRANSFORMER PAD	⑲ GAS MANHOLE	⑳ BOLLARD	㉑ S.S. MANHOLE	㉒ ELECTRIC METER	㉓ COVERED AREA	㉔	㉕ CLEAN OUT	㉖ STORM DRAIN MANHOLE	㉗ HANDICAP SPACE	㉘ A/G PAD	Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misstatements or errors on the survey report, after this time has expired all parties involved must accept the survey as issued.										ALTA/NSPS LAND TITLE SURVEY										NO. DATE		REVISION		JOB NO.: 23-1008 DATE: 10/30/2023 FIELD DATE: 10/30/2023 SCALE: 1" = 50' FIELD: A.S.M. DRAWN: J.E.M. CHECKED: T.R.M.		PEISER & MANKIN SURVEYING, LLC www.peisersurveying.com  1612 HART STREET SUITE 201 DALLAS, TEXAS 75262 817-481-1806 (O) 817-481-1809 (F) COMMERCIAL BOUNDARIES TOPOGRAPHY SURVEYING Member Since 1977 1 OF 1	
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TRACTOR SUPPLY										800 FM 1187										CROWLEY, TEXAS 76036																																													



1 FRONT ELEVATION

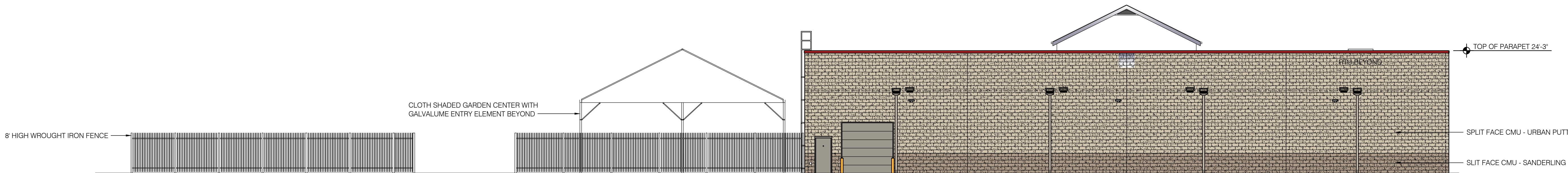
SCALE: 3/32" = 1'-0"

FRONT FACADE GLAZING CALCULATION:	
WALL AREA BETWEEN 2' AND 7' AFF	= 633 SF
30% OF AREA BETWEEN 2' AND 7' AFF	= 190 SF
ACTUAL GLAZING AREA BETWEEN 2' AND 7'	= 106 SF
ACTUAL GLAZING % BETWEEN 2' AND 7' AFF	= 16.7%
DECORATIVE METAL SCREENS ADDED TO FACADE BETWEEN 2' AND 7'	= 88 SF



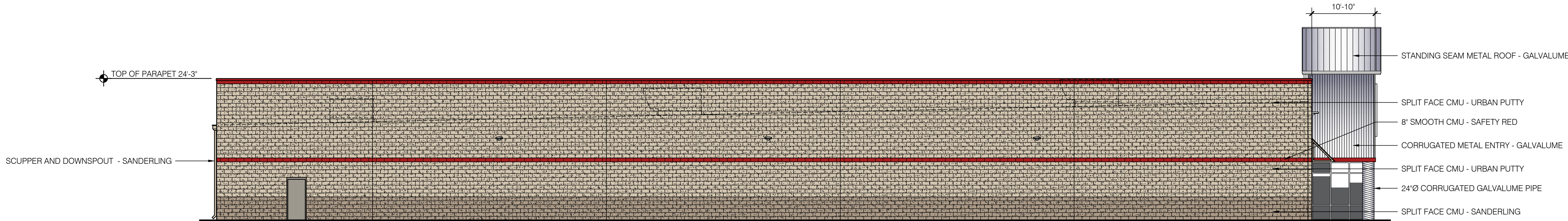
2 RIGHT (EAST) ELEVATION

SCALE: 3/32" = 1'-0"



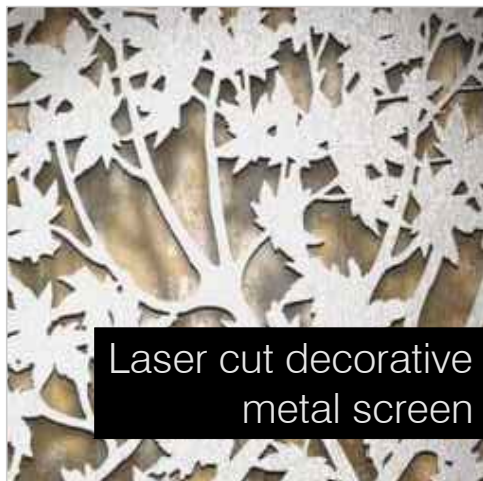
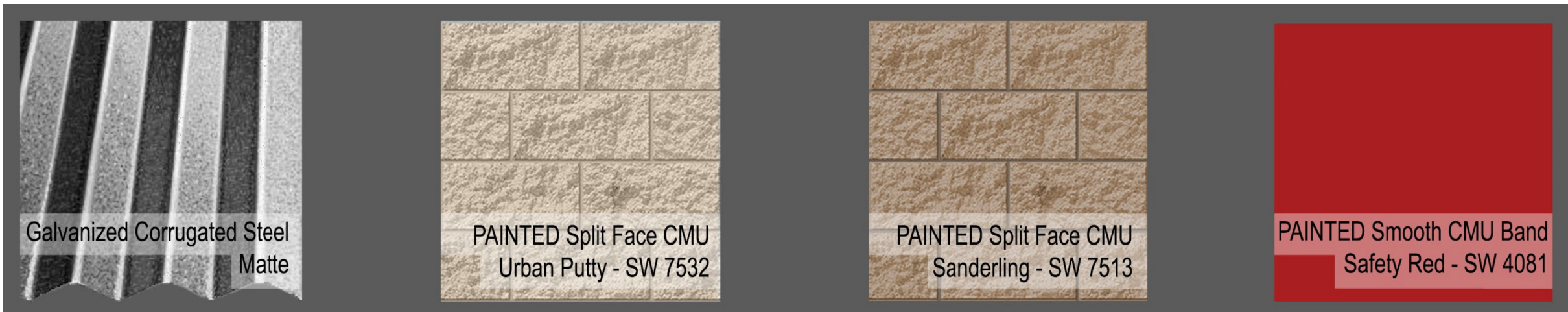
3 REAR (NORTH) ELEVATION

SCALE: 3/32" = 1'-0"



4 LEFT (WEST) ELEVATION

SCALE: 3/32" = 1'-0"



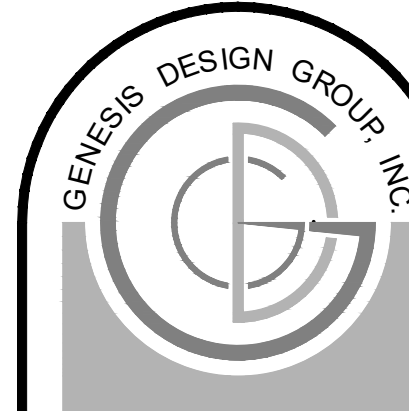
BUILDING FINISHES

- HOLLOW METAL AND OVERHEAD DOORS: PAINTED FINISH 'POWER GREY' SW 1012
- STOREFRONT FRAMES: CLEAR ANODIZED ALUMINUM
- STANDING SEAM ENTRY ROOF, ENTRY SIDING, COLUMNS, AND FRONT CANOPIES: MATTE WEATHERED FINISH GALVALUME
- BRAKE METAL PARAPET CAP TRIM TO MATCH 'SAFETY RED' SW 4081

WINDOWS AND TRANSPARENCY CALCULATION

30% OF 126'-8" (BUILDING FACADE WIDTH) = 38' x 5' (DISTANCE BETWEEN 2 AND SEVEN FEET) = 190 S.F. REQUIRED

WINDOWS (AT VESTIBULE): 22' WIDE x 5' = 110 S.F. DECORATIVE METAL SCREENS 7'-4" WIDE x 3' = 22 S.F. x 4 PANELS = 88 S.F. = 198 S.F. PROVIDED



9500 Ray White Rd., Ste. 200
Fort Worth, TX 76244
phone (817)285-7444
fax (817)285-7318
www.genesisarchitects.com

A Development by
HBC Interests
2601 Harrison, Suite 200
Wichita Falls, TX 76308



CROWLEY PLOVER ROAD (FM 1187) AT
ROCK MEADOW DRIVE, CROWLEY, TX 76036

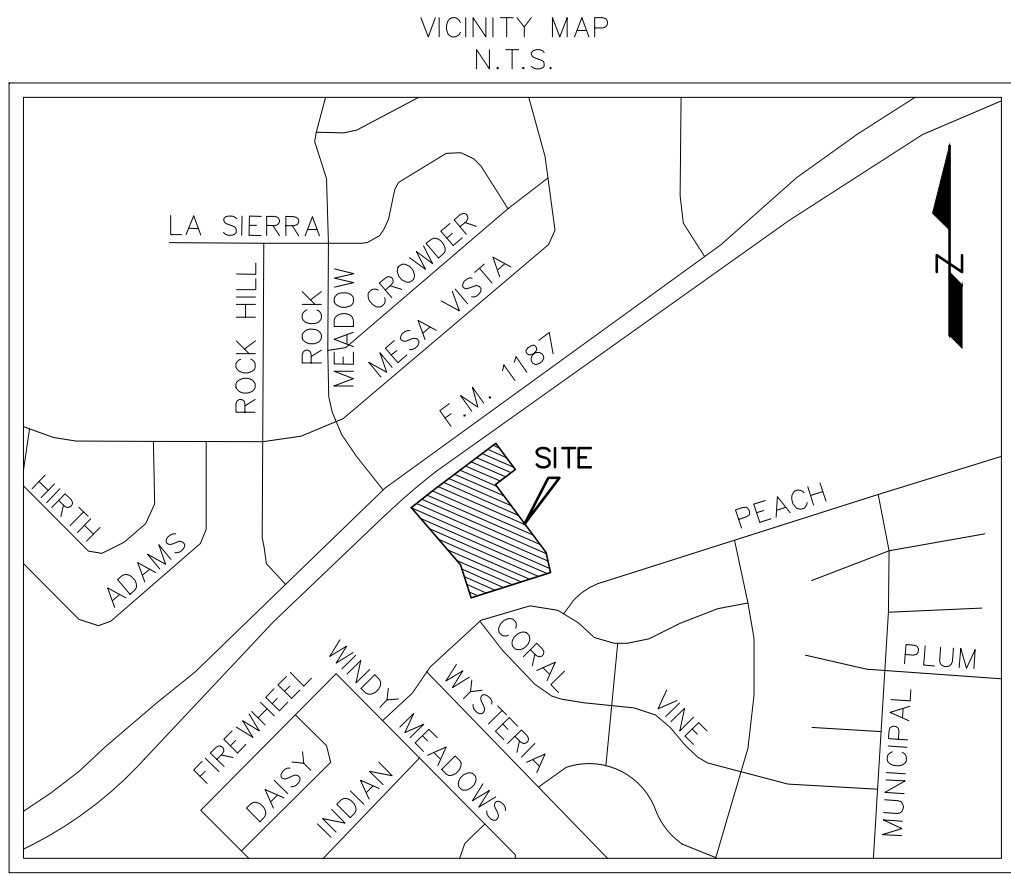
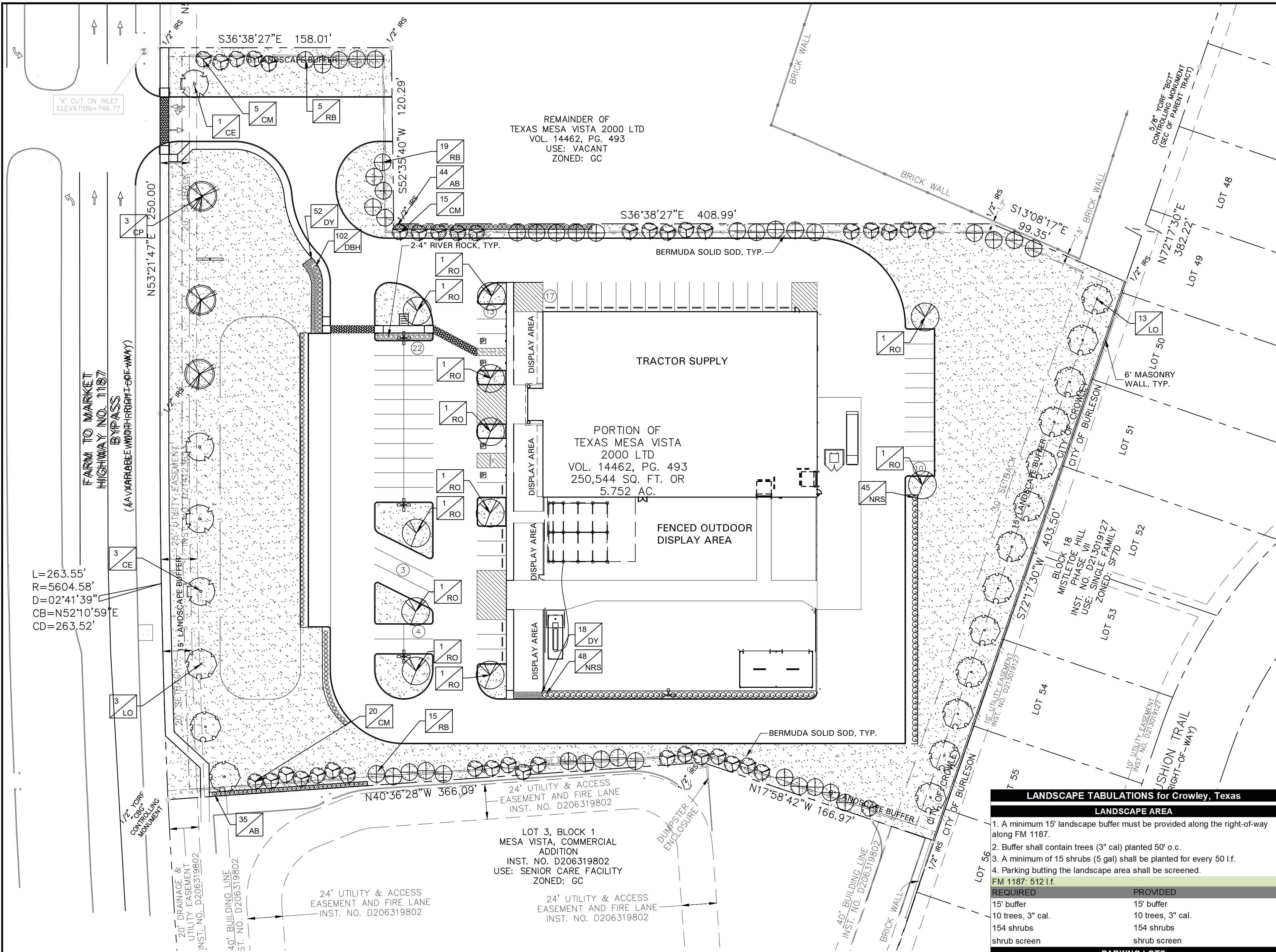
EXTERIOR
ELEVATIONS



GENESIS JOB #
23-020
SHEET NUMBER

A4.P

ISSUE: PRELIMINARY REVIEW - 7/10/2024



LOCATION MAP
NOT TO SCALE

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR
- ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY

SOLID SOD:

- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS

IRRIGATION:

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR

MAINTENANCE REQUIREMENTS:

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL

MISCELLANEOUS MATERIALS:

- STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS
- RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC

LANDSCAPE TABULATIONS for Crowley, Texas

LANDSCAPE AREA

- A minimum 15' landscape buffer must be provided along the right-of-way along FM 1187.
- Buffer shall contain trees (3" cal) planted 50' o.c.
- A minimum of 15 shrubs (5 gal) shall be planted for every 50 l.f.
- Parking butting the landscape area shall be screened.

FM 1187: 512 l.f.

REQUIRED	PROVIDED
15' buffer	15' buffer
10 trees, 3" cal.	10 trees, 3" cal.
154 shrubs	154 shrubs
shrub screen	shrub screen

PARKING LOTS

- Parking lots shall contain a minimum of 10 s.f. of landscape per parking space.
- One tree shall be provided for every 10 parking stalls.
- Canopy trees shall be located in landscape islands in the parking lot.

Parking Spaces = 69

REQUIRED	PROVIDED
69*10 = 690 s.f.	5852 s.f.
7 trees, 3" cal.	11 trees, 3" cal. (tree requirement and island requirement)

RESIDENTIAL BUFFER

REQUIRED	PROVIDED
15' buffer	15' buffer
masonry fence	masonry fence
trees spaced 30' o.c.	trees spaced 30' o.c.

ADDITIONAL BUFFER

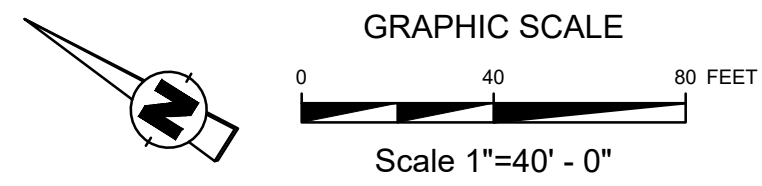
- Additional buffers (other than residential buffer) a 6' wide landscape area shall be provided.
- One ornamental tree and one 5 gallon shrub shall be planted every 15 l.f.

North property: 660 l.f.

REQUIRED	PROVIDED
6' buffer	6' buffer
44 ornamental tree	44 ornamental tree
44 shrubs	44 shrubs

South property: 523 l.f.

REQUIRED	PROVIDED
6' buffer	6' buffer
35 ornamental tree	35 ornamental tree
35 shrubs	35 shrubs



DEVELOPER
CROWLEY WF, LLC
ROBERT PARRISH
2611 HARRISON,
SUITE 900
WICHITA FALLS, TEXAS 76308
PHONE: 817-988-6365

ARCHITECT
GENESIS DESIGN GROUP, INC.
BLAKE A. KITCH, AIA
421 W. HARWOOD ROAD
HURST, TEXAS 76054
PHONE: 817-285-7444

ENGINEER
VASQUEZ ENGINEERING, L.L.C.
JUAN J. VASQUEZ, P.E.
1919 S. SHILOH ROAD,
SUITE 440, LB44
GARLAND, TEXAS 75042
PHONE: 972-278-2948

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
4	CE	Cedar Elm	Ulmus crassifolia	3" cal.	12' ht., 4' spread, matching
3	CP	Chinese Pistache	Pistacia chinensis	3" cal.	12' ht., 4' spread, matching
16	LO	Live Oak	Quercus virginiana	3" cal.	12' ht., 4' spread, matching
11	RO	Texas Red Oak	Quercus buckleyi	3" cal.	12' ht., 5' spread
ORNAMENTAL TREES					
40	CM	Crepe Myrtle 'Tuscarora'	Lagerstromia indica 'Tuscarora'	30 gal.	8' ht., 3' spread, matching
39	RB	Mexican Red Bud	Cercis canadensis var. mexicana	30 gal.	8' ht., 4' spread, multi trunk, 3 cane min.
SHRUBS					
79	AB	Glossy Abelia	Abelia grandiflora	5 gal.	full, 24" spread, 36" o.c.
102	DBH	Dwarf Burford Holly	Ilex cornuta 'Burford Nana'	5 gal.	full, 20" spread, 36" o.c.
70	DY	Dwarf Yaupon Holly	Ilex vomitoria 'Condeux'	5 gal.	full, 24" sprd, 24" o.c.
93	NRS	Nellie R Stevens Holly	Ilex x 'Nellie R. Stevens'	7 gal.	full, 40" o.c.
GROUND COVER/VINES/GRASS					
		Bermuda Solid Sod	Cynodon dactylon		
		2-4" River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

VASQUEZ ENGINEERING L.L.C.
1919 S. Shiloh Road
Suite 440, LB 44
Garland, Texas 75042
Ph: 972-278-2948
TX Registration # F-12266

TRACTOR SUPPLY CO.
CROWLEY, TEXAS

LANDSCAPE PLAN
LOT 1, BLOCK 1
TRACTOR SUPPLY ADDITION
5.752 ACRES
CITY OF CROWLEY, TARRANT COUNTY,
TEXAS
NOVEMBER 7, 2024

Scale: 1" = 40'
Designed by: J.J.V.
Drawn by: M.A.G.
Checked by: J.J.V.
548-40 (dwg) CDRP SITE PLAN.dwg
11/07/2024

SHEET
L1.1



City of Crowley, Texas City Council Agenda Report

Presenter: Pleasant Brooks	Meeting Date: December 19, 2024
Department: Fire	Agenda Item: V.1.
Subject: Discuss and consider approval of the annual contract (March 1, 2025 through February 28, 2026) for the fire and ambulance service with Saint Francis Village and authorize the Mayor to execute said contract.	

Background:

The 2025-2026 annual contract with Saint Francis Village for fire and ambulance services reflects an 11% increase compared to the 2024-2025 agreement. This adjustment raises the annual fees from \$22,500 to \$25,000. The contract ensures the provisions of fire protection for real and personal property, as well as emergency medical services (EMS), within the boundaries of Saint Francis Village.

Recommendation:

Staff respectfully recommends the approval of this contract.

Financial Information:

Saint Francis Village agrees to pay the City a total sum of \$25,000.00 during this contact year by making equal monthly payments of \$2,083.34.

Additionally, for EMS, if provided by the City under the Tarrant County Emergency Service District No. 1 Agreement, the Tarrant County Emergency District No. 1 agrees to pay the City an amount based upon the City's proportionate per run share determined by dividing the sum of \$200,000,000, the amount anticipated being available for such payments, by the total points per service run as established by the 1998-1999 Rules and Regulations adopted by the District. The Tarrant County Emergency Service District No. 1 pays the City during February 2025, May 2025, August 2025, and November 2025.

Attachments:

1. St Francis Village Agreement

THE STATE OF TEXAS
COUNTY OF TARRANT

KNOWN ALL MEN BY THESE PRESENTS

INTERLOCAL AGREEMENT FOR FIRE PROTECTION AND AMBULANCE SERVICES

This Interlocal Agreement for Fire Protection and Ambulance Services ("Agreement") is entered into by and between the City of Crowley ("CROWLEY") and Saint Francis Village ("VILLAGE"), both being located within Tarrant County, Texas, ("the Parties") pursuant to the Interlocal Cooperation Act, Chapter 791, Texas Government Code.

WHEREAS, VILLAGE is a rural property owner and retirement community located outside the corporate limits of CROWLEY; and,

WHEREAS, CROWLEY has a paid personnel fire department which furnishes fire protection services and equipped ambulance services; and,

WHEREAS, the Parties desire to enter into this Agreement to provide fire protection services and emergency ambulance services to the VILLAGE; and,

WHEREAS, each Party is authorized to perform the services contemplated for it herein;

NOW, THEREFORE, in consideration of the mutual covenants and the terms and conditions set forth below, the Parties do hereby agree as follows:

Section 1.

The Parties hereto execute this Agreement for the purpose of providing fire protection services and emergency ambulance services to VILLAGE, as the need arises.

VILLAGE agrees that due to its distance from CROWLEY, the response time on any calls will be at least 15 to 20 minutes. CROWLEY makes no warranty or representation as to the adequacies, effectiveness, or response time of its services under this Agreement. Any request for assistance under this Agreement shall include a statement of the amount and type of equipment and number of personnel requested and shall specify the location to which the equipment and personnel are requested are to be dispatched, but the amount and type of equipment and number of personnel to be furnished shall be determined by CROWLEY's Fire Chief or Designee.

Due to limited staffing, CROWLEY will not provide non-emergency ambulance services. CROWLEY will only respond to calls that require emergency transport to a hospital emergency room. Lift assists are not considered an emergency and must be handled by VILLAGE staff. CROWLEY reserves the ability to charge for services for non-emergency calls dispatched but not transported, by the VILLAGE or one of its residents or guests. On all non-emergency calls generated by the VILLAGE staff, a fee of \$300.00 will be invoiced to the VILLAGE for each non-emergency lift assist. The generated invoice shall be paid in addition to the contracted amount listed below in Section 6.

Section 2.

The Parties warrant and assure each other that they possess adequate legal authority to enter into this Agreement. VILLAGE warrants and assures CROWLEY that its governing body desires emergency assistance from CROWLEY. Each Party's governing body has authorized the signatory official(s) to enter into this Agreement and bind CROWLEY and VILLAGE to the terms of this Agreement and any subsequent amendments hereto.

Section 3.

The Parties agree to conduct all activities under this Agreement in accordance with all applicable rules, regulations, ordinances, and laws in effect or promulgated during the term of this Agreement.

Section 4.

This Agreement and attachments, as provided herein, constitute the complete Agreement between the parties hereto, and supersede any and all oral and written agreements between the parties relating to matters herein. Except as otherwise provided herein, this Agreement cannot be modified without written consent of the parties.

Section 5.

The period of this Agreement shall be from March 1, 2025 to February 28, 2026. Thereafter, any further contract shall be negotiated between the parties.

Section 6.

In consideration of an annual fee of \$12,500 (twelve thousand five hundred dollars and no cents), paid by VILLAGE to CROWLEY, CROWLEY will provide fire protection service to the VILLAGE. In consideration of an annual fee of \$12,500 (twelve thousand five hundred dollars and no cents), paid by the VILLAGE to CROWLEY, CROWLEY will provide emergency ambulance service to VILLAGE. The total fee for both fire protection services and emergency ambulance services is \$25,000 (twenty-five thousand dollars and no cents). Payment may be made at a rate of \$2,083.34 (two thousand eighty-three dollars and thirty-four cents), per month.

The user fee compensation provided for ambulance services will not be affected by this contract. Ambulance user fees shall be charged to the user in accordance with the schedule of rates adopted by the City Council of CROWLEY. VILLAGE will not seek reimbursement or credit against funds received from individual ambulance users.

VILLAGE acknowledges that CROWLEY maintains a contract with the Tarrant County Emergency Services District #1. The compensation provided for fire protection by CROWLEY to VILLAGE shall be governed by this Agreement and not by the Contract between the Tarrant County Emergency Services District #1 and CROWLEY. VILLAGE shall not be entitled to seek reimbursement or credit against funds received by CROWLEY from Tarrant County Emergency Services District #1.

Section 7.

Any alterations, additions, or deletions to the terms of this Agreement, which are required by changes in federal and State law or regulations, are automatically incorporated into this Agreement without written amendment hereto, and shall become effective on the date designated by such law or regulation.

Section 8.

Each party shall operate under this Agreement as an independent contractor, and not as an agent, representative, servant or employee of the other. Subject to the terms of this Agreement, each party shall have the right to control the details of its performance hereunder.

Section 9.

In case any one or more of the terms, sentences, paragraphs or provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other terms, sentences, paragraphs or provisions thereof, and this

Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

Section 10.

VILLAGE hereby waives all claims, and hereby releases, and agrees to indemnify and/or reimburse, defend and hold harmless CROWLEY, its fire department, including its ambulance service, officials, agents, officers, employees, and volunteers in both their public and private capacities, from and against any and all claims, suits, demands, losses, damages, causes of action and liabilities of every kind, including all expenses of litigation or settlement, including but not limited to court costs and attorneys fees which may arise due to any death or injury to any person, or the loss of, damage to, or loss of use of, any property, arising out of or occurring as a consequence of the performance of this Agreement whether such injuries, death, or damages are caused by CROWLEY's sole negligence or the joint negligence of CROWLEY and any other person or entity. It is the express intention of the parties hereto, that the indemnity provided for in this paragraph is indemnity by VILLAGE to indemnify and protect CROWLEY from the consequences of CROWLEY's own negligence, whether that negligence is sole or concurring cause of the injury, death, or damage. Furthermore, VILLAGE accepts responsibility for any loss or damage for which VILLAGE is responsible as determined and required by the Interlocal Cooperation Act, Section 791.006(a), Texas Government Code.

Section 11.

It is expressly understood and agreed that, in the execution of this Agreement, no Party waives, nor shall be deemed hereby to waive, any immunity or defense that would otherwise be available to it against claims by individuals or entities not a party to this Agreement, arising in the exercise of governmental powers and functions.

Section 12.

Each Party to this Agreement agrees that if legal action is brought under this Agreement, exclusive venue shall lie in Tarrant County. The laws of the State of Texas hereunder, shall govern the validity of this Agreement and or any of its terms or provisions, as well as the rights and duties of the parties.

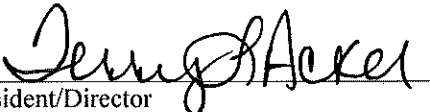
THIS INSTRUMENT, IN DUPLICATE ORIGINALS, HAS BEEN EXECUTED BY THE PARTIES HERETO AS FOLLOWS:

Billy Davis, Mayor
City of Crowley

Date: _____

ATTEST:

Carol Konhauser, City Secretary



President/Director
Saint Francis Village

Date: 12/5/24



City of Crowley, Texas City Council Agenda Report

Presenter: Rachel Roberts	Meeting Date: December 19, 2024
Department: Community Development	Agenda Item: V.2.
Subject: Discuss and consider approving Ordinance Number 12-2024-553, an ordinance of the City of Crowley adopting a current map depicting the municipal boundaries and extraterritorial jurisdictions of the city.	

Background:

Last December, the City Council adopted a map of the Crowley city limits. In January of this year, the Council annexed a small area in the MiraVerde subdivision. The map under consideration has been updated to show the annexed area as part of the city limits.

Recommendation:

Staff recommend approval.

Financial Information:

Attachments:

1. ordinance adopting city limits map
2. City Limits Map

ORDINANCE NO. 12-2024-553

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS, ADOPTING A CURRENT MAP DEPICTING THE MUNICIPAL BOUNDARIES AND EXTRATERRITORIAL JURISDICTION OF THE CITY; AND ESTABLISHING AN EFFECTIVE DATE.

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

WHEREAS, Chapter 41 of the Texas Local Government Code provides that each municipality shall prepare a map that shows the boundaries of the municipality and of its extraterritorial jurisdiction; and

WHEREAS, the map attached as Exhibit "A" has been prepared and reviewed by the City Council, which accurately depicts all parts of the City, and the City Council desires to adopt said map as the official boundaries of the City and its extraterritorial jurisdiction.

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

SECTION 1.

The map attached hereto as Exhibit "A" shall constitute the official map of the City of Crowley, Texas, depicting the current true and correct boundaries of the City and of its extraterritorial jurisdiction, as of the effective date hereof. This map is hereby adopted in accordance with the requirements of Chapter 41 of the Texas Local Government Code. This map shall replace any prior maps of the City adopted under Chapter 41.

SECTION 2.

A copy of this map shall be kept in the office of the City Secretary, and the map shall be published on the City's official website. A certified copy of the municipal boundary map adopted hereby shall be sent to the Tarrant County Clerk, the Tarrant County Appraisal District, the Johnson County Clerk, and the Johnson County Central Appraisal District.

SECTION 3.

This ordinance shall be in full force and effect from and after its passage.

PASSED AND APPROVED ON THIS 19TH DAY OF DECEMBER, 2024

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

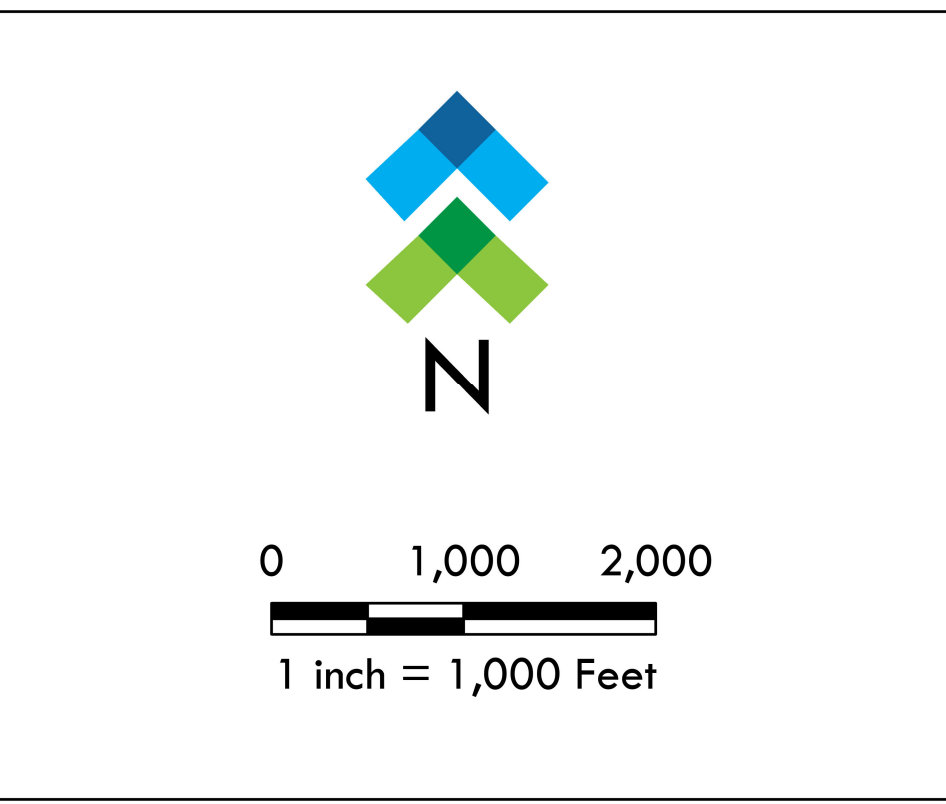
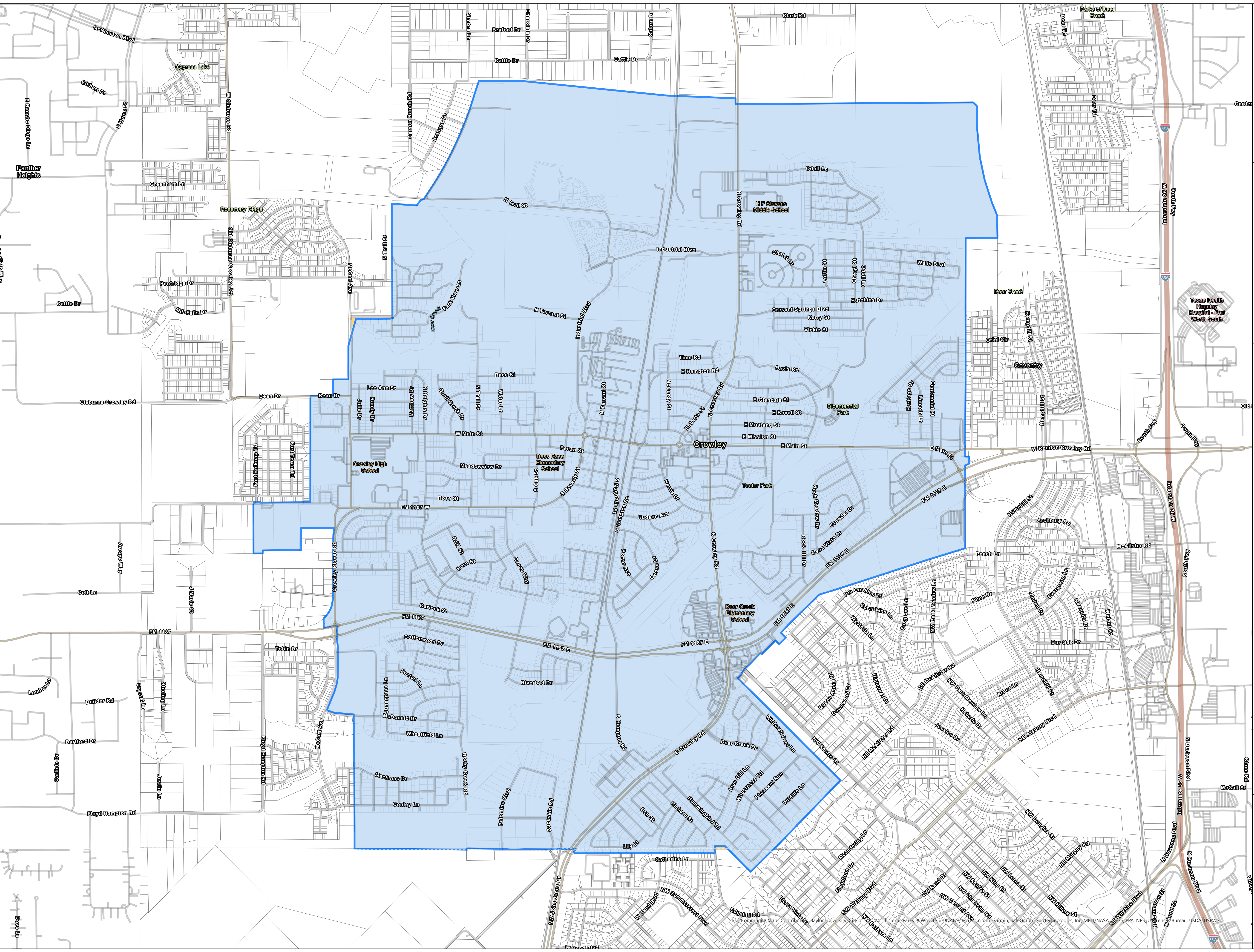
Carol Konhauser, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney

EXHIBIT "A"

Document Path: \\ssd-local\mapdata\Production\Prod\Projects\CRO000000_GIS\Crowley Base Map 2023.aprx
Copyright 2024 Tropic Nal & Perkins, Inc.



Legend

City of Crowley

Crowley ETJ (2023)

Parcels

Official Map of the City of Crowley, Texas
This map is hereby adopted by Ordinance 12-2023-512.

Billy Davis
Mayor

Date

Carol Konhauser
City Secretary

Date

City of Crowley
CITY LIMITS MAP

TNP# CRO23008
Date Saved: 2/21/2024



City of Crowley, Texas City Council Agenda Report

Presenter: Carol Konhauser	Meeting Date: December 19, 2024
Department: Administration	Agenda Item: V.3.
Subject: Discuss and consider canceling the January 2, 2025 regular scheduled meeting of the Crowley City Council.	

Background:

Due to the New Years Holiday being so close to the City Council meeting and the possibility members will be making holiday vacation plans, staff suggests discussing the possibility of canceling the January 2, 2025 City Council Meeting

Recommendation:

Staff recommends council consider canceling the meeting scheduled for Thursday, January 2, 2025.

If approved, staff will place information on the City Website Calendar, Newsflash and publish on Social Media, give ample notice to the citizens of the cancelation.

Financial Information:

None

Attachments:

None



City of Crowley, Texas City Council Agenda Report

Presenter: Kristi White	Meeting Date: December 19, 2024
Department: Court	Agenda Item: V.4.
Subject: Discuss and consider approving a policy for Crowley Municipal Court Youth Diversion Program.	

Background:

House Bill 3186, known as the Texas Youth Diversion and Early Intervention Act, aims to increase opportunities for early intervention and diversion for juveniles accused of certain Class C misdemeanors, excluding traffic offenses. Under this law, juveniles aged 10-16 can participate in a diversion program, which offers alternatives to traditional prosecution. These programs focus on addressing behavioral issues, reducing recidivism, and avoiding criminal records for minor, nonviolent offenses.

Key provisions include:

- **Mandatory Diversion Plans:** Every municipal and justice court must adopt a written juvenile diversion plan by January 1, 2025. These plans can include mediation, community service, counseling, and other interventions tailored to the youth's needs.
- **Eligibility and Program Details:** Juveniles may enter a diversion program annually with parental consent and approval from the court. Successful completion results in case dismissal and automatic record expunction at age 18.
- **Coordination and Oversight:** Courts must designate a youth diversion coordinator to manage referrals, monitor cases, and ensure compliance with the program

Recommendation:

Staff requests approval of the Crowley Municipal Court Youth Diversion Program Policy, effective January 1, 2025, as required by House Bill 3186.

Financial Information:

The defendant or parent is responsible for paying a \$50 Youth Diversion Fee to help cover program costs. Fee waivers may be considered on a case-by-case basis for those facing financial hardship.

Attachments:

1. Crowley Municipal Court Youth Diversion Program Policy

CROWLEY MUNICIPAL COURT YOUTH DIVERSION PROGRAM
EFFECTIVE: JANUARY 1, 2025

The Court Administrator/Clerk will serve as the Youth Diversion Coordinator for the Crowley Municipal Court.

Juvenile Defendants under the age of 17 shall be offered an opportunity to complete the Youth Diversion Program for any offense other than a traffic violation, as long as they have not completed the program within the prior 365 days or are not currently completing the program for another offense.

The Court Administrator/Clerk, herein referred to as the Juvenile Diversion Coordinator or JDC, will contact the parent to schedule a time to meet with the parent and child to offer the opportunity and determine eligibility for the program.

- After determining eligibility and upon acceptance of the program, the JDC will review the Diversion Agreement with the Parent and Child, answer any questions, have both parties sign the agreement and provide a copy.
- During the meeting and after considering various factors presented by juvenile and parent the appropriate program will be determined and specified in the Diversion Agreement.
- The Crowley Municipal Court will utilize the Texas based service provider Court Solutions Online. Court Solutions offers a 10% off discount code to all participants that are ordered to complete their program. Juveniles are able to log in and access their classes anytime on a phone, iPad, laptop, or home computer.
- The defendant/parent will be responsible to pay the \$50 Youth Diversion Fee to the Court within 30 days of signing the Diversion Agreement. This fee will be deposited into a special account that will only be used to defray the cost of the Youth Diversion Program.
- Consideration will be given on a case-by-case basis whether to waive the fee if the financial circumstances of the family cause an undue hardship for the child to pay the \$50 fee.
- If the defendant violates the terms and conditions of the program the JDC will refer the Juvenile to the Presiding Judge for a hearing. At that point the Judge may:
 - Extend the Diversion period (not to exceed 1 year from the original start date).
 - Grant a continuance for compliance and set a hearing in 60 days.
 - Order the parent to perform or refrain an act, if it increases the likelihood of the juvenile's successful completion.
 - Find the diversion successful based on substantial compliance.
 - Find the diversion unsuccessful and order the child to juvenile court for alleged conduct needing supervision; refer the charge to the Prosecutor for consideration of re-filing.

The JDC shall maintain statistics of each diversion strategy.

The JDC shall maintain records of diversion for each Child until the Child's 18th birthday when all diversion records shall be expunged. Until the 18th birthday all records except for statistical information on strategies shall be confidential.