



Agenda
Crowley Planning & Zoning Commission
December 8, 2025
Regular Session - 7:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

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

Regular Session - December 8, 2025 - 7:00 PM

I. Call to Order and Roll Call

II. Invocation and Welcome Visitors

III. Action Items

- A. Discuss and consider approving the minutes from the regular meeting held on **November 10, 2025**.
- B. Hold a public hearing, discuss, and make a recommendation to the City Council regarding an ordinance requested by The Nehemiah Company to amend Ordinance No. 06-2018-332 (the Karis Planned Development District regulations). The proposed amendment would add a new "4-cluster" lot type and development standards, allow side-entry garages for the 45 ft width lots and create a new 45 ft width lot type to allow front entry garages, and modify the requirements for the 55 ft front-entry garage lots. **Case # ZCA-2025-004. POSTPONED UNTIL JANUARY 12, 2026 AT 7:00 PM**
- C. Discuss and make a recommendation to the City Council on a preliminary plat for Teeter Ranch, an approximately 67.59 acre tract in the John W Haynes Survey Abstract No. 774 and the Memucan Hunt Survey Abstract No. 763, Crowley, Tarrant County. **Case # PP-2025-002. Postponement requested.**

IV. Discussion

- A. Work Session: Hear a staff presentation, discuss, and provide guidance to staff on zoning regulations for front-entry garages

V. Public Comment

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

VI. Adjournment

I, the undersigned authority, do hereby certify that this agenda of the Crowley Planning & Zoning Commission meeting to be held on December 8, 2025 at 7:00 PM is a true and correct copy posted on Friday, _____, at _____AM/PM to the city website and at Crowley City Hall, in a place

convenient and readily accessible to the public at all times.

Rachel Roberts, Planning & Development Director

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



City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Bhumika Thakore	Meeting Date: December 8, 2025
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on November 10, 2025.	

Background:

Recommendation:

Financial Information:

Attachments:

1. 2025_11_10_PZ_Minutes



Minutes
Crowley Planning & Zoning Commission
November 10, 2025
Work Session - 7:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Regular Session – November 10, 2025 - 7:00 PM

I. Call to Order and Roll Call

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

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

II. Invocation and Welcome Visitors

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

III. Action Items

- A. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance requested by Greenroad Construction, LLC on behalf of FNR 1005 South Crowley Series LLC for a Specific Use Permit to allow a temporary break room and administrative offices during a building remodel for TotalCare located at 1005 S Crowley Rd, legal description Deer Creek Estates-Crowley Block 1 Lot BR1, Tarrant County, Texas. Case # SUP-2025-001**

Rachel Roberts, Planning & Community Development Director, presented the case to the Commission. Ms. Roberts explained that site is located at the Crowley city limits along Crowley Road near the Stonegate Plaza shopping center and the Renfro intersection, near Deer Creek Estates. The City's Future Land Use Plan already designates this area for suburban commercial, and staff determined that the temporary placement of an office trailer does not conflict with the comprehensive plan. Part of the associated parking lot lies within Burleson city limits and has no utilities, but the trailer would be placed on the Crowley side. All reviewing departments—Planning, Public Works, Fire, and Engineering—reported no issues. The temporary trailer does not impact required open space, traffic circulation, or parking, and its use is comparable to a construction field office allowed by right.

Ms. Roberts said that staff recommended approval of the Specific Use Permit (SUP) with two conditions:

1. The SUP expires 30 days after the Certificate of Occupancy is granted for the remodeled building (which will include a break room and administrative offices).
2. If construction stalls and is not completed, the SUP expires automatically after two years, requiring the applicant to reapply.

Chair Duman opened public hearing at 7:07 PM and closed at 7:07 PM, with no public comments.

Applicant Jacob Green (21 Manowar, Fairview, Texas) stated the trailer—approximately 40' × 12' with a restroom—would be rented from Mobile Mini (formerly Will Scot). The rental is month-to-month, but they anticipate an eight-month rental, with construction expected to last about six months. The first phase, creating a new clinic inside the TotalCare building, is scheduled from December through April. The applicant confirmed there is no expectation that construction would exceed one year.

Commissioner Miki Rayburne moved to recommend approval of the SUP with the conditions that the SUP expires 30 days after the certificate of occupancy is granted or on January 31, 2027, whichever comes first, if the project stalls. Commissioner Wade seconded the motion, and the motion passed with all in favor.

B. Discuss and consider approval of a request by Trailview Church for a waiver from the subdivision regulations requiring sidewalks to be constructed at time of platting, specifically Section 98-41 “Adequacy of specific facilities,” requiring all lots to be platted to be connected to the city public facility systems, Section 98-35 “Improvements on undeveloped land”, requiring engineered construction documents as part of a plat, and Section 98-39 “Guarantee of public improvements, requiring developer to provide a financial guarantee for the costs of public improvements

Rachel Roberts presented the case to the Commission and stated that the church located at 405 South Beverly is requesting a waiver from installing sidewalks at this time. The church is undergoing a remodel, and the project scope has become larger than originally anticipated.

Ms. Roberts explained that the applicant’s narrative correctly noted that sidewalks are largely absent in this area. There are limited sidewalks on the south side of Deborah, but none along Beverly, Business 1187, Amber, or on the church’s side of Deborah. A curb ramp has already been installed by the city in anticipation of future sidewalk extensions. The church also states that sidewalks they add will be “unusable until future sidewalk development in the rest of the neighborhood” because the sidewalks they add will terminate at adjacent properties without sidewalks

Ms. Roberts added that the church proposed potential conditions for approval, and staff agreed with modified conditions. Staff support granting the waiver with the requirement that the church construct sidewalks when one of the following occurs:

1. Within 5 years of the date the waiver is granted; or
2. During Phase 2 of the church’s development plan, which includes parking expansion and remodeling of a second building; or
3. In conjunction with a future City project installing sidewalks along Main Street/Business 1187, with the timing coordinated so the church’s sidewalks are completed around the same time.

Chair Duman said that the city must maintain consistency, as sidewalk requirements are applied

to all applicants. He also emphasized that the City has long-range connectivity plans and that the three listed conditions provide needed structure. Ms. Roberts confirmed that this item is a recommendation only and does not require a public hearing.

Commissioner Wade discussed the possibility of a pedestrian route from Deborah/Amber to Beverly, while Commissioner Burns observed that pedestrians already walk in the area but must pass a drainage channel. Commissioner Burns asked whether that drainage area was a city or TxDOT responsibility. Ms. Roberts confirmed it is City-owned.

Commissioner Wagner made a motion to recommend approval of the sidewalk waiver with all three staff-recommended conditions requiring the church to install sidewalks upon whichever occurs first:

1. Within 5 years of waiver approval.
2. During Phase 2 of their development plan (parking expansion and second-building remodel);
or
3. In conjunction with a city sidewalk project along Main Street/Business 1187, timed to match the project's completion.

Commissioner Burns seconded the motion, and the motion passed with all in favor.

IV. Discussion

A. Pre-application work session regarding possible future code amendment request for Teeter Ranch planned development district

Ms. Roberts explained that the PDR-3 standards in the adopted ordinance require 7,200-square-foot lots with 60-foot widths, 100-foot depths, and R-3 setbacks, including a 15-foot corner side yard and a 7.5-foot interior side yard. The concept plan, however, showed smaller setbacks—10 feet on corners and 5 feet on interior sides—and the developer designed the subdivision using those reduced dimensions. This discrepancy made the layout incompatible with the ordinance requirements. To resolve the issue, the developer plans to submit an amendment to align the concept plan with the ordinance while proposing one change: reducing the interior side yard setback from 7.5 feet to 5 feet. All other standards would remain the same. Ms. Roberts noted that the developer sought Commission feedback prior to submitting the amendment application.

Ms. Roberts said that Mr. Trace Strevey, representing the developer, was present to address the Commission. Ms. Roberts also clarified that before beginning the discussion, it was noted for the record that this item was not a public hearing and that no action could be taken. The purpose of the discussion was solely to provide preliminary feedback to the developer, without indicating any future vote or position, so that the developer can better understand available options and determine how to proceed in addressing the identified issues.

Chair Duman noted that this may be a case in which Commissioners hold strong opinions regarding the proposed approach, and he encouraged them to share any concerns or preferences at this time with staff, the applicant, and the engineer.

Ms. Roberts further explained that, in addition to correcting the concept plan, the developer would also request a text amendment to the PD ordinance to revise the requirements table. Specifically, the amendment would reduce the interior side yard setback from 7.5 feet to 5 feet, while retaining

the 15-foot corner side yard setback to maintain adequate visibility. She emphasized that no changes to lot sizes are proposed.

Chair Duman noted that the Commission's primary concern is ensuring that on-street parking does not obstruct traffic flow or impede access for fire and emergency services. He stated that Public Works and Fire will provide additional review and input as the proposal progresses. Chair Duman also observed that the improvements may help reduce vehicle speeds along the roadway, which has been a recurring issue.

After brief discussion, he confirmed that the Commission was comfortable with the item moving forward and thanked staff for the clear explanation.

V. Public Comment

There was no public comment.

VI. Adjournment

The meeting adjourned at 7:42 P.M.

David Duman, Planning & Zoning Commission Chair

Date

ATTEST:

Bhumika Thakore, Planner

Date



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: December 8, 2025
Department: Community Development	Agenda Item: III.B.
Subject: Hold a public hearing, discuss, and make a recommendation to the City Council regarding an ordinance requested by The Nehemiah Company to amend Ordinance No. 06-2018-332 (the Karis Planned Development District regulations). The proposed amendment would add a new “4-cluster” lot type and development standards, allow side-entry garages for the 45 ft width lots and create a new 45 ft width lot type to allow front entry garages, and modify the requirements for the 55 ft front-entry garage lots. Case # ZCA-2025-004. <u>POSTPONED UNTIL JANUARY 12, 2026 AT 7:00 PM</u>	

Background:

Earlier this year, the Commission considered a request from the Nehemiah Company to amend the regulations for the Karis PD district. The Commission voted to recommend disapproval at that time. The Commission then held a work session to discuss the request, and the applicant then submitted a new application for a code amendment. Staff posted the notices for the case, but the applicant then had some unexpected staff changes, and they now need to push back consideration of this agenda item. They have requested postponement until the Commission's January 12 meeting. The request would then go to the City Council for consideration on February 5.

Recommendation:

Financial Information:

Attachments:

None



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Bhumika Thakore, Rachel Roberts	Meeting Date: December 8, 2025
Department: Community Development	Agenda Item: III.C.
Subject: Discuss and make a recommendation to the City Council on a preliminary plat for Teeter Ranch, an approximately 67.59 acre tract in the John W Haynes Survey Abstract No. 774 and the Memucan Hunt Survey Abstract No. 763, Crowley, Tarrant County. Case # PP-2025-002. Postponement requested.	

Background:

The applicant for the Teeter Ranch preliminary plat has requested a postponement until the February 9th meeting of the Planning & Zoning Commission. The developer will soon be submitting a request for an amendment to the PD district regulations, and they aren't ready to move forward with the plat until after the code amendment is considered by the P&Z and City Council. Staff support the postponement request. The staff report from the previous time this case was on the agenda is included below to provide background information for the postponement request.

Although the applicant requested postponement until February 9th, state law only allows the city to postpone plat cases for a maximum of 30 days. The plat will need to be considered on either the Dec. 22 regular meeting date or the Jan. 5 meeting date. The Commission was not originally scheduled to meet on the Dec. 22 date because we don't accept applications for that date (in case Commissioners will be unavailable due to the Christmas holiday), but we do hold the meeting available in case any plat cases need to be considered. If Commissioners would prefer not to meet on that date, the following Monday, January 5, would be available to meet instead.

The city approved a rezoning of this property to a planned development district last year. The district is for residential uses but is intended to have two different lot types in order to fit with the expected future mixed-used development across the street on Hampton Rd, whenever that phase moves forward in the future. The property owner applied for a preliminary plat, and as is typical for plat applications, city staff have a number of review comments (corrections that need to be made or more information provided). Unfortunately, due to the state timeframe for plat approvals, the plat must now go to the Planning & Zoning Commission for consideration even though it is not ready for approval. The engineers working on the plat on behalf of the owner/applicant would like to postpone the consideration until the plat is further along, but unfortunately, the engineers can't make the request because they are not the applicant, and the state requires the applicant to be the one who requests postponement. The engineers are working to get a written postponement request from the applicant, but in the meantime, due to state agenda posting deadlines, we cannot wait for the request and must move forward with posting the agenda, which means the Commission will need to meet to consider this agenda item. At this time, staff expect to have a postponement request in hand in time for the meeting , so the staff

review below is not as detailed as usual. However, we have provided a recommendation for denial in case the postponement request is not made, and the staff comment letter listing the corrections needed is attached to this staff report.

Staff review

Comprehensive Land Use Plan

The Future Land Use Plan classifies this property as **Mixed-Use**.

This property was zoned as a PD district to fit with the mixed-use concept. Instead of having a screening wall along Hampton Rd as would be typical for a subdivision, the district has housing facing the street. The plan is for the property across Hampton to eventually be rezoned to fit the mixed-use concept, and the housing along Hampton will serve as a buffer between the housing inside the subdivision and the development across the street. Having the housing face Hampton Rd will increase the walkability of the neighborhood (no driveway are permitted along Hampton Rd).

Staff considers the project to conform to the comprehensive land use plan.

Development Requirements

In addition to conformance with the comprehensive land use plan, plats must also comply with applicable city regulations in order to be approved.

Requirements from the Zoning Ordinance (Teeter Ranch planned development district)

As you will read on the attached letter, the plat does not comply with the requirements of the zoning ordinance.

Requirements from the Subdivision Regulations (Ch. 98)

The plat does not comply with the requirements of the subdivision regulations (see attached letter).

Public Works / Infrastructure Requirements (Technical Specifications)

The plat does not comply with all infrastructure requirements or technical specifications (see attached letter).

ACTION BY THE PLANNING & ZONING COMMISSION

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

Approval: I make a motion to approve the request for a preliminary plat.

Approval with Conditions: I make a motion to approve the request for a preliminary plat with the following conditions [list conditions].

Deny: I make a motion to disapprove the request for a preliminary plat.

Postpone (if the application requests postponement): I make a motion to continue the case until

[date requested by the applicant].

Recommendation:

Staff recommend approval of the postponement request (the plat is not ready for approval).

Financial Information:

Attachments:

1. PP-2025-002_Teeter Ranch_comment letter_final
2. 2025.09.30_Teeter_TIA_RevMemo2
3. PP-2025-002_plat drawing p1
4. PP-2025-002_plat drawing p2
5. Postponement request 12-1-25



September 30, 2025

Chris Blevins
Baird, Hampton, and Brown
17330 Preston Road
Suite 205B
Dallas, TX 75252

Staff Review of Teeter Ranch preliminary plat (PP-2025-002)

Dear Mr. Blevins,

City staff have reviewed the preliminary plat and construction plans for Teeter Ranch and have the following comments. *Provide a response letter to this comment letter as a part of the resubmittal.*

NOTE: *This is a courtesy comment letter, as the application is still deemed **incomplete**. Please provide all the necessary documents listed in the application completeness letter. An amended completeness check letter was sent along with this comment letter on September 30, 2025.*

Planning comments (817-297-2201 x. 3030)

Plat comments – comments other than for typos/word choice are based on the requirements of Ch. 98 subdivision regulations unless otherwise noted.

1. We could not find a few lots on the preliminary plat: Blk 1 Lot 53, Blk 2 Lot 23, Blk 5 Lot 21, Blk 6 Lot 22, Blk 7 Lot 27.
 - *Response: Block 1, Lot 53 has been shown correctly. All other lots specified have been removed from the title block and are no longer a part of the plat.*
 - **ADDRESSED**
2. The title block does not seem to match the lots and blocks on the plat. On the title block it says Blk 2 Lot 1-20 but Block 2 has 22 lots, Block 3 has 20 lots and so on.
 - *Response: The title block has been corrected to match the lot configuration.*
 - **ADDRESSED**
3. For the following lots, what is the lot width at the front setback line?
Block 1: Lots 22, 23, 24, 26, 34, 40
Block 7: Lots 8, 10
Original comment: ADDRESSED
New Comment: What is the lot width of Lot 33 at the front setback line?
4. The following lots do not meet the minimum area requirement of 7,200 sq. ft.
Block 8: Lots 7, 8, 9
Block 7: Lots 13 & 14
 - *Response: Lots have been corrected to meet the minimum requirements.*
 - **ADDRESSED**
5. Some setbacks are shown incorrectly in the PD-R-4 sub-district (for example, Lot 1 and 13 in Block 8 are shown with a 10-ft setback on the side street; this should be 15 ft.). The lots have a 25-ft front yard setback, and corner lots have a street-side side yard setback of 15 ft.



- Response: Based on the approved Development Plan we expected the street side setbacks for both zoning districts to be 10'.
- COMMENT: Staff referenced PD-R-4 by mistake. The comment should have said PD-R-3. R-3 has a 25 ft front setback and 15 ft corner side setback. Corners lots have a minimum lot width of 65 ft to help accommodate the extra side yard setback requirement. (see also Comment #12)

F. PD-R3 Sub-District Standards

1. Where not regulated by the standards below, this sub-district shall follow all regulations applicable to the R-3 single family zoning district.

LOT SIZE AND DENSITY		
Lot Area (Min.)	A	7,200 square feet
Lot Width (Min.)	W	60' (65' on corner lot adjacent to street)
Lot Depth (Min.)	D	100'
Lot Coverage (Max.)		50% (including all accessory buildings on the lot but excluding pools and spas)
PRIMARY BUILDING SETBACKS (MIN.)		
Front (Primary Street)	F	25 feet
Front (Secondary Street) (Corner Lot)	S	15 feet
Side Property Line	S1	7.5 feet. Garages that face the side street must maintain a 25' setback.
Rear Property Line	R	10 feet
ACCESSORY BUILDING SETBACKS (MIN.)		
See R-3 zoning district regulations in the Crowley zoning code		
BUILDING HEIGHT AND MASS		

6. Remove "future" from the notations "future zoning...]. The zoning shown should be the current zoning.
ADDRESSED
7. Proposed future park land dedication(s) should be shown.
8. Proposed future common areas should be shown.
 - Response: A note has been modified in the general notes section to address this.
 - We believe the notes need more detail for clarity about which lots are park land dedication and which are common area open space, as that distinction is not clear from the notes. Also, for Lot 53X, based on the previous discussions, the city anticipated the areas containing the trail and the adjacent areas (extending approx. 20 feet around the trail) to be shown as city park dedication and city maintained, but the remainder of the lot we anticipated being noted as to be maintained by the HOA (or dedicated to the HOA). Our notes from previous discussions are that the city was not interested in taking on maintenance of the entire 23+ acres but would be able to maintain the trail and the area immediately adjacent.
 - Please note that the city Parks maintenance team mows floodplain-adjacent and passive recreation areas on an in-frequent basis (e.g., at most once per quarter). Because the trail runs directly behind some home lots, the home owners may want these areas to be mowed more often than the city mowing schedule permits. If the developer would like these areas mowed more often, the HOA will need to be responsible for mowing.



- Have you discussed with the Public Works Department the process for getting Parks Board approval for the plat dedication? The preliminary plat must show the date of Parks Board acceptance of any park land dedication. If the plat otherwise meets all requirements and is ready for approval, staff can recommend conditional approval, but the Parks Board approval is required before final approval. Please coordinate with the Public Works Department to get the proposed park dedication before the Parks Board for consideration.

9. Lot 4 Block 5 - The lot width dimension is partially blocked. Please show the dimensions clearly. **ADDRESSED**

10. The owner's certificate of dedication does not list all blocks and lots included in the plat. **ADDRESSED**

11. Change the spelling of the P&Z chairman's last name from "Dunman" to "Duman." **ADDRESSED**

12. Provide the required lot summary table.

- **Response: A lot summary table has been added.**
- Table added, acknowledged, but some information is shown incorrectly. The PD-R-3 district has a 15' corner side setback and a 7.5' interior yard setback. After reading your response letter,, we reviewed the example lot sections shown on the concept plan. Both lot types are shown incorrectly. The PD-R-3 district should show a 15' side yard setback on the corner side and a 10' rear setback line (20' is shown on the concept plan), and the PD-R-4 shows a 25' front setback, which should be only 20'.

13. Draw the vicinity map to scale. It must be scaled at 1:1000 **ADDRESSED**

14. Above the title block, add the following language: "Preliminary Plat for Review Purposes Only". **ADDRESSED**

15. We are reviewing the street names at this time and may have comments on the street names at a later date.

Please rename Birchwood and Oakwood. We have one street named Birchwood already, and we have three streets that start with the word Oak.

16. Please remove this language from the owner's dedication:" This plat approved subject to all platting ordinances, rules, regulations, and resolutions of Tarrant County, Texas." Tarrant County does not have platting authority within the city limits of the City of Crowley other than the filing requirements of the County Clerk's Office. **ADDRESSED**

17. New Comment: Please move the front setback line to the Elmwood Trl side. If the front is on the other side, the lot won't meet the minimum lot depth requirement.

18. Pedestrian access easements in Block 1 are not labeled as pedestrian access easements.

19. Note for future building permitting: PD districts require approval of a development plan before any building permits will be issued. The development plan can usually be approved at the staff level. The preliminary plat, once approved, can provide much of the information required for the development plan (e.g., street layouts, location of sidewalks, drainage facilities, and similar elements). However, the development plan should also provide "concepts for public and private landscaping, buffering, and screening (if any)." This information will need to be submitted as part of the development for review by staff prior to submitting for any building permits. We recommend you do this part as soon as possible



so that you have time to get the plan reviewed and approved well in advance of when you expect to start applying for building permits.

20. Note for final plat submittal: At time of final plat, you must provide a copy of the HOA recording documents, which should include both the HOA creation and the CCRs.

21. Please provide HEC-RAS and HEC-HMS files to review the flood study.

City engineer comments (contact Planner to relay questions to city engineer)

See attached letter. Please disregard the statements in the comment letter requesting the TIA and flood study. The planning director had intended to send those files to the engineer with the plat and preliminary plans but accidentally omitted them from the file submittal. Those documents are under review at this time, and comments will be sent to you as soon as possible.

Public Works comments (817-297-2201 ext. 3290)

No comments, but please coordinate with Public Works for Parks Board approval of proposed park land dedication.

Utilities comments (817-297-2201 ext. 3210)

Utilities comments are also attached

Fire Department comments (817-297-2201 ext. 5020)

Civil review

1. C3.10 FH detail update to add 5" hydro-stroz
2. FH red
3. Hose lay distance is 500'

Sincerely,

Memorandum

To: Rachel Roberts
From: Chris Edwards, P.E.
CC: Mandy Clark, P.E.; Ryan Jones, P.E.
Date: September 30, 2025
RE: Teeter Ranch – Traffic Impact Analysis Review #2

Rachel,

Teague Nall and Perkins, Inc. (TNP), on behalf of the City of Crowley, has performed a second review of the above-referenced traffic impact analysis (TIA), originally dated December 2, 2024, and updated March 11, 2025. Per Crowley's Subdivision Ordinance, approval of a preliminary plat requires acceptance of preliminary engineering studies and analyses. TNP agrees in general with the conclusions and recommendations of the TIA and has no reservations regarding the City's acceptance of it.

If you have any questions regarding these review comments, please contact Chris Edwards at (817) 665-7111 or cedwards@tnpinc.com. We are available to meet with you or the engineer should you desire.

Sincerely,

tnp
teague nall & perkins



Chris Edwards, PE

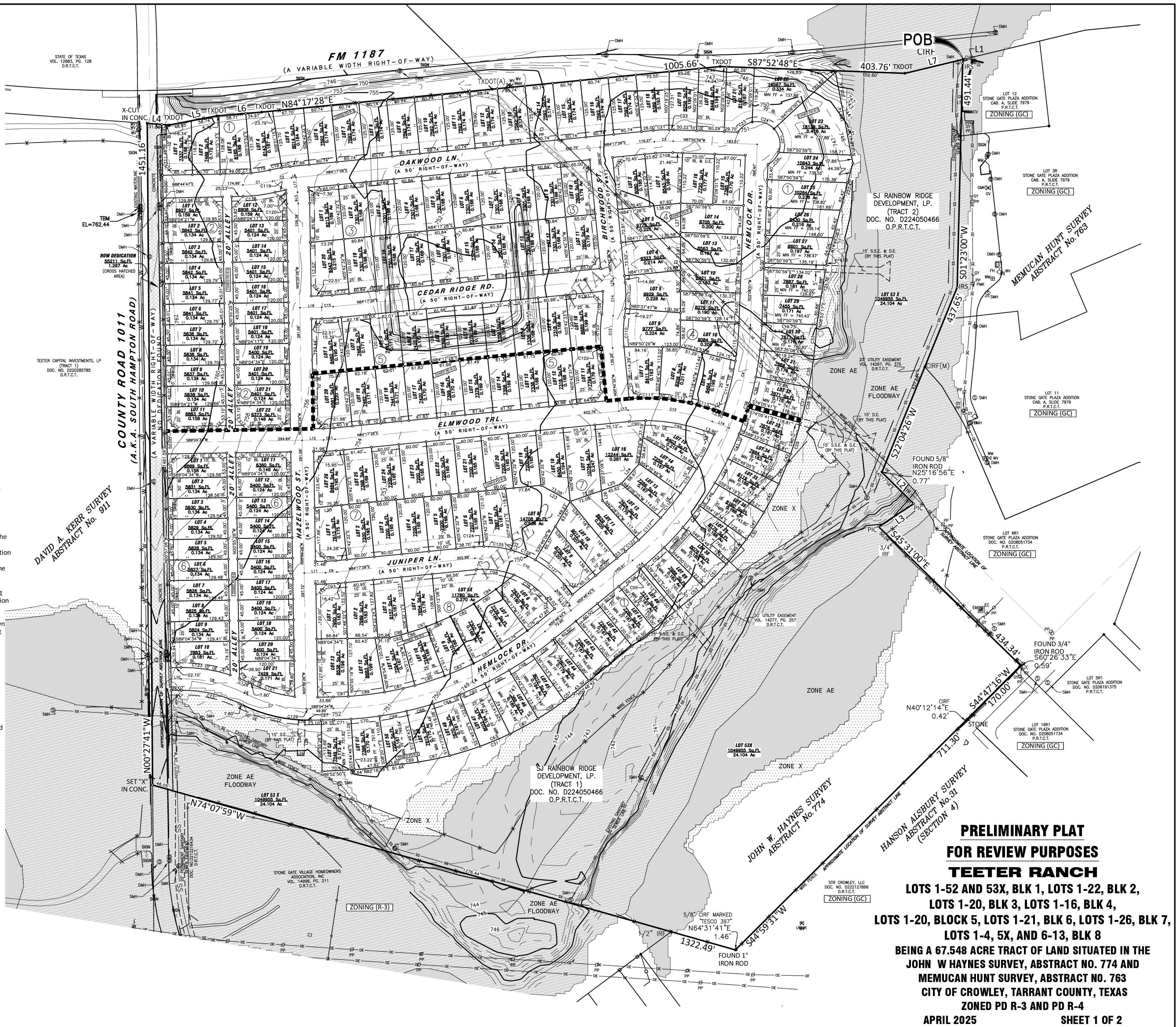
Senior Engineer, Associate Principal

☎ 817.665.7111 direct | 817.713.8614 mobile | 817.336.5773 front desk

📍 5237 N. Riverside Drive, Suite 100 | Fort Worth, TX 76137

cedwards@tnpinc.com

www.tnpinc.com



SHEET 1 OF 2

Drawing: E:\Survey23\180 Teeter Property Crowley Hawkins\001\Dwg\Final Plat\PP TEETER 4-16-20225.dwg

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	12°25'25"	300.00'	65.05'	N82°32'04"E	64.92'
C2	7°58'07"	300.00'	41.72'	N80°18'25"E	41.69'
C3	7°51'33"	300.00'	41.15'	N88°13'15"E	41.12'
C4	18°57'46"	700.00'	231.67'	S11°37'54"W	230.62'
C5	29°41'56"	700.00'	362.84'	S35°57'45"W	358.79'
C6	38°15'51"	750.00'	500.88'	S69°56'38"W	491.62'
C7	25°30'34"	300.00'	133.57'	N76°26'57"W	132.47'
C8	27°13'50"	300.00'	142.58'	N77°18'35"W	141.24'
C9	4°47'05"	300.00'	25.05'	N86°41'01"E	25.05'
C10	56°31'14"	200.00'	197.29'	N67°26'55"W	189.39'
C11	4°47'05"	300.00'	25.05'	N86°41'01"E	25.05'
C12	26°49'19"	400.00'	187.25'	S82°17'52"E	185.55'
C13	13°28'38"	300.00'	70.57'	N01°01'47"E	70.40'
C14	13°28'38"	300.00'	70.57'	N01°01'47"E	70.40'
C15	4°47'05"	300.00'	25.05'	N86°41'01"E	25.05'
C16	4°47'05"	300.00'	25.05'	N03°18'59"W	25.05'
C17	3°48'39"	275.00'	18.29'	S86°50'27"W	18.29'
C18	4°39'24"	325.00'	26.41'	S78°39'03"W	26.41'
C19	8°36'47"	275.00'	41.34'	S80°37'45"W	41.30'
C20	3°18'43"	325.00'	18.79'	S82°36'07"W	18.78'
C21	6°01'57"	325.00'	34.22'	S87°18'27"W	34.20'
C22	1°49'36"	325.00'	10.36'	N86°45'47"W	10.36'
C23	45°16'29"	50.00'	39.51'	S54°47'15"W	38.49'
C24	59°43'31"	50.00'	52.12'	N72°42'45"W	49.79'
C25	63°25'04"	50.00'	55.34'	N11°08'27"W	52.56'
C26	41°34'55"	50.00'	36.29'	N41°21'32"E	35.50'
C27	2°07'29"	325.00'	12.05'	N89°51'42"W	12.05'
C28	11°22'20"	1051.00'	208.61'	N09°08'09"E	208.26'
C29	5°08'00"	1051.00'	94.16'	N17°56'01"E	94.13'
C30	30°18'41"	704.00'	372.44'	N35°39'22"E	368.11'
C31	33°28'46"	704.00'	411.36'	N67°33'05"E	405.54'
C32	4°15'50"	725.00'	53.85'	N04°16'56"E	53.94'
C33	11°22'20"	1051.00'	208.61'	N09°08'09"E	208.26'
C34	4°44'44"	725.00'	60.05'	N08°47'14"E	60.03'
C35	3°48'22"	1051.00'	69.82'	S09°06'42"W	69.81'
C36	4°44'44"	725.00'	60.05'	N13°31'57"E	60.03'
C37	3°48'26"	1051.00'	69.84'	S12°55'06"W	69.82'
C38	0°47'25"	725.00'	10.00'	N16°18'02"E	10.00'
C39	4°44'26"	725.00'	59.99'	N19°03'57"E	59.97'
C40	3°54'05"	1051.00'	71.57'	S17°19°04"W	71.55'
C41	4°44'45"	725.00'	60.05'	N23°48'33"E	60.04'
C42	1°13'55"	1051.00'	22.60'	S19°53'04"W	22.60'
C43	3°52'38"	704.00'	47.64'	S22°26'20"W	47.63'
C44	4°44'45"	725.00'	60.05'	N28°33'18"E	60.04'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C45	5°43'42"	704.00'	70.39'	S27°14'30"W	70.36'
C46	4°44'45"	725.00'	60.05'	N33°18'03"E	60.04'
C47	5°44'02"	704.00'	70.45'	S32°58'22"W	70.42'
C48	4°44'45"	725.00'	60.05'	N38°02'49"E	60.04'
C49	5°43'58"	704.00'	70.44'	S38°42'22"W	70.41'
C50	4°44'45"	725.00'	60.05'	N42°47'34"E	60.04'
C51	5°43'31"	704.00'	70.35'	S44°26'06"W	70.32'
C52	4°44'26"	725.00'	59.98'	N47°32'10"E	59.97'
C53	3°30'51"	704.00'	43.18'	S49°03'17"W	43.17'
C54	0°47'25"	725.00'	10.00'	N50°18'05"E	10.00'
C55	0°06'55"	725.00'	1.46'	N50°45'15"E	1.46'
C56	4°00'24"	775.00'	54.20'	N52°48'55"E	54.19'
C57	2°04'58"	704.00'	25.59'	S51°51'11"W	25.59'
C58	4°28'26"	775.00'	60.52'	N57°03'20"E	60.50'
C59	5°42'22"	704.00'	70.11'	S55°44'51"W	70.08'
C60	4°28'26"	775.00'	60.52'	N61°31'46"E	60.50'
C61	5°42'36"	704.00'	70.16'	S61°27'20"W	70.13'
C62	4°28'26"	775.00'	60.52'	N66°00'12"E	60.50'
C63	5°42'25"	704.00'	70.12'	S67°09'51"W	70.09'
C64	4°28'26"	775.00'	60.52'	N70°28'38"E	60.50'
C65	5°41'49"	704.00'	70.00'	S72°51'58"W	69.97'
C66	4°28'26"	775.00'	60.52'	N74°57'04"E	60.50'
C67	5°40'48"	704.00'	69.79'	S78°33'17"W	69.76'
C68	4°28'26"	775.00'	60.52'	N79°25'30"E	60.50'
C69	2°53'47"	704.00'	35.59'	S82°50'34"W	35.59'
C70	4°35'31"	775.00'	62.11'	N83°57'29"E	62.10'
C71	2°49'19"	775.00'	38.17'	N87°39'54"E	38.17'
C72	2°13'47"	325.00'	154.45'	S77°18'33"E	153.01'
C73	2°13'50"	275.00'	130.70'	S77°18'35"E	129.47'
C74	2°38'42"	325.00'	15.00'	N87°28'36"W	15.00'
C75	5°25'42"	675.00'	63.95'	S33°06'51"W	63.93'
C76	2°15'01"	725.00'	28.47'	S51°56'13"W	28.47'
C77	4°29'59"	638.00'	50.11'	N51°34'39"E	50.09'
C78	28°56'40"	175.00'	88.41'	S53°39'38"E	87.47'
C79	5°26'05"	725.00'	68.77'	S55°46'46"W	68.74'
C80	5°12'10"	638.00'	57.93'	N56°25'43"E	57.91'
C81	5°27'32"	725.00'	69.08'	S61°13'35"W	69.05'
C82	5°13'16"	638.00'	58.14'	N61°38'26"E	58.12'
C83	5°27'06"	725.00'	68.98'	S66°40'53"W	68.96'
C84	5°12'41"	638.00'	58.03'	N66°51'25"E	58.01'
C85	5°24'06"	725.00'	68.35'	S72°06'29"W	68.33'
C86	5°09'48"	638.00'	57.49'	N72°02'40"E	57.47'
C87	5°22'33"	725.00'	68.02'	S77°29'49"W	68.00'
C88	4°47'05"	275.00'	22.97'	S86°41'01"W	22.96'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C89	6°17'01"	725.00'	79.51'	S83°19'36"W	79.47'
C90	5°27'31"	375.00'	35.73'	N87°01'14"E	35.71'
C91	2°36'27"	725.00'	32.99'	S87°46'20"W	32.99'
C92	2°22'29"	638.00'	26.44'	N75°48'48"E	26.44'
C93	4°47'05"	325.00'	27.14'	N86°41'01"E	27.13'
C94	17°54'41"	638.00'	199.45'	S58°17°00"W	198.64'
C95	4°47'05"	325.00'	27.14'	N86°41'01"E	27.13'
C96	3°45'45"	638.00'	41.90'	S75°07'10"W	41.89'
C97	5°59'58"	638.00'	66.80'	S70°14'19"W	66.77'
C98	27°34'34"	175.00'	84.23'	S81°55'15"E	83.42'
C99	21°21'48"	375.00'	139.82'	S79°34'07"E	139.01'
C100	7°09'52"	675.00'	84.40'	S26°49'04"W	84.35'
C101	4°47'05"	275.00'	22.97'	S86°41'01"W	22.96'
C102	1°00'40"	325.00'	5.74'	S05°12'12"E	5.74'
C103	12°27'58"	325.00'	70.71'	S01°32'08"W	70.57'
C104	10°32'17"	275.00'	50.58'	S02°29'58"W	50.51'
C105	4°47'05"	325.00'	27.14'	N86°41'01"E	27.13'
C106	4°47'05"	275.00'	22.97'	S86°41'01"W	22.96'
C107	4°47'05"	325.00'	27.14'	N03°18'59"W	27.13'
C108	7°51'33"	275.00'	37.72'	N88°13'15"E	37.69'
C109	10°04'44"	325.00'	57.17'	N00°40'10"W	57.10'
C110	13°28'38"	275.00'	64.69'	N01°01'47"E	64.54'
C111	8°49'04"	425.00'	65.41'	S89°22'08"W	65.34'
C112	9°32'00"	425.00'	70.71'	N81°27'20"W	70.63'
C113	7°48'07"	425.00'	57.87'	N72°47'17"W	57.83'
C114	10°01'01"	675.00'	118.01'	S13°58'55"W	117.86'
C115	6°49'24"	675.00'	80.39'	S05°33'43"W	80.34'
C116	5°54'49"	675.00'	69.67'	S38°47'06"W	69.64'
C117	5°47'27"	675.00'	68.22'	S44°38'14"W	68.19'
C118	12°25'25"	325.00'	70.47'	N82°32'04"E	70.33'
C119	4°56'47"	275.00'	23.74'	N78°47'45"E	23.73'
C120	4°47'05"	275.00'	22.97'	S03°18'59"E	22.96'
C121	20°07'35"	275.00'	96.60'	N73°45'27"W	96.10'
C122	3°16'45"	675.00'	38.63'	S49°10'20"W	38.63'
C123	19°16'35"	325.00'	109.34'	N81°17'13"W	108.83'
C124	5°25'58"	225.00'	21.33'	S87°00'27"W	21.33'
C125	15°24'22"	225.00'	60.50'	N82°34'22"W	60.32'
C126	14°35'19"	225.00'	57.29'	N67°34'32"W	57.13'
C127	21°05'35"	225.00'	82.83'	N49°44'05"W	82.36'
C128	4°10'22"	325.00'	23.67'	N65°46'50"W	23.66'
C129	1°43'12"	300.00'	9.01'	N89°56'10"E	9.01'

OWNER'S CERTIFICATE §

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS SJ Rainbow Ridge Development, LP., being the owners of the hereon described property to wit:

BEING a tract of land situated in the John W. Haynes Survey, Abstract Number 774, and the Memucan Hunt Survey, Abstract Number 763, City of Crowley, Tarrant County, Texas, and being all of tracts 1 and 2 as described by deed to SJ Rainbow Ridge Development, LP as recorded in Document Number D224050466, Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 1/2-inch capped iron rod (illegible) for the northeast corner of said Tract 2, same being the northwest corner of Lot 12, Block 1, Stone Gate Plaza Addition, an addition to the City of Crowley, Tarrant County, Texas as shown on the plat recorded in Cabinet A, Slide 7979, Plat Records, Tarrant County, Texas (PRTCT), and being in the south right-of-way line of F.M 1187 (a variable width right-of-way);

THENCE with the common line between said Tract 2 and said Stone Gate Plaza Addition the following courses and distances:

South 09°05'02" West, a distance of 8.93 feet to a found 5/8-inch capped iron rod marked "BHB INC" (CIRF);

South 01°23'00" West, a distance of 491.44 feet to an CIRF;

South 22°04'26" West, passing at a distance of 188.02 feet, a found 5/8-inch iron rod marked "MIZELL RPLS 1967" for the most westerly corner of Lot 11, Block 1 of said Stone Gate Plaza Addition, same being the northwest corner of Lot 6R1, Block 1, Stone Gate Plaza Addition, an addition to the City of Crowley, Tarrant County, Texas as shown on the plat recorded in Document Number D208051734, PRTCT, and now continuing with the common line between said Tract 2 and said Lot 6R1 in all for a total distance of 437.65 feet to a point for the south corner of said Tract 2, and being in the northeast line of the aforementioned Tract 1 from which a found 5/8-inch iron rod bears North 25°16'42" East, a distance of 0.77 feet;

THENCE with the southeast line of said Lot 6R1 the following courses and distances:

South 45°17'58" East, a distance of 97.77 feet to a point in a creek;

South 56°25'15" West, a distance of 91.70 feet to a point in a creek;

South 45°31'00" East, a distance of 434.34 feet to a point for a re-entrant corner in said Lot 6R1, same being in the southeast line of said Tract 1 from which a found 3/4-inch iron rod bears South 60°26'33" East, a distance of 0.59 feet;

THENCE South 44°47'16" West, with the common line between said Tract 1 and said Lot 6R1, passing at a distance of 3.68 feet, a found 1/2-inch capped iron rod marked "W.A.I." for an ell corner in said Lot 6R1, same being the northeast corner of Lot 16R1, Block 1 of the said Stone Gate Plaza Addition as recorded in Document Number D208051734, PRTCT and now continuing with the common line between the said Tract 1 and said Lot 16R1, passing at a distance of 165.02 feet, a found 1/2-inch capped iron rod (illegible) for the northwest corner of said Lot 16R1, same being the most northerly corner of a tract of land as described by deed to STR Crowley, LLC as recorded in Document Number D22127866, DRTCT, and now continuing with the common line between said Tract 1 and the said STR Crowley tract in all for a total distance of 170.00 feet to the center of a found Stone from which a found 5/8-inch iron rod bears South 40°12'14" West, a distance of 0.42 feet;

THENCE South 44°59'31" West, with the common line between said Tract 1 and the said STR Crowley tract, a distance of 711.30 feet to a found 1-inch iron rod from which a found 5/8-inch capped iron rod marked "TESCO 397" bears North 64°31'41" East, a distance of 1.46 feet;

THENCE North 74°07'59" West, continuing with the said common line, passing at a distance of 145.92 feet, a found 1/2-inch iron rod for a corner in the said STR Crowley tract, same being the east corner of a tract of land as described by deed to Stone Gate Village Homeowners Association, Inc. as recorded in Volume 14998, Page 211, DRTCT, and now continuing with the common line between said Tract 1 tract and the said Stone Gate Village Homeowners Association tract in all for a total distance of 1322.49 feet to a found X-cut in County Road 1011, also known as South Hampton Road (a variable width right-of-way), for the southwest corner of said Tract 1, and being in the east line of a tract of land as described by deed to Teeter Capital Investments, LP (Tract 1) as recorded in Document Number D220285785, DRTCT;

THENCE North 00°27'41" West, with the common line between the said SJ Rainbow Ridge Development Tract 1 and the said Teeter Capital Investments tract, a distance of 1451.16 feet to an X-cut found in said County Road 1011 for the northwest corner of the said SJ Rainbow Ridge Development Tract 1, same being the northeast corner of the said Teeter Capital Investments tract, and being in the south right-of-way line of the aforementioned F.M. 1187;

THENCE with the common line between the said SJ Rainbow Ridge Development Tract 1 and the said south right-of-way line the following courses and distances:

South 85°49'20" East, a distance of 48.14 feet to a found TXDOT 4-inch brass disc (TXDOT);

North 79°01'11" East, a distance of 105.69 feet to a TXDOT;

North 85°14'04" East, a distance of 98.46 feet to a TXDOT;

North 84°17'28" East, passing at a distance of 505.56 feet, a found 5/8-inch aluminum capped iron rod marked "TXDOT" for the northeast corner of the said SJ Rainbow Ridge Development Tract 1, same being the northeast corner of the aforementioned Tract 2, and now continuing with the common line between said Tract 2 and the said south right-of-way line in all for a total distance of 1005.66 feet to a TXDOT;

THENCE continuing with the common line between said Tract 2 and the said south right-of-way line the following courses and distances:

South 87°52'48" East, a distance of 403.76 feet to a TXDOT;

North 76°27'51" East, a distance of 130.80 feet to the **POINT OF BEGINNING** and containing 2,942,371 feet or 67.548 acres of land more or less.

Owner's Certificate of Dedication



December 1, 2025
Community Development Department
201 E. Main
Crowley, TX 76036

RE: Teeter Ranch Planning and Zoning Commission Meeting October 13, 2025

To: Community Development Department,

We would like to request the Preliminary Plat for Teeter Ranch which is due to be heard on the December 4th, 2025 Planning and Zoning Commission Meeting Agenda be postponed to the February 9th Planning and Zoning Commission Meeting. This will allow time for a zoning amendment to be approved before action is taken on the preliminary plat.

Sincerely:

A handwritten signature in blue ink, appearing to read 'Steve Hawkins', is written over a horizontal line.

Steve Hawkins
SJ Rainbow Ridge, LLC