



Agenda
Crowley Planning & Zoning Commission
January 12, 2026
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 - January 12, 2026 - 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 December 22, 2025
- B. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance amending Ordinance # 03-2024-518, the planned development district regulations for Teeter Ranch planned development district, to reduce the side yard setback from 7.5 ft to 5 ft in the PD-R-3 single family residential sub-district and to update the concept plan and/or other exhibits attached to the ordinance. **Case # ZCA-2025-005. Postponed until January 26, 2025 at 7:00 PM.**
- C. 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**
- D. Discuss and make a recommendation to the City Council on a final plat for TrailView Church, an approximately 2.007 acre tract in the J. W. Haynes Survey Abstract No. 775 & In the A.B. Fryear Survey, Abstract No. 535, Crowley, Tarrant County. **Case # FP-2025-005.**

IV. Discussion

V. Public Comment

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

VI. Adjournment

I, the undersigned authority, do hereby certify that this agenda of the Crowley Planning & Zoning Commission meeting to be held on January 12, 2026 at 7:00 PM is a true and correct copy posted on Tuesday , _____, 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.

Bhumika Thakore, Planner

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.



MINUTES
PLANNING & ZONING COMMISSION
December 22, 2025
REGULAR SESSION – 7:00 P.M.

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Regular Session – December 22, 2025 - 7:00 PM

I. Call to Order and Roll Call

Chair Duman called the meeting to order at 7:00 PM

Commissioners present: Miki Rayburne (Place 1)
J. J. Wagner (Place 2)
Kaleb Wade (Place 3)
George Allen (Place 4)
David Duman, Chair (Place 5)
Jeff Burns (Place 6)

Commissioners absent: Lane Beene, Vice-Chair (Place 7)

Staff members present: Rachel Roberts, Planning & Development Director
Bhumika Thakore, Planner

Council members absent: Jim Hirth

II. Invocation and Welcome Visitors

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

III. Action Items

A. Discuss and consider approving the minutes from the regular meeting held on December 08, 2025.

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

B. 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.

Ms. Roberts said that the applicant had submitted a written request to postpone the plat until January 12. She explained that the state allows the city to grant postponements only in 30-day increments; therefore, the Commission would need to reconsider the postponement again within 30 days.

Chair Duman asked staff whether the postponement was requested by the applicant. Ms. Roberts responded affirmatively.

Commissioner Wade made a motion to postpone Case PP-2025-002, at the applicant’s request, until January 12. Commissioner Rayburne seconded the motion. The motion passed unanimously.

IV. Discussion

V. Public Comment

There was no public comment.

VI. Adjournment

The meeting adjourned at 7:02 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: January 12, 2026
Department: Community Development	Agenda Item: III.B.
Subject: Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance amending Ordinance # 03-2024-518, the planned development district regulations for Teeter Ranch planned development district, to reduce the side yard setback from 7.5 ft to 5 ft in the PD-R-3 single family residential sub-district and to update the concept plan and/or other exhibits attached to the ordinance. Case # ZCA-2025-005. Postponed until January 26, 2025 at 7:00 PM.	

Background:

This case was originally scheduled for the January 12 meeting, but due to some scheduling issues with the applicant, they were not able to get the required sign posted. The case therefore needs to be postponed until the next meeting.

Recommendation:

Financial Information:

Attachments:

None



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: January 12, 2026
Department: Community Development	Agenda Item: III.C.
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	

Background:

The Karis Planned Development district allows a range of lot types: lots vary by width, minimum size, type of single family home permitted (attached or detached), and garage access (e.g., rear/alley-entry, front-entry, or side-entry). The PD regulations prohibit front entry garages on lots narrower than 50 feet. The developer is requesting to amend the district regulations to allow front-entry garages on 45-ft width lots and to set the minimum lot depth for the 45-ft and 55-ft lot front-entry types at 120 ft (currently these lots have a minimum lot depth of 100 ft). Additionally, the developer is proposing to add a new “4-cluster” product to the permitted lot types.

A quick look at the proposed changes are provided in the table below. Please see the applicant’s attached mark-up of the PD ordinance Table B-2 for all proposed changes.

Lot type (all are single family detached residential)	Current requirements	Proposed requirements
45’ lot width Front-entry garage	None – new lot type	Min. lot width: 45 ft Min. lot depth: 120 ft Min. lot size: 5,000 sq ft Front setback: 25 ft
55’ lot width Front-entry garage	Min. lot width: 55 ft Min. lot depth: 100 ft Min. lot size: 5,500 sq ft Front setback: 20 ft	Min. lot width: 55 ft Min. lot depth: 120 ft Min. lot size: 7,000 sq ft Front setback: 25 ft
4 group cluster Front lots (garage access from the street or alley)	None – new lot type	Min. lot width: 35 ft Min. lot depth: 60 ft Min. lot size: 1,400 sq ft
4 group cluster Rear lot (garage access from	None – new lot type	Min. lot width: 35 ft Min. lot depth: 60 ft

driveway alley)		Min. lot size: 1,400 sq ft
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Staff review

Staff are generally supportive of the applicant's request but with a limit on the number of 4 group clusters allowed.

Description of requested changes

Front Entry Garages

During previous discussions related to the proposed amendments, staff expressed concerns about vehicles blocking the sidewalks on properties with front-entry garage homes. When this application came back before the Planning & Zoning Commission, staff intended to recommend a requirement that either the garage be set back five feet or the entire building front setback should be increased by five feet. But the concern has already been addressed by the applicant. As you'll see in their revised Table B-2 (part of the Karis PD ordinance), they have increased the front setback for the 45-ft and 55-ft front-entry lots from their standard district requirement of 20 ft to 25 ft.

4-Cluster Housing Product

The applicant is proposing the addition of a new housing type referred to as a "4-cluster", which the applicant previously discussed with the Commission. This lot type would have a minimum lot width of 35 feet, minimum lot depth of 60 feet, and minimum house size of 1,000 square feet. The lots are designed to be clustered around an alley that serves as a driveway for the two homes at the back of the cluster. The two homes in front would have garage access from the public street (or alley for side-entry homes), and the two homes at the back would have garage access from the alley.

The materials submitted by the applicant included a proposed lot mix for phases 2A and 2B to provide an illustration of how the homes would fit in the neighborhood and to show where parking stalls will be provided. Please note this lot mix is not part of the ordinance and is provided only for informational purposes, but the locations shown are likely what you would see proposed in a revised preliminary plat for phase 2A (if the ordinance amendment is approved).

Staff review comments:

- **The 4 group cluster lot type is conditionally supported** by staff, subject to a limit on the total number allowed. **Staff recommend applying a cap** to the number of 4-cluster lots permitted. The existing PD limits townhomes to a maximum of 25% of the total lot count. As the 4-cluster units are intended to replace or supplement townhome lots, the combined total of townhome and 4-cluster units should remain capped at 25% of all lots within the PD district. The developer has noted to staff that they are willing to follow this requirement, so staff have included this requirement in the attached amendment to ordinance Exhibit D (Exhibit D is part of the original PD ordinance and sets the percentage of various lot sizes that would be allowed in the district).

When the Commission discussed the 4-clusters previously, they were also concerned about the setback issue on this lot type. Because these lots will represent a small percentage of the homes overall if the 25% cap is adopted, staff would still support approving the 4-cluster.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions are provided below. Commissioners are not required to use these motions.

Commission Recommendation	Suggested Motion
APPROVAL: 1. If the Commission is in favor of the request as submitted by the applicant, your motion can be simply to recommend approval (no conditions need to be mentioned in the motion).	I make a motion to recommend approval of Case # ZCA-2025-004, the requested amendment to the Karis PD district ordinance.
APPROVAL WITH CONDITIONS: 2. If the Commission is generally in favor of the requested amendments but only as suggested by staff, your motion should include the conditions listed to the right. 3. If the Commission prefers to recommend approval with conditions other than what the staff suggested, your motion would still be to make a motion to approve with conditions (and then state the conditions the Commission would like to recommend).	I make a motion to recommend approval of Case # ZCA-2025-004 with the following conditions: • The total number of townhomes and 4-cluster lots shall not exceed 25% of all lots in the district.
DENIAL: 4. If the Commission's recommendation is to deny the requested amendments, the motion is simply to recommend denial; no additional language is required.	I make a motion to recommend denial of Case # ZCA-2025-004.
POSTPONEMENT: 5. If the Commission determines the case	I make a motion to continue this case until [specify the date].

should be postponed, the motion should be to continue the case until a specified date.	

Recommendation:

The applicant has worked to address the previous staff comments related to setbacks. Staff now recommend approval with the condition that the total number (percentage) of townhomes and 4 group clusters be limited to 25% of all homes permitted in the district.

Financial Information:

Attachments:

1. Zoning code amendment application
2. Requested Table B-2 amendments_UPDATED
3. City Meeting Presentation 4 Pack
4. PH 2A-LOT MIX EXHIBIT-OCTOBER 2025+
5. PH 2B-LOT MIX EXHIBIT-OCTOBER 2025
6. Exhibit D from ORD 06-2018-332 Karis Planned Development
7. ZCA-2025-004_ordinance



CITY OF CROWLEY

Zoning Application for Planned Development Districts

Community Development Department

Case # ZCA-2025-004

(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: Karis
Project Address: 505 N. Beverly Street, Crowley TX 76036
Legal Description: See attach Gross Acreage: 563.30

Applicant & Owner Information

Applicant Name: Kyle Dossey Company: The Nehemiah Company
Applicant Address: 212 W Main Street City: Arlington State: TX
ZIP Code: 76010 Telephone No: 817.600.6414 Email: _____
Application Status (check one) ☐ Owner ☒ Representative ☐ Tenant ☐ Prospective Buyer
(If applicant is not property owner, please provide property owner information below)
Property Owner: CH TNC Karis Owner, LLC
Applicant Address: 212 W Main Street City: Arlington State: TX
ZIP Code: 76010 Telephone No: 817-200-6543 Email: _____

Information Required for Zoning Change Requests

Application Date: 1/6/2026
Current Zoning: Residential and non-residential
Proposed Zoning: No proposed change
Reason for requested change: _____

The proposed amendment to Exhibit B is intended to allow flexibility to introduce a broader mix of lot types—specifically front-load products—to better respond to current market conditions while maintaining the high-quality design standards as specified in Karis Design Guidelines. The adjustments to setbacks will enable the inclusion of additional lot configurations that provide attainable housing options and a more diverse neighborhood fabric consistent with the community's overall design intent.

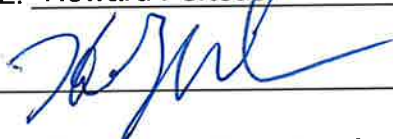
All new product types will continue to be subject to the Karis Design Guidelines, which govern architectural character, materials, and streetscape design. The proposed modifications do not alter the development's vision or quality expectations; they simply accommodate evolving builder and market needs while ensuring that all homes maintain the same cohesive architectural standards established for the project.

Zoning Application (cont.)

If the requested zoning change is for a planned development district, additional materials are required to be submitted with the application. Please see city code Chapter 106 Division 14 for more details.

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

***If the applicant is not the property owner, the property owner must sign the application or submit a notarized letter of authorization.**

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)	
PRINTED NAME: <u>Kyle Dossey</u>	
SIGNATURE: 	DATE: <u>1/6/2026</u>
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:	
PRINTED NAME: <u>Howard Porteus</u>	
SIGNATURE: 	DATE: <u>1/6/2026</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: _____	

Zoning Application for Planned Development Districts (cont.)

Dear Applicant,

Thank you for choosing Crowley for your development project. Our goal is to assist you in making the application and hearing process as simple and easy to understand as possible. You will find a list of staff contacts below. Please let us know if you have any questions during the application process. In addition, if you would like to schedule a **pre-application meeting**, we would be happy to schedule a meeting as soon as possible. For pre-application meetings, please call or email the Planning Department at the contact information shown below.

Following the staff contact page are links to the sections of city code that apply to zoning-related applications. The city code sets out what must be included in each application, lists application fees, and also describes the public hearing process (if hearings are required). Please note that, due to timelines for notifications required by state law, requests that require public hearings usually take four to five weeks before they will be considered by the Planning & Zoning Commission, but staff will make every effort to place your request on a Planning & Zoning Commission agenda as soon as possible.

While you are preparing your application, you may want to consider the following questions:

- Is the property platted?
- Have you scheduled a Development Review meeting with development staff? (If needed)
- Does your proposed use require a specific use permit approved by the Planning & Zoning Commission and the City Council?
- If you are going to occupy an existing building will it require an asbestos survey?
- Have you inquired about all of the fees that will be due pertaining to this project?

The development staff strives to provide you with efficient and courteous service. Please let us know how we can help you.

--- City of Crowley Community Development Staff

Planning & Development Staff

STAFF	DEPARTMENT	PHONE	EMAIL
Rachel Roberts	Planning & Development Director	817-297-2201 ext 3030	rroberts@ci.crowley.tx.us
Tejali Mangle	Planner	817-297-2201 ext 3090	tmangle@ci.crowley.tx.us
Karen Gilbreath	Building Permits Clerk	817-297-2201 ext 3000	permits@ci.crowley.tx.us
Kevin Davis	Building Inspector	817-297-2201 ext 3000 (call permits office and leave message with staff)	
Claude Scally	Fire Marshal	817-297-2201 ext 5220	cscally@ci.crowley.tx.us
Mike Rocamontes	Director of Public Works	817-297-2201 ext 3290	mrocamontes@ci.crowley.tx.us
Matt Elgin	Asst. Director of Public Works	817-297-2201 ext 3240	melgin@ci.crowley.tx.us

This page is for the applicant's reference. Do not include this page with your submitted application.

Zoning Application for Planned Development Districts (cont.)

Applicant Checklist

Requirements for Planned Development

- ☒ Zoning Application Form and Owner Authorization (signed and notarized)
- ☒ Zoning Application Fee
- ☐ Copy of Plat, if property is platted. (digital or paper copy, minimum 8.5"X11" in size)
- ☐ Property Survey (if property or part of the property is unplatted)
- ☒ Meets and Bounds description for Unplatted Property
- ☐ Site Plan – detailed drawing of the proposed improvements will be required for approval by the Planning and Zoning Commission and City Council before a building permit is issued.
- ☐ Development Plan
 - Property boundary
 - North arrow, appropriate scale, location map, general notes if required
 - Surrounding zoning and uses
 - Site dimensions, setbacks, easements, public utilities, etc.
 - Existing and proposed right of way
 - Off-street parking calculations
 - Density calculations
 - Calculations for open spaces and paved surfaces
 - Compliance with fire code
- ☐ Planned Development Ordinance (not limited to)
 - General regulations
 - Site plan standards
 - Building design standards
 - Landscape
 - Signage
- ☒ Building elevations and renderings
 - Elevations must clearly show dimensions, heights, materials, windows and doors, design elements, etc.
 - 3D Renderings (optional) – must show details from the site plan, and show true look and feel of the development.
- ☐ Landscaping and Screening shall be provided as required in article VII of the Zoning Chapter 106.
- ☐ Traffic Impact Analysis (TIA) —Upon review of the proposed project, a modified traffic analysis may be required.

***Site Plans are only required for rezoning if it is a Planned or a Mixed-Use district.**

This page is for the applicant's reference. Do not include this page with your submitted application.

Zoning Application for Planned Development Districts (cont.)

Quick Reference Guide: City of Crowley Code of Ordinances

FEES

See Appendix A- Schedule of rates, fees and charges https://library.municode.com/tx/crowley/codes/code_of_ordinances?nodeId=PTIICOOR_APXASCRAFECH

(Link updated 06.09.2020)

ZONING CHANGE

See Chapter 106 – Zoning, Division 5 – Amendments https://library.municode.com/tx/crowley/codes/code_of_ordinances?nodeId=PTIICOOR_CH106ZO_ARTIIAD_DIV5AM (Link updated 06.09.2020)

CODE AMENDMENT

Requests to change requirements of the zoning code follow the same application and hearing process as zoning changes.

SPECIFIC USE PERMIT

See Chapter 106 – Zoning, Division 6 – Specific Use Permits https://library.municode.com/tx/crowley/codes/code_of_ordinances?nodeId=PTIICOOR_CH106ZO_ARTIIAD_DIV6SPUSPE (Link updated 06.09.2020)

SITE & LANDSCAPING PLAN

See Chapter 106 – Zoning, Article IV – Supplementary Regulations and Division 3 – Site Plan https://library.municode.com/tx/crowley/codes/code_of_ordinances?nodeId=PTIICOOR_CH106ZO_ARTIVSURE_DIV3SIPL (Link updated 06.09.2020)

This page is for the applicant's reference. Do not include this page with your submitted application.

EXHIBIT 'B'

Table B-2 Building Setback, Area, and Bulk Requirements for Residential

	Residential Type	Example of Residential Type	Minimum Lot Area (SF)	Minimum Lot Width	Minimum Lot Depth	Maximum Number of Stories	Garage Orientation	Density Range (number of units per acre)	Minimum Front Yard Setback (ft)	Min. Interior Side Yard Setback (ft)	Min. Corner Side Yard Setback (ft)	Minimum Rear Yard Setback (ft)	Maximum Lot Coverage (%)	Min. Dwelling Unit Size (sf)	Special Conditions
1	SF-A	Single Family Attached	960	16'	60'	3	Alley	21-30	16	0'	15	5	80%	850	Attached Garage Product
2	SF-A	Single Family Attached	1,040	16'	65'	3	Alley	21-30	16	0'	15	5	80%	1,200	Detached Garage Product
3	SF-A	Single Family Attached	1,540	22'	70'	3	Alley	20-25	16	0'	15	5	80%	1,100	Attached Garage Product
4	SF-A	Single Family Attached	1,760	22'	80'	3	Alley	16-24	16	0'	15	5	80%	1,100	Detached Garage Product
5A	SF-D	4 Group Cluster Front Lots	2,100	35'	60'	2	Street / Alley	15	16	5	15	5	80%	1,000	
5B	SF-D	4 Group Cluster Rear Lots	2,100	35'	60'	2	Alley	15	1'	5'	N/A	5	80%	1,000	
6A	SF-A	Single Family Attached (Tuck Under)	2,100	30'	70'	3	NA	15-20	16	0'	15	5	None	1,100	
6B	SF-D	Single Family Detached	1,980	30'	66'	3	Alley/Mews	8-13	3	5	15	5	80%	1,200	
7	SF-D	Single Family Detached	1,980	33'	66'	3	Alley/Mews	8-13	3	5	15	5	80%	1,200	
8	SF-D	Single Family Detached	1,980	33'	66'	3	Alley	8-13	20	5	15	5	80%	1,200	
9	SF-D	Single Family Detached	3,150	35'	90'	3	Alley	8-13	20	5	15	5	80%	1,250	
10	SF-D	Single Family Detached	3,150	35'	90'	3	Alley/Mews	8-13	3	5	15	5	80%	1,250	

Table B-2 Building Setback, Area, and Bulk Requirements for Residential

	Residential Type	Example of Residential Type	Minimum Lot Area (SF)	Minimum Lot Width	Minimum Lot Depth	Maximum Number of Stories	Garage Orientation	Density Range (number of units per acre)	Minimum Front Yard Setback (ft)	Min. Interior Side Yard Setback (ft)	Min. Corner Side Yard Setback (ft)	Minimum Rear Yard Setback (ft)	Maximum Lot Coverage (%)	Min. Dwelling Unit Size (sf)	Special Conditions
11	SF-D	Single Family Detached	4,000	40'	100'	3	Alley	7-9	20	5	15	5	80%	1,600	Attached Garage
12	SF-D	Single Family Detached	4,000	40'	100'	3	Alley	7-9	20	5	15	5	80%	1,600	Detached Garage
13	SF-D	Single Family Detached	4,000	40'	100'	3	Alley/Mews	7-9	3	5	15	5	80%	1,600	
14	SF-D	Single Family Detached	4,500	45'			Alley/Mews	7-9	3	5	15	5	80%	1,600	
15	SF-D	Single Family Detached	4,500	45'	100'	3	Alley	7-9	20	5	15	5	80%	1,600	
16	SF-D	Single Family Detached	5,400	45'	120'	3	Front	7-9	25	5	15	15	75%	1,600	
17	SF-D	Single Family Detached	5,000	50'	100'	3	Front, Alley or Side	9-10	20	5	15	5	80%	2,000	Attached Garage
18	SF-D	Single Family Detached	5,000	50'	100'	3	Alley	9-10	20	5	15	5	80%	2,000	Detached Garage
19	SF-D	Single Family Detached	5,000	50'	100'	3	Alley/Mews	9-10	3	5	15	5	80%	2,000	
20	SF-D	Single Family Detached	5,500	55'	100'	3	Alley	5-9	20	5	15	5	75%	2,500	
21	SF-D	Single Family Detached	7,000	55'	120'	3	Front	5-9	20	5	15	15	75%	2,500	
22	SF-D	Single Family Detached	6,000	60'	100'	3	Front, Alley or Side	4-6	20	5	15	5	75%	2,500	
23	SF-D	Single Family Detached	6,000	60'	100'	3	Alley/Mews	4-6	3	5	15	5	75%	2,500	
24	SF-D	Single Family Detached	7,000	70'	100'	3	Front, Alley or Side	4-6	20	5	15	5	75%	3,000	
25	SF-D	Single Family Detached	7,000	70'	100'	3	Alley/Mews	4-6	3	5	15	5	75%	3,000	
26	SF-D	Single Family Detached	10,400	80'	130'	3	Front, Alley or Side	3-5	24	7.5	15	5	75%	3,500	
27	SF-D	Single Family Detached	10,400	80'	130'	3	Alley/Mews	3-5	3	7.5	15	5	75%	3,500	
28	SF-D	Single Family Detached	13,000	100	130	3	Front, Alley or Side	3-5	24	7.5	15	5	75%	3,500	No Illustration

29	SF-D	Single Family Detached	13,000	100	130	3	Alley/Mews	3-5	3	7.5	15	5	75%	3,500	No Illustration
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(Drawings and photographs illustrating each housing type in Table B-2 are for illustrative purposes only, and homes are not required to be designed as illustrated.)



THE
NEHEMIAH
COMPANY



KARIS

PD AMENDMENT 4-CLUSTER & 45' FRONT LOAD

VIRIDIAN 4-PACK CLUSTER PRODUCT



VIRIDIAN 4-PACK CLUSTER PRODUCT



VIRIDIAN 4-PACK CLUSTER PRODUCT



VIRIDIAN 4-PACK CLUSTER PRODUCT



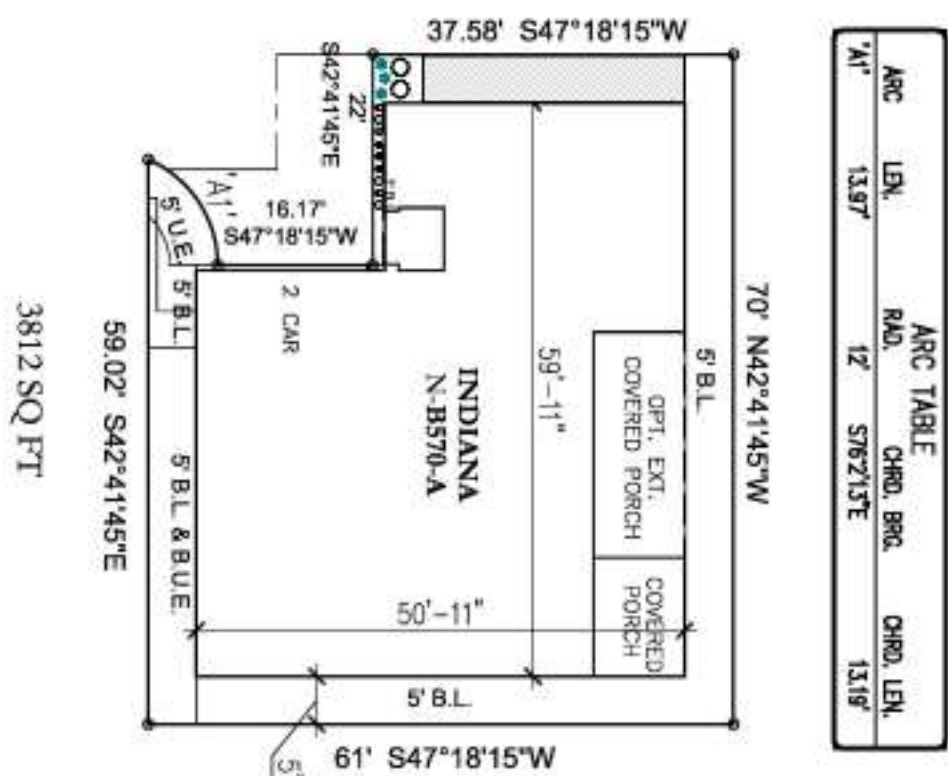
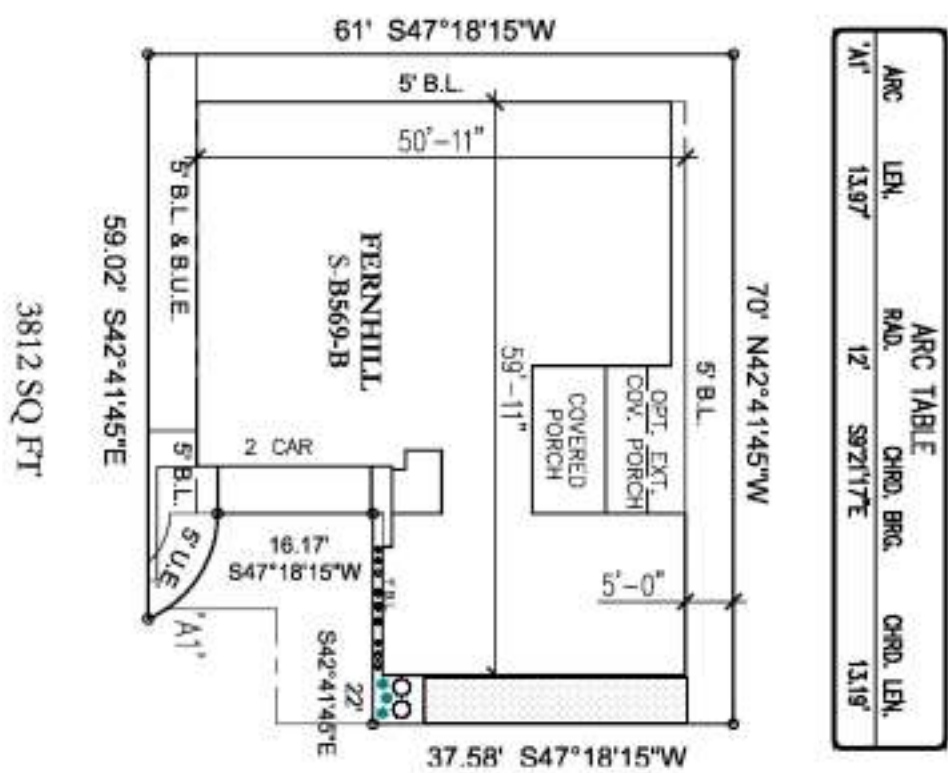
VIRIDIAN 4-PACK CLUSTER PRODUCT



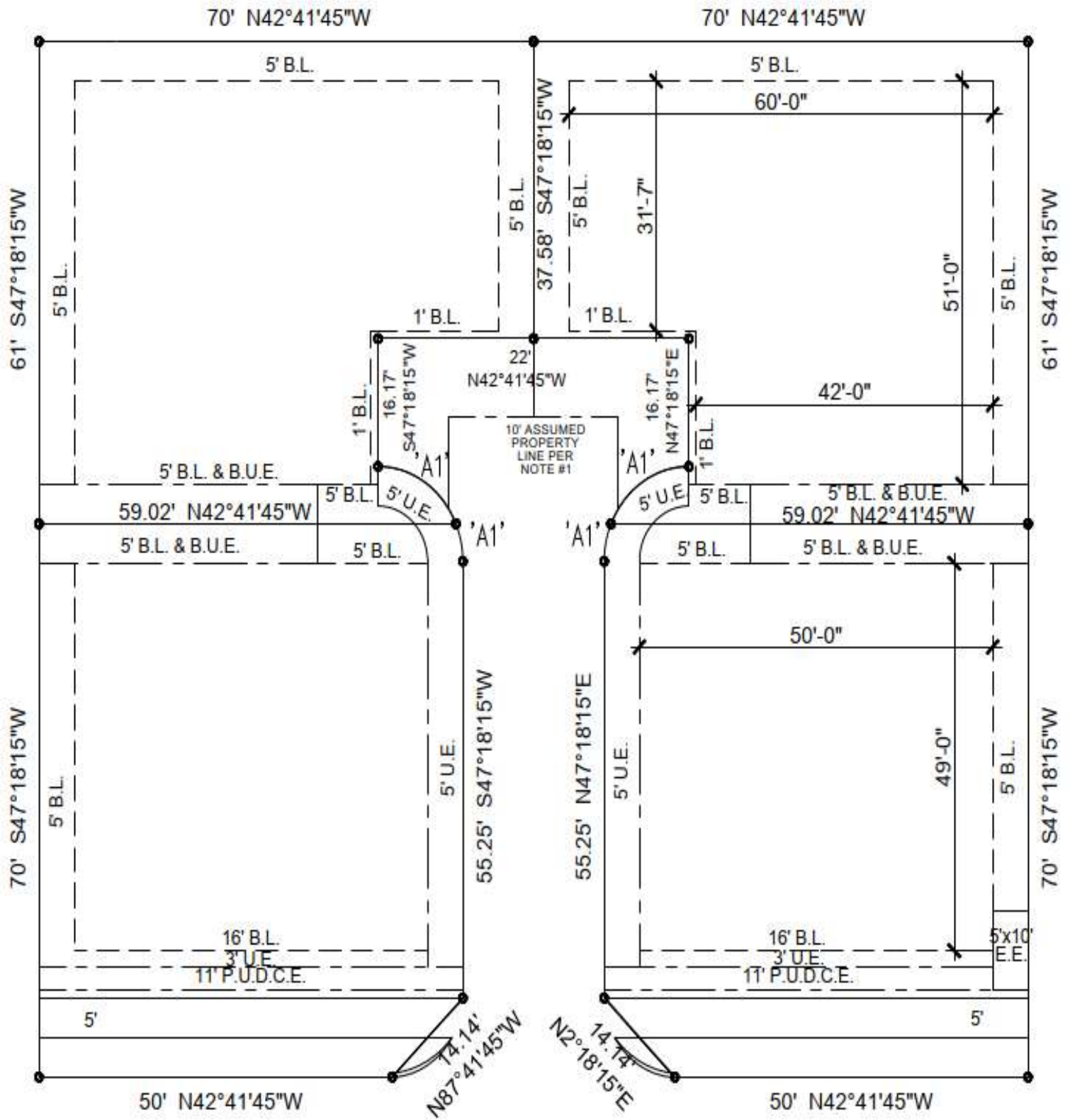
VIRIDIAN 4-PACK CLUSTER PRODUCT



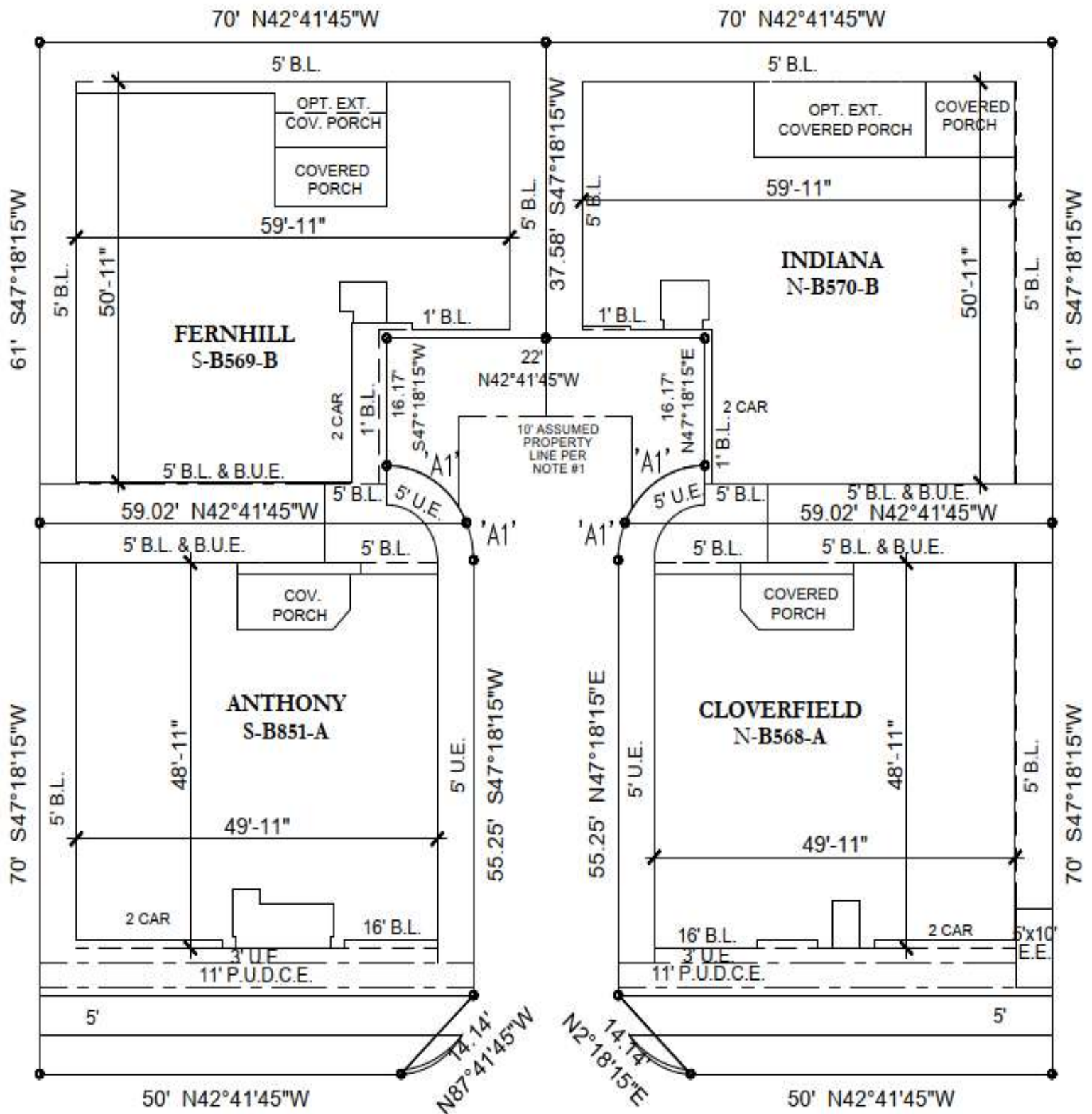
REAR PRODUCT



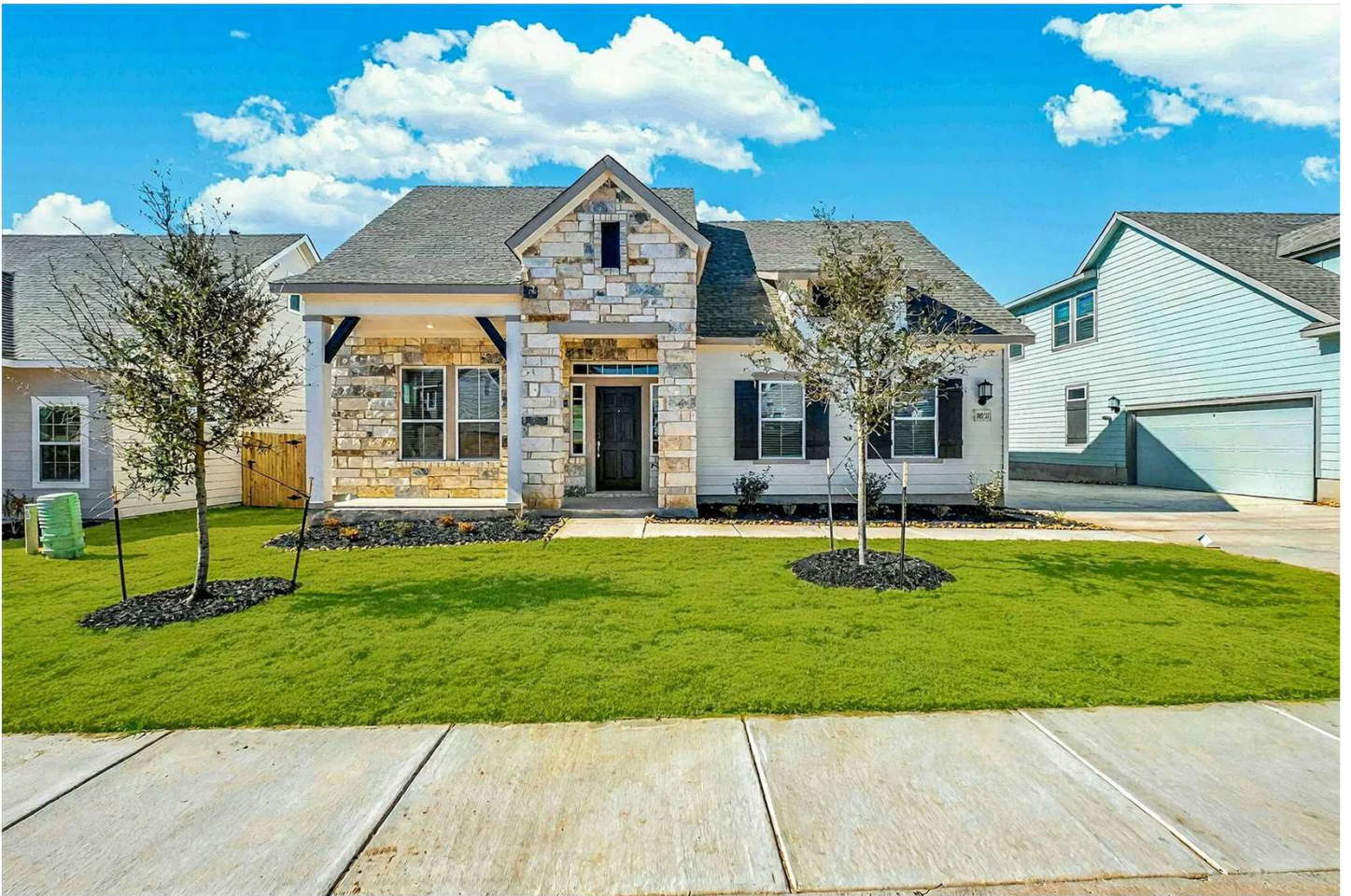
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OVERALL PLOT PLAN LAYOUT



DAVIS RANCH 4-PACK CLUSTER PRODUCT



DAVIS RANCH 4-PACK CLUSTER PRODUCT



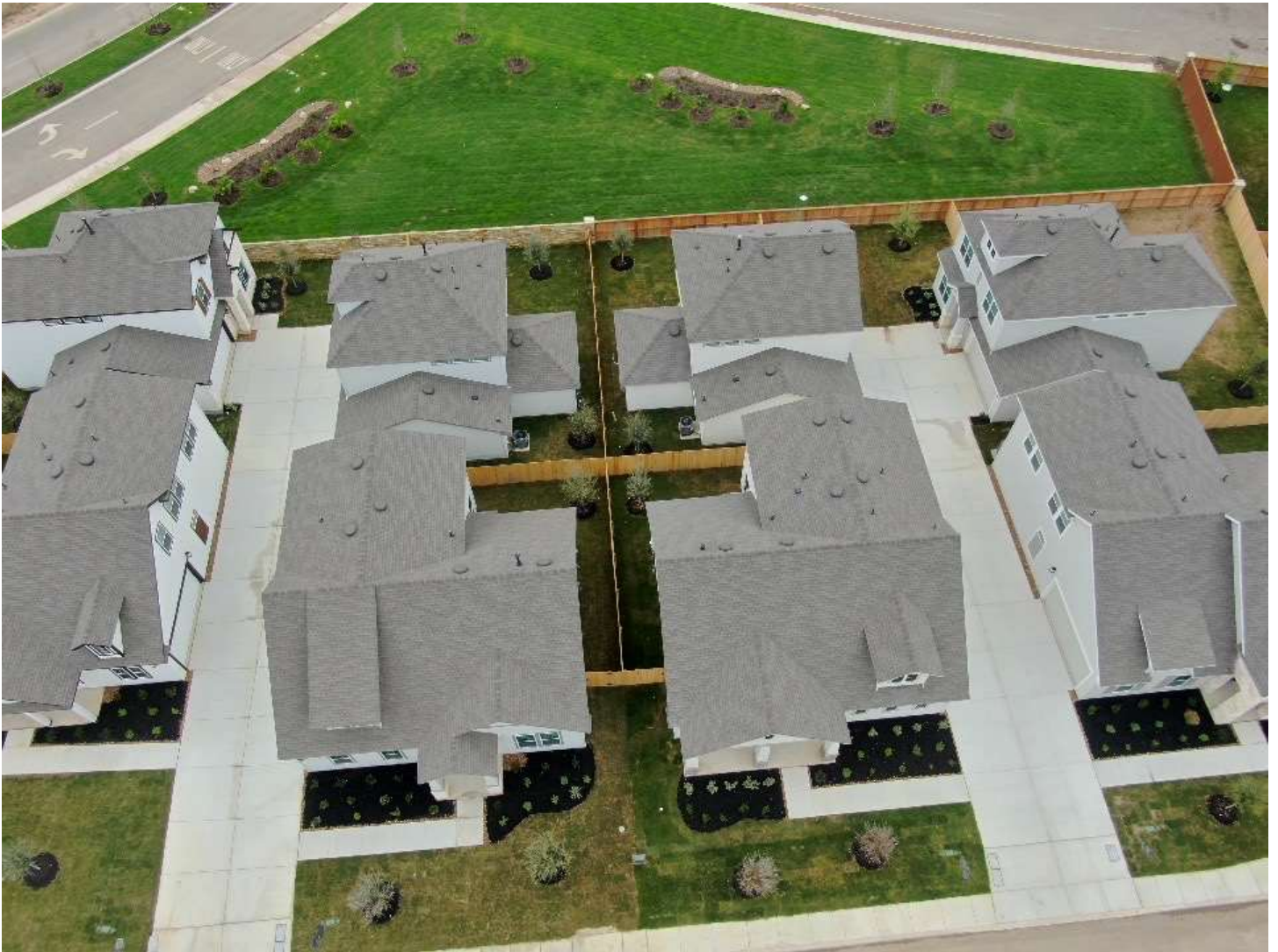
DAVIS RANCH 4-PACK CLUSTER PRODUCT



DAVIS RANCH 4-PACK CLUSTER PRODUCT



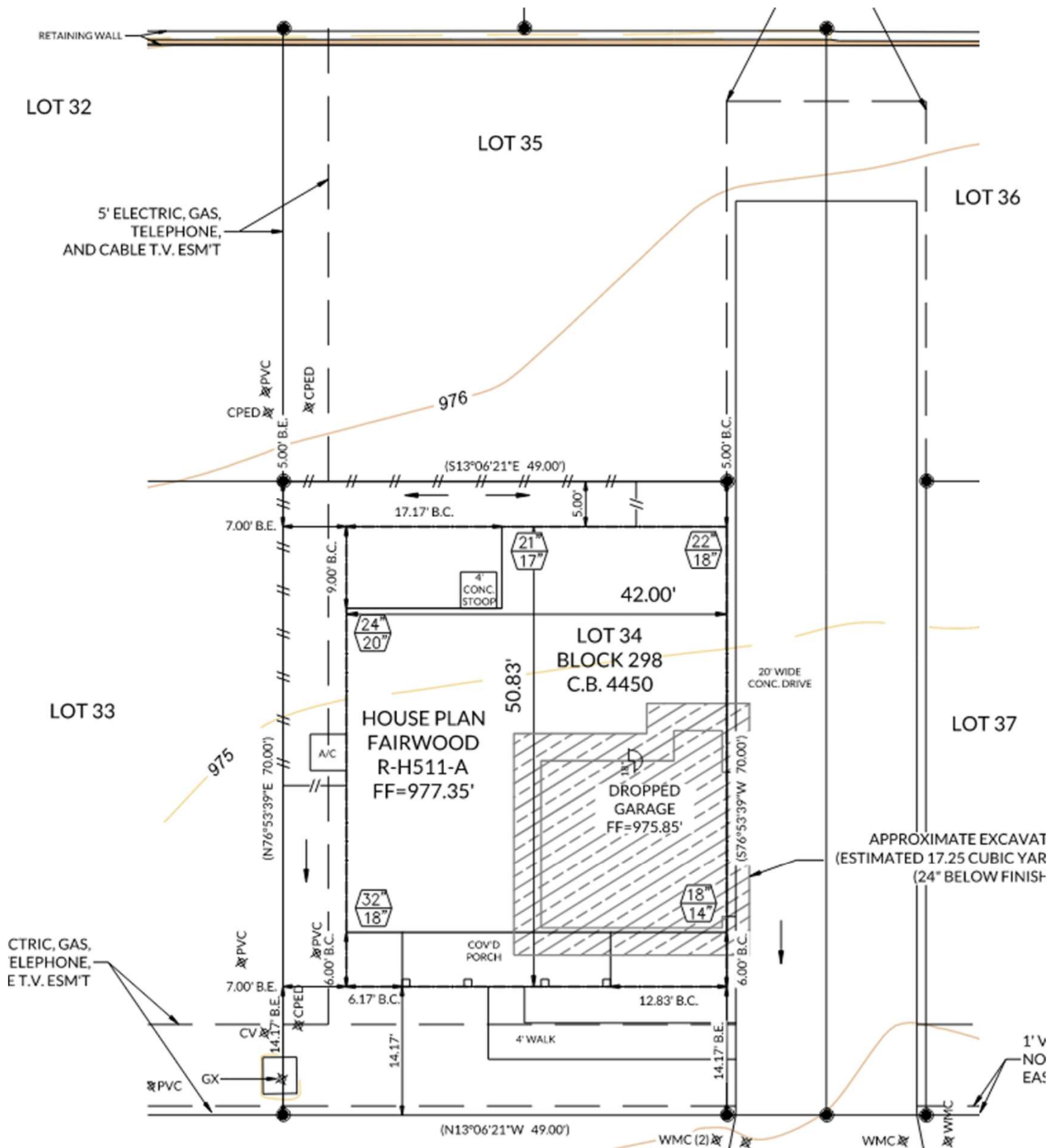
DAVIS RANCH 4-PACK CLUSTER PRODUCT



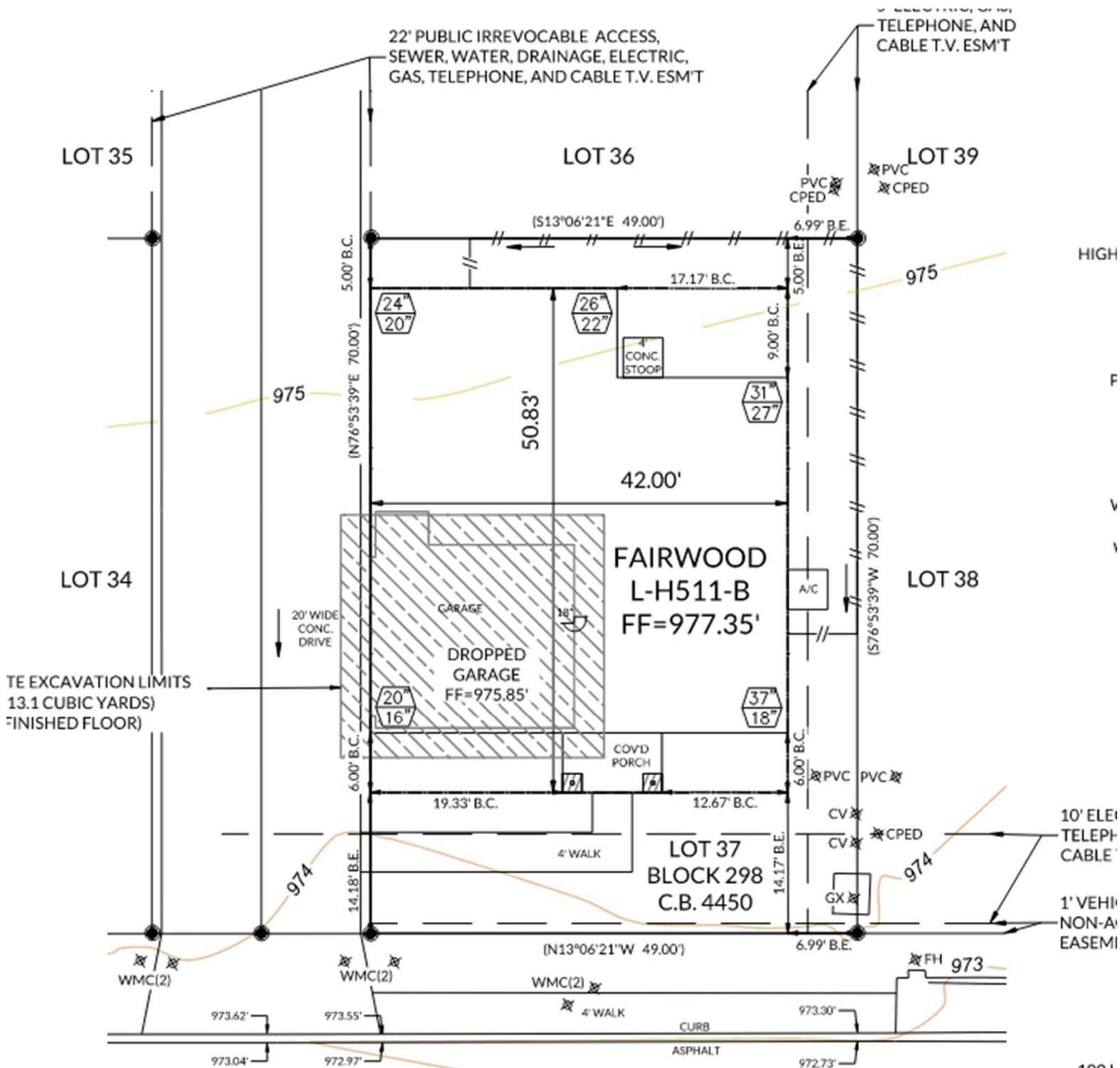
DAVIS RANCH 4-PACK CLUSTER PRODUCT



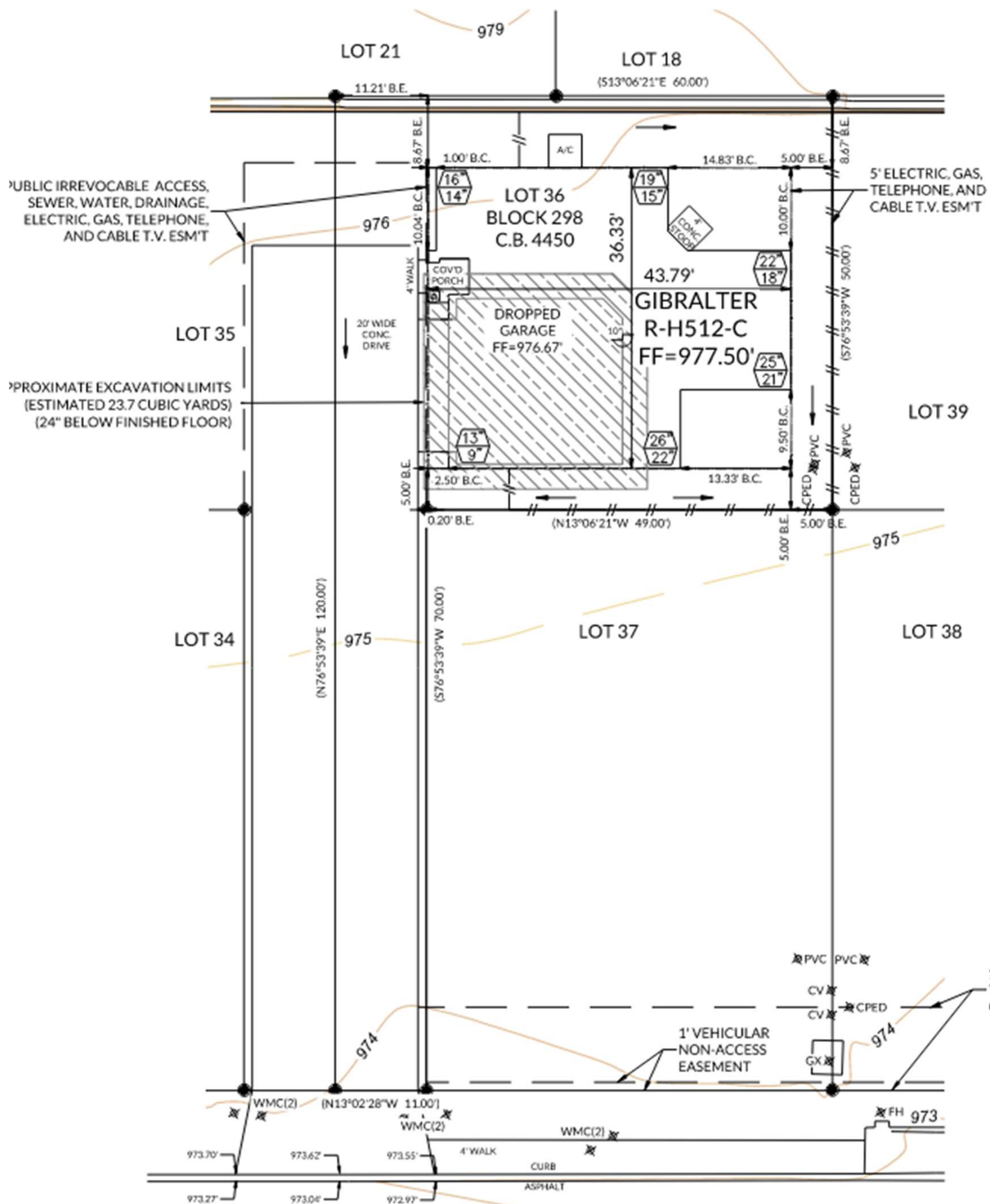
FRONT PRODUCT



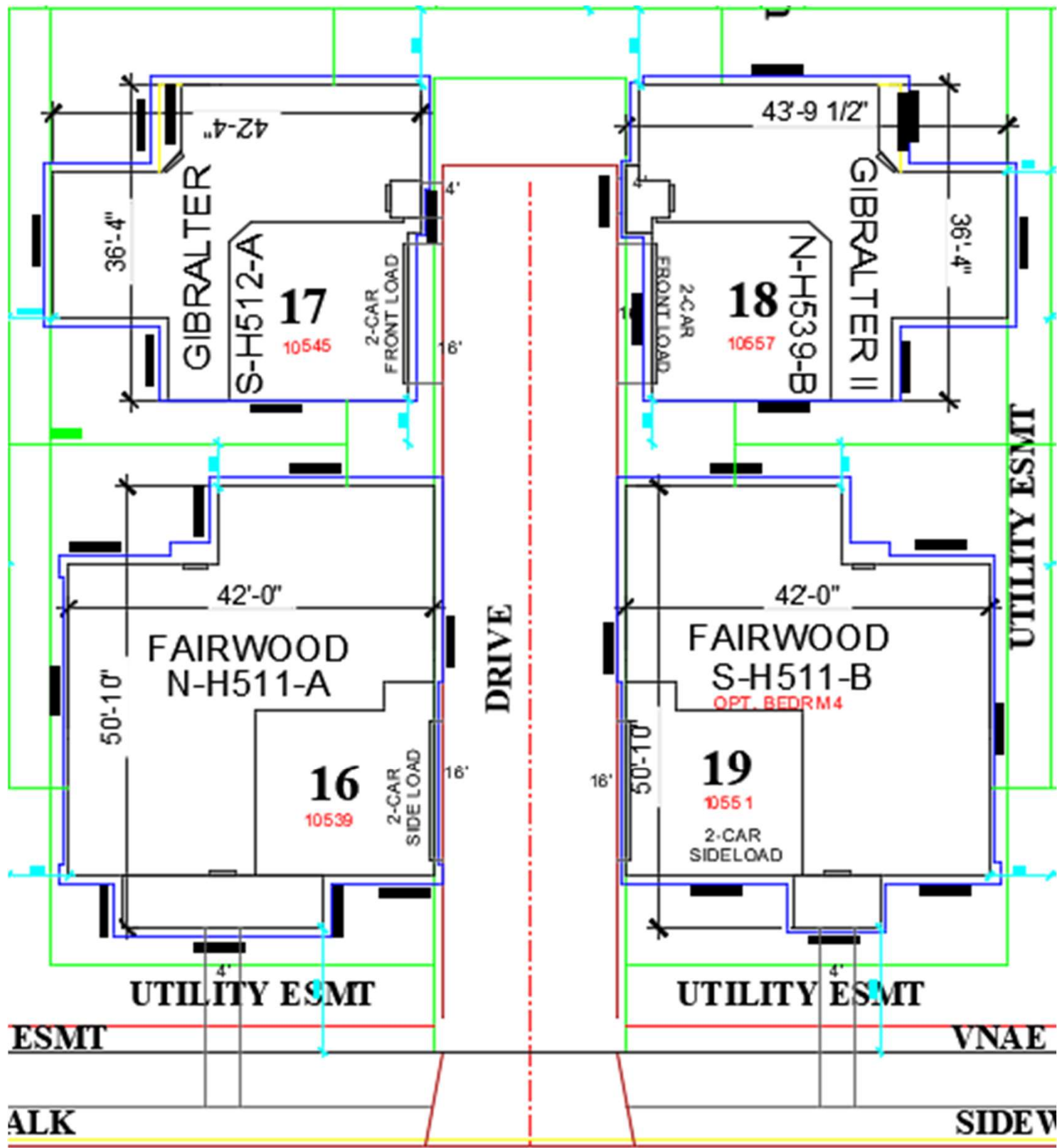
22' PUBLIC IRREVOCABLE ACCESS,
-SEWER, WATER, DRAINAGE, ELECTRIC,
GAS, TELEPHONE, AND CABLE T.V. ESM'T



REAR PRODUCT



OVERALL LOT LAYOUT



THE ANTHONY



Exterior A



Exterior B

VIRIDIAN FLOOR PLAN – CONCEPT ONLY

1,733 - 1,751 sq. ft.

2 - 3 Bedrooms

2 Full Baths

2 Car Garage



THE CLOVERFIELD



Exterior B

VIRIDIAN FLOOR PLAN – CONCEPT ONLY

1,804 - 1,822 sq. ft.

2 Bedrooms

2 Full Baths

2 Car Garage



Exterior A



THE INDIANA



Exterior B

VIRIDIAN FLOOR PLAN – CONCEPT ONLY

1,884 - 1,886 sq. ft.

2 - 3 Bedrooms

2 Full Baths

2 Car Garage



Exterior A



THE FERNHILL



Exterior B

1,864 sq. ft.

2 - 3 Bedrooms

2 Full Baths

2 Car Garage



Exterior A

VIRIDIAN FLOOR PLAN – CONCEPT ONLY



DAVID WEEKLEY 45' EXAMPLE

THE DUNLAP



Exterior D

2,070 - 2,082 sq. ft.

3 - 4 Bedrooms

2 - 3 Full Baths

0 - 1 Half Baths

2 Car Garage



Exterior E



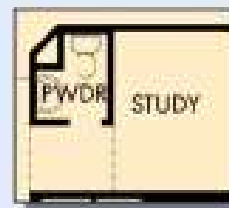
Exterior J

**David Weekley
Homes**

DAVID WEEKLEY 45' EXAMPLE

THE DUNLAP

2,070 - 2,082 sq. ft. • 3 - 4 Bedrooms • 2 - 3 Full Baths • 0 - 1 Half Baths • 2 Car Garage



OPTIONAL POWDER
BATH AT STUDY



OPTIONAL SUPER
SHOWER AT
OWNER'S BATH



OPTIONAL OUTDOOR
LIVING AT FAMILY



OPTIONAL BEDROOM 4
AND BATH 3 AT STUDY

DAVID WEEKLEY 45' EXAMPLE

THE MANHATTAN

15022 SILVANO STREET



Exterior C

2,288 sq. ft.

4 Bedrooms

3 Full Baths

2 Car Garage

Perez Family



Best Homebuying Experience Ever

We have had several homes built in the past by several homebuilders. Our experience with David Weekley was the best we have ever had. The attention to detail and the customer service were exceptional. Both our sales person and Project Manager kept us well informed and treated us like family. Thanks David Weekley

Crystal W.



Welcome Home

My DWHomes experience has been truly 5-stars! From a floorplan concept, reserving a lot filled with dirt, the homebuilding project, to "Welcome Home", the entire process has been amazing. The team provided regular feedback and were always available to address questions and concerns. I was sold on the quality features. The entire team's availability and service has been exceptional before and after closing. Looking forward to enjoying our new home and neighbors for many years to come!

David Weekley
Homes

DAVID WEEKLEY 45' EXAMPLE

THE MANHATTAN
15022 SILVANO STREET

2,288 sq. ft. • 4 Bedrooms • 3 Full Baths • 2 Car Garage



DAVID WEEKLEY 45' EXAMPLE

THE SEDONA



Exterior C

2,577 - 2,634 sq. ft.

4 Bedrooms

3 Full Baths

1 Half Bath

2 Car Garage



Exterior D



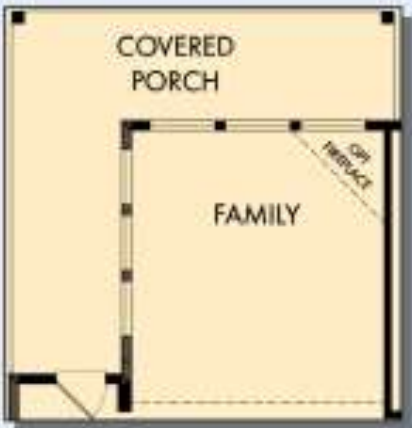
Exterior E

David Weekley
Homes

DAVID WEEKLEY 45' EXAMPLE

THE SEDONA

2,577 - 2,634 sq. ft. • 4 Bedrooms • 3 Full Baths • 1 Half Bath • 2 Car Garage



OPTIONAL EXTENDED COVERED PORCH



OPTIONAL EXTENDED OWNER'S RETREAT



OPTIONAL SUPER SHOWER AT OWNER'S BATH

LEGEND:

--- PHASE LINE



CROWLEY INDEPENDENT
SCHOOL DISTRICT

KARIS
PHASE 2A

KARIS
PHASE 2A

EXISTING
KARIS
PHASE 1C

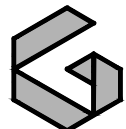
EXISTING
KARIS
PHASE 1A

S.T. WELLS SURVEY
ABSTRACT NO. 1684

FUTURE
KARIS
PHASE 2A

PHASE 2A
LOT MIX TABLE

PRODUCT	COLOR	UNITS	LFF PER UNIT	TOTAL LFF
35' REAR LOAD	●	44	35	1540
50' REAR LOAD	●	39	50	1950
60' REAR LOAD	●	24	60	1440
45' FRONT LOAD	●	29	45	1305
55' FRONT LOAD	●	21	55	1155
4-PACK	●	40	35	1400
TOTAL		197		8790



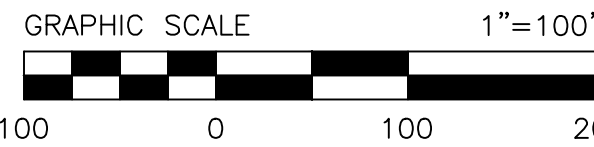
GRAHAM ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

TNC

CITY OF CROWLEY
TARRANT COUNTY, TEXAS

KARIS
EXHIBIT

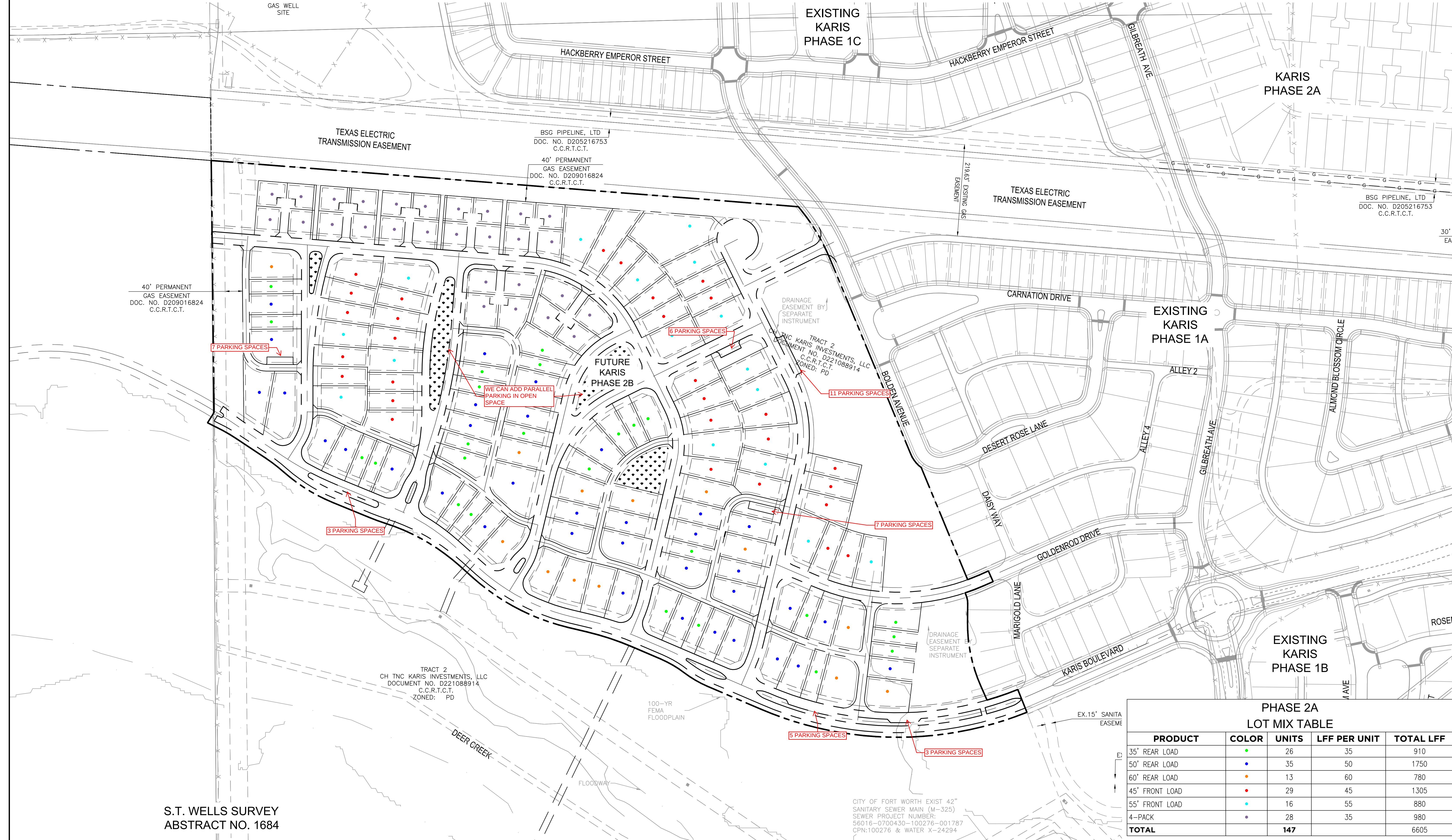
PHASE 2A - LOT MIX EXHIBIT



DRAWN BY: GAI
DATE: 10/15/2025
PROJECT NO.: 2760-1035
SHEET 1 OF 1
SHEET #: 1

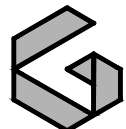
LEGEND:

PHASE LINE



PHASE 2A
LOT MIX TABLE

PRODUCT	COLOR	UNITS	LFF PER UNIT	TOTAL LFF
35' REAR LOAD	●	26	35	910
50' REAR LOAD	●	35	50	1750
60' REAR LOAD	●	13	60	780
45' FRONT LOAD	●	29	45	1305
55' FRONT LOAD	●	16	55	880
4-PACK	●	28	35	980
TOTAL		147		6605



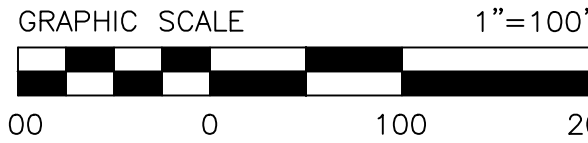
GRAHAM ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

TNC

CITY OF CROWLEY
TARRANT COUNTY, TEXAS

KARIS
EXHIBIT

PHASE 2B - LOT MIX EXHIBIT



DRAWN BY: GAI
DATE: 10/30/2025
PROJECT NO.: 2760-1035
SHEET 1 OF 1
SHEET #: 1

EXHIBIT 'D'

NUMBER AND TYPE OF DWELLINGS

<i>Type of Dwelling Unit</i>	<i>Planning Title</i>	<i>Lot Width at Street Frontage (linear feet)</i>	<i>Percentage of Total Units</i>
Single-Family Attached <u>and 4 Group Clusters</u>	Townhomes <u>and 4 Group Clusters</u>	16 to 38, per accepted builder plans	25%
Single-Family Detached	SF-D less than 60'	25 to 59, per accepted builder plans	55%
Single-Family Detached	60'and Above	60 and above, per accepted builder plans	20%
Total Attached Units <u>and 4 Group Clusters</u>			25%
Total Detached Units			75%
Grand Total All Types			100%

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS AMENDING PORTIONS OF ORDINANCE 06-2018-332, THE PLANNED DEVELOPMENT DISTRICT FOR KARIS TO REPEAL AND REPLACE TABLE B-2 FROM EXHIBIT 'B' AND EXHIBIT 'D', AS ATTACHED; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the City Council of the City of Crowley heretofore adopted Chapter 106 of the City Code, being the Comprehensive Zoning Ordinance of the City of Crowley (the Zoning Ordinance), which regulates zoning of land as may be best suited to carry out these regulations; and

WHEREAS, the City Council of the City of Crowley adopted Ordinance 06-2018-332 on June 7, 2018, establishing the Karis planned development district; and

WHEREAS, the Nehemiah Company, the developer for Karis Addition, has requested to make amendments to the Karis planned development district regulations in order to allow new lot types and allow front entry garages for certain lot types; and

WHEREAS, the City Council of the City of Crowley deems it advisable and in the public interest to make such amendments to the planned development district regulations for the Karis development as reflected below; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on January 12, 2026, and the City Council of the City of Crowley, Texas, held a public hearing on February 5, 2026, with respect to the amendments described herein; and

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

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

SECTION 1.

The Zoning Ordinance of the City of Crowley, as amended, is hereby amended by repealing and replacing Table B-2 in Exhibit 'B' and Exhibit 'D', as attached.

SECTION 2.

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

SECTION 3.

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 4.

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 5.

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 6.

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

SECTION 7.

This ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

PASSED AND APPROVED THIS THE 5TH DAY OF FEBRUARY 2026.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

EXHIBIT 'A'

Replacing Table B-2, from Exhibit 'B'

EXHIBIT 'B'

Replacing Exhibit 'D'



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Bhumika Thakore	Meeting Date: January 12, 2026
Department: Community Development	Agenda Item: III.D.
Subject: Discuss and make a recommendation to the City Council on a Final Plat for TrailView Church, an approximately 2.007 acre tract in the J. W. Haynes Survey Abstract No. 775 & In the A.B. Fryear Survey, Abstract No. 535, Crowley, Tarrant County. Case # FP-2025-005. Postponement requested.	

Background:

The Trailview Church project is located at 405 S. Beverly Street in Crowley, Texas. The property is situated within the J.W. Haynes Survey, Abstract 775, and the A.B. Fryear Survey, Abstract 535, and is identified as Lot 1, Block 1 of the Trailview Church Addition. The site consists of approximately 2.007 acres and is zoned DT – Downtown. The proposed development includes a single lot intended to support the existing or planned use of the property as a church facility within the downtown zoning district.

The applicant has requested a postponement of this item until the January 26 meeting. The applicant intends to submit revised responses to review comments, along with the original tax certificate demonstrating that no delinquent taxes are owed on the property. In addition, several outstanding review comments remain unresolved at this time. Staff support the applicant's request for postponement.

Staff review:

Comprehensive Land Use Plan

The Future Land Use Plan classifies this property as **Medium Density Single Family Residential**. Staff consider the project to conform to the comprehensive land use plan.

Development Requirement

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

As you will read on the attached letter, the plat complies 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 require infrastructure requirements or technical / infrastructure plans at this time.

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 Final Plat.

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

Deny: I make a motion to disapprove the request for a Final Plat.

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

Recommendation:

Staff recommend approval of the postponement request

Financial Information:

Attachments:

1. Postponement Letter _Trailview Church
2. FPLT-2025-005- TrailView Church - Comment Letter
3. PLT-2025-005 final plat



January 7, 2026

CWC No. 20250058-01

Bhumika Thakore
City of Crowley
201 E. Main Street
Crowley, TX 76036

Subject: Trailview Church: Case No. FPLT-2025-005

Dear Bhumika:

Please accept this letter as a formal request to place the referenced case on the agenda of the City of Crowley Planning and Zoning Commission meeting date January 26, 2025.

Thank you for your time and consideration.

If you have any questions, please let me know.

Sincerely,
CWC Land & Survey

A handwritten signature in black ink that reads "Matt Powell". The signature is stylized with a cursive-like flow.

Matt Powell, RPLS
Firm No. 10194853



November 24, 2025

Matt Powell
300 E. Renfro St, Suite 300
Burleson, TX 76028

Dear Matt,

Staff Review of Trailview Church– Final Plat

City staff have reviewed the Final Plat for Lot 1, Block 1 Trailview Church and have the following comments.
Please provide a response letter with the next submittal.

NOTE: This application is tentatively considered complete. Please review comments provided below:

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

1. Please use correct format for title block _____ Title block as follows. Sec. 98-63

FINAL PLAT
NAME OF THE ADDITION
LIST OF ALL LOTS & BLOCKS & PHASES
TOTAL ACREAGE
SURVEY ABSTRACT NUMBERS(S)

2. In the owner's dedication, please change the owner name to Trailview Church (the dedication lists Derek Kimes, but although he is the authorized representative, he is not the owner).
3. Please provide Flood Certificate for reference if you have it.
4. Please correct the typo in the city signature block (says "Trailview Church or Addition"; "or" should be removed).
5. Please note that if the variance/waiver is not approved, you will need to amend the city signature block. If the waiver is approved, you will need to list the waiver that was approved in the signature block and amend Note # 1.
6. The final plat shall contain a waiver of claim for damages against the City occasioned by the establishment of grades or the alteration of any surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.
7. If the waiver is not approved, plans for construction of the sidewalk will be required, and a development agreement will also be required.
8. If the waiver is approved, a development agreement and/or may be required.



Engineering / Surveyor Comments (contact Planner with questions)

No comments.

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

No comments.

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

No comments.

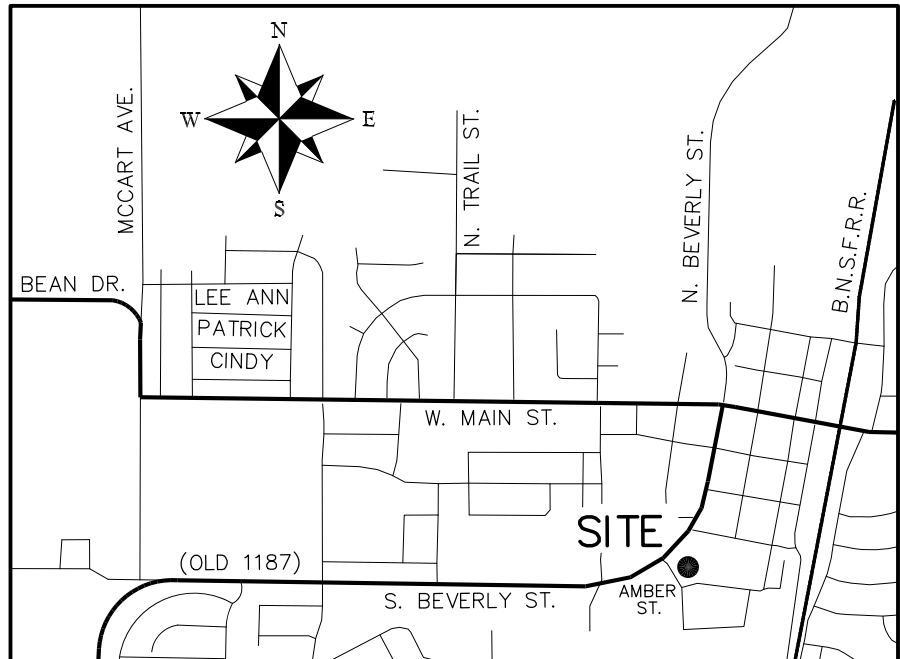
Fire Department comments (817-297-2201 ext. 5020)

No comments.

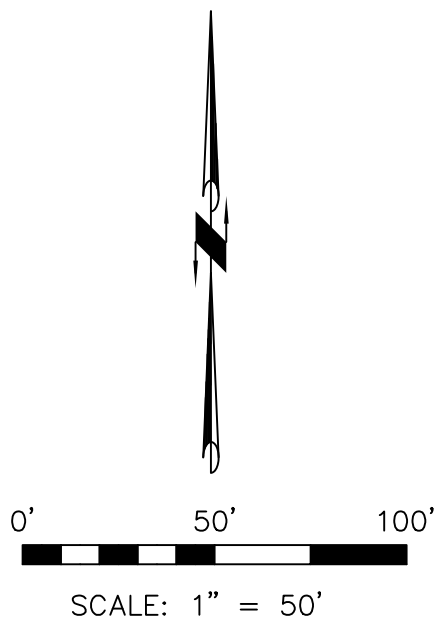
Sincerely,

A handwritten signature in black ink, appearing to read 'Bhumika'.

Bhumika Thakore
Planner
City of Crowley



VICINITY MAP
1" = 1000'



LEGEND	
B.L.	BUILDING LINE
T.E.S.CO.	TEXAS ELECTRIC SERVICE COMPANY
U.E.	UTILITY EASEMENT
()	INDICATES RECORD DATA
●	1/2" IRON ROD SET W/CAP STAMPED "RPLS 5544" UNLESS OTHERWISE NOTED

BASIS OF BEARINGS:

BASIS OF BEARINGS ARE BASED ON NORTH AMERICAN DATUM OF 1983, TEXAS NORTH CENTRAL ZONE, DERIVED FROM GPS OBSERVATIONS.

FLOOD ZONE NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48439C0430L DATED MARCH 21, 2019, THE SUBJECT PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE:

ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.

NOTES:

1. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS PLAT UNTIL PROVISION IS MADE FOR THE CONSTRUCTION OF WATER, SEWER, STORM DRAIN, STREET LIGHTS, AND PAVING IMPROVEMENTS AND APPROVAL IS OBTAINED FROM THE CITY OF CROWLEY.
2. ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUILDING SETBACK REQUIREMENTS OF CITY OF CROWLEY COMPREHENSIVE ZONING ORDINANCE.
3. ALL REQUIRED LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF CROWLEY'S LANDSCAPING ORDINANCE.
4. SELLING A PORTION OF ANY LOT WITHIN THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF STATE LAW AND CITY ORDINANCE AND IS SUBJECT TO FINE AND WITHHOLDING OF UTILITY SERVICES AND BUILDING PERMITS.

FLOODPLAIN RESTRICTION:

NO CONSTRUCTION SHALL BE ALLOWED WITHIN THE FLOODPLAIN, WITHOUT THE WRITTEN APPROVAL OF THE CITY OF CROWLEY. IN ORDER TO SECURE APPROVAL, DETAILED ENGINEERING PLANS AND/OR STUDIES FOR THE IMPROVEMENTS, SATISFACTORY TO THE DIRECTOR, SHALL BE PREPARED AND SUBMITTED BY THE PARTY(S) WISHING TO CONSTRUCT WITHIN THE FLOODPLAIN. WHERE CONSTRUCTION IS PERMITTED, ALL FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF TWO (2) FEET ABOVE THE 100 YEAR FLOOD ELEVATION.

OWNER:

TRAILVIEW CHURCH
405 S. BEVERLY STREET
CROWLEY, TX 76036
817-996-7496



ALL WAIVERS (IF ANY) FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL.

CHAIRMAN, PLANNING AND ZONING COMMISSION,
CITY OF CROWLEY, TEXAS

THIS PLAT IS RECORDED IN
DOCUMENT NO. _____
DATE _____

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF CROWLEY, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAT OF THE TRAILVIEW CHURCH OR ADDITION TO THE CITY OF CROWLEY WAS SUBMITTED TO THE APPROPRIATE PLANNING AND ZONING COMMISSION OR CITY COUNCIL AS REQUIRED BY THE ORDINANCES OF THE CITY OF CROWLEY ON THE _____ DAY OF _____, AND SUCH BODY BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES, AS SHOWN AND SET FORTH IN AND UPON SAID PLAT, SAID BODY FURTHER AUTHORIZED THE ACCEPTANCE THEREOF BY SIGNING AS HEREINABOVE SUBSCRIBED IN THE CAPACITY STATED.

WITNESS BY HAND THIS _____ DAY OF _____, _____

CAROL CANNADY
CITY SECRETARY, CITY OF CROWLEY, TEXAS

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE J.W. HAYNES SURVEY, ABSTRACT NO. 775, AND IN THE A.B. FRYEAR SURVEY, ABSTRACT NO. 535, TARRANT COUNTY, TEXAS, BEING ALL OF A TRACT OF LAND CONVEYED TO TRAILVIEW CHURCH IN THAT DEED RECORDED IN DOCUMENT NO. D225026633, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE NORTHERLY RIGHT-OF-WAY LINE OF DEBORAH LANE (50' R-O-W) FOR THE MOST SOUTHWESTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO HUBERT S. LIPPINCOTT, IN THAT DEED RECORDED IN DOCUMENT NO. D210262860, D.R.T.C.T.:

THENCE ALONG SAID RIGHT-OF-WAY N 85°31'54" W, A DISTANCE OF 260.42 FEET TO A 5/8" IRON ROD FOUND AND BEING THE BEGINNING OF A CURVE TO THE LEFT WITH A RADIUS OF 268.93 FEET, WHOSE LONG CHORD BEARS S 82°58'22" W, 108.06 FEET;

THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 23°10'47", AN ARC LENGTH OF 108.80 FEET TO 5/8" IRON ROD FOUND;

THENCE S 71°21'48" W, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.43 FEET TO A "Y" CUT SET AT THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AMBER LANE (50' R-O-W), BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 308.09 FEET, WHOSE LONG CHORD BEARS, N 30°04'34" W, 95.82 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF AMBER LANE, THROUGH A CENTRAL ANGLE OF 17°53'31" AN ARC LENGTH OF 96.21 FEET TO A 5/8" IRON ROD FOUND;

THENCE N 39°13'48" W CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 154.05 FEET TO A 5/8" IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID TRAILVIEW CHURCH TRACT, AND FOR THE INTERSECTION OF SAID NORTHEASTERLY RIGHT-OF-WAY AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BEVERLY STREET (VARIABLE R-O-W);

THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE N 50°51'10" E, A DISTANCE OF 31.56 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544";

THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE N 45°51'17" E, A DISTANCE OF 101.67 TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" FOR THE MOST NORTHERLY CORNER OF SAID TRAILVIEW CHURCH TRACT;

THENCE S 51°24'39" E, A DISTANCE OF 150.04 FEET TO A 1/2" IRON ROD FOUND, BEING THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND CONVEYED TO BARBARA ALLISON IN THAT DEED RECORDED IN DOCUMENT NO. D209232737, D.R.T.C.T.;

THENCE S 80°06'43" E, A DISTANCE OF 331.16 FEET TO A 1/2" IRON ROD FOUND, BEING THE NORTHWESTERLY CORNER OF THAT TRACT OF LAND CONVEYED TO HUBBERT S. LIPPINCOTT IN THAT DEED RECORDED IN DOCUMENT NO. D210262860, D.R.T.C.T.;

THENCE S 03°20'13" W, A DISTANCE OF 142.99 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.007 ACRES OF LAND, MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DEREK KIMES THROUGH THE UNDERSIGNED AUTHORITY DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOT 1, BLOCK 1, TRAILVIEW CHURCH, AN ADDITION TO THE CITY OF CROWLEY, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND ALLEYS SHOWN HEREON; AND DOES HEREBY DEDICATE THE EASEMENT STRIPS SHOWN ON THE PLAT FOR MUTUAL USE AND ACCOMMODATION OF THE CITY OF CROWLEY AND ALL PUBLIC UTILITIES DESIRING TO USE, OR USING SAME, NO BUILDING, FENCES, TREES, SHRUBS, SIGNS OR OTHER IMPROVEMENTS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENT STRIPS ON SAID PLAT. THE CITY OF CROWLEY AND ANY PUBLIC UTILITY SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES, SHRUBS, SIGNS OR OTHER IMPROVEMENTS OR GROWTHS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENTS STRIPS, AND THE CITY OF CROWLEY AND ANY PUBLIC UTILITY HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM AND UPON ANY SAID EASEMENT STRIPS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEM WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE. A BLANKET EASEMENT OF A THREE-FOOT RADIUS FROM THE CENTER POINT OF ALL FIRE HYDRANTS AND A TWO-FOOT RADIUS FROM THE CENTER POINT OF ALL OTHER APPURTENANCES (FIRE HYDRANT VALVES, WATER METERS, METER BOXES) IS HEREBY GRANTED TO THE CITY OF CROWLEY FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING AND MAINTAINING THE ABOVE NAMED APPURTENANCES.

WE DO FURTHER DEDICATE, SUBJECT TO THE EXPECTATIONS AND RESERVATIONS SET FORTH HEREINAFTER, TO THE PUBLIC USE FOREVER, ALL PUBLIC USE SPACES SHOWN ON THE FACE OF THE PLAT.

OWNER:

BY: _____
DEREK KIMES
TRAILVIEW CHURCH

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED DEREK KIMES, KNOWN TO ME OR PROVED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT I, MATT POWELL, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION ON THE GROUND, AND ALL MONUMENTS AND CORNER PINS SHOWN EXIST AND ARE CORRECTLY DESCRIBED AND ARE PROPERLY MARKED ON THE GROUND, AND THIS PLAT CORRECTLY REPRESENTS THE SURVEY MADE BY ME.

MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544
DATED: 11/10/25

A FINAL PLAT OF
LOT 1, BLOCK 1
TRAILVIEW CHURCH
SITUATED IN THE
J.W. HAYNES SURVEY, ABSTRACT NO. 775 & IN
THE A.B. FRYEAR SURVEY, ABSTRACT NO. 535
CITY OF CROWLEY, TARRANT COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE J.W. HAYNES SURVEY, ABSTRACT NO. 775, AND IN THE A.B. FRYEAR SURVEY, ABSTRACT NO. 535, TARRANT COUNTY, TEXAS, BEING ALL OF THAT TRACT OF LAND CONVEYED TO TRAILVIEW CHURCH, IN THAT DEED RECORDED IN DOCUMENT NO. D225026633, DEED RECORDS, TARRANT COUNTY, TEXAS.