



Agenda
Crowley Planning & Zoning Commission
February 9, 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 - February 9, 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 January 12, 2026
- B. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance requested by Lennar Homes of Texas, for a zoning change on an approximately 81.66 acres tract from R-3 – Residential 3 Zoning District to a Planned Development District (Single Family Residential) for MiraVerde Addition Ph 1, MiraVerde Addition Ph 2, and Lots 1-4 Block 1, MiraVerde South Addition Ph 1. The subject properties are located on the South side of Mira Verde Drive and north of MiraVerde Dr and east of the Rosemary Ridge Addition being in the Moses Walters Survey, Abstract No. 1598 and the Beverly Pool Survey, Abstract No 1243, Abstract No, 287, Crowley, Tarrant County, Texas. **Case # ZR-2026-001**

IV. Discussion

- A. Discuss and provide guidance to city staff on possible changes to the zoning code that would allow additional land uses in the Downtown-General zoning district and allow larger accessory buildings on lots over one acre

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 February 9, 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.



**City of Crowley, Texas
Planning & Zoning Commission Agenda Report**

Presenter: Bhumika Thakore	Meeting Date: February 9, 2026
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on January 12, 2026	

Background:

The minutes are attached for your review

Recommendation:

Staff recommends approval

Financial Information:

Attachments:

1. 2026_01_12_PZ Minutes
2. 2026_01_12_PZ_ Work Session



MINUTES
PLANNING & ZONING COMMISSION
January 12, 2026
REGULAR SESSION – 7:00 P.M.

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Regular Session – January 12, 2026 - 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)
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 Beene 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 22, 2025.

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

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.

Commissioner Wade motioned to postpone Case # ZCA-2025-004 until January 26, 2026. Commissioner Burns seconded the motion, which passed with all in favor.

- 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**

Chair Duman asked Ms. Roberts to provide a summary. Ms. Roberts explained that staff is providing an update before opening the public hearing. She noted that the original PD request, submitted a few months ago, included side-entry lots on 45-foot lot types; this has since been removed, although notices had already been sent, which is why that part was included in the agenda item description.

Ms. Roberts said that the Karis PD ordinance allows a range of lot sizes and home types, including 16-foot townhome lots, 50-foot single-family detached lots, and various entry types (front, side, alley). The current request seeks to add a new 45-foot front-entry lot type, as front-entry garages are not permitted on lots smaller than 50 feet.

The applicant is also requesting amendments to 55-foot lots, which currently allow front-entry garages with a 100-foot lot depth. The proposal would increase these lots and the new 45-ft lots to 120 feet in depth. Additionally, a four-cluster lot type is proposed.

Ms. Roberts highlighted that these changes increase front setbacks and lot sizes, addressing previous concerns regarding vehicles overhanging sidewalks. The summary in the staff report provides an overview of the key proposed changes, including increased lot depth, larger front setbacks, and the new lot types.

Ms. Roberts noted that the applicant has addressed prior concerns from the Commission and staff regarding front setbacks. The current application differs from the previous version, which staff appreciated. After corrections, the 45-foot lot type now includes a 25-foot front setback, while the 55-foot lots remain at a 20-foot setback. Staff indicated support for the 25-foot setback on the 45-foot lots and noted that, based on site visits and GIS measurements, most lots in the neighborhood do not experience issues with garages being the primary focal point. While some cars on certain streets may block sidewalks, the proposed 25-foot front setback, or a five-foot garage setback, would resolve this issue. Overall, the homes fit well within their lots and are consistent with the neighborhood design.

Ms. Roberts explained the proposed four-group cluster lots, which would have a

minimum lot size of 2,100 square feet, a minimum width of 35 feet, and a depth of 60 feet. These lots are designed around an alley that provides driveway access for the two homes at the rear of the cluster. The two homes at the front would either have front-entry garages with street access or side-entry access from the alley. She noted that the applicant provided sample images and a site plan illustrating the layout, including the rear homes and alley access. One development standard proposed is a one-foot front setback for the rear lots, measured from the driveway rather than from the front house, which addresses prior staff concerns regarding separation between homes and lot lines.

Ms. Roberts clarified that while the one-foot setback applies on the driveway side for the rear lots, the internal side between the front and rear lots would maintain a five-foot separation from the house to the property line on each side. She showed a proposed lot layout for how the cluster lots would be incorporated into Phase 1A.

Ms. Roberts noted that the proposed cluster lot layouts are not part of the existing ordinance, but the applicant's engineers have carefully considered how they would fit within the development. She emphasized that the current plans are close to what would be expected, though adjustments may be necessary before final platting of the phases.

She stated that staff is supportive of the front-entry garage amendments, provided the 45- and 55-foot lot types include a 25-foot setback or a requirement that garages be set back five feet. Staff also supports the proposed four-cluster lots, provided there is a cap on the total number permitted, consistent with the original ordinance limitations that allow townhomes to comprise no more than 25% of the overall lots.

Chair Duman opened public hearing at 7:14 pm.

Harry White, a resident of 1224 Carnation Drive in Karis, expressed support for the project. He noted that at the previous public hearing, he had been opposed due to concerns regarding materials and design. However, he stated that the applicant had addressed these concerns, including setbacks to accommodate larger vehicles and enhancements to the façade. He further commented that the updated presentation reflects a high-quality product consistent with the standards he observed in other Lennar communities, such as Viridian. Mr. White expressed support for the project, acknowledging the changes made by the applicant. He noted that, since the proposed modifications do not increase the overall footprint or exceed the 25% limit for multi-family or communal style living on smaller lots, they are comfortable with the request.

Ms. Roberts said that she received a phone call from Mr. William Bentley, 1101 Carnation Drive. Mr. Bentley did not express opposition but raised a concern regarding the potential price point of the new homes. He asked whether lower-priced homes could affect the value of existing homes in the neighborhood. Ms. Roberts noted that she did not have information on pricing.

There being no one else who wished to speak, Chair Duman closed the public hearing at 7:17 p.m. Chair Duman invited the applicants to come forward to address any questions from the Commission.

Howard Porteus, 1245 Blue Lake Boulevard, Arlington, Texas 76005, and Robert Kimball, Arlington, Texas 76005, both representing the developer, addressed the Commission.

They emphasized their commitment to quality and thoughtful design. They explained that when mixing front-entry and alley-access homes, they generally aim to place alley-access homes on one side and front-entry homes on the others. This approach helps maintain unobstructed sidewalks on at least one side of the street, improving accessibility for residents using wheelchairs, walkers, or other mobility aids. The applicant also noted that the variety of home types and the careful integration of different products contribute to the overall character and interest of the neighborhood, aligning with the earlier discussion on monotony and streetscape variety. The applicant stated that home prices will likely start in the mid-\$300,000s and increase from there. Compared to the townhome pricing, the addition of the four-unit cluster homes is expected to enhance the overall assessed value of the neighborhood, as these homes are lower density and larger, generally priced above the townhomes.

The applicant noted that the proposed builders will be David Weekley and Chesmar, builders that are already present in the community. Both Chesmar and Weekley homes will feature a mixture of one- and two-story designs. This approach ensures the neighborhood is oriented towards families rather than consisting solely of single-story, two-bedroom homes.

Chair Duman asked about fire protection requirements for the units. Ms. Roberts confirmed that the back two units will require a fire sprinkler system, as required under the fire code, and Mr. Porteus noted that the front units are within 150 feet of fire protection. Ms. Roberts clarified that this is already covered under the fire code and does not need to be included in the motion.

Chair Duman asked if the front setback correction for the 55-foot lots—from 20 feet to 25 feet—needs to be addressed in the motion. Staff confirmed that since the applicant acknowledged it as an error, it can be corrected when the ordinance goes to Council. She also noted that the ordinance already includes the 25% maximum for townhomes, which the applicant has agreed to, and that no additional staff conditions are necessary.

Commissioner Beene made a motion to approve Case # ZCA-2025-005 and seconded by Commissioner Wade. The motion passed unanimously.

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.

Bhumika Thakore, Planner, presented the case and said the applicant had submitted a written request to postpone consideration of the plat until January 26, 2026. Ms. Thakore noted that the applicant intends to submit revised responses to outstanding review comments, along with the original tax certificate evidencing that no delinquent taxes are owed on the property. She further indicated that several review comments remain unresolved at this time. Staff expressed support for the applicant's request for postponement.

Commissioner Wade made a motion to postpone case FP-2025-005 at the applicant's request until January 26, 2026.

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

IV. Discussion

V. Public Comment

There was no public comment.

VI. Adjournment

The meeting adjourned at 7:40 P.M

David Duman, Planning & Zoning Commission Chair

Date

ATTEST:

Bhumika Thakore, Planner

Date



Minutes
Planning & Zoning Commission
January 12, 2026
Work Session – 6:30 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Planning & Zoning Commission Joint Work Session – January 12, 2026 - 6:30 PM

I. Call to Order and Roll Call

Chair David Duman called the meeting to order at 6:30 P.M.

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)
Lane Beene, Vice-Chair (Place 7)

Commissioners absent:

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

Council members present: Jim Hirth

II. Invocation and Welcome Visitors

Chair Duman welcomed the visitors.

III. Non-Action Items for Discussion

Hear a presentation from Lennar Homes on a proposed planned development district for parts of MiraVerde Addition and provide input. This item is a work session only. No action may be taken by the Planning & Zoning Commission on this item.

Rachel Roberts presented the work session item to the Commission. Ms. Roberts described that Lennar has purchased the property within the MiraVerde subdivision, including Phases One and Two, as well as several lots in MiraVerde South. She noted that Lennar is not the original developer but acquired the property from the original developer.

Ms. Roberts further stated that Lennar requested this work session several weeks ago and has since submitted a code amendment application, which is the subject of today's discussion.

She clarified that the application is not formally before the Commission at this time and that Commissioners do not have the application materials in front of them. However, the purpose of the presentation is to allow the applicant to receive preliminary feedback. Based on the Commission's comments, the applicant may choose to make adjustments to the application prior to proceeding.

Max Miller with Lennar Homes is the applicant, and the address is 1231 Greenway Drive, Suite 800, Irving, Texas 75038. Mr. Miller stated that the property, Miraverde Phase One and Phase Two, was purchased in two separate transactions: one portion last year and the other at the end of 2025. He explained that the primary reason for requesting a Planned Development (PD) is the city's garage setback requirement, which currently mandates a ten-foot setback from the front elevation of the home. The proposed plan sets garages back five feet.

Mr. Miller noted that the two phases were platted separately over two years ago, and they had assumed the project would be grandfathered from the current ordinance. He emphasized that the intent is not to circumvent city regulations, but to develop the property as originally planned.

He highlighted that Miraverde homes will be a distinct product from the nearby Fort Worth Rosemary development, ensuring a clear identity for Crowley. The project is in northwest Crowley, behind Crowley Elementary, and comprises three platted areas: Phase Two (under construction), Phase One (to follow), and four lots under Miraverde Drive, which will serve as model homes.

Mr. Miller summarized lot counts and sizes: Phase One has 111 lots, Phase Two has 157, and the four lots on Miraverde Drive are included in the PD request. Lots are 60 by 120 feet, larger than Rosemary Ridge and Lennar's typical 40–50-foot lots. The project will include 14 acres of open space and two acres dedicated as a park, consistent with the development agreement.

All homes will feature three-sided masonry, contrasting with Rosemary Ridge's siding and front-facing garages. He requested flexibility for the five-foot garage setback and noted that side setbacks will remain seven and a half feet. Garage doors will be approximately 40% of home width, below the 50% ordinance maximum, and will include decorative hardware.

Mr. Miller described additional enhancements: each home will have two front trees, and a monotony rule will be applied—every fourth home will have a different elevation and every third a different color scheme—to enhance streetscape variety and reduce visual monotony. He emphasized that the PD would create a higher-quality, more visually appealing community than the standard ordinance alone allows.

Chair Duman expressed appreciation for holding a work session, noting it is preferable to reviewing PDs in this format. He commended the applicant's approach, highlighting the value of compromises offered and the collaborative process, and opened the floor to commissioners for questions.

Commissioner Wade asked the applicant for clarification on the garage setbacks, specifically whether every home would have a five-foot setback. Mr. Miller responded that the minimum setback would be five feet, with some homes set back up to seven feet, and none at ten feet.

Commissioner Wade also inquired whether all homes in the neighborhood would be front entry. Mr. Miller confirmed that all homes will be front-entry, noting that there are no alley-loaded homes in the development.

Chair Duman expressed his appreciation for some of the items the applicant is offering, including the monotony rule, three-sided masonry, and the addition of extra trees. He noted that these features are important to the city and have been discussed previously, particularly in the context of challenges with materials and state legislation. Chair Duman explained that PDs provide an opportunity to address these considerations collaboratively.

He acknowledged that changing the floor plans to increase the garage setback from five feet to ten feet would be difficult given the current designs. However, he raised a concern regarding smaller driveways and the impact of larger vehicles, which sometimes overhang sidewalks or streets. He asked whether it would be possible, with the proposed five-foot garage setback, to push the homes back slightly from the street to provide additional distance between the garage and the roadway.

Mr. Miller responded that the front plane of the home will be set back 25 feet from the street, with the garage an additional five feet behind that plane, allowing adequate space for trucks to park within the driveway. Chair Duman acknowledged that this setback helps address the original intent of the ordinance, and that the 120-foot lot depth accommodates the five-foot garage setback without compromising backyard space.

Chair Duman asked Ms. Roberts when the property was initially platted and who the developer was at the time. Ms. Roberts explained that Tom Mitchell was the developer, and the property was platted over several years, approximately from 2018 to 2021. She noted that Phase One was completed in 2021 and remains grandfathered because the city has not yet accepted the infrastructure. She added that once infrastructure is accepted, a two-year compliance period begins. Miraverde Phase Two was platted shortly after Phase One, around 2023, and is not grandfathered. Ms. Roberts further explained that the Miraverde South area has also lost its grandfathered status. Although Tom Mitchell platted the area, he did not build it immediately and intended to sell it. Because it was not built out promptly, the subdivision lost its grandfathered status.

Chair Duman stated that he appreciates the approach the applicant is taking and asked staff about any concerns from their perspective.

Ms. Roberts said as long as the homes are set back far enough, the proposed five-foot garage setback is acceptable, even though ten feet would be ideal. She said that the five-foot setback still improves upon current conditions, keeps the focus on the house rather than the garage, and helps prevent sidewalk obstruction, especially with the 25-foot front plane setback. The staff member also highlighted the additional commitments, including three-sided masonry, the extra front tree, and the monotony rule. While enforcement of the monotony rule can be challenging, it is valuable in ensuring variation in the neighborhood design.

Public Comment

There was no public comment.

IV. Adjournment

The meeting adjourned at 6:50 P.M.

David Duman, Planning & Zoning Commission Chair

Date

ATTEST:

Bhumika Thakore, Planner

Date



City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Bhumika Thakore, Rachel Roberts	Meeting Date: February 9, 2026
Department: Community Development	Agenda Item: III.B.
<p>Subject: Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance requested by Lennar Homes of Texas, for a zoning change on an approximately 81.66 acres tract from R-3 – Residential 3 Zoning District to a Planned Development District (Single Family Residential) for MiraVerde Addition Ph 1, MiraVerde Addition Ph 2, and Lots 1-4 Block 1, MiraVerde South Addition Ph 1. The subject properties are located on the South side of Mira Verde Drive and north of MiraVerde Dr and east of the Rosemary Ridge Addition being in the Moses Walters Survey, Abstract No. 1598 and the Beverly Pool Survey, Abstract No 1243, Abstract No, 287, Crowley, Tarrant County, Texas. Case # ZR-2026-001</p>	

Background:

BACKGROUND AND OVERVIEW	
Request	Rezone to PD district to allow single family residential
Applicant	Lennar Homes
Location	South side of MiraVerde Dr and north of MiraVerde Dr and east of the Rosemary Ridge Addition (see attached plats)
Surrounding Uses	Vacant land to the north across MiraVerde Drive, undeveloped open space to the east, single-family residential development to the south, and public/institutional use (S.H. Crowley Elementary School) to the west.
Surrounding Zoning	MiraVerde PD district; R-3 single family residential
Future Land Use Plan Designation	Medium Density Single Family Residential
Staff Recommendation	Conditional Approval

CURRENT STATUS OF PROPERTY

The applicant is requesting a zoning change from R-3 - single family zoning to a Planned Development District (Single Family Residential).

The property sits on the south side of MiraVerde Drive and north of MiraVerde Dr and east of the Rosemary Ridge Addition. MiraVerde phases 1 and 2 are to the north of MiraVerde Dr, and MiraVerde South phase 1 lots 1-4 are to the south of MiraVerde Dr.

STAFF REVIEW

Conformity to the Comprehensive Land Use Plan

The property is shown as **Medium Density Single-Family Residential** on the Future Land Use Map. This category is intended to accommodate detached single-family residential development at moderate densities; to support traditional neighborhood patterns. Development within this category is

supported by public infrastructure and is designed to be compatible with surrounding residential uses.

The proposed development aligns with the intended medium-density residential character, complements adjacent residential neighborhoods, and can be served by existing or planned public infrastructure.

Other Factors to Consider

In addition to conformity with the comprehensive land use plan, the City may consider potential impacts on surrounding properties, traffic circulation, buffering, open space, and neighborhood amenities. The suitability of the current zoning and the compatibility of the proposed site design with adjacent neighborhoods will also be evaluated to ensure the development supports the overall community character.

Potential of zoning change for adverse impact.

Rezoning the property to a Planned Development (PD) district for single-family residential is not expected to have adverse impacts on the surrounding residential or public/institutional uses. Single-family development typically does not generate excessive noise, light, or other nuisances incompatible with nearby homes or school uses.

Suitability of current zoning.

The current R-3 zoning for the property is suitable for single-family residential use and aligns with surrounding residential development, particularly to the south and east. However, given the applicant's intent to develop a planned neighborhood with coordinated design standards and amenities, rezoning to a Planned Development (PD) district allows for more flexibility in lot layout, infrastructure, and neighborhood design while maintaining compatibility with adjacent residential areas.

The PD district is particularly appropriate here because the site is bordered by existing single-family homes and open space

STAFF RECOMMENDATION

Staff generally support the rezoning request; however, staff recommend that several items be addressed through conditions of approval should the Commission vote to recommend approval.

During review, staff requested clarification from the applicant regarding the intended function of two mid-block pedestrian connections within certain open space lots. The applicant initially indicated these areas were intended to function as drainageways and was unaware of their designation as pedestrian connections. Staff have confirmed that Block 4, Lot E and Block 5, Lot F were originally approved to function as mid-block pedestrian pathways and not as drainage facilities. These pedestrian connections were a required condition of a previously approved variance related to block length, and the variance would not have been approved without their inclusion. Although the current

applicant was not initially aware of this requirement, the concept plan has been revised to reflect the mid-block pedestrian pathways. Staff anticipate that these facilities will be incorporated into landscape and hardscape plans (i.e., the construction plans approved during platting will need to be updated).

Staff would also like to request clarification regarding certain architectural design terms. To help ensure a shared understanding and consistent application should the rezoning ordinance be approved, staff ask that the applicant provide an illustration of the design element described as “accent materials with banding highlights.” In addition, staff request that the applicant provide illustrative clarification of what is intended by “decorative gables,” including whether proposed vents are meant to serve this purpose and, if so, how they are decorative, as well as additional clarification of certain architectural design elements to ensure consistent interpretation and implementation should the rezoning ordinance be approved. Staff also note that discussion during the Planning and Zoning Commission work session supported a more restrictive garage door width standard, with the applicant stating the garage doors would take up no more than 40% of the front façade of the house. The applicant has since done additional calculations and now says that a more accurate number is 41% (based on a standard 2-car garage door size of 16’-3” wide). Staff do not anticipate concerns with requiring a maximum of 41 percent of the ground-floor façade width in the ordinance.

Staff recommends that the Planning and Zoning Commission approve the proposed PD rezoning with the following conditions and clarifications:

1. Pedestrian Pathways

The applicant must ensure that Block 4, Lot E, and Block 5, Lot F are incorporated as mid-block pedestrian pathways in the final landscape and hardscape plans, consistent with the previously approved variance conditions.

2. Architectural Design Clarifications

The applicant shall provide illustrative details for decorative gables, including the role of vents, and shall also provide an illustration of the design element described as “accent materials with banding highlights” to clarify architectural terms and ensure consistent interpretation and implementation under the PD ordinance.

3. Masonry Elevation Requirements

The applicant shall provide the proposed percentage of masonry for the residential structure and include clarification demonstrating how the design complies with the requirement for a minimum of three masonry elevations, consisting of the front and both side elevations.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions

The motions provided below are for the Commission members' reference. You are not required to use this language in your motion.

Approve: I make a motion to recommend approval of Case # ZR-2026-001.

Approve with conditions: I make a motion to recommend approval of Case # ZR-2026-001 with the following condition(s) [**list condition(s)**].

Deny: I make a motion to recommend denial of Case # ZR-2026-001.

Postpone: I make a motion to continue Case # ZR-2026-001 until [*state date when the case will be considered again*].

Recommendation:

Staff recommend conditional approval

Financial Information:

Attachments:

1. Miraverde Application PD
2. Miraverde Concept Plan_20260127
3. ORDINANCE NO_ZR-2026-001



CITY OF CROWLEY
 Zoning Application for Planned Development Districts
 Community Development Department

Case # _____
 (to be assigned by City Staff)

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See the appropriate check list and fee schedule for minimum requirements. Incomplete applications will not be processed. **Rezoning applications for a Planned Development district will not be accepted unless you have already had a pre-application meeting.**

Property Information

Project Name: Miraverde
 Project Address: 1000 Block of Mountain Meadow Road Crowley, Texas 76036
 Legal Description: A tract of land situated in the Moses Walters Survey, Abstract No. 1598, Tarrant County, Texas and a tract of land situated in the Beverly Pool Survey, Abstract No. 1243, Abstract No. 287, Tarrant County, Texas Gross Acreage: 81.66 AC

Applicant & Owner Information

Applicant Name: Jennifer Eller Company: Lennar Homes of Texas
 Applicant Address: 1231 Greenway Drive, Suite 800 City: Irving State: Texas
 ZIP Code: 75038 Telephone No: 469-587-5200 Email: _____

Application Status (check one) Owner Representative Tenant Prospective Buyer

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

Property Owner: Domain Real Estate Partners - Brian Clauson, Authorized Signatory
 Applicant Address: 520 Madison Avenue, 21st Floor City: New York State: NY
 ZIP Code: 10022 Telephone No: 212-751-5940 Email: _____

Information Required for Zoning Change Requests

Application Date: 1/1/26
 Current Zoning: R-3
 Proposed Zoning: PD
 Reason for requested change: Building design standards update

(attach other pages as needed)

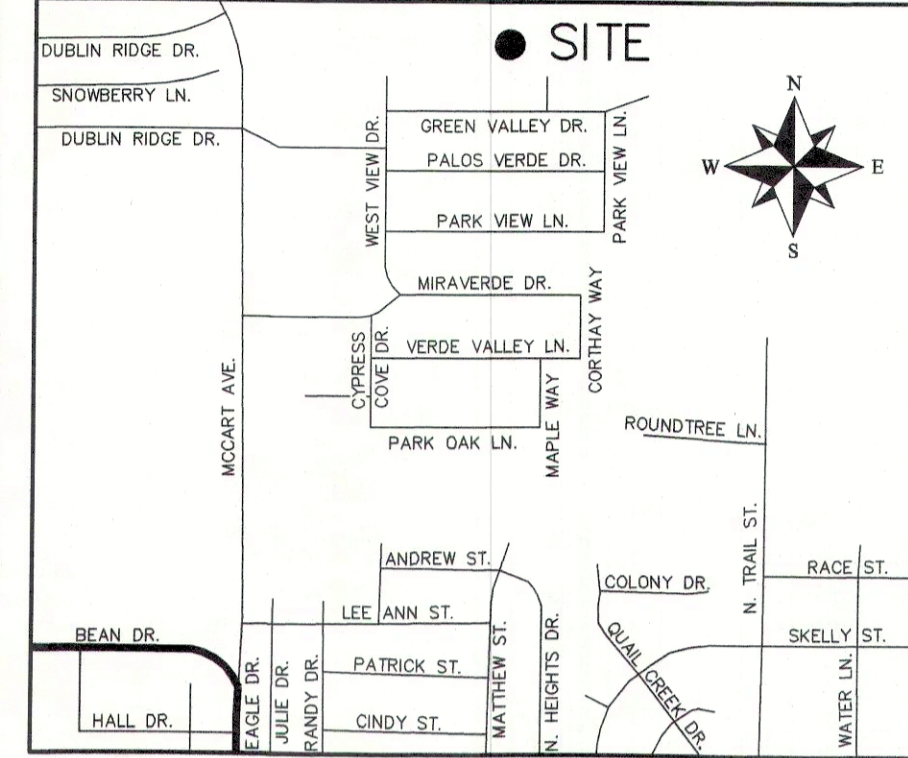
Zoning Application for Planned Development Districts (cont.)

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 Article 2 for more details.

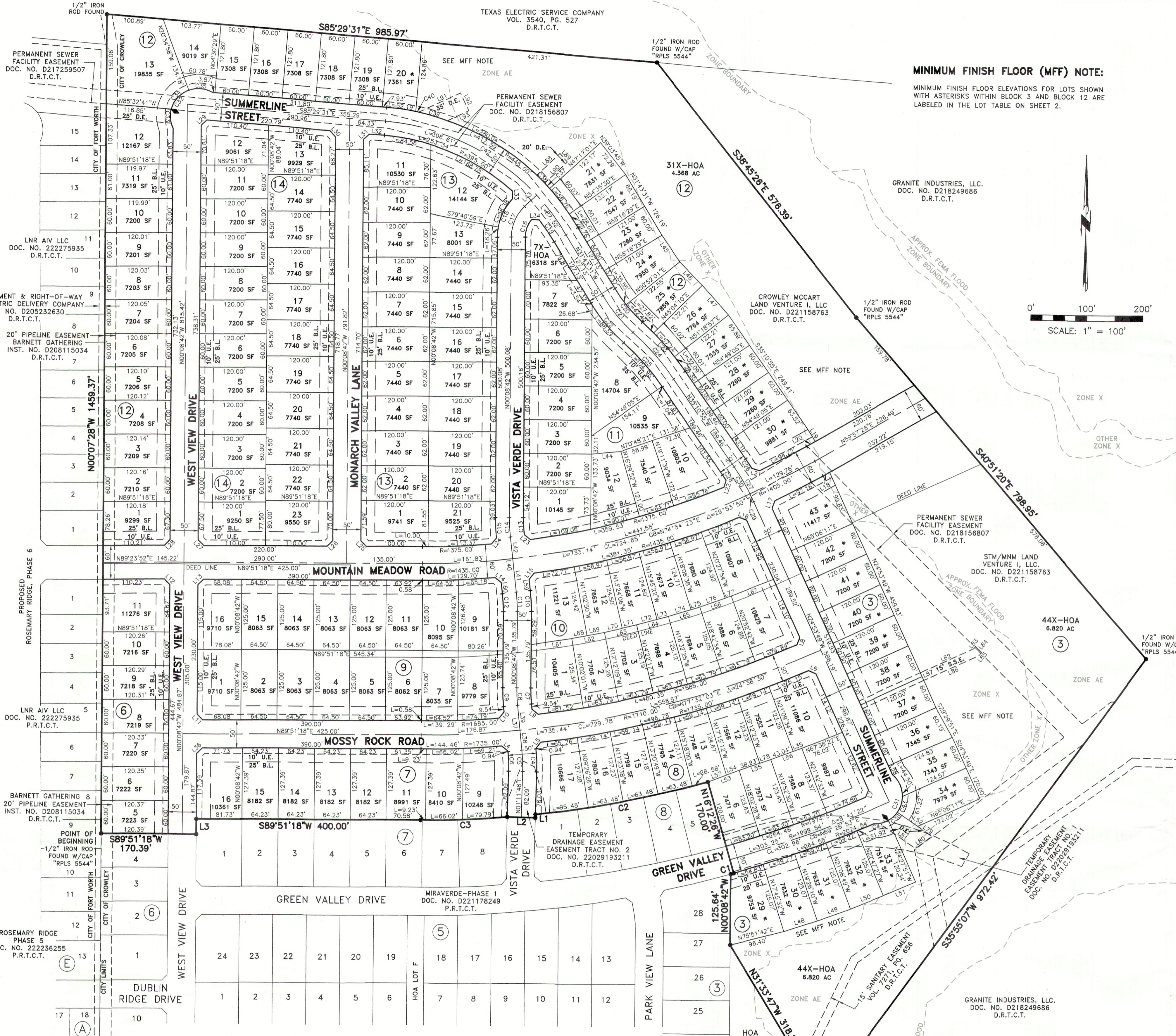
NOTE: Substantive changes to the application and/or supporting documents will not be accepted between the Planning & Zoning Commission consideration and City Council consideration.

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

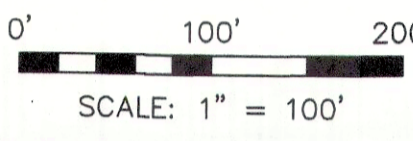
SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)		For Office Use Only MyGov Project # _____ Date Submitted: _____ Total Fee: \$ _____ Date of Payment: _____ Accepted By: _____
PRINTED NAME: <u>Jennifer Eller</u>		
SIGNATURE: <u>Jennifer Eller</u>	DATE: <u>12-29-25</u>	
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:		
PRINTED NAME: <u>Brian Clauson</u>		
SIGNATURE: <u>Brian Clauson</u>	DATE: <u>12/29/25</u>	
(Letter of authorization required if signature is other than property owner)		
**The property owner must sign the application or submit a notarized letter of authorization.		



VICINITY MAP
1" = 1000'



MINIMUM FINISH FLOOR (MFF) NOTE:
MINIMUM FINISH FLOOR ELEVATIONS FOR LOTS SHOWN WITH ASTERISKS WITHIN BLOCK 3 AND BLOCK 12 ARE LABELED IN THE LOT TABLE ON SHEET 2.



FLOOD ZONE NOTE:
ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 4843904301 (DATED SEPTEMBER 25, 2009), AND THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 4843904303 (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.
ZONE AE - BASE FLOOD ELEVATIONS DETERMINED.
OTHER
ZONE X - AREAS OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

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(IES) 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.

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

PLAN SUMMARY TABLE
MIRAVERDE-PHASE 2

TOTAL RESIDENTIAL LOTS	157
PHASE 2 ACREAGE	50.331 AC
PHASE 2 NET ACREAGE	41.313 AC
MINIMUM LOT SIZE	7200 SF
MINIMUM DWELLING SIZE	1400 SF
DENSITY PER ACRE	3.8

- LEGEND**
- A.E. ACCESS EASEMENT
 - B.L. BUILDING LINE
 - D.E. DRAINAGE EASEMENT
 - S.S.E. SANITARY SEWER EASEMENT
 - U.E. UTILITY EASEMENT
 - 1/2" IRON ROD SET W/CAP STAMPED "RPLS 5544"
 - STREET NAME CHANGE
 - BLOCK NUMBER

ENGINEER:
KIMLEY-HORN
BRYCE ECKBERGER
13455 NOEL ROAD TWO
GALLERIA OFFICE TOWER #700
DALLAS, TX 75240

OWNER:
CROWLEY MCCART LAND VENTURE I, LLC
STM/MNM LAND VENTURE I, LLC
2106 EAST STATE HIGHWAY 114, SUITE 101
SOUTHLAKE, TX 76092
CONTACT: TOM MITCHELL
PHONE: 214-808-0080

SURVEYOR:

1108 SOUTH DOBSON STREET
BURLESON, TX 76028
817-445-4122
TPELS NO. 100766

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: 11/15/23

LEGAL DESCRIPTION:
A TRACT OF LAND SITUATED IN THE MOSES WALTERS SURVEY, ABSTRACT NO. 1598, TARRANT COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO CROWLEY MCCART LAND VENTURE I, LLC, IN THAT DEED RECORDED IN DOCUMENT NO. D221158766, DEED RECORDS, TARRANT COUNTY, TEXAS, TOGETHER WITH A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO STM/MNM LAND VENTURE I, LLC, IN THAT DEED RECORDED IN DOCUMENT NO. D221158763, DEED RECORDS, TARRANT COUNTY, TEXAS (D.R.T.C.T.) AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544" IN THE EASTERLY LINE OF A TRACT OF LAND CONVEYED TO LNR AIV LLC IN THAT DEED RECORDED IN DOCUMENT NO. 222275935, D.R.T.C.T., FOR THE NORTHEAST CORNER OF LOT 4, BLOCK 6, MIRAVERDE-PHASE 1, ACCORDING TO THAT PLAT RECORDED IN DOCUMENT NO. D221178249, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

THENCE N 00°07'28" W ALONG SAID EASTERLY LINE, A DISTANCE OF 900.93 FEET TO A 1/2" IRON ROD FOUND IN THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO TEXAS ELECTRIC SERVICE COMPANY IN THAT DEED RECORDED IN VOLUME 3540, PAGE 527, D.R.T.C.T., FOR THE NORTHWEST CORNER OF SAID CROWLEY MCCART LAND VENTURE I, LLC TRACT;

THENCE S 85°29'31" E ALONG SAID SOUTHERLY LINE AND THE NORTHERLY LINE OF SAID CROWLEY MCCART LAND VENTURE I, LLC TRACT, A DISTANCE OF 985.97 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE MOST NORTHEASTERLY CORNER OF SAID CROWLEY MCCART LAND VENTURE I, LLC TRACT;

THENCE LEAVING SAID SOUTHERLY LINE S 38°45'26" E ALONG THE EASTERLY LINE OF SAID CROWLEY MCCART LAND VENTURE I, LLC TRACT, A DISTANCE OF 576.39 TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE S 40°51'20" E ALONG SAID EASTERLY LINE AND THE EASTERLY LINE OF SAID STM/MNM LAND VENTURE I, LLC TRACT, A DISTANCE OF 798.95 TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE MOST EASTERLY CORNER OF SAID STM/MNM LAND VENTURE I, LLC TRACT;

THENCE S 35°55'07" W CONTINUING ALONG THE EASTERLY LINE OF SAID STM/MNM LAND VENTURE I, LLC TRACT, A DISTANCE OF 972.42 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" IN THE EASTERLY LINE OF HOA LOT B, BLOCK 3, OF SAID MIRAVERDE-PHASE 1;

THENCE LEAVING SAID EASTERLY LINE OF SAID STM/MNM LAND VENTURE I, LLC TRACT N 31°33'47" W ALONG THE EASTERLY LINE OF SAID MIRAVERDE-PHASE 1, A DISTANCE OF 318.82 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE N 00°08'42" W, A DISTANCE OF 125.64 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A NON-TANGENT CURVE TO LEFT WITH A RADIUS OF 2024.54 FEET, WHOSE LONG CHORD BEARS N 73°52'07" E, 5.36 FEET;

THENCE WITH SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL OF 0°09'06", AN ARC LENGTH OF 5.36 FEET TO A POINT;

THENCE N 16°12'26" W, A DISTANCE OF 125.64 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" FOR THE MOST NORTHEASTERLY CORNER OF LOT 5, BLOCK 8, OF SAID MIRAVERDE-PHASE 1, AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1854.54 FEET, WHOSE LONG CHORD BEARS S 78°39'03" W, 314.50 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAID MIRAVERDE-PHASE 1 WITH SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL OF 9°42'59", AN ARC LENGTH OF 314.50 FEET TO A POINT;

THENCE S 01°11'48" W, A DISTANCE OF 6.06 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE N 88°48'12" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544", AND FOR THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 1854.54 FEET, WHOSE LONG CHORD BEARS S 87°23'37" W, 154.99 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL OF 4°47'24", AN ARC LENGTH OF 155.04 FEET TO A POINT;

THENCE S 89°51'18" W, A DISTANCE OF 400.00 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE S 00°08'42" E, A DISTANCE OF 27.49 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544";

THENCE S 89°51'18" W, A DISTANCE OF 170.39 FEET TO THE POINT OF BEGINNING AND CONTAINING 50.331 ACRES OF LAND MORE OR LESS.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT S. THOMAS MITCHELL THROUGH THE UNDERSIGNED AUTHORITY DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS MIRAVERDE-PHASE 2, 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 THE EASEMENT STRIPS ON SAID PLAT, THE CITY OF CROWLEY AND ALL PUBLIC UTILITIES 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 SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND THE CITY OF CROWLEY AND ALL PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM 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 APURTANCES (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 APURTANCES.

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:
S. THOMAS MITCHELL
MANAGER

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED S. THOMAS MITCHELL, ON BEHALF OF STM/MNM LAND VENTURE I, LLC, AS MANAGER, AND CROWLEY MCCART LAND VENTURE I, LLC, AS MANAGER, KNOWN TO ME OR PROVED TO ME BY 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 20th DAY OF NOVEMBER, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
COMMISSION EXPIRATION: _____

A FINAL PLAT OF
MIRAVERDE-PHASE 2
LOTS 29-43 & 44X-HOA, BLOCK 3; LOTS 5-11, BLOCK 6
LOTS 9-16, BLOCK 7; LOTS 6-17, BLOCK 8
LOTS 1-16, BLOCK 9; LOTS 1-13, BLOCK 10
LOT 1-12 & 7X-HOA, BLOCK 11
LOTS 1-30 & 31X-HOA, BLOCK 12
LOTS 1-21, BLOCK 13; LOTS 1-23, BLOCK 14
50.331 ACRES SITUATED IN THE
MOSES WALTERS SURVEY
ABSTRACT NO. 1598
CITY OF CROWLEY, TARRANT COUNTY, TEXAS

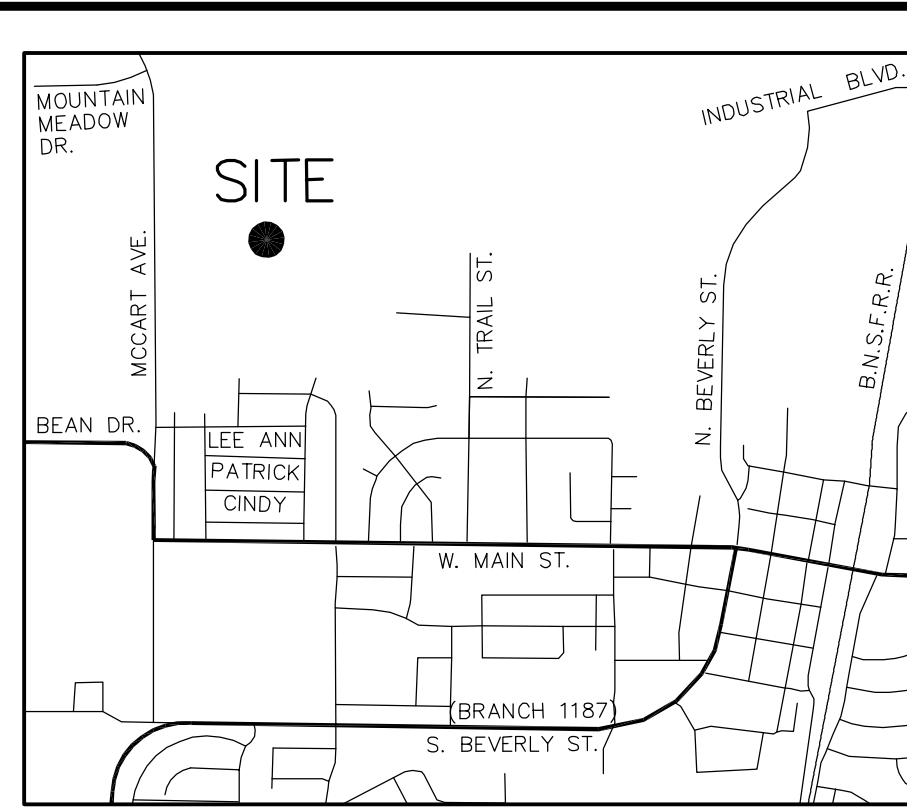
A TRACT OF LAND SITUATED IN THE MOSES WALTERS SURVEY, ABSTRACT NO. 1598, TARRANT COUNTY, TEXAS, BEING ALL OF THAT CERTAIN TRACT OF LAND CONVEYED TO CROWLEY MCCART LAND VENTURE I, LLC, IN THAT DEED RECORDED IN DOCUMENT NO. D221158766, DEED RECORDS, TARRANT COUNTY, TEXAS, TOGETHER WITH A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO STM/MNM LAND VENTURE I, LLC, IN THAT DEED RECORDED IN DOCUMENT NO. D221158763, DEED RECORDS, TARRANT COUNTY, TEXAS.

D22322218
12/18/2023 01:52 PM Page: 1 of 4 Fees: \$76.00
PLAT
SUBMITTER: CITY OF CROWLEY

LINE	BEARING	DISTANCE
L1	S01°11'48"W	6.06'
L2	N88°48'12"W	50.00'
L3	S00°08'42"E	27.49'
L4	S50°34'33"E	14.28'
L5	N38°28'00"E	14.28'
L6	S69°20'50"E	14.03'
L7	S20°32'18"W	14.28'
L8	S20°40'09"W	14.00'
L9	N51°34'53"W	14.02'
L10	S39°28'20"W	14.02'
L11	N45°08'42"W	14.14'
L12	S45°22'25"E	14.09'
L13	N44°51'18"E	14.14'
L14	S51°08'43"E	14.29'
L15	N37°39'24"E	14.29'
L16	S69°13'56"E	14.31'
L17	N19°34'11"E	14.27'
L18	N59°57'28"E	17.73'
L19	S32°41'08"E	25.03'
L20	S59°57'28"W	17.73'
L21	N73°49'13"W	14.84'
L22	S16°57'52"W	12.95'
L23	N52°21'43"W	13.99'
L24	S38°53'13"W	13.99'
L25	N45°08'42"W	14.14'
L26	S44°51'18"W	14.14'
L27	N45°08'42"W	14.14'
L28	S44°37'35"W	14.20'
L29	N47°10'54"E	13.56'
L30	S42°49'06"E	14.70'
L31	N47°10'54"E	13.56'
L32	S85°29'51"E	27.21'
L33	S01°27'01"E	13.75'
L34	S87°38'11"E	13.28'
L35	N69°17'28"E	16.21'
L36	N44°51'18"E	14.14'
L37	N06°04'17"W	80.49'
L38	N06°04'17"W	35.76'
L39	N06°04'17"W	44.73'
L40	N06°44'40"W	98.86'
L41	N06°44'40"W	59.83'
L42	N06°44'40"W	39.03'
L43	N46°20'07"E	29.31'
L44	N84°36'31"E	53.29'
L45	N34°33'39"W	57.10'
L46	N44°55'50"W	57.78'
L47	N41°48'27"W	70.53'
L48	N71°24'09"E	62.92'
L49	N69°43'30"E	62.92'
L50	N68°02'52"E	62.92'
L51	N66°22'20"E	62.78'
L52	N55°22'03"W	44.27'
L53	N69°22'22"E	59.41'
L54	N69°22'22"E	24.46'
L55	N71°12'50"E	59.25'
L56	N69°17'28"E	59.25'
L57	N69°22'22"E	34.96'
L58	N24°53'49"W	16.95'
L59	N06°44'40"W	20.05'
L60	N06°44'40"W	20.05'
L61	N80°08'45"E	73.56'
L62	N78°57'39"E	59.04'
L63	N78°47'08"E	59.04'
L64	N74°36'36"E	59.05'
L65	N72°26'39"E	59.05'
L66	N70°22'09"E	59.05'
L67	N68°11'51"E	81.16'
L68	N78°57'39"E	27.59'
L69	N78°57'39"E	31.45'
L70	N76°47'06"E	32.64'
L71	N76°47'06"E	26.40'
L72	N74°36'36"E	37.69'
L73	N74°36'36"E	21.35'
L74	N72°26'39"E	42.74'
L75	N72°26'39"E	16.31'
L76	N70°22'09"E	47.79'
L77	N70°22'09"E	11.26'
L78	N71°12'50"E	20.31'
L79	S55°22'03"E	30.84'
L80	S52°22'45"W	36.64'
L81	N55°27'12"W	78.25'
L82	N65°06'11"E	104.88'
L83	N40°00'18"E	5.11'
L84	S45°20'02"E	15.05'
L85	S40°00'18"W	7.25'
L86	S65°06'11"W	108.22'
L87	N24°53'49"W	15.00'
L88	N46°20'07"E	56.55'
L89	S43°39'53"E	20.00'
L90	S46°20'07"W	55.84'
L91	N64°35'00"E	82.23'
L92	S25°25'00"E	35.00'
L93	S64°35'00"W	41.66'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
C1	5.36'	2024.54'	0°09'07"	N73°52'07"E	5.36'
C2	314.50'	1854.54'	9°42'59"	S78°39'03"W	314.12'
C3	155.04'	1854.54'	4°47'24"	S87°27'37"W	154.99'
C4	41.23'	325.00'	7°16'04"	N02°26'14"W	41.20'
C5	38.05'	300.00'	7°16'04"	N02°26'14"W	38.03'
C6	34.88'	275.00'	7°16'04"	N02°26'14"W	34.86'
C7	28.44'	275.00'	5°55'35"	N03°06'29"W	28.43'
C8	31.03'	300.00'	5°55'35"	N03°06'29"W	31.02'
C9	33.62'	325.00'	5°55'35"	N03°06'29"W	33.60'
C10	37.43'	325.00'	6°35'58"	N03°26'41"W	37.41'
C11	34.55'	300.00'	6°35'58"	N03°26'41"W	34.54'
C12	31.68'	275.00'	6°35'58"	N03°26'41"W	31.66'
C13	30.48'	275.00'	6°20'59"	N03°19'11"W	30.46'
C14	34.55'	300.00'	6°35'58"	N03°26'41"W	34.54'
C15	36.24'	325.00'	6°23'17"	N03°20'20"W	36.22'
C16	34.00'	49.80'	39°07'08"	N19°24'52"E	33.34'
C17	80.84'	75.00'	46°28'48"	N23°05'43"E	59.19'
C18	74.64'	100.00'	42°45'54"	N21°14'18"E	72.92'
C19	47.30'	395.00'	6°51'37"	S35°09'20"E	47.27'
C20	77.96'	275.00'	16°14'31"	N39°50'47"W	77.70'
C21	85.04'	300.00'	16°14'31"	N39°50'47"W	84.76'
C22	92.13'	325.00'	16°14'31"	N39°50'47"W	91.82'
C23	117.15'	525.00'	12°47'07"	N41°34'29"W	116.91'
C24	111.57'	500.00'	12°47'07"	N41°34'29"W	111.34'
C25	105.99'	475.00'	12°47'07"	N41°34'29"W	105.77'
C26	20.59'	425.00'	2°46'35"	N33°47'38"W	20.59'
C27	71.80'	400.00'	10°17'06"	N30°02'22"W	71.71'
C28	11.37'	375.00'	1°44'16"	N34°18'47"W	11.37'
C29	15.48'	400.00'	2°13'04"	N28°00'21"W	15.48'
C30	56.32'	400.00'	8°04'02"	N31°08'54"W	56.27'
C31	124.42'	50.00'	142°34'35"	N20°32'58"E	94.71'
C32	127.70'	50.00'	146°20'12"	N47°10'54"E	95.72'
C33	35.01'	50.00'	40°07'22"	N05°55'31"W	34.30'
C34	48.24'	50.00'	55°16'52"	N41°46'36"E	46.39'
C35	44.45'	50.00'	50°55'57"	S85°06'59"E	43.00'
C36	21.91'	50.00'	25°08'30"	N47°11'12"E	21.74'
C37	13.07'	445.00'	1°40'59"	N43°33'29"W	13.07'
C38	20.01'	445.00'	2°34'37"	N49°41'17"W	20.01'
C39	53.61'	445.00'	6°54'10"	N74°37'49"W	53.58'
C40	5.37'	445.00'	0°41'28"	N78°25'38"W	5.37'
C41	28.01'	50.00'	32°05'48"	S78°47'21"W	27.64'
C42	594.13'	420.00'	53°46'00"	N56°36'31"W	379.83'
C43	30.00'	50.00'	34°22'39"	N17°26'58"E	29.55'

LOT/BLOCK	AREA	MIN FINISH FLOOR
29/3	9753 SF	757.52
30/3	7632 SF	757.34
31/3	7632 SF	757.21
32/3	7632 SF	757.21
33/3	7514 SF	757.21
34/3	7976 SF	756.39
35/3	7343 SF	755.61
36/3	7348 SF	756.50
37/3	7200 SF	756.78
38/3	7200 SF	756.99
39/3	7200 SF	757.01
40/3	7200 SF	757.11
41/3	7200 SF	757.39
42/3	7200 SF	757.64
43/3	11417 SF	757.89
5/6	7223 SF	
6/6	7223 SF	
7/6	7223 SF	
8/6	7219 SF	
9/6	7218 SF	
10/6	7218 SF	
11/6	11276 SF	
12/6	10246 SF	
13/6	8410 SF	
14/6	8991 SF	
15/6	8182 SF	
16/6	8182 SF	
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187/6	8182 SF	
188/6	8182 SF	
189/6	8182 SF	



VICINITY MAP
1" = 1000'

LOT #	BLOCK #	ELEVATION
1	1	784.26
2	1	783.96
3	1	783.66
4	1	783.36
5	1	783.06
6	1	782.76
7	1	782.46
8	1	782.16
9	1	781.86
10	1	781.56

PLAN SUMMARY TABLE MIRAVERDE SOUTH PHASE 1	
TOTAL LOTS ZONED SF-7.2	10
PHASE 1 ACREAGE	2.5 AC
MINIMUM LOT SIZE	7200 SF
MINIMUM DWELLING SIZE	1400 SF
DENSITY PER ACRE	4.4

LINE	BEARING	DISTANCE
L1	N45°35'02"W	14.14'
L2	S44°16'01"W	14.13'
L3	S89°49'42"E	27.76'
L4	S00°33'34"E	92.40'
L5	S89°26'26"W	50.00'
L6	S00°33'34"E	27.64'
L7	S89°52'43"W	36.06'
L8	N00°33'34"W	62.36'
L9	N42°08'10"W	62.85'
L10	N80°09'21"W	78.78'
L11	N89°17'01"W	46.79'
L12	N00°42'59"E	57.59'
L13	N89°23'30"E	44.26'
L14	S02°15'33"E	58.77'
L15	N80°09'21"W	0.51'

LOT/BLOCK	AREA
1/1	7200 SF
2/1	7200 SF
3/1	7200 SF
4/1	7200 SF
5/1	7200 SF
6/1	7200 SF
7/1	7200 SF
8/1	7200 SF
9/1	7200 SF
10/1	10095 SF

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	C BEARING	C LENGTH
C1	99.26'	280.00'	20°18'39"	N79°14'10"E	98.74'
C2	55.58'	275.00'	11°34'45"	S82°29'02"W	55.48'

THE FOLLOWING VARIANCES HAVE BEEN APPROVED AND GRANTED

1. BLOCK LENGTH TO EXCEED 650 FEET, APPROVED BY CITY COUNCIL ON FEBRUARY 10, 2020.

ALL VARIANCES FROM THE GENERAL DEVELOPMENT ORDINANCE APPROVED BY CITY COUNCIL

DATE _____
 RICHARD ADAMS
 CHAIRMAN, PLANNING AND ZONING COMMISSION
 CITY OF CROWLEY, TEXAS

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF CROWLEY, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING FINAL PLAN OF THE MIRAVERDE SOUTH-PHASE 1 SUBDIVISION 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 PLAN, SAID BODY FURTHER AUTHORIZED THE ACCEPTANCE THEREOF BY SIGNING AS HEREINAFORE SUBSCRIBED IN THE CAPACITY STATED.

WITNESS BY HAND THIS _____ DAY OF _____

CAROL KONHAUSER
 CITY SECRETARY, CITY OF CROWLEY, TEXAS

ENGINEER:
 METRO ENGINEERS, INC.
 J.D. FARMER, P.E.
 1101 WEST ABRAM
 ARLINGTON, TX 76013
 817-860-1000

OWNER:
 CROWLEY MCCART LAND VENTURE I, LLC.
 TOM MITCHELL
 4209 GATEWAY DR., SUITE 200
 COLLEEVILLE, TX 76034
 214-808-0080

SURVEYOR:

 1109 SOUTH DORSON STREET
 BURLEIGH, TX 76032
 817-447-4122

FLOOD PLAIN/DRAINAGE-WAY:

THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRAVERSING ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSTRUCTED AT ALL TIMES AND WILL BE MAINTAINED BY THE INDIVIDUAL LOT OWNERS WHOSE LOTS ARE TRAVERSED BY, OR ADJACENT TO, THE DRAINAGE-WAYS. THE CITY OF CROWLEY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE, EROSION CONTROL, AND/OR OPERATION OF SAID DRAINAGE-WAYS. PROPERTY OWNERS SHALL KEEP THE ADJACENT DRAINAGE-WAYS TRAVERSING THEIR PROPERTY CLEAN AND FREE OF DEBRIS, SILT OR OTHER SUBSTANCES WHICH WOULD RESULT IN UNSANITARY CONDITIONS, AND THE CITY SHALL HAVE THE RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTING THE MAINTENANCE WORK BY THE PROPERTY OWNERS. THE DRAINAGE-WAYS ARE OCCASIONALLY SUBJECT TO STORM WATER OVERFLOW AND/OR BANK EROSION THAT CANNOT BE DEFINED. THE CITY OF CROWLEY SHALL NOT BE LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THOSE PHENOMENA, NOR THE FAILURE OF ANY STRUCTURE(S) WITHIN THE DRAINAGE-WAYS.

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. 48439C0410K DATED SEPTEMBER 25, 2009 AND 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.

ZONE AE - BASE FLOOD ELEVATIONS DETERMINED.

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.

NOTES:

- 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.
- ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUILDING SETBACK REQUIREMENTS OF CITY OF CROWLEY COMPREHENSIVE ZONING ORDINANCE.
- ALL REQUIRED LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF CROWLEY'S LANDSCAPING ORDINANCE.
- 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.
- ENTRY FEATURES AND COMMON LOTS, INCLUDING ALL OPEN SPACE LOTS, ARE DEDICATED TO AND MAINTAINED BY THE HOA.
- MIRAVERDE DRIVE MUST BE BUILT AS A RESIDENTIAL STREET OR DRIVEWAY ACCESS ON MIRAVERDE DRIVE WILL NOT BE PERMITTED.
- ALL INTERIOR LOT CORNERS ARE 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544".
- THE PARKS AND RECREATION BOARD APPROVED A FEE-IN-LIEU OF PARKLAND DEDICATION ON APRIL 3, 2019.
- ZONING SHOWN HERE ON IS FOR REFERENCE ONLY, AND IS NOT INTENDED TO CREATE A COVENANT OR RESTRICTION.
- WAIVER OF CLAIMS REQUIRED BY SECTION 98-63(C)(30) OF THE SUBDIVISION ORDINANCE SHALL APPLY.

PRIVATE COMMON AREAS AND FACILITIES:

THE CITY OF CROWLEY SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS, AND OPEN SPACES; WATER AND WASTEWATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION / CLUBHOUSE/EXERCISE/ BUILDINGS AND FACILITIES. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF CROWLEY, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.

TREE SCHEDULE NOTE:

THE FOLLOWING INFORMATION HAS BEEN PROVIDED BY LEEMING DESIGN GROUP DATED APRIL 27, 2020.

UPON INSPECTION OF SITE PERFORMED ON APRIL 27, 2020, PLEASE FIND BELOW GENERAL OBSERVATIONS OF EXISTING TREES TO REMAIN WITHIN OPEN SPACE HOA LOT A:

OPEN SPACE HOA LOT A

LOT A PARALLELS THE SOUTH FORK OF NORTH BRANCH OF DEER CREEK. MOST OF THE LOT IS HEAVILY WOODED A, WITH THE HEAVILY WOODED AREA CONSISTING PRIMARILY OF HACKBERRY (CELTIS OCCIDENTALIS), CEDAR ELM (ULMUS CRASSIFOLIA), BOIS D'ARC (MACLURA POMIFERA), AND HERCULES CLUB (ZANTHOXYLUM HIRSUTUM). HACKBERRY SIZE VARY, WITH MOST FALLING WITHIN 12"-18" DBH, WITH SOME LARGER CLOSER TO THE CREEK, AND OVERALL MAKE UP APPROXIMATELY 50% OF THE TREES WITHIN THE WOODED AREA. THE CEDAR ELM MAKE UP APPROXIMATELY 35% OF THE TREES, WITH THE MOST BEING 6"-8" DBH, WITH A FEW 18" +DB CLOSEST TO THE CREEK. BOIS D'ARC SIZES ALSO VARY WITHIN THE WOODED PORTION, WITH A MAJORITY FALLING WITHIN THE 6"-12" DBH RANGE, AND MAKING UP AROUND 10% OF THE TREE QUANTITIES. THE REMAINING 5% IS PRIMARILY HERCULES CLUB, BEING FROM 6"-8" DBH IN SIZE. THERE ARE ALSO A FEW RANDOM COTTONWOOD (POPULUS DELTOIDES) AND CHITTAMWOOD (BUMILIA LANGUINOSA) FOUND THROUGHOUT THE HEAVILY WOODED PORTION OF THE LOT.

THE AREAS WITHIN LOT A WHICH ARE MORE OPEN ARE POPULATED WITH APPROXIMATELY 30% HACKBERRY, 30% BOIS D'ARC, 30% MESQUITE (PROSOPIS GLANDULOSA), AND 10% HERCULES CLUB, WITH THE SIZES BEING SMALLER THAN THOSE IN THE HEAVILY WOODED PORTION.

THE INTENTION IS THAT A VAST MAJORITY OF THESE EXISTING TREES WILL BE PRESERVED AS PART OF THE DEVELOPMENT. THE ONLY TREES WHICH WOULD BE DISTURBED WOULD BE THOSE AFFECTED BY GRADING IMMEDIATELY ADJACENT TO PROPOSED LOTS, STREETS, OR UTILITIES. THE ABOVE DESCRIPTIONS ARE PROVIDED BASED ON CONVERSATION WITH RACHEL ROBERTS AS EVIDENT THAT DEVELOPER INTENDS TO PRESERVE COMMON AREA TREES AND DOES NOT INTEND TO CLEAR-CUT ENTIRE DEVELOPMENT. ABOVE INFORMATION WILL ALSO BE PRESENTED GRAPHICALLY IN NEAR FUTURE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT S. THOMAS MITCHELL THROUGH THE UNDERSIGNED AUTHORITY DO/DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LOTS 1-10, BLOCK 1, MIRAVERDE SOUTH, PHASE 1, 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 GROUNTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THESE EASEMENT STRIPS, AND THE CITY OF CROWLEY AND ANY PUBLIC UTILITY SHALL AT ALL TIMES HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM 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:

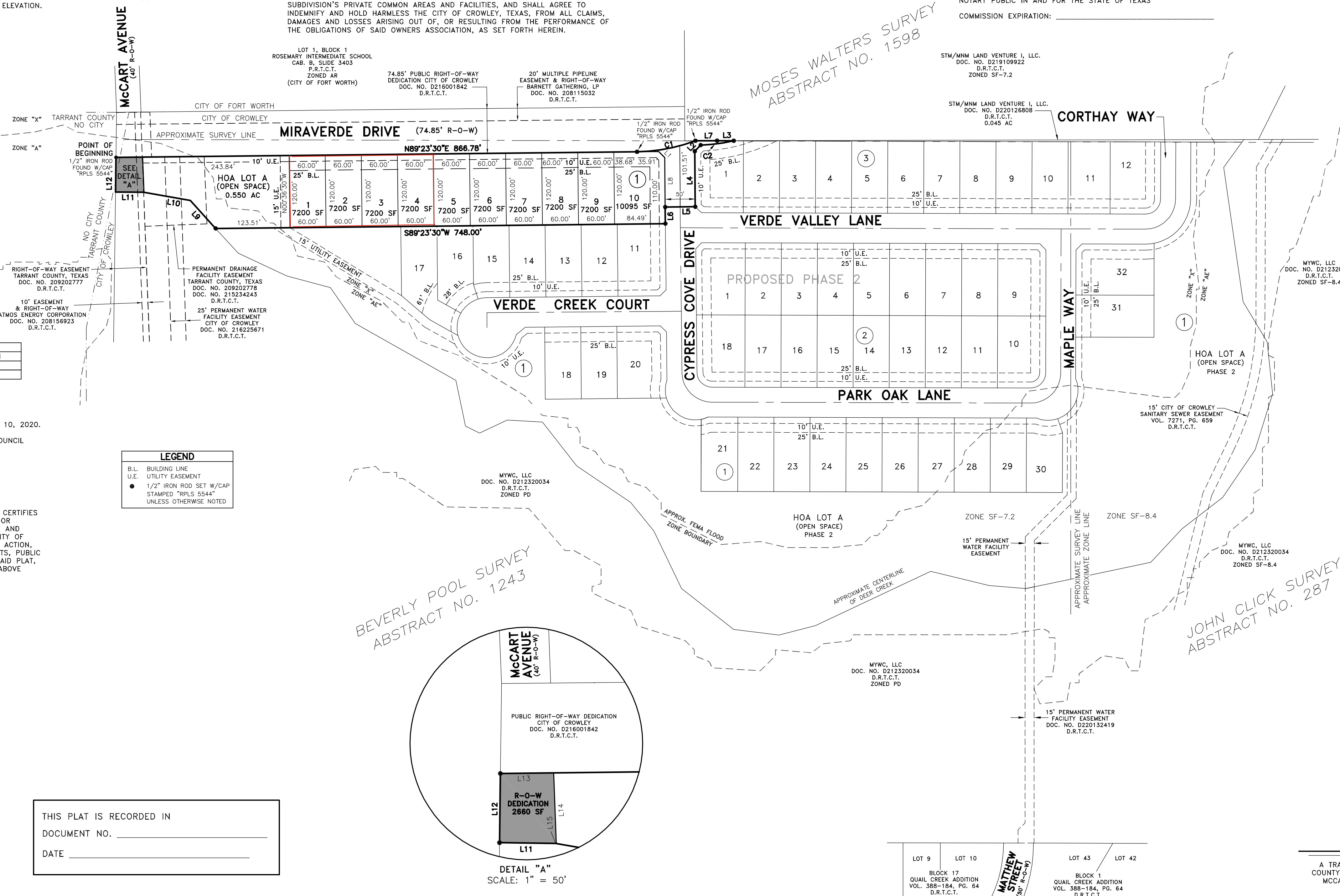
S. THOMAS MITCHELL
 CROWLEY MCCART LAND VENTURE I, LLC.

STATE OF TEXAS

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS ON THIS DAY PERSONALLY APPEARED S. THOMAS MITCHELL, 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 _____ 2019.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

COMMISSION EXPIRATION: _____



LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE BEVERLY POOL SURVEY, ABSTRACT NO. 1243, ABSTRACT NO. 287, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 22.974 ACRE TRACT OF LAND CONVEYED TO CROWLEY MCCART LAND VENTURE I, LLC, IN THAT DEED RECORDED IN DOCUMENT NO. D218188389, DEED RECORDS, TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544" IN MCCART AVENUE (VARIABLE R-O-W) FOR THE NORTHWESTERLY CORNER OF SAID 22.974 ACRE TRACT AND FOR THE SOUTHWESTERLY CORNER OF A PUBLIC RIGHT-OF-WAY DEDICATION GRANTED TO THE CITY OF CROWLEY IN THAT DEED RECORDED IN DOCUMENT NO. D216001842, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 89°23'30" E ALONG THE SOUTHERLY LINE OF SAID RIGHT-OF-WAY DEDICATION, A DISTANCE OF 866.78 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 280.00 FEET AND WHO'S LONG CHORD BEARS N 79°14'10" E, 98.74 FEET;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE AND SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 20°18'39", AND AN ARC LENGTH OF 99.26 FEET TO A 1/2" IRON ROD FOUND WITH CAP STAMPED "RPLS 5544" IN THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO STM/MNM LAND VENTURE I, LLC, IN THAT DEED RECORDED IN DOCUMENT NO. D21909922, DEED RECORDS, TARRANT COUNTY, TEXAS;

THENCE N 89°52'43" E ALONG SAID SOUTHERLY LINE, A DISTANCE OF 36.06 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544";

THENCE S 89°49'42" E LEAVING SAID SOUTHERLY LINE, A DISTANCE OF 27.76 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" IN THE EASTERLY LINE OF SAID 22.974 ACRE TRACT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 275.00 FEET AND WHO'S LONG CHORD BEARS S 82°29'02" W, 55.48 FEET;

THENCE CONTINUING ALONG SAID NON-TANGENT CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 11°34'45", AND AN ARC LENGTH OF 55.58 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544";

THENCE S 44°16'01" W, A DISTANCE OF 14.19 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544";

THENCE S 00°33'34" E, A DISTANCE OF 92.40 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544";

THENCE S 89°26'26" W, A DISTANCE OF 50.00 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544";

THENCE S 00°33'34" E, A DISTANCE OF 27.64 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544";

THENCE S 89°23'30" W, A DISTANCE OF 748.00 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" TO A POINT IN THE SOUTHWESTERLY LINE OF SAID 22.974 ACRE TRACT;

THENCE ALONG SAID SOUTHWESTERLY LINE N 42°08'10" W, A DISTANCE OF 62.85 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE N 80°09'21" W, A DISTANCE OF 78.78 FEET TO A POINT;

THENCE CONTINUING ALONG SAID SOUTHWESTERLY LINE N 89°17'01" W, A DISTANCE OF 46.79 FEET TO A POINT;

THENCE ALONG THE WESTERLY LINE OF SAID 22.974 ACRE TRACT N 00°42'59" E, A DISTANCE OF 57.58 FEET TO THE POINT OF BEGINNING, AND CONTAINING 2.459 ACRES OF LAND, MORE OR LESS.

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 THEREON 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: 07/02/20

A FINAL PLAT OF
 LOTS 1-10, BLOCK 1,
**MIRAVERDE SOUTH
 PHASE 1**
 2.459 ACRES ZONED SF-7.2
 SITUATED IN THE
**BEVERLY POOL SURVEY
 ABSTRACT NO. 1243**
 CITY OF CROWLEY, TARRANT COUNTY, TEXAS

A TRACT OF LAND SITUATED IN THE BEVERLY POOL SURVEY, ABSTRACT NO. 1243, TARRANT COUNTY, TEXAS, BEING A PORTION OF A 22.974 ACRE TRACT OF LAND CONVEYED TO CROWLEY MCCART LAND VENTURE I, LLC, IN THAT DEED RECORDED IN DOCUMENT NO. D218188389, DEED RECORDS, TARRANT COUNTY, TEXAS

DEVELOPMENT STANDARDS

All plans and development standards contained in the City of Crowley Code of Ordinances, as applicable to the R-3 Single Family Residential, shall be met and adhered to in the development of the Property, unless otherwise specifically stated below:

- i. All homes shall have 3-sided masonry, divided light windows, and garage door hardware.
- ii. Residential structures shall incorporate at least three of the following façade design elements:
 - a. Bay or box windows
 - b. Porches, stoops or covered entries
 - c. Dormers
 - d. Structural offsets a minimum of four feet from the principal plane of the front façade
 - e. Accent materials with banding highlights
 - f. Ornamental or decorative window grills or shutters
 - g. An increase in roof pitch to a minimum of 8/12 on the main structure
 - h. Decorative gable feature minimum of 2 square feet
 - i. Other comparable features as approved by the Administrator.
- iii. Garage Design:
 - a. The garage shall be setback a minimum of five (5) feet from the front façade of the residence
 - b. The total width of the garage door shall not occupy more than 50 percent of the width of the ground floor façade.
- iv. Landscape
 - a. All lots shall include 2 front yard trees.
 - b. Developer will comply with the following previously approved documents:
 - i. Parkland Dedication of Miraverde Phase 1 approved and accepted by the City of Crowley Parks and Recreation Board on June 5, 2019.
 - ii. Fee-in-Lieu of Parkland Dedication for Miraverde South Phase 1 approved by the City of Crowley Parks and Recreation Board on April 3, 2019.
 - iii. Approved Tree Preservation Plan for Miraverde Phase 1 dated April 28, 2020.
- v. Anti-Monotony Rule
 - a. No street-facing elevation on a single family home shall be repeated directly across the street from itself (excluding at "T" intersections and within cul-de-sacs), or within three lots of itself along the same block face. At least 10 percent of an elevation must be different, or it will be considered to be a repeated elevation.
 - b. No color scheme may be repeated within two lots of the same color scheme along the same block face.

Crowley Development Standards - Miraverde

Requirements			
Item	Crowley Requirement	Lennar	Meets/Exceeds/Modified
Front Primary Setback	25'	25'	Meets
Front Secondary Setback	15'	15'	Meets
Side Property Line Setback	7.5'	7.5'	Meets
Rear Property Line Setback	10'	10'	Meets
Rear Or Side Alley Setback	5'	5'	Meets
Garage Setback	10'	5'	Modified
Garage Door Width	Maximum 50% of Home	40% of Home	Exceeds
Building Height	35'	35'	Meets
Min. Dwelling Size	1,400 SF	1,400 SF	Meets
Lennar Additions			
Item	Crowley Requirement	Lennar	Meets/Exceeds/Modified
Masonry	None	3-Sided	Exceeds
Garage Door Hardware	None	Yes	Exceeds
Front Yard Trees	1 Tree	2 Trees	Exceeds

Table 1: Summary of Planned Development Standards in comparison to R-3 zoning requirements

These standards are in addition to requirements of the previously executed Developer's Agreement for Miraverde Phase 1 Addition and Developer's Agreement and Assignment and Assumption of Miraverde Phase 2 Addition.

In the event of a conflict between this PD and or the Zoning Ordinance and or any other City ordinance imposing zoning regulations, this PD shall control. Without limiting the generality of the foregoing, if this PD addresses a topic of regulation, that topic shall be addressed exclusively by the PD. By way of example, this PD addresses building design standards; therefore, the building design standards in this PD are the exclusive building design standards applicable to the Property. Any topic of regulation not addressed by this PD shall be governed by the Zoning Ordinance or other applicable development regulations of the City. By way of example, non-conforming uses shall be governed by the Zoning Ordinance.

APPROXIMATE DEVELOPMENT SCHEDULE

Miraverde Phase 2

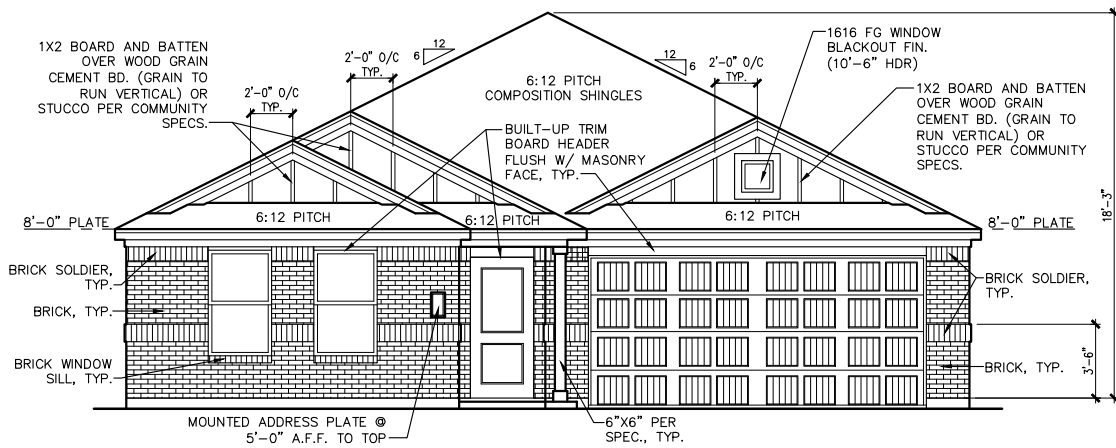
Franchise utilities	December 2025 – February 2026
Street signs installed	March 2026
Final Grades & Substantial Completion	April 2026
Begin vertical construction	June 2026

Miraverde Addition

Begin vertical construction	February 2026
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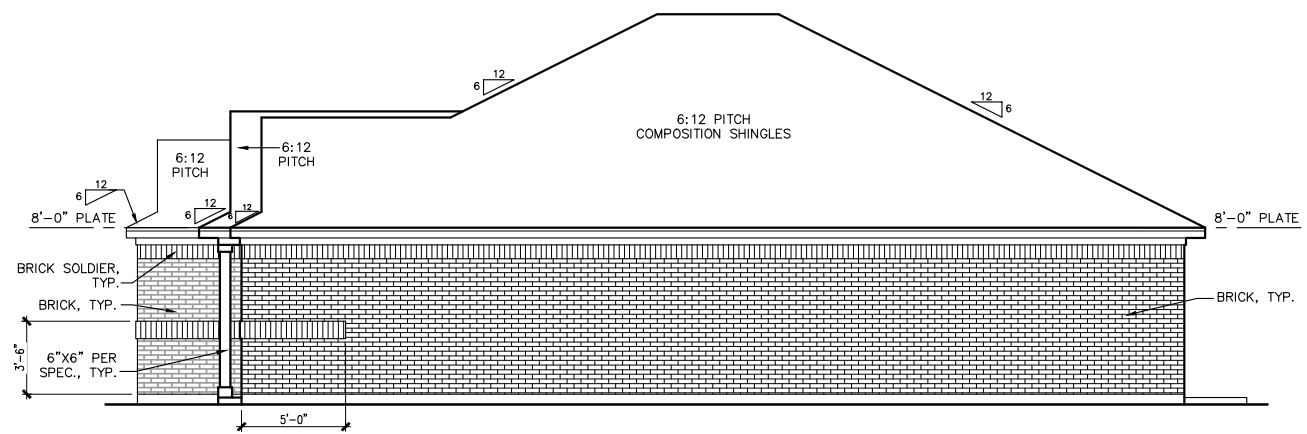
Miraverde Phase 1

Excavation	April 2027 – July 2027
Utilities	July 2027 – November 2027
Paving	November 2027 – February 2028
Substantial Completion	November 2028
Begin vertical construction	January 2029



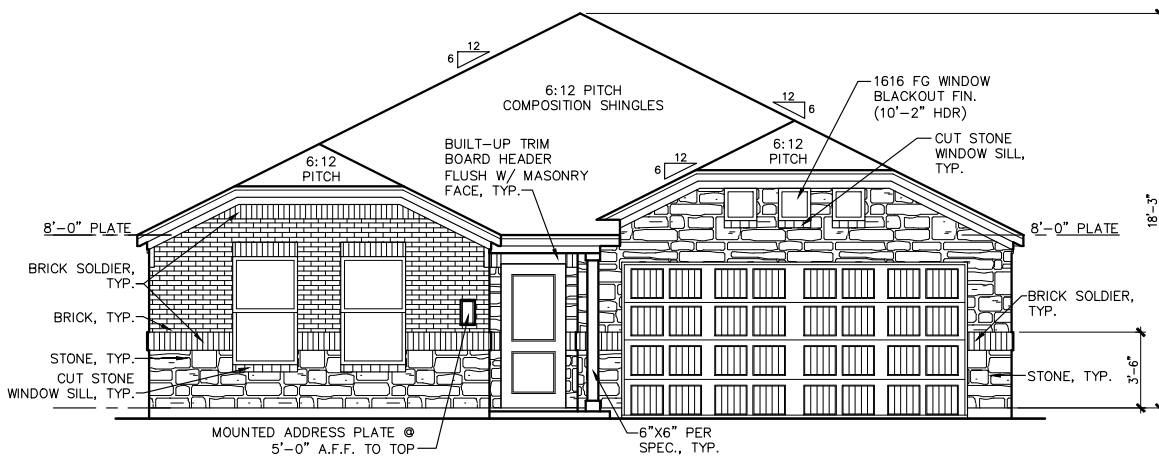
FRONT ELEVATION - K3

SCALE: 1/8" = 1'-0"



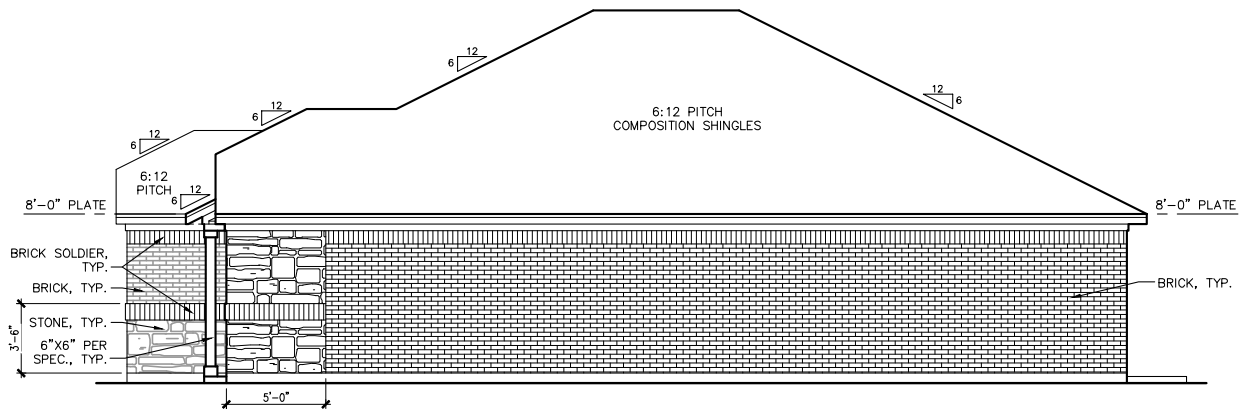
RIGHT SIDE ELEVATION - K3

SCALE: 1/8" = 1'-0"



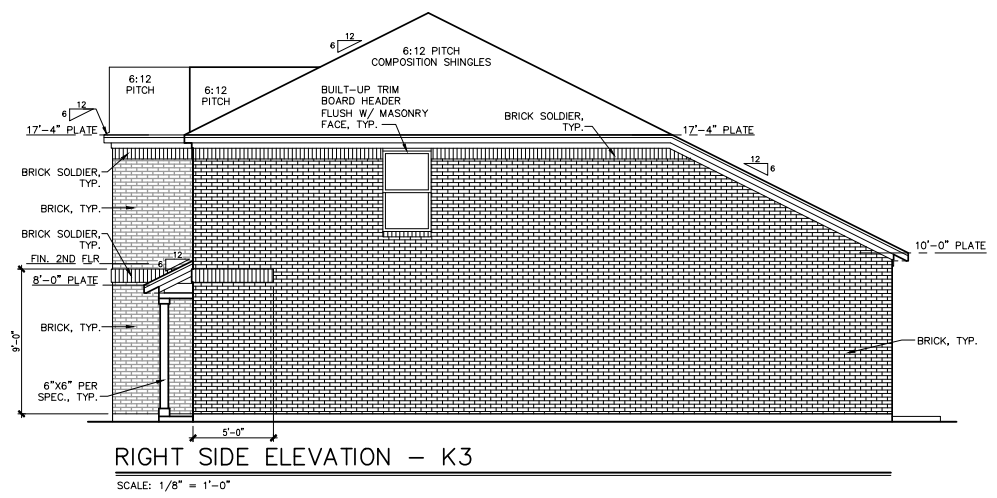
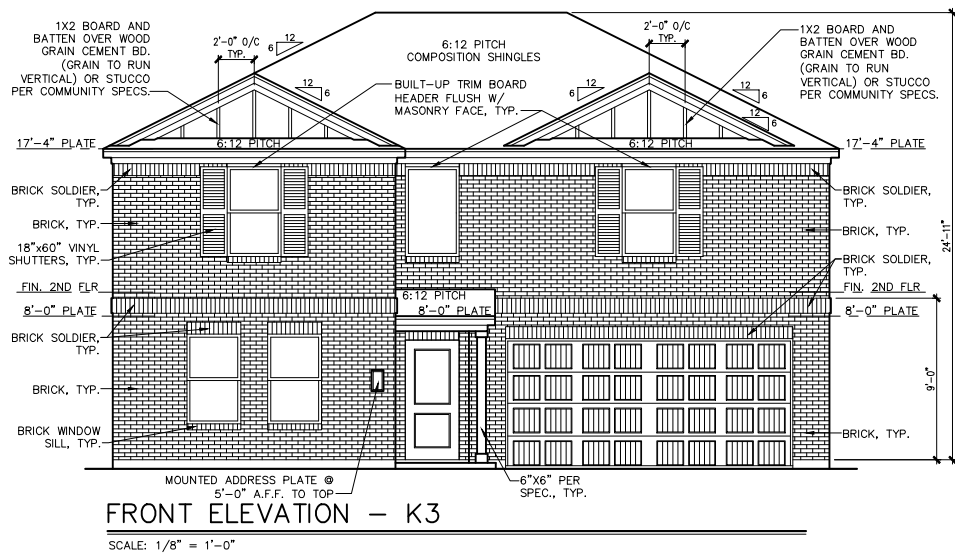
FRONT ELEVATION – M3

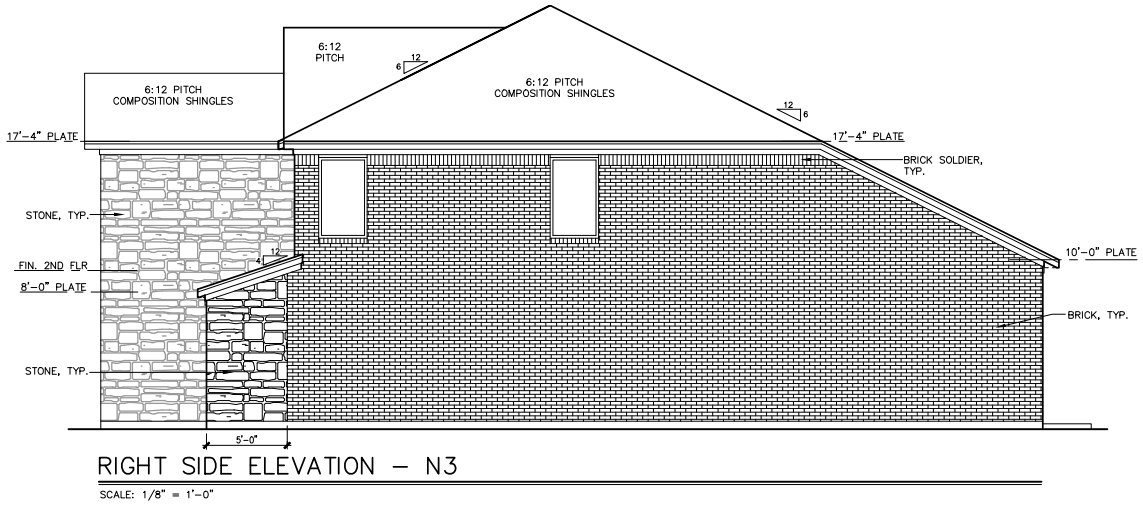
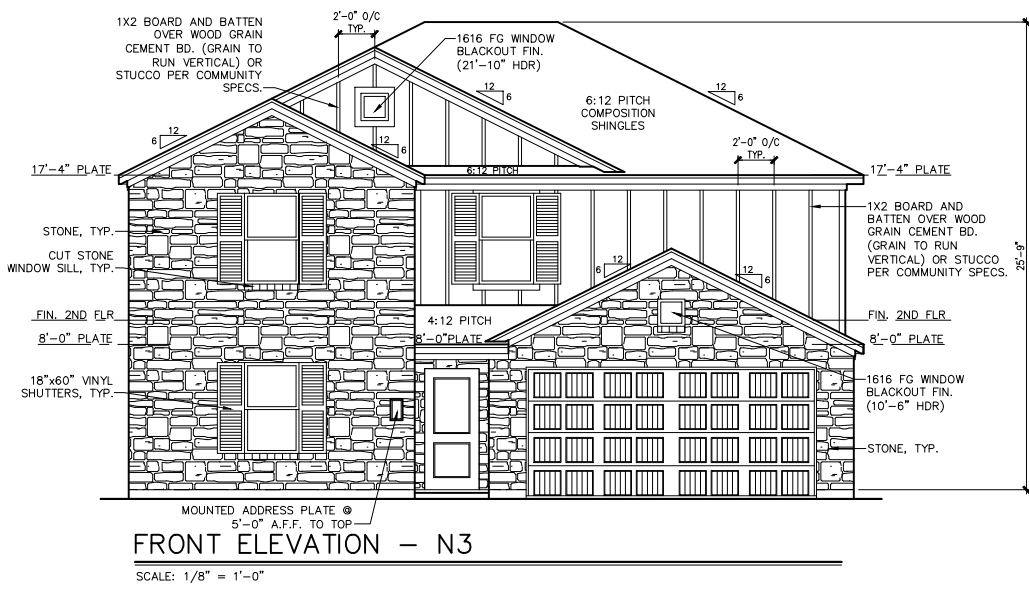
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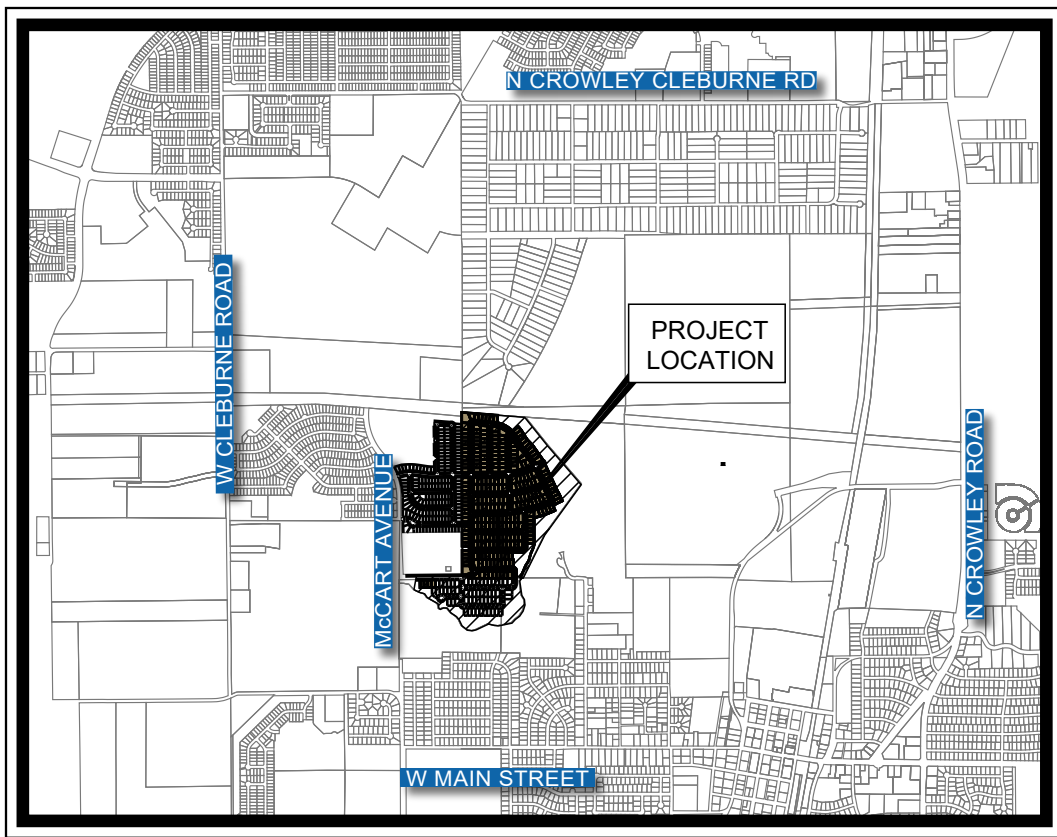


RIGHT SIDE ELEVATION – M3

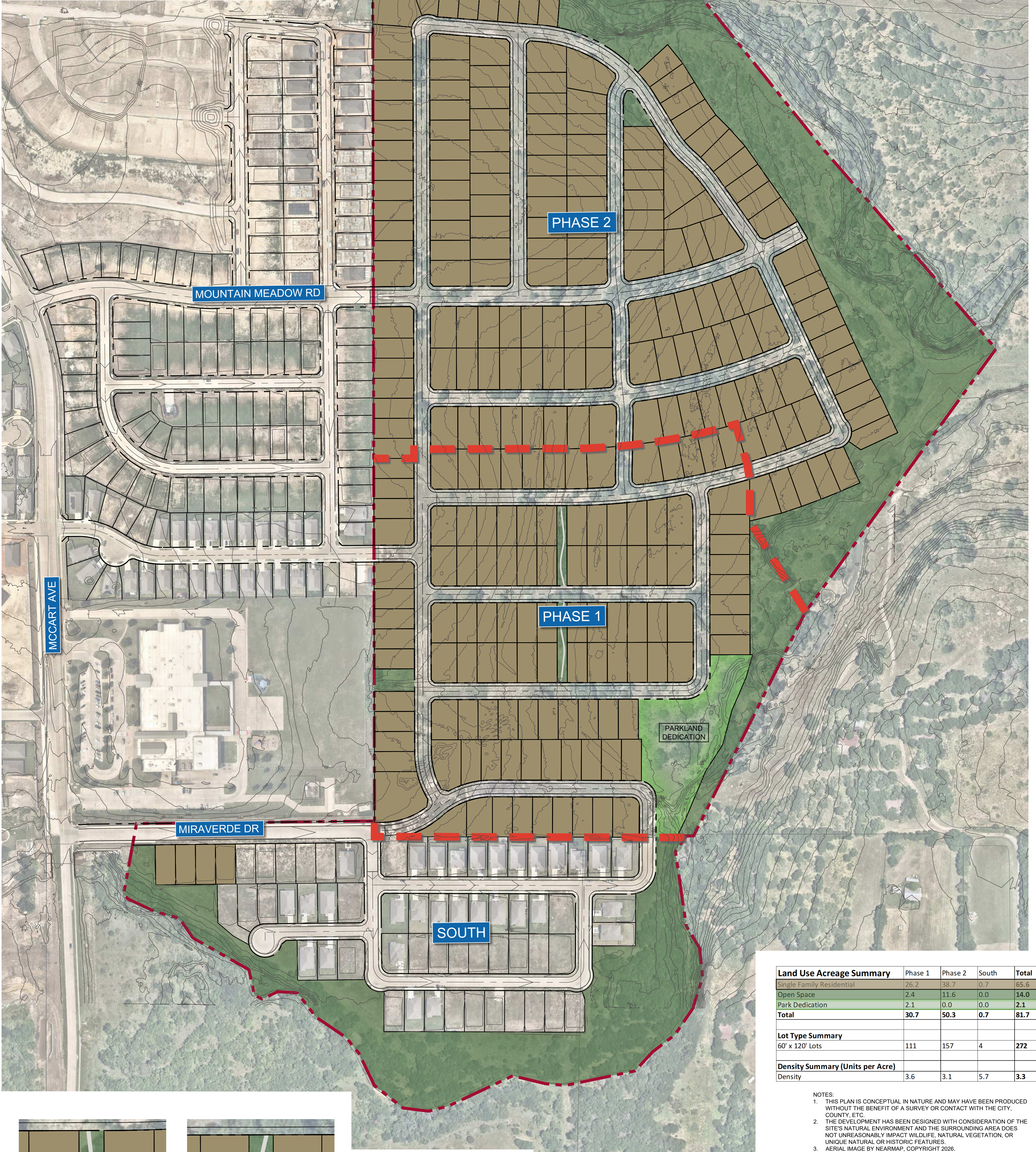
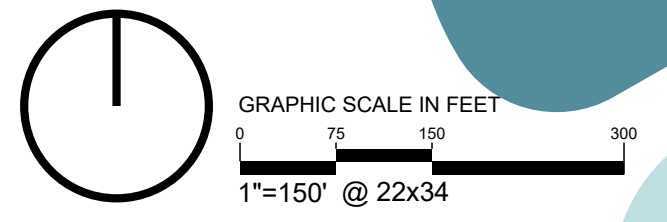
SCALE: 1/8" = 1'-0"







VICINITY MAP
SCALE: 1" = 3,000'



Land Use Acreage Summary	Phase 1	Phase 2	South	Total
Single Family Residential	26.2	38.7	0.7	65.6
Open Space	2.4	11.6	0.0	14.0
Park Dedication	2.1	0.0	0.0	2.1
Total	30.7	50.3	0.7	81.7

Lot Type Summary	Phase 1	Phase 2	South	Total
60' x 120' Lots	111	157	4	272

Density Summary (Units per Acre)	Phase 1	Phase 2	South	Total
Density	3.6	3.1	5.7	3.3

- NOTES:
- THIS PLAN IS CONCEPTUAL IN NATURE AND MAY HAVE BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.
 - THE DEVELOPMENT HAS BEEN DESIGNED WITH CONSIDERATION OF THE SITE'S NATURAL ENVIRONMENT AND THE SURROUNDING AREA DOES NOT UNREASONABLY IMPACT WILDLIFE, NATURAL VEGETATION, OR UNIQUE NATURAL OR HISTORIC FEATURES.
 - AERIAL IMAGE BY NEARMAP, COPYRIGHT 2026.
 - WATER AND STORM SEWER ARE PROVIDED BY THE CITY OF CROWLEY, SEWER IS PROVIDED BY THE CITY OF FORT WORTH, ELECTRIC IS PROVIDED BY ONGOR, AND GAS IS PROVIDED BY ATMOS.

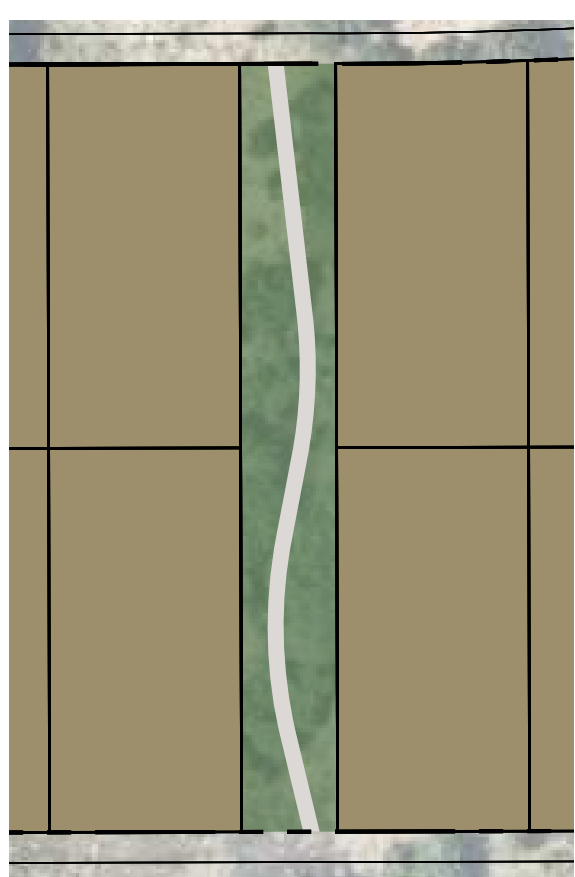
CONCEPT PLAN

Miraverde
Crowley, Texas
January 2026

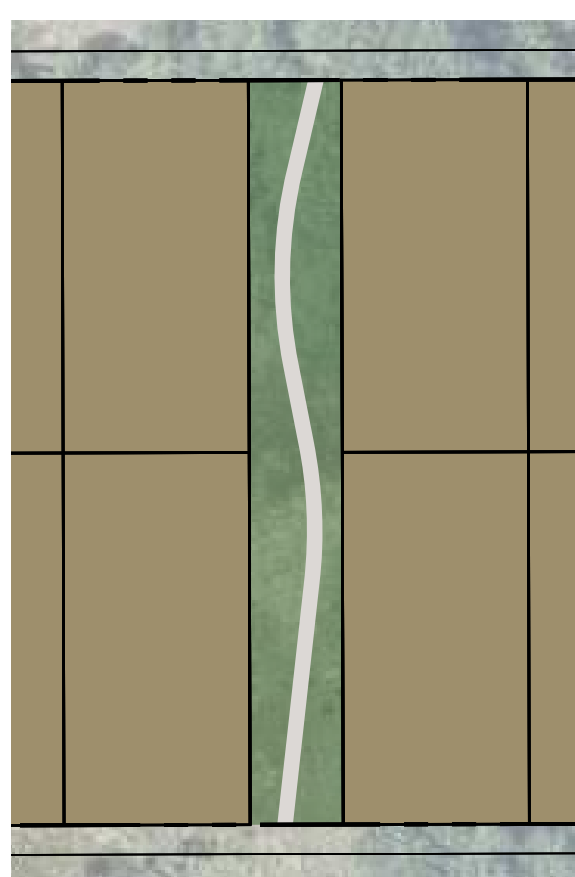
Kimley >>> Horn

13455 Noel Rd. Galleria Tower 2
Suite 700
Dallas, Texas 75240
972-770-1300
State of Texas Registration No. F-928

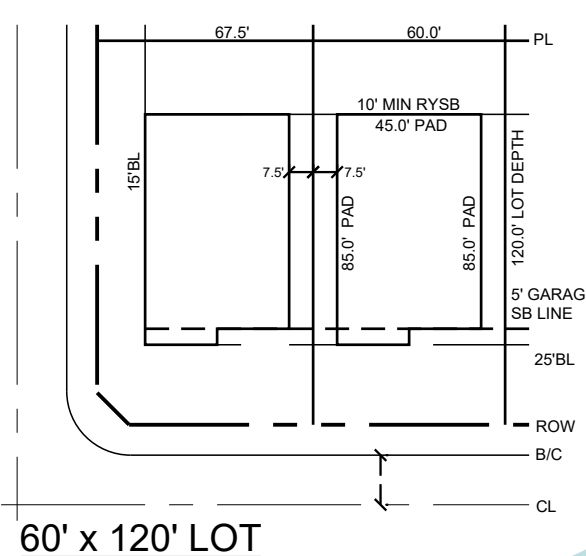
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.



MID BLOCK PEDESTRIAN PATH #1



MID BLOCK PEDESTRIAN PATH #2



60' x 120' LOT

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CROWLEY, TEXAS, BY CHANGING THE ZONING CLASSIFICATION ON AN APPROXIMATE 81.66 ACRE TRACT OF LAND IN THE MOSES WALTERS SURVEY, ABSTRACT NO. 1598 AND THE BEVERLY POOL SURVEY, ABSTRACT NO 1243, ABSTRACT NO, 287 FROM R-3 –SINGLE FAMILY RESIDENTIAL TO A PLANNED DEVELOPMENT DISTRICT (SINGLE FAMILY RESIDENTIAL) FOR MIRAVERDE ADDITION PH 1, MIRAVERDE ADDITION PH 2, AND LOTS 1-4 BLOCK 1, MIRAVERDE SOUTH ADDITION PH 1; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Lennar Homes of Texas (the “Applicant”) has requested a zoning change for an approximately 81.66-acre tract of land generally located on the south side of MiraVerde Drive and north of MiraVerde Drive and east of the Rosemary Ridge Addition, being situated in the Moses Walters Survey, Abstract No. 1598 and the Beverly Pool Survey, Abstract Nos. 1243 and 287, in the City of Crowley, Tarrant County, Texas (the “Property”); and

WHEREAS, the Property is currently zoned R-3, Single-Family Residential District; and

WHEREAS, the Applicant has requested rezoning of the Property to a Planned Development District (PD) to allow single-family residential development with modified and enhanced development standards; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on February 09, 2026, and the City Council of the City of Crowley, Texas, held a public hearing on March 05, 2026, with respect to the zoning changes 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 the rezoning of the Property.

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 changing the zoning classification of the Property more particularly described on the attached Exhibit 'A' (the "Property") from R-3 Single Family Residential to Planned Development District, in accordance with the terms and conditions, the concept plan on the attached Exhibit 'B', the development standards on the attached Exhibit 'C', and the illustrations provided as examples in Exhibit 'D' and approved herein. Said exhibits shall be applicable only to the Property described herein.

SECTION 2.

The Property subject to this Ordinance consists of approximately 81.66 acre of land located in the City of Crowley, Tarrant County, Texas, being situated in the Moses Walters Survey, Abstract No. 1598, and the Beverly Pool Survey, Abstract Nos. 1243 and 287, and more particularly described in Exhibit "A," attached hereto and incorporated herein by reference.

SECTION 3.

The purpose of this Planned Development District is to allow a coordinated single-family residential development with enhanced architectural standards, pedestrian connectivity, and neighborhood design features, while maintaining compatibility with surrounding residential and institutional uses.

SECTION 4.

Permitted uses within this Planned Development District shall be limited to those uses allowed in the R-3, Single-Family Residential District, unless otherwise expressly modified herein.

SECTION 5.

In the event of a conflict between this Planned Development District and any other zoning or development regulation of the City, the provisions of this Ordinance shall control. Any subject matter not specifically addressed herein shall be governed by the applicable provisions of the City's zoning and development regulations.

SECTION 6.

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

SECTION 7.

All rights and remedies of the City of Crowley are expressly saved as to any and all

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

SECTION 8.

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

SECTION 9.

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

PASSED AND APPROVED ON THIS 5TH DAY OF MARCH 2026.

MAYOR

ATTEST:

CITY SECRETARY

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EXHIBIT 'A'
THE PROPERTY

DRAFT

EXHIBIT 'B'
CONCEPT PLAN

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EXHIBIT 'C'
DEVELOPMENT STANDARDS

Development Standards

Except as modified by this Ordinance, all development within the Planned Development District shall comply with the City of Crowley Code of Ordinances, Zoning Ordinance, and Development Standards applicable to the R-3 Single-Family Residential District.

In the event of a conflict between this PD and or the Zoning Ordinance and or any other City ordinance imposing zoning regulations, this PD shall control. Without limiting the generality of the foregoing, if this PD addresses a topic of regulation, that topic shall be addressed exclusively by the PD. By way of example, this PD addresses building design standards; therefore, the building design standards in this PD are the exclusive building design standards applicable to the Property. Any topic of regulation not addressed by this PD shall be governed by the Zoning Ordinance or other applicable development regulations of the City. By way of example, non-conforming uses shall be governed by the Zoning Ordinance.

A. Residential Design Standards

1. All residential structures shall be constructed with a minimum of three (3) masonry elevations. The required masonry elevations shall include the front elevation and both side elevations.
2. Homes shall include divided-light windows and decorative garage door hardware.
3. Each residential structure shall incorporate a minimum of three (3) of the following façade design elements:
 - Bay or box windows;
 - Porches, stoops, or covered entries;
 - Dormers;
 - Structural offsets of a minimum of four (4) feet from the principal plane of the front façade;
 - Accent materials with banding highlights;
 - Ornamental or decorative window grills or shutters;
 - Increased roof pitch to a minimum of 8:12 on the main structure;
 - Decorative gable features with a minimum area of two (2) square feet. Vents are not considered gable features unless the vents are decorative; acceptable examples of decorative vents are provided in Exhibit 'D'.
 - Other comparable features as approved by the Administrator.

B. Garage Standards

1. Garages shall be set back a minimum of five (5) feet from the front façade of the residence.
2. A standard 2-car garage door is 16'-3" wide. The total width of garage doors shall not exceed forty percent (41%) of the width of the ground-floor façade.

C. Landscaping

1. Each lot shall include a minimum of two (2) front-yard trees.
2. Development shall comply with the following previously approved documents, as applicable:
 - Parkland Dedication for MiraVerde Phase 1;
 - Fee-in-Lieu of Parkland Dedication for MiraVerde South Phase 1;

- Approved Tree Preservation Plan for MiraVerde Phase 1.

D. Pedestrian Pathways

Block 4, Lot E, and Block 5, Lot F shall be developed and maintained as mid-block pedestrian pathways. These lots shall not function as drainage facilities and shall be incorporated into the final landscape and hardscape plans consistent with prior variance approvals.

E. Anti-Monotony Standards

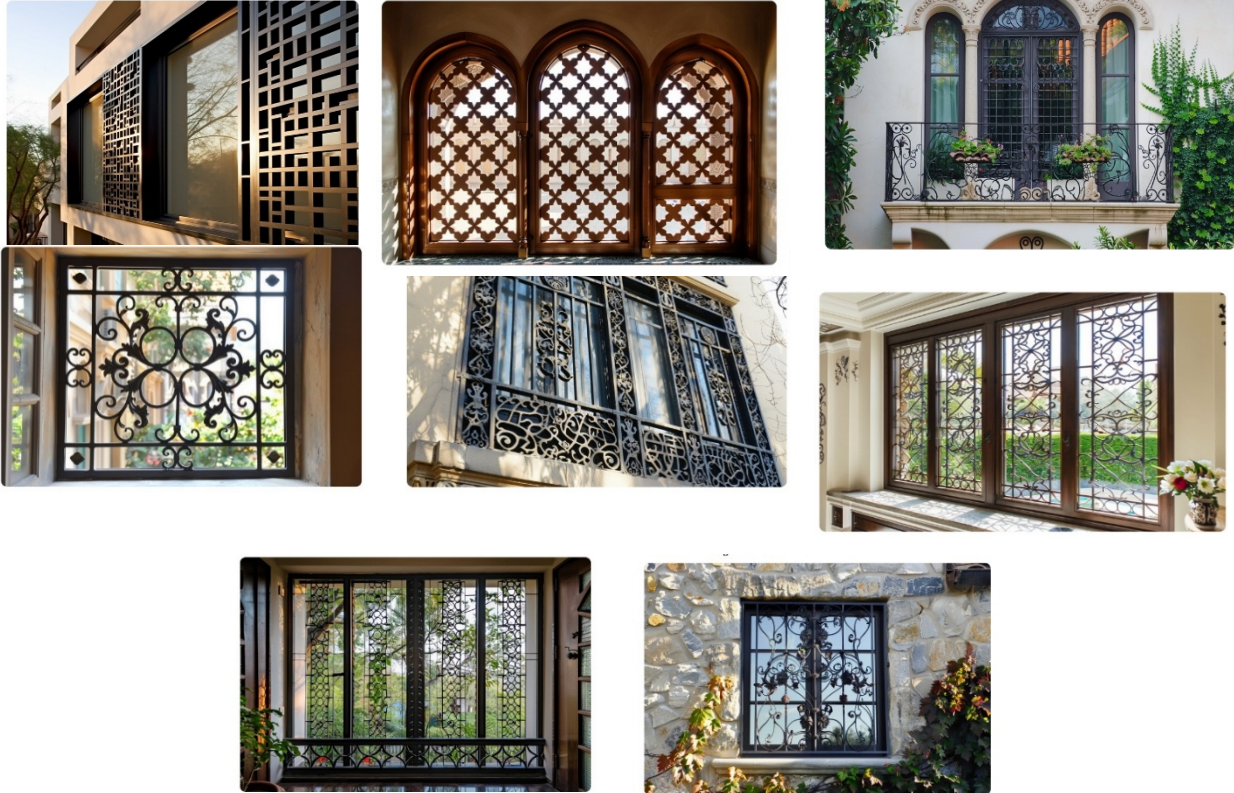
1. No street-facing elevation shall be repeated directly across the street or within three (3) lots along the same block face, excluding cul-de-sacs and T-intersections.
2. A minimum of ten percent (10%) variation in elevation design shall be required to avoid repetition.
3. No exterior color scheme shall be repeated within two (2) lots along the same block face.

EXHIBIT 'D'

ILLUSTRATIONS

Images provided below are for illustrative purposes only, and homes are not required to be designed as illustrated. In the event of a conflict or inconsistency between the text of this Chapter and the illustrations, the text shall control.

Decorative window grills



Banding Highlights



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Decorative Gable Features

Typical Home Elevations







City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: February 9, 2026
Department: Community Development	Agenda Item: IV.A.
Subject: Discuss and provide guidance to city staff on possible changes to the zoning code that would allow additional land uses in the Downtown-General zoning district and allow larger accessory buildings on lots over one acre	

Background:

Background & overview

Uses in the DT-G district

When the City of Crowley did a comprehensive zoning map update in 2022, the city adopted a new downtown zoning district to replace the previous downtown overlay district and also expanded the downtown area. Some of the properties added to the district were tracts along Hampton Rd that had been zoned Industrial. Those properties are now zoned *Downtown-General*.

Several of the property owners along Hampton are now trying to sell their properties and are not getting much interest from retail, office, or other commercial uses due to the industrial nature of their properties, where were built specifically for industrial or heavier commercial uses. A return to the *Industrial* zoning district is not appropriate at these locations for several reasons, including the roadways not being suitable for heavy truck traffic and the close proximity of a residential neighborhood, but the city is sensitive to the owners' concerns and would like to help them in their transition to other uses. The city manager's office and the mayor have asked staff to explore potential solutions.

Staff are proposing allowing some industrial and heavy commercial uses in the DT-G district properties along Hampton Rd but only with a specific use permit. The carve-out allowing these uses would be only for the Hampton Rd properties that were previously zoned *Industrial*. The intent of the SUP process would be to allow for an orderly transition to office/commercial uses over time. The SUP process would allow the city to evaluate proposed uses on a case-by-case basis; the Commission and Council would be able to look at each potential business in terms of noise, fumes, odors, parking, truck traffic, etc. and to add conditions of approval that would help ensure compatibility with the neighborhood. The proposed SUP uses are listed below. Before we move forward with a formal public hearing process, staff would like input from the Commission on the proposed use of SUP uses as well as whether the Commission would prefer a different process to help with the transition.

1. Greenhouse, nursery, floriculture
2. Auto repair and service

3. Auto-related parts and accessory sales
4. Services related to buildings (janitorial, landscaping, cleaning, etc.)
5. Manufacturing: Food and beverage processing
6. Manufacturing: furniture and related products
7. Manufacturing: miscellaneous manufacturing (jewelry, toys, games, office supplies, custom crafts, etc.)
8. Specialty trade contractors (e.g. plumbing, HVAC, carpentry, roofing, etc.)
9. Cold storage plant
10. Wholesale trade: durable goods (sell or arrange the purchase or sale of capital or durable goods to other businesses. These establishments wholesale products, such as motor vehicles, furniture, construction materials, machinery and equipment (including household-type appliances), metals and minerals (except petroleum), sporting goods, toys and hobby goods, recyclable materials, and parts. Durable goods generally have a life expectancy of at least three years)

Staff would recommend that, by default, any of these SUP uses would be required to follow the standard parking requirements rather than automatically being granted the downtown district parking exemptions (downtown properties have significantly lower parking requirements than standard districts). The applicant would be able to request the exemption as part of the SUP process, which would allow the Commission and Council to review the expected parking needs for the site, but the exemption would not be granted by right. Some of the properties in question are quite small and do not have much room for parking; not granting the parking exemption by right would encourage heavy commercial/industrial users with high parking needs that are interested in the smaller sites to look for a more suitable location that has sufficient parking.

Accessory buildings

The 2022 code limits the size of accessory buildings to 30% of the size of the primary building. This size limit works in most cases and ensures that accessory buildings meet the requirement to be clearly subordinate to the primary structure. However, we have received pushback from multiple residents on lots that are larger than one acre. Previously, residents on larger lots were able to have an accessory building up to 1200 square feet in size if the building were used as a barn. Staff have no objection to allowing larger accessory buildings in lots that are larger than one acre, regardless of purpose of the building, as long as the building is still clearly subordinate to the primary building. Staff intend to come back to the Commission with a formal request to amend to code to allow buildings up to a larger percentage (probably 40-45%) on lots over one acre in size, but first we are collecting information on average home size on all properties one acre or larger to determine what would be the most appropriate maximum accessory building size.

Recommendation:

Financial Information:

Attachments:

None