



**Agenda
Crowley City Council
March 5, 2026
Work Session - 6:30 PM**

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

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

Work Session - March 5, 2026 - 6:30 PM

I. Call to Order and Roll Call

II. Consent Agenda

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

1. Discuss and consider approving the minutes from the work session and regular meeting held on February 19, 2026.

III. Public Hearings

1. Hold a public hearing, discuss, and consider approval of Ordinance # 03-2026-588 for a zoning change requested by Lennar Homes of Texas 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 MiraVerde 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. City Business

1. Discuss and consider approval of Resolution R03-2026-481 authorizing the addition of a Project Manager position to the Staffing Plan and Pay Classification Plan.
2.
 - a. Receive certification of Unopposed Candidate for the May 2, 2026 General Election;
 - b. Discuss and consider adopting Ordinance 03-2026-589, declaring unopposed candidate for the May 2, 2026, General Election for the purpose of electing members to City Council Place 5 and City Council Place 6; declaring unopposed candidate elected to offices; and canceling the May 2, 2026 General Election.
3. Discuss and consider 2025-26 CCPD Budget Amendment #2 for the agreement with GSBS Architects for additional conceptual designs.

V. Adjournment

I, the undersigned authority, do hereby certify that this Work Session Agenda of the Crowley City Council to be held on March 5, 2026 at 6:30 PM is a true and correct copy posted on February 27, 2026 at 1:00 pm at Crowley City Hall, a place convenient and readily accessible to the public at all times.

Carol C Cannady

Carol C. Cannady, City Secretary



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



**City of Crowley, Texas
City Council Agenda Report**

Presenter: Carol Cannady	Meeting Date: March 5, 2026
Department: City Secretary	Agenda Item: II.1.
Subject: Discuss and consider approving the minutes from the work session and regular meeting held on February 19, 2026.	

Background:

Recommendation:

Financial Information:

None

Attachments:

1. 02192026 CC WS Minutes
2. 02192026 CC Reg Minutes

MINUTES OF THE CITY COUNCIL WORK SESSION HELD FEBRUARY 19, 2026. The City Council of the City of Crowley, Texas met in Work Session on Thursday, February 19, 2026, at 6:30 PM in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Call to Order and Roll Call

Mayor Pro Tem Matt Foster called the Work Session to order at 6:30 p.m. City Secretary Carol Cannady called roll and noted a quorum was present.

Present were

Council Member Tina Pace, Council Member Jerry Beck (arrived at 6:36), Council Member Jesse Johnson, Council Member Jim Hirth, Council Member Matt Foster, Council Member Scott Gilbreath

City staff included:

City Manager, Lori Watson

Asst City Manager, Cristina Winner

City Attorney, Rob Allibon

City Secretary, Carol Cannady

Fire Chief, Pleasant Brooks

Police Chief, Kit Long

Planning and Comm Dev Director, Rachel Roberts

Public Works Director, Mike Rocamontes

Asst Finance Director, Heather Gwin

HR Administrator, Lacy Duncan

Media Relations Coordinator, Jay Hinton

Absent:

Mayor Billy Davis

Consent Agenda

1. Discuss and consider approving the minutes from the work session and regular meeting held on February 5, 2026.

No discussion

City Business

1. Discuss and consider approving a Special Event Application submitted by Mr Steven Storrie to hold a Disc Golf Event on Friday, March 20, 2026 and Saturday, March 21, 2026.

City Secretary Carol Cannady stated the requestor had reserved the disk golf course and completed all necessary paperwork with the Recreation Center.

2. Discuss and consider approval of Resolution R02-2026-480 authorizing submission of a Public Safety Cybersecurity grant application for the Public Safety Critical Systems Power Protection Project.

Asst City Manager Cristina Winner stated that the city would eventually have to upgrade the system, so it makes sense to apply for this grant and match funds.

3. Accept and consider approval of the Crowley Police Department's 2025 Racial Profiling Report and the 2025 Department Annual Report.

No discussion

4. Discuss and consider approval of Ordinance # **02-2026-587** amending Appendix A: Schedule of Rates, Fees and Charges of the Crowley City Code, to update certain building permit and planning and zoning-related fees

Planning and Community Development Director Rachel Roberts stepped to answer any questions.

She stated that staff was recommending updates to planning, zoning, and building permit fees to better reflect actual staff time, administrative costs, and regional fee standards. In addition to correcting several fees that were mistakenly reset in 2025 after earlier updates, the proposal includes changes such as adding a third property-size category for rezoning fees, increasing certain application fees to cover rising notification and postage costs, and creating new fees for services that currently require significant staff time but are not charged, including administrative modifications, pre-submittal plan reviews, permits requiring multiple reviews, subdivision waivers, zoning verification letters, and classification of new or unlisted land uses. The updates also revise platting fees by using a per-lot fee for residential projects while keeping a per-acre approach for commercial developments, clarify engineering review fee language, and provide exemptions for small residential plats that typically require minimal engineering work. Permit-related updates include a \$50 minimum fee for residential reroof projects to ensure inspections and safety, a \$75 minimum fee for unlisted permits or inspections, and language allowing the city to recover third-party inspection costs when necessary. The proposal also removes fees for temporary signs and certain business-related signage while still requiring permits to allow oversight. Overall, these changes are intended to improve cost recovery, align fees with other cities in the region, and ensure the fee schedule more accurately reflects the work required by staff.

5. Discuss and consider adoption of Resolution R02-2026-479 declaring certain property as surplus to the City's needs; authorizing its sale; providing an effective date and authorizing staff to place surplus items for the city for auction.

No discussion

6. Discuss and consider approval of the annual contract (March 1, 2026, through February 28, 2027) for the fire and ambulance service with Saint Francis Village and authorize the Mayor to execute said contract.

Fire Chief Pleasant Brooks stated the proposed 2026–2027 contract with Saint Francis Village continues fire and ambulance services with no rate increase from the previous year. The Lift Assist service has been removed because a separate agreement is being developed between the Crowley Fire Department and Tarrant County Emergency District No. 1 to handle those calls. The contract will continue to provide fire protection and emergency medical services for property and residents within Saint Francis Village.

Adjournment

As there was no further business, Mayor Pro Tem Matt Foster adjourned the meeting at 6:42 p.m.

ATTEST:

Billy Davis, Mayor

Carol C. Cannady, City Secretary

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD FEBRUARY 19, 2026. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, February 19, 2026, at 7:00 PM in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Call to Order and Roll Call

Mayor Pro Tem Matt Foster called the Regular Session to order at 7:00 p.m. City Secretary Carol Cannady called roll and noted a quorum was present.

Present were

Council Member Tina Pace, Council Member Jerry Beck, Council Member Jesse Johnson, Council Member Jim Hirth, Council Member Matt Foster, Council Member Scott Gilbreath

City staff included:

City Manager, Lori Watson

Asst City Manager, Cristina Winner

City Attorney, Rob Allibon

City Secretary, Carol Cannady

Fire Chief, Pleasant Brooks

Police Chief, Kit Long

Planning and Comm Dev Director, Rachel Roberts

Public Works Director, Mike Rocamontes

Asst Finance Director, Heather Gwin

HR Administrator, Lacy Duncan

Media Relations Coordinator, Jay Hinton

Absent:

Mayor Billy Davis

Invocation and Pledge of Allegiance to the American and Texas Flags

Invocation was given by Council Member Tina Pace followed by the Pledge of Allegiance to the American and Texas Flags.

Consent Agenda

1. Discuss and consider approving the minutes from the work session and regular meeting held on February 5, 2026.

Council Member Jim Hirth made the motion to Approve the minutes as presented; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 6-0.

City Business

1. Discuss and consider approving a Special Event Application submitted by Mr Steven Storrie to hold a Disc Golf Event on Friday, March 20, 2026 and Saturday, March 21, 2026.

Council Member Jesse Johnson made the motion to Approve the Special Event Application for a Disc Gold Event; second by Council Member Scott Gilbreath, council voted unanimously to

approve the motion as presented. Motion carried 6-0.

2. Discuss and consider approval of Resolution R02-2026-480 authorizing submission of a Public Safety Cybersecurity grant application for the Public Safety Critical Systems Power Protection Project.

Council Member Jim Hirth made the motion to Approve Resolution R02-2026-480; second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 6-0.

3. Accept and consider approval of the Crowley Police Department's 2025 Racial Profiling Report and the 2025 Department Annual Report.

Council Member Jesse Johnson made the motion to Approve and Accept the 2025 Racial Profiling Report; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 6-0.

4. Discuss and consider approval of Ordinance # **02-2026-587** amending Appendix A: Schedule of Rates, Fees and Charges of the Crowley City Code, to update certain building permit and planning and zoning-related fees

Council Member Scott Gilbreath made the motion to Approve Ordinance 02-2026-587; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 6-0.

5. Discuss and consider adoption of Resolution R02-2026-479 declaring certain property as surplus to the City's needs; authorizing its sale; providing an effective date and authorizing staff to place surplus items for the city for auction.

Council Member Jerry Beck made the motion to Approve Resolution R02-2026-479; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 6-0.

6. Discuss and consider approval of the annual contract (March 1, 2026, through February 28, 2027) for the fire and ambulance service with Saint Francis Village and authorize the Mayor to execute said contract.

Council Member Tina Pace made the motion to Approve the annual contract for fire and ambulance service with Saint Francis Village; second by Council Member Jesse Johnson, council voted unanimously to approve the motion as presented. Motion carried 6-0.

Public Comment

None

Items of Community Interest

None

Executive Session

N/A

Reconvene and Take Action from Executive Session

N/A

Adjournment

As there was no further business, Mayor Pro Tem Matt Foster adjourned the meeting at 7:12 p.m.

ATTEST:

Billy Davis, Mayor

Carol C. Cannady, City Secretary



City of Crowley, Texas City Council Agenda Report

Presenter: Rachel Roberts	Meeting Date: March 5, 2026
Department: Community Development	Agenda Item: III.1.
Subject: Hold a public hearing, discuss, and consider approval of Ordinance # 03-2026-588 for a zoning change requested by Lennar Homes of Texas 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 MiraVerde 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	

Background:

BACKGROUND AND OVERVIEW	
Request	Rezone to PD district
Applicant	Lennar Homes
Location	MiraVerde Phase 1, MiraVerde Phase 2 (north of MiraVerde Dr) and four lots from MiraVerde South Phase 1 (south of MiraVerde Dr; see attached plats)
Surrounding Uses	Vacant land to the north across MiraVerde Drive (MiraVerde Ph 1), undeveloped open space to the east, single-family residential development to the south (MiraVerde 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
Planning & Zoning Commission 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 for single family residential. The main purpose of the rezoning request is to reduce the required 10-ft setback for garages to a 5-ft setback.

MiraVerde South is already developed, with many of the lots built on by another builder. MiraVerde Ph 2 is under construction by the applicant, Lennar Homes,, and MiraVerde Ph 1 will be developed after Ph 2 is completed.

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 and to support traditional neighborhood patterns.

The proposed zoning district 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 Council 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 was also 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 neighborhood design while maintaining compatibility with adjacent residential areas.

Required mid-block connections.

During review, staff noticed the concept plan did not show pedestrian walkways in the open space lots in Blocks 4 and 5, Lots E and F, respectively. These pedestrian connections were a required condition of approval for a plat variance related to block length requirements, and the variance would not have been approved without their inclusion. We requested clarification from the applicant about what facilities they were proposing for these lots. The applicant was unaware of the intent for the mid-block pedestrian connections and assumed the lots were intended to function as drainageways. Although the applicant was not initially aware of this requirement, they have revised the concept plan to show the pedestrian connections. The civil plans for this phase will also need to be updated to

show the connections.

Building materials requirements.

The development standards originally provided by the applicant require homes to have "three-side masonry" but didn't state a minimum percentage of masonry, meaning the standard was too vague to enforce. Staff recommended the ordinance establish a minimum masonry requirement. The applicant submitted home illustrations for the ordinance that have a range of 78-86% masonry for the entire house. Staff recommended the ordinance include the lower number, 78%, as a minimum requirement. The Planning & Zoning Commission included this requirement in their recommended conditions of approval. It is also included in the staff recommendations. Because the PD district standards do not include a definition for masonry, the definitions for the base zoning district (R-3) would apply.

STAFF RECOMMENDATION

Staff support the rezoning request with the following conditions. As noted below, the Planning & Zoning Commission also recommended these conditions of approval, so the conditions have been added to the ordinance under consideration.

1. The applicant must update the civil plans to show the required mid-block connections.
2. Homes must have a minimum of 78% masonry.

PLANNING AND ZONING COMMISSION RECOMMENDATION

The Planning and Zoning Commission considered this request during its meeting held on February 9th. After holding a public hearing and discussing the request, the Commission voted to recommend conditional approval, with the conditions recommended by staff. Other than the applicant, no one from the public spoke at the public hearing.

ACTION BY THE CITY COUNCIL

Sample motions

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

Approve: I make a motion to approve Ordinance # 03-2026-588.

Approve with conditions: I make a motion to approve Ordinance # 03-2026-588 with the following condition(s) [list condition(s)].

Deny: I make a motion to deny Ordinance # 03-2026-588.

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_FINAL



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)	
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 Ganson</u>	
SIGNATURE: <u>Brian Ganson</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.	
For Office Use Only	
MyGov Project # _____	
Date Submitted: _____	
Total Fee: \$ _____	
Date of Payment: _____	
Accepted By: _____	

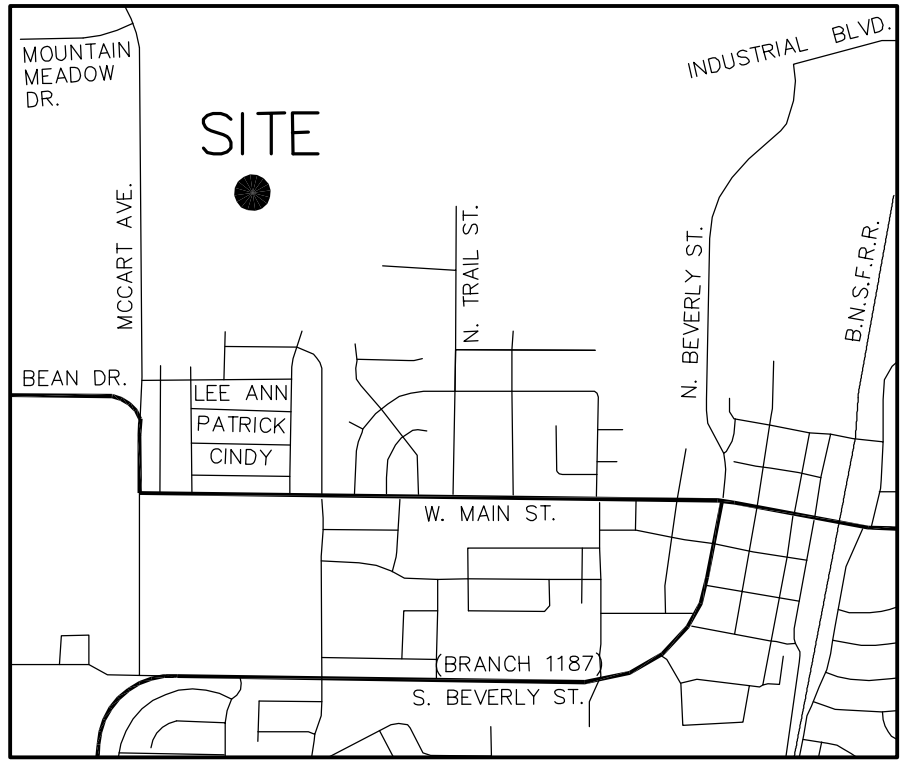
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S01°11'48"W	6.06'
L2	N88°48'12"W	50.00'
L3	S00°08'42"E	27.49'
L4	S50°34'33"E	14.28'
L5	N38°26'00"E	14.28'
L6	S69°20'50"E	14.28'
L7	S20°32'18"W	14.03'
L8	S20°40'09"W	14.00'
L9	N51°34'53"W	14.02'
L10	S39°26'20"W	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"E	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°29'31"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°33'33"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	N69°22'20"E	62.78'
L52	N59°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	N69°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	S49°26'02"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 TABLE					
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°18'04"	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	60.84'	75.00'	46°28'48"	N2°05'43"E	59.19'
C18	74.64'	100.00'	42°45'54"	N21°14'15"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"	N26°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'	149°20'12"	N47°10'54"E	95.72'
C33	35.01'	50.00'	40°07'22"	N05°58'31"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°06'30"	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"	N45°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"	S75°47'21"W	27.64'
C42	594.13'	420.00'	53°48'00"	N56°36'31"W	379.83'
C43	30.00'	50.00'	34°22'39"	N1°26'39"E	29.53'

LOT SUMMARY TABLE				
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	7979 SF			756.39
35/3	7343 SF			755.61
36/3	7346 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	7222 SF			
7/6	7220 SF			
8/6	7219 SF			
9/6	7218 SF			
10/6	7216 SF			
11/6	11276 SF			
12/7	10240 SF			
10/7	8410 SF			
11/7	8991 SF			
12/7	8182 SF			
13/7	8182 SF			
14/7	8182 SF			
15/7	8182 SF			
16/7	10361 SF			
6/8	9753 SF			
7/8	7632 SF			
8/8	7632 SF			
9/8	7632 SF			
10/8	7514 SF			
11/8	7979 SF			
12/8	7343 SF			
13/8	7343 SF			
14/8	7200 SF			
15/8	7200 SF			
16/8	7200 SF			
17/8	7200 SF			
1/6	9710 SF			
2/9	8063 SF			
3/9	8063 SF			
4/9	8063 SF			
5/9	8063 SF			
6/9	8062 SF			
7/9	8038 SF			
8/9	9779 SF			
9/9	10181 SF			
10/9	8095 SF			
11/9	8063 SF			
12/9	8063 SF			
13/9	8063 SF			
14/9	8063 SF			
15/9	8063 SF			
16/9	9710 SF			
1/10	10405 SF			
2/10	7708 SF			
3/10	7702 SF			
4/10	7698 SF			
5/10	7694 SF			
6/10	7686 SF			
7/10	10825 SF			
8/10	10907 SF			
9/10	7680 SF			
10/10	7673 SF			
11/10	7668 SF			
12/10	7663 SF			
13/10	11221 SF			
1/11	10145 SF			
2/11	7200 SF			
3/11	7200 SF			
4/11	7200 SF			
5/11	7200 SF			
6/11	7200 SF			
7/11	7822 SF			
7X-HOA/11	6318 SF			
8/11	14704 SF			
9/11	10535 SF			
10/11	10803 SF			
11/11	7540 SF			
12/11	9034 SF			
1/12	9299 SF			
2/12	7210 SF			
3/12	7209 SF			
4/12	7208 SF			
5/12	7206 SF			

LOT SUMMARY TABLE			
LOT/BLOCK	AREA	MIN	FINISH FLOOR
6/12	7205 SF		
7/12	7204 SF		
8/12	7203 SF		
9/12	7201 SF		
10/12	7200 SF		
11/12	7319 SF		
12/12	12167 SF		
13/12	19835 SF		
14/12	9019 SF		
15/12	7308 SF		
16/12	7308 SF		
17/12	7308 SF		
18/12	7308 SF		
19/12	7308 SF		
20/12	7361 SF	765.96	
21/12	7831 SF	763.88	
22/12	7547 SF	763.20	
23/12	7260 SF	762.72	
24/12	7950 SF	762.23	
25/12	7859 SF	761.72	
26/12	7764 SF	761.23	
27/12	7535 SF	760.46	
28/12	7260 SF	759.72	
29/12	7260 SF	759.16	
30/12	9881 SF	758.69	
1/13	9741 SF		
2/13	7440 SF		
3/13	7440 SF		
4/13	7440 SF		
5/13	7440 SF		
6/13	7440 SF		
7/13	7440 SF		
8/13	7440 SF		
9/13	7440 SF		
10/13	7440 SF		
11/13	10530 SF		
12/13	14144 SF		
13/13	8001 SF		
14/13	7440 SF		
15/13	7440 SF		
16/13	7440 SF		
17/13	7440 SF		
18/13	7440 SF		
19/13	7440 SF		
20/13	7440 SF		
21/13	9525 SF		
1/14	9250 SF		
2/14	7200 SF		
3/14	7200 SF		
4/14	7200 SF		
5/14	7200 SF		
6/14	7200 SF		
7/14	7200 SF		
8/14	7200 SF		
9/14	7200 SF		
10/14	7200 SF		
11/14	7200 SF		
12/14	9061 SF		
13/14	9929 SF		
14/14	7740 SF		
15/14	7740 SF		
16/14	7740 SF		
17/14	7740 SF		
18/14	7740 SF		
19/14	7740 SF		
20/14	7740 SF		
21/14	7740 SF		
22/14	7740 SF		
13/14	9550 SF		
14X-HOA/12	6,820 AC		
14X-HOA/12	4,368 AC		



VICINITY MAP

1" = 1000'

FINISH FLOOR TABLE		
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 MIRAVARDE 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 TABLE		
LINE	BEARING	DISTANCE
L1	N45°35'02"W	14.14'
L2	S44°16'01"W	14.19'
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	82.36'
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 SUMMARY TABLE		
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 TABLE					
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 PLAT OF THE MIRAVARDE 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 PLAT, SAID BODY FURTHER AUTHORIZED THE ACCEPTANCE THEREOF BY SIGNING AS HEREINABOVE 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:



THIS PLAT IS RECORDED IN

DOCUMENT NO. _____

DATE _____

FLOOD PLAIN/DRAINAGE-WAY:

THE EXISTING CREEK, STREAM, RIVER, OR DRAINAGE CHANNEL TRaversing ALONG OR ACROSS PORTIONS OF THIS ADDITION, WILL REMAIN UNOBSERVED 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 TRAVERSED BY 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.
- MIRAVARDE DRIVE MUST BE BUILT AS A RESIDENTIAL STREET OR DRIVEWAY ACCESS ON MIRAVARDE 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, MIRAVARDE 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 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 SHALL AT ALL TIMES 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: _____
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-0-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";

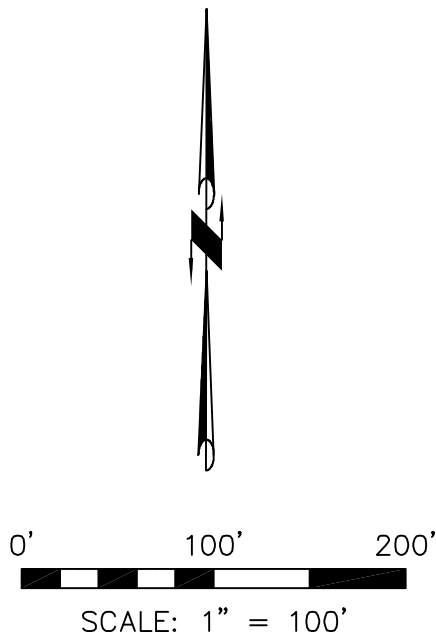
THENCE S 89°23'30" W, A DISTANCE OF 748.00 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" TO A POINT IN THE SOUTHWESTERLY LINE OF SAID 22.974 ACRE TRACT;

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 57.59 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 HEREON 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,
**MIRAVARDE 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

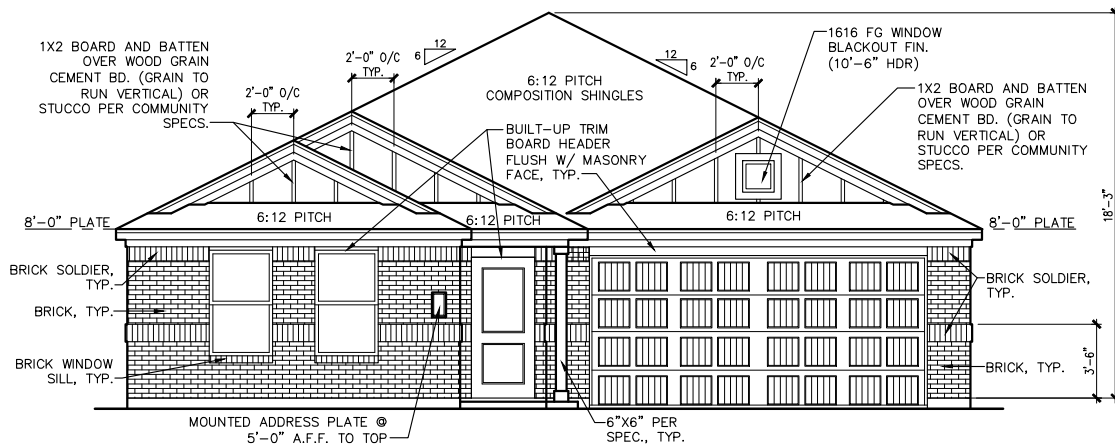
Franchise utilities	December 2025 – February 2026
Street signs installed	March 2026
Final Grades & Substantial Completion	April 2026
Begin vertical construction	June 2026

Miraverde Addition

Begin vertical construction	February 2026
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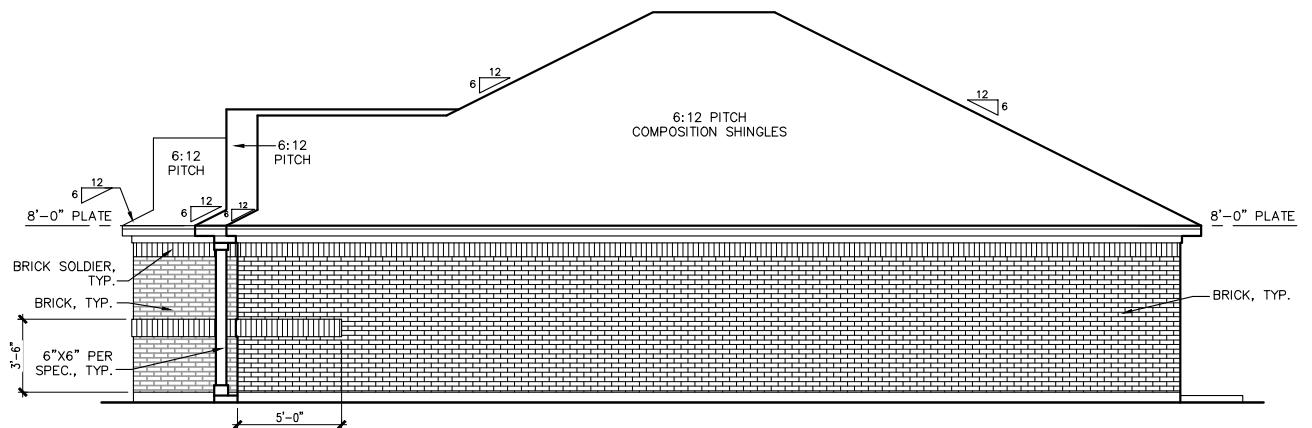
Miraverde Phase 1

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



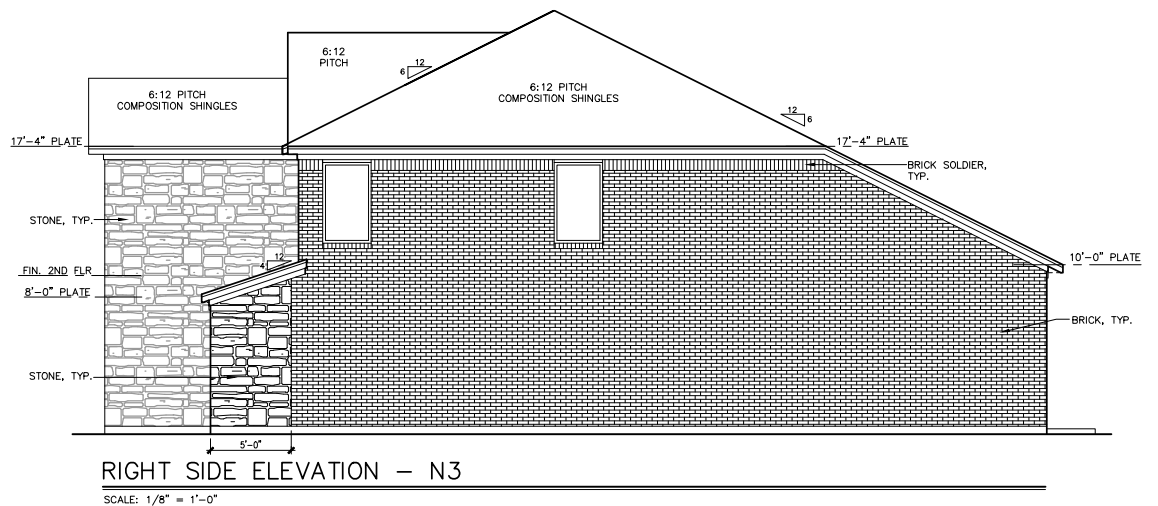
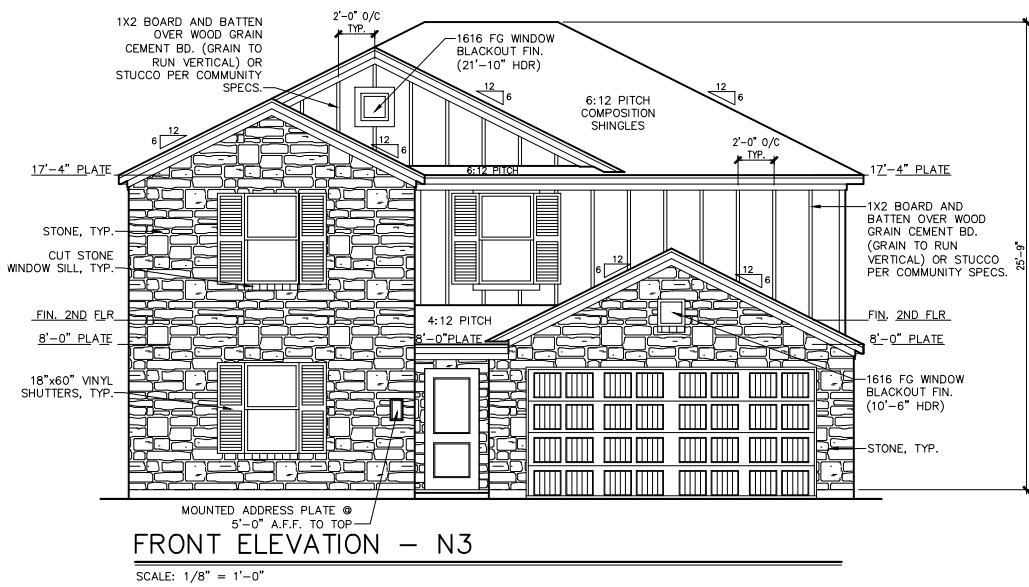
FRONT ELEVATION – K3

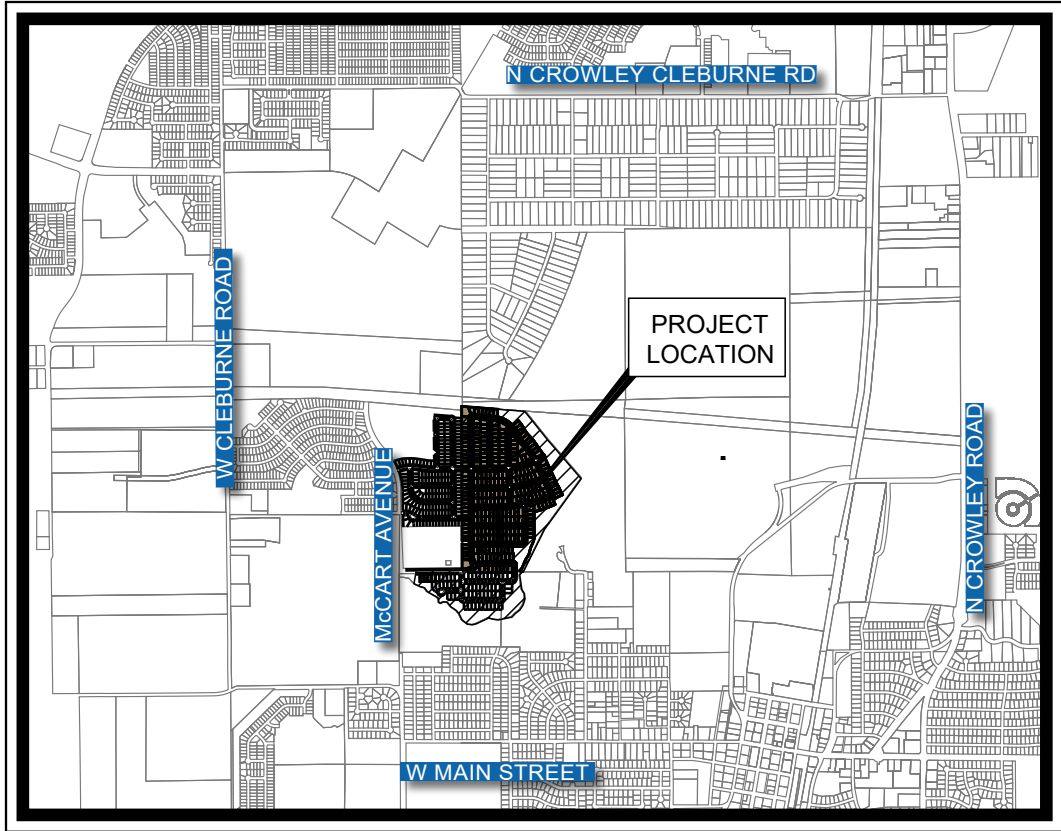
SCALE: 1/8" = 1'-0"



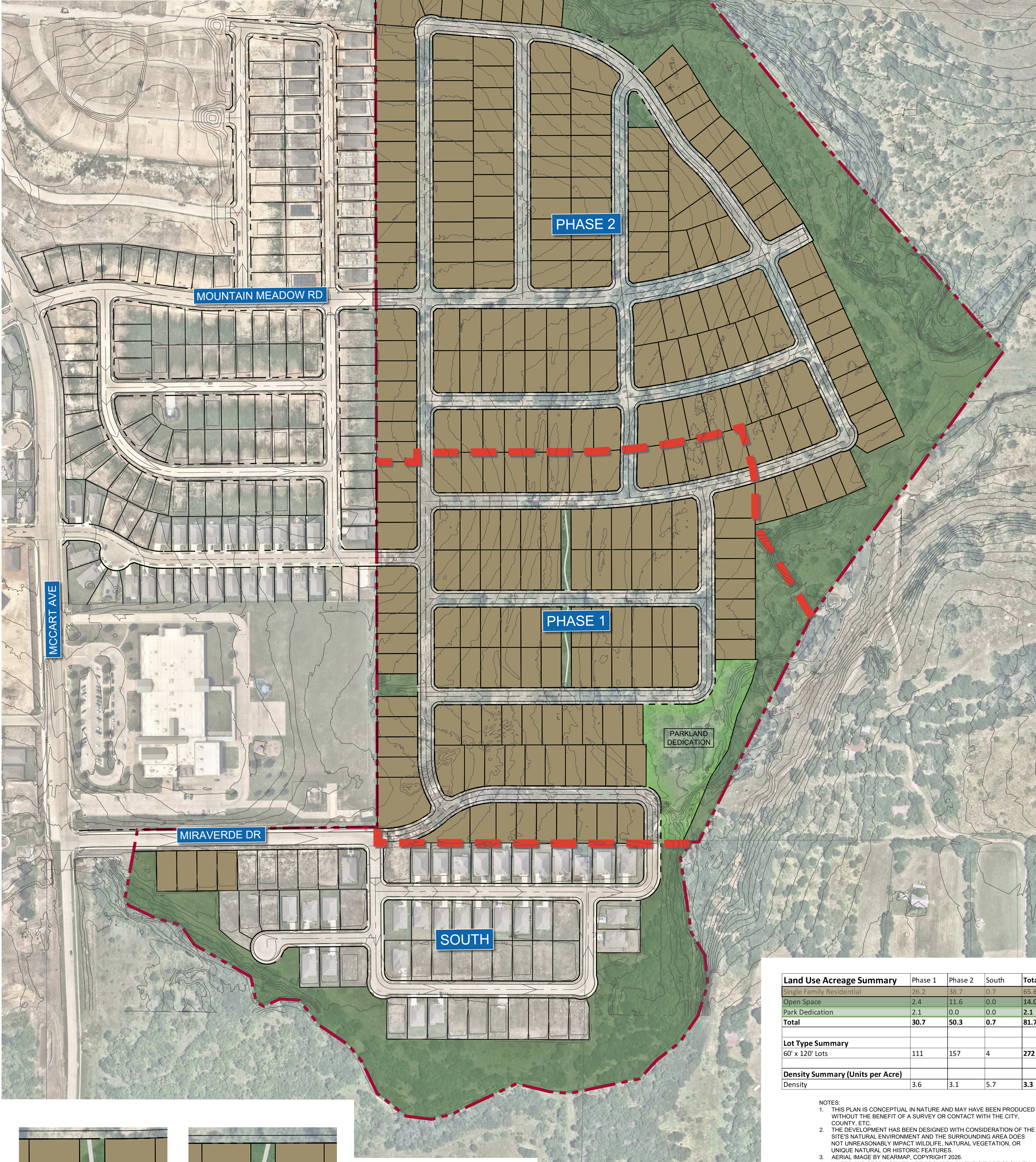
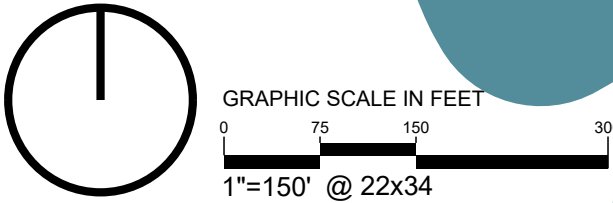
RIGHT SIDE ELEVATION – K3

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





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				
60' x 120' Lots	111	157	4	272
Density Summary (Units per Acre)				
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 ONCOR, AND GAS IS PROVIDED BY ATMOS.

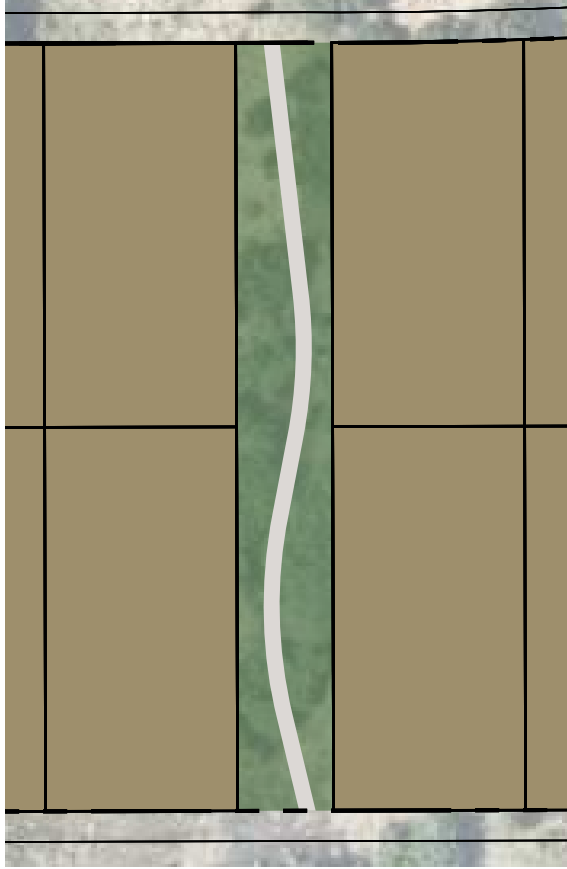
CONCEPT PLAN

Miraverde
Crowley, Texas
January 2026

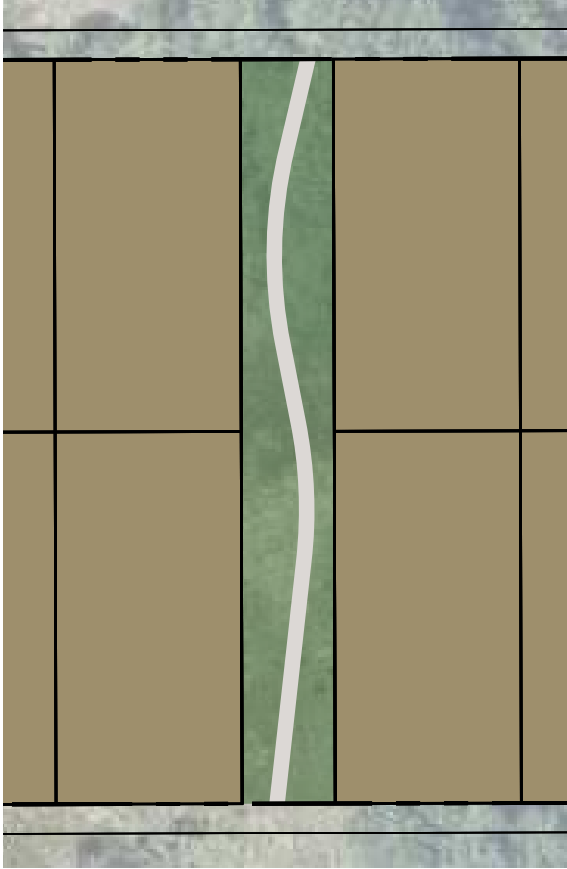
Kimley»Horn

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

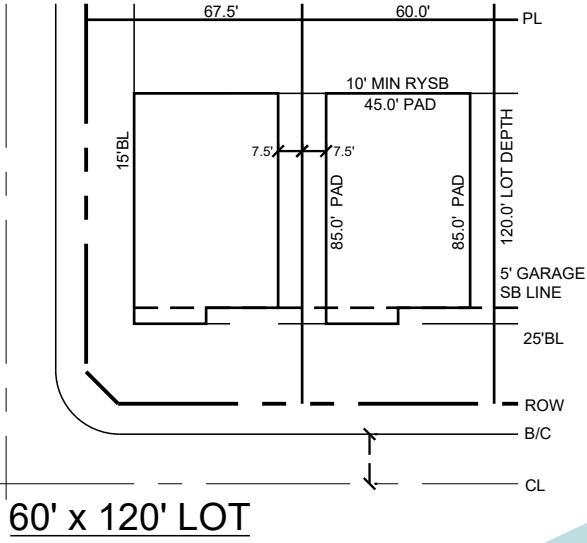
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY OR CONTACT WITH THE CITY, COUNTY, ETC.



MID BLOCK
PEDESTRIAN PATH #1



MID BLOCK
PEDESTRIAN PATH #2



ORDINANCE NO. 03-2026-588

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CROWLEY, TEXAS, BY CHANGING THE ZONING CLASSIFICATION ON AN APPROXIMATELY 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 MIRAVARDE ADDITION PH 1, MIRAVARDE ADDITION PH 2, AND LOTS 1-4 BLOCK 1, MIRAVARDE 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, the City of Crowley (the “City”) is a Home-Rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, Lennar Homes of Texas (the “Applicant”), as authorized by the Property owner, 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 stated below, 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.

1. The developer shall update the civil plans to include the required mid-block connections on Lot E, Block 4 and Lot F, Block 5 before construction for MiraVerde Phase 1 will be permitted.

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.

The official zoning map of the City of Crowley is amended and the City Secretary is directed to revise the official zoning map to reflect the approved Specific Use Permit as set forth above.

SECTION 7.

The zoning district as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community

SECTION 8.

This Ordinance shall be cumulative of all provisions of ordinances and of the Zoning Ordinance

of the City of Crowley, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 9.

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 10.

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 11.

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 12.

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 13.

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.

Billy Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney

EXHIBIT 'A'
THE PROPERTY

An approximately 81.66 acre tract 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 platted as MiraVerde Phase 1, MiraVerde Phase 2, and MiraVerde South Phase 1, Block 1, Lots 1-4

EXHIBIT 'B'
CONCEPT PLAN

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. All homes shall have a minimum of 78% total exterior masonry construction.
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

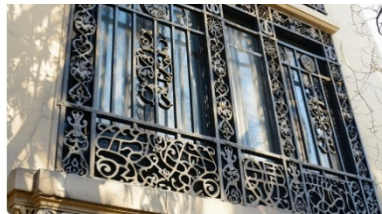
1. No street-facing elevation shall be repeated directly across the street or within three (3) lots along the same block face, excluding cul-de-sacs and T-intersections.
2. A minimum of ten percent (10%) variation in elevation design shall be required to avoid repetition.
3. No exterior color scheme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

Decorative window grills



Banding Highlights



Decorative Gable Features



Typical Home Elevations







City of Crowley, Texas City Council Agenda Report

Presenter: Lori Watson	Meeting Date: March 5, 2026
Department: City Manager	Agenda Item: IV.1.
Subject: Discuss and consider approval of Resolution R03-2026-481 authorizing the addition of a Project Manager position to the Staffing Plan and Pay Classification Plan.	

Background:

The City is entering a multi-year period of significant capital investment, including major infrastructure and facility projects. The addition of a full-time Project Manager is necessary to provide centralized oversight, coordination, and accountability for these capital projects to ensure timely delivery, fiscal responsibility, and regulatory compliance.

Over the next several years, the City will be managing multiple large-scale projects, including: water transmission line and water tower, Police Department facility expansion, Bicentennial Park improvements, Stormwater infrastructure projects, street rehabilitation and capital improvement projects, oversight and coordination of EDC-owned properties.

These projects collectively represent substantial public investment and involve complex coordination between engineers, architects, contractors, consultants, regulatory agencies, and multiple City departments. Project oversight responsibilities are currently being mainly handled by ACM Matt Elgin, with help from administrative staff and department directors, who all maintain full operational workloads.

The addition of a Project Manager will:

- Centralize capital project oversight
- Improve timeline tracking and milestone accountability
- Monitor budgets and contractor performance
- Reduce risk of cost overruns through proactive management
- Ensure compliance with procurement laws and grant requirements
- Provide consistent reporting to City Council and Board
- Improve coordination between concurrent infrastructure projects
- Minimize operational disruption during construction

This position will protect taxpayer investment by strengthening oversight and improving project execution.

Given the scale of upcoming capital expenditures, even modest reductions in change orders, delays, or contractor disputes could offset a significant portion of the cost of this position.

Proactive project oversight reduces financial exposure and increases the likelihood that projects

are delivered on time and within budget.

The addition of a Project Manager is a forward-looking investment in organizational capacity. As the City continues to grow and expand infrastructure, professional project oversight will be critical to maintaining service levels, protecting financial stability, and ensuring successful delivery of public assets.

Recommendation:

Staff respectfully requests approval.

Financial Information:

The Project Manager will be placed in pay grade 127 due to the education, experience and certifications required. The position will be divided among the General, Water and Wastewater, Stormwater, EDC and CCPD funds. Each year the projects can be reviewed to determine the percentage of salary to be allocated.

Attachments:

1. Staffing Plan Resolution
2. 02242026 Pay Classification Plan
3. Project Manager

RESOLUTION NO. R03-2026-481

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CROWLEY APPROVING REVISIONS TO THE CITY OF CROWLEY STAFFING PLAN; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley Staffing Plan indicates positions and the number of employees for each position;

WHEREAS, under direction of the City Manager, Staff was to review current Staffing Plan to make necessary adjustments to be recommended to the City Council for consideration;

WHEREAS, Staff hereby proposes additions and amendments to the existing Staffing Plan and the changes as follows:

Staffing Plan

Administrative Assistant	1	
Animal Control Attendant		
Animal Control Officer	2	
Animal Control Supervisor	1	
Animal Control Tech	2	
Assistant City Manager	2	
Assistant Finance Director	1	
Assistant Public Works Director	1	
Assistant Utility Director	1	
Building Maintenance	1	
Building Facilities Manager	1	
Building Official	1	
Children's Services Librarian	1	
City Manager	1	
City Secretary	1	
Clerk of the Municipal Court / Court Administrator	1	
Code Enforcement Officer	1	
Community Engagement Librarian	1	
Community Services Director	1	
Customer Service Specialist	1	
Deputy City Manager		
Deputy Fire Chief	1	
Director of Economic Development	1	
Director of Projects & Utilities	1	
Downtown/Main Street Coordinator	1	
Finance Director	1	
Fire Battalion Chief	3	
Fire EMS Battalion Chief	1	
Fire Chief	1	
Firefighter /Paramedic	21	
Firefighter Lieutenant	6	
Firefighter/ Driver Engineer	6	
Firefighter/EMT		
Fleet Services	1	
IT Analyst	1	
IT Systems Administrator	1	
Library Clerk - Entry Level	1	1.775
Library - Senior Clerk	1	0.675
Library Services Manager	1	
Media Relations Coordinator	1	
Municipal Court Clerk	1	
Parks Maintenance Foreman	1	
Parks Maintenance Worker	5	
Permit Tech	1	
Personnel / HR Administrator	1	
Planner	1	

Planning & Community Development Director	1	
Project Manager	1	
Police Chief	1	
Police Community Liaison Officer	1	
Police Patrol Corporal / Detective Corporal	5	
Police Crime Scene & Property Tech	1	
Police Detective	2	
Police Lieutenant	2	
Police Patrol	16	
Police Patrol Sergeant	4	
Police Property & Evidence Tech		
Police Records Clerk	2	
Police Traffic Officer	2	
Public Works Director	1	
Public Works Maintenance Foreman	1	
Public Works Maintenance Worker	5	
Recreation Center Assistant Manager	1	
Rec Center Facility Attendant/Custodian	1	
Recreation Center Lead Attendant	2	
Recreation Center Manager	1	
Recreation Clerk		3.50
Recreation Wee-Place Attendant		.75
Senior Administrative Assistant	3	
Senior Citizen's Program Coordinator	1	
Senior Citizen's Aide - Driver		.6
Senior Staff Accountant	1	
Special Events/Project Coordinator	1	
Staff Accountant	1	
Support Services Manager	1	
Tech Services – Library	1	
Telecommunications Officer (Dispatcher)	10	
Telecommunications Supervisor	1	
Utility Billing Cashier	1	
Utility Billing Manager	1	
Water Maintenance Foreman	1	
Water Maintenance Tech	2	
Water Maintenance Worker	4	
	160	7.30

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, that these revisions to the City of Crowley Staffing Plan are approved.

PRESENTED AND APPROVED ON THIS THE 5th DAY OF MARCH 2026, AT A REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS.

CITY OF CROWLEY, TEXAS

Billy P. Davis, Mayor

ATTEST:

Carol Konhauser, City Secretary

CITY OF CROWLEY, TEXAS GENERAL PAY STRUCTURE

2/24/2026

Grade	Pay Frequency	Pay Range		Job Title
		Minimum	Maximum	
101	Annual Hourly (2080)	\$27,872.00 \$13.40	\$40,934.40 \$19.68	Recreation Wee Place Attendant
102	Annual Hourly (2080)	\$29,265.60 \$14.07	\$42,889.60 \$20.62	
103	Annual Hourly (2080)	\$30,742.40 \$14.78	\$45,136.00 \$21.70	Animal Control Attendant Rec Center Facility Attendant/Custodian
104	Annual Hourly (2080)	\$32,260.80 \$15.51	\$47,382.40 \$22.78	Library Aide Entry Level Clerk Recreation Clerk Senior Citizen Driver - Aide
105	Annual Hourly (2080)	\$33,883.20 \$16.29	\$49,753.60 \$23.92	Animal Control Tech
106	Annual Hourly (2080)	\$35,568.00 \$17.10	\$52,249.60 \$25.12	Library Senior Clerk Technical Services- Library
107	Annual Hourly (2080)	\$37,356.80 \$17.96	\$54,870.40 \$26.38	Recreation Center Lead Attendant Permit Tech Utility Billing Cashier Police Records Clerk Administrative Asst
108	Annual Hourly (2080)	\$39,228.80 \$18.86	\$57,595.20 \$27.69	Parks Maintenance Worker Public Works Maintenance Water Maintenance
109	Annual Hourly (2080)	\$41,184.00 \$19.80	\$60,486.40 \$29.08	Municipal Court Clerk Building Maintenance Animal Control Officer
110	Annual Hourly (2080)	\$43,243.20 \$20.79	\$63,502.40 \$30.53	Customer Service Specialist Fleet Services
111	Annual Hourly (2080)	\$45,406.40 \$21.83	\$66,684.80 \$32.06	Senior Administrative Assistant Water Maintenance Tech

CITY OF CROWLEY, TEXAS GENERAL PAY STRUCTURE

2/24/2026

Grade	Pay Frequency	Pay Range		Job Title
		Minimum	Maximum	
112	Annual	\$47,673.60	\$70,012.80	Code Enforcement Officer
	Hourly (2080)	\$22.92	\$33.66	Senior Citizen's Program Coordinator
113	Annual	\$50,065.60	\$73,528.00	Recreation Center Assistant Manager
	Hourly (2080)	\$24.07	\$35.35	Community Engagement Librarian Telecommunications Officer Police Crime Scene & Property Tech Staff Accountant
114	Annual	\$52,561.60	\$77,188.80	Children's Services Librarian
	Hourly (2080)	\$25.27	\$37.11	Special Events/Projects Coordinator Parks Maintenance Foreman Public Works Foreman Water Maintenance Foreman
115	Annual	\$55,203.20	\$81,057.60	Telecommunications Supervisor
	Hourly (2080)	\$26.54	\$38.97	IT Analyst Media Relations Coordinator Planner Utility Billing Manager
116	Annual	\$57,948.80	\$85,113.60	Animal Control Supervisor
	Hourly (2080)	\$27.86	\$40.92	Downtown/Main Street Coordinator
117	Annual	\$60,840.00	\$89,356.80	
	Hourly (2080)	\$29.25	\$42.96	
118	Annual	\$63,897.60	\$93,828.80	Senior Staff Account
	Hourly (2080)	\$30.72	\$45.11	Court Administrator/Clerk
119	Annual	\$67,080.00	\$98,529.60	Building Facilities Manager
	Hourly (2080)	\$32.25	\$47.37	Recreation Center Manager Support Services Manager
120	Annual	\$70,449.60	\$103,438.40	
	Hourly (2080)	\$33.87	\$49.73	
121	Annual	\$73,964.80	\$108,617.60	
	Hourly (2080)	\$35.56	\$52.22	

CITY OF CROWLEY, TEXAS GENERAL PAY STRUCTURE

2/24/2026

Grade	Pay Frequency	Pay Range		Job Title
		Minimum	Maximum	
122	Annual	\$77,667.20	\$114,046.40	
	Hourly (2080)	\$37.34	\$54.83	
123	Annual	\$81,536.00	\$119,745.60	IT System Administrator
	Hourly (2080)	\$39.20	\$57.57	Library Services Manager
124	Annual	\$85,612.80	\$125,736.00	
	Hourly (2080)	\$41.16	\$60.45	
125	Annual	\$89,897.60	\$132,017.60	
	Hourly (2080)	\$43.22	\$63.47	
126	Annual	\$94,390.40	\$138,632.00	Community Services Director
	Hourly (2080)	\$45.38	\$66.65	Assistant Finance Director
				Asst Public Works Director
				Assistant Utility Director
				City Secretary
127	Annual	\$99,112.00	\$145,558.40	Planning & Community Development Director
	Hourly (2080)	\$47.65	\$69.98	Personnel / HR Administrator
				Building Official
				Project Manager
128	Annual	\$104,083.20	\$154,044.80	Deputy Fire Chief
	Hourly (2080)	\$50.04	\$74.06	
129	Annual	\$109,287.36	\$161,745.29	Fire Chief
	Hourly (2080)	\$52.54	\$77.76	Finance Director
				Police Chief
				Public Works Director
				Director of Utilities
				Director of Economic Development
EXEMPT POSITIONS WITHOUT PAY GRADES				
Assistant City Managers				
City Manager				

CITY OF CROWLEY

Project Manager

Pay Grade: 127

FLSA: Exempt

Pay Range: \$99,112.00-\$145,558.40

JOB SUMMARY

The Project Manager plans, coordinates, and manages the City of Crowley's Capital Improvement Plan, overseeing projects from initial planning and design through construction and closeout. This position serves as the City's lead for capital project delivery, ensuring projects are completed on schedule, within budget, and in compliance with applicable laws, regulations, engineering standards, and City policies. The Project Manager regularly prepares and presents capital project updates, recommendations, and reports to City Council, works closely with City leadership, department directors, consultants, contractors, and the public, and provides regular updates to the Assistant City Manager.

ESSENTIAL DUTIES AND RESPONSIBILITIES

Essential functions may include any of the following duties, knowledge, and skills. This is not a comprehensive listing of all functions and duties performed by an employee in this role; employees may be assigned duties which are not listed below. The job description does not constitute an employment agreement and is subject to change at any time by the employer.

- Plan, manage, and oversee the City's Capital Improvement Plan and assigned capital projects from initial planning and feasibility analysis through design, construction, and project close-out.
- Develop and maintain project scopes, schedules, budgets, and cost estimates; monitor progress and implement corrective actions to ensure projects are delivered on time and within budget.
- Review, evaluate, and coordinate engineering plans, specifications, construction documents, cost estimates, and technical reports to ensure compliance with City standards and applicable federal, state, and local regulations.
- Manage and coordinate consultants, engineers, architects, inspectors, and contractors; oversee performance, resolve issues, and ensure contractual compliance.
- Review and approve pay applications, change orders, contract amendments, and other project-related financial documents.
- Coordinate bid processes, consultant selection, contract negotiations, and procurement activities in accordance with City policies and procedures.
- Conduct site visits and inspections to monitor construction progress, quality, safety, and adherence to approved plans and specifications.
- Assist in developing, administering, and monitoring the Capital Improvement Plan budget; track expenditures, maintain financial records, and prepare budget and project status reports.
- Serve as a primary point of contact for capital projects, providing clear and timely communication to City leadership, departments, elected officials, consultants, contractors, and the public.
- Prepare and present reports, exhibits, and presentations related to capital projects to City management, boards, committees, and City Council as needed.
- Coordinate projects with internal departments, utility providers, and regulatory agencies to ensure alignment, permitting, and compliance.
- Maintain accurate and complete project documentation, including contracts, schedules, change orders, meeting notes, pay records, and close-out materials.
- Assist with grant applications, interlocal agreements, easements, right-of-way documentation, and other project-related agreements as assigned.
- Provide technical guidance and support related to capital project delivery and participate on cross-departmental teams supporting infrastructure planning and implementation.
- Perform related duties as assigned in support of City operations and Capital Improvement Program objectives.
- Regular attendance and punctuality are an essential function of this job.

KNOWLEDGE, SKILLS AND ABILITIES

- Knowledge of capital improvement planning, construction management, and public infrastructure projects.
- Knowledge of federal, state, and local regulations governing public works and construction.
- Ability to manage multiple complex projects simultaneously and meet deadlines.
- Strong budgeting, cost control, and financial tracking skills.
- Ability to read, interpret, and evaluate engineering plans, specifications, and technical documents.
- Strong written and verbal communication skills, including the ability to prepare reports and presentations.
- Ability to establish and maintain effective working relationships with City staff, elected officials, consultants, contractors, and the public.
- Proficiency with standard office software and project management tools.

EDUCATION, EXPERIENCE AND CERTIFICATION

- Bachelor's degree in engineering, construction management, public administration, etc, or an equivalent combination of education and progressively responsible experience, plus at least eight (8) years of experience in capital project management, public works, engineering, or construction management.
- Valid Texas driver's license.

Preferred Qualifications

- Professional Engineer (PE), Project Management Professional (PMP), or similar professional certification preferred. If not currently held, must be willing to obtain within 3 years of hire date.
- Experience managing municipal capital improvement programs.
- Experience working with Texas local government regulations and procurement requirements.

PHYSICAL DEMANDS AND WORK ENVIRONMENT

- Primarily office based with regular field visits to construction sites.
- Ability to sit, stand, walk, and drive for extended periods.
- Occasional exposure to outdoor weather conditions, construction sites, and related hazards.



City of Crowley, Texas City Council Agenda Report

Presenter: Carol Cannady	Meeting Date: March 5, 2026
Department: City Secretary	Agenda Item: IV.2.
Subject: a. Receive certification of Unopposed Candidate for the May 2, 2026 General Election; b. Discuss and consider adopting Ordinance 03-2026-589, declaring unopposed candidate for the May 2, 2026, General Election for the purpose of electing members to City Council Place 5 and City Council Place 6; declaring unopposed candidate elected to offices; and canceling the May 2, 2026 General Election.	

Background:

On Feb 5, 2026, council approved Ordinance 02-2026-585, calling for a General Election to elect members to City Council Place 5 and City Council Place 6. The City Secretary posted a Notice of Deadline to File Application for the 2026 General Election on December 11, 2025 on the bulletin board, City Website, and Social Media. The filing deadline was February 13, 2026.

Only one candidate application was filed with the City Secretary's Office for each of these positions.

In accordance with Election Code, Chapter 2, after receiving the certification of unopposed candidates, council may declare the candidate elected and cancel the election by order or ordinance.

Attached is the Certificate of Unopposed Candidates and Ordinance 03-2026-589.

Statement of Officers and Oath of Offices will be administered on May 7, 2026 during the first council meeting of the month.

Recommendation:

Staff recommends accepting the Certificate of Unopposed Candidates; adopting Ordinance 03-2026-589

Financial Information:

None

Attachments:

1. CERTIFICATION OF UNOPPOSED CANDIDATE Weber
2. CERTIFICATION OF UNOPPOSED CANDIDATE Gilbreath
3. Ord 03-2026-589 Canceling 2026 General Election with TRANSLATIONS



**CERTIFICATION OF UNOPPOSED CANDIDATE
BY THE CITY SECRETARY**

I, Carol Cannady, certify that I am the City Secretary of the City of Crowley, Texas, and the authority responsible for preparing the ballot for the May 2, 2026 General Election. I further certify that no person had made a declaration of write-in candidacy, and the following candidate was unopposed:

**Carl Weber III
Council Place 5**

Dated this _____ day of _____, 20_____.

Carol Cannady
City Secretary



**CERTIFICATION OF UNOPPOSED CANDIDATE
BY THE CITY SECRETARY**

I, Carol Cannady, certify that I am the City Secretary of the City of Crowley, Texas, and the authority responsible for preparing the ballot for the May 2, 2026 General Election. I further certify that no person had made a declaration of write-in candidacy, and the following candidate was unopposed:

**Scott Gilbreath
Council Place 6**

Dated this _____ day of _____, 20____.

Carol Cannady
City Secretary

ORDINANCE NO. 03-2026-589
(NÚMERO DE ORDENANZA 03-2026-589)
(SỐ ĐƠN HÀNG 03-2026-589)

AN ORDINANCE CANCELING THE MAY 2, 2026 GENERAL ELECTION AND DECLARING EACH UNOPPOSED CANDIDATE ELECTED TO OFFICE; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

(UNA ORDENANZA QUE CANCELA LAS ELECCIONES GENERALES DEL 2 DE MAYO DE 2026 Y DECLARA A CADA CANDIDATO SIN OPOSICIÓN ELEGIDO PARA EL CARGO; SIEMPRE QUE ESTA ORDENANZA SERÁ ACUMULATIVA DE TODAS LAS ORDENANZAS; PROPORCIONAR UNA CLÁUSULA DE DIVISIBILIDAD; Y PROPORCIONAR UNA FECHA EFECTIVA)

(SẮC LỆNH HỦY BỎ CUỘC TỔNG CỬ BẦU CỬ NGÀY 2 THÁNG 5 NĂM 2026 VÀ CÔNG BỐ TỪNG UNG VIÊN KHÔNG CÓ DỰ ÁN ĐƯỢC BẦU VÀO CHỨC VỤ; VỚI ĐIỀU KIỆN RẰNG SẮC LỆNH NÀY SẼ TÍCH LŨY CỦA TẤT CẢ CÁC SẮC LỆNH; CUNG CẤP MỘT ĐIỀU KHOẢN VỀ TÍNH KHÁC BIỆT; VÀ CUNG CẤP NGÀY CÓ HIỆU LỰC)

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

(CONSIDERANDO, que la Ciudad de Crowley, Texas, es una ciudad autónoma que actúa bajo su estatuto adoptado por el electorado de conformidad con el Artículo XI, Sección 5 de la Constitución de Texas y el Capítulo 9 del Código de Gobierno Local; y)

(XÉT RẰNG, Thành phố Crowley, Texas, là một thành phố tự trị hoạt động theo hiến chương được cử tri thông qua theo Điều XI, Mục 5 của Hiến pháp Texas và Chương 9 của Bộ luật Chính quyền Địa phương; Và)

WHEREAS, in accordance with law a General Election has been ordered for May 2, 2026, for the purpose of electing officials to City Council Place 5 and City Council Place 6, to serve on the City Council of the City of Crowley; and

(POR CUANTO, de conformidad con la ley, se ordenó una Elección General para el 2 de mayo de 2026, con el fin de elegir funcionarios para el Concejo Municipal Lugar 5 y el Concejo Municipal Lugar 6, para servir en el Concejo Municipal de la Ciudad de Crowley; y)

(XÉT RẰNG, theo luật, một cuộc Tổng tuyển cử đã được ấn định vào ngày 2 tháng 5 năm 2026, với mục đích bầu các quan chức vào Vị trí số 5 và Vị trí số 6 của Hội đồng Thành phố, để phục vụ trong Hội đồng Thành phố của Thành phố Crowley; Và)

WHEREAS, no proposition is to appear on the ballot in the general election; and

(POR CUANTO, ninguna proposición debe aparecer en la boleta electoral en la elección general; y)

(XÉT RẰNG, không có đề xuất nào xuất hiện trên lá phiếu trong cuộc tổng tuyển cử; Và)

WHEREAS, the city secretary has certified in writing that each candidate on the ballot is unopposed for election to office; and

(POR CUANTO, el secretario de la ciudad ha certificado por escrito que cada candidato en la boleta no tiene oposición para la elección al cargo; y)

(XÉT RẰNG, thư ký thành phố đã xác nhận bằng văn bản rằng mỗi ứng cử viên trên lá phiếu đều không được ứng cử vào chức vụ; Và)

WHEREAS, the filing deadlines for placement on the ballot and declaration of write in candidacy has passed; and

(POR CUANTO, los plazos de presentación para la colocación en la boleta electoral y la declaración de candidatura escrita han pasado; y)

(XÉT RẰNG, thời hạn nộp hồ sơ để ghi tên vào lá phiếu và tuyên bố viết đơn ứng cử đã qua; Và)

WHEREAS, in these circumstances, Subchapter C of Chapter 2 of the Election Code authorizes a governing body to declare each unopposed candidate elected to office and to cancel the general election.

(CONSIDERANDO QUE, en estas circunstancias, el Subcapítulo C del Capítulo 2 del Código Electoral autoriza a un órgano de gobierno a declarar elegido para el cargo a cada candidato sin oposición y cancelar la elección general.)

(XÉT RẰNG, trong những trường hợp này, Tiểu chương C của Chương 2 của Bộ luật Bầu cử ủy quyền cho cơ quan quản lý tuyên bố từng ứng cử viên không được ứng cử được bầu vào chức vụ và hủy bỏ cuộc tổng tuyển cử.)

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

(AHORA, POR LO TANTO, EL CONCEJO MUNICIPAL DE LA CIUDAD DE CROWLEY, TEXAS ORDENA:)

(VÌ VẬY, HIỆN NAY, ĐƯỢC HỘI ĐỒNG THÀNH PHỐ CỦA THÀNH PHỐ CROWLEY, TEXAS RA LỆNH:)

SECTION 1. (SECCIÓN 1.) (PHẦN 1.)

The following candidates, who are unopposed in the May 2, 2026 General Election are hereby declared elected to office, and shall be issued a certificate of election:

(Los siguientes candidatos, que no tienen oposición en las Elecciones Generales del 2 de mayo de 2026, por la presente son declarados elegidos para el cargo y se les emitirá un certificado de elección:)

(Các ứng cử viên sau đây, những người không được ứng cử trong Cuộc Tổng tuyển cử ngày 2 tháng 5 năm 2026, theo đây được tuyên bố là đã đắc cử vào chức vụ và sẽ được cấp giấy chứng nhận bầu cử:)

Council Member, Place 5
(Concejal, Lugar 5)
(Thành viên Hội đồng, Vị trí 5)

Carl Weber III

Council Member, Place 6
(Concejal, Lugar 6)
(Thành viên Hội đồng, Vị trí 6)

Scott Gilbreath

SECTION 2. (SECCIÓN 2.) (MỤC 2.)

The May 2, 2026 General Election is hereby canceled.

(Por la presente se cancelan las Elecciones Generales del 2 de mayo de 2026.)

(Cuộc Tổng tuyển cử ngày 2 tháng 5 năm 2026 theo đây bị hủy bỏ.)

SECTION 3. (SECCIÓN 3.) (MỤC 3.)

The City Secretary is directed to post a copy of this ordinance at each designated polling place on May 2, 2026.

(Se ordena al Secretario de la Ciudad que publique una copia de esta ordenanza en cada lugar de votación designado el 2 de mayo de 2026.)

(Thư ký Thành phố được chỉ đạo dán một bản sao của sắc lệnh này tại mỗi địa điểm bỏ phiếu được chỉ định vào ngày 2 tháng 5 năm 2026.)

SECTION 4. (SECCIÓN 4.) (PHẦN 4.)

This ordinance shall be cumulative of all provisions of ordinances of the City of Crowley, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

(Esta ordenanza será acumulativa de todas las disposiciones de las ordenanzas de la Ciudad de Crowley, Texas, excepto cuando las disposiciones de esta ordenanza estén en conflicto directo con las disposiciones de tales ordenanzas, en cuyo caso las disposiciones en conflicto de dichas ordenanzas quedan revocadas.)

(Sắc lệnh này sẽ được tích lũy tất cả các điều khoản của các sắc lệnh của Thành phố Crowley, Texas, trừ khi các điều khoản của sắc lệnh này mâu thuẫn trực tiếp với các điều khoản của các sắc lệnh đó, trong trường hợp đó các điều khoản mâu thuẫn của các sắc lệnh đó sẽ bị bãi bỏ.)

SECTION 5. (SECCIÓN 5.) (PHẦN 5.)

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause sentence, paragraph or section 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 phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance

of any such unconstitutional phrase, clause, sentence, paragraph or section.

(Por la presente se declara que es la intención del Concejo Municipal que las frases, cláusulas, oraciones, párrafos y secciones de esta ordenanza sean separables, y si alguna frase, cláusula, oración, párrafo o sección de esta ordenanza fuera declarada inconstitucional por el sentencia válida o decreto de cualquier tribunal de jurisdicción competente, tal inconstitucionalidad no afectará ninguna de las restantes frases, cláusulas, oraciones, párrafos y secciones de esta ordenanza, ya que la misma habría sido promulgada por el Concejo Municipal sin la incorporación en esta ordenanza de cualquier frase, cláusula, oración, párrafo o sección inconstitucional.)

(Theo đây, Hội đồng Thành phố tuyên bố rằng các cụm từ, mệnh đề, câu, đoạn và phần của sắc lệnh này có thể tách rời và nếu bất kỳ cụm từ, mệnh đề, câu, đoạn hoặc phần nào của sắc lệnh này sẽ bị tuyên bố là vi hiến bởi phán quyết hoặc sắc lệnh hợp lệ của bất kỳ tòa án có thẩm quyền tài phán nào, tính vi hiến đó sẽ không ảnh hưởng đến bất kỳ cụm từ, mệnh đề, câu, đoạn và phần nào còn lại của sắc lệnh này, vì điều tương tự sẽ được Hội đồng thành phố ban hành mà không có sự kết hợp trong sắc lệnh này của bất kỳ cụm từ, mệnh đề, câu, đoạn hoặc phần vi hiến nào như vậy.)

SECTION 6. (SECCIÓN 6.) (MỤC 6.)

This ordinance shall be in full force and effect from and after its passage and it is so ordained.

(Esta ordenanza estará en pleno vigor y efecto desde y después de su aprobación y así se ordena.)

(Sắc lệnh này sẽ có đầy đủ hiệu lực kể từ và sau khi được thông qua và nó được sắc phong như vậy.)

PASSED AND APPROVED ON THIS 5th DAY OF MARCH, 2026.

(APROBADO Y APROBADO EL 5 DE MARZO DE 2026.)

(ĐƯỢC THÔNG QUA VÀ PHÊ DUYỆT VÀO NGÀY 5 THÁNG 3 NĂM 2026 NÀY.)

Billy Davis, Mayor (*Alcalde*) (*thị trưởng*)

ATTEST (*DAR FE*) (*XÁC NHẬN*):

Carol Cannady, City Secretary (*Secretario de la ciudad*) (*bí thư TP*)

APPROVED AS TO FORM (*APROBADO EN CUANTO A LA FORMA*) (*DUYỆT THEO MẪU*)

Rob Allibon, City Attorney (*abogado de la ciudad*) (*luật sư thành phố*)



City of Crowley, Texas City Council Agenda Report

Presenter: Matt Elgin	Meeting Date: March 5, 2026
Department: Police	Agenda Item: IV.3.
Subject: Discuss and consider 2025-26 CCPD Budget Amendment #2 for the agreement with GSBS Architects for additional conceptual designs.	

Background:

This amendment includes the contract proposal with GSBS Architects for the site feasibility review and conceptual design that was discussed earlier in this meeting.

Recommendation:

Staff requests Board consideration and approval of CCPD 2025-26 Budget Amendment #2.

Financial Information:

\$30,000 plus any approved reimbursable expenses.

Attachments:

1. GSBS Phase 2
2. CCPD 25-26 Budget (3)
3. CCPD Budget Amendment 2 25-26 1 copy copy

February 26, 2026

Matt Elgin, Assistant City Manager
City of Crowley, Texas
201 E. Main Street
Crowley, TX 76036

Fee Proposal For: Crowley Police Department Assessment, Phase 2

Dear Mr. Elgin:

GSBS Architects is pleased to submit the following proposal to provide services for continued assessment of the Crowley Police Department. We understand the Project to entail:

Pre-Design analysis to determine the feasibility of fitting Police Department program and operations into the existing Police Department, the adjacent Fire Department, and site. This study will be a continuation of the assessment completed by GSBS in December 2025.

GSBS understands the project shall assume that Fire Department operations will be located to another site, and Police Department operations will expand to occupy the abandoned space in the Fire Department building. Fire department relocation, site considerations, and design are not to be included in the assessment.

Scope of Services

Based on this understanding of the Project, GSBS proposes to provide Pre-Design services, including Program modification, as needed, and Conceptual Design of the building and site. Conceptual design shall include architectural and site design only. Deliverables provided by GSBS are intended to support planning efforts based on conversations with City of Crowley administration and shall include:

- Evaluation of the existing fire department for future use potential
- Pre-design report highlighting:
 - Current programming needs
 - Future programming needs to a date agreed upon by city administration
- Design, phase, and construction schedules
- Concept drawings
 - [1] Site plan
 - [1] Floor plan
- Rough Order of Magnitude (ROM) estimate
- Presentation to CCPD board

Not included in the proposed scope of services:

- Existing facility surveys
- Measured drawings
- Consultant services, including:
 - Civil engineering
 - Structural engineering
 - Mechanical engineering
 - Electrical engineering
 - Interior design
 - Landscape design
 - Furniture, fixtures & equipment design
 - Cost estimating services
- Surveying
- Geotechnical services
- Hazardous materials assessment

Other Terms and Conditions

Reimbursable Expenses are in addition to the compensation for the Services to be provided and include expenses incurred by GSBS directly related to the project. Reimbursable expenses are billed at the cost of the expense plus ten percent.

Proposed Fee

The proposals to complete the Scope of Services described above for a fixed fee of:

\$30,000 Pre-Design Services

GSBS will invoice monthly in proportion to services performed. Payment is due and payable upon presentation of the invoice. Amounts unpaid 30 days after the invoice date will bear interest. Invoices unpaid for more than 45 days may result in the suspension of our services until the account is made current.

If this proposal is acceptable, we will prepare an agreement for the project.

Thank you for your trust and confidence, and for the opportunity to provide this proposal for your project. We look forward to a continued successful relationship.

Sincerely,


Cody Jay
for GSBS Architects

**Crime Control and Prevention District
FY 2025–26 Budget
Budget Amendment #2**

Revenues:	2025-26 Budget Revenue over Expenditures	\$	458,550
Expenditures:	GSBS Pre-Design Services	<u>30,000</u>	
	Total Expenditures	<u>\$</u>	30,000
	Net Revenue over Expenditures	\$	428,550