



Agenda
Crowley Planning & Zoning Commission
April 27, 2026
Regular Session - 7:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

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

Regular Session - April 27, 2026 - 7:00 PM

I. Call to Order and Roll Call

II. Invocation and Welcome Visitors

III. Action Items

- A. Discuss and consider approving the minutes from the regular meeting held on **April 13, 2026**
- B. Hold a public hearing, discuss, and consider making a recommendation to the City Council on an ordinance amending portions of city code Chapter 106, “Zoning”, Article 5, “Use Regulations,” to amend regulations for accessory buildings, including permitted size and number. **Case # ZCA-2026-001**
- C. Discuss and make a recommendation to the City Council on a Preliminary Plat for Crowley-Plover Road Center, Lot 1, Block A, being approximately 6.577 acres situated in the Matthew Toler Survey, Abstract No. 1547, City of Crowley, Tarrant County, Texas. **Case # PPLT -2026-001**
- D. Discuss and make a recommendation to the City Council on a Preliminary Plat for Hash Main Addition, an approximately 0.525 acre tract located at 516 W Main, located in the Sylvester S. Reynolds Survey, Abstract No 1316, Crowley, Texas. **Case # PPLT-2026-002**

IV. Discussion

V. Public Comment

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

VI. Adjournment

I, the undersigned authority, do hereby certify that this agenda of the Crowley Planning & Zoning Commission meeting to be held on April 27, 2026 at 7:00 PM is a true and correct copy posted on Tuesday, _____, at _____ AM/PM to the city website and at Crowley City Hall, in a place convenient and readily accessible to the public at all times.

Bhumika Thakore, Planner

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



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

Presenter: Bhumika Thakore	Meeting Date: April 27, 2026
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on April 13, 2026	

Background:

Minutes are attached for review.

Recommendation:

Staff recommends approval

Financial Information:

Attachments:

1. 2026_04_13_PZ_Minutes



**Minutes
City of Crowley
Planning & Zoning Commission
April 13, 2026
Regular Session - 7:00 PM**

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

Regular Session – April 13, 2026 - 7:00 PM

I. Call to Order and Roll Call

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

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

II. Invocation and Welcome Visitors

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

III. Action Items

A. Discuss and consider approving the minutes from the regular meeting held on February 23, 2026

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

B. Discuss and consider approving the minutes from the joint work session meeting held on March 18, 2026

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

C. Discuss and consider approval of a request for a replat of Block W Lot 58X, Hunters Ridge Phase 2 and Block W Lots 38-41 and 43X, Hunters Ridge Phase 3, Tarrant County, Texas, to create Lots 38R-41R, 43XR, 44X, and 58XR, Block W, Hunters Ridge Phase 3. The properties are located at Cedar Creek Ln and (under construction) Emerald Trace Trl and are zoned R-3 single family residential. Case # RPLT-2026-002

Rachel Roberts, Planning & Community Development Director, provided an overview of the

request for a replat. Ms. Roberts explained that the replat is intended to reconfigure lot lines and clarify which portion of the original open space lot is intended to be used for a proposed municipal water facility. The need for the replat arose after an additional pipeline easement was identified during design, requiring adjustment of the original facility location, which was planned as part of Hunters Ridge Phase 2. In coordination with the developer, land from Phase 3 was incorporated to allow proper siting while maintaining compliant, buildable lots.

Ms. Roberts stated that the Comprehensive Plan designates the area for single-family residential and parkland uses, and the proposed municipal water facility is consistent with those designations. She also confirmed that public utility infrastructure is permitted in all zoning districts, including R-3. Staff reviewed the request for compliance with subdivision regulations, zoning standards, and technical requirements and determined that the plat meets all applicable criteria, recommending approval as required under state law.

Chair Duman opened the public hearing at 7:08 p.m.

Mr. Gordon Ford, 849 Watson Way, spoke in opposition, raising concerns regarding environmental impacts, including tree loss, wildlife disruption, and increased wildlife presence in surrounding residential areas due to ongoing development. No additional speakers came forward.

Chair Duman closed the public hearing at 7:10 p.m.

Chair Duman clarified that the item was limited to a replat of previously approved lots and did not constitute approval of new development. Chair Duman emphasized that the item is administrative in nature and, as it complies with applicable regulations, the Commission is required to approve it under state statute.

During discussion, Commissioner Burns asked about the size and capacity of the proposed water facility and whether it would allow for future expansion. Commissioner Wade asked whether the area would remain designated as parkland and open space, with only a limited portion used for the facility. Ms. Roberts confirmed that the replat would not introduce additional impacts to green space beyond what had previously been approved.

Commissioner Wade moved to recommend approval of Case No. RPLT-2026-002. The motion was seconded by Commissioner Wagner and passed with all in favor except Chair Duman, who abstained.

IV. Public Comment

There was no public comment.

V. Adjournment

The meeting adjourned at 7:16 P.M

David Duman, Planning & Zoning Commission Chair

Date

ATTEST:

Bhumika Thakore, Planner

Date



City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: April 27, 2026
Department: Community Development	Agenda Item: III.B.
Subject: Hold a public hearing, discuss, and consider making a recommendation to the City Council on an ordinance amending portions of city code Chapter 106, “Zoning”, Article 5, “Use Regulations,” to amend regulations for accessory buildings, including permitted size and number. Case # ZCA-2026-001	

Background:

Recently, the Planning & Zoning Commission held a work session to provide input to staff on possible changes to accessory building regulations for large lot residential properties. The ordinance under consideration tonight is the formal consideration of those changes, plus some clarification about regulations for commercial accessory buildings.

Staff review

Residential Accessory Buildings

The changes would allow residential accessory buildings to be up to 50 percent of the gross floor area of the primary structure on properties that are at least one acre in size. The ordinance also clarifies that the size is calculated based on the gross floor area of both the house and the accessory building, which includes all unenclosed areas under a roof, but not including pergolas or wall-attached canopies and awnings.

Non-Residential (Commercial, Industrial, and Multifamily) Accessory Buildings

The ordinance clarifies that, unlike in single-family residential districts, there is no limit on the number of accessory buildings for non-residential uses. Non-residential uses commonly have more than one accessory structure. For example, multifamily uses tend to have a leasing office and/or clubhouse building, carports, and/or a covered mailroom, fitness center, or storage building for maintenance. Industrial uses may have a primary building along with multiple structures used for storage or auxiliary manufacturing or processing. The ordinance notes that while there is no limit on the number of accessory buildings, the buildings are still subject to the maximum lot coverage requirements of the zoning district.

The ordinance also notes that there is no maximum size of accessory buildings for nonresidential uses, but the buildings must be clearly subordinate to the primary structure and cannot exceed the height of the primary structure.

ACTION BY THE PLANNING & ZONING COMMISSION

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

Approval: I make a motion to recommend approval of Case # ZCA-2026-001.

Approval with Conditions: I make a motion to recommend approval of Case # ZCA-2026-001 with the following conditions [list conditions].

Deny: I make a motion to recommend disapproval of Case # ZCA-2026-001.

Postpone: I make a motion to continue Case # ZCA-2026-001 until [specify date].

Recommendation:

Staff recommend approval.

Financial Information:

Attachments:

1. ORDINANCE_ZCA-2026-001_amend acc bldg

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS CHAPTER 106 "ZONING" ARTICLE 5 "USE REGULATIONS" OF THE CITY OF CROWLEY CODE OF ORDINANCES RELATING TO ACCESSORY STRUCTURES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley, Texas ("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, pursuant to Chapter 211 of the Local Government Code, the City has the authority to adopt a comprehensive zoning ordinance and map regulating the location and use of buildings, structures, and land for business, industry, residence and other purposes, and to amend said ordinance and said map for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a Comprehensive Plan; and

WHEREAS, the City has previously adopted its Comprehensive Zoning Ordinance, as codified as Chapter 106 "Zoning" of the Code of Ordinances of the City of Crowley (the "Zoning Ordinance"); and

WHEREAS, the City Council of the City of Crowley deems it advisable and in the public interest to make certain amendments to portions of Article 5 "Use Regulations" of the Zoning Ordinance relating to accessory structures as set forth herein; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on April 27, 2026, and the City Council of the City of Crowley, Texas held a public hearing on May 21, 2026 with respect to the Zoning Ordinance amendments described herein; and

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

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

SECTION 1.

That Section 106.67.D of the Zoning Ordinance is hereby amended to amend sections 106.67.D(2) and 196.67(D)(7) so that Section 106.67.D shall now read as follows:

Sec. 106.67. – Accessory Uses and Structures

....

"D. GENERAL STANDARDS FOR ALL ACCESSORY USES AND STRUCTURES

- (1) All accessory uses and structures shall be subject to the general standards in this section, as well as any applicable additional standards in Section 106.67.E, Additional Standards for

Certain Accessory Uses and all standards applicable to the associated primary use as set forth in Section 106.66, Supplemental Use Standards.

- (2) Size: All accessory uses and structures shall:
 - a. Be clearly subordinate in area, extent, and purpose to the primary use or structure.
 - b. Not violate the bulk, density, parking, landscaping, or open space standards of this Chapter when taken together with the primary use or structure.
 - c. The floor area of any detached accessory structure shall not exceed 30 percent of the floor area of the primary structure. The total combined floor area of all structures shall not exceed the maximum lot coverage for the zoning district in which it is located..
 - i. For single family residential uses located on a tract one acre or larger, the Administrator may permit an accessory building up to 50% percent of the gross floor area of the primary structure.
 - ii. For commercial, industrial, and multifamily districts, accessory structures do not have a maximum size but shall be clearly subordinate to the primary structure and shall not exceed the height of the primary structure, and the total combined floor area of all structures shall not exceed the maximum lot coverage for the zoning district in which the property is located.
 - iii. For all districts, the floor area of both the primary structure and accessory buildings shall be determined by calculating the allowed percentage based on the gross floor area (as defined by this code) of the primary building and the gross floor area of the accessory building, including unenclosed areas under a roof but not including pergolas or wall-attached canopies. For unenclosed accessory structures, the gross floor area shall include all areas under the roof or covering.
- (3) Function: All accessory uses and structures shall directly serve the primary use or structure, and be accessory and clearly incidental to the primary use or structure.
- (4) Timing: Accessory uses and structures shall not be constructed or established prior to the start of construction of the primary use or structure. An accessory structure shall not be used until the construction of the primary structure is completed.
- (5) Height: Accessory structures shall be limited to a maximum height of the existing principal structure on the lot or 25 feet, whichever is smaller.
- (6) Location: Accessory uses or structures shall be located on the same lot as the primary use or structure and shall comply with setback standards in Section 106.67.E, Additional Standards for Certain Accessory Uses.
 - a. Accessory structures shall not be located within platted or recorded easements.
 - b. The Administrator may authorize an accessory structure on a vacant lot if the structure is used for animal or crop production associated with an agricultural use, or used in conjunction with a park or community garden.
- (7) Design Compatibility:
 - a. Except where exempted, all accessory structures shall be designed to be aesthetically compatible with the primary structure. Compatibility shall be evaluated in terms of building materials, building orientation, building placement, building articulations, and building mass. Non-enclosed stables, gazebos, greenhouses, pergolas, and carports ten feet or less in height with a roofed area of 120 square feet or less are exempt from this compatibility requirement.

- b. Applicants for accessory structures not exempted in accordance with this subsection who request exceptions from the design compatibility requirements shall demonstrate screening methods or design features that will be used to minimize any potential adverse effects on neighboring properties.
- (8) Ownership: Accessory uses or structures shall be owned or operated by the same person as the primary use or structure.”

SECTION 2.

That Section 106.67.E of the Zoning Ordinance is hereby amended to amend section 106.67.E(1)(d) so that Section 106.67.E(1) shall now read as follows:

Sec. 106.67. – Accessory Uses and Structures

...

“E. ADDITIONAL STANDARDS FOR CERTAIN ACCESSORY USES: If indicated in Table 106.65-2 with an asterisk (*), the following additional standards shall apply:

(1) Accessory buildings:

a. Uses:

- 1. In all residential zoning districts, permitted accessory buildings include garages, storage sheds, gazebos, cabanas, storm shelters, and similar structures. An accessory building may be used for hobbies in such a manner as to be an accessory use only and shall produce no unreasonable odor, noise, light, or manner of operation. Accessory buildings cannot be used for commercial or business purposes unless otherwise permitted as a Live/Work Dwelling in this Chapter. Accessory buildings may be used for Home Occupations if they meet the standards in Section 106.67.E.(6).
- 2. In all nonresidential and special districts, accessory buildings are permitted only for uses listed in the specific nonresidential or special district category as identified in Table 106.65-2, Allowed Uses.

b. Building Design:

- 1. The standards for exterior appearance of the accessory building are based on the size (area and height) of the structure itself and are set forth in Table 106.67-1, Accessory Building Design Standards, below. A building permit shall be required for all accessory buildings regardless of the building code requirements.

Table 106.67-1: Accessory Building Design Standards	
Floor Area	Building Design Standards
A. Less than or equal to 120 square feet in floor area	<ul style="list-style-type: none"> • No additional requirements (they shall meet the zoning standards of the district in which they are located)
B. More than 120 square feet but less than 550 square feet in floor area	<ul style="list-style-type: none"> • Roof pitch shall be compatible with the roof pitch of the primary structure • Foundation - as required by the building code
C. 550 square feet or larger in floor area	<ul style="list-style-type: none"> • Roof pitch shall be compatible with the roof pitch of the primary structure • Foundation - as required by the building

	code • The exterior appearance of an accessory structure shall be architecturally compatible with the primary structure, including but not limited to coordination of architectural style and colors, roof form and pitch, and window style and placement
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- c. Setbacks
 - 1. Front setback: Enclosed accessory buildings, such as garages, storage buildings, or storm shelters, shall not be located forward of the primary building on the lot.
 - 2. Side and rear setbacks: An accessory building shall be located a minimum of five feet from side and rear property lines, except on corner lots. On corner lots, the primary building setback shall apply to accessory buildings also.
- d. Number of accessory buildings:
 - 1. In residential districts or for residential uses (single family or duplex):
 - a. Lots that are one acre or less shall be limited to two (2) accessory buildings in addition to the primary building as long as all other standards in the zoning district are met.
 - b. Lots that are greater than one acre shall have no limits on number of accessory buildings in addition to the primary structure up to the lot coverage standards in the zoning district. Lot coverage and size limitations in Section 106.67.D (2) shall not apply if the accessory buildings are for agricultural use.
 - 2. For non-residential uses, there shall be no limit on the number of accessory buildings, except in no case shall the total coverage of all structures exceed the maximum lot coverage permitted in the applicable zoning district.”

SECTION 3.

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

SECTION 4.

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 5.

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 accessory structures 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 6.

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

SECTION 7.

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

SECTION 8.

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

PASSED AND APPROVED THIS THE 21ST DAY OF MAY, 2026.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

Rob Allibon, City Attorney



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

Presenter: Bhumika Thakore	Meeting Date: April 27, 2026
Department: Community Development	Agenda Item: III.C.
Subject: Discuss and make a recommendation to the City Council on a Preliminary Plat for Crowley-Plover Road Center, Lot 1, Block A, being approximately 6.577 acres situated in the Matthew Toler Survey, Abstract No. 1547, City of Crowley, Tarrant County, Texas. Case # PPLT -2026-001	

Background:

BACKGROUND AND OVERVIEW	
Request	Preliminary Plat for one lot for Walmart Neighborhood Market
Applicant	David Upton
Location	N.E. corner of FM Highway No. 1187 (Crowley Plover Road) and Beverly / Bus FM 1187
Surrounding Zoning	General Commercial (GC), Planned Development (PD)
Future Land Use Plan Designation	Open Space/ Park
Staff Recommendation	Approve with Conditions

Background & CURRENT STATUS OF PROPERTY

The proposed development is located along FM Highway No. 1187 (Crowley Plover Road) at the western city limits of Crowley, in Texas. The property is situated within the Matthew Toler Survey, Abstract No. 1547, and consists of approximately 6.577 acres. The site is identified as Lot 1, Block A of the Crowley Plover Road Center Addition.

The property is zoned General Commercial (C) and is planned for a Walmart Neighborhood Market with a fuel center.

Staff review

Comprehensive Land Use Plan

The Future Land Use Plan classifies this property as Open Space / Park.

The Comprehensive Land Use Plan designates this property as Open Space/Park. The property is currently zoned GC (General Commercial), and the proposed use is permitted within this zoning district. Therefore,

staff does not consider this to be a conflict with the Comprehensive Plan that would warrant denial of the plat.

Development Requirements

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

Requirements from the Zoning Ordinance (Ch. 106)

The plat conforms to all requirements from the zoning ordinance.

Requirements from the Subdivision Regulations (Ch. 98)

The plat drawing conforms to the requirements from the subdivision regulations.

Public Works / Infrastructure Requirements (Technical Specifications)

The plat does not comply with all infrastructure requirements or technical specifications. *The related civil plans need some minor correction* (see attached letter).

STAFF RECOMMENDATION

Based on the above analysis, staff recommend approved with conditions.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions are provided below. You are not required to use any of these motions. If the motion is to approve, it should address whether the variances requested are recommended to be granted.

Approval: I make a motion to recommend approval of the request for a preliminary plat Case #PPLT-2026-001

Approval with Conditions: I make a motion to recommend approval of the request for a preliminary plat, Case #PPLT- 2026-001, with the following conditions [list conditions].

Deny: I make a motion to recommend denial of the request for a preliminary plat, Case #PPLT- 2026-001

Recommendation:

Staff recommend approval with the conditions

Financial Information:

Attachments:

1. Walmart Neighborhood Market Preliminary Plat
2. Plat Application Form
3. PPLT-2026-001_aerial
4. PPLT-2026-001_FLUP
5. PPLT-2026-001_zoning
6. PPLT-2026-001- Crowley-Plover Road Center- Walmart -2nd SUBMITTAL.
7. Project_Overview_2026-04-22_PPLT-2026-001

PROPERTY DESCRIPTION

BEING a tract of land situated in the Matthew Toler Survey, Abstract No. 1547, City of Crowley, Tarrant County, Texas, and being all of a called 6.577 acre tract of land described in the Special Warranty Deed, recorded in Instrument No. D214213799, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the northeast corner of said 6.577 acre tract of land and being the northwest corner of Lot 8X, Block B, Tarrytown, an addition to the City of Crowley according to the Amending Plat recorded in Instrument No. D224035725, Plat Records, Tarrant County, Texas (P.R.T.C.T.) and being in the south right-of-way line of Tarryhollow Drive (50-foot wide public right-of-way);

THENCE with the east line of said 6.577 acre tract and the west line of said Tarrytown, the following courses:

South 00°01'46" East, a distance of 501.31 feet to a 5/8-inch iron rod found for corner in the west line of Lot 1X, Block B of said Tarrytown;

South 45°00'00" East, a distance of 55.40 feet to a PK Nail, on top of a retaining wall, found for corner;

South 00°01'46" East, a distance of 94.87 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" set for the southeast corner of said 6.577 acre tract and the southwest corner of said Lot 1X, and being in the north right-of-way line of F.M. Highway No. 1187 (a variable width public right-of-way, recorded in Volume 12678, Page 564, Deed Records, Tarrant County, Texas);

THENCE with the north right-of-way line of said F.M. Highway No. 1187, the following courses:

South 73°03'43" West, a distance of 99.25 feet to a 3-inch Brass TXDOT monument found for corner;

South 57°00'49" West, a distance of 39.09 feet to a 3-inch Brass TXDOT monument found for the beginning of a non-tangent curve to the left with a radius of 5,746.58 feet, a central angle of 02°30'01", and a chord bearing and distance of South 77°30'50" West, 250.75 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 250.77 feet to a 5/8-inch iron rod with red plastic cap stamped "KHA" found for corner;

North 57°07'17" West, a distance of 80.80 feet to a 5/8-inch iron rod for the north end of a corner clip at the intersection of the north right-of-way line of said F.M. Highway No. 1187 and the east right-of-way line of Crowley-Plover Road (a variable width public right-of-way, also known as, F.M. Highway No. 1187 Business);

THENCE North 00°03'08" West, with the east right-of-way line of said Crowley-Plover Road and the west line of said 6.557 acre tract, a distance of 540.05 feet to a 5/8-inch iron rod with plastic cap stamped "Shield Engineering" found for the northwest corner of said 6.557 acre tract and being in the south right-of-way line of the aforementioned Tarryhollow Drive;

THENCE North 00°10'07" West, with the south right-of-way line of said Tarryhollow drive, a distance of 155.64 feet to the POINT OF BEGINNING and containing 286,484 square feet or 6.577 acres of land.

OWNER'S DEDICATION STATE OF TEXAS COUNTY OF TARRANT

NOW, THEREFORE KNOWN ALL MEN BY THESE PRESENTS:

That Wal-Mart Real Estate Business Trust through the undersigned authority does hereby adopt this plat designating the hereinabove described property as CROWLEY-PLOVER ROAD CENTER, 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 easement strips, and the City of Crowley and any public utility shall at all times have the right of ingress and egress to and from 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.

Witness, my hand this day of 2026.

Wal-Mart Real Estate Business Trust

By: Matt Smith Senior Manager

STATE OF TEXAS COUNTY OF TARRANT

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael J. Swayne, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this day of 2026.

Notary Public in and for the State of Texas

STATE OF TEXAS COUNTY OF COLLIN

KNOW ALL MEN BY THESE PRESENTS

I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and platted hereon as determined by an actual survey made on the ground under my direction and supervision.

The property is not partially within the 100 year floodplain

Michael J. Swayne Registered Professional Land Surveyor Texas Registration No. 7143 Kimley-Horn and Associates, Inc. 400 North Oklahoma Drive, Suite 105 Celina, TX 75009 (469) 501-2200 michael.swayne@kimley-horn.com

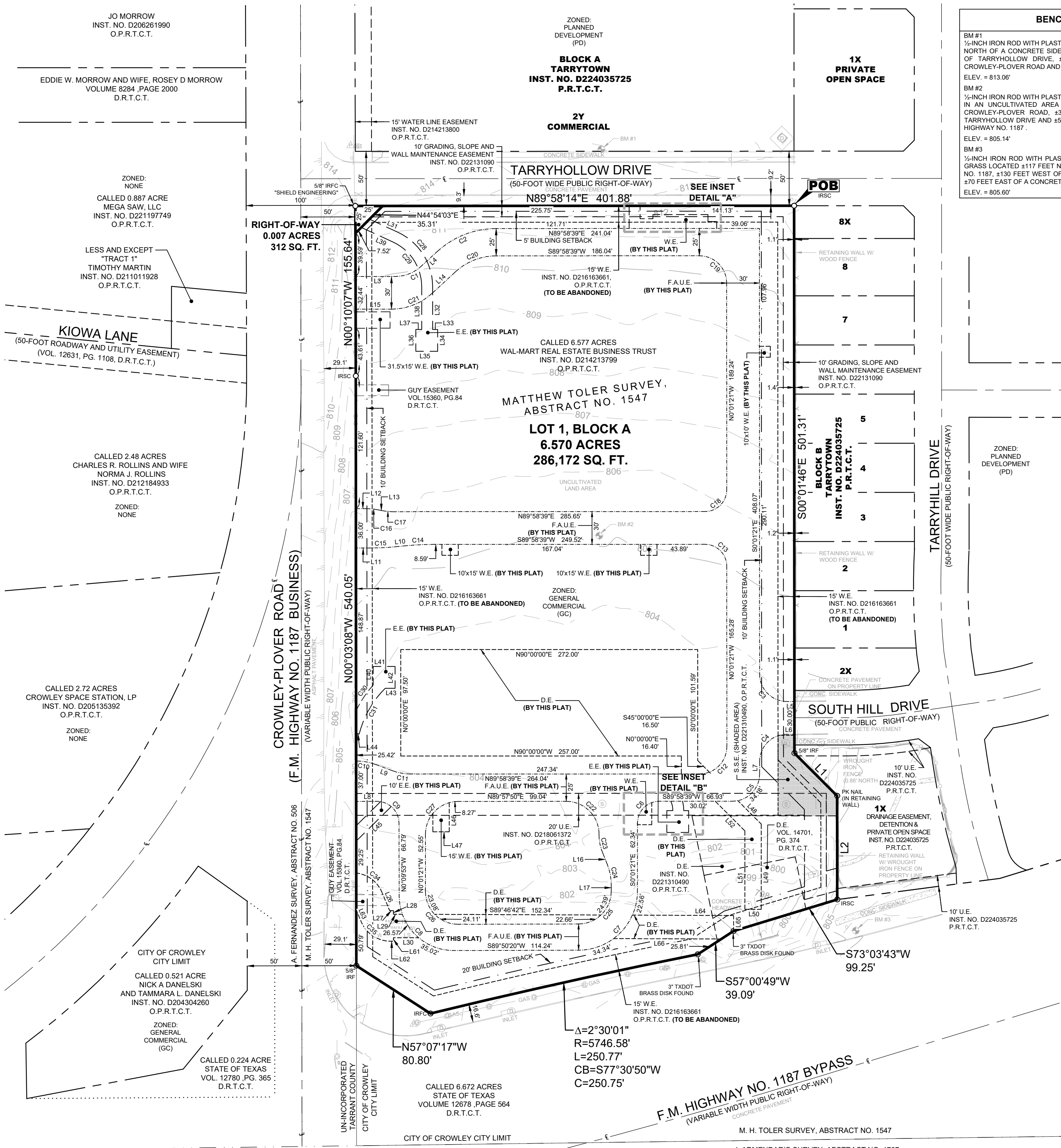
PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

STATE OF TEXAS COUNTY OF COLLIN

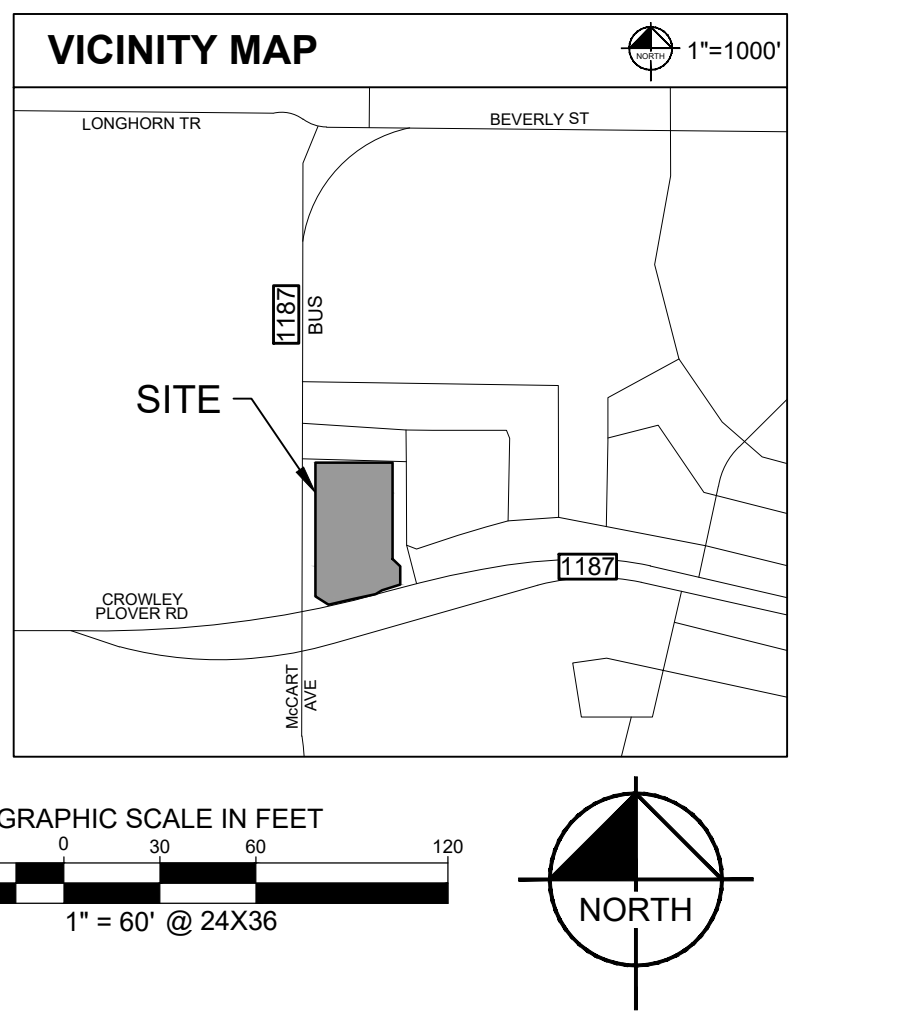
Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Michael J. Swayne, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this day of 2026.

Notary Public in and for the State of Texas



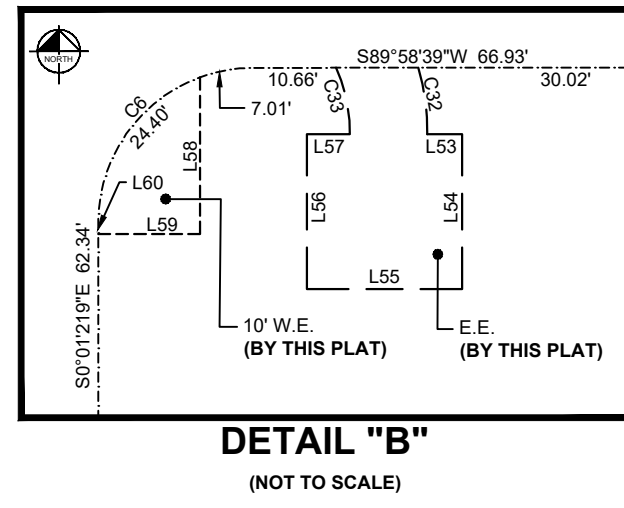
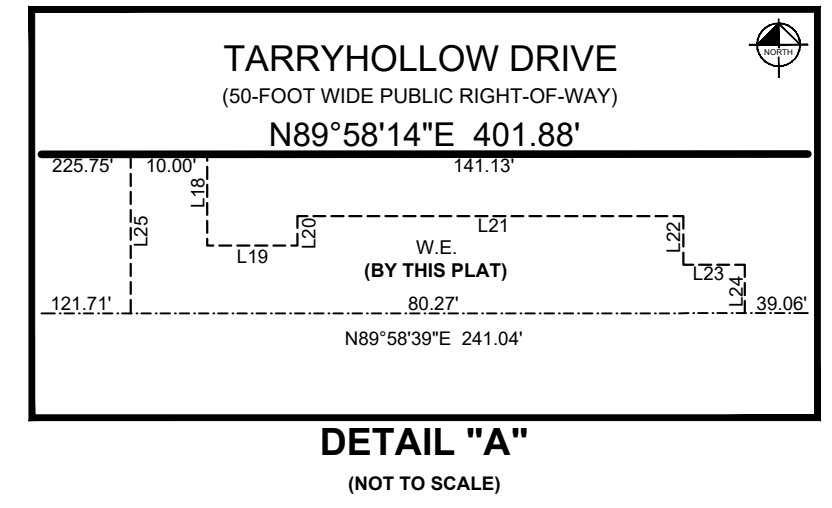
BENCH MARK LIST table with 3 entries detailing iron rod locations and elevations.



SYMBOL LEGEND table defining symbols for various survey features like boundaries, easements, and utilities.

CURVE TABLE and LINE TABLE providing numerical data for curve and line segments.

LINE TABLE providing numerical data for line segments.



- NOTES: 1. All bearings shown are based on grid north... 2. This survey reflects the above ground indications of utilities... 3. All corners are 5/8-inch iron rods set capped...

FLOOD STATEMENT: According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48439C0410K for Tarrant County, Texas and incorporated areas, dated September 25, 2009, this property is located within Zone X (unshaded) defined as 'Areas determined to be outside the 0.2% annual chance floodplain.'

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY. Recommended for approval. Signature lines for David Duman and Billy P. Davis, Mayor.

PRELIMINARY PLAT CROWLEY-PLOVER ROAD CENTER LOT 1, BLOCK A 6.577 ACRES ZONED GENERAL COMMERCIAL BEING SITUATED IN THE MATTHEW TOLER SURVEY, ABSTRACT NO. 1547 CITY OF CROWLEY, TARRANT COUNTY, TEXAS

Kimley-Horn logo and contact information: 400 North Oklahoma Dr., Suite 105, Celina, Texas 75009. Tel. No. (469) 501-2200.



CITY OF CROWLEY
 Plat Application
 Community Development Department

Case # _____
 (to be assigned by City Staff)

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See the appropriate check list and fee schedule for minimum requirements. **Official tax certificates (one for each parcel) and applicable fees must be included with the plat application. Incomplete applications will not be processed.**

Select the applicable plat type below:

- Preliminary Plat
- Amending Plat
- Minor Plat
- Replat
- Final Plat
- Vacating Plat

Property Information

Project Name: Walmart Crowley NHM #3714
 Project Address: TBD
 Survey/ Abstract, Tract(s): TOLER, MATHEW.H.SURVEY Abstract 1547 Tract 1E1
 Addition, Block, Lots: N/A
 Project Description: CROWLEY WALMART NEIGHBORHOOD MARKET
 Gross Acreage: 6.577 Zoning District: GC
 Number of Lots Proposed: 1

Applicant & Owner Information

Applicant Name: DAVID UPTON, P.E. Company: KIMLEY-HORN
 Applicant Address: 6160 WARREN PKWY, STE 210 City: FRISCO State: TEXAS
 ZIP Code: 75034 Telephone No: 972-474-7670 Email: _____

Application Status (check one) Owner Representative Tenant Prospective Buyer

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

Property Owner: WAL-MART REAL ESTATE BUSINESS TRUST
 Applicant Address: PO BOX 8050 MAIL STOP 0555 City: BENTONVILLE State: ARKANSAS
 ZIP Code: 72712 Telephone No: (479) 360-3982 Email: _____

Information required for the approval of Developer's Agreement

Developer (Legal name of the company entering into the agreement): WAL-MART REAL ESTATE BUSINESS TRUST

Name and title of the authorized representative who will sign the agreement: Josh Boccaccio

Company's Address: PO BOX 8050 MAIL STOP 0555 City: BENTONVILLE State: ARKANSAS
 ZIP Code: 72712 Telephone No: (479) 360-3982 Email: Josh.Boccaccio@walmart.com

Plat Application (cont.)

Developer: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Engineer: DAVID UPTON

Address: 6160 WARREN PARKWAY STE 210 City: FRISCO State: TEXAS

ZIP Code: 75034 Telephone No: 972-474-7670 Email: _____

Surveyor: MICHAEL SWAYNE

Address: 400 NORTH OKLAHOMA DRIVE SUITE 105 City: CELINA State: TEXAS

ZIP Code: 75009 Telephone No: 469-501-2200 Email: _____

Land Planner: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Point of Contact (if applicant is not the point of contact)

Name: _____

Address: _____ City: _____ State: _____

ZIP Code: _____ Telephone No: _____ Email: _____

Acknowledgement

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

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

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)		For Office Use Only MyGov Project # _____ Date Submitted: _____ Total Fee: \$ _____ Date of Payment: _____ Accepted By: _____
PRINTED NAME: <u>DAVID UPTON, P.E.</u>		
SIGNATURE: <u>David Upton</u>	DATE: <u>3/24/2026</u>	
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:		
PRINTED NAME: <u>JOSH BOCCACCIO</u>		
SIGNATURE: <u>Josh Boccaccio</u>	DATE: <u>3/24/26</u>	
<small>Digitally signed by Josh Boccaccio Date: 2026.03.24 10:21:20-05'00'</small>		
(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.		

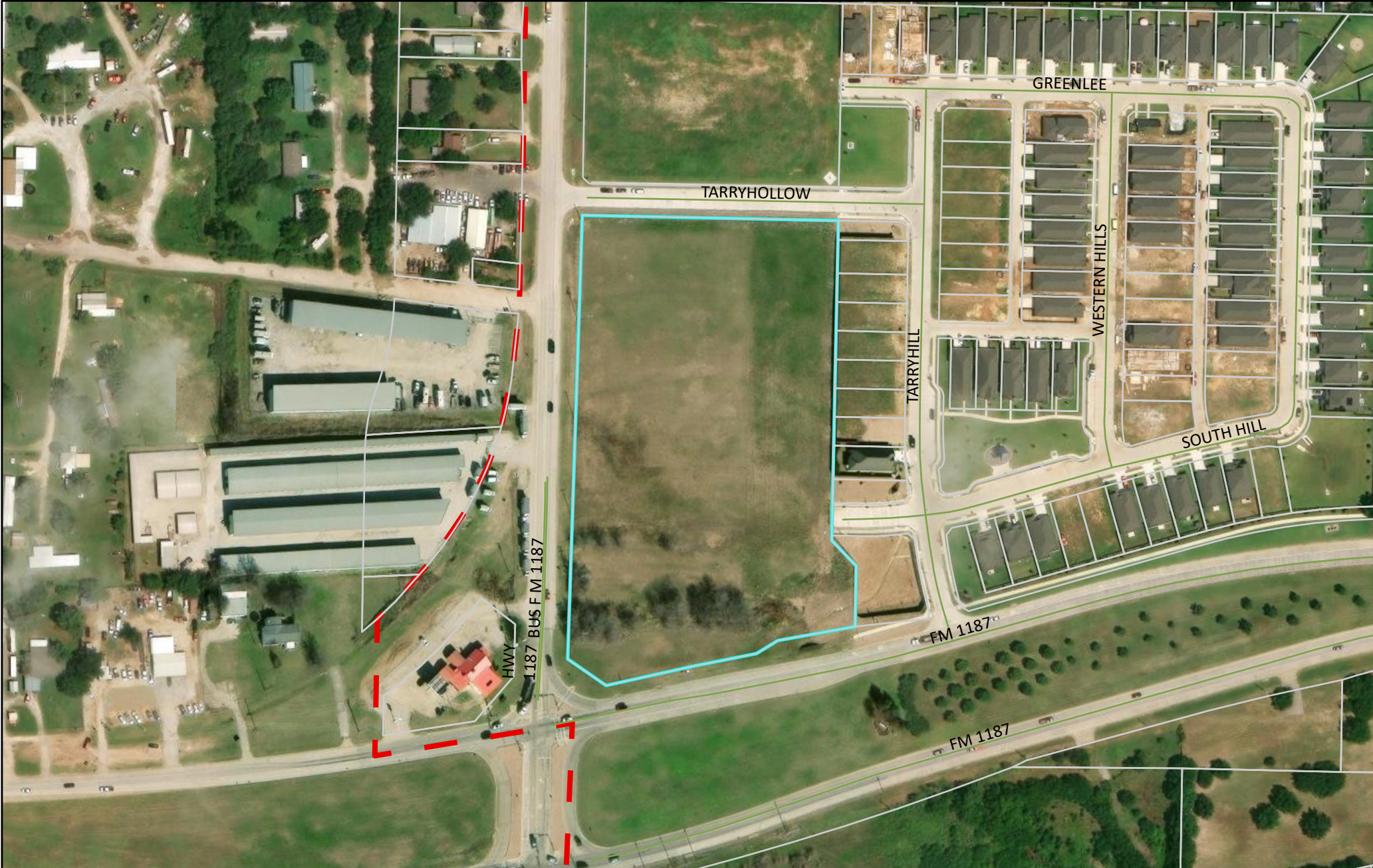
Plat Submittal Requirements

- Submitted applications must include all required project and contact information.
- A tax certificate (one for each parcel included with the plat) issued by the county tax assessor collector's office must be submitted with the application, with the certificate(s) indicating that no delinquent taxes are owed and that taxes for the current year have been paid. After September 1st, a certificate showing that the taxes for that year are paid, but that the taxes for the upcoming year have yet to be calculated, is required by Tarrant County.
- Five (5) full-size hard copies of the plat drawing, folded to 8.5" x 11", must be submitted with the application to the Community Development Department for staff review no later than 4:00 PM on the application deadline on the Planning & Development schedule.
- Application fee and filing fees as specified in the City of Crowley Code of Ordinances, Appendix A Schedule of Rates, Fees and Charges must accompany the application. The application is incomplete without applicable fees, and incomplete applications will not be considered by the Planning & Zoning Commission. Fees are not refundable to the applicant regardless of the action taken on the plat by the P&Z Commission. Contact the Community Development office for exact fees for each submitted project.
- **Applicant must schedule an appointment with Rachel Roberts or Tejali Mangle on the Plat application day and must deliver the application packet on the scheduled time only.**
- Completed application packets must be submitted to the Community Development Department, City of Crowley, 201 E Main Street, Crowley, Texas 76036.
- Eight (8) copies of the plat with any requested corrections must be provided for the Planning & Zoning Commission agenda packets by the deadline specified on the Planning & Zoning deadline schedule.

The Community Development Department staff will provide a copy of the proposed plat to the City Engineer, Chief Building Official, Director of Public Works, and Fire Marshal for review and comment. Their comments will be summarized and sent to the applicant for the applicant to address.

Failure to provide information, drawings, or attachments in the form required by this application may result in an application being deemed incomplete. Failure to provide a complete application may result in the application expiring prior to Planning & Zoning Commission and/or City Council consideration. If the application expires, a new application must be submitted and application fee(s) paid before the plat will be considered for approval.

Approval of a preliminary plat or of a final plat with variances by the Planning & Zoning Commission does not constitute official acceptance of the proposed subdivision by the City.



4/21/2026

PPLT-2026-001
Preliminary Plat



DISCLAIMER

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

Site of request

Crowley city limits

Parcel boundaries

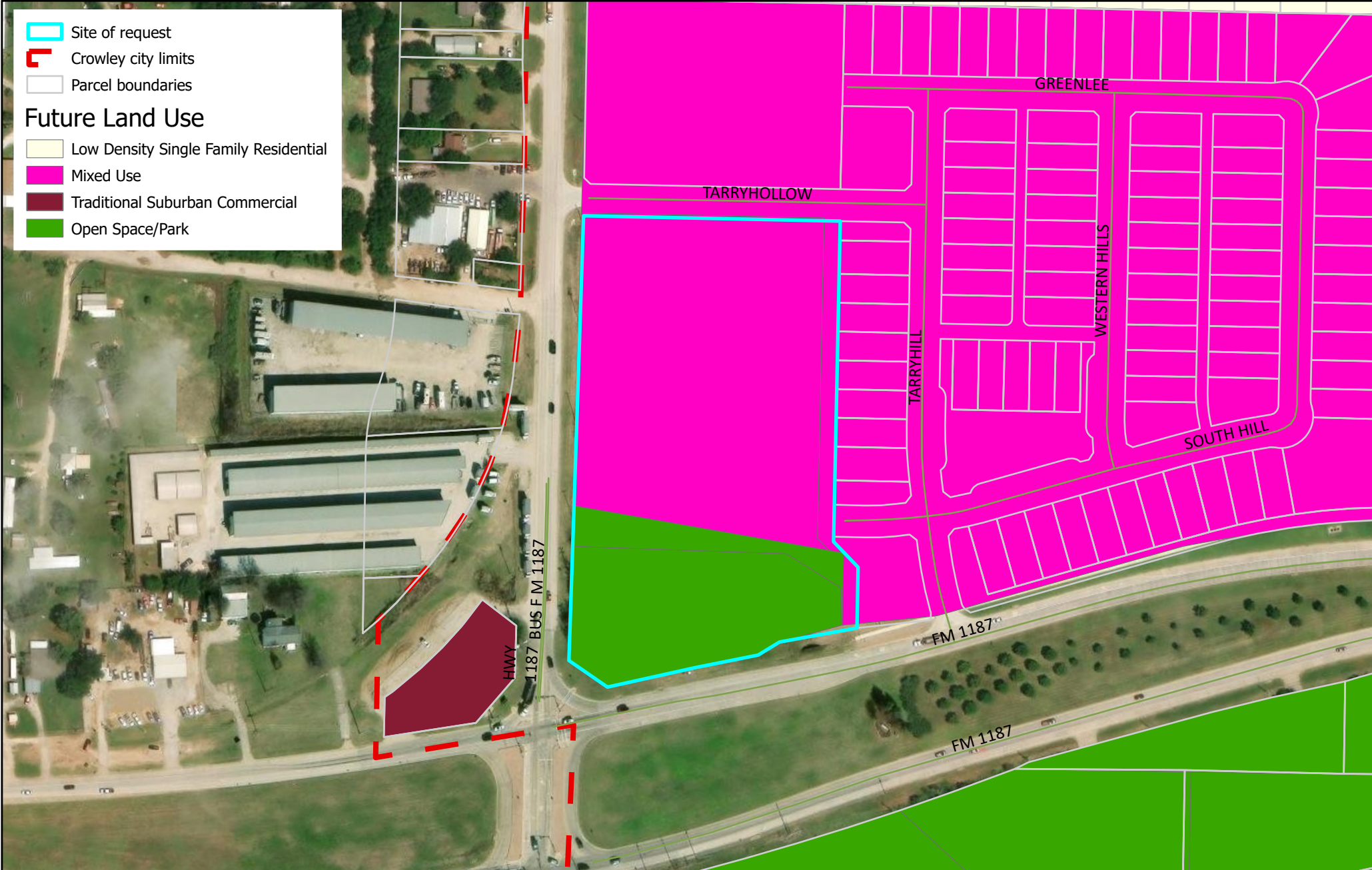
Future Land Use

Low Density Single Family Residential

Mixed Use

Traditional Suburban Commercial

Open Space/Park



4/21/2026







PPLT-2026-001
Preliminary Plat

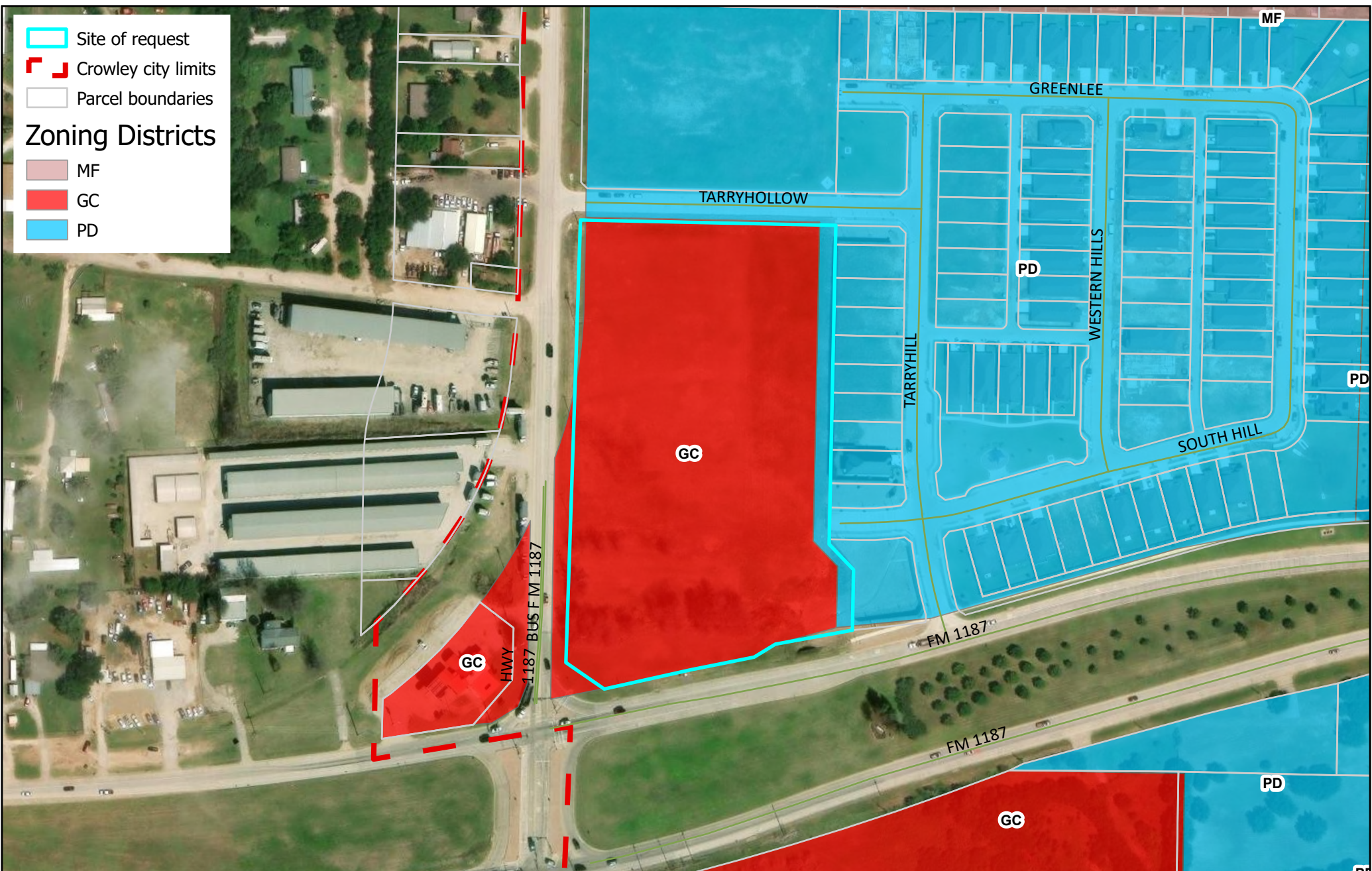
Future Land Use Plan



DISCLAIMER

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-  Site of request
 -  Crowley city limits
 -  Parcel boundaries
- ### Zoning Districts
-  MF
 -  GC
 -  PD



4/21/2026

PPLT-2026-001
Preliminary Plat

Zoning



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



April 20, 2026

David Upton
Kimley Horn
6160 Warren Parkway
Suite 210
Frisco, TX 75034

Dear Upton,

Staff Review of– Crowley-Plover Road Centre – (Walmart) – Preliminary Plat – 2nd Submittal

City staff have reviewed the Preliminary Plat for Lot 1, Block A Crowley-Plover Road Center – Walmart and have the following comments. **Please provide a response letter with the next submittal.**

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

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

- **Plat Comments**

1. The vicinity map must be drawn to scale. - Addressed
2. At the intersection with Beverly, please illustrate corner clips and clear vision areas. A triangular Public Open Space Easement (POSE) is required on corner lots at the intersection of two streets, in accordance with the Public Works Design Criteria Manual. Please note a ROW dedication is not required; an easement is required, but ROW dedication is not, so if Walmart would prefer to retain ownership of this corner, that is allowed.
3. The site plan currently depicts two lots. Please clarify whether the proposal is for one lot or two. - Addressed
4. Provide the property owner's information in the section that includes name of the information and contact information. - Addressed
5. Where setbacks are indicated with the note "by this plat," please be advised that setback lines will not be shown on the final plat.- Addressed
6. Please call out name of the Chairman of Planning & Zoning Commission. - addressed

- **Site Plan Comments**

(Please Note: These comments are provided as a courtesy only. A formal site plan review will be conducted at the time of building permit application)

1. The plat indicates one lot. Please clarify whether the proposal is for one lot or two. Addressed
2. If the variance is not approved, the site plan will need to be revised, including modifications to the parking layout.
Noted.



3. The plat reflects one lot; however, the site plan appears to differ. Please confirm which document is correct. Addressed
4. Developments of 40,000 square feet or greater are required to provide open space (refer to Article 8, Section 106.94 of the Zoning Code). Noted. We will look for open space to be provided on the formal site plan submittal.
5. Landscaping Note (not required with plat submittal): One canopy tree is required for every 10 parking spaces, and trees must be located within landscape islands. Noted.
6. All parking areas, maneuvering areas, customer loading zones, vehicular display areas, and storage areas not screened by on-site buildings must be screened from public streets in accordance with Section 106.92 of the Zoning Code. Screening must be a minimum of 3 feet and a maximum of 4 feet in height and may consist of vegetative materials or materials matching the principal structure. Noted.
7. A parking and circulation plan will be required at the time of formal site plan review (building permit submittal). To facilitate a smoother review process, this plan may be submitted during the preliminary plat stage. Based on the current layout, the parking area does not appear to comply with Section 106.86.D.3 (Pedestrian and Bicycle Circulation Standards). For example, parking lots with 100 or more spaces must be divided into two or more separate areas by landscaped areas or walkways at least 10 feet in width, or by buildings. Noted.
8. Please provide the dimensions of the large loading space. Additionally, the location of the standard loading space is not shown—please indicate where it will be provided. Where is the regular loading space?
9. A 15-foot landscape buffer is required adjacent to residential properties. Addressed
10. The parking calculation provided is incorrect. Please revise and resubmit. Addressed

Additional Information

- Please refer to Table 106.92-3: Approved Planting List for further details on acceptable plant materials.
- A landscaping plan is not required as part of this plat submittal.
- For additional requirements and guidance, please review Article 8 – Landscaping, Screening, and Open Space Standards of the Zoning Code.
- Note for future submittal: Please review and allow for stacking requirements for the fuel center in your formal submittal at time of building permit application.

Engineering / Surveyor Comments (contact Planner with questions)

1. Provide updated TIA for City review that addresses comments from November 20, 2025. Addressed
2. Correct State and County references on Owner’s Dedication description to Texas and Tarrant respectively. Addressed



3. Remove “x’s” and complete owner information. Addressed
4. Provide ROW corner clip dedication at BUS 1187 and Tarry hollow Drive per Crowley DCM. Addressed
5. Provide a minimum of 15’ wide waterline easements. Some appear on the plat at 10’ wide. Addressed
6. Label water easement on Detail A. Addressed
7. Label proposed waterline offset to ROW for waterline with BUS 1187 ROW. Addressed

Utilities comments (817-297-2201 ext. 3290)

1. The Preliminary Site Plan sheet shows a right turn (north) onto Beverly(Bus.1187) in the upper left corner. Their truck delivery drive. We discussed during a virtual meeting that their delivery trucks won't be able to turn right (north) because of the 'No Thru Trucks" Ordinance for Main St. from the Beverly roundabout at Main St. to 731/Crowley Rd. If they are going to allow right turns from that entrance/exit, they will need to erect a sign on the west side of Beverly (Bus. 1187) across from that exit point depicting no right turns for trucks.
2. Need to add proposed width of deceleration lane on Beverly.
3. Need to show proposed sidewalk on east side of property as discussed.
4. Need to add a crosswalk and ramp from east side sidewalk to store (see markup on site plan sheet)

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

No comments.

Sincerely,

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

Bhumika Thakore
Planner
City of Crowley

PROJECT OVERVIEW

Project Type: Preliminary Plat | **Project Title:** Preliminary Plat

ID # 26-000006 | **Started** 03/30/2026 at 3:34 PM

Status: In Review



Address

1187 Hwy, Crowley, TX USA 76036

Legal

Toler, Mathew H Survey Abstract 1547 Tract 1e1

Description

This submittal is for the Preliminary Plat and Preliminary Engineering

GENERAL COMMENTS

Mike Rocamontes, *Building Department*, Apr 01, 2026 at 10:42 AM

The Preliminary Site Plan sheet shows a right turn (north) onto Beverly(Bus.1187) in the upper left corner. Their truck delivery drive. We discussed during a virtual meeting that their delivery trucks won't be able to turn right (north) because of the 'No Thru Trucks" Ordinance for Main St. from the Beverly roundabout at Main St. to 731/Crowley Rd. If they are going to allow right turns from that entrance/exit, they will need to erect a sign on the west side of Beverly (Bus. 1187) across from that exit point depicting no right turns for trucks.

Mike Rocamontes, *Building Department*, Apr 16, 2026 at 9:35 AM

Need to add proposed width of deceleration lane on Beverly.

Need to show proposed sidewalk on east side of property as discussed.

Need to add a crosswalk and ramp from east side sidewalk to store (see markup on site plan sheet)



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

Presenter: Rachel Roberts	Meeting Date: April 27, 2026
Department: Community Development	Agenda Item: III.D.
Subject: Discuss and make a recommendation to the City Council on a Preliminary Plat for Hash Main Addition, an approximately 0.525 acre tract located at 516 W Main, located in the Sylvester S. Reynolds Survey, Abstract No 1316, Crowley, Texas. Case # PPLT-2026-002	

Background:

REQUEST: Preliminary plat for two duplex lots

APPLICANT: Burns Surveying on behalf of Hash Properties LLC

LOCATION: 516 W Main (across from Main St intersection with Elm St)

SURROUNDING ZONING: Mixed Residential; R-2, R-3, and R-4 single family

FUTURE LAND USE PLAN DESIGNATION: West Main Commercial

STAFF RECOMMENDATION: Deny (without prejudice)

The property was developed as a single family lot in the 1950s or 1960s but has never been platted. The property is zoned Mixed Residential, which allows single family attached and detached homes, duplexes, triplexes, and quadplexes. The current owner is proposing to subdivide the tract into two lots and plans to build a duplex on each of the new lots. The Mixed Residential district allows a lot width of only 25 ft for attached residential uses; because a duplex (attached residential) use is proposed, it is possible to fit two lots on the property.

STAFF REVIEW

Comprehensive Land Use Plan

The Future Land Use Plan classifies this property as West Main Commercial.

The comprehensive plan anticipated that, over time, the downtown district would extend to this block along Main St. However, the proposed use is allowed by right under existing zoning, and no zoning change is proposed. Staff do not consider the plat to be conflicting with the comprehensive plan.

Development Requirements

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

Requirements from the Zoning Ordinance (Ch. 106)

The plat needs one correction. Each lot must be a minimum of 25 feet in width. There is one area where the lot line on Lot 1 narrows to less than 25 ft. There is enough room overall for the lot line to be adjusted so that both lots meet the minimum width, so staff are not concerned about the ability of the applicant to make the correction. However, the correction

will need to be made before the plat can be approved.

Requirements from the Subdivision Regulations (Ch. 98)

The plat meets the requirements of the subdivision ordinance.

Public Works / Infrastructure Requirements (Technical Specifications)

The driveway width of 16 feet is permitted, but the shared drive approach must be a minimum of 20 feet in width. While the drive approach is not shown on the plat, the driveway will need to flare out to meet the full width of the drive approach, and the access easement should be adjusted accordingly.

ACTION BY THE PLANNING & ZONING COMMISSION

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

Approval: I make a motion to recommend approval of Case # PPLT-2026-002.

Approval with Conditions: I make a motion to recommend approval of Case # PPLT-2026-002 with the following conditions [list conditions].

Deny: I make a motion to recommend denial of Case # PPLT-2026-002.

Recommendation:

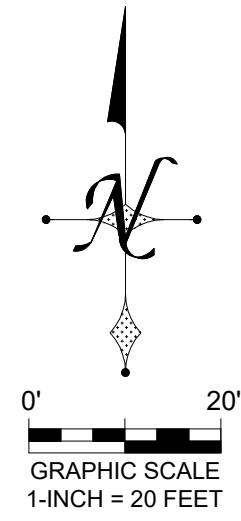
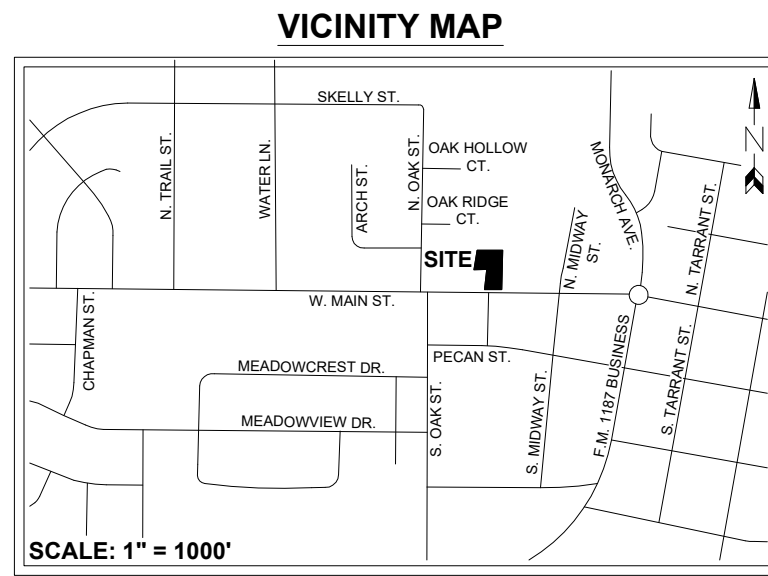
The plat needs only two corrections, but because the plat does not meet all requirements, staff are unable to recommend approval. Staff anticipate the applicant being able to make the changes prior to consideration by the City Council.

The applicant may provide a revised version of the plat drawing prior to the meeting on April 27. If they do, staff will have an updated recommendation at the meeting.

Financial Information:

Attachments:

1. PPLT-2026-002_plat drawing
2. PPLT-2026-002_aerial view
3. PPLT-2026-002_FLUP map
4. PPLT-2026-002_zoning map
5. Project overview (MyGov application)_Redacted



OWNER'S CERTIFICATE

**STATE OF TEXAS
COUNTY OF TARRANT**
WHEREAS Hash Properties LLC, is the sole owner of a tract of land located in the located in the SYLVESTER S. REYNOLDS SURVEY, Abstract No. 1316, City of Crowley, Tarrant County, Texas, and being the same tract of land described in deed to Hash Properties LLC, recorded in Instrument No. D221133084, Official Public Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found in the South line of a tract of land described in deed to David McMillion, recorded in Instrument No. D215047167, Official Public Records, at the Northwest corner of a tract of land described in deed to David Ray Miller and Susan Beth Miller, Trustees of the David and Susan Miller Family Trust tract, recorded in Instrument No. D219039067, Official Public records, Tarrant County, Texas, and being the Northeast corner of said Hash Properties LLC tract;

THENCE South 01 deg. 26 min. 04 sec. West, a distance of 204.39 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set from which bears a 5/8 inch iron rod North 00 deg. 50 min. 12 sec. East, 1.49 feet, in the North line of W. Main Street, a variable width right-of-way, and being in the West line of said Miller tract, at the Southeast corner of said Hash Properties LLC tract;

THENCE North 89 deg. 28 min. 07 sec. West, along said North line, a distance of 89.14 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set from which bears a 2 inch iron pipe found North 70 deg. 11 min. 04 sec. East, 1.60 feet, in the East line of a tract of land described in deed to Resicap Texas Owner LLC, recorded in Instrument No. D221183827, Official Public Records, Tarrant County, Texas, at the Southwest corner of said Hash Properties LLC tract;

THENCE North 05 deg. 54 min. 53 sec. East, a distance of 104.06 feet to a nail found at the Northeast corner of said Resicap Texas Owner LLC tract, and being the interior 'el' corner of said Hash Properties LLC tract;

THENCE South 89 deg. 35 min. 53 sec. West, a distance of 66.10 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" set in the East line of a tract of land described in deed to Leonard Edward Malik and Toni I. Malik, recorded in Instrument No. D215127831, Official Public Records, Tarrant County, Texas, at the Northwest corner of said Resicap Texas Owner LLC tract, and being the most Westerly Southwest corner of said Hash Properties LLC tract;

THENCE North 09 deg. 12 min. 14 sec. East, a distance of 101.50 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Burns Surveying" from which bears a 1 inch iron rod found North 59 deg. 43 min. 27 sec. East, 3.59 feet in the South line of Lot 18, Block 1, of Country Club Estates, an addition to the City of Crowley, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 215, Plat Records, Tarrant County, Texas, at the Northeast corner of said Malik tract, and being the Northwest corner of said Hash Properties LLC tract;

THENCE North 89 deg. 53 min. 20 sec. East, a distance of 133.39 feet to the PLACE OF BEGINNING and containing 22,860 square feet or 0.525 of an acre of land.

OWNER'S DEDICATION

NOW, THEREFORE, known all men by these presents:

That Hash Properties LLC, acting herein by its duly authorized representative, does hereby adopt this plat designating the herein-described property as HASH MAIN ADDITION, LOTS 1 & 2, BLOCK 1, an addition to the City of Crowley, Tarrant/Johnson 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 easement strips, and the City of Crowley and any public utility shall at all times have the right of ingress and egress to and from 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.

I 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.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

Name: _____
Title: Owner of Hash Properties LLC

**STATE OF TEXAS
COUNTY OF TARRANT**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

Witness my hand at _____, Texas, This _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE, known all men by these presents:

That I, Barry S. Rhodes, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey made under my supervision on the ground, and all monuments and corner pins shown exist and are correctly described and are properly marked on the ground, and this plat correctly represents the survey made by me.

WITNESS MY HAND AT _____, TEXAS this the _____ day of _____, 20____.

PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

Barry S. Rhodes
Registered Professional Land Surveyor
R.P.L.S. No. 3691

**STATE OF TEXAS
COUNTY OF ROCKWALL**
BEFORE ME, the undersigned, a Notary Public in and for the said County and State on this day personally appeared Barry S. Rhodes, R.P.L.S. 3691, State of Texas, known to me to be the person whose name is subscribed to the foregoing instrument, acknowledged and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My commission expires: _____

NOTES

- ALL CORNERS ARE SET WITH A 1/2" IRON RODS WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING" UNLESS OTHERWISE NOTED.
- ALL BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983, (2011).
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO (2) PLATTED LOTS FROM ONE (1) EXISTING TRACT OF LAND.
- NO PORTION OF THE SUBJECT PROPERTY SHOWN LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48439C0430L, DATED 03/21/2019, ZONE X.
- 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.
- THIS PLAT CONTAINS A WAIVER OF CLAIM FOR DAMAGES AGAINST THE CITY OCCASIONED BY THE ESTABLISHMENT OF GRADES OR ALTERATION OF ANY SURFACE OF ANY PORTION OF EXISTING STREETS AND ALLEYS TO CONFORM TO THE GRADES ESTABLISHED IN THE SUBDIVISION.

CERTIFICATE OF APPROVAL

Preliminary Plat for Review Purposes Only
Recommended for approval

Chairman, Planning and Zoning Commission _____ Date _____
City of Crowley, Texas

Approved for preparation of final plat

Mayor, City of Crowley _____ Date _____

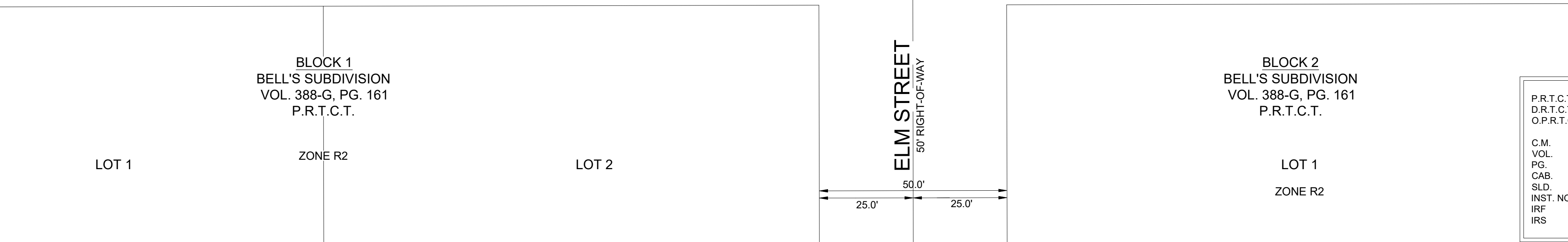
LINE	BEARING	DISTANCE
L1	NORTH	99.42'
L2	N 00°02'42" W	47.52'
L3	N 89°47'57" E	16.00'
L4	S 00°02'42" E	47.48'
L5	SOUTH	99.49'
L6	S 45°15'58" W	14.83'
L7	S 08°03'10" W	71.48'
L8	N 89°35'53" E	83.40'
L9	SOUTH	15.00'
L10	S 89°35'53" W	32.22'


PROPERTY ADDRESS:
516 WEST MAIN STREET, CROWLEY, TX 76036
OWNER: HASH PROPERTIES LLC
ADDRESS: 10812 CAPRI DRIVE, MCKINNEY, TX 75072
PHONE: 214-600-2693

BURNS SURVEYING
PROFESSIONAL LAND SURVEYORS
2701 SUNSET RIDGE DRIVE, SUITE 303, ROCKWALL, TX 75082
- FIRM NO. 10194366 -
WEBSITE: WWW.BURNSURVEY.COM
PHONE: (214) 326-1090
JOB NO.: 20230517-02 DRAWN BY: TD DATE: 12/03/2025

**PRELIMINARY PLAT
HASH MAIN ADDITION
LOTS 1 & 2, BLOCK 1**
22,860 SQUARE FEET OR 0.525 ACRES
LOCATED IN THE SYLVESTER S. REYNOLDS SURVEY,
ABSTRACT NO. 1316, CITY OF CROWLEY,
TARRANT COUNTY, TEXAS
ZONE MR - MIXED RESIDENTIAL

LEGEND	
P.R.T.C.T.	PLAT RECORDS, TARRANT COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS, TARRANT COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
C.M.	CONTROLLING MONUMENT
VOL.	VOLUME
PG.	PAGE
CAB.	CABINET
SLD.	SLIDE
INST. NO.	INSTRUMENT NUMBER
IRF	IRON ROD FOUND
IRS	IRON ROD SET WITH A YELLOW PLASTIC CAP STAMPED "BURNS SURVEYING"




 PPLT-2026-002 site - 516 W Main



Map data © OpenStreetMap contributors, Microsoft, Facebook, Google, Esri
Community Maps contributors, Map layer by Esri

PPLT-2026-002
Preliminary Plat
Hash Main Addition

0 25 50 Feet


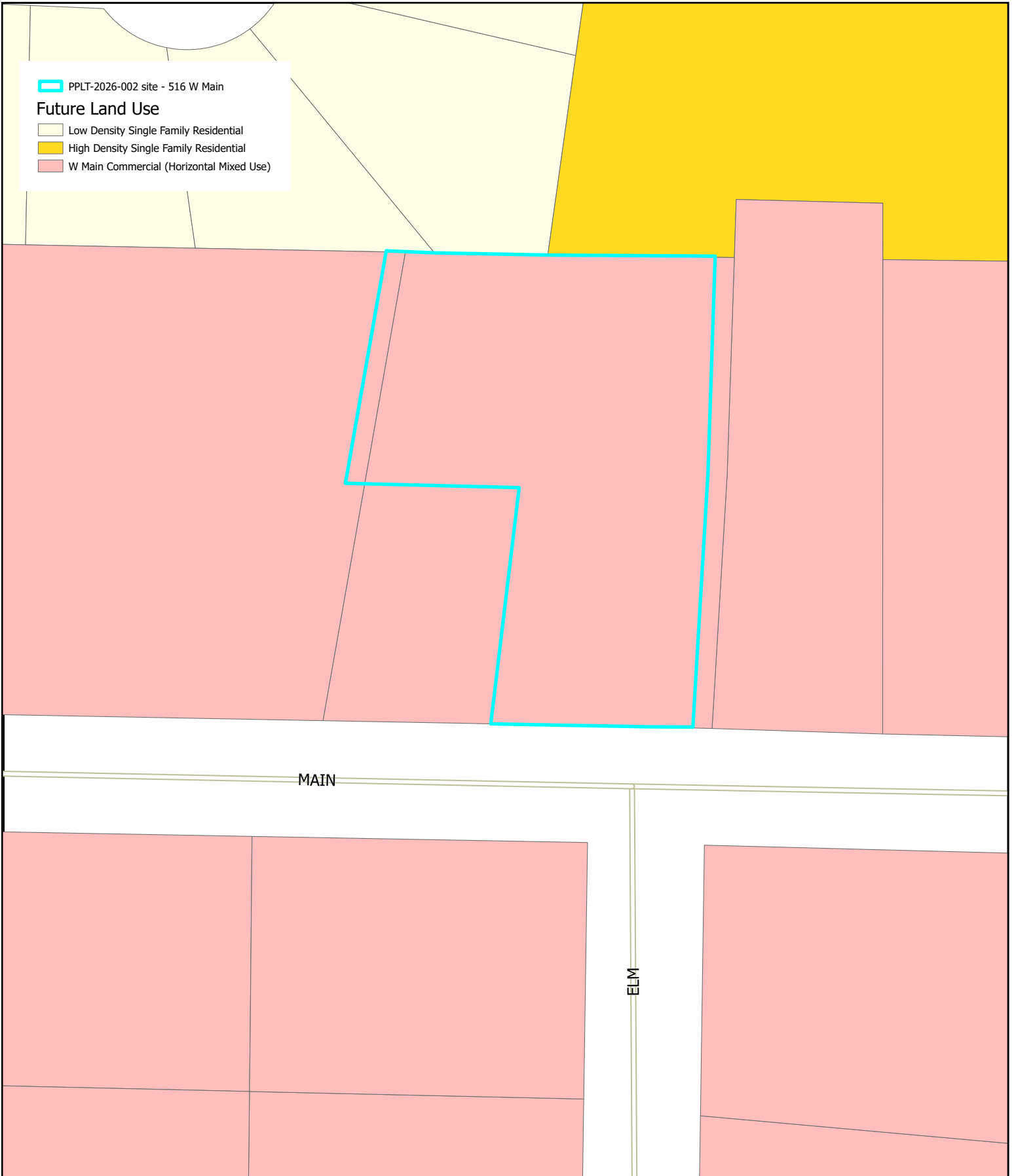


DISCLAIMER
This product is for informational purposes
and may not have been prepared for, or be suitable
for legal, engineering, or surveying purposes.
Users of this information, should review or consult
the primary data and information sources
to ascertain the usability of the information.

PPLT-2026-002 site - 516 W Main

Future Land Use

- Low Density Single Family Residential
- High Density Single Family Residential
- W Main Commercial (Horizontal Mixed Use)



PPLT-2026-002
Preliminary Plat
Hash Main Addition

ZONING



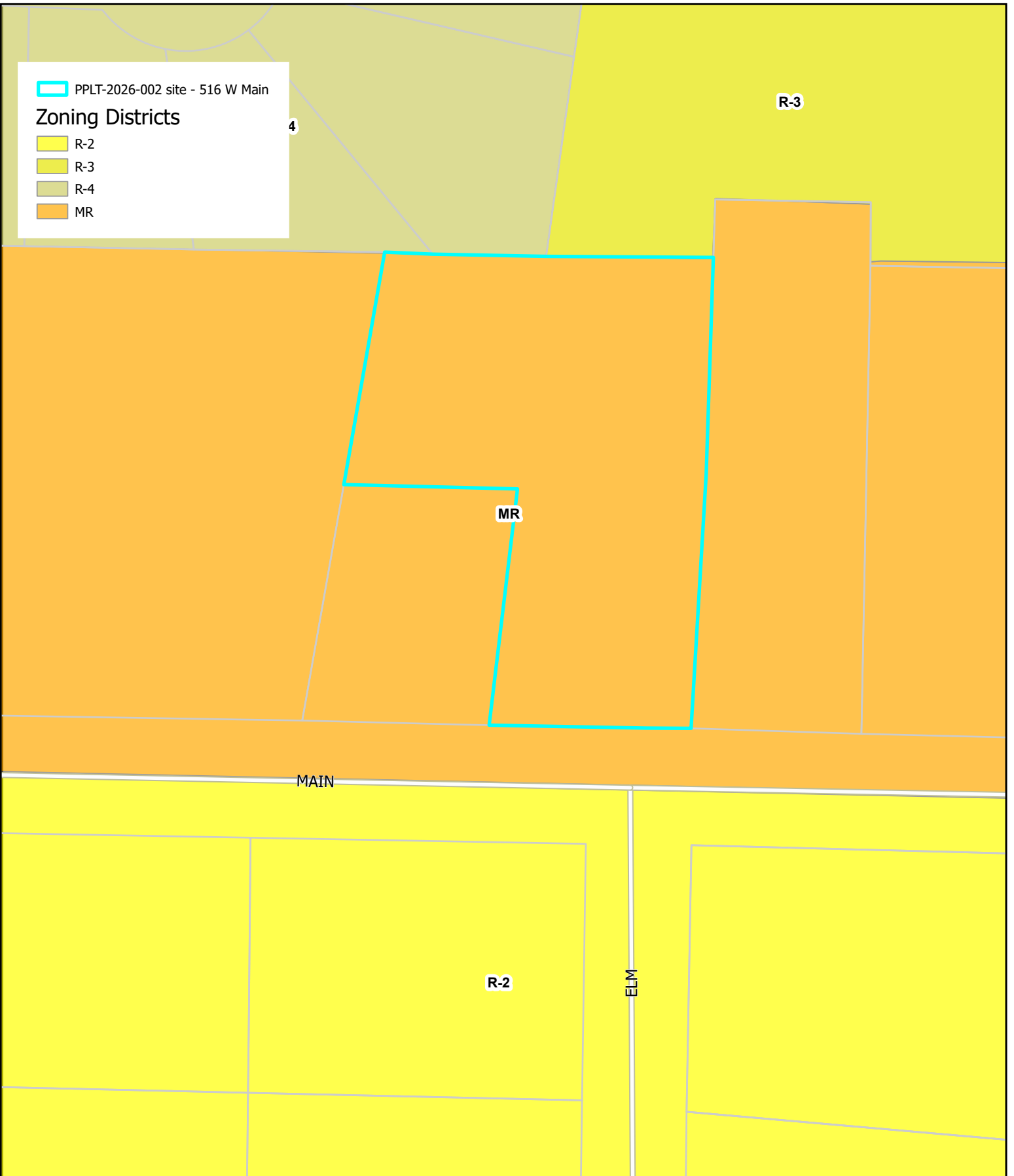
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0 25 50 Feet

PPLT-2026-002 site - 516 W Main

Zoning Districts

- R-2
- R-3
- R-4
- MR



MAIN

MR

R-3

R-2

ELM

0 25 50 Feet

PPLT-2026-002
Preliminary Plat
Hash Main Addition

ZONING



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PROJECT OVERVIEW

Project Type: Preliminary Plat | **Project Title:** Preliminary Plat Case # PPLT-2026-002

ID # 26-000008 | **Started** 03/31/2026 at 9:37 AM

Status: In Review



Address

516 W Main St, Crowley, TX USA 76036

Legal

Reynolds, Sylvester S Survey Abstract 1316 Tract
3g01b

Description

CREATING 2 LOTS FROM AN UNPLATTED TRACT OF LAND (0.525 acres)

PROPERTY DETAILS

Property ID

04131096

INFORMATION FIELDS

Gross Acreage

0.525

Zoning Districts

MR - Mixed residential

of Lots Proposed

2

Applicant Status

Representative

Owner Information

Owner Name

HASH PROPERTIES, LLC

Owner Physical Address

10812 CAPRI DRIVE, MCKINNEY, TEXAS 75072

Owner Mailing Address

10812 CAPRI DRIVE, MCKINNEY, TEXAS 75072

Owner Telephone Number

(214) 600-2693

Owner Email Address

-

Applicant Information (If Not Property Owner)

Name

BURNS SURVEYING

Physical Address

2701 SUNSET RIDGE DRIVE, STE. 303, ROCKWALL, TEXAS 75032

Mailing Address

2701 SUNSET RIDGE DRIVE, STE. 303, ROCKWALL, TEXAS 75032

Telephone Number

(214) 326-1090



Developer

Developer Name

SAME AS OWNER

Developer Address

-

Developer Telephone #

-

Developer Email

-

Engineer

Engineer Name

WARREN HILLA

Engineer Company

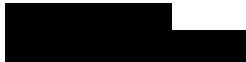
DYNAMIC ENGINEERING CONSULTANTS, PC

Engineer Address

714 S GREENVILLE AVE., STE. 100, ALLEN, TEXAS 75002

Engineer Telephone #

(972) 534-2100



Surveyor

Surveyor Name

BARRY S. RHODES

Surveyor Company

BURNS SURVEYING

Surveyor Address

2701 SUNSET RIDGE DRIVE, STE. 303, ROCKWALL, TEXAS 75032

Surveyor Telephone #

(214) 326-1090



Point of Contact

Point of Contact (Select one of the following):

Applicant

Point of Contact Information**Name**

LISA HYTER

Company

BURNS SURVEYING

Address

2701 SUNSET RIDGE DRIVE, STE. 303, ROCKWALL, TEXAS 75032

Telephone #

(214) 326-1090



Signed application form

WMAIN-PPAPPCOVERSHEET1.pdf

Notarized Letter of Authorization

Authorization_notarized1.pdf

Acknowledgement: Hard Copies Required

Yes
