



Agenda
Crowley Planning & Zoning Commission
May 11, 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 - May 11, 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 27, 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 allow additional non-residential land uses with a Specific Use Permit in the Downtown-General zoning district and to establish supplementary regulations for those uses. **Case # ZCA-2026-002**
- C. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance establishing a zoning classification of “GC” General Commercial district, contingent upon annexation, for an approximately 7,258 square foot tract of land located on FM 1187 in the John Steele Survey Abstract 1381, Crowley, being a tract of land conveyed according to the deed filed in Tarrant County Clerk’s records under instrument # D211181787. **Case # ZR-2026-002**
- D. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance requested by Mary Poole on behalf of SMG Auto for a Specific Use Permit to allow auto sales in a General Commercial district at 860 N Crowley Rd, whose legal description is John H Lucas Survey, Abstract 932, Tract 1D09, conveyed by deed as recorded in Document Number D223163480, Deed Records, Tarrant County, Texas . **Case # SUP-2026-002**.

IV. 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.

V. Adjournment

I, the undersigned authority, do hereby certify that this agenda of the Crowley Planning & Zoning Commission meeting to be held on May 11, 2026 at 7:00 PM is a true and correct copy posted on Tuesday, _____, at _____ AM/PM to the city website and at Crowley City Hall, in a place convenient and readily accessible to the public at all times.

Bhumika Thakore, Planner

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



MINUTES
PLANNING & ZONING COMMISSION
April 27, 2026
REGULAR SESSION – 7:00 P.M.

Crowley City Hall
201 E. Main Street
Crowley TX 76036

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

I. Call to Order and Roll Call

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

Commissioners present: Miki Rayburne (Place 1)
Kaleb Wade (Place 3)
George Allen (Place 4)
David Duman, Chair (Place 5)
Jeff Burns (Place 6)
Lane Beene (Place 7)

Commissioners absent: J. J. Wagner (Place 2)

Staff members present: Rachel Roberts, Planning & Development Director

Council members absent: Jim Hirth

II. Invocation and Welcome Visitors

Vice Chair Beene gave the invocation, and Chair Duman welcomed the visitors.

III. Action Items

A. Discuss and consider approving the minutes from the regular meeting held on April 13, 2026

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

B. Hold a public hearing, discuss, and 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

Rachel Roberts, Planning & Community Development Director, provided an overview of the request to amend portions of Chapter 106, “Zoning,” Article 5, “Use Regulations,” specifically to revise standards governing accessory buildings, including allowing larger structures on residential parcels of at least one (1) acre, permitting such structures to be

up to fifty percent (50%) of the gross floor area of the principal structure, clarifying how building size is calculated, and establishing clearer regulations for both residential and commercial accessory buildings.

Ms. Roberts added that “gross floor area” includes all roofed areas, whether enclosed or unenclosed, but excludes pergolas, wall-attached canopies, and awnings, while covered porches are included due to their contribution to building massing.

Ms. Roberts said these standards are intended to ensure accessory structures remain subordinate in scale and appearance to the primary building. Ms. Roberts added that, for commercial and multifamily properties, there is no limit on the number of accessory buildings; however, all must comply with lot coverage requirements and may not exceed the height of the primary structure.

Chair Duman opened the public hearing at 7:04 p.m. No one asked to speak at the meeting, and Chair Duman closed the public hearing at 7:04 p.m.

Chair Duman added that the proposed changes were consistent with what was discussed when the Commission held a work session on this topic.

Commissioner Rayburne made a motion to recommend the approval of Case No. ZCA-2026-001. The motion was seconded by Commissioner Burns and passed with all in favor except Chair Duman, who abstained.

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

Rachel Roberts, Planning & Community Development Director, presented a preliminary plat request for a site near the western city limits along Business 1187 near Nicky D’s and the Tarrytown neighborhood. Ms. Roberts stated the property is zoned General Commercial and the proposed commercial use is permitted by right, noting consistency with zoning despite the future land use designation indicating mixed-use and open space.

Ms. Roberts explained the plat generally complies with subdivision regulations, with only minor civil plan corrections remaining, and staff recommended conditional approval at the preliminary stage.

Commissioner Rayburne asked about traffic access, and Ms. Roberts responded that access will be provided via Tarryhill due to TxDOT restrictions on access to FM 1187, with potential intersection improvements under discussion.

Vice Chair Beene inquired about green space requirements, and Ms. Roberts clarified that required open space will be privately maintained and addressed during later permitting stages. Vice Chair Beene also raised concerns regarding parking layout not meeting zoning requirements. Ms. Roberts stated the applicant has submitted a variance request to the Zoning Board of Adjustment and noted this issue does not affect the plat but must be resolved prior to final development.

Vice Chair Beene made a motion to approve Case No. PPLT-2026-001 with conditions requiring ZBA approval of the parking variance and completion of civil plan corrections prior to final plat submission. The motion was seconded by Commissioner Burns and passed unanimously.

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

Ms. Roberts provided an overview of the request for a preliminary plat, stating that the subject property was originally developed as single-family residential in the 1950s or 1960s and has not been previously platted. Ms. Roberts explained that, due to required infrastructure improvements including sidewalks and sanitary sewer extension, the request is processed as a preliminary plat.

Ms. Roberts noted that the property is flag-shaped but does not meet the definition of a flag lot, as it complies with minimum width requirements. Ms. Roberts stated that the site is zoned Mixed Residential, which permits duplex development, and that each lot will maintain a minimum width of 25 feet and expand in the rear to accommodate the proposed structures. Ms. Roberts added that a shared access easement is proposed with compliant driveway and drive approach, and that revisions were made to meet all dimensional standards. Ms. Roberts further stated that, while the Future Land Use Plan designates the area as downtown, the current zoning allows the proposed use. Ms. Roberts concluded that the preliminary plat meets all applicable requirements and staff recommended approval.

Commissioner Burns inquired about the lot width at the narrow portion of Lot 5, questioning whether it meets requirements when considered along a radius. Ms. Roberts responded that lot width is measured at the front setback line per ordinance and not at an angle, and therefore the lot meets minimum requirements. Ms. Roberts added that staff may recommend minor adjustments at final plat for clarity but confirmed compliance as submitted.

Commissioner Wade expressed concern regarding measurement of lot width at the narrowest point and suggested the standards may need further clarification, though acknowledged the ordinance definition. Ms. Roberts reiterated that the ordinance governs

measurement at the front setback line and the lot meets all minimum requirements but agreed the ordinance needed clarification.

Commissioner Rayburne made a motion to approve Case No. PPLT-2026-002. The motion was seconded by Commissioner Burns and passed with all in favor except Chair Duman, who abstained.

IV. Discussion

There were no discussion items.

V. Public Comment

There was no public comment.

VI. Adjournment

The meeting adjourned at 7:28 PM.

David Duman, Planning & Zoning Commission Chair

ATTEST:

Bhumika Thakore, Planner



City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: May 11, 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 allow additional non-residential land uses with a Specific Use Permit in the Downtown-General zoning district and to establish supplementary regulations for those uses. Case # ZCA-2026-002	

Background:

Background and Overview	
Request	Amend the zoning code to allow additional land uses with a specific use permit in the Downtown-General district with required design elements
Applicant	City staff
Staff Recommendation	Approve

Earlier this year, city staff met with the Planning & Zoning Commission and City Council to discuss some options for allowing additional land uses in the Downtown-General zoning district with a Specific Use Permit. These uses would only be allowed for properties along Hampton Rd near Main St. The intent is to help the properties in their transition from their previous industrial use to desired downtown uses by allowing some industrial and/or heavy commercial uses while requiring design improvements to the existing buildings or sites. The design improvements are intended to bring the properties closer to compliance with the downtown design regulations.

After receiving guidance from the Planning & Zoning Commission and City Council, staff drafted the attached ordinance to adopt the changes that were discussed. The uses permitted with an SUP would only be permitted if the proposed business agreed to meet the design and performance standards described below.

DESCRIPTION OF PROPOSED CHANGES

Permitted Uses

The following uses would be permitted with a Specific Use Permit.

LAND USE CATEGORY	LAND USE

Automotive	<ul style="list-style-type: none"> • Auto repair and service
Manufacturing	<ul style="list-style-type: none"> • Furniture and related uses • Miscellaneous Manufacturing
Construction-Related Business	<ul style="list-style-type: none"> • Specialty trade contractors (e.g., plumbing, HVAC, electrical) • Commercial and industrial machinery leasing and rental
Business & Professional Services	<ul style="list-style-type: none"> • Services related to buildings (janitorial, landscaping, cleaning, etc.)
Agricultural & Animal Uses	<ul style="list-style-type: none"> • Greenhouse, nursery, floriculture

Design Standards

Businesses seeking an SUP for one of the uses above would be required to comply with the design standards below. The city may, if requested by the business and approved through the SUP process, allow the standards to be implemented over a specified time period.

Primary Design Elements -- must do at least one of the following:	Secondary Design Elements -- must do at least one of the following:
<ul style="list-style-type: none"> • Meet the windows & transparency requirement for downtown (30% transparency on front elevation) <ul style="list-style-type: none"> ○ Could allow for artwork or false windows if needed to accommodate operations sensitive to light. • Meet landscaping/streetscaping requirements PLUS one building-related improvement from the other column 	<ul style="list-style-type: none"> • All parking and loading areas are screened in accordance with parking lot screening requirements for downtown • Addition of awning types required for downtown • Cleaning of building walls and painting of building • Replacing any existing fences with masonry wall

Performance Standards

- The ordinance prohibits granting an SUP for uses in this category that operate on a 24-hour basis. The ordinance also restricts operations between the hours of 9 PM and 7 AM. In general, these businesses may not operate from 9 PM to 7 AM, but the City Council may authorize some businesses to do so as part of their SUP approval. In no case are deliveries or outdoor operations allowed between 9 PM and 7 AM.
- The ordinance also prohibits an SUP for businesses that will generate dust, odors, fumes,

or particulates that will go beyond the boundaries of the property containing the SUP use. The downtown parking exemption is only allowed for small business operations that are not open to the public and will have no more than two employees on site at a time.

- Any new off-street parking spaces that are provided must be fully in compliance with regulations for parking spaces regarding location, size, and screening.
- The ordinance discourages any uses that will have deliveries on a vehicle larger than a box truck and notes that the City Council may require an off-street loading space for delivery vehicles as part of granting an SUP.
- The ordinance also incorporates some of the performance standards for industrial and heavy commercial uses. The standards were adapted from the industrial district performance standards that were part of the pre-2022 zoning code. The performance standards set limits for negative externalities such as noise, odor, and particulates. In general, these performance standards will not be needed because uses that are known to generate nuisance levels of noise, odor, or particulates that would escape to surrounding properties should not be granted as part of this SUP process. However, the performance standards add an additional layer of protection and provide a tool for enforcement.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions are provided below.

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

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

Deny: I make a recommendation to deny Case # ZCA-2026-002.

Postpone: I move to continue Case # ZCA-2026-002 until [specify date].

Recommendation:

Staff recommend approval.

Financial Information:

Attachments:

1. ZCA-2026-002_ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS AMENDING CHAPTER 106 "ZONING" ARTICLE 5 "USE REGULATIONS" OF THE CITY OF CROWLEY CODE OF ORDINANCES TO ALLOW ADDITIONAL LAND USES WITH A SPECIFIC USE PERMIT ON CERTAIN PROPERTIES IN THE DOWNTOWN-GENERAL ZONING DISTRICT AND PROVIDING SUPPLEMENTARY REGULATIONS FOR SUCH USES; 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, 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 as set forth herein; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on May 11, 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 only the "Agricultural & Animal Uses" portion of the "Agricultural" Uses of Table 106.65-2 "Table of Allowed Uses" of the Zoning Ordinance is hereby amended to read as shown on the attached Exhibit 'A'.

SECTION 2.

That only the "Auto-Related Sales and Service" portion of the "Commercial" Uses of Table 106.65-2 "Table of Allowed Uses" of the Zoning Ordinance is hereby amended to read as shown on the attached Exhibit 'B'.

SECTION 3.

That only the “Business and Professional Services” portion of the “Commercial” Uses of Table 106.65-2 “Table of Allowed Uses” of the Zoning Ordinance is hereby amended to read as shown on the attached Exhibit ‘C’.

SECTION 4.

That only the “Construction-Related Businesses” portion of the “Industrial” Uses of Table 106.65-2 “Table of Allowed Uses” of the Zoning Ordinance is hereby amended to read as shown on the attached Exhibit ‘D’.

SECTION 5.

That only the “Manufacturing” portion of the “Industrial” Uses of Table 106.65-2 “Table of Allowed Uses” of the Zoning Ordinance is hereby amended to read as shown on the attached Exhibit ‘E’.

SECTION 6.

That Section 106.66 “Supplemental Use Standards” of the Zoning Ordinance is hereby amended to add a new sub-section (G) to read as follows:

ARTICLE 5 USE REGULATIONS

...

Sec. 106.66 – Supplemental Use Standards

....

G. CERTAIN COMMERCIAL OR INDUSTRIAL USES PERMITTED BY SPECIFIC USE PERMIT (SUP) IN THE DOWNTOWN-GENERAL ZONING DISTRICT

- (1) Uses marked as permitted with SUP in the Downtown-General (DT-G) district in 106.65-2, “Table of Allowed Uses”, with a reference to this sub-section shall be permitted only on properties located on the west side of Hampton Rd. The properties are located roughly between E Hampton Rd and E Mission St and between Main St and Hudson Avenue.
- (2) No SUP shall be granted for uses that operate on a 24-hour basis or that operate between the hours of 9 PM and 7 AM. The City Council may authorize through the Specific Use Permit indoor hours of operation that start before 7 AM or end after 9 PM, but deliveries and outdoor operations will not be permitted between 9 PM and 7 AM.
- (3) No SUP shall be granted for uses that generate dust, odors, fumes, or particulates that are disseminated beyond the property line of the property containing the SUP use, create a nuisance, or offend persons of ordinary sensibilities.
- (4) The parking exemption for downtown districts shall not apply to the uses marked as permitted with SUP in the Downtown-General district in 106.65-2, “Table of Allowed Uses” with a reference to this sub-section unless the standard parking requirement is waived by the Administrator. Parking requirements shall not be waived for uses that will have more than two employees on site at a given time or that are open to the public. If the Administrator finds that the use has a need for more off-site parking than is provided on site, whether due to an increase in number of employees or in number or frequency of visitors to the site, or through observable signs that parking is insufficient, including, but not limited to, double-parking, on-street

parking, or parking on non-paved surfaces, the SUP may be revoked or modified to provide the required off-site parking. All new off-street parking provided on site must be fully in compliance with regulations for parking spaces regarding location, size, and screening, and with all other applicable regulations. In this context, “new parking” does not include re-striping existing parking spaces that were approved for a previous business with an approved certificate of occupancy. While existing unscreened parking located between the building and the street may be permitted to continue through the granting of an SUP in accordance with this subsection, in no case will an SUP be granted that allows an increase in non-conformity to the applicable parking regulations.

- (5) Any use that has deliveries in vehicles larger than a box truck shall be discouraged. As a condition of approval for an SUP, the City Council may require an off-street loading space to be provided, with the loading space providing sufficient room for delivery vehicles to enter and exit the site without backing into the right-of-way.
- (6) Granting an SUP does not waive the requirements of *Ch. 82 – Traffic and Vehicles, Ch. 98 – Subdivisions* or the *Public Works Design Criteria Manual*.
- (7) SUPs shall be granted only when the applicant, with written notarized permission from the building owner if the building owner is not the applicant, agrees to perform at least one of the primary design improvements under section (a) below and at least one of the secondary design improvements under section (b). These requirements apply to sites with existing buildings on the date this ordinance was adopted. For all new construction, full compliance with the zoning code is required. The improvements shall be completed before a Certificate of Occupancy will be issued. The Administrator may, on a case-by-case basis, agree to grant a temporary Certificate of Occupancy where improvements are substantially complete, and completion of the improvements is dependent on circumstances beyond the applicant’s control. Buildings that already comply with the Façade Composition and Massing requirements of the downtown district may use the massing requirement as one of the two required design elements below:
 - a. Primary Design Requirement
 - i. The primary/street-facing façade shall meet the Windows and Transparency requirements in Section 106.57(B)(4) for *Ground floor, nonresidential use, facing side street*. The artwork/seating exemption shall not apply. The Administrator may allow, on a case-by-case basis, artwork or false windows to substitute for part of the transparency requirement for operations that are sensitive to light. The applicant shall be required to demonstrate that operations cannot be arranged so that light-sensitive operations are located in the rear or side of the building where windows are not required.
 - ii. The lot shall comply with the downtown streetscaping and landscaping requirements, including parking lot landscaping and providing sidewalks and/or street trees where they are not already provided. Where sufficient right-of-way does not allow for full compliance with the streetscaping and landscaping requirements, the Administrator may allow an alternative streetscaping and landscaping plan, provided the requirements are met to the extent feasible. Where the physical limitations of the space do not allow full compliance with landscaping and streetscaping requirements, the applicant is expected to comply to the maximum extent permitted by the existing space, including removal of paved areas to provide landscaping, as needed. If this option is used as the Primary Design Requirement, the Secondary Design Requirement must be an improvement to the building.
 - b. Secondary Design Requirement

- i. Building walls shall be cleaned and repainted with low reflectance, subtle, neutral, or earth tone colors. The use of metallic colors, black, or fluorescent colors may only be allowed with an Administrative Modification and shall not exceed 5% of any façade (including door and window area). Painting is not required for walls or wall sections that are masonry or masonry veneer. Cleaning should include removing rust and repairing dented or damaged facades. If Façade Composition and Massing is used as the primary design element, this standard shall not be used for the secondary design requirement.
 - ii. All parking and loading areas shall be screened in accordance with parking lot screening requirements of the downtown district.
 - iii. Existing non-masonry screening walls and fences shall be replaced with masonry screening walls.
 - iv. Awnings meeting the requirements of Sec. 106.57(B)(8), “Shading Devices,” shall be added to the building.
 - v. The Administrator may approve other design elements that are permitted in the Downtown-General building design requirements.
- (8) All areas used for storage of materials, goods, or equipment shall be located within the rear yard or side yard and screened from adjacent properties and any public right-of-way. Screening shall be the screening requirements for the downtown district.
- (9) No SUP shall be granted for uses that do not comply with the performance standards listed below. The business owner or operator shall be required to compensate the City for the cost of any third-party consultants used to verify compliance with or enforce this section.
 - a. *Noise.* The permissible noise levels shall be as provided in Section 34-140.
 - i. Between the hours of 7 AM and 9 PM, maximum permissible daytime octave band decibel limits shall be the limits set for agricultural and commercial districts in Chapter 34.
 - ii. Between the hours of 9 PM and 7 AM, maximum permissible daytime octave band decibel limits shall be the limits set for residential districts.
 - b. *Odorous matter.*
 - i. No use shall emit any odorous matter, which would be offensive to persons or other uses beyond the property line of the site producing the odorous matter.
 - ii. The odorous matter as referred to herein shall be determined by personal observation.
 - c. *Toxic and noxious matter.*
 - i. No commercial or industrial operation or use emitting any toxic or noxious matter shall be permitted by SUP in the DT-G district.
 - ii. The storage, use and transportation of hazardous chemicals, poisonous gases, acids or radioactive material in any district, or any other areas of the city shall be subject to the approval and consent of the fire chief of the city and Tarrant County Health Officer, and in accordance with all applicable state and local statutes governing same.

- d. *Glare.* All outside lights shall be made up of a light source and reflector so selected that acting together the light beam is controlled and not directed across any bounding property line. The marginal increase in light, as measured at any property line, other than a street right-of-way line, shall not exceed one footcandle. In addition, all exterior lighting shall comply with the International Dark Sky Association – IES 2011 model ordinance.
- e. *Smoke, particulate matter and other air contaminants.* No SUP shall be granted for uses that generate or emit smoke, particular matter, or other air containments that are emitted beyond the property line containing such use. For the purpose of these regulations, particulate matter and contaminants shall include, but not necessarily be limited to, the following: visible emission from all operations, sulfur dioxide from all operations, particulate matter from all operations, fumes and gases from all operations, and any air contaminant which can cause injury, detriment, nuisance or annoyance to any considerable number of persons or to the public, or which endanger the comfort, repose, health or safety of any such person or to the public, or which cause or have a natural tendency to cause injury or damage to business or property.
 - i. Open storage involving dust or other particulate air contaminants shall not be permitted. Processing operations which involve dust or other particulate air contaminants, or generating equipment such as used in paint spraying or sandblasting conducted outdoors shall not be permitted. For operations conducted indoors, dust and other particulate matter generated shall not be transported across the boundary line of the tract on which the use is located.
 - ii. No open, unenclosed burning of any material shall be permitted.
- f. *Fire and explosive or hazardous gases, liquids and matter.* The use or storage of compounds or materials, gases or liquids which decompose by detonation or are of a highly flammable or explosive nature shall be properly contained with adequate safety devices and fire suppression equipment standard to the industry regulating same. Burning of waste materials of any type is expressly prohibited. The relevant provisions of state and local laws and regulations governing the transport, storage or use of fire and explosive or hazardous matter shall also apply where applicable.
- g. *Radioactive materials.* The manufacture, storage, or utilization of radioactive materials shall not be permitted.
- h. *Vibration.* No vibration shall be permitted which is discernible without measuring instruments therefor across the lot or property line of the use in which such vibration is generated.
- i. *Electromagnetic interference.* No use, operations or activities shall be conducted that cause electrical or TV signal disturbances to be transmitted across the property or lot lines of which such electrical interference is generated.”

SECTION 7.

The Zoning districts 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 Code of Ordinances

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 and such code, in which event the conflicting provisions of such ordinances and such code 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 21ST DAY OF MAY, 2026.

MAYOR, BILLY DAVIS

ATTEST:

CITY SECRETARY, CAROL CANNADY

APPROVED AS TO FORM:

CITY ATTORNEY, ROB ALLIBON

EXHIBIT 'A'

		Table 106.65-2: Table of Allowed Uses																		
		■ = Allowed							□ = Specific Use Permit				* = Supplemental Standards			(blank cell) = Prohibited				
Use Category	Use Type	RESIDENTIAL							NONRESIDENTIAL				SPECIAL DISTRICTS						SUPPLEMENTAL USE STANDARDS	
		AG	R-1	R-2	R-3	R-4	MR	MF	MH	OC	GC	I	CP	MU-C	MU-T	MU-N	DT-C	DT-G	DT-E	Other standards not listed below may apply
<i>[remainder of table unchanged]</i>																				
Agricultural & Animal Uses	General agriculture	■	■																	
	Commercial stable	■	□																	
	Greenhouse, nursery, floriculture	■	□								■	■	■						□*	Section 106.66(G)
	Agricultural livestock & cattle ranches	■	□																	
	Horse and equine farming	■	□																	
	Veterinary clinic	■*								■*	■*			■*				■*		Section 106.66(B)(1)
	Pet and animal-related sales and services (including boarding, grooming, and care)	■*								■*	■*			■*				■*		Section 106.66(B)(2)
	Any animal-related sales and services with outdoor pens or runs	■																		

EXHIBIT 'B'

		Table 106.65-2: Table of Allowed Uses																		
		■ = Allowed							□ = Specific Use Permit				* = Supplemental Standards			(blank cell) = Prohibited				
		RESIDENTIAL								NONRESIDENTIAL				SPECIAL DISTRICTS						SUPPLEMENTAL USE STANDARDS
Use Category	Use Type	AG	R-1	R-2	R-3	R-4	MR	MF	MH	OC	GC	I	CP	MU-C	MU-T	MU-N	DT-C	DT-G	DT-E	Other standards not listed below may apply
<i>[remainder of table unchanged]</i>																				
Auto-Related Sales and Service	Automotive sales, leasing, or rental (new or used)										□									
	Auto repair and service										□	■							□*	
	Car and truck wash										□	■								
	Auto-related parts and accessory sales										■	■								
	Any retail use with gasoline sales pumps									□	■			□						
	Parking as a principal use										■	■		■*				■*	□	

EXHIBIT 'C'

		Table 106.65-2: Table of Allowed Uses																			
		■ = Allowed							□ = Specific Use Permit				* = Supplemental Standards			(blank cell) = Prohibited					
		RESIDENTIAL								NONRESIDENTIAL				SPECIAL DISTRICTS						SUPPLEMENTAL USE STANDARDS	
Use Category	Use Type	AG	R-1	R-2	R-3	R-4	MR	MF	MH	OC	GC	I	CP	MU-C	MU-T	MU-N	DT-C	DT-G	DT-E	Other standards not listed below may apply	
<i>[remainder of table unchanged]</i>																					
Business and Professional Services	Offices for business, professional, administrative, or technical services									■	■	■	■	■	■			■	■	■	
	Banks, investment, or financial institution (with or without drive-through service)									■*	■*			■*				□*	□*		Section 106.66(E)(5)
	Services related to buildings (janitorial, landscaping, cleaning, etc.)										■	■		■					□*		Section 106.66(G)
	Medical and dental offices									■	■			■	■			■	■		

EXHIBIT 'D'

		Table 106.65-2: Table of Allowed Uses																			
		■ = Allowed							□ = Specific Use Permit				* = Supplemental Standards				(blank cell) = Prohibited				
		RESIDENTIAL								NONRESIDENTIAL				SPECIAL DISTRICTS						SUPPLEMENTAL USE STANDARDS	
Use Category	Use Type	AG	R-1	R-2	R-3	R-4	MR	MF	MH	OC	GC	I	CP	MU-C	MU-T	MU-N	DT-C	DT-G	DT-E	Other standards not listed below may apply	
<i>[remainder of table unchanged]</i>																					
Construction-Related Businesses	Machinery-related contractors' yards and storage											■									Section 106.66(F)(3)
	Specialty trade contractors											■						□	**		*Section 106.66(F)(3) **Section 106.66(G)
	Asphalt or concrete batch plant											□									
	Excavation related services											■									
	Wrecking and demolition establishment (including junk yards)											□									
	Commercial and industrial machinery leasing and rental												■						□*		Section 106.66(G)

EXHIBIT 'E'

		Table 106.65-2: Table of Allowed Uses																			
		■ = Allowed							□ = Specific Use Permit				* = Supplemental Standards			(blank cell) = Prohibited					
Use Category	Use Type	RESIDENTIAL							NONRESIDENTIAL				SPECIAL DISTRICTS						SUPPLEMENTAL USE STANDARDS		
		AG	R-1	R-2	R-3	R-4	MR	MF	MH	OC	GC	I	CP	MU-C	MU-T	MU-N	DT-C	DT-G	DT-E	Other standards not listed below may apply	
<i>[remainder of table unchanged]</i>																					
INDUSTRIAL USES																					
Manufacturing	Food and beverage processing										■										
	Craft alcohol production (including microbrewery, micro distillery, winery)	□								□	■			□*				□*	□*		Section 106.66(F)(1)
	Paper and printing materials										□										
	Furniture and related products										■								□*		Section 106.66(G)
	Machinery, appliance, electrical equipment, electronics, and components									□	■										
	Transportation equipment and automobiles										■										
Miscellaneous manufacturing (jewelry, toys, games, office supplies, custom crafts, etc.)									■	■								□*		Section 106.66(G)	



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

Presenter: Rachel Roberts	Meeting Date: May 11, 2026
Department: Community Development	Agenda Item: III.C.
<p>Subject: Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance establishing a zoning classification of “GC” General Commercial district, contingent upon annexation, for an approximately 7,258 square foot tract of land located on FM 1187 in the John Steele Survey Abstract 1381, Crowley, being a tract of land conveyed according to the deed filed in Tarrant County Clerk’s records under instrument # D211181787. Case # ZR-2026-002</p>	

Background:

BACKGROUND AND OVERVIEW	
Request	Rezoning property to be annexed into city limits
Applicant	City of Crowley
Location	between FM 1187 and Rendon Crowley Rd, next to future Braum’s site (south of city water tanks)
Surrounding Uses	Commercial; vacant land; civic (city water facilities)
Surrounding Zoning	General commercial (in Crowley city limits)
Future Land Use Plan Designation	n/a
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

Braum’s intends to build a store in Crowley and has purchased a location next to the Crowley city limits at Main St and FM 1187. Most of the Braum’s property is within the Crowley city limits, but a small sliver (approx.. 7,300 square feet) is within the City of Fort Worth city limits. This property has an existing drive approach and access lane that will serve the future Braum’s development. Braum’s has requested a boundary adjustment to bring this property into the Crowley city limits. An ordinance annexing the property is scheduled to go to the Crowley City Council on May 21 and the Fort Worth City Council in June. When the property is annexed, it will automatically be assigned the city’s default zoning category for annexed properties, which is Agricultural. This is not an appropriate location for agricultural uses, and city staff recommend the property be zoned to a more suitable zoning category of General Commercial (“GC”).

Surrounding Properties and Neighborhood

This property is bounded by FM 1187 to the south, the future Braum’s location to the west, and vacant property in the City of Fort Worth to the north and east. It is part of an island between FM 1187, Main St, and Rendon Crowley Rd. The only structures in the area are City of Crowley water tanks.

STAFF REVIEW

Conformity to the Comprehensive Land Use Plan

Because it is not within the city limits or the city’s extra-territorial jurisdiction, the property is not shown in the Future Land Use Plan. The adjacent property that this tract will eventually be platted into is categorized as Traditional Suburban Commercial.

Other Factors to Consider

Suitability of current zoning.

Agricultural zoning is not appropriate for a property this small or at this location. This property will be part of the Braum’s development slated for the adjacent property to the west. The most suitable zoning category in this case is General Commercial; GC is the same zoning as the adjacent Braum’s property and nearby commercial sites, and it fits with the Traditional Suburban Commercial land use category of the comprehensive plan.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions

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

Approve: I make a motion to recommend approval of Case # ZR-2026-002.

Approve with conditions: I make a motion to recommend approval of Case # ZR-2026-002 with the following condition(s) [**listcondition(s)**].

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

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

Recommendation:

Staff recommend approval.

Financial Information:**Attachments:**

1. Ordinance 05-2026-593_Final_FW and Crowley BAX ordinance BRAUMS
2. ZR-2026-002_map_aerial
3. ZR-2026-002_map_zoning

CITY OF CROWLEY ORDINANCE NO. 05-2026-593
CITY OF FORT WORTH ORDINANCE NO. _____
JOINT ORDINANCE AND BOUNDARY AGREEMENT

WHEREAS, the City of Fort Worth and the City of Crowley have received a request by Braum’s, Inc. for a boundary adjustment to accommodate construction of a new store on a site currently located within the City of Fort Worth city limits and City of Crowley city limits; and

WHEREAS, the City of Fort Worth (hereinafter called “FORT WORTH”) is a home-rule city located in Tarrant, Wise, Parker, Johnson and Denton Counties; and

WHEREAS, the City of Crowley (hereinafter called “CROWLEY”) is a home-rule city located in Tarrant and Johnson Counties; and

WHEREAS, FORT WORTH and CROWLEY share a common boundary; and

WHEREAS, FORT WORTH and CROWLEY now desire to adjust the boundary between the two cities to promote orderly development to ensure public safety and effective delivery of municipal services; and

WHEREAS, Section 43.015 of the Texas Local Government Code authorizes adjacent municipalities to make mutually agreeable changes to their boundaries that are less than 1,000 feet in width; and

WHEREAS, Section 43.142 of the Texas Local Government Code allows a home-rule municipality to disannex areas in the municipality in accordance with the rules as may be provided by its City Charter;

NOW, THEREFORE, BE IT ORDAINED AND MUTUALLY AGREED BY THE CITY COUNCIL OF THE CITY OF FORT WORTH AND THE CITY COUNCIL OF THE CITY OF CROWLEY:

SECTION 1.

Pursuant to Section 43.015 of the Texas Local Government Code, FORT WORTH and CROWLEY hereby agree that the boundary between the cities will be adjusted as set out herein so that 0.167-acres of land located in the John Steele Survey Abstract Number 1381 in the FORT WORTH city limits, as described and shown in Exhibit “A”, and with a width of less than 1,000 feet, will be located in the city limits of CROWLEY. In accordance with this Joint Ordinance and Boundary Agreement, FORT WORTH hereby relinquishes the 0.167 acres described in Exhibit “A” to CROWLEY and disannexes and discontinues such property as part of FORT WORTH city limits. In accordance with the terms of this Joint Ordinance and Boundary Agreement, the City of Crowley accepts and annexes 0.167 acres into its city limits as reflected in Exhibit “A” attached and incorporated herein.

SECTION 2.

This ordinance shall be cumulative of all provisions of the ordinances of the City of Crowley and the City of Fort Worth, 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.

SECTION 3.

It is hereby declared to be the intention of the City Councils of FORT WORTH and CROWLEY 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 without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

The City of Crowley and the City of Fort Worth do hereby covenant and agree to protect, preserve and defend the herein described boundary adjustment.

SECTION 5.

The City of Crowley and the City of Fort Worth agree and ordain that the adoption by both cities of this Joint Ordinance and Boundary Agreement, and the boundary change resulting from this Agreement do not mitigate, diminish or lessen in any way the rights that either party may have, at law or in equity, to challenge or contest any other annexations, attempted annexations or extraterritorial jurisdiction claims made by the other party.

SECTION 6.

This joint ordinance and boundary agreement shall become effective and shall become a binding agreement upon the City of Fort Worth and the City of Crowley by the adoption of same in regular open city council meetings of the City of Crowley and the City of Fort Worth.

SECTION 7.

The Mayor of each city shall execute this Joint Ordinance and Boundary Agreement, upon adoption by both cities, in duplicate originals.

PASSED AND APPROVED by the City Council of the City of Fort Worth on this ____ day of _____, 2026.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM AND LEGALITY:

CITY ATTORNEY

ATTEST

CITY SECRETARY

PASSED AND APPROVED by the City Council of the City of Crowley on this 7th day of May, 2026.

Mayor, Billy Davis

ATTEST:

City Secretary, Carol Cannady

APPROVED AS TO FORM AND LEGALITY

CITY ATTORNEY

ATTEST

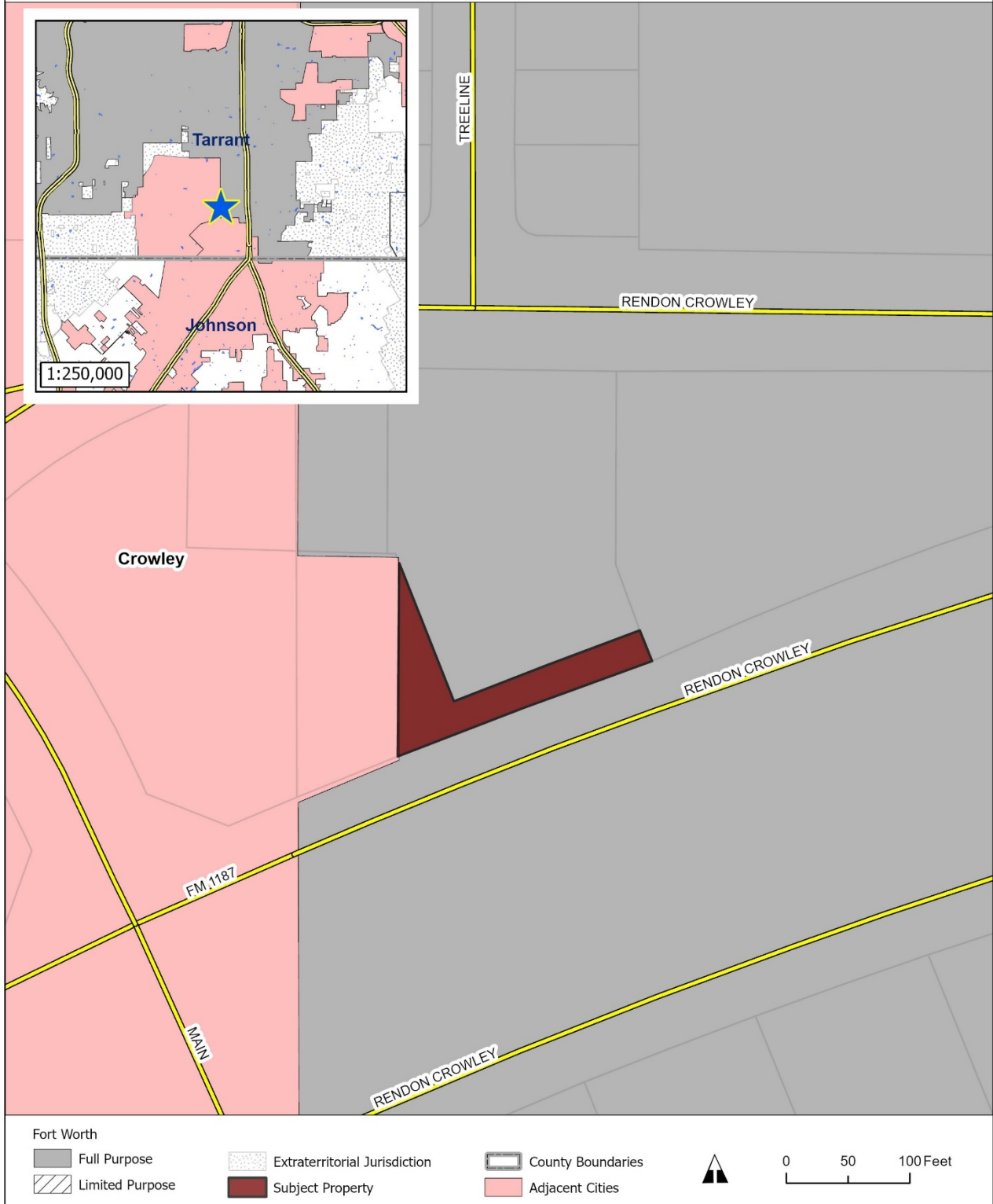
CITY SECRETARY

EXHIBIT "A"

Braum's 2.0



Development Services
March 2026



PROPERTY DESCRIPTION

BEING a 0.167 acre (7,258 square foot) tract of land situated in the John Steele Survey, Abstract No. 1381, City of Fort Worth, Tarrant County, Texas and being a portion of the land conveyed to Retail Buildings, Inc. by deed recorded in Document No. D222212400 Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for corner in the northwest line of Crowley Plover Road (East FM 1187) (a variable width public right-of-way), said rod being the east corner of said Retail Buildings, Inc., said rod also being North 68°45'03" East a distance of 367.96 feet from a TxDOT brass monument found for southeast end of a corner clip between said northwest line of Crowley Plover Road and the northeast line of East Main Street (a variable width public right-of-way), said rod also being the beginning of a curve to the left with a radius of 5879.58 feet and a chord which bears South 69°30'40" West for 211.96 feet;

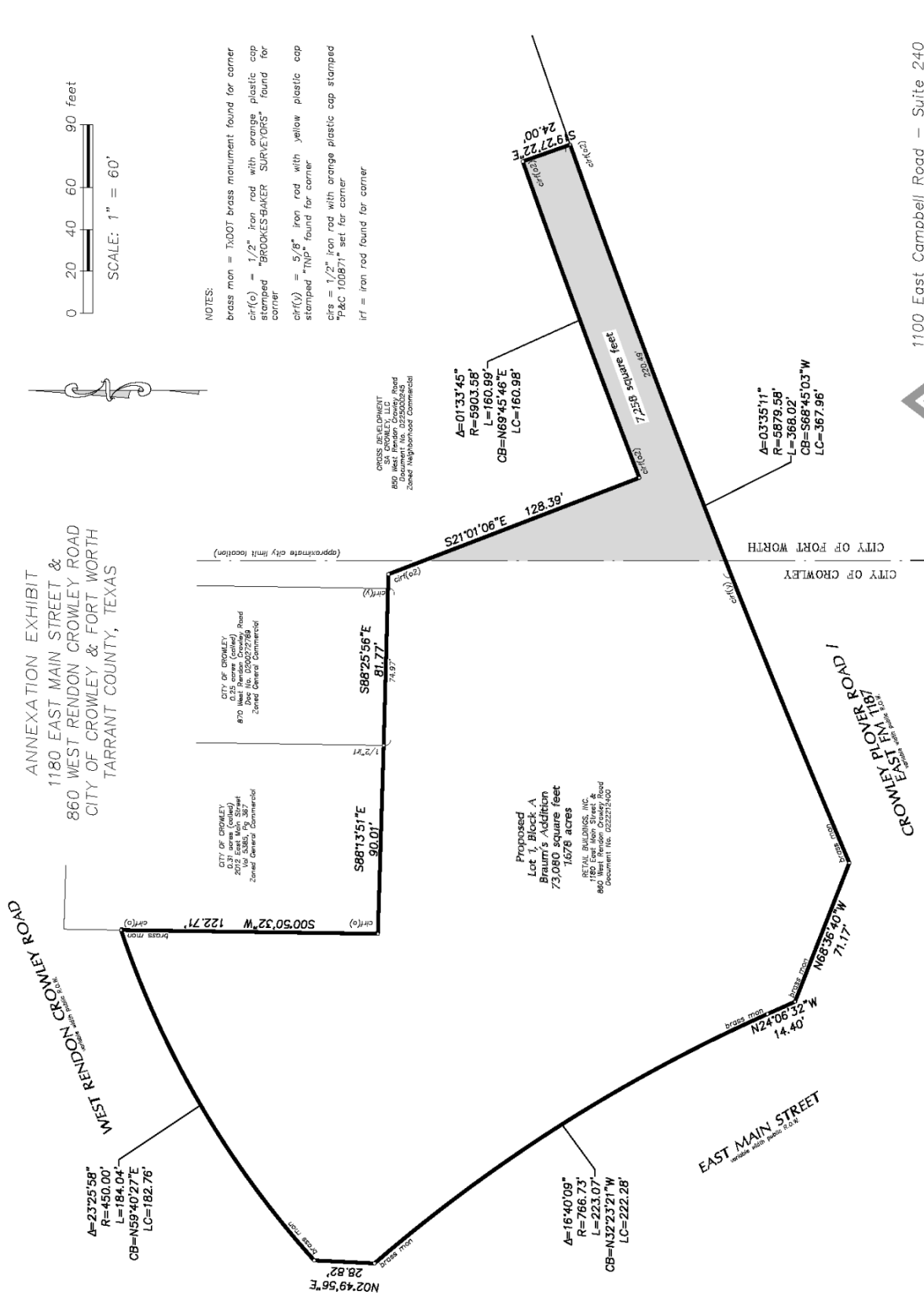
THENCE along the common line between said northwest line of Crowley Plover Road and said Retail Buildings, Inc. tract and along said curve to the left through a central angle of 02°03'56" and an arc length of 211.97 feet to a corner;

THENCE North 00°00'12" East, departing said common line and traveling over and across said Retail Buildings, Inc. tract for a distance of 143.95 feet to a corner in the common line between said Retail Buildings, Inc. tract and a tract of land conveyed to Cross Development SA Crowley, LLC by deed recorded in Document No. D225000245 O.P.R.T.C.T., said corner being South 21°01'06" East a distance of 18.26 feet from a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for northmost northeast corner of said Retail Buildings, Inc. tract, said rod also being an inner-el corner of said Cross Development SA Crowley, LLC;

THENCE South 21°01'06" East, along said common line for a distance of 110.14 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for corner and the beginning of a curve to the right with a radius of 5903.58 feet and a chord which bears North 69°45'46" East for a distance of 160.98 feet;

THENCE continuing along said common line and along said curve to the right through a central angle of 01°33'45" and an arc length of 160.99 feet to a 1/2 inch iron rod with orange plastic cap stamped "P&C 100871" found for corner;

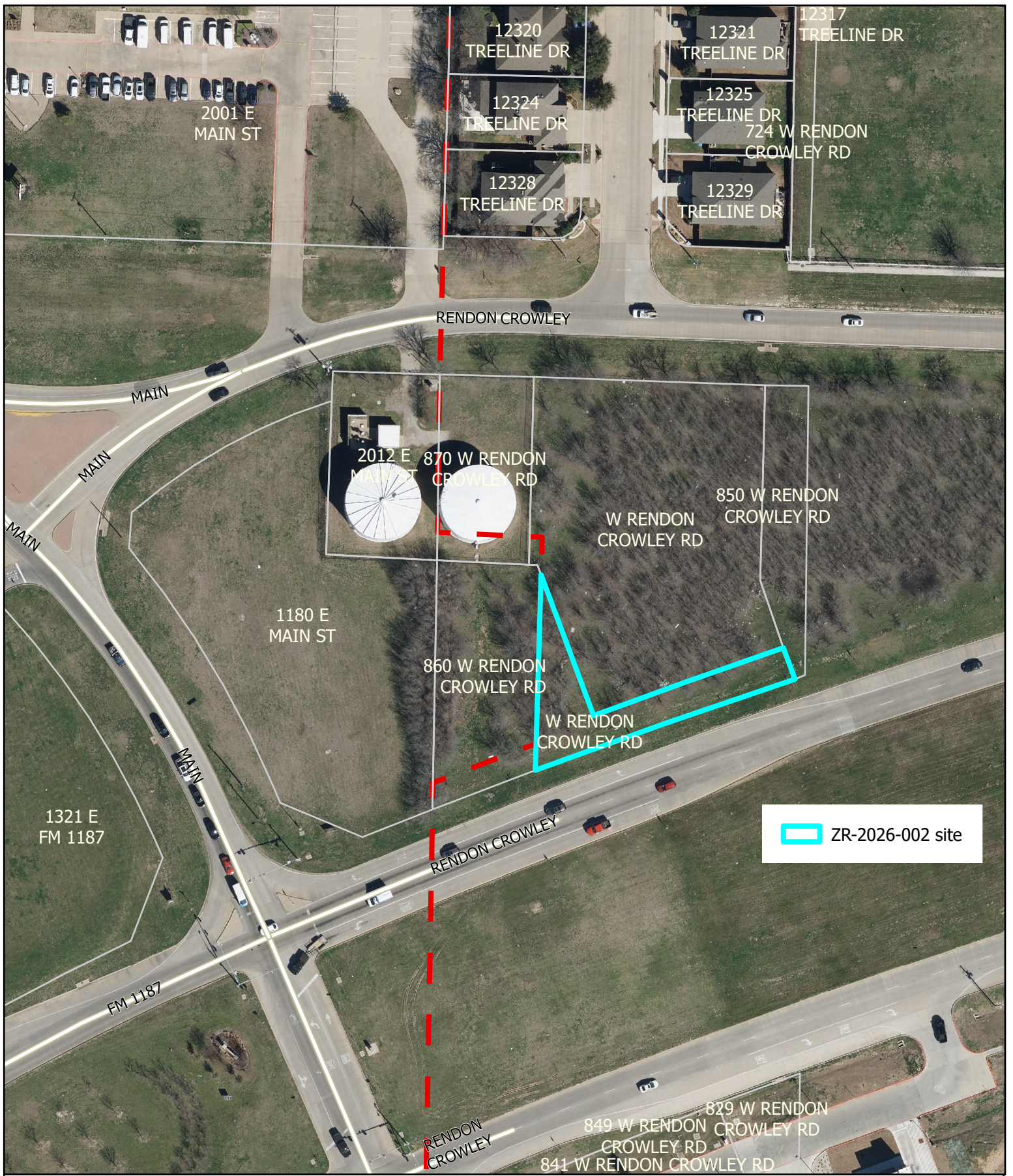
THENCE South 19°27'22" East, continuing along said common line for a distance of 24.00 feet to the POINT OF BEGINNING and containing 0.167 of an acre, or 7,258 square feet of land, more or less.



PIBURN & COMPANY
 1100 East Campbell Road – Suite 240
 Richardson, Texas 75081
 Ph: 214.328.3500 Fax: 214.328.3512
 email@piburncompany.com

sheet 1 of 1

October 07, 2025
 Project No. 21014

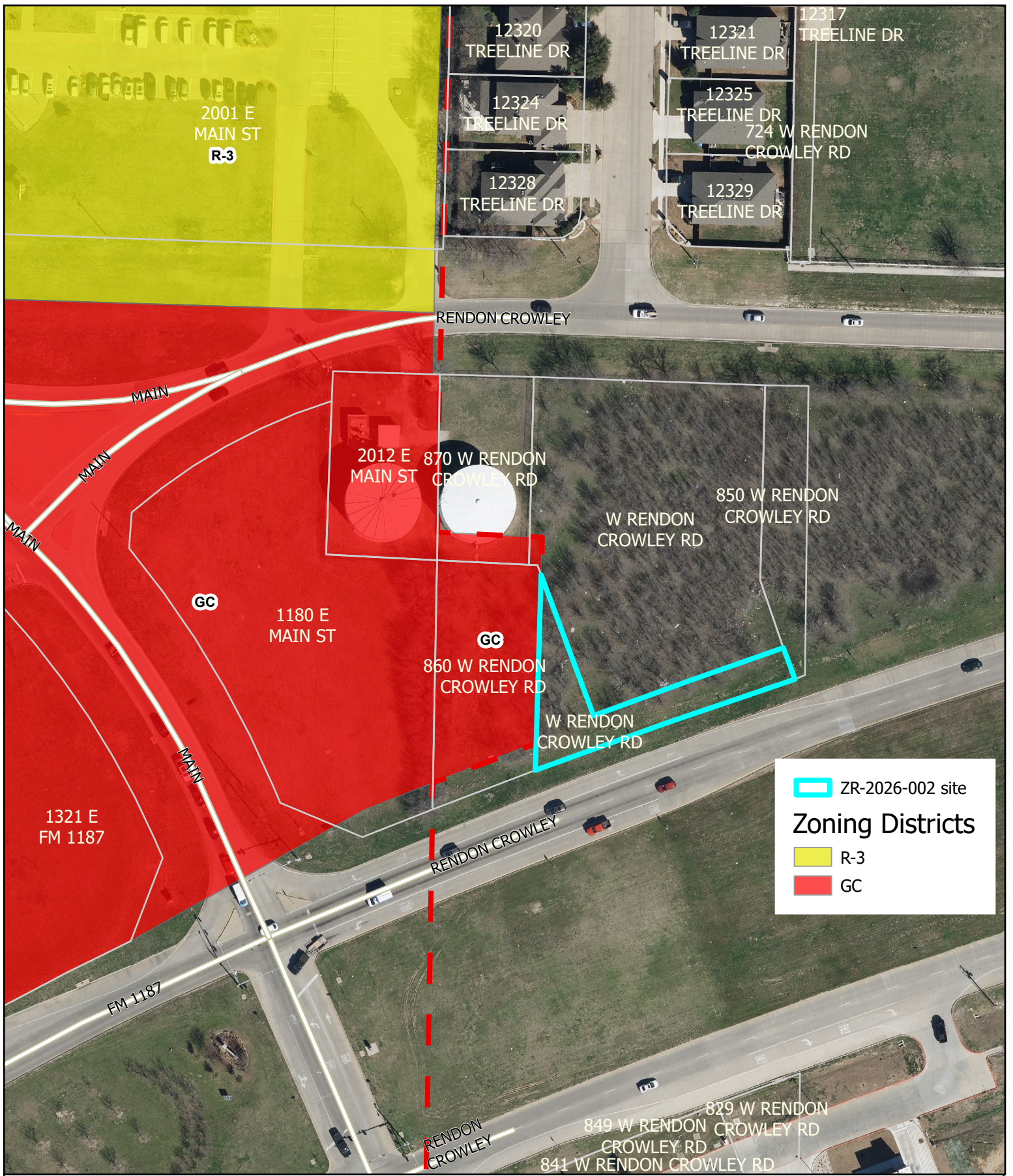


ZR-2026-002

Aerial View of Site



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.



0 50 100 Feet

ZR-2026-002

Current Zoning



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

Presenter: Bhumika Thakore	Meeting Date: May 11, 2026
Department: Community Development	Agenda Item: III.D.
<p>Subject: Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance requested by Mary Poole on behalf of SMG Auto for a Specific Use Permit to allow auto sales in a General Commercial district at 860 N Crowley Rd, whose legal description is John H Lucas Survey, Abstract 932, Tract 1D09, conveyed by deed as recorded in Document Number D223163480, Deed Records, Tarrant County, Texas . Case # SUP-2026-002.</p>	

Background:

BACKGROUND AND OVERVIEW	
Request	Specific use permit to allow New Auto Sales
Applicant	Mary Poole
Location	860 N Crowley Rd. (cor. N. Crowley Rd & Chalet Dr)
Surrounding Uses	Commercial; Residential (manufactured home); Vacant land
Surrounding Zoning	General commercial; Manufactured home; and Industrial.
Future Land Use Plan Designation	Traditional Suburban Commercial
Staff Recommendation	Approved with Conditions

BACKGROUND

The property owner owns this tract and the one behind it. They received a specific use permit on the tract to the rear (862 N Crowley Rd) for auto repair in 2024. The applicant is now requesting an SUP for auto sales at this location. The city previously granted an SUP at this location to Byrd Auto (Case # SUP-2024-003), but that SUP expired when the applicant failed to meet conditions of approval during the required timeframe. The proposed hours of operation are 8 AM to 6 PM Monday through Friday and 9 AM to 3 PM on Saturdays. No additional lighting or signs will be added.

SURROUNDING PROPERTIES AND NEIGHBORHOOD

The north and south of the property are zoned General Commercial. The subject property is located at or near the intersection of N Crowley Rd and Chalet Dr in Crowley, Texas. The site fronts N Crowley Rd, with Chalet Dr running along the northern boundary. The surrounding area consists primarily of commercial uses along N Crowley Rd, with adjacent industrial and vacant properties in the immediate vicinity.

STAFF REVIEW

Staff have based their review on the criteria listed in Section 106.34(C) from Chapter 106 of the zoning code.

Conformity with the Comprehensive Land Use Plan

The property is shown as Traditional Suburban Commercial in the future land use plan. The applicant does not intend to make any changes to the exterior façade of the existing building and the requested use is allowed in GC districts with an SUP. Staff does not see conflict with the comprehensive plan.

Compliance with the Zoning Code Requirements

The applicant does not propose any exterior modifications to the existing building. The site plan depicts updated parallel parking spaces, which are shown at the correct dimensions; however, these spaces are not currently striped. The proposed site plan otherwise complies with the requirements of Chapter 106 regarding the minimum number and dimensions of required parking stalls. All required parking spaces shall be properly striped in accordance with applicable standards. This work may be completed following SUP approval and before issuing a Certificate of Occupancy.

Conformance with Other Requirements

Site and operational requirements

The hours of operation, noise levels, lighting, and other operational elements are not expected to create a nuisance or adverse effect on the surrounding areas. The business is also not expected to generate much traffic.

Scale with the existing neighborhood

The location, nature, and height of buildings, structures, walls, and fences are not out of scale with the neighborhood.

Contribution to the general welfare/benefit to the city

Staff’s opinion is that the business will not be a detriment to general welfare.

STAFF RECOMMENDATION

1. The parking area shall be striped to clearly and correctly mark all required parallel parking spaces in accordance with City standards and required dimensions. This work shall be completed prior to the

issuance of a Certificate of Occupancy.

2. Each tract shall establish its own separate connection to the public water and public sewer systems and shall not share utility connections with any other property.

3. The property shall be platted in accordance with City subdivision regulations prior to development or issuance of a Certificate of Occupancy.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions

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

Approve: I make a motion to recommend approval of Case # SUP-2026-002.

Approve with conditions: I make a motion to recommend approval of Case # SUP-2026-002 with the following condition(s) [list condition(s)].

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

Postpone: I make a motion to continue Case # SUP-2026-002 until [specify date].

Recommendation:

Approved with Conditions

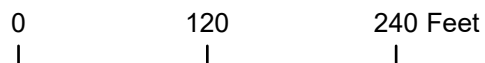
Financial Information:

Attachments:

1. SUP-2026-002- Aerial
2. SUP-2026-002- Zoning
3. SUP-2026-002- FLUP
4. Project Overview
5. 860 N Crowley Rd Site Plan Revised
6. SUP-2026-002- Draft Ordinance_SMG Auto_UPDATED
7. SUP-2026-002-Zoning Sign -OnSite



SUP-2026-002
SMG Auto -Location

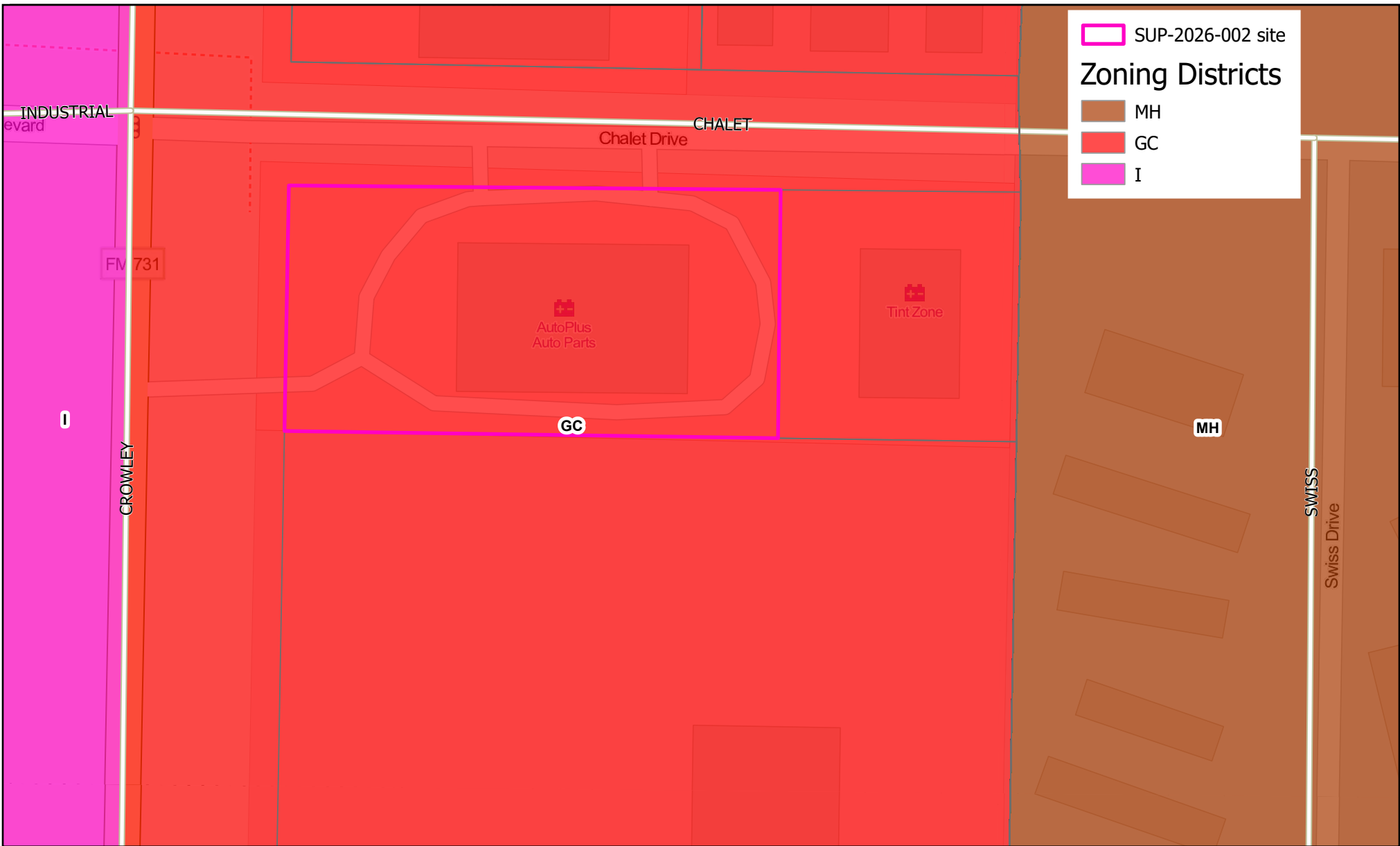


5/5/2026



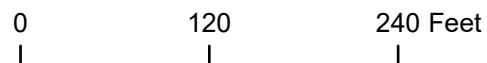
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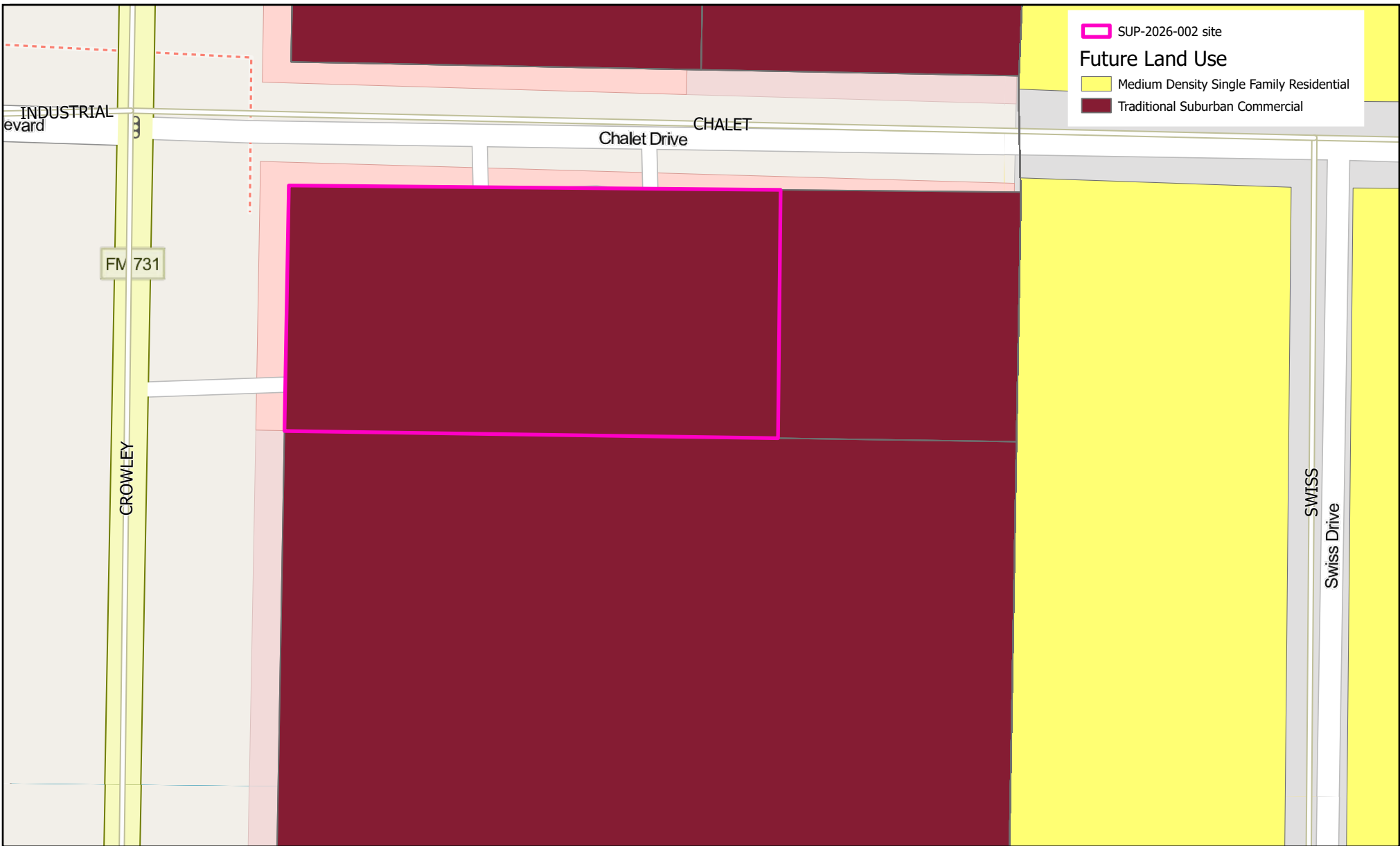
5/5/2026

Zoning SUP-2026-002 SMG Auto -Location

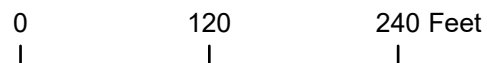


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Zoning SUP-2026-002
 SMG Auto -Location



5/5/2026



DISCLAIMER

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PROJECT OVERVIEW

Project Type: Specific Use Permit | **Project Title:** Specific Use Permit - SMG Auto - Case # SUP-2026-002

ID # 26-000009 | **Started** 03/31/2026 at 2:25 PM

Status: In Review



Address

860 N Crowley Rd, Crowley, TX USA 76036

Legal

Lucas, John H Survey Abstract 932 Tract 1d09

Description

We would like a SUP for an existing site. We do not plan any new renovation to the site or the building.

PROPERTY DETAILS

Property ID 03994139

PROPERTY ADDITIONAL INFORMATION

No data for Property Additional Information.

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Mary Poole	8178509500	12918 Wingate, Ste 100 Fort Worth, TX 76107	-	APPLICANT
Silvano Godinez	6622504447	22482 N FM 709 Hubbard, TX 76648	-	Property Owner

INFORMATION FIELDS

Applicant Status

Representative

Property Description of Area

860 N Crowley Road

of Acres

.4130

Future Land Use Plan Designation

-

Receipt showing no taxes owed

2025PropertyTaxReceipt.pdf

Reason for Requested Specific Use Permit

Reason for Request

This site previously operated as Byrd Auto with a SUP. Owner would like to continue using the site as Auto Sales.

Additional Pages

-

Description of processes and activities

The business would sell use cars onsite with make-ready services performed in the Service Bay area. The business will have 2 employees. Business hours are M-F 8:00-6:00 and Saturday 9:00-7:00. With the limited number of cars available, the owner anticipates approximately 10-12 customers weekly. There will be no outside activities. with noise, light or trash. Trash will be shared with adjacent SMG Sunroof.

Existing and proposed buildings and structures

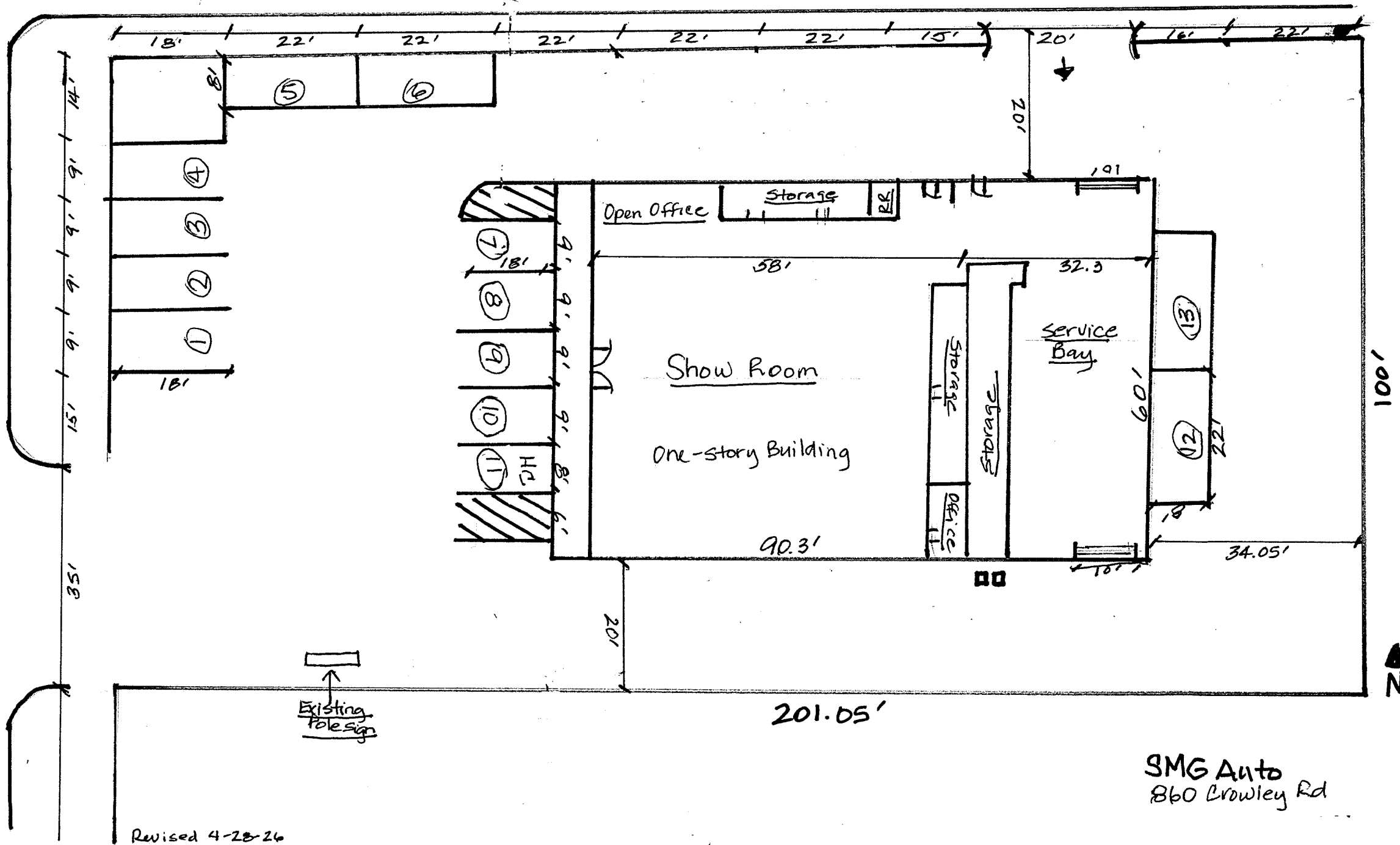
860NCrowleyRdSitePlan.pdf

Site Plan Upload for Specific Use Permits

-

Chalet Drive

N Crowley Rd



Revised 4-28-26

SMG Auto
860 Crowley Rd

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CROWLEY, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW AUTOMOTIVE SALES, AT A TRACT LOCATED AT 860 N CROWLEY ROAD IN THE JOHN H LUCAS SURVEY, ABSTRACT 932 IN THE CITY OF CROWLEY; 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 is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the Zoning Ordinance of the City of Crowley regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the Zoning Ordinance of the City of Crowley requires the issuance of a Specific Use Permit to operate an automotive sales business on property in the General Commercial (GC) Zoning District in the City; and

WHEREAS, an application authorized by the owner of the property located at 860 N Crowley Rd, in the City of Crowley, Tarrant County, Texas, has been filed for a specific use permit to operate an auto repair business; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on May 11, 2026, and the City Council of the City of Crowley, Texas, held a public hearing on June 4, 2026, with respect to the Specific Use Permit described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of Crowley, and all other laws dealing with notice, publication and procedural requirements for the approval of a specific use permit on the property; and

WHEREAS, the City Council finds that the approval of the specific use permit will allow a use that is harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, subject to the conditions imposed herein, if any;

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 granting a Specific Use Permit to SMG Auto for operation of an automotive sales business on the property located at 860 N Crowley Road in the John H Lucas Survey, Abstract 932, located in the "GC" General

Commercial District, and subject to the following conditions:

1. All parking areas shall be striped to meet City standards prior to issuance of a Certificate of Occupancy.
2. Each lot shall have its own separate water and sewer connection and shall not share utilities.
3. The property shall be platted in accordance with City regulations.

SECTION 2.

The Specific Use Permit 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 3.

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 4.

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 5.

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 6.

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

SECTION 7.

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

SECTION 8.

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

SECTION 9.

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

PASSED AND APPROVED ON THIS 4th DAY OF JUNE 2026.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney

**CITY OF CROWLEY
PUBLIC HEARING NOTICE
SPECIFIC USE PERMIT REQUESTED**

Case # SUP-2026-002

For information, call 817-297-2201 ext. 3090