

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD MARCH 5, 2026. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, March 5, 2026, at 7:00 PM in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Call to Order and Roll Call

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

Present were

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

City staff included:

City Manager, Lori Watson
Asst City Manager, Cristina Winner
Asst City Manager, Matt Elgin
City Attorney, Rob Allibon
City Secretary, Carol Cannady
Fire Chief, Pleasant Brooks
Police Chief, Kit Long
Planning and Comm Dev Director, Rachel Roberts
Public Works Director, Mike Rocamontes
Director of Utilities, Randal Manus
EDC Director, Molly Martin
Asst Finance Director, Heather Gwin
HR Administrator, Lacy Duncan
Media Relations Coordinator, Jay Hinton
Downtown Events Coordinator, Julie Hepler

Absent: None

Invocation and Pledge of Allegiance to the American and Texas Flags

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

Presentations/Proclamations

1. Recognition of the Crowley Public Library – 2025 Achievement of Excellence in Libraries Award

Mayor Billy Davis announced and congratulated the Crowley Library staff for receiving the 2025 Achievement of Excellence in Libraries Award.

2. Presentation of the annual Financial Audit report for year ending September 30, 2025 presented by George, Morgan & Sneed, P.C.

Nereo Matias, CPA, from George, Morgan, and Sneed stepped up and presented the annual report of the City's FY2024-2025 financial audit. He stated that the independent auditors issued an unmodified clean opinion of the City's financial statements and determined they were presented fairly in accordance with the Generally Accepted Accounting Principles. The auditors did not

identify any significant deficiencies in internal control or instances of non-compliance that were required to be reported in accordance with governmental auditing standards. He stated that the unassigned fund balance was \$15,721,534 compared to \$16,131,721 in 2024. Revenues increased by 0.44% from 2024 and expenses also increased by 14% mostly due to expenditures for the administration building conversion, public safety, fire and ambulance services. There was net decrease in the fund balance for Fiscal Year 2025 in the amount of \$394,285 compared to the \$1,896,506 increase in 2024. The utility fund ended with a reserve of \$23,404,044 in 2025, compared to \$22,765,082 in 2024 which is approximately a 2.8% increase; \$9,628,250 of the fund balance is unrestricted. The net income for the Utility Fund for Fiscal Year 2025 was \$714,532 compared to \$1,441,302 in 2024. There were no questions and council members thanked Mr Matias.

Council Member Jesse Johnson made the motion to Accept the Financial Audit for FY2024-25; second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 7-0.

Consent Agenda

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

Council Member Tina Pace made the motion to Approve the minutes; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

Public Hearings

1. Hold a public hearing, discuss, and consider approval of Ordinance # 03-2026-588 for a zoning change requested by Lennar Homes of Texas on an approximately 81.66 acres tract from R-3 – Residential 3 Zoning District to a Planned Development District (Single Family Residential) for MiraVerde Addition Ph 1, MiraVerde Addition Ph 2, and Lots 1-4 Block 1, MiraVerde South Addition Ph 1. The subject properties are located on the South side of MiraVerde Drive and north of MiraVerde Dr and east of the Rosemary Ridge Addition being in the Moses Walters Survey, Abstract No. 1598 and the Beverly Pool Survey, Abstract No 1243, Abstract No, 287, Crowley, Tarrant County, Texas. **Case # ZR-2026-001**

Mayor Davis opened the public hearing at 7:13p.m. and invited anyone wishing to speak to come forward

Planning and Community Development Director Rachel Roberts explained the applicant was requesting a zoning change from R-3 Single-Family Residential to a Planned Development (PD) district to allow the garage setback to be reduced from 10 feet to 5 feet. The property is part of the MiraVerde development, where MiraVerde South is already built, MiraVerde Phase 2 is currently under construction by Lennar Homes, and Phase 1 will be developed later. Staff determined the request is consistent with the Comprehensive Land Use Plan, which designates the area as Medium Density Single-Family Residential, and the proposed PD district would remain compatible with surrounding neighborhoods and existing infrastructure.

During review, staff noted the concept plan initially did not include required mid-block pedestrian connections, which were conditions of a previous plat variance. The applicant has since revised

the plan to include these connections and will update the civil plans accordingly. Staff also recommended establishing a minimum masonry requirement of 78% to ensure enforceable building standards. Staff recommended approval with these two conditions, and the Planning and Zoning Commission voted to recommend conditional approval at its February 9 meeting.

Mr Max Miller, representative from Lennar Homes, provided a presentation on the requested changes. The presentation outlined Lennar Homes' proposal for the MiraVerde development in Crowley, Texas, highlighting the project's benefits and requested zoning change. He explained the development would include approximately 14 acres of open space, about 2 acres of parkland dedication, and mid-block pedestrian pathways. The applicant was requesting a reduction in the garage setback from 10 feet to 5 feet, while maintaining other R-3 standards such as lot size and setbacks. Homes would include three-sided masonry with 78–86% masonry coverage, two front yard trees, architectural design features, and monotony rules to enhance neighborhood appearance.

Mayor Davis closed the public hearing at 7:26 p.m.

Council Member Tina Pace made the motion to Approve Ordinance 03-2026-588 for zoning changes requested by Lennar Homes for MireVerde Addition 1 and 2 with the condition that the developer update the civil plans in accordance with P&Z's recommendations; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

City Business

1. Discuss and consider approval of Resolution R03-2026-481 authorizing the addition of a Project Manager position to the Staffing Plan and Pay Classification Plan.

Council Member Jesse Johnson made the motion to Approve Resolution R03-2026-481 authorizing the addition of a Project Manager to the staffing plan; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.

2.
 - a. Receive certification of Unopposed Candidate for the May 2, 2026 General Election;
 - b. Discuss and consider adopting Ordinance 03-2026-589, declaring unopposed candidate for the May 2, 2026, General Election for the purpose of electing members to City Council Place 5 and City Council Place 6; declaring unopposed candidate elected to offices; and canceling the May 2, 2026 General Election.

Mayor Billy Davis received and accepted the certification of unopposed candidates from the City Secretary.

Council Member Jim Hirth made the motion to Approve Ordinance 03-2026-589 canceling the 2026 General Election; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

3. Discuss and consider 2025-26 CCPD Budget Amendment #2 for the agreement with GSBS Architects for additional conceptual designs.

Council Member Matt Foster made the motion to Approve budget amendment #2 for the CCPD

FY2025-26 budget; second by Council Member Tina Pace, council voted unanimously to approve the motion as presented. Motion carried 7-0.

Public Comment

None

Items of Community Interest

None

Executive Session

1. Consult with the City Attorney regarding legal matters related to the Celebration of Freedom, in accordance with Texas Government Code Section 551.071 (Consultation with Attorney)

Mayor Davis announced that City Council would convene into Executive Session at 7:31 p.m. to Consult with the City Attorney regarding legal matters related to the Celebration of Freedom, in accordance with Texas Government Code Section 551.071 (Consultation with Attorney).

Reconvene and Take Action from Executive Session

At 8:23 p.m., Mayor Davis announced the City Council would reconvene into open session with no action to take.


Adjournment

As there was no further business, Mayor Billy Davis adjourned the meeting at 8:23 p.m.



Billy Davis, Mayor

ATTEST:



Carol C. Cannady, City Secretary