



Agenda
Crowley Planning & Zoning Commission
July 13, 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 - July 13, 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 work session meeting held on **June 22, 2026**.
- B. Discuss and consider approving the minutes from the regular meeting held on **June 22, 2026**.
- C. Discuss and consider making a recommendation to the City Council on a preliminary plat for Teeter Ranch, to create 189 residential lots and open space lots, requested by Steve Hawkins for an approximately 68-acre tract in the John W Haynes Survey, Abstract # 774 and the Memucan Hunt Survey, Abstract # 763, located at the southeast corner of Hampton Rd and FM 1187. **Case # PPLT-2026-003**

IV. Discussion

- A. Discuss and provide input to staff on plat review and approval processes.
This is a discussion item only; no action may be taken on this agenda item.

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 July 13, 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: July 13, 2026
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the work session meeting held on June 22, 2026.	

Background:

Minutes are attached for review.

Recommendation:

Staff recommends approval

Financial Information:

Attachments:

1. 2026_06_22_PZ_Minutes_Work Session



Minutes
Planning & Zoning Commission
June 22, 2026
Work Session – 6:30 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Planning & Zoning Commission Joint Work Session –June 22, 2026 - 6:30 PM

I. Call to Order and Roll Call

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

Commissioners present:	Kaleb Wade (Place 3)
	David Duman, Chair (Place 5)
	Jeff Burns (Place 6)
	Lane Beene, Vice Chair (Place 7)

Commissioners absent:	Miki Rayburne (Place 1)
	J. J. Wagner (Place 2)
	George Allen (Place 4)

Staff members present:	Rachel Roberts, Planning & Development Director
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Council members present:	Jim Hirth
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II. Invocation and Welcome Visitors

Chair Duman welcomed the visitors.

III. Non-Action Items for Discussion

A. Discuss requirements related to fencing materials

Rachel Roberts, Planning & Community Development Director, presented a work session discussion regarding fencing materials permitted in the Downtown and General Commercial zoning districts. She explained that Matt Foster, owner of Crowley Tire and Auto Service and Worktime Auto, had experienced break-ins at his Hampton Road property and wished to install metal panel fencing for improved security. Because metal panel fencing is not currently permitted under the Zoning Ordinance, Mr. Foster was seeking Commission feedback before deciding whether to pursue a zoning text amendment.

Ms. Roberts noted that staff had also planned to discuss residential fencing materials; however, because a related code amendment application was submitted after the meeting packets were distributed, that discussion would be deferred until the formal public hearing. Ms. Roberts then invited Mr. Foster to present his request.

Mr. Foster explained that the property had experienced multiple break-ins and attempted vehicle thefts, creating a need for enhanced security. Mr. Foster stated that the existing wood fence along Hampton Road is in poor condition and requested approval to install metal panel fencing along the north and west property lines adjacent to the railroad tracks and neighboring property. Mr. Foster stated that metal panel fencing would be compatible with the existing metal building and provide a practical, cost-effective security solution compared to masonry or ornamental metal fencing. Chair Duman stated that the Commission must balance individual property needs with the City's long-term development goals and consider the precedent created by permitting additional fencing materials. Chair Duman expressed concern about allowing exposed metal panel fencing and suggested composite fencing or ornamental metal fencing with opaque backing panels as potential alternatives.

Mr. Foster stated that the primary purpose of the proposed fence is security and privacy and indicated that composite fencing or another opaque material would be an acceptable alternative if it remained compatible with the existing building. Commissioner Burns stated that he would not support exposed metal panels attached directly to posts because of their potential impact on the City's appearance. Commissioner Burns supported ornamental metal fencing with opaque backing panels as a more attractive and durable option and added that proper maintenance is important regardless of the fencing material.

Vice Chair Beene agreed that maintenance is more significant than the material itself but expressed concern that allowing multiple fencing materials could create an inconsistent appearance throughout the city. Vice Chair Beene emphasized maintaining consistent design standards for commercial corridors. Commissioner Wade stated that any amendment should be carefully considered because it would establish future standards. Commissioner Wade expressed greater flexibility for Hampton Road because of its industrial character but less support for similar changes along Main Street. Commissioner Wade also stated that higher-quality materials should be used for fencing visible from public streets, while greater flexibility may be appropriate along rear property lines adjacent to the railroad tracks.

Mr. Foster presented photographs of similar fencing installed at his Main Street property and stated that a comparable six-foot fence was proposed at the Hampton Road location to secure customer vehicles while complementing the existing building. Mr. Foster also expressed willingness to incorporate landscaping or other design features to soften the fence's appearance. Chair Duman concluded that there may be an opportunity to consider greater flexibility for Hampton Road properties while maintaining higher design standards along Main Street. Mr. Foster stated that additional lighting was also planned, but that masonry fencing would be prohibitively expensive. Mr. Foster reiterated that Commission feedback was being sought before submitting a formal code amendment request. Chair Duman concluded that the applicant could continue evaluating the proposal and submit a zoning text amendment for formal consideration if desired.

Public Comment

There was no public comment.

IV. Adjournment

The meeting adjourned at 7:07 P.M.

David Duman, Planning & Zoning Commission Chair

Date

ATTEST:

Bhumika Thakore, Planner

Date



City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Bhumika Thakore	Meeting Date: July 13, 2026
Department: Community Development	Agenda Item: III.B.
Subject: Discuss and consider approving the minutes from the regular meeting held on June 22, 2026.	

Background:

Minutes are attached for review.

Recommendation:

Staff recommends approval

Financial Information:

Attachments:

1. 2026_06_22_PZ_Minutes_Regular Session



Minutes
Crowley Planning & Zoning Commission
June 22, 2026
Regular Session - 7:00 PM

Crowley City Hall 201 E.
Main Street Crowley TX
76036

Regular Session – June 22, 2026 - 7:07 PM

I. Call to Order and Roll Call

Chair Duman called the meeting to order at 7:07 PM.

Commissioners present:	Miki Rayburne (Place 1) Kaleb Wade (Place 3) David Duman, Chair (Place 5) Jeff Burns (Place 6) Lane Beene, Vice-Chair (Place 7)
Commissioners absent:	J. J. Wagner (Place 2) George Allen (Place 4)
Staff members present:	Rachel Roberts, Planning & Development Director
Council members present:	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 May 11, 2026.

Vice Chair Beene motioned to approve the minutes, seconded by Commissioner Burns. The motion passed with all in favor, except Commissioner Wade abstained.

B. Discuss and consider making a recommendation to the City Council on preliminary plat for Teeter Ranch, to create 189 residential lots and open space lots, requested by Steve Hawkins for an approximately 68-acre tract in the John W Haynes Survey, Abstract # 774 and the Memucan Hunt Survey, Abstract # 763, located at the southeast corner of Hampton Rd and FM 1187. Case # PPLT-2026-003

Rachel Roberts, Planning & Community Development Director, informed the Commission that the applicant had submitted a request to postpone the item to allow additional time to present the proposal to the Parks Board. Ms. Roberts stated that it was the Commission's discretion whether to proceed with the staff presentation or accept the applicant's postponement request.

Ms. Roberts presented a summary of the request. Ms. Roberts explained that the preliminary plat requires Parks Board approval of the park land dedication, which must be noted on the face of the plat, before the Planning and Zoning Commission can take action. Ms. Roberts explained that the applicant had been unable to obtain Parks Board approval due to scheduling and communication

issues and was hoping to appear before the Parks Board at a future meeting. As a result, the required approval had not yet been obtained.

Ms. Roberts stated that the applicant was receptive to postponing the request in order to obtain the required Parks Board approval prior to Commission consideration. Ms. Roberts explained that the applicant also had several minor civil plan comments remaining, including correcting setbacks on a few lots, which staff considered easily resolvable before City Council review. Ms. Roberts noted that the Parks Board approval was a significant outstanding item because it would determine the ownership and long-term maintenance responsibilities for the park land between the homeowners' association and the City. Ms. Roberts stated that this issue should be resolved by the Parks Board before the Commission takes action on the preliminary plat.

Chair Duman asked whether staff would provide the Parks Board with recommendations regarding the parkland dedication and maintenance responsibilities. Ms. Roberts confirmed that staff would provide that information.

Ms. Roberts stated that the applicant had requested postponement of the item to the next available Planning and Zoning Commission meeting. Chair Duman asked whether the Commission needed to select a specific date for the postponement. Ms. Roberts explained that approval of the postponement request would automatically move the item to the July 13, 2026, Planning and Zoning Commission meeting. Ms. Roberts added that the applicant was attempting to be placed on July 1, 2026, Parks Board agenda, although that had not yet been confirmed. Ms. Roberts noted that if the applicant was unable to obtain the necessary Parks Board approval, an additional postponement request could be submitted. Ms. Roberts stated that staff would be comfortable recommending conditional approval if all remaining staff comments were resolved, as the Parks Board typically supports staff recommendations; however, the decision would remain at the Commission's discretion.

Commissioner Wade made a motion to postpone Case # PPLT-2026-003 until July 13, 2026, and seconded by Commissioner Burns. The motion passed unanimously.

Chair Duman expressed appreciation to everyone for attending the meetings and for their participation.

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: July 13, 2026
Department: Community Development	Agenda Item: III.C.
Subject: Discuss and consider making a recommendation to the City Council on a preliminary plat for Teeter Ranch, to create 189 residential lots and open space lots, requested by Steve Hawkins for an approximately 68-acre tract in the John W Haynes Survey, Abstract # 774 and the Memucan Hunt Survey, Abstract # 763, located at the southeast corner of Hampton Rd and FM 1187. Case # PPLT-2026-003	

Background:

BACKGROUND AND OVERVIEW	
Request	Preliminary plat for Teeter Ranch
Applicant	Steve Hawkins (home builder and developer)
Location	801 S Hampton Rd at FM 1187 (se corner)
Surrounding Zoning	General Commercial; Creekside PD; R-3 single family residential
Future Land Use Plan Designation	Mixed-use
Staff Recommendation	Undetermined; to be provided at meeting

BACKGROUND & CURRENT STATUS OF PROPERTY

This preliminary plat is the next step in the development of the Teeter Ranch planned development district. The plat proposes two phases: Phase 1 will have 99 residential lots, and Phase 2 will have 90 residential lots and six* open space lots. The Teeter Ranch planned development district allows for two lot types, PD-R-3 and PD-R-4. The PD-R-3 lots are similar to the city's standard R-3 zoning district, and the PD-R-4 lot type is a smaller, alley/rear entry garage lot type intended to be a transition between the more standard PD-R-3 district and the proposed future mixed use across the street.

**Tentative; pending Parks Board review*

STAFF REVIEW

<i>Comprehensive Land Use Plan</i>
The Future Land Use Plan classifies this property as Mixed-Use .

This property was rezoned as a PD district to fit with the mixed-use concept. This side of Hampton Rd will be residential only, and the intent is that the property across Hampton will eventually be rezoned to a mix of

multifamily and a small area of commercial. Staff consider the project to conform to the comprehensive land use 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.

As you'll see below and on the attached comment letter, there are several comments outstanding on the Teeter Ranch preliminary plat and plans. Other than the parks dedication (see below), most of the plat comments are minor and can easily be corrected without any substantive impacts on the plat drawing

Requirements from the Zoning Ordinance (Teeter Ranch planned development district)

The plat meets the requirements of the Teeter Ranch planned development district ordinance.

Requirements from the Subdivision Regulations (Ch. 98)

The plat does not comply with the requirements of the subdivision regulations.

- The Parks Board approval of the proposed park land dedication is not noted on the plat. For residential developments, park dedication provisions are to be addressed by the Parks Board prior to approval of the preliminary plat. The park dedication agreement shall be noted on the face of the plat with the approval date.
- The park dedication has not been determined. In response to staff comments, the applicant reduced the amount of floodplain area to be included in the park land dedication, but the staff review of the park land dedication is still under review by the Public Works staff, so Planning staff are not able to say at this time whether the park land dedication will be acceptable

Public Works / Infrastructure Requirements (Technical Specifications)

The plat has not addressed all comments from the Public Works and Utilities departments and the city engineer (see attached letter). As you'll see in the attached comment letter, the applicant has addressed most of the comments on the civil plans. However, there are some comments remaining, and as of the date the agenda for this meeting was posted, our engineers had not yet received requested flood study files from the applicant, so the flood study review is not yet complete.

- Regarding the flood study, the city's engineers advised city staff that their remaining comments are mostly an issue of displaying consistent information across documents and are not a concern with design. For this reason, they consider conditional approval to be acceptable.
- In terms of the sidewalk plans and other infrastructure-related comments, the plans are still under review, and staff will more information for the Commission during the meeting.
- The applicant is also requesting a variance from the maximum block length requirement. The Public Works Design Criteria Manual states that residential developments may have a maximum block length of 650 feet. The city may approve longer block lengths where existing development surrounding or

abutting the property to be platted limits lot and block layout, or where other natural topographic or floodplain conditions limit street and lot layout. The main intent of the block length maximum is to increase connectivity. In this case, there are elements limiting how this development can connect to surrounding areas. The existing commercial development to the east does not have any streets that this development could connect to. To the south, floodplain limits development. And the topography to the north does not allow for a connection to FM 1187. The applicant is providing a trail that will connect to a sidewalk on FM 1187, which will residents to walk or bike to the adjacent commercial area. The Planning staff assessment is that the applicant has established an interior block and street arrangement that respects the intent of the block length requirement, and existing conditions beyond the applicant's control are sufficient to warrant a variance.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions are provided below. You are not required to use any of these motions. If your motion is to approve, please state whether you are also recommending approval of the requested variance.

Approval: I make a motion to recommend approval of Case # PPLT-2026-003.

Approval with Conditions: I make a motion to recommend approval of Case # PPLT-2026-003 with the following conditions [list conditions].

Deny: I make a motion to recommend disapproval of Case # PPLT-2026-003.

Postpone (if the applicant requests postponement): I make a motion to continue the case until [date requested by the applicant].

Recommendation:

Staff are still in discussions with the applicant about the unresolved review comments, so we do not have a recommendation for you at this time. We will provide a recommendation at the meeting.

Financial Information:

Attachments:

1. PPLT-2026-003 plat drawing
2. PPLT-2026-003_PlatApplication
3. PPLT-2026-003_MAP_zoning
4. PPLT-2026-003_MAP_FLUP
5. PPLT-2026-003_MAP_aerial

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	12°25'25"	300.00'	65.05'	N82°32'04"E	64.92'
C2	7°58'07"	300.00'	41.72'	N80°18'25"E	41.69'
C3	7°51'33"	300.00'	41.15'	N88°13'15"E	41.12'
C4	19°24'26"	700.00'	237.10'	S11°51'14"W	235.97'
C5	29°15'15"	700.00'	357.41'	S36°11'05"W	353.54'
C6	38°16'45"	749.72'	500.88'	S69°56'38"W	491.62'
C7	25°30'34"	300.00'	133.57'	N76°26'57"W	132.47'
C8	27°13'50"	300.00'	142.58'	N77°18'35"W	141.24'
C9	4°47'05"	300.00'	25.05'	N86°41'01"E	25.05'
C10	56°31'14"	200.00'	197.29'	N67°26'55"W	189.39'
C11	4°47'05"	300.00'	25.05'	N86°41'01"E	25.05'
C12	26°49'19"	400.00'	187.25'	S82°17'52"E	185.55'
C13	14°34'34"	300.00'	76.32'	N01°34'45"E	76.11'
C14	14°31'33"	300.00'	76.06'	N01°36'16"E	75.85'
C15	4°47'05"	300.00'	25.05'	N86°41'01"E	25.05'
C16	4°47'05"	300.00'	25.05'	N03°18'59"W	25.05'
C17	3°15'23"	275.00'	15.63'	S87°07'05"W	15.63'
C18	4°10'09"	325.00'	23.65'	S78°24'26"W	23.64'
C19	9°10'02"	275.00'	44.00'	S80°54'23"W	43.95'
C20	3°47'58"	325.00'	21.55'	S82°23'29"W	21.55'
C21	3°35'18"	325.00'	20.35'	S86°05'07"W	20.35'
C22	4°16'15"	325.00'	24.23'	N89°59'07"W	24.22'
C23	28°12'14"	50.00'	24.61'	S46°15'08"W	24.36'
C24	56°37'42"	50.00'	49.42'	S88°40'06"W	47.43'
C25	4°47'05"	325.00'	27.14'	N86°41'01"E	27.13'
C26	69°12'25"	50.00'	60.39'	N27°32'49"E	56.79'
C27	2°07'29"	325.00'	12.05'	N89°51'42"W	12.05'
C28	31°06'43"	50.00'	27.15'	N47°27'42"W	26.82'
C29	1°30'05"	725.00'	19.00'	N02°54'04"E	19.00'
C30	4°44'44"	700.29'	58.00'	N05°56'37"E	57.98'
C31	4°35'01"	725.00'	58.00'	N10°31'38"E	356.06'
C32	4°35'01"	725.00'	58.00'	N19°41'41"E	57.98'
C33	1°30'05"	848.00'	22.22'	N02°54'04"W	22.22'
C34	4°34'55"	725.00'	57.98'	N45°39'58"E	57.96'
C35	3°52'49"	848.00'	57.43'	S05°35'31"W	57.42'
C36	3°20'55"	725.00'	42.37'	N49°35'43"E	42.37'
C37	2°51'16"	848.00'	42.25'	S49°23'04"W	42.24'
C38	4°17'50"	725.00'	58.12'	N75°07'42"E	58.11'
C39	4°35'01"	775.00'	58.00'	N15°06'39"E	57.98'
C40	4°35'01"	848.00'	67.84'	S15°06'39"W	67.82'
C41	4°17'50"	775.00'	58.13'	N79°25'31"E	58.11'
C42	4°35'01"	848.00'	67.84'	S19°41'41"W	67.82'
C43	2°49'19"	1179.95'	58.12'	N83°43'21"E	58.11'
C44	4°34'59"	725.00'	57.99'	N25°48'21"E	57.98'
C45	4°34'59"	848.00'	67.83'	S25°48'21"W	67.81'
C46	4°35'01"	725.00'	58.00'	N30°23'21"E	57.98'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C47	4°35'01"	848.00'	67.84'	S30°23'21"W	67.82'
C48	4°35'01"	725.00'	58.00'	N34°58'22"E	57.98'
C49	4°35'01"	848.00'	67.84'	S34°58'22"W	67.82'
C50	4°34'58"	725.00'	57.99'	N39°33'21"E	57.97'
C51	4°34'58"	848.00'	67.83'	S39°33'21"W	67.81'
C52	3°12'17"	775.00'	43.35'	S87°28'25"W	43.34'
C53	4°34'55"	848.00'	67.82'	S45°39'58"W	67.80'
C54	4°17'50"	898.00'	67.35'	S79°25'31"W	67.33'
C55	4°17'50"	898.00'	67.35'	S83°43'21"W	67.33'
C56	0°40'55"	775.00'	9.22'	N51°09'10"E	9.22'
C57	0°40'55"	898.00'	10.69'	S51°09'10"W	10.69'
C58	4°17'50"	775.00'	58.13'	N53°38'32"E	58.11'
C59	4°17'50"	898.00'	67.35'	S53°38'32"W	67.33'
C60	4°17'50"	775.00'	58.12'	N57°56'22"E	58.11'
C61	4°17'50"	898.00'	67.35'	S57°56'22"W	67.33'
C62	4°17'50"	775.00'	58.13'	N62°14'12"E	58.11'
C63	4°17'50"	898.00'	67.35'	S62°14'12"W	67.33'
C64	4°17'50"	775.00'	58.12'	N66°32'02"E	58.11'
C65	4°17'50"	898.00'	67.35'	S66°32'02"W	67.33'
C66	4°17'50"	775.00'	58.13'	N70°49'52"E	58.11'
C67	4°17'50"	898.00'	67.35'	S70°49'52"W	67.33'
C68	3°12'17"	898.00'	50.23'	N87°28'25"E	50.22'
C69	4°17'50"	898.00'	67.35'	S75°07'42"W	67.33'
C72	4°54'35"	605.00'	51.84'	N86°37'16"E	51.83'
C74	3°31'52"	325.00'	20.03'	S88°00'41"E	20.03'
C75	5°11'01"	605.00'	54.74'	S86°28'49"W	54.72'
C76	4°48'34"	725.00'	60.86'	S63°13'00"W	60.84'
C77	6°54'45"	605.00'	72.99'	N52°09'54"E	72.95'
C78	31°28'42"	175.00'	96.15'	S54°55'39"E	94.94'
C79	5°42'32"	725.00'	72.24'	S58°28'33"W	72.21'
C80	5°42'32"	605.00'	60.28'	N58°28'33"E	60.26'
C81	5°42'32"	725.00'	72.24'	S64°11'05"W	72.21'
C82	5°42'32"	605.00'	60.28'	N64°11'05"E	60.26'
C83	5°42'32"	725.00'	72.24'	S69°53'38"W	72.21'
C84	5°42'32"	605.00'	60.28'	N69°53'38"E	60.26'
C85	5°42'32"	725.00'	72.24'	S75°36'10"W	72.21'
C86	5°42'32"	605.00'	60.28'	N75°36'10"E	60.26'
C87	5°42'32"	725.00'	72.24'	S81°18'42"W	72.21'
C88	5°42'32"	605.00'	60.28'	N81°18'42"E	60.26'
C89	4°54'35"	725.00'	62.13'	S86°37'16"W	62.11'
C90	5°27'31"	375.00'	35.73'	N87°01'14"E	35.71'
C93	4°47'05"	325.00'	27.14'	N86°41'01"E	27.13'
C94	17°09'29"	605.00'	181.18'	S57°17'16"W	180.50'
C95	5°41'37"	605.00'	60.12'	S81°02'44"W	60.10'
C96	5°45'18"	605.00'	60.77'	S75°19'16"W	60.74'
C97	6°34'38"	605.00'	69.45'	S69°08'29"W	69.41'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C98	25°02'32"	175.00'	76.49'	S83°11'16"E	75.88'
C99	21°21'48"	375.00'	139.82'	S79°34'07"E	139.01'
C100	9°49'49"	675.00'	115.81'	S28°36'44"W	115.67'
C101	4°47'05"	275.00'	22.97'	S86°41'01"W	22.96'
C102	1°00'40"	325.00'	5.74'	S05°12'12"E	5.74'
C103	13°33'23"	325.00'	76.90'	S02°04'50"W	76.72'
C104	9°18'54"	275.00'	44.71'	S04°13'11"W	44.66'
C105	4°47'05"	325.00'	27.14'	N86°41'01"E	27.13'
C106	4°47'05"	275.00'	22.97'	S86°41'01"W	22.96'
C107	4°47'05"	325.00'	27.14'	N03°18'59"W	27.13'
C108	7°51'33"	275.00'	37.72'	N88°13'15"E	37.69'
C109	5°26'44"	300.00'	28.51'	N03°11'45"W	28.50'
C110	4°47'05"	275.00'	22.97'	S86°41'01"W	22.96'
C111	11°06'25"	484.25'	93.87'	N89°25'10"E	93.73'
C112	9°33'25"	325.00'	54.21'	N04°05'45"E	54.15'
C113	7°48'07"	450.10'	61.29'	N73°01'08"W	61.24'
C114	12°39'59"	625.00'	138.17'	S13°35'22"W	137.89'
C115	5°34'36"	675.00'	65.70'	S04°56'19"W	65.67'
C116	6°09'16"	675.00'	72.50'	S35°36'16"W	72.47'
C117	6°09'16"	675.00'	72.50'	S42°45'32"W	72.47'
C118	12°25'25"	325.00'	70.47'	N82°32'04"E	70.33'
C119	4°56'47"	275.00'	23.74'	N78°47'45"E	23.73'
C120	4°47'05"	275.00'	22.97'	S03°18'59"E	22.96'
C121	20°07'35"	275.00'	96.60'	N73°45'27"W	96.10'
C122	4°58'33"	675.00'	58.62'	S48°19'26"W	58.60'
C123	19°16'35"	325.00'	109.34'	N81°17'13"W	108.83'
C124	6°52'33"	225.00'	27.00'	S87°43'45"W	26.99'
C125	13°44'10"	225.00'	53.94'	N81°57'54"W	53.81'
C126	14°48'57"	225.00'	58.18'	N67°41'21"W	58.02'
C127	21°05'35"	225.00'	82.83'	N49°44'05"W	82.36'
C128	4°10'22"	325.00'	23.67'	N65°46'50"W	23.66'
C129	1°43'12"	300.00'	9.01'	N89°56'10"E	9.01'
C130	8°05'33"	400.79'	56.61'	N80°57'58"W	56.56'
C131	10°15'31"	425.00'	76.09'	N89°54'39"W	75.99'
C132	0°58'24"	275.00'	4.67'	N08°22'19"E	4.67'
C133	13°35'39"	275.00'	65.25'	S01°05'18"W	65.09'
C134	1°31'40"	848.00'	22.61'	N42°36'41"E	22.61'
C135	1°31'40"	848.00'	22.61'	N22°45'01"E	22.61'
C136	38°01'24"	868.00'	576.03'	S31°48'01"W	565.52'
C137	39°10'15"	919.09'	628.35'	S70°24'31"W	616.18'
C138	65°40'25"	110.22'	126.33'	N58°03'14"W	119.53'
C139	46°47'20"	89.53'	73.11'	N49°02'15"W	71.10'
C140	14°41'47"	381.33'	97.81'	N65°09'07"W	97.54'
C141	33°03'26"	90.00'	51.93'	N74°19'56"W	51.21'

OWNER'S CERTIFICATE §

STATE OF TEXAS §

COUNTY OF TARRANT §

WHEREAS SJ Rainbow Ridge Development, LP., being the owners of the hereon described property to wit:

BEING a tract of land situated in the John W. Haynes Survey, Abstract Number 774, and the Memucan Hunt Survey, Abstract Number 763, City of Crowley, Tarrant County, Texas, and being all of tracts 1 and 2 as described by deed to SJ Rainbow Ridge Development, LP as recorded in Document Number D224050466, Deed Records, Tarrant County, Texas (DRTCT), and being more particularly described by metes and bounds as follows: Bearings referenced to U.S. State Plane Grid 1983 - Texas North Central Zone (4202) NAD83 as established using the AllTerra RTKNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.0000. Distances shown are U.S. Survey feet displayed in surface values.)

BEGINNING at a found 1/2-inch capped iron rod (illegible) for the northeast corner of said Tract 2, same being the northwest corner of Lot 12, Block 1, Stone Gate Plaza Addition, an addition to the City of Crowley, Tarrant County, Texas as shown on the plat recorded in Cabinet A, Slide 7979, Plat Records, Tarrant County, Texas (PRTCT), and being in the south right-of-way line of F.M 1187 (a variable width right-of-way);

THENCE with the common line between said Tract 2 and said Stone Gate Plaza Addition the following courses and distances:

South 09°05'02" West, a distance of 8.93 feet to a found 5/8-inch capped iron rod marked "BHB INC" (CIRF);

South 01°23'00" West, a distance of 491.44 feet to an CIRF;

South 22°04'26" West, passing at a distance of 188.02 feet, a found 5/8-inch iron rod marked "MIZELL RPLS 1967" for the most westerly corner of Lot 11, Block 1 of said Stone Gate Plaza Addition, same being the northwest corner of Lot 6R1, Block 1, Stone Gate Plaza Addition, an addition to the City of Crowley, Tarrant County, Texas as shown on the plat recorded in Document Number D208051734, PRTCT, and now continuing with the common line between said Tract 2 and said Lot 6R1 in all for a total distance of 437.65 feet to a point for the south corner of said Tract 2, and being in the northeast line of the aforementioned Tract 1 from which a found 5/8-inch iron rod bears North 25°16'42" East, a distance of 0.77 feet;

THENCE with the southeast line of said Lot 6R1 the following courses and distances:

South 45°17'58" East, a distance of 97.77 feet to a point in a creek;

South 56°25'15" West, a distance of 91.70 feet to a point in a creek;

South 45°31'00" East, a distance of 434.34 feet to a point for a re-entrant corner in said Lot 6R1, same being in the southeast line of said Tract 1 from which a found 3/4-inch iron rod bears South 60°26'33" East, a distance of 0.59 feet;

THENCE South 44°47'16" West, with the common line between said Tract 1 and said Lot 6R1, passing at a distance of 3.68 feet, a found 1/2-inch capped iron rod marked "W.A.I." for an ell corner in said Lot 6R1, same being the northeast corner of Lot 16R1, Block 1 of the said Stone Gate Plaza Addition as recorded in Document Number D208051734, PRTCT and now continuing with the common line between the said Tract 1 and said Lot 16R1, passing at a distance of 165.02 feet, a found 1/2-inch capped iron rod (illegible) for the northwest corner of said Lot 16R1, same being the most northerly corner of a tract of land as described by deed to STR Crowley, LLC as recorded in Document Number D222127866, DRTCT, and now continuing with the common line between said Tract 1 and the said STR Crowley tract in all for a total distance of 170.00 feet to the center of a found Stone from which a found 5/8-inch iron rod bears South 40°12'14" West, a distance of 0.42 feet;

THENCE South 44°59'31" West, with the common line between said Tract 1 and the said STR Crowley tract, a distance of 711.30 feet to a found 1-inch iron rod from which a found 5/8-inch capped iron rod marked "TESCO 397" bears North 64°31'41" East, a distance of 1.46 feet;

THENCE North 74°07'59" West, continuing with the said common line, passing at a distance of 145.92 feet, a found 1/2-inch iron rod for a corner in the said STR Crowley tract, same being the east corner of a tract of land as described by deed to Stone Gate Village Homeowners Association, Inc. as recorded in Volume 14998, Page 211, DRTCT, and now continuing with the common line between said Tract 1 tract and the said Stone Gate Village Homeowners Association tract in all for a total distance of 1322.49 feet to a found X-cut in County Road 1011, also known as South Hampton Road (a variable width right-of-way), for the southwest corner of said Tract 1, and being in the east line of a tract of land as described by deed to Teeter Capital Investments, LP (Tract 1) as recorded in Document Number D220285785, DRTCT;

THENCE North 00°27'41" West, with the common line between the said SJ Rainbow Ridge Development Tract 1 and the said Teeter Capital Investments tract, a distance of 1451.16 feet to an X-cut found in said County Road 1011 for the northwest corner of the said SJ Rainbow Ridge Development Tract 1, same being the northeast corner of the said Teeter Capital Investments tract, and being in the south right-of-way line of the aforementioned F.M. 1187;

THENCE with the common line between the said SJ Rainbow Ridge Development Tract 1 and the said south right-of-way line the following courses and distances:

South 85°49'20" East, a distance of 48.14 feet to a found TXDOT 4-inch brass disc (TXDOT);

North 79°01'11" East, a distance of 105.69 feet to a TXDOT;

North 85°14'04" East, a distance of 98.46 feet to a TXDOT;

North 84°17'28" East, passing at a distance of 505.56 feet, a found 5/8-inch aluminum capped iron rod marked "TXDOT" for the northeast corner of the said SJ Rainbow Ridge Development Tract 1, same being the northeast corner of the aforementioned Tract 2, and now continuing with the common line between said Tract 2 and the said south right-of-way line in all for a total distance of 1005.66 feet to a TXDOT;

THENCE continuing with the common line between said Tract 2 and the said south right-of-way line the following courses and distances:



CITY OF CROWLEY
Plat Application
Community Development Department

Case # PPLT-2026-003

(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 | ☐ Minor Plat | ☐ Final Plat |
| ☐ Amending Plat | ☐ Replat | ☐ Vacating Plat |

Property Information

Project Name: Teeter Ranch
Project Address: 801 S. Hampton Road
Survey/ Abstract, Tract(s): John W Haynes Survey Abstract No. 774 and Memucan Hunt Survey Abstract No. 763
Addition, Block, Lots: _____
Project Description: 189 Lot Single Family Development
Gross Acreage: 67.548 Zoning District: PD - Single Family
Number of Lots Proposed: 189

Applicant & Owner Information

Applicant Name: Steve Hawkins Company: Snikwah, LP
Applicant Address: 7201 Hawkins View Drive Suite 101 City: Fort Worth State: Texas
ZIP Code: 76132 Telephone No: 817-737-4446 Email: _____

Application Status (check one) ☐ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

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

Property Owner: _____
Applicant Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone No: _____ Email: _____

Information required for the approval of Developer's Agreement

Developer (Legal name of the company entering into the agreement): Snikwah, LP

Name and title of the authorized representative who will sign the agreement: Steve Hawkins
Company's Address: 7201 Hawkins View Drive Suite 101 City: Fort Worth State: Texas
ZIP Code: 76132 Telephone No: 817-737-4446 Email: _____

Developer: Steve Hawkins
 Address: 7201 Hawkins View Drive Suite 101 City: Fort Worth State: Texas
 ZIP Code: 76132 Telephone No: 817-737-4446 Email: [REDACTED]

Engineer: Christopher H Blevins, P.E. - Baird, Hampton & Brown
 Address: 17330 Preston Road Suite 205B City: Dallas State: Texas
 ZIP Code: 75252 Telephone No: 214-960-5696 Email: [REDACTED]

Surveyor: Robert A Lee - Baird, Hampton & Brown
 Address: 6300 Ridglea Place Suite 700 City: Fort Worth State: Texas
 ZIP Code: 76116 Telephone No: 817-338-1277 Email: [REDACTED]

Land Planner: _____
 Address: _____ City: _____ State: _____
 ZIP Code: _____ Telephone No: _____ Email: _____

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

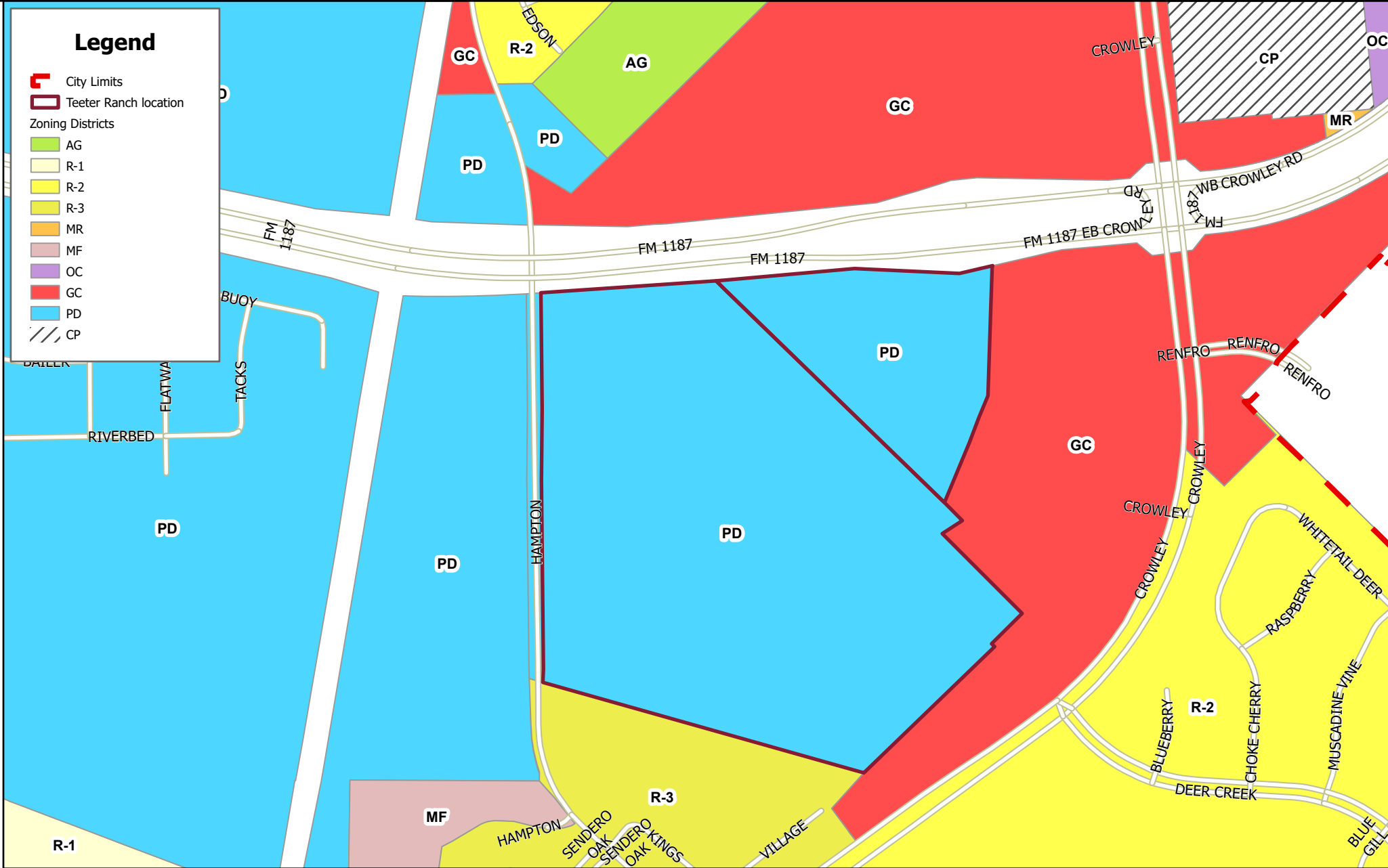
Name: Christopher H Blevins, P.E. - Baird, Hampton & Brown
 Address: 17330 Preston Road Suite 205B City: Dallas State: Texas
 ZIP Code: 75252 Telephone No: 214-960-5696 Email: [REDACTED]

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 # <u>26-000013</u> Date Submitted: <u>5/26/26</u> Total Fee: \$ _____ Date of Payment: _____ Accepted By: <u>RR</u>
PRINTED NAME: <u>Steve Hawkins</u>		
SIGNATURE: <u>[Signature]</u> DATE: <u>9-2-2025</u>		
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:		
PRINTED NAME: _____		
SIGNATURE _____ DATE: _____		
(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.		



Legend

- City Limits
- Teeter Ranch location
- Zoning Districts
- AG
- R-1
- R-2
- R-3
- MR
- MF
- OC
- GC
- PD
- CP



6/16/2026

Case # PPLT-2026-003 Teeter Ranch preliminary plat Zoning

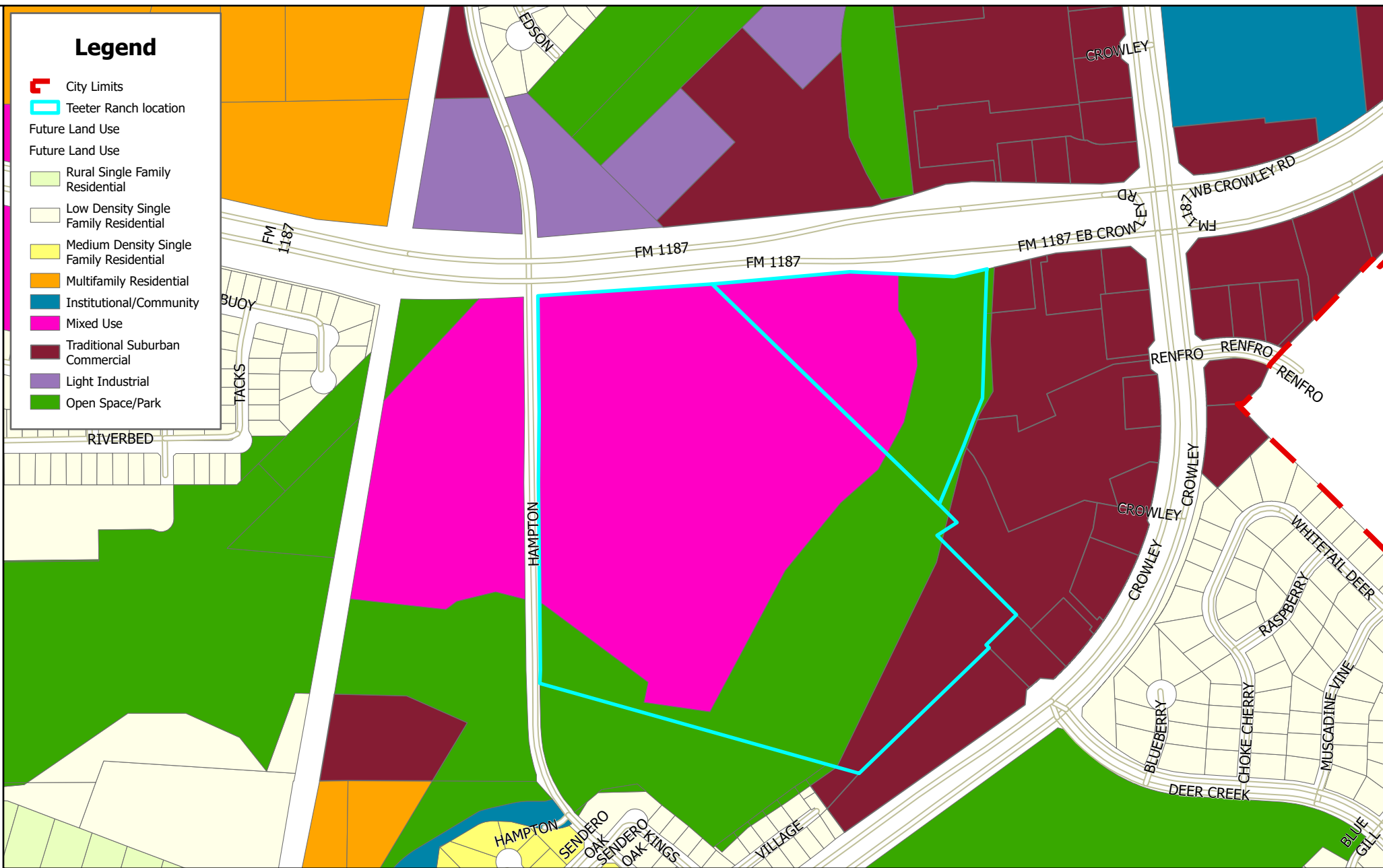


DISCLAIMER

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.

Legend

-  City Limits
-  Teeter Ranch location
- Future Land Use
- Future Land Use
-  Rural Single Family Residential
-  Low Density Single Family Residential
-  Medium Density Single Family Residential
-  Multifamily Residential
-  Institutional/Community
-  Mixed Use
-  Traditional Suburban Commercial
-  Light Industrial
-  Open Space/Park



6/16/2026

Case # PPLT-2026-003 Teeter Ranch preliminary plat Zoning



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Legend

-  City Limits
-  Teeter Ranch location



6/16/2026

Case # PPLT-2026-003
Teeter Ranch preliminary plat
Aerial View



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