



Regular Session
Council Agenda Packet
April 18, 2024

CITY OF CROWLEY
CITY COUNCIL
Council Regular Session
April 18, 2024
ATTENDANCE SHEET

	<u>Worksession</u>	<u>Regular</u>
Council Member Johnny Shotwell, Place 1	_____	_____
Council Member Jerry Beck, Place 2	_____	_____
Council Member Jesse Johnson, Place 3	_____	_____
Mayor Pro Tem Jim Hirth, Place 4	_____	_____
Council Member Matt Foster, Place 5	_____	_____
Council Member Scott Gilbreath, Place 6	_____	_____
Mayor Billy Davis	_____	_____
Staff:		
Lori Watson, City Manager	_____	_____
Cristina Winner, Asst City Mgr/Comm Serv Director	_____	_____
Matt Elgin, Asst City Mgr/Direct of Projects & Utilities	_____	_____
Rob Allibon, City Attorney	_____	_____
Carol Konhauser, City Secretary	_____	_____
Pleasant Brooks, Fire Chief	_____	_____
Kit Long, Chief of Police	_____	_____
Mike Rocamontes, Public Works Director	_____	_____
Rachel Roberts, Planning & Comm Dev Director	_____	_____
Heather Gwin, Asst Finance Director	_____	_____
Lacy Duncan, HR Administrator	_____	_____



**AGENDA
CROWLEY CITY COUNCIL
APRIL 18, 2024
WORK SESSION - 6:30 p.m.**

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

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

WORK SESSION - April 18, 2024 - 6:30 pm

I. CALL TO ORDER AND ROLL CALL

II. NON-ACTION ITEMS FOR DISCUSSION

1. Presentation and discussion on the 2024 Special Events Calendar.

DISCUSSION OF ITEMS LISTED ON THE AGENDA

III. CONSENT AGENDA

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

1. Discuss and consider approving the minutes from the regular meeting held April 4 2024.
2. Hear a presentation and provide input to staff on proposed changes to the city's zoning regulations (Chapter 106)

IV. PUBLIC HEARINGS

1. Hold a public hearing to discuss and consider approval of Ordinance No 04-2024-523 requested by Bloomfield Homes LP for a zoning change from "OC" Office Commercial district to "GC" General Commercial district for approximately 21.69 acres located at 998 N Crowley Rd, Crowley, being located in the H. Walker Survey, Abstract 1622, Tract 1A3, conveyed by deed as recorded in Document Number D220347026, Deed Records, Tarrant County. **Case # ZR-2024-002**

V. CITY BUSINESS

1. Consider approval of a mural for 117 S Texas Street.
2. Discuss and consider Ordinance 04-2024-521 amending section 58-56 "Conduct of Persons Within Park" of Chapter 58 "Parks and Recreation: of the Crowley Code of Ordinances, as amended regarding alcoholic beverages in parks, providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a savings clause; providing a penalty clause; and providing an effective date.
3. Discuss and consider adoption of Ordinance 04-2024-524 an Ordinance amending Section 86-158(a) of the City of Crowley Code, Texas, as amended, by adopting an updated "Drought and Water Emergency Plan", and "Water Conservation Plan" attached hereto as Exhibits A and B; providing that this ordinance shall be cumulative; providing a severability clause; providing a penalty clause; providing a savings clause; providing for publication; and providing an effective date.
4. Discuss and consider Ordinance 04-2024-522 amending section 1-15 "General Penalty; Continuing Violations" of the Crowley Code of Ordinances, providing a general penalty for violations of the city code of ordinances; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a savings clause; providing the effective date.
5. Discuss and consider approving the 2023-24 Budget amendment #2 for the public restrooms, plaza trellis, and events for Crowley Crossing.

****An agenda information packet is available for public inspection in the Crowley Library and on the City website, under Agenda Packets****

6. Discuss and consider adoption of Ordinance 04-2024-526 amending the FY2023-24 City of Crowley Operating Budget and appropriating resources to be known as “FY2023-24 Budget Amendment No. 1”; establishing an effective date.
7. Discuss and consider approval of a Chapter 380 Economic Development agreement between the City of Crowley and FTC Crowley LLC
8. Council to ratify the City Manager’s appointment of Lacy Duncan as Human Resources Administrator pursuant to the Home Rule Charter, Article V. Municipal Administration, Section 5.05 City Departments.
9. Discuss and consider adoption of Ordinance No. 04-2024-525, an Ordinance of the City Council of the City of Crowley, Texas appointing an Alternate Judge of the Municipal Court of Record; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date.
10. Discuss and consider approving the project amount of \$1,449,000 for the add-on to city hall, furniture and paint for current city hall offices from the 2021 General Fund Bond.
11. Discuss and consider adoption of Resolution R01-2024-415 amending and updating the designated “authorized signature” for the City of Crowley Depository PNC Bank.
12. Discuss and consider adoption of Resolution R04-2024-416 to amend the Texpool Authorized Representatives.

VI. ADJOURNMENT



**AGENDA
CROWLEY CITY COUNCIL
APRIL 18, 2024
REGULAR SESSION - 7:00 p.m.**

**Crowley City Hall
201 E. Main Street
Crowley TX 76028**

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REGULAR SESSION - April 18, 2024 - 7:00 pm

I. CALL TO ORDER AND ROLL CALL

II. INVOCATION

III. PLEDGE TO ALLEGIANCE TO THE AMERICAN AND TEXAS FLAGS

"I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one nation, under God, indivisible, with Liberty and Justice for all."

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one and indivisible."

IV. PRESENTATIONS/PROCLAMATIONS

1. None.

V. CONSENT AGENDA

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1. Discuss and consider approving the minutes from the regular meeting held April 4, 2024.

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VIII. ADVISORY BOARDS AND COMMISSIONS

1. Reports

None

2. Appointments/Reappointments

None

IX. 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 City Secretary. There will be no formal actions taken on subjects presented during public comments. Please NOTE council 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 City Officials and Staff.

X. ITEMS OF COMMUNITY INTEREST

Items of community interest include expressions of thanks, congratulations, or condolence; information regarding holiday schedules; honorary recognitions of city officials, employees or citizens; reminders about upcoming events sponsored by the city or other entity that is scheduled to be attended by a city official or employee; and announcements involving imminent threats to the public health and safety

XI. EXECUTIVE SESSION

Pursuant to Chapter 551, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item to receive advice from its attorney as permitted by law, or to discuss the following as permitted by Government Code:

1. **Section 551.071 (Consultation with Attorney)**
2. **Section 551.072 (Deliberations about Real Property)**
3. **Section 551.074 (Personnel Matters)**
4. **Section 551.087 (Business Prospect/Economic Development)**

XII. RECONVENE AND TAKE ACTION FROM EXECUTIVE SESSION

Reconvene into open session and take any necessary action resulting from items posted and legally discussed in Closed Session.

****An agenda information packet is available for public inspection in the Crowley Library and on the City website, under Agenda Packets****

XIII. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Agenda of the City Council Meeting to be held on Thursday, April 4, 2024, of the governing body of the City of Crowley is a true and correct copy posted on _____, 20____ at _____ am/ pm to the City Website and at Crowley City Hall, a place convenient and readily accessible to the public at all times.

City of Crowley

Carol C. Konhauser, City Secretary

THE CITY COUNCIL RESERVES THE RIGHT OF THE FOLLOWING:

1. ITEMS DO NOT HAVE TO BE CONSIDERED IN THE SAME ORDER AS SHOWN ON THIS AGENDA;
 2. THE COUNCIL MAY CONTINUE OR RECESS ITS DELIBERATIONS TO THE NEXT CALENDAR DAY IF IT DEEMS IT NECESSARY.
- The Crowley City Hall is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (817) 297-2201 ext. 4000, or email ckonhauser@ci.crowley.tx.us for further information.

NOTICE: A quorum of the Crime Control and Prevention District Board of Directors and the Economic Development Board of Directors will be present at this meeting; however, neither Board will take action on any items on this posted agenda.



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Julie Hepler					MEETING DATE: April 18, 2024			
DEPARTMENT: Main Street					AGENDA ITEM: Work Session			
SUBJECT: Presentation and discussion on the 2024 Special Events Calendar								
COORDINATION:	Finance		City Sec		Comm Dev		PW	
	Dept Director		HR		ACM	CW	Other:	
	City Attorney		PD		FD		Other:	

BACKGROUND:

The Crowley Crossing has opened, offering new opportunities for events in the downtown area. City staff has been working to relocate some of the existing special events to the new venue, adapt others, and develop new ideas for events and experiences in downtown Crowley.

Special event staff will present an outline of the 2024 special events calendar and discuss the objectives for the upcoming year. It is important to note that additional events may occur throughout the year, as partnerships with local businesses, city departments and outside organizations arise. The Main Street Coordinator will work to ensure the council is aware of any changes and/or additions to the events calendar.

Events hosted in Crowley Crossing serve a multifaceted role, enriching the community's quality of life by fostering engagement and stimulating economic activity for neighboring businesses and retailers.

RECOMMENDATION:

FISCAL INFORMATION:

The EDC provides the funding for these events through the EDC budget process.

ATTACHMENTS:

2024 Event Calendar

Cost Breakdown



2024 EVENT CALENDAR

March

22nd	Adult Egg Hunt	Crossing Plaza
23rd	Easter Egg Hunt	Bicentennial Park

April

8th	Solar Eclipse	Crossing Plaza
12th	Night Under the Stars	Crossing Plaza
20th	Clean Up Crowley	Bicentennial Park

May

4th	Star Wars Movie Night	Crossing Plaza
Market on Main Sundays 5th, 12th, 19th, 26th		Crossing Plaza

June

1st	Doggie Splash Day	Crossing Plaza
8th	Music on Main St	Crossing Plaza
22nd	Music on Main St	Crossing Plaza
Market on Main Sundays 2nd, 9th, 16th, 23rd, 30th		Crossing Plaza

July

6th	Celebration of Freedom	Bicentennial Park
Market on Main Sundays 14th, 21st, 28th		Crossing Plaza

August

8th	Carter Blood Drive Bus	Crossing Plaza
Market on Main Sundays 4th, 11th, 18th, 25th		Crossing Plaza

September

21st	Grand Opening	Crossing Plaza
27th	Paws & Popcorn	Crossing Plaza
Market on Main Sundays 1st, 8th, 15th, 29th		

October

1st	National Night Out	Crossing Plaza
19th	Fall Event	Crossing Plaza
Market on Main Sundays 6th, 13th, 20th, 27th		Crossing Plaza

November

9th	Veterans Tribute	Crossing Plaza
Market on Main Sundays Fall Market date TBD		Veterans Plaza

December

7th	Christmas in Crowley	Crossing Plaza
Market on Main Holiday Market date TBD		Crossing Plaza



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Rachel Roberts					MEETING DATE: April 18, 2024			
DEPARTMENT: Community Development					AGENDA ITEM: Work Session			
SUBJECT: Hear a presentation and provide input to staff on proposed changes to the city’s zoning regulations (Chapter 106)								
COORDINATION:	Finance		City Sec		Comm Dev	TJ	PW	
	Dept Director		HR		Comm Services		EDC:	
	City Attorney		PD		FD		Admin:	ME

BACKGROUND:

The current zoning code was adopted in May 2022. After using the code for reviews over the past two year, staff have been identified sections where there was a conflict with another code section, lack of clarity, and/or difficulty interpreting the actual intention of the code. A summary of the proposed changes is provided below.

Staff presented this list to the Planning & Zoning Commission in February and modified the proposed changes according to their comments. We would also like to have guidance from the Council. After we have Council feedback, we will prepare an ordinance for formal consideration.

Description of requested changes

1. Allow accessory buildings on unplatted lots only for public parks and for cemeteries (Ord. Section 1)

This provision was made to allow accessory buildings on unplatted lots in use as public parks or cemeteries. The amendment was adopted under the previous zoning code in March 2022 but was left out of the update adopted in May. Some of the older city parks including Bicentennial and Teeter have not been platted. The city may plat the park properties in the future, but for now, they have accessory structures, and this ordinance would convert those structures from non-conforming status to conforming.

2. Maximum allowed height for accessory buildings (Ord. Sections 2, 3, and 4)

The maximum accessory building height in the current zoning code is 35 feet for single family residential districts and 25 feet for all other districts. This height was allowed because the code allows the accessory building to have the same height as the primary structure, and primary structures in single family districts are allowed to be 35 feet tall. It was not the intent to allow accessory buildings to be 35 feet in height when a home has a lower height. Staff recommend clarifying that the maximum allowed height of the accessory building on site must not be taller than the existing primary building, with a maximum height not to exceed 35 feet (thus if the primary building is 35 feet, the accessory building may also be 35 feet, but otherwise the accessory building will be smaller). Note that this may prohibit allowing garage apartments where Accessory Dwelling Units are allowed since most of the homes in those neighborhoods where ADUs are permitted are lower than 35 feet.

The original language in the code had a maximum 25 feet height for non-residential districts. Staff have no concerns about retaining that regulation.

Questions:

1. Would the Council prefer to have the same maximum height across all zoning districts?
 - a. If yes, would the Council prefer to retain the maximum of 25 feet or 35 feet (or a different number)?
 - b. If no, does the Council prefer a lower height for residential accessory buildings? The Commission preferred allowing the accessory building height to meet (but not exceed) the primary structure height.

3. *Sidewalk café (Ord. Section 5)*

Article 5 allows a sidewalk café to encroach into the sidewalk as long as there is a minimum three-foot wide unimpeded zone of sidewalk from the face of the curb. However, Article 4, Table 106.58-1 requires sidewalks to have a six-foot clear width with no encroachments. Three feet would not be sufficient for two people to pass each other, or for someone who needs to walk with assistance, and we recommend requiring six-foot clear width in Article 5, as well, to avoid conflict between code sections and to allow better pedestrian access.

4. *Table of Allowed Uses (Ord. Sections 6 and 7)*

The table of allowed uses has been updated for two purposes:

- a. To allow multifamily uses in the mixed-use core district. Multifamily was always intended to be a part of mixed-use districts, and it was left out mistakenly while updating the table of uses.
- b. To allow carports in nonresidential and special (DT-C, DT-G, and DT-E) districts. This issue was realized recently when talking to a business owner, and considering the weather conditions in Texas with rising temperatures and hailstorms, staff recommend the Council consider allowing carports/covered parking in some rear yards, depending on site context, with specific design standards in nonresidential and special districts.

Questions:

1. Would the Council consider allowing covered parking/carports in nonresidential and special districts (could be attached to the building or detached)?
2. If so, are there design or location requirements Council want to be added to the code?

5. *Carports in Rear yards (Ord. Section 8)*

Related to item 4 above, this section is required to clarify the requirements for carports if provided in the rear yards for nonresidential and special districts. Staff will add this section to the adopting ordinance if Council decides to to allow carports in nonresidential and special districts. If provided, staff recommend the carports comply with screening requirements. Carports would only be allowed in the rear yards when the lot has access to an alley and abuts the rear yard of the property behind it (i.e., would not be permitted in a shopping center/padsite situation where the rear yard of a padsite abuts the front or side yard of an adjacent lot in the shopping center).

6. *Clarification on the placement of outdoor storage areas (Ord. Section 9)*

This amendment is proposed only to clean up conflicting language in the code. Article 5 of the code states outdoor sales shall be located in the rear yard (not allowed in the side yard), while Article 8 refers to outdoor storage in the rear or side yards (“All service areas (trash dumpsters, loading zones, and outdoor storage areas) shall be placed at the rear or side of buildings and screened”). The two articles should be consistent.

Question:

The input from the Planning & Zoning Commission was to limit outdoor storage to rear yards only. Does the Council have any preference on this issue?

7. Residential design standards (Ord. Sections 10 and 11)

The residential building standards have two proposed changes:

- a. Add a sub-section for building orientation requiring all buildings to orient toward their primary street frontage with their entrances located on the same street.
- b. Remove the Sound Transmission Class minimum requirements from the multifamily district regulations. These requirements have been added to the building code so that they apply more broadly to all multifamily projects (not just the ones in the MF zoning district) and so that they are more enforceable (the building code has standards that were not included in the zoning code).

8. Parking and Transportation standards (Ord. Section 12 and 13)

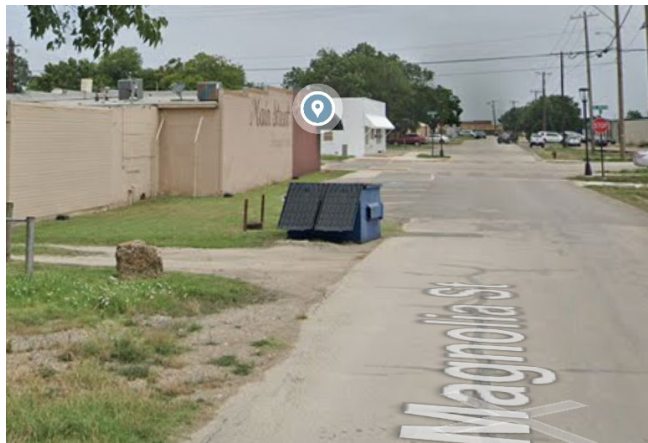
This section has two proposed changes:

- a. Add a sub-section for allowing DT-C and DT-G developments to use public bike racks within 100 feet of the subject property to count toward their required bike parking if requested through an Alternative Parking Plan as provided in Section 106.85(F) of the zoning code. This would be similar to how a business can use on-street parking as part of its required parking if the parking is located within a certain distance from the business.
- b. Clean up language about sidewalks and freeways. The current parking regulations state that sidewalks shall not be required along freeways and freeway frontage. Since we don't have any freeways within Crowley city limits, staff recommend cleaning up the language to avoid any confusion.

9. Nonresidential and Multi-family Fencing (Ord. Section 14)

This section in the current code applies to OC, GC, I, and MF. It also applies to any development in the Downtown districts only when the development is adjacent to any residential district. Staff recommend all special districts (DT-C, DT-G, and DT-E) irrespective of being adjacent to a residential district comply with the screening requirements as per this section of the code. For example, at this time, dumpsters in the downtown district only have to be screened when the property is adjacent to a residential district.

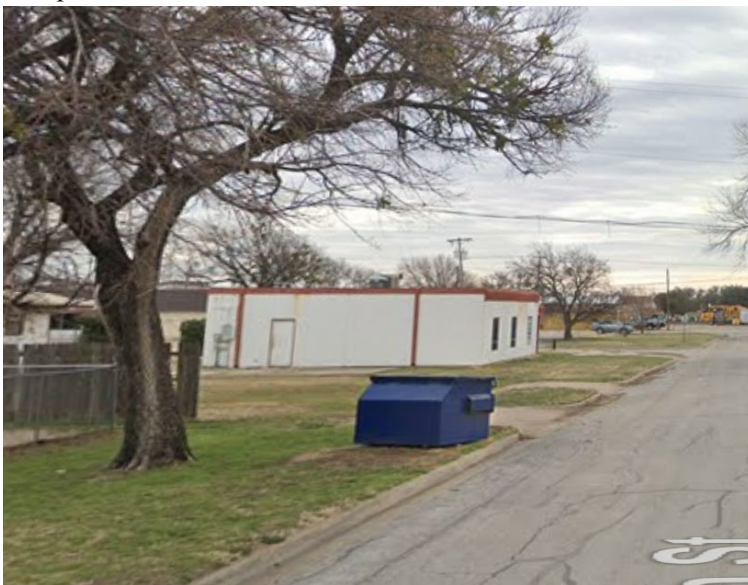
Example: Dumpsters placed along S. Texas St:



Dumpster on N Tarrant St:



Dumpster on Pecan St:



The screening requirement could go into effect when the property changes use or when there is a change in occupancy (existing businesses would not have to comply).

10. Addition of screening regulations for outdoor storage areas (Ord. Section 15)

This section intends to list the specific regulations for screening for outdoor storage areas. The zoning code details the requirements for trash enclosures. Staff recommend clarifying screening regulations for outdoor storage areas including the materials, height, and design elements of the screening device.

Questions:

1. The Planning & Zoning Commission indicated a preference for requiring masonry as the screening material for outdoor storage areas. Does the Council have a similar preference, or would you prefer to also allow other options, such as ornamental metal fences or wooden fences?
2. The maximum fence height is 8 feet in all zoning districts. However, if the outdoor storage is taller than 8 feet, it will be visible over the top of the fence. The Council expressed an interest in requiring the fence to be tall enough to screen the materials being stored, up to 8 feet (fence height not to exceed 8 feet even if stored materials/equipment are taller). Does the Council have a preference on this question?

11. Clarification on screening requirements (Ord. Section 16)

This amendment is proposed only to clarify language in the code. This section in the code only required screening if the lot is adjacent to a residential use. Staff recommend clarifying this language to require screening if the lot is adjacent to residential use as well as a residential district to avoid conflict (for example, a vacant lot in a residential district is not an active residential use, but it still needs to be screened).

12. Addition of fencing regulations for nonresidential districts (Ord. Section 17)

This section intends to add fencing regulations for nonresidential and multi-family districts. It was mistakenly left out in the zoning code adopted in 2022, and staff recommend adding these regulations and to include civic-public districts and downtown districts. It also specifically focuses on proposing fencing regulations along Main Street in the Downtown-Core district, specifically requiring fences along Main St to be 75% open, as the intention of the DT-C district is to encourage walkability and security at all times, and a tall, closed fence along Main St can decrease the pedestrian-friendliness of what is intended to be a vibrant commercial space.

13. Addition of regulations for front yard fences in residential districts (Ord. Section 18)

Fences in the front yard are limited to a maximum of 4 feet in height unless they are in AG or R-1 zoning districts. This regulation intends to maintain privacy to an extent but also provides a sense of security for pedestrians by keeping the eyes on the street. The new code says front yard fences must be “open” but doesn’t specify what that means. The old zoning code required 75% transparency to the fences in the front yard and staff recommend adding the same language back to the current zoning code.

14. Clarification of regulations on fences on corner lots (Ord. Section 19)

Fences on corner lots are required to have larger setbacks than on interior lots. This regulation is in place to make sure that fences don’t block sight/ visibility triangles for public safety. This section intends to refer to the sight triangle requirements described and illustrated in a different section of the code to maintain consistency.

15. Landscape, screening, and open space standards (Ord. Section 20)

This sub-section is added to clarify that the landscaping, screening, and open space standards apply to all PD districts where the PD district regulations do not provide specific standards to comply with.

16. Clarification of regulations on open space standards (Ord. Section 21)

This section intends to clarify that the open space requirements in Ch. 106 for multifamily districts supersede the requirements listed in Ch. 98 (subdivision regulations).

17. Definitions(Ord. Section 22 and 23)

Modified and clarified definitions for:

- Dwelling, Duplex
- Dwelling, Attached
- Dwelling, Detached
- Exceptional Tree



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Carol Konhauser City Secretary				MEETING DATE: April 18, 2024				
DEPARTMENT: Administration				AGENDA ITEM: V-1				
SUBJECT: Discuss and consider approving the minutes from the regular meeting held April 4, 2024.								
COORDINATION:	Finance		City Sec		Comm Dev		PW	
	Dept Directo		HR		Comm Services		Other:	
	City Attorney		PD		FD		Other:	

BACKGROUND:

Consider approval of minutes as presented.

RECOMMENDATION:

Staff recommends approval of the minutes as presented; council consideration is respectfully requested.

FINANCIAL INFORMATION:

Approval of the minutes does not affect the budget.

ATTACHMENTS:

1. Minutes

MINUTES OF THE CITY COUNCIL WORK SESSION HELD APRIL 4, 2024. The City Council of the City of Crowley, Texas met in Work Session on Thursday, April 4, 2024, at 6:30 pm in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Present were Mayor Billy P. Davis
Council Member Johnny Shotwell, City Council Place 1
Council Member Jerry Beck, City Council Place 2
Council Member Jesse Johnson, City Council Place 3
Mayor Pro-Tem Jim Hirth, City Council Place 4
Council Member Matt Foster, Place 5
Council Member Scott Gilbreath, City Council Place 6

City staff included: City Manager, Lori Watson
Asst City Mgr/Proj & Utilities, Matt Elgin
Asst City Mgr/Comm Services Director/ Cristina Winner
City Attorney, Rob Allibon
City Secretary, Carol Konhauser
Fire Chief, Pleasant Brooks
Police Chief, Kit Long
Public Works Director, Mike Rocamontes
Planning and Comm Dev Director, Rachel Roberts

Absent: None

CALL TO ORDER/ ROLL CALL

Mayor Billy Davis called the Work Session to order at 6:30 p.m. City Secretary Carol Konhauser called roll and noted a quorum was present.

DISCUSSION OF NON-ACTION ITEMS

1. Council to discuss amending the budget for the 2024 Celebration of Freedom event.

Assistant City Manager Cristina Winner addressed council and explained that the Celebration of Freedom Event continues to grow each year and that staff is requesting additional funding for equipment, signage and staff to help ensure the safest possible event.

Council all agreed that the safety of the citizens was a high priority.

CONSENT AGENDA

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

1. Discuss and consider approving the minutes from the regular meeting held March 21, 2024.

No discussion.

PUBLIC HEARING

1. None.

No discussion

CITY BUSINESS

1. Discuss and consider approving Budget Amendment #2 for FY 2023-2024 Crime Control and Prevention District, and approve the purchase of equipment and increase in Celebration of Freedom staffing in the amount of \$59,490.

No discussion.

2. Council to discuss and consider a budget amendment for the Crowley Connect Senior Program transportation services.

No discussion.

3. **Discuss and consider approval of an Amended and Restated Economic Development and Performance Agreement with Four Train Development, LLC.**

No discussion.

4. **Discuss and consider a Joint Resolution R04-2024-412 between the City of Crowley, Texas, and the Crowley Economic Development Corporation specifying the entity authorized to enter into operational contracts and/or regulate the Crowley Crossing Plaza; and establishing an effective date.**

No discussion.

5. **Discuss and consider adoption of Resolution R04-2024-413 a resolution of the City Council of the City of Crowley, Texas, designating a Farmer's Market, to be known as the Crowley Market on Main as outlined in Ord. No. 05-2012-181, § 1, 5-15-2012 and authorizing the City Manager to execute a Facilities Usage Agreement between the City of Crowley and Crowley Market on Main, operating under owner/operator Chaz Forester.**

No discussion.

6. **Discuss and consider adoption of Resolution R04-2024-414 to temporarily close Bicentennial Park on Saturday, July 6, 2024, for the safety of the public during the set up and preparation for the Celebration of Freedom Event.**

No discussion.

7. **Discuss and consider a Special Event Permit for the Annual Celebration of Freedom Event to be held on Saturday, July 6, 2024, consider adoption of Ordinance No. 04-2024-520 approving the traffic plan for the day of the event.**

No discussion.

8. **Discuss and consider a Special Event Permit Application to allow a rented carnival ride in the parking lot of the Event Center for a child's birthday party.**

No discussion.

9. **Discuss and consider Special Event Permit Application for "Arborist in the Park" to be held on April 13, 2024.**

No discussion.

ADJOURNMENT

As there was no further business to discuss, the work session was adjourned at 6:52 pm.

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD APRIL 4, 2024. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, April 4, 2024, at 7:00 pm in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Present were Mayor Billy P. Davis
Council Member Johnny Shotwell, City Council Place 1
Council Member Jerry Beck, City Council Place 2
Council Member Jesse Johnson, City Council Place 3
Mayor Pro-Tem Jim Hirth, City Council Place 4
Council Member Matt Foster, Place 5
Council Member Scott Gilbreath, City Council Place 6

City staff included: City Manager, Lori Watson
Asst City Mgr/Proj & Utilities, Matt Elgin
Asst City Mgr/Comm Services Director/ Cristina Winner
City Attorney, Rob Allibon
City Secretary, Carol Konhauser
Fire Chief, Pleasant Brooks
Police Chief, Kit Long
Public Works Director, Mike Rocamontes
Planning and Comm Dev Director, Rachel Roberts

Absent: None

CALL TO ORDER/ ROLL CALL

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

INVOCATION/PLEDGE OF ALLEGIANCE

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

PRESENTATIONS/PROCLAMATIONS

1. Public Safety Telecommunicators Week Proclamation.

Council Member Jerry Beck read the Proclamation for Telecommunicators Week. Mayor Billy Davis presented the proclamation to the Police Department.

CONSENT AGENDA

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

1. Discuss and consider approving the minutes from the regular meeting held March 21, 2024.

Council Member Jim Hirth made the motion to approve the Consent Agenda item(s), second by Council Member Jerry Beck; council voted unanimously to approve the motion as presented. Motion carried 7-0.

PUBLIC HEARING

1. None.

CITY BUSINESS

1. Discuss and consider approving Budget Amendment #2 for FY 2023-2024 Crime Control and Prevention District, and approve the purchase of equipment and increase in Celebration of Freedom staffing in the amount of \$59,490.

Council Member Jesse Johnson made the motion to approve Budget Amendment #2 for the FY2023-24 Crime Control and Prevention District Budget; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.

2. Council to discuss and consider a budget amendment for the Crowley Connect Senior Program transportation services.

Council Member Jesse Johnson made the motion to approve amending to budget in the amount of \$24960 for transportation services for the Crowley Connect Senior Center; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.

3. Discuss and consider approval of an Amended and Restated Economic Development and Performance Agreement with Four Train Development, LLC.

Council Member Jerry Beck made the motion to approve the Amended and Restated Economic Development and Performance Agreement with Four Train Development, LLC.; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.

4. Discuss and consider a Joint Resolution R04-2024-412 between the City of Crowley, Texas, and the Crowley Economic Development Corporation specifying the entity authorized to enter into operational contracts and/or regulate the Crowley Crossing Plaza; and establishing an effective date.

Council Member Jesse Johnson made the motion to approve Resolution R04-2024-412 between the City of Crowley and the EDC specifying the entity authorized to enter into operation contracts for the Crowley Crossing; second by Council Member Matt Foster, council voted unanimously to approve the motion as presented. Motion carried 7-0.

5. Discuss and consider adoption of Resolution R04-2024-413 a resolution of the City Council of the City of Crowley, Texas, designating a Farmer's Market, to be known as the Crowley Market on Main as outlined in Ord. No. 05-2012-181, § 1, 5-15-2012 and authorizing the City Manager to execute a Facilities Usage Agreement between the City of Crowley and Crowley Market on Main, operating under owner/operator Chaz Forester.

Council Member Jim Hirth made the motion to approve Resolution R04-2024-413 to designate a Farmers Market and authorize the City Manager to execute a Facilities Usage Agreement with Crowley Market on Main operated by Chaz Forester, second by Council Member Jerry Beck. Council Member Jesse Johnson voted nay on the motion. Motion carried 6-1.

6. Discuss and consider adoption of Resolution R04-2024-414 to temporarily close Bicentennial Park on Saturday, July 6, 2024, for the safety of the public during the set up and preparation for the Celebration of Freedom Event.

Council Member Matt Foster made the motion to approve Resolution R04-2024-414; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.

7. Discuss and consider a Special Event Permit for the Annual Celebration of Freedom Event to be held on Saturday, July 6, 2024, consider adoption of Ordinance No. 04-2024-520 approving the traffic plan for the day of the event.

Council Member Matt Foster made the motion to approve the Special Event Permit application for the Annual Celebration of Freedom and to adopt Ordinance 04-2024-520; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

8. Discuss and consider a Special Event Permit Application to allow a rented carnival ride in the parking lot of the Event Center for a child's birthday party.

Council Member Jerry Beck made the motion to approve the Special Event Permit application for to allow a rental carnival ride in the parking lot of the Event Center on the condition the City Secretary receive a

copy of the liability insurance; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 7-0.

9. Discuss and consider Special Event Permit Application for "Arborist in the Park" to be held on April 13, 2024.

Council Member Jim Hirth made the motion to approve the Special Event Permit application for Arborist in the Park; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.

ADVISORY BOARDS AND COMMISSIONS

Reports/appointments or reappointments.

1. Reports:
None
2. Appointments/Reappointments:
None.

PUBLIC COMMENT

Mayor Davis asked if there were any citizens or visitors wishing to speak.

John McQueeney, Representative running for Texas House District 97, came forward to introduce himself.

ITEMS OF COMMUNITY INTEREST

Mayor Davis then asked if there were any community interest items.

As there was no further business, Mayor Billy Davis adjourned the meeting at 7:36 p.m.

ATTEST:

Billy Davis, Mayor

Carol C. Konhauser, City Secretary



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER:	Rachel Roberts				MEETING DATE: April 18, 2024			
DEPARTMENT:	Community Development				AGENDA ITEM: VI-1			
SUBJECT:	Hold a public hearing to discuss and consider approval of Ordinance No 04-2024-523 requested by Bloomfield Homes LP for a zoning change from “OC” Office Commercial district to “GC” General Commercial district for approximately 21.69 acres located at 998 N Crowley Rd, Crowley, being located in the H. Walker Survey, Abstract 1622, Tract 1A3, conveyed by deed as recorded in Document Number D220347026, Deed Records, Tarrant County. Case # ZR-2024-002							
COORDINATION:	Finance		City Sec		Comm Dev		PW	
	Dept Director		HR		Comm Services		EDC:	
	City Attorney		PD		FD		Admin:	ME

BACKGROUND:

Location	998 N Crowley Rd at the corner of FM 731 and (future) McPherson
Surrounding Uses	Single family residential to the east, Office Commercial to the south, Industrial to the west, and vacant land to the north across future McPherson Blvd (in Fort Worth)
Surrounding Zoning	R3 to the east, OC to the south, and I to the west
Future Land Use Plan Designation	Traditional Suburban Commercial
Staff Recommendation	Approve
Planning & Zoning Commission Recommendation	Approve

This property is located directly off of N Crowley Rd and is zoned as Office Commercial (OC), which was previously known as Restricted Commercial (RC). It is abutting the Hunters Ridge subdivision, a single-family residential neighborhood on the east and partly to the south. Bloomfield also owns an approximately 4.5-acre commercial lot to the south of this property zoned as Office Commercial; that lot is not included in the rezoning request. The subject property is accessed from N Crowley Rd/FM 731 and will eventually also have frontage on McPherson Blvd along the north property line. The property right across N Crowley Rd is zoned as Industrial.

STAFF REVIEW

Conformity to the Comprehensive Land Use Plan

The property is shown in the comprehensive land use plan as **Traditional Suburban Commercial and**

Low-Density Single Family Residential. The comprehensive plan says the purpose of the Traditional Suburban Commercial land use category is:

to allow office and service uses, commercial activities, and other non-residential development along major thoroughfares (FM 1187 and FM 731) in the city. These commercial corridors intend to address both local and regional demand for goods and services. This land use category also reserves and limits areas appropriate for auto-oriented commercial uses that are not generally compatible with residential uses.

Even though a portion of the tract is categorized as low-density single family residential, the boundary lines of the land use categories in the future land use plan are not exact and are intended to be a bit flexible at the edges to meet on-the-ground reality such as topography, street networks, and land ownership. As this property was already zoned commercial and the adjacent residential was already preliminary platted when the future land use plan was adopted (i.e., the city was aware of where the subdivision boundaries would be), staff consider the portion of this property categorized as residential to be more appropriately categorized with the traditional suburban commercial of the other part of the tract. Staff consider the rezoning request to conform to the future land use map and with the intent of the comprehensive plan.

Other Factors to Consider

1. Lot Size and Building Height

The minimum lot size of the GC zoning district (20,000 SF) is larger than the lot size required for the OC zoning district (10,000 SF). However, the lot coverage of 75% remains the same in either case and should not affect the neighborhood density significantly.

Building height for a GC district is allowed up to 70 ft., whereas in an OC district, the maximum permitted height is 35 ft.

2. Site Context and Access

The GC zoning district has a more extensive list of permitted uses than the OC district. Since the site is directly adjacent to residential use, it will need to comply with screening and buffering requirements (same for both GC and OC), which should provide security and privacy for the residential neighborhood. Staff do not expect the rezoning to create an adverse effect on the surrounding uses and properties.

For site access, the applicant will be required to obtain any necessary TxDOT drive approach permits before moving ahead with the plat submittal, if the rezoning request is approved. Site plan submittals are not required at this stage, and staff are not yet aware of how many Crowley Rd drive approaches the developer will need.

3. Potential adverse impact

Commercial uses will generate more noise and light in the area (whether OC zoning or GC zoning). In terms of site lighting, the developer will be required to follow International Dark Sky standards, and plans will be reviewed for compliance during the building permit process. Overall, rezoning it from a restricted commercial use to a general commercial should not create a significantly greater impact. The requested zoning change is not expected to create a substantial traffic impact on the adjoining properties and street network than what was previously expected.

4. Use Standards

GC allows for some more intensive uses compared to the office commercial district. However, it does not allow more intensive uses than the industrial district, which is right across N Crowley Rd from the subject property. Adding a general commercial district will open avenues for a decent mix of commercial uses in the area.

Some of the more intense uses that would be allowed if the rezoning request is approved are:

1. Assisted living facility
2. Correctional Institutions with SUP
3. Hospitals
4. Auto sales, repair, and car wash with SUP
5. Firearm sales
6. Used goods, specialty retail such as paraphernalia sales, and beer and wine sales with SUP
7. Limited and full-service motels and hotels
8. Machinery/appliance manufacturing with SUP
9. Craft alcohol production with SUP
10. Indoor and outdoor recreation facilities and conference centers.

General commercial also allows larger retail options while office commercial does not allow retail more than 5,000 SF without a SUP. Both these districts allow restaurants (including fast food with drive-through), offices, banks, financial institutions, and convenience stores with gas pumps. The majority of the uses permitted in the OC district are also permitted in the GC district.

STAFF RECOMMENDATION:

Staff believe the use type proposed in the project generally complies with the comprehensive land use plan, and the proposed zoning is suitable for the site. Based on the above analysis, staff do not anticipate a substantively impact greater than that of the existing zoning if the rezoning request is approved. Based on this, staff recommend approval as the site location is suitable for the general commercial zoning district.

PLANNING & ZONING COMMISSION RECOMMENDATION

The Planning & Zoning Commission held a public hearing and considered the request on April 8. After holding the hearing, the Commission had a long discussion about whether the GC category was suitable adjacent to residential. Mike Collins representing Bloomfield told the Commission that Bloomfield had originally planned to apply for a Planned Development district, but the city already had in place most of the standards they would have planned to ask for, and he said that the city's design requirements are better than many cities in the region. He said Bloomfield will put architectural design criteria in the contract when they sell the property because they still need to protect their interest in the Hunters Ridge neighborhood, which still has several phases left, and they will also have a property owner's association for the commercial site. Mr. Collins added that they will be building a masonry screening wall along the east property line as part of Hunters Ridge phase 2. This phase is currently under construction, so it should be in place before any commercial construction begins.

After some additional discussion, the Commission voted to recommend approval.

ACTION BY THE CITY COUNCIL:

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

Approve: I make a motion to approve Ordinance No 04-2024-523.

Continue (postpone): I make a motion to postpone Case # ZR-2024-002 until [date].

Deny: I make a motion to I make a motion to deny Ordinance No 04-2024-523

ATTACHMENTS:

- Maps showing site, zoning classification, and future land use plan designation
- OC and GC zoning district charts from the new code.
- Use table comparison for allowed uses in OC and GC
- Signed Application



4/1/2024

ZR-2024-002 Map of Site

0 300 600 Feet



DISCLAIMER

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

City of Fort Worth

MR



PD

I

CROWLEY

OC

R-3

-  ZR-2024-002 site
-  Crowley City Limits

Zoning Districts

-  R-3
-  MR
-  OC
-  I
-  PD



4/1/2024

ZR-2024-002 Zoning

0 300 600 Feet





DISCLAIMER







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City of Fort Worth

CROWLEY

-  ZR-2024-002 site
-  Crowley City Limits

FutureLandUse


-  Low Density Single Family Residential
-  Medium Density Single Family Residential
-  Institutional/Community
-  Traditional Suburban Commercial
-  Industrial
-  Open Space/Park



4/1/2024

ZR-2024-002 Future Land Use Plan

0 300 600 Feet



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Table 106.65-2: Table of Allowed Uses																				
* = 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
AGRICULTURAL	General agriculture	■	■																	
	Commercial stable	■	□																	
	Greenhouse, nursery, floriculture	■	□							■	■	■								
	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)
RESIDENTIAL	Any animal-related sales and services with outdoor pens or runs	■																		
Household Living	Dwelling, single family detached	■	■	■	■	■	■	■	■							■			■	Section 106.66(C)(1)
	Dwelling, duplex						■*	■*	■*						■*	■*			■*	Section 106.66(C)(2)
	Dwelling, multifamily (4 DU/lot or fewer)						■*	■*	■*						■*	■*			■*	Section 106.66(C)(3)
	Dwelling, multifamily (more than 4 DU/lot)							■*							■*		■*		■*	Section 106.66(C)(4)
	Dwelling, townhome (SF attached or multifamily)						■*	■*	■*						■*	■*			■*	
	HUD-code manufactured home																			
	Live/work unit			■*	■*	■*	■*		■						■*	■*		■*	■*	Section 106.66(C)(5)
Group Living	Senior living – assisted living facility							■		■				■*	□				□	Section 106.66(C)(6)
	Senior living – independent living facility									■				■*	□			■*	■	Section 106.66(C)(6)
	Group / community home	■	■	■	■	■	■	■	■						■	■			■	Ch. 123, Texas Human Resources Code

Table 106.65-2: Table of Allowed Uses																				
		■ = Allowed □ = Specific Use Permit								* = Supplemental Standards (blank cell) = Prohibited								SUPPLEMENTAL USE STANDARDS		
Use Category	Use Type	RESIDENTIAL							NONRESIDENTIAL				SPECIAL DISTRICTS						Other standards not listed below may apply	
		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
Civic & Cultural Facilities	PUBLIC SERVICE & EDUCATION																			
	Art gallery, museum, or special purpose recreational institution									■	■		■	■				■	■	
	Civic, social, philanthropic, or fraternal organizations									■	■		■	■	■	■		■	■	
	Business or professional organizations									■	■			■	■	■		■	■	
	Assembly uses (includes civic and religious assembly) and Institutions	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
Parks & Recreation Facilities	Community garden	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■
	Parks, playgrounds, or other public outdoor gathering spaces	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■	■	■	■
	Recreation center	■					■	■		■	■		■	■	■	■	■			
Educational Service Establishments	Child or adult day care	■					■	■		■	■				■	■		■	■	
	Nursery and pre-schools	■					■	■		■	■		■	■	■	■		■	■	
	Elementary and middle Schools	■	■	■	■	■	■	■	■	■			■	■	■	■		■	■	■
	Senior and high schools	■					■			■	■		■	■	■	■				
	Colleges and universities									■			■	■	■			■		
Public and Other Government Functions	Technical, trade, and specialty schools									■	■		■	■			■	■		
	Legislative and executive functions (local, state, and federal government offices)									■	■		■	■	■		■	■	■	
	Courts (local, state, and federal)									■	■		■	■	■		■	■	■	
	Correctional institutions										□	■	□				□			
	Public safety facility									■	■		■	■	■		■	■	■	■
Health and Human Services	Other government functions									■	■		■	■			■	■	■	
	Clinics, labs, and urgent care centers									■	■									
	Nursing and other rehabilitative services							■		■	■									
		Section 106.66(D)(1)																		

Table 106.65-2: Table of Allowed Uses

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Use Category	Use Type	RESIDENTIAL							NONRESIDENTIAL			SPECIAL DISTRICTS					Other standards not listed below may apply		
		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
	Hospital										■								
	Social assistance and welfare services										■								
	Funeral homes and services (with or without cremation services)										■	■							
	Cemetery	□									□	■							
COMMERCIAL																			
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										■	■		■			■	□	
Retail Sales	General retail unless otherwise specified (less than 5,000 sq.ft.)										■	■		■	■		■	■	■
	General retail unless otherwise specified (5,000 to 20,000 sq.ft.)									□	■			■	□		■	■	
	General retail unless otherwise specified (over 20,000 sq.ft.)									□	■			■			■	□	
	Firearm sales										■								
Restricted Commercial Uses	Pawn shop											■							
	Used goods sales																		
	Specialty retail (e- cigarette/vape, tobacco, cigars, cigarettes, etc., and paraphernalia sales)										□								
	Beer and wine sales (primary use)																		
																		□	
																		□	

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		* = Supplemental Standards (blank cell) = Prohibited										SUPPLEMENTAL USE STANDARDS								
		RESIDENTIAL								NONRESIDENTIAL				SPECIAL DISTRICTS						
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	
Food and Beverage Services	Alternative financial institution										☐*									
	Any retail sales use with outdoor sales or storage									■*	■*			■*			☐*	☐*		
	Any retail sales use with drive-through facilities									■*	■*				☐					
	Bar or drinking establishment									☐					☐					
	Full-service restaurant									■	■				■		☐*	■		
	Mobile food court									☐*			☐*							
	Café, self-service, or specialty food restaurant (includes snack bar, coffee, ice cream parlor, etc.)									■	■			■			■	■		
	Restaurant with take-out or delivery only									■	■				■		■	■		
	Catering service									■	■	■			■		■	■	■	
	Any food and beverage establishment with drive-through facility									■*	■*				■*		☐*	☐*		
Business and Professional Services	Offices for business, professional, administrative, or technical services									■	■	■	■	■	■	■	■	■	■	
	Banks, investment, or financial institution (with or without drive-through service)									■*	■*			■*			☐*	☐*		
	Services related to buildings (janitorial, landscaping, cleaning, etc.)										■	■			■					
Personal Services	Medical and dental offices									■	■			■	■	■	■	■		
	General personal service (except those listed below)									■	■			■	■	■	■	■	■*	
	Bail bond service									☐										
	Massage therapy									☐										
	Tattoo parlor or piercing studio									☐	■						☐			

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Use Category	Use Type	RESIDENTIAL								NONRESIDENTIAL				SPECIAL DISTRICTS						Other standards not listed below may apply
		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	
Lodging Facilities	Bed and breakfast establishment						■											■	■	
	Limited service hotels/motels (including extended stay hotels)										■									
	Full-service hotels										■			■			■			
	Conference Center, banquet, or meeting facility										■		■	■						
Recreation and Entertainment Uses	Indoor recreation facility										■		■	■			■			
	Outdoor recreation facility	■									■		■	■						Chapter 6, Crowley City Code
	Golf course	■	■	■	■	■	■	■												Chapter 6, Crowley City Code
	Country club	■	■									■		■						
Other Uses	Sexually oriented businesses											□ *								Chapter 66, Crowley City Code
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											■								
	Machinery, appliance, electrical equipment, electronics, and components										□	■								
	Transportation equipment and automobiles											■								
	Miscellaneous manufacturing (jewelry, toys, games, office supplies, custom crafts, etc.)											■								

Table 106.65-2: Table of Allowed Uses

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		RESIDENTIAL						NONRESIDENTIAL				SPECIAL DISTRICTS								
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
Wholesale Trade	Chemicals, and metals, machinery, and heavy manufacturing											□								
	Durable goods											■								
	Nondurable goods											■								
Warehouse and Storage	Cold storage plant											■								
	Distribution center or warehouse											■								
Construction-Related Businesses	Self-storage or mini storage											*	■							Section 106.66(F)(2)
	Any outdoor storage related to an industrial use										□	*	□							Section 106.66(F)(3)
	Machinery-related contractors' yards and storage											■	*							Section 106.66(F)(3)
	Specialty trade contractors											■	*							Section 106.66(F)(3)
	Asphalt or concrete batch plant											□								
	Excavation related services											■								
	Wrecking and demolition establishment (including junk yards)											□								
Transportation Related Uses	Commercial and industrial machinery leasing and rental											■								
	Air transportation-related uses											□								
	Rail transportation-related uses											□								
	Other local, regional, intercity transportation uses (public and commercial)											■						□		
	Taxi and limousine service											■								
	Courier, messenger, and postal services										■	■								

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	
Utilities and Utility Services	Truck and freight transportation services											■									
	Utility lines, towers, or metering/pumping station	■	■	■	■	■	■	■	■	■	■	■	■		■	■	■	■	■		
	Sewer, solid waste, recycling, and related services											■									
	Natural gas, petroleum, fuel- related services (including drilling)	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	Chapter 42, Crowley City Code	
	Natural gas compressor stations	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	Section 106.66(F)(4)	
	Electric utility services (includes generating plants and substations)																				
ACCESSORY USES	Telecommunications equipment and facilities (building mounted)	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*		■*	■*	■*	■*	■*	Article 10: Antennas of this Chapter	
	Antennas and telecommunications towers	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*	□*		□*	□*	□*	□*	□*	Article 10: Antennas of this Chapter	
	All other utility related uses (other than listed)	□	□	□	□	□	□	□	□	□	□	□	□		□	□	□	□	□		
	Accessory building (not listed below)	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	Section 106.67(E)(1)
	Accessory use (not listed below)	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*		■*	■*	■*	■*	■*	Section 106.67(E)(1)	
	Accessory dwelling unit (separate from the primary structure)	■*	■*	■*	■*	■*										■*				Section 106.67(E)(2)	
	Accessory dwelling unit (primary structure)	■*	■*	■*	■*	■*											■*			Section 106.67(E)(3)	
	Carport (in side yard)	■*	■*	■*	■*	■*										■*				Section 106.67(E)(1)	
	Carport (in the front yard)																				
	Electric vehicle charging station															■	■	■	■		
	Food trucks	■*	■*	■*	■*	■*	■*	■*	■*	■*									■*	■*	Section 106.67(E)(4)

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	
	Food kiosk or cart	■*	■*	■*	■*	■*	■*		■*	□*			□*	□*				□*	□*	■*	Section 106.67(E)(5)
	Home occupation	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*		■*	■*	■*	■*	■*	■*	Section 106.67(E)(6)
	Outdoor storage									■*	■*		■*	■*	■*		■*	■*	■*		Section 106.67(E)(7)
	Residential garage (detached)	■*	■*	■*	■*	■*	■*	■*	■*	■*					■*	■*			■*	■*	Section 106.67(E)(8)
	Sidewalk café									■*	■*			■*	■*		■*	■*	■*	■*	Section 106.67(E)(9)
	Storage shed (residential)	■*	■*	■*	■*	■*	■*	■*	■*						■*	■*	■*			■*	Section 106.67(E)(1)
	Solar or wind energy equipment (building mounted) (residential use)	■*	■*	■*	■*	■*	■*	■*	■*						■*	■*	■*			■*	Section 106.67(E)(10)
	Solar or wind energy system (ground-mounted) (residential use)	■*	■*	■*	■*	■*	■*		■*						■*	■*	■*			■*	Section 106.67(E)(11)
TEMPORARY USES																					
	Construction office and construction-related storage yard	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	Section 106.68(D)(1)
	Farmers' market, open-air market, or other temporary markets									□			□	□			□	□			Chapters 18 and 58, Crowley City Code
	Festivals and civic events (includes carnivals, circus, etc.)									■*	■*		■*	■*	■*		■*	■*	■*		Section 106.68(D)(2) and Chapter 58, Crowley City Code
	Garage sales (residential)	■*	■*	■*	■*	■*	■*		■*						■*	■*	■*	■*	■*		Chapter 62, Crowley City Code
	Outside display and sales (includes road side vending)	■*								■*	■*		■*	■*			■*	■*	■*		Section 106.68(D)(3)
	Seasonal sales	■*								■*	■*		■*	■*			■*	■*	■*		Section 106.68(D)(4)
	Temporary real estate sales office or model home	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	Section 106.68(D)(5)
	Temporary storage containers	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	■*	Section 106.68(D)(6)
	Any other temporary use or structure (other than listed above)	□	□	□	□	□	□	□	□	□		□	□	□	□	□	□	□	□		



CITY OF CROWLEY

Zoning Application

Community Development Department

Case # _____

(to be assigned by City Staff)

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See the appropriate check list and fee schedule for minimum requirements. Incomplete applications will not be processed.

Property Information

Project Name: Hunters Ridge - Commercial

Project Address: east side of FM 731
between Alderwood Lane and McPherson Blvd.

Legal Description: H. Walker Survey.

Abstract No. 1622, being a portion of Tract _____ Gross Acreage: 21.681

Applicant & Owner Information

Applicant Name: Mike Collins Company: Bloomfield Homes Applicant Address: 1050 East State
Hwy. 114, Ste 210 City: Southlake State: Texas ZIP Code: 76092 Telephone No: (682) 218-0317

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 Zoning Change Requests

Application

Date: 2/26/24

Current	Zoning:	<u>Office</u>	<u>Commercial</u>	<u>(OC)</u>
---------	---------	---------------	-------------------	-------------

Proposed	Zoning:	<u>General</u>	<u>Commercial</u>	<u>(GC)</u>
----------	---------	----------------	-------------------	-------------

Reason for requested change: To better position the property to capture its' full economic development potential. Bloomfield Homes not only owns the commercial tracts, but the adjacent master planned Hunters Ridge. The commercial property is the north gateway into the City of Crowley and the front door to our residential development. Attracting quality end users that contribute to the city's commercial tax base and ensuring the construction of quality projects with enhanced architectural design and landscape features is very important to Bloomfield Homes. There is also the opportunity to establish strong pedestrian connectivity between the commercial development and the open space and parks within Hunters Ridge.

If the requested zoning change is for a planned development district, additional materials are required to be submitted with the application. Please see city code Chapter 106 Division 14 for more details.

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

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

(Letter of authorization required if signature is other than property owner)

Zoning Application (cont.)

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)

PRINTED NAME: Mike Collins

SIGNATURE: 

DATE: 2/26/24

SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:

PRINTED NAME: _____

SIGNATURE _____

DATE: _____

For Office Use Only

MyGov Project # _____

Date Submitted: _____

Total Fee: \$ _____

Date of Payment: _____

Accepted By: _____

ORDINANCE NO 04-2024-523

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS, AMENDING THE ZONING ORDINANCE AND MAP OF THE CROWLEY CODE OF ORDINANCES BY CHANGING THE ZONING CLASSIFICATION FROM OFFICE COMMERCIAL (OC) DISTRICT TO GENERAL COMMERCIAL (GC) DISTRICT ON AN APPROXIMATELY 21.69 ACRE TRACT LOCATED IN THE H. WALKER SURVEY, ABSTRACT NUMBER 1622, TRACT 1A3, TARRANT COUNTY; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING FOR PUBLICATION; 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 Texas Local Government Code; and

WHEREAS, on April 18, 2024 the City Council of the City of Crowley adopted the Comprehensive Zoning Ordinance of the City of Crowley (the Zoning Ordinance) and repealed and replaced the previous zoning map; and

WHEREAS, the Planning and Zoning Commission has conducted a public hearing on April 8, 2024, and has rendered a recommendation to the City Council in respect to the proposed zoning change; and

WHEREAS, the City Council has conducted a public hearing on April 18, 2024, considered the recommendation of the Planning and Zoning Commission and has determined that the proposed change is in the best interest of the general welfare of the City of Crowley; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Texas 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.

The Zoning Ordinance of the City of Crowley, as amended, is hereby amended by rezoning the Property more particularly described on the attached Exhibit "A" (the "Property") from Office Commercial District to General Commercial District.

SECTION 2.

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

SECTION 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 zoning as set forth above.

SECTION 4.

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 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 phrase, clause, sentence, paragraph or section of this ordinance shall be declared void, ineffective or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation herein of any such void, ineffective or unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 6.

That all rights or remedies of the City of Crowley, Texas are expressly saved as to any and all violations of the City Code or any amendments thereto regarding 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 or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 7.

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 8.

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

SECTION 9.

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

PASSED AND APPROVED ON THIS 18TH DAY OF APRIL 2024.

Billy P. Davis, Mayor

ATTEST:

Carol C. Konhauser, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney

EXHIBIT A

LEGAL DESCRIPTION

Approximately 21.69 acres located at 998 N Crowley Rd, Crowley, being located in the H. Walker Survey, Abstract 1622, Tract 1A3, conveyed by deed as recorded in Document Number D220347026, Deed Records, Tarrant County, and as further described on the attached metes and bounds description.

PROPERTY DESCRIPTION

STATE OF TEXAS:

COUNTY OF TARRANT:

BEING a tract of land situated in the H. Walker Survey, Abstract No. 1622, City of Crowley, Tarrant County, Texas, being a portion of Tract 1, Parcel B as described in deed to Bloomfield Homes, L.P., recorded in D220347026, Official Public Records, Tarrant County, Texas (OPRTCT), and being more particularly described as follows:

COMMENCING at a 1/2" rebar capped Goodwin & Marshall found (hereafter referred to as 1/2" rebar capped found) in the east line of North Crowley Road (F.M. 731 - variable width R.O.W.) at the southwest corner of F.M. 731 Parcel 11 as described in deed to the State of Texas, recorded in Volume 9620, Page 412, Deed Records, Tarrant County, Texas (DRTCT), being the northwest corner of Lot 50, Block A of the replat of Hunters Ridge, Phase I, an addition to the City of Crowley, Tarrant County, Texas as recorded in D221189284, OPRTCT;

THENCE North 89 degrees 49 minutes 47 seconds East, along the south line of said F.M. 731 Parcel 11, the north line of said Lot 50, Block A, and a reentrant line of said Bloomfield Homes Tract 1, Parcel B, a distance of 60.49 feet to a 1/2" rebar capped found at the southeast corner of said F.M. 731 Parcel 11 and an angle point in the north line of said Lot 50, Block A;

THENCE along the east line of said North Crowley Road per said Parcel 11 and the west line of said Bloomfield Homes Tract 1, Parcel B, as follows:

North 00 degrees 10 minutes 13 seconds West, a distance of 80.00 feet to a 1/2" rebar capped found;

South 89 degrees 49 minutes 47 seconds West, a distance of 25.00 feet to a 1/2" rebar capped found;

North 00 degrees 10 minutes 13 seconds West, a distance of 590.00 feet to a 1/2" rebar capped found;

South 89 degrees 49 minutes 47 seconds West, a distance of 35.68 feet to a 1/2" rebar capped found at the northwest corner of said F.M. 731 Parcel 11;

THENCE North 00 degrees 11 minutes 13 seconds West, along the east line of said North Crowley Road and the west line of said Bloomfield Homes Tract 1, Parcel B, a distance of 390.20 feet to a 1/2" rebar capped found at the northwest corner of said Bloomfield Homes Tract 1, Parcel B and the most westerly southwest corner of Tract 1, Parcel A as described in deed to Bloomfield Homes, L.P., recorded in D220347026, OPRTCT, from which a 1" rebar found bears North 00 degrees 11 minutes 13 seconds West, 110.00 feet;

THENCE North 89 degrees 35 minutes 15 seconds East, departing the east line of said North Crowley Road, along a line common to said Bloomfield Homes Tract 1, Parcel B and Tract 1, Parcel A, a distance of 895.64 feet to a 1/2" rebar capped GMCIVIL set at the northwest corner of Lot 105X, Block A of Hunters Ridge, Phase II, an addition to the City of Crowley, Tarrant County, Texas as recorded in D223174619, OPRTCT;

THENCE South 00 degrees 24 minutes 45 seconds East, departing said common line, along the west line of said Hunters Ridge, Phase II, a distance of 1,087.33 feet to a 1/2" rebar capped found at the most westerly southwest corner of said Hunters Ridge, Phase II and an angle point in the north line of Lot 48X, Block A of the final plat of Hunters Ridge, Phase I, an addition to the City of Crowley, Tarrant County, Texas as recorded in D221034569, OPRTCT;

THENCE South 89 degrees 48 minutes 26 seconds West, along the north line of said Lot 48X, Block A, a distance of 450.00 feet to a 1/2" capped found at the northwest corner of said Lot 48X, Block A and the northeast corner of aforementioned Lot 50, Block A;

THENCE North 86 degrees 42 minutes 53 seconds West, along the north line of said Lot 50, Block A, a distance of 390.14 feet to the POINT OF BEGINNING and containing 942,748 square feet or 21.643 acres of land.



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Rachel Roberts					MEETING DATE: April 18, 2024			
DEPARTMENT: Community Development					AGENDA ITEM: VII-1			
SUBJECT: Consider approval of a mural for 117 S Texas Street.								
COORDINATION:	Finance		City Sec		Comm Dev		PW	
	Dept Director		HR		Comm Services		EDC:	
	City Attorney		PD		FD		Admin:	ME, CW

BACKGROUND:

The owner of Moontower Pizza, Amber Rouse, is remodeling 117 S Texas with plans to open a restaurant there. She has requested adding a mural to the back wall of the building. Chapter 102 of city code (the sign code) requires murals in the downtown district to have approval by the City Council before being installed. A rendering of the mural is included with this report.

The EDC agreement with Moontower Pizza requires the restaurant to provide a copy of written permission from the property owner to install a mural and approval from the EDC board. The permission letter is also included with the report. The EDC board approved the mural at their regular meeting on April 4, 2024 pending receipt of the permission letter from the landlord.

RECOMMENDATION:

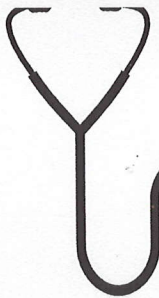
City code does not provide any standards for determining whether a mural should be permitted. The mural does not appear to be contrary to public health, safety, morals, or general welfare. Staff recommend approval.

FINANCIAL INFORMATION:

n/a

ATTACHMENTS:

- Rendering of proposed mural
- Letter from property owner

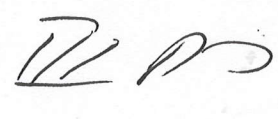


Crowley Family Medical Clinic
Dr. Edward L. Baker III, D.O.

8172974309
8172977183

4-3-24

Paul & Amber Rouse (D.B.A. Moon Tower Bar & Grill)
has my permission to paint a boom box
mural on the east wall of their leased
area.

Signed, Dr. E. L. Baker III 





City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Lori Watson				MEETING DATE: April 18, 2024				
DEPARTMENT: Administration				AGENDA ITEM: VII-2				
SUBJECT:				Discuss and consider Ordinance 04-2024-521 amending section 58-56 “Conduct of Persons Within Park” of Chapter 58 “Parks and Recreation: of the Crowley Code of Ordinances, as amended regarding alcoholic beverages in parks, providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a savings clause; providing a penalty clause; and providing an effective date.				
COORDINATION:	Finance		City Sec		Comm Dev		PW	
	Dept Director		HR		Comm Services		Other:	
	City Attorney		PD		FD		Other:	

BACKGROUND:

On March 21, 2024, council approved Guidelines for Crowley Crossing. The guidelines permit alcohol sales (must comply with TABC regulations). This ordinance amends Chapter 58 "Parks and Recreation" to allow alcohol in the Crowley Crossing plaza.

RECOMMENDATION:

Staff respectfully recommends adopting Ordinance 04-2024-521.

FISCAL INFORMATION:

N/A

ATTACHMENTS:

- Ordinance 04-2024-521

ORDINANCE NO. 04-2024-521

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS, AMENDING SECTION 58-56 “CONDUCT OF PERSONS WITHIN PARK” OF CHAPTER 58 “PARKS AND RECREATION” OF THE CROWLEY CODE OF ORDINANCES, AS AMENDED REGARDING ALCOHOLIC BEVERAGES IN PARKS; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A PENALTY 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 City of Crowley, Texas previously adopted certain regulations prohibiting the sale or consumption of alcoholic beverages in any City park, as set forth in Section 58-56 (13) of Chapter 58 “Parks and Recreation” of the Crowley Code of Ordinances; and

WHEREAS, the City Council deems it necessary to revise Section 58-56 (13) “Parks and Recreation” to promote the health, safety and general welfare of the municipality and its residents, and therefore desires to amend and readopt the entirety of Chapter 58 “Parks and Recreation” of the Crowley Code of Ordinances as set forth in the attached Exhibit “A”.

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

SECTION 1.

That Section 58-56 (13) of Chapter 58 “Parks and Recreation” of the Code of Ordinances of the City of Crowley, is hereby amended to read as follows:

Sec. 58-56. – Conduct of persons within park.

...

“(13) *Alcoholic beverages.* No person shall sell or consume alcoholic beverages in any park in the City, excluding the Crowley Crossing Plaza, and excluding the Crouch Event Center located in Bicentennial Park subject to the conditions and restrictions on the use of alcoholic beverages within the Crouch Event Center as set forth in section 58-94. A special event permit may be required. See appendix A, schedule of rates, fees, and charges, subsection (35) for more information regarding special event permits.”

...

The remainder of Section 58-56 is not amended hereby and shall remain in full force and effect.

SECTION 2.

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

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

That all rights or remedies of the City of Crowley, Texas, are expressly saved as to any and all violations of the City Code or any amendments thereto regarding alcoholic beverages in City parks 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 or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

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) for all violations involving zoning, fire safety, or public health and sanitation, including dumping or refuse, and shall be fined Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

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

SECTION 7.

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

PASSED AND APPROVED ON THIS ____ DAY OF _____, 2024.

City of Crowley

Billy P. Davis, Mayor

ATTEST:

Carol C. Konhauser, City Secretary

APPROVED AS TO LEGAL FORM

Rob Allibon, City Attorney



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Randal Manus				MEETING DATE: April 18, 2024				
DEPARTMENT: Utilities				AGENDA ITEM: VII-3				
SUBJECT:				Discuss and consider adoption of Ordinance 04-2024-524 an Ordinance amending Section 86-158(a) of the City of Crowley Code, Texas, as amended, by adopting an updated “Drought and Water Emergency Plan”, and “Water Conservation Plan” attached hereto as Exhibits A and B; providing that this ordinance shall be cumulative; providing a severability clause; providing a penalty clause; providing a savings clause; providing for publication; and providing an effective date.				
COORDINATION:	Finance		City Sec	CK	Comm Dev		PW	
	Dept Director	ME	HR		Comm Services		EDC:	
	City Attorney	RA	PD		FD		Admin:	LW

BACKGROUND:

Texas Commission on Environmental Control (TCEQ) and Texas Water Development Board (TWDB) under Texas Water Code Chapter 11 and Title 30 Texas Administrative Code Chapter 288 requires each city to update and submit their Water Conservation Plan and their Drought Contingency Plan every five years.

This new plan takes into consideration the City of Crowley' s required actions by being a wholesale customer to the City of Fort Worth, along with meeting the requirements for TCEQ and TWDB.

RECOMMENDATION:

Staff recommends approval of the Ordinance and Plans as written

FINANCIAL INFORMATION:

None

ATTACHMENTS:

1. TCEQ Letter
2. Ordinance
3. Drought and Water Emergency Plan
4. Water Conservation Plan

ORDINANCE NO. 04-2024-524

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS, AMENDING SECTION 86-158(a) OF THE CROWLEY CITY CODE, AS AMENDED, BY ADOPTING AN UPDATED “DROUGHT AND WATER EMERGENCY PLAN” AND AN UPDATED “WATER CONSERVATION PLAN” ATTACHED HERETO AS EXHIBITS “A” AND “B”; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley (the “City”) is a home-rule municipality 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 City Council finds that protection of water supplies are in the best interest of its citizens; and

WHEREAS, water supply lakes rely on rainfall for replenishment and rainfall can vary significantly from year to year; and

WHEREAS, the occurrence of droughts cannot be predicted as to when one will begin or end; and emergency situations can occur at any time as result of incidents such as pipeline failures, power outages, and pump failures; and

WHEREAS, the City is a wholesale water service customer of the City of Fort Worth; and

WHEREAS, the City of Fort Worth has amended its Drought Contingency/Emergency Water Management Plan in accordance with Chapter 288, Title 30 of the Texas Administrative Code; and

WHEREAS, the City has updated its “Drought and Water Emergency Plan” and “Water Conservation Plan” which are based on the City of Fort Worth’s Drought Contingency/Emergency Water Management Plan, and contain the provisions regarding drought and water emergencies of the City’s “Water Conservation and Emergency Water Demand Management Plan,” and complies with Chapter 288, Title 30 of the Texas Administrative Code; and

WHEREAS, as a wholesale customer of the City of Fort Worth, the City is required to institute the same rationing and water use restrictions on City customers as does the City of Fort Worth for so long as any part of the total water supply is furnished by the City of Fort Worth.

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

SECTION 1.

The City Council of the City of Crowley, Texas hereby adopts the updated “Drought and Water Emergency Plan” dated April, 2024 attached to this Ordinance as Exhibit “A”, and the updated “Water Conservation Plan” dated April, 2024 attached to this Ordinance as Exhibit “B”.

SECTION 2.

That Section 86-158(a) of the Crowley City Code, as amended, is hereby amended to read as follows:

Sec. 86-158. Drought and water emergency plan.

“(a) *Adoption.* The city has adopted an updated drought and water emergency plan dated April 2024 attached to Ord. No. 04-2024-524 as Exhibit “A”. The City has also adopted an updated Water Conservation Plan dated April 2024 attached to Ord. No. 04-2024-524 as Exhibit “B”.”

The remaining subsections of Section 86-158 of the Crowley City Code are not amended hereby and remain in full force and effect.

SECTION 3.

This Ordinance shall be cumulative of all provisions of the Code of Ordinances of the City of Crowley and other applicable City ordinances, except where the provisions of this Ordinance are indirect conflict with the provisions of such ordinances, in which event the applicability of the conflicting provisions of such ordinances are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 5.

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) for all violations involving zoning, fire safety, or public health and sanitation, other than the dumping of refuse, not more than Four Thousand Dollars (\$4,000) for all violations involving the dumping of refuse, and not more than Five Hundred Dollars (\$500.00) for all other violations of this ordinance. Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

All rights and remedies of the City of Crowley, Texas, are expressly saved as to any and all violations of the provisions of the ordinances amended herein, which 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 7.

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 and the City Charter.

SECTION 8.

This Ordinance shall take effect immediately from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS _____ DAY OF _____, 2024.

Billy P. Davis, Mayor

ATTEST:

Carol Konhauser, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney

Exhibit A
Drought and Water Emergency Plan

Exhibit B
Water Conservation Plan

EXHIBIT “A”



City of Crowley

Drought and Water Emergency Plan

City of Crowley
201 E Main St., PO Box 747
Crowley, Texas 76036

April 2024

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1. Introduction and Objectives

The purpose of the Drought and Water Emergency Plan (subsequently referred to as the Plan) is as follows:

- To conserve the available water supply in times of drought and water emergency;
- To maintain supplies for domestic water use, sanitation, and fire protection;
- To protect and preserve public health, welfare, and safety;
- To minimize the adverse impacts of water supply shortages; and
- To minimize the adverse impacts of emergency water supply conditions.

In this document, “drought response” or “water emergency” refer to the required or optional water use restrictions imposed on all water users, including commercial and industrial users, by the City of Crowley. As a wholesale customer of the City of Fort Worth, the City of Crowley must implement a “Drought Contingency and Emergency Water Management Plan” when the City of Fort Worth or the Tarrant Regional Water District (“TRWD”) - the City of Fort Worth’s water supplier - deems that one or more triggering conditions have occurred. In addition to actions mandated by the City of Fort Worth or the TRWD, the City of Crowley may implement other precautionary measures, as deemed necessary by the Director of Public Works. For simplicity, the City of Crowley refers to its “Drought Contingency and Emergency Water Management Plan” as a “Drought and Water Emergency Plan.”

2. Texas Commission on Environmental Quality Rules

TCEQ rule Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.1 (4) defines a drought contingency plan as “a strategy or combination of strategies for temporary supply and demand management responses to temporary and potentially recurring water supply shortages and other water supply emergencies.”

TCEQ rules governing development of and minimum requirements for drought contingency plans for municipal water suppliers and wholesale water suppliers are contained in Texas Administrative Code Title 30, Part 1, Chapter 288, Subchapter B, Rule 288.20 and Rule 288.22, respectively.

3. Water System Profile

The City of Crowley was incorporated on February 3, 1951, Crowley covers approximately 7.6 square miles and is located in southwest Tarrant County adjacent to the City of Fort Worth. The City of Crowley Water System (Public Water System ID 2200034) currently served more than 19,000 residents in 2023, with the population expected to grow to 40,000 by the year 2035. The City of Fort Worth provides Crowley with all of the potable water used by the City and treats all the sanitary waste generated by the City. The storm water is carried into Deer Creek within the City using a combination of closed systems

and open ditches. This creek ultimately discharges into Lake Arlington. A commercial contractor provides for solid waste pickup and disposal.

The supply sources for the City are:

- Lake Bridgeport (via the West Fork of Trinity River);
- Eagle Mountain Lake (via the West Fork of Trinity River);
- Lake Worth (via the West Fork of Trinity River);
- Lake Benbrook (A pipeline connects Lake Benbrook to the Rolling Hills Water Treatment Plant to supplement supply to that plant. A pump station on the Clear Fork of the Trinity River also supplies the Holy Water Treatment Plant.);
- Cedar Creek Reservoir (via pipeline), located approximately 75 miles southeast of Fort Worth;
- Richland-Chambers Reservoir (via pipeline), located approximately 75 miles southeast of Fort Worth; and
- Water is pumped from wells out of the Trinity and Paluxy aquifers for emergency use only.

4. Drought and Water Emergency Plan

4.1 Public Education and Involvement

At any time that the Drought and Water Emergency Plan is activated or the stage changes, the City of Crowley will notify local media of the issues, the current response stage, and the specific actions required of the public. The information will also be publicized on the City's website. Bill inserts will also be used as appropriate.

Crowley will inform and educate the public about the Drought and Water Emergency Plan through the following means:

- Preparing fact sheets describing the Plan and making them available online, at various City sites, and at events where the Crowley water department is hosting a booth.
- Posting a copy of the Plan on the City's website.
- Notifying local organizations, schools, and civic groups that staff are available to make presentations on the Plan.
- Promote awareness by means of electronic communication to residents through text messages, push notifications and/or any other platform available.

4.2 Initiation & Termination of Drought & Emergency Response Stages

The provisions of this Plan shall apply to all persons, customers and property utilizing potable water provided by the City of Crowley. The terms "person" and "customer" as used in the Plan include individuals, corporations, partnerships, associations, and all

other legal entities. The Plan does not apply to locations using treated wastewater effluent, private wells or possessing their own water rights in the Trinity River; however, any pond, impoundment, body of water, or other water source that is supplemented, or has the ability to supplement supply, with potable water shall adhere to the provisions of this plan.

The Plan may be applied to the entire City or geographic portions of the City as necessary. If the Plan is applied only to a limited sector, the boundaries will be defined in terms of roadways, creeks or other easily distinguishable features, such as city limits.

4.2.1 Initiation of a Drought / Emergency Water Management Stage

The Public Works Director or official designee may order the implementation of a drought response or water emergency stage when one or more of the trigger conditions for that stage is met. The following actions will occur when a stage is initiated.

- Notify the public through local media outlets and the City's website.
- The City of Fort Worth will be notified by telephone and with a follow-up letter, email, or fax that provides details of the reasons for initiation of the drought or water emergency stage (unless originally implemented by Fort Worth).
- The City of Crowley will notify the Executive Director of TCEQ within 5 business days when mandatory provisions of the Plan are activated.

Stages imposed by the City of Fort Worth and TRWD must be initiated by the City of Crowley in the Crowley water system service area.

For other trigger conditions, the Public Works Director or official designee may decide not order the implementations of a drought response or water emergency stage even though one or more of the trigger criteria for the stage are met. Factors which could influence such a decision include, but are not limited to, the time of the year, weather conditions, the anticipation of replenished water supplies or the anticipation that additional facilities will become available to meet needs. The Director shall document the reason for this decision.

4.2.2 Termination of a Drought Stage

The Public Works Director or official designee may order the termination of a drought response or water emergency stage when the conditions for termination are met or at the Director's discretion. The following actions will be taken when a drought stage is terminated:

- Notify the public through local media outlets and the City's website.
- The City of Fort Worth will be notified by telephone with a follow-up letter, email or fax.
- If any mandatory provisions of the drought and water emergency plan that have

been activated are terminated, customers will notify the Executive Director of the TCEQ within 5 business days.

The Director or official designee may decide not to order the termination of a drought response stage or water emergency even though the conditions for termination of the stage are met. The Director or official designee may choose to implement a phased out approach when exiting various stages to protect the integrity of the system. Factors which could influence such a decision include, but are not limited to, the time of the year, weather conditions, or the anticipation of potential changed conditions that warrant the continuation of the drought stage. The Director shall document the reason for this decision.

4.3 Drought and Emergency Response Stages

4.3.1 Stage 1 - Water Watch

Triggering Conditions for Stage 1

Stage 1 is triggered by the following conditions as required by the City of Fort Worth Wholesale Water Customer Contract.

- Water demand reaches or exceeds 90% of reliable delivery capacity for three consecutive days. The delivery capacity could be citywide or in a specified portion of the system.
- Fort Worth's water treatment or distribution system becomes contaminated.
- City of Crowley water demand for all or part of the delivery system approaches delivery capacity because delivery capacity is inadequate.
- Fort Worth's water supply system is unable to deliver water due to the failure or damage of major water system components.
- TRWD initiated Stage 1 – Water Watch may be initiated for one or more of the following reasons:
 - Total raw water supply in TRWD western and eastern division reservoirs drops below 75% (25% depleted) of conservation storage.
 - TRWD water demand has exceeded or is expected to exceed 80% of maximum sustainable production of delivery capacity for an extended period.
 - One or more of TRWD's water supply sources has become limited in availability.
 - TRWD water demand is projected to approach the limit of permitted supply.

- TRWD supply source becomes contaminated or unusable for other regulatory reasons (i.e., invasive species).
- TRWD water supply system is unable to deliver water due to the failure or damage of major water system components.
- The TRWD General Manager finds that conditions warrant the declaration of a Stage 1 drought.
-

Terminating Conditions for Stage 1

Stage 1 will terminate when the total combined raw water supply in TRWD western and eastern division reservoirs exceeds 95% of conservation storage capacity or remains at or above 85% for 90 consecutive days, whichever occurs first.

Goal for Use Reduction for Stage 1

The goal for water use reduction under Stage 1, Water Watch, is five percent. If circumstances warrant or if required by the City of Fort Worth, the Director or official designee can set a goal for greater water use reduction.

Actions Available for Stage 1

The Director or official designee may order the implementation of any of the actions listed below, as deemed necessary. The Director or official designee must implement any action(s) required by the City of Fort Worth.

All Water Users

Initiate mandatory restrictions to prohibit non-essential water use as follows:

- Discourage hosing of paved areas, such as sidewalks, driveways, parking lots, tennis courts, patios, or other impervious surfaces, except to alleviate an immediate health or safety hazard. This may include premises with raw or processed food, pharmaceutical or vaccine processing, storage or vending establishments including restaurants and grocery stores may be washed to the extent necessary for sanitary purposes. These areas may also include:
 - Trash and dumpster areas
 - Areas around fuel pumps
 - Store front cleaning of areas with accumulated bird droppings, feathers and debris
 - Localized spot cleaning of parking areas to remove oil, grease buildup that may pose a health and safety issue.
- Discourage hosing of buildings or other structures for purposes other than fire protection or surface preparation prior to painting.
- Prohibit using water in such a manner as to allow runoff or other waste, including:

- Failure to repair a controllable leak, including a broken sprinkler head, a leaking valve, leaking or broken pipes, or a leaking faucet;
 - Operating a permanently installed irrigation system with: (a) a broken head; (b) a head that is out of adjustment and the arc of the spray head is over a street or parking lot; or (c) a head that is misting because of high water pressure; or
 - During irrigation, allowing water to (a) to run off a property and form a stream of water in a street for a distance of 50 feet or greater; or (b) to pond in a street or parking lot to a depth greater than one-quarter of an inch.
 - Allowing or causing an irrigation system or other lawn watering device to operate during any form of precipitation or when temperatures are at or below 32 degrees Fahrenheit.
- Prohibit outdoor watering with sprinklers or irrigation systems between 10 a.m. and 6 p.m.
 - Limit landscape watering with sprinklers or irrigation systems at each service address to a twice per week schedule as outlined below. This includes landscape watering of parks and sports fields.
 - No watering allowed on Mondays
 - Residential addresses ending in an even number (0, 2, 4, 6, or 8) may water on Wednesdays and Saturdays.
 - Residential addresses ending in an odd number (1, 3, 5, 7 or 9) may water on Thursdays and Sundays.
 - All non-residential locations (apartment complexes, businesses, industries, parks, medians, etc.) may water on Tuesdays and Fridays.

Exceptions:

- Lawns and landscaping may be watered on any day, at any time, by handheld hose, drip irrigation, a soaker hose or tree bubbler. (The intent of this measure is to allow for the protection of structural foundations, trees, and other high value landscape materials).
- Water use necessary for the repair of an irrigation system, plumbing line, fountain, etc. in the presence of the person making the repair.
- Outdoor watering at service addresses with large multi-station irrigation systems may take place in accordance with a variance granted by the Director or official designee, if the Director determines that a property cannot be completely irrigated with an average of three-quarters of an inch of water in a single day, and that the property should be divided into sections to be irrigated on different days. If approved, no station will be watered more than twice per week.
- Establishing new turf is discouraged. If hydro mulch, grass sod, or grass seed is installed for the purpose of establishing a new lawn, there are no

watering restrictions for the first 30 days while it is being established; adhering to the no watering between the hours of 10 a.m. and 6 p.m. After that, the watering restrictions set forth in this stage apply. (This does not include over seeding with rye, or seasonal grasses, since turf already exists.)

- Golf courses may water greens and tee boxes as necessary, however watering must be done before 10 a.m. and after 6 p.m. Encouraged to reduce water use by five percent.
 - Skinned areas of sports fields may be watered as needed for dust control.
 - Watering of athletic fields (fields only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events may occur as necessary to protect the health and safety of the players, staff, or officials present for athletic events. Encouraged to reduce water use by five percent.
 - Public areas that are open to the public at-large and have a high impact from frequent use may be allowed additional watering, with a variance granted by the Director, if it is deemed to be beneficial to serve and protect the community amenity. Examples may include but are not limited to: outdoor amphitheaters, demonstration gardens, public art exhibitions, outdoor learning areas, arboretums, etc.
- All users are encouraged to use native and adapted drought tolerant plants in landscaping.
 - Washing of any motor vehicle, motorbike, boat, trailer, airplane, or other vehicle shall be limited to the use of a hand-held bucket or a hand-held hose equipped with a positive-pressure shutoff nozzle for quick rinses. Vehicle washing may be done at any time on the premises of a commercial car wash or commercial service station. Companies with an automated on-site vehicle washing facility may wash its vehicles at any time. Further, such washing may be exempt from these requirements if the health, safety, and welfare of the public are contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables.
 - Discourage the filling, draining, or refilling of swimming pools, wading pools, hot tubs and Jacuzzi type pools except to maintain adequate water levels for structural integrity, proper operation and maintenance, and/or to alleviate an issue that poses a public safety risk.

City and Local Governments

In addition to the actions listed above, the Public Works Director or official designee may take the following actions regarding City facilities:

- Review conditions and problems that caused Stage 1. Take corrective action.
- Increase public education efforts on ways to reduce water use.
- Increase enforcement efforts.

- Intensify leak detection and repair efforts.
- Audit all city and local government irrigation systems to ensure proper condition, settings, and operation.
- Identify and encourage voluntary reduction measures by high-volume water users through water use audits.
- Reduce non-essential water use. As used herein, non-essential water uses are those that do not have any health or safety impact and are not needed to meet the core function of the agency.

Commercial or Industrial

- All actions listed above for all water users apply to commercial and industrial users.
- Stock at commercial plant nurseries is exempt from Stage 1 watering restrictions.
- Hotels, restaurants, and bars are encouraged to serve drinking water to patrons on an “on demand” basis.
- Hotels are encouraged to implement laundry conservation measures by encouraging patrons to reuse linens and towels.
- Car wash facilities must keep equipment in good working order, which should include regular inspections to be sure there are no leaks, broken or misdirected nozzles, and that all equipment is operating efficiently.
- All commercial and industrial customers are encouraged to audit irrigation systems

4.3.2 Stage 2 - Water Warning

Triggering Conditions (Stage 2)

Stage 2 is triggered by the following conditions as required by the City of Fort Worth Wholesale Water Customer Contract.

- Water demand reaches or exceeds 95% of reliable delivery capacity for three consecutive days. The delivery capacity could be citywide or in a specified portion of the system.
- Contamination of the water supply source(s) or water supply system.
- The City of Crowley’s water demand for all or part of the delivery system equals or exceeds delivery capacity because delivery capacity is inadequate.
- The City of Crowley’s water supply system is unable to deliver water due to the failure or damage of major water system components.
- TRWD initiated Stage 2 – Water Warning for one or more of the following reasons:
 - Total raw water supply in TRWD western and eastern division reservoirs drops below 60% (40% depleted) of conservation storage.

- Water demand for all or part of the TRWD delivery system exceeds or is expected to exceed 85% of the maximum sustainable production of delivery capacity for an extended period of time.
- Water demand is projected to approach the limit of TRWD's permitted supply.
- TRWD's supply source becomes contaminated or unusable other regulatory reasons (i.e. invasive species).
- TRWD's water supply system is unable to deliver water due to the failure or damage of major water system components.
- The TRWD General Manager finds that conditions warrant the declaration of a Stage 2 drought.

Terminating Conditions for Stage 2

Stage 2 will terminate when the total combined raw water supply in TRWD western and eastern division reservoirs exceeds 75% of conservation storage capacity or remains at or above 70% for 30 consecutive days.

Goal for Use Reduction for Stage 2

The goal for water use reduction under Stage 2 – Water Warning is to decrease use by 10 percent. If circumstances warrant or if required by the City of Fort Worth, the Director or official designee can set a goal for greater water use reduction.

Actions Available for Stage 2

The Director or official designee may order the implementation of any of the actions listed below, as deemed necessary. The Director or official designee must implement any action(s) required by the City of Fort Worth.

- Continue actions under Stage 1.
- Initiate engineering studies to evaluate water supply alternatives should conditions worsen.

All Water Users

- Limit landscape watering with sprinklers or irrigation systems to a once per week schedule at each service address as determined by the Public Works Director. This includes landscape watering at parks and sports fields.

Exceptions:

- Lawns and landscaping may be watered on any day, at any time, by handheld hose, drip irrigation, a soaker hose or tree bubbler
- Outdoor watering at service addresses with large multi-station irrigation systems may take place in accordance with a variance granted by the director of utilities, if the director determines that a property cannot be

completely irrigated with an average of three-quarters of an inch of water in a single day, and that the property should be divided into sections to be irrigated on different days. If approved, no station will be watered more than once per week.

- Golf courses may water greens and tee boxes as needed to keep them alive, however watering must be done before 10 a.m. and after 6 p.m. Fairways are restricted to once per week watering as outlined above. Golf course rough cannot be watered.
- Watering of athletic fields (fields only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events may occur as necessary to protect the health and safety of the players, staff, or officials present for athletic events. Encouraged to reduce water use by 10%.
- All users are encouraged to wait until the current drought or emergency situation has passed before establishing new landscaping and turf. Variances granted for establishing new turf grass or landscaping will be for a maximum of 30 days from the date of approval. After that, the watering restrictions set forth in this stage apply. (This does not include over seeding with rye since turf already exists.)
- Discourage the operation of ornamental fountains or ponds that use potable water except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.
- Discourage the filling, draining, or refilling of swimming pools, wading pools, hot tubs and Jacuzzi type pools except to maintain adequate water levels for structural integrity, proper operation and maintenance, and/or to alleviate an issue that poses a public safety risk.
- Encourage the use of covers for all types of pools, hot tubs, and Jacuzzi type pools when not in use.

City and Local Governments

In addition to the actions listed above, the Public Works Director or official designee may take the following actions regarding City facilities:

- Review conditions or problems that caused Stage 2. Take corrective action.
- Increase frequency of media releases on water supply conditions.
- Further accelerate public education efforts on ways to reduce water use.
- Eliminate non-essential water use. As used herein, non-essential water uses are those that do not have any health or safety impact and are not needed to meet the core function of the agency.
- Prohibit wet street sweeping.

Commercial or Industrial

- All actions listed above for all water users apply to commercial and industrial users.
- Use of water from fire hydrants for any purpose other than firefighting related activities or other activities necessary to maintain public health, safety and welfare requires a variance issued by the Water Director. Fire hydrant use may be limited to only designated hydrants. Upon declaration of this drought stage, all holders or applicants of a Water Fire Hydrant Meter Agreement are required to apply for a variance as set forth in this plan. If conditions allow, as determined by the Water Director, the use of water from hydrants may continue until the Water Director or his/her designee issues a determination on the petition for variance. If conditions do not allow, the Water Director may require all fire hydrant meters be immediately returned from the field, pending determination of each petition for variance.

4.3.3 Stage 3 - Emergency Water Use

Triggering Conditions (Stage 3)

- Water demand has reaches or exceeds 98% of reliable delivery capacity for one day. The delivery capacity could be citywide or in a specified portion of the system.
- Contamination of the water supply source(s) or water supply system.
- City of Crowley's water demand for all or part of the delivery system exceeds delivery capacity because delivery capacity is inadequate.
- Crowley's water supply system is unable to deliver water due to the failure or damage of major water system components.
- TRWD has initiated Stage 3 – Emergency Water Use, which may also be initiated by one or more of the following:
 - Total raw water supply in TRWD western and eastern division reservoirs drops below 45% (55% depleted) of conservation storage.
 - Water demand for all or part of the TRWD delivery system exceeded or is expected to exceed 90% of the maximum production of delivery capacity because delivery capacity is inadequate.
 - One or more of TRWD's water supply sources has become limited in availability.
 - Water demand is projected to approach or exceed the limit of TRWD's permitted supply.
 - TRWD's supply source becomes contaminated or unusable for other regulatory reasons (i.e. invasive species).
 - TRWD's water supply system is unable to deliver water due to the failure or damage of major water system components.
 - The TRWD General Manager finds that conditions warrant the declaration of a Stage 3 drought.

Terminating Conditions for Stage 3

Stage 3 will terminate when the total combined raw water supply in TRWD western and eastern division reservoirs exceeds 60% of conservation storage capacity or remains at or above 55% for 30 consecutive days, whichever occurs first.

Goals for Use Reduction for Stage 3

The goal for water use reduction under Stage 3, Emergency Water Use, is to decrease use by 20 percent. If circumstances warrant or if required by the City of Fort Worth, the Public Works Director or official designee can set a goal for a greater water use reduction.

Actions Available for Stage 3

The Director or official designee will order the implementation of any of the actions listed below, as deemed necessary for all water users. The Director or official designee must implement any action(s) required by the City of Fort Worth.

- Continue or initiate any actions available under Stages 1 and 2.

All Water Users

- Prohibit landscape watering, including at parks, golf courses, and sports fields.

Exceptions:

- Watering with hand-held hose, soaker hose or drip irrigation system may occur any day and any time. (The intent of this measure is to allow for the protection of structural foundations, trees, and other high value landscape materials).
- Golf course greens only may be watered by hand-held hose as needed to keep them alive. Watering of athletic fields (fields only, does not include surrounding landscaped areas) used for organized sports practice, competition, or exhibition events may occur as necessary to protect the health and safety of the players, staff, or officials present for athletic events may be allowed to water by variance. A water management plan must be submitted to the Director detailing how each area will comply with stage 3 drought measures.
- Prohibit establishment of new landscaping. Variances may be granted for those landscape projects started prior to the initiation of Stage 3 drought restrictions.
- Vehicle washing restricted to commercial car wash, commercial service station or a private on-site vehicle washing facility and can only be done as necessary for health, sanitation, or safety reasons, including but not limited to the washing of garbage trucks and vehicles used to transport food and other perishables. All other vehicle washing is prohibited.
- Prohibit the operation of ornamental fountains or ponds that use potable water except where necessary to support aquatic life.

- Prohibit the draining, filling, or refilling of swimming pools, wading pools and Jacuzzi type pools. Existing private and public pools may add water to maintain pool levels; however, they may not be refilled using automatic fill valves.
- Prohibit hosing of buildings or other structures for purposes other than fire protection or surface preparation prior to painting with high-pressure equipment. Must be performed by a professional power washing service utilizing high efficiency equipment and a vacuum recovery system where possible.

City and Local Governments

In addition to actions listed above, the Director may take the following actions regarding City and local government facilities:

- Continue or initiate any actions available under Stages 1 and 2.
- Review conditions or problems that caused Stage 3. Take corrective action.
- Implement viable alternative water supply strategies.
- Increase frequency of media releases explaining emergency situation.
- Reduce City and local government water use to maximum extent possible.
- Prohibit the permitting of new swimming pools, jacuzzi type pools, spas, ornamental ponds and fountain construction. Pools already permitted and under construction may be completely filled with water.

Commercial or Industrial

- All actions listed above for all water users apply to commercial and industrial users.
- Hotels, restaurants, and bars required to serve drinking water to patrons on an “on demand” basis.
- Hotels are required to implement laundry conservation measures by encouraging patrons to reuse linens and towels.
- Stock at commercial plant nursery may be watered only with a hand-held hose, hand-held watering can, or drip irrigation system.
- Commercial and industrial water users required to reduce water use by a set percentage determined by the Public Works Director.
- Use of water from hydrants for any purpose other than firefighting related activities or other activities necessary to maintain public health, safety and welfare requires a special permit issued by the Public Works Director. Fire hydrant use may be limited to only designated hydrants.

4.4 Procedures for Granting Variances to the Plan

The Public Works Director or official designee may grant temporary variances for existing water uses otherwise prohibited under the Drought and Water Emergency Plan if one or more of the following conditions are met:

- Failure to grant such a variance would cause an emergency condition adversely affecting health, sanitation, or fire safety for the public or the person requesting the variance.
- Compliance with this plan cannot be accomplished due to technical or other limitations.
- Alternative methods that achieve the same level of reduction in water use can be implemented.

Variances shall be granted or denied at the discretion of the Public Works Director or official designee. All petitions for variances should be in writing, using the forms provided, and must include the following information:

- Name and address of the petitioner(s)
- Purpose of water use
- Specific provisions from which relief is requested
- Detailed statement of the adverse effect of the provision from which relief is requested
- Description of the relief requested
- Period of time for which the variance is sought
- Detailed schedule of irrigation that shows a reduction in use over 30-day period for new lawns and landscapes. Schedule should be designed so that at the end of the 30-day period, lawn and landscaped areas can adhere to the twice per week schedule defined in Stage 1.
- Alternative measures that will be taken to reduce water use
- Other pertinent information.
- Applicants must adhere to the current restrictions and current watering schedule until the City of Fort Worth has approved the variance. Once an approved variance has expired applicants must resort back to the current watering schedule. Reasons for a variance can include one or more of the following:
 - Water used outside of the watering schedule is a primary source of income
 - Health, safety, well-being, or cleanliness of the public or environment is in jeopardy
 - An endangered plant, animal, aquatic species, or critical environmental feature is at risk
 - Property is too large to be completely watered under the current watering schedule and must be watered in sections (excluding new landscape/xeriscape projects)
 Newly installed xeriscape landscape design requires an alternative watering schedule

4.5 Procedures for Enforcement of Mandatory Water Use Measures

Mandatory water use restrictions may be imposed in Stages 1, 2, and 3. These mandatory

water use restrictions will be enforced by warnings and penalties as follows:

- On the first violation, customers will be given a written warning that they have violated the mandatory water use restriction.
- On the second and subsequent violations, citations may be issued to customers, with minimum and maximum fines established by ordinance.
- After three violations have occurred, the utility may either install a flow restrictor in the water line or a lock-out device or discontinue water service to the premises where the violation occurred.

Appendix A contains a copy of the City of Crowley ordinance adopting this Plan and the enforcement actions and penalties.

4.6 Coordination with Other Entities

Appendix B includes a copy of a letters sent to the chair of the Region C Water Planning Group, General Manager of TRWD and the Executive Director or TCEQ upon adoption of this Plan.

4.7 Review and Update of Drought and Water Emergency Plan

As required by TCEQ rules, the City of Crowley will review the Drought and Water Emergency Plan in 2029 and at least every five years thereafter. Additionally, the plan will be updated as appropriate based on new or update information.

|

APPENDIX A

Ordinance XX-2019-XXX
Adoption of the amended City of Crowley
Drought and Water Emergency Plan

APPENDIX B

Required Submittal Letters

EXHIBIT “B”



WATER CONSERVATION PLAN

Public Works Facility
105 E. Hampton Road
Crowley, Texas 76036
Phone 817.297.2201

Revised: April 2024

WATER CONSERVATION PLAN FOR THE CITY OF CROWLEY

Water Utility Profile

The City of Crowley Water System (Public Water System ID 2200034) currently served more than 19,000 residents in 2023 and this population is expected to grow to 40,000 by the year 2050. The City currently purchases over 786,000,000 gallons of treated water from the City of Fort Worth each year which is provided to Crowley residents through a City maintained water distribution system. The water system customer base is approximately 83.5 percent residential and the remaining 16.5 percent are multi-family and commercial/industrial users. Crowley also has 2wells, which are active and have been designated for emergency use only.

The treated water the City of Crowley purchases from Fort Worth comes from the Tarrant Regional Water District (TRWD). This water is from six major reservoirs:

- Lake Bridgeport (via the West Fork of the Trinity River),
- Eagle Mountain Lake (via the West Fork of the Trinity River),
- Lake Worth (via the West Fork of the Trinity River),
- Lake Benbrook (A pipeline connects Lake Benbrook to the Rolling Hills Water Treatment Plant to supplement supply to that plant. A pump station on the Clear Fork of the Trinity River also supplies the Holly Water Treatment Plant.),
- Cedar Creek Reservoir (via pipeline), located approximately 75 miles southeast of Fort Worth, and
- Richland-Chambers Reservoir (via pipeline), located approximately 75 miles southeast of Fort Worth.

Wastewater collected throughout the City is sent to Fort Worth's village Creek Water Reclamation Facility.

The following are maps of the Crowley water and wastewater system service area.

Section 1: Objectives

In order to protect these sources and extend their useful life, it is necessary to examine water use practices and educate the public about ways in which to reduce overall water use. It is also necessary to set goals and outline methodologies with which to achieve those goals.

This Water Conservation Plan identifies water conservation goals and explains conservation practices that will help protect long-term water supplies for the City of Crowley, and its customers. For the benefit of regional governmental constancy this plan is based on the City of Fort Worth's Water Conservation Plan. This Plan includes information required by the Texas Commission on Environmental Quality (TCEQ) for Water Conservation Plans as well as information specific to the City of Crowley water distribution system.

In the Texas Water Code, water conservation is defined as follows:

- a. The development of water resources; and,
- b. Those practices, techniques, and technologies that will reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water, or increase the recycling and reuse of water so that a water supply is made available for future or alternative uses.

Based upon these concepts of water conservation, the City of Crowley's objective is to implement a Water Conservation Plan, which will protect the quality of the raw water supplies and reduce per capita usage. This can be accomplished by increasing water use efficiency, thereby reducing water demands without adversely affecting population and economic growth potentials to its customers. The development of additional water supplies to meet the City's water needs will be done as joint projects with the City of Fort Worth and TRWD. The principal objective of this Plan is to set guidelines for the promotion and publicity of water conservation methods that can be used by retail customers served from the City's water supply system to reduce their daily water use. It also outlines methods within the City's government, which can reduce water losses. If effective and subscribed to by the City and the general population, these methodologies may result in the following:

- Reduce average daily water demands
- Reduces need for water rate increases
- Lower peak season water use
- More efficient water distribution

In reference to emergency demand management, procedures to reduce water use and manage water supplies in the event of severe drought or other emergencies are found in the City's Drought and Water Emergency Plan.

Section 2: Conservation Overview

The Crowley Water Conservation Plan recognizes that the City is a participant in a regional water supply system, and that water conservation requires a region-wide approach. The City of Crowley is required through its wholesale water contract with the City of Fort Worth to implement “the same rationing, conservation measures or restrictions to the use of water,” and water conservation plans, as those implemented by Fort Worth.

Water Use Summary

Water use is typically expressed in gallons per capita/per day (gcpd). This number is generally the average annual water use expressed in a per day total divided by the population of the service area. It is typically greater than the general person actually uses in any given day themselves. Water use statistics include all water use which can be attributed to a population and may include:

Household use (cleaning, cooking etc.)	Commercial outdoor water use
Residential landscaping	Industrial/manufacturing use
Vehicle washing	Schools, churches, institutions
Recreation	Fire protection
Workplace water use	Public area use
Commercial indoor water use	Municipal government use

Efforts at conservation in water use must affect all these areas possible in order to accomplish a measurable and significant reduction over time.

2.1 General Methods of Conservation

There are many ways to accomplish conservation and the practices are not new. In fact, some significant conservation efforts have been made throughout the State of Texas through the plumbing fixture modifications. The State Code which affected this change is described below. Other conservation efforts are focused at appliance efficiencies, reduction in landscape use, and the modification of personal behaviors.

2.2 Plumbing Code Requirements

The State of Texas has required water-conserving fixtures in new construction and renovations since 1992. The state standards call for flows of no more than 2.2 gallons per minute (gpm) for faucets, 2.5 gpm for showerheads, and 1.28 gallons per flush for toilets. Similar standards are now required nationally under federal law. These state and federal standards assure that all new construction and renovations will use water-conserving fixtures.

Section 3: Water Conservation Goals

In 2019, the City’s goals were revised to include the following in their water conservation program:

1. Continue water use reductions to achieve the “average conservation water use” levels established in the table Below (average 79 gpcd in 2050);
2. Reduce water loss by the repair or replacement of water meters;
3. Use internal programs to find and minimize water loss;
4. Encourage water conservation through water rate structure; and
5. Continue and expand the public education program.

2024 GOALS

Description	Units	1990	Projections					
			2005	2010	2020	2030	2040	2050
Population		5,500	8,100	10,000	18,070			30,000
Average Conservation water use	GPCD	123	107	100	88	81	80	79

Current TCEQ rules require the adoption of specific water conservation goals for a water conservation plan. The goals for this water conservation plan include the following:

- Maintain the 5-year moving average total per capita and residential per capita water use below specified amount in Table 1.
- Reduce water loss by the repair and replacement of water meters.
- Encourage water conservation through water rate structure.
- Expand the public education program through public awareness and responsible public behavior.
- Implement metering of several unmetered City facilities
- Implement water loss audit finding – See Section 4-5
- Partner with TRWD for sprinkler system evaluation program

These aggressive goals for water conservation command that the City continue its ongoing programs and coordinate with area cities to develop broad reaching education and public involvement programs.

Section 4: Water Conservation Methods

The City of Crowley Conservation Plan includes the following water conservation methods:

1. Public information and education;
2. Plumbing Code;
3. Conservation oriented rates;
4. Universal metering, meter testing, repair and replacement;
5. Leak detection and repair;
6. Valve exercising program;
7. Water conserving landscaping;
8. Landscape Water Management;
9. Plumbing retrofit program;
10. Water use auditing;
11. Water wasting; and
12. Periodic review and plan updates

Each method is presented and described in the following subsections.

4.1 Public Information and Education

The most important part of any City's conservation program is public education. The City of Crowley's Public Works Department works to develop education materials for distribution to citizens. The Public Works Department works to educate the public through:

- City Website
- Information Booths at Public Events
- Social Media
- Water Bill Inserts
- Brochures made available at City Facilities

An excellent means to provide information to citizens is the City's website. The Water Department strives to keep updated information on the website including water conservation programs and status of the Water Department's Emergency Water Management Plan.

4.2 Plumbing Code

Chapter 14, Article VIII of the City Code requires water efficient plumbing fixtures as required by State Law. This Code allows for the implementation on a uniform basis of a system to prevent high water use fixtures from being installed in new residences or other structures.

4.3 Conservation Oriented Rates

Conservation of water is considered each year when the water rates are set by City Council.

Each customer is first charged a flat base rate and usage charges are then assessed according to customer consumption as shown on the table below.

Water Rates	Amount
a. Monthly rates inside the city limits:	
Minimum base rate	\$17.99
Up to 2,000 gallons, per 1,000 gallons	\$2.50
3,000—10,000 gallons, per 1,000 gallons	\$4.92
11,000—25,000 gallons, per 1,000 gallons	\$5.46
26,000—75,000 gallons, per 1,000 gallons	\$5.99
All over 76,000 gallons, per 1,000 gallons	\$6.26
b. Monthly rates outside the city limits:	
Minimum base rate (includes \$4.00 administrative fee)	\$21.99
Up to 2,000 gallons, per 1,000 gallons	\$2.50
3,000—10,000 gallons, per 1,000 gallons	\$4.92
11,000—25,000 gallons, per 1,000 gallons	\$5.46
26,000—75,000 gallons, per 1,000 gallons	\$5.99
All over 76,000 gallons, per 1,000 gallons	\$6.26

4.4 Universal Metering, Meter Testing, Repair and Replacement

In 2018 the City of Crowley installed meters at several previously unmetered City facilities. Additionally, meters were installed at targeted hydrants used in the filling of city utility vehicles. The City now meters the majority of all treated water used, with the exception of some filling and flushing of new water mains and for fire suppressions. This water use is estimated by reporting the length and size of main extensions monthly or, in case of fire suppression, estimates of water volume by the Fire Department.

All meters will be maintained within acceptable operating accuracy range as defined by the manufacturer or AWWA Standard for meter accuracy, whichever is more stringent. Dead meters and meters that indicate reduced usage will be checked, field tested, and replaced when found to be out of manufacturer specifications or not meeting AWWA standards.

For past 15 years the City of Crowley has purchased smart meters for all new meter installations for the purpose of water conservation and accuracy. In 2018 the City moved to the cellular Advanced Metering Infrastructure (AMI). The cellular AMI utilize an AMR reading system. The AMR reading system can capture real time meter readings and can identify leaks or other anomalies in water usage. The cellular AMI provides advanced metering analytics with proactive intelligence for optimal utility management. It also offers enhanced customer service features to encourage customer engagement.

All positive displacement meters are being replaced with ultrasonic meters that maintain an accuracy of +/- 1.5% over the life of the meter.

4.5 Leak Detection and Repair

All meters installed in the past 15 years have electronic leak detection devices; and all water leaks reported to the Water Department are promptly repaired. Additionally, city crews and personnel are directed to look for and report evidence of leaks in the water distribution system.

In December 2018 the City contracted Matchpoint Water Asset Management to perform leak detection services for the City's approximate 76-miles water distribution system. The summary report was submitted to the City and the Water Maintenance staff made the needed repairs and improvements. Once repairs were completed, the city saved approximately 27,151,160 gallons per year.

The City has purchased leak detection equipment and routinely locates and repairs leaks throughout the system of currently over 100 miles of water main.

4.6 Valve Exercising Program

Because large water valves may leak and large amounts of water may be lost through these connections, the Water Department has an active valve exercising program. A record of each valve will be kept in the Water Department with documentation of proper operation and record of valve defects. The goal is to exercise all valves on a cycle of once a year.

4.7 Water-Conserving Landscaping

The Water Department encourages the planting of water efficient landscaping. Information regarding the benefits of native gardens, which require less water is available on the City's website. The Crowley Public Library provides brochures year round on topics such as native gardening, rainwater harvesting, and Texas watering guides. Additionally, the Library periodically host free informational seminars open to the public.

4.8 Landscape Water Management

The City of Crowley enforces a mandatory twice per week water schedule similar to Stage 1 of its drought plan. The schedule is included as Table 4.8-1. The City also prohibits the use of watering with any hose-end sprinkler or irrigation system between the hours of 10:00 a.m. and 6:00 p.m. seven days per week.

TABLE 4.8-1: TWICE PER WEEK WATERING SCHEDULE

Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
No outdoor watering	Non-residential	Residential addresses ending in (0, 2, 4, 6, 8)	Residential addresses ending in (1, 3, 5, 7, 9)	Non-residential	Residential addresses ending in (0, 2, 4, 6, 8)	Residential addresses ending in (1, 3, 5, 7, 9)

The City has recently partnered with the Tarrant Regional Water District (TRWD) to offer the citizens of Crowley free sprinkler system evaluations. Information will be made available on the City's website.

4.9 Plumbing Retrofit

Although the Water Department does not have an official plumbing retrofit program, an educational effort is made to teach consumers about the possibilities and benefits of retrofitting older homes with new, more water efficient plumbing fixtures. Included in this education effort is an emphasis on water saving appliances which can save large amounts of water over the course of the year, allowing the purchaser to recoup the cost of new appliances.

4.10 Water Use Auditing

The Water Department regularly compares purchases water totals to metered and known use totals. This program aids in the identification of potential water waste situations and acts as a backup to the other programs.

4.11 Water Wasting

The City of Crowley has an existing Ordinance which prohibits wasting of water. The Ordinance prohibits permitting or causing water to flow, spray, or otherwise move or be discharged from the premises to or upon any street, alley or other public right-of-way, ditch or drain, and failing to repair a leak in a private plumbing system or in an irrigation system within five working days of the discovery or notification of the same.

4.12 Records Management System

The City of Crowley has an effective records management system in place, as required by TAC Title 30, Part 1, Chapter 288, Subchapter A, Rule 288.2 (a)(2)(B). The City maintains comprehensive records of water purchased, sold, lost and used for internal operations. The records management system allows for the separation of water sales and uses into residential, multi-family, commercial, institutional and industrial categories. This information will be included in an annual water conservation report.

4.13 Periodic Review and Plan Updates

TCEQ requires that water conservation plans be reviewed and, if necessary, updated every five years to coincide with the regional water planning process. This Water Conservation Plan will be updated as required by TCEQ and, in addition, will be continually reassessed for opportunities to improve water efficiency and conservation based on new or updated information.

**2024 – TABLE 1
WATER CONSERVATION PLAN
5- AND 10-YR GOALS FOR WATER SAVINGS**

	Historic 5yr Average	5yr Goal for year 2029	10yr Goal for year 2034
Total GPCD ¹	104	85	72
Residential GPCD ¹	76	72	63
Water Loss (GPCD) ¹	8	10	8
Water Loss (Percentage)	7.28%	11.76%	11.11%

¹GPCD – Gallons per capita per day



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Lori Watson				MEETING DATE: April 18, 2024				
DEPARTMENT: Administration				AGENDA ITEM: VII-4				
SUBJECT:				Discuss and consider Ordinance 04-2024-522 amending section 1-15 “General Penalty; Continuing Violations” of the Crowley Code of Ordinances, providing a general penalty for violations of the city code of ordinances; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a savings clause; providing the effective date.				
COORDINATION:	Finance		City Sec		Comm Dev		PW	
	Dept Director		HR		Comm Services		Other:	
	City Attorney		PD		FD		Other:	

BACKGROUND:

The current adopted general penalty provision in the city code book (Section 1-15) was adopted in 1999. The current penalty for violations states “at an amount not to exceed \$500 per day, or \$2,000 per day for zoning, fire, health and safety violations”. This provision reflected the state law at that time. In 2015, the legislature amended Section 54.001 of the Local Government Code to increase the penalty up to \$4,000 per day for violations for dumping and refuse. This ordinance updates the fine amount for dumping and refuse to reflect state law penalties.

RECOMMENDATION:

Staff respectfully recommends adopting Ordinance 04-2024-522.

FISCAL INFORMATION:

N/A

ATTACHMENTS:

- Ordinance 04-2024-522

ORDINANCE NO. 04-2024-522

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS, AMENDING SECTION 1-15 “GENERAL PENALTY; CONTINUING VIOLATIONS” OF THE CROWLEY CODE OF ORDINANCES, PROVIDING A GENERAL PENALTY FOR VIOLATIONS OF THE CITY CODE OF ORDINANCES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley, Texas (“City”) is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the local Government Code; and

WHEREAS, the City of Crowley currently has regulations in place governing the general penalty applicable for violation of the City of Crowley Code of Ordinances; and

WHEREAS, the City Council finds that these regulations should be amended to comply with state law and that these amendments are in the best interest of the health, safety, and welfare of the citizens of Crowley, Texas.

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

SECTION 1.

That Section 1-15 of Chapter 1 “General Provisions” of the Code of Ordinances of the City of Crowley, is hereby amended to read as follows:

“Sec. 1-15. - General penalty; continuing violations.

- (a) Whenever in this Code or in any ordinance of the city, or in any rule, regulation or order promulgated by any officer or agency of the city under authority duly vested in him or it, any act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor, or whenever the doing of any act is required or the failure to do any act is declared to be unlawful or an offense or a misdemeanor, where no specific penalty is provided therefor, the violation of any such provision of this Code or any ordinance, rule, regulation or order that governs or regulates fire safety, zoning or public health or sanitation, other than the dumping of refuse, shall be punished by a fine not exceeding \$2,000.00. The violation of a rule, ordinance or regulation that governs the dumping of refuse shall be punished by a fine not exceeding \$4,000. The violation of any other provision of this Code or any other ordinance, rule, regulation or order shall be punished by a fine not exceeding \$500.00 unless specifically stated otherwise in the Code. If the maximum penalty provided by this Code for any offense is greater than the maximum penalty provided for the same or a similar offense under the laws of the state, the

maximum penalty for such violation provided by the state statute shall be the maximum penalty under this Code.

- (b) Except where otherwise provided, each day any violation of this Code or of any such ordinance, rule, regulation or order shall continue shall constitute a separate offense.”

SECTION 2.

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

SECTION 3.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgement or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 4.

That all rights or remedies of the City of Crowley, Texas, are expressly saved as to any and all violations of the City Code 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 or criminal, same shall not be affected by this ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

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

SECTION 6.

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

PASSED AND APPROVED ON THIS ____ DAY OF _____, 2024.

Billy P. Davis, Mayor

ATTEST:

Carol C. Konhauser, City Secretary

APPROVED AS TO LEGAL FORM

Rob Allibon, City Attorney



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Lori Watson					MEETING DATE: April 18, 2024			
DEPARTMENT: Administration					AGENDA ITEM: VII-5			
SUBJECT: Discuss and consider approving the 2023-24 Budget amendment #2 for the public restrooms, plaza trellis, and events for Crowley Crossing.								
COORDINATION:	Finance		City Sec		Comm Dev		PW	
	Dept Director		HR		Comm Services		Other:	
	City Attorney		PD		FD		Other:	

BACKGROUND:

The EDC and Council have entered into an interlocal agreement to reimburse the city for the cost of the public restrooms and plaza trellis. Initially, the cost was estimated at \$708,220 before the bidding process. The actual cost of the project will be \$797,260. Staff is requesting that a total cost of \$800,000 be approved. The contract was previously approved.

RECOMMENDATION:

Staff respectfully request approval of Budget Amendment #2.

FISCAL INFORMATION:

The total cost estimate for the restroom and trellis is \$797,260. An amendment for \$800,000, which includes the restroom and trellis project and events, is being requested from reserves. Currently, there is \$3,426,429 in the reserve fund. This will leave a balance of \$2,626,429 in fund balance.

There are several events planned for the Crowley Crossing from May to September. These include Star Wars day, Market on Main, Doggie Splash Day, Music on Main and Paws & Popcorn. The total amount for these events is \$19,100. This will leave a revenue over expenditure balance of \$32,778 in the operating budget.

ATTACHMENTS:

- 2023-24 EDC Budget Amendment #2
- 2023-24 EDC Amended Budget

Economic Development Corporation 2023-24 Budget			
Amended 04/18/2024			
Revenues:			
Sales Tax Revenue		1,500,000	
Interest Income		<u>8,000</u>	
	Total Revenue		1,508,000
Expenses:			
Salary Expense	232,993		
Fica	14,446		
Med	3,378		
TMRS	28,495		
Health insurance	20,565		
Office Supplies	2,500		
Training	18,000		
Ground Lease (parking lot)	15,000		
Professional Fees	17,000		
Attorney Fees	10,000		
Mobile Telephone Services	3,200		
Advertising	6,000		
Service Contracts	63,000		
Subscriptions & Publications	6,300		
Dues & Memberships	4,440		
Printing & Reproduction	3,000		
Plaza Events	<u>19,100</u>		
Other Materials & Supplies	<u>3,400</u>		
	Total		470,817
Bond Payments			
Revenue Bond 2016 Principal	145,000		
Revenue Bond 2016 Interest	63,250		
2018 CO Bond Principal	165,000		
2018 CO Bond Interest	130,375		
2020 CO Bond Principal	115,000		
2020 CO Bond Interest	<u>98,950</u>		
	Total		717,575
One Time Purchases:			
Laptop for Downtown Coordinator	3,000		
Office Furniture and Equipment	2,000		
Additional Christmas Decorations	150,000		
Plaza Opening-Entertainment etc	100,000		
Parking Lot lights	<u>31,830</u>		
	Total		286,830
	Total Expenses		<u>1,475,222</u>
Revenues over (under) expenses			32,778

Economic Development Corporation
FY 2023-24 Budget

Budget Amendment #2

Fund Balance - Reserves	\$	800,000
Restroom & Trellis		<u>800,000</u>
Difference	\$	-
Revenue over expenditures		51,878
Plaza Events	\$	<u>19,100</u>
Remaining Revenue over Expenditures:		32,778



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Heather Gwin					MEETING DATE: April 18, 2024			
DEPARTMENT: Finance					AGENDA ITEM: VII-6			
SUBJECT:		Discuss and consider adoption of Ordinance 04-2024-526 amending the FY2023-24 City of Crowley Operating Budget and appropriating resources to be known as “FY2023-24 Budget Amendment No. 1”; establishing an effective date.						
COORDINATION:	Finance	HG	City Sec		Comm Dev		PW	
	Dept Director		HR		Comm Services		EDC:	
	City Attorney		PD		FD		Admin:	

BACKGROUND:

Amending the budget for 2022-23 year end purchases approved during the budget process and added services for the Senior Center Meals on Wheels program and Celebration of Freedom approved by Council on April 4, 2024. The year-end purchases include two Ricoh copiers, upgrading fuel dispensers and a Ford F-150 truck.

RECOMMENDATION:

Staff recommends approval of Ordinance 04-2024-526 amending the FY2023-24 City of Crowley Operating Budget.

FINANCIAL INFORMATION:

See Exhibit A attached.

ATTACHMENTS:

- Ordinance 04-2024-526
- Exhibit A: 2023-24 Budget Amendment #1

ORDINANCE No. 04-2024-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, AMENDING THE FY2023-2024 CITY OF CROWLEY OPERATING BUDGET AND APPROPRIATING RESOURCES TO BE KNOWN AS “FY2023-24 BUDGET AMENDMENT NO. 1”; ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the budget for the City of Crowley, Texas for the Fiscal Year 2023-24 has heretofore been approved as provided by law; and

WHEREAS, unusual and unforeseen conditions have arisen which could not by reasonable diligent thought have been included nor considered prior to or at the time of the adoption and revision of said budget as aforesaid; and

WHEREAS, public necessity has arisen requiring the amendment to said budget.

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

SECTION 1

The revised budget figures known as Exhibit A “2023-24 Budget Amendment No. 1 to the “General Fund,” for fiscal year 2023-24, be, and the same are hereby, in all things, approved and appropriated by department, and any necessary transfers between accounts and departments are hereby authorized, approved and appropriated.

SECTION 2

This ordinance shall be effective from, and after, the date of its passage by the City Council of the City of Crowley, Texas.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, ON THIS THE 18th DAY OF April, 2024.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Konhauser, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney

**City of Crowley
FY2023-24 Budget**

Budget Amendment #1

General Fund:

Revenues:

10-00-30000	Fund Balance - Reserves	119,700	
10-00-46010	Interest Income	<u>35,584</u>	155,284

Expenditures:

10-02-5509	Other Equipment	22,225	
10-25-5355	Senior Citizens	24,960	
10-30-5509	Other Equipment	9,664	
10-40-5405	Building Maintenance	19,990	
10-45-5506	Motor Vehicles	38,719	
10-85-5708.02	Christmas Parade	29,102	
10-85-5708.05	Celebration of Freedom	<u>10,624</u>	
Total			155,284



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Cristina Winner					MEETING DATE: April 18, 2024			
DEPARTMENT: Admin					AGENDA ITEM: VII-7			
SUBJECT: Discuss and consider approval of a Chapter 380 Economic Development agreement between the City of Crowley and FTC Crowley LLC.								
COORDINATION:	Finance		City Sec		Comm Dev		PW	
	Dept Director		HR		ACM	CW	Other:	
	City Attorney		PD		FD		Other:	

BACKGROUND:

On April 4, 2024, the council ratified an amended and restated economic development and performance agreement with Four Train Development, LLC, pertaining to the establishment of a restaurant facility located at 101 N. Magnolia.

Four Train Development, LLC has engaged in a ten-year lease arrangement with FTC Crowley LLC, operating under the name "Fred's". Pursuant to this agreement, the City agrees to reimburse Fred's sixty-five percent (65%) of the City's sales and use tax revenue actually received by the City from the State Comptroller generated from the Restaurant, for a period of ten (10) years from the City's issuance of the CO for the Restaurant or until Fred's has been reimbursed the total sum of \$225,000.00, whichever occurs first and subject to the conditions in the attached 380 Agreement.

The proprietor of "Fred's" has indicated that the restaurant anticipates employing approximately 40 individuals. Initial annual sales projections stand at \$2.75 million for the first year, with a gradual increase projected over the subsequent 10 years to reach \$4.2 million.

This incentive is designed to stimulate economic expansion and encourage the establishment and sustained operation of businesses within the city, thereby enhancing its economic resilience.

RECOMMENDATION:

Staff respectfully recommends approval of the Chapter 380 Economic Development agreement with FTC Crowley, LLC.

FISCAL INFORMATION:

The projected total sales over the ten-year span amount to \$34,589,204. From this estimate, the city is anticipated to retain \$121,062, representing 35% of the sales tax revenue.

ATTACHMENTS:

- Chapter 380 Agreement with FTC Crowley LLC

CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT

This Chapter 380 Economic Development Agreement (“Agreement”) is entered into this 18th day of April, 2024 (“Effective Date”) by and between the City of Crowley, Texas (the “City”), and FTC, Crowley, LLC (“Fred’s”). For convenience, the City and Fred’s may be referred to individually as a “Party” or collectively as “the Parties”.

RECITALS

WHEREAS, Developer intends to enter into a ten year lease of the real property located at 101 N. Magnolia Street, Crowley, Texas (the “Property”), more particularly described in Exhibit “A” attached hereto and incorporated herein, to be developed by Fred’s as a Fred’s Texas Café restaurant with indoor and outdoor seating, as further depicted on the site plan and elevations attached as Exhibit “B” (the “Restaurant”); and

WHEREAS, the City has adopted an Economic Development Program (the “Program”) pursuant to Chapter 380 of the Texas Local Government Code; and

WHEREAS, Fred’s desires to participate in the Program by entering into this Agreement whereby the City will provide certain incentives specified herein to Fred’s for the location of the Restaurant in the City; and

WHEREAS, the City Council finds and determines that this Agreement will effectuate the purposes set forth in the Program by promoting local economic development and stimulating business and commercial activity in the City.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I. AUTHORIZATION

The City Council finds and determines that this Agreement is authorized and governed by Section 380.001 of the Texas Local Government Code and by the Program.

ARTICLE II. TERM

This Agreement shall be effective as of the date of execution by all parties and continue until all obligations under the Agreement are fulfilled, unless otherwise terminated as provided for in this Agreement.

ARTICLE III. ECONOMIC DEVELOPMENT INCENTIVES

1. Covenants of Fred’s:

- a. Fred’s agrees to construct the Restaurant on the Property as shown on the site plan

and elevations, attached as Exhibit B and incorporated herein by reference, in accordance with all applicable development regulations of the City.

b. To qualify for the incentives set forth below, Fred's shall obtain a certificate of occupancy (CO) for the Restaurant by July 31, 2025.

c. Fred's shall operate the Restaurant on the Property for the term of this Agreement.

2. **Covenants of City:**

As an economic development incentive and to assist Fred's with locating the Restaurant in the City, the City agrees to reimburse Fred's sixty-five percent (65%) of the City's sales and use tax revenue actually received by the City from the State Comptroller generated from the Restaurant, for a period of ten (10) years from the City's issuance of the CO for the Restaurant or until Fred's has been reimbursed the total sum of \$225,000.00, whichever occurs first, subject to the following conditions:

i. The reimbursement payments set forth above shall be made on July 31 annually by the City to the Fred's beginning the year after issuance of the CO, upon reviewing the sales tax report for the applicable calendar year, and confirming its accuracy with the State, including any audit adjustments and its payment to the City for the applicable year. The City shall make the reimbursement payments to Fred's within thirty (30) days following the receipt of the latter of:

A. The sales tax report for the applicable year; and

B. The sales and use tax revenue from the State Comptroller's office for the applicable year.

ii. Under no circumstances shall the City have any obligation to reimburse sales taxes not actually received by the City.

iii. This sales tax rebate only includes the City's sale and use taxes, and does not include any reimbursement of the City's dedicated Economic Development Corporation sales and use taxes.

ARTICLE IV. GENERAL PROVISIONS

1. **Access to Information.** Fred's agrees to provide the City, upon reasonable notice, access to information related to the construction of the Restaurant, and other information necessary to fulfill this Agreement.

2. **Default.** If a party should default (the "Defaulting Party") with respect to any of its obligations hereunder and should fail, within thirty (30) days after delivery of written notice of such default from another party (the "Complaining Party") to cure such default, the Complaining Party may be awarded specific performance and/or damages for such default by action or

proceeding at law or in equity. In the event Fred's fails to fulfill its obligation under Section 1.c. of this Agreement, the City shall not rebate sales tax to Fred's for the year of the default/breach. This provision shall survive termination of this Agreement.

3. Termination. This Agreement may be terminated as follows:

- a. by mutual written agreement by the parties;
- b. by the City upon the failure of Fred's to fulfill its obligations under this Agreement after receipt of written notice of default and a thirty (30) day cure period.

4. Mutual Assistance. Fred's and the City shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and provisions hereof.

5. Attorney's Fees. In the event any legal action or process is commenced to enforce or interpret provisions of this Agreement, the prevailing party in any such legal action shall be entitled to recover its necessary and reasonable attorneys' fees and expenses incurred by reason of such action.

6. Law Compliance. Fred's agrees to comply with all federal, state, and local laws and all Restaurant regulations that are applicable to the Restaurant.

7. Indemnity. **THE CITY SHALL NOT BE LIABLE TO FRED'S, ITS AGENTS, EMPLOYEES OR CONTRACTORS, FOR ANY DAMAGE TO PERSONS OR PROPERTY. IN THIS RESPECT, FRED'S AGREES TO FULLY AND COMPLETELY DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY AND ITS OFFICERS, AGENTS, AND EMPLOYEES, AGAINST ANY AND ALL CLAIMS, LAWSUITS, LIABILITIES, JUDGMENTS, COSTS, AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE OR OTHER HARM, DAMAGES OR LIABILITY FOR WHICH RECOVERY OF DAMAGES IS SOUGHT, SUFFERED BY ANY PERSON OR PERSONS, THAT MAY ARISE OUT OF OR BE OCCASIONED BY ANY NEGLIGENT ACT OR OMISSION OF FRED'S OR ITS AGENTS, EMPLOYEES, INVITEES, OR CONTRACTORS, ARISING FROM THE CONDUCT, MANAGEMENT OR OPERATIONS OF THE RESTAURANT, FROM ANY BREACH BY FRED'S OF ANY CONDITION OF THIS AGREEMENT, OR ARISING IN ANY WAY OUT OF THE PERFORMANCE OF THIS AGREEMENT.** This provision is solely for the benefit of the City, and their officers and employees, and is not intended to create or grant any rights, contractual or otherwise, in or to any other person. This section shall survive termination of this Agreement.

Nothing in this Agreement shall be construed as waiving any governmental immunity available to the City under state law.

8. Entire Agreement. This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.

9. Amendment. This Agreement may only be amended, altered, or revoked by a written instrument signed by Fred's and the City.

10. Successors and Assigns. This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns. Fred's may not assign all or any part of its rights and obligations hereunder without prior written approval of the City.

11. Notice. Any notice to be given or served hereunder or under any document or instrument executed pursuant hereto shall be in writing and shall be (i) delivered personally, with a receipt requested therefore; or (ii) sent by a nationally recognized overnight courier service; or (iii) delivered by United States certified mail, return receipt requested, postage prepaid. All notices shall be addressed to the respective party at its address set forth below, and shall be effective (a) upon receipt or refusal if delivered personally; (b) one business day after depositing, with such an overnight courier service or (c) two business days after deposit in the United States mails, if mailed. Any party hereto may change its address for receipt of notices by service of a notice of such change in accordance with this subsection.

Fred's: FTC Crowley LLC
 1500 Northpark Drive #138
 Fort Worth, Texas 76102

City: City of Crowley
 Attention: City Manager
 201 E. Main
 Crowley, Texas 76036

12. Interpretation. Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any party.

13. Applicable Law. This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas and venue shall lie in Tarrant County, Texas.

14. Severability. In the event that any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

15. No Joint Venture. Nothing in this Agreement is intended by the parties to create a partnership or joint venture between the parties.

16. Approval by City of Crowley, Texas. This Agreement was approved by the City Council at its meeting on April 18, 2024.

FTC, Crowley, LLC

CITY OF CROWLEY

By: _____
Quincy Wallace
Its: _____

By: _____
Lori Watson
City Manager

ATTEST:

City Secretary

ACKNOWLEDGMENT

STATE OF TEXAS §

COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared Quincy Wallace, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the _____ of FTC, Crowley, LLC, and that he is authorized by said entity to execute the foregoing instrument as the act of such entity, for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2024.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

EXHIBIT A

PROPERTY DESCRIPTION

Being a tract or parcel of land situated in the City of Crowley, Tarrant County, Texas being all of Lots 8, 9, and 10, Block 12, Original Town of Crowley according to the plat recorded in Volume W, Page 230, Deed Records, Tarrant County, Texas, being more particularly described as follows:

Beginning at an "X" cut in concrete found for corner at the intersection of the west line of Magnolia Street (50' right-of-way) with the northerly line of Main Street (80' right-of-way), being the southeast corner of said Lot 10, Block 12 of said Original Town of Crowley; or less.

Thence North 80 °00' 00" West with the northerly line of said Main Street and the southerly line of said Lot 10, passing a 5/ 8" iron rod found for corner at the southwest corner of said Lot 10 at 114.76 feet continuing in all a distance of 134.76 feet to a 5/ 8" iron rod found for corner at the intersection of the northerly line of said Main Street with the easterly line of Texas Street (60' right-of-way), being the southwest corner of this tract;

Thence North 10 °00' 00" East with the easterly line of said Texas Street and the westerly line of said tract as partially abandoned a distance of 90. 00 feet to a 1/ 2" iron rod with orange plastic cap stamped "Texas Surveyors" set for corner in the easterly line of said Texas Street and the westerly line of said tract as partially abandoned, being the northwest corner of this tract;

Thence South 80 °00'00" East passing a 5/ 8" iron rod found for corner at the northwest corner of said Lot 8 at 20. 00 feet continuing in all a distance of 134.73 feet to a 1/ 2" iron rod found for corner in the westerly line of said Magnolia Street, being the northeast corner of said Lot 8;
Thence South 09 °59' 52" West with the westerly line of said Magnolia Street and the easterly line of said Block 12 a distance of 90. 00 feet to the POINT OF BEGINNING and containing 0.28 acres of land, more or less.

EXHIBIT B
SITE PLAN/RESTAURANT ELEVATIONS



SCHWARZ
HANSON
ARCHITECTS



SCHWARZ
HANSON
ARCHITECTS







SCHWARZ
HANSON
ARCHITECTS





SCHWARZ
HANSON
ARCHITECTS



SCHWARZ
HANSON
ARCHITECTS



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Lori Watson, City Manager					MEETING DATE: April 18, 2024			
DEPARTMENT: Administration					AGENDA ITEM: VII-8			
SUBJECT: Council to ratify the City Manager’s appointment of Lacy Duncan as Human Resources Administrator pursuant to the Home Rule Charter, Article V. Municipal Administration, Section 5.05 City Departments.								
COORDINATION:	Finance		City Sec		Comm Dev		PW	
	Dept Director		HR		Asst. Manager	CW/ME	EDC:	
	City Attorney		PD		FD		Admin:	LW

BACKGROUND:

It is the recommendation of the City Manager that Council appoint Lacy Duncan as Human Resources Administrator pursuant to the Home Rule Charter under Article V, Section 5.05, the City Manager shall appoint department heads with the approval of City Council.

Lacy Duncan is a seasoned Senior Human Resource Professional with over 15 years of experience. She holds a Bachelor's degree in Business Administration and a Master's of Science in Human Resource Management from Tarleton University, along with certifications including SPHR, SHRM-SCP, and HRPM. In her previous role as HR Director, she efficiently managed all aspects of human resources for a company with over 600 employees, including strategic policy development, payroll management, data oversight, legal compliance, and talent acquisition and retention strategies.

RECOMMENDATION:

If there are no objections to the appointment, staff recommends Council Ratify this appointment.

FINANCIAL INFORMATION:

None.

ATTACHMENTS:



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Cristina Winner				MEETING DATE: April 18, 2024				
DEPARTMENT: Municipal Court				AGENDA ITEM: VII-9				
SUBJECT:				Discuss and consider adoption of Ordinance No. 04-2024-525, an Ordinance of the City Council of the City of Crowley, Texas appointing an Alternate Judge of the Municipal Court of Record; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; and providing an effective date.				
COORDINATION:	Finance		City Sec		Comm Dev		PW	
	Dept Director	KW	HR		ACM	CW	EDC:	
	City Attorney		PD		FD		Admin:	

BACKGROUND:

The Alternate Judge for a municipal court of record shall be appointed by the City Council by ordinance, pursuant to Chapter 30 of the Texas Government Code.

In 2018, Toni Driver was appointed to this role. While she still serves as an Alternate Judge, her availability has changed, and she is frequently unavailable for court sessions on Wednesdays.

After reviewing resumes and schedule availability, the Court Administrator and staff recommend appointing Terri Wilson as an Alternate Judge for the Crowley Municipal Court of Record.

Financial Impact

There is none.

Recommendation

Staff recommends approval and adoption of the ordinance

ATTACHMENTS:

Ordinance No. 04-2024-525

ORDINANCE NO. 04-2024-525

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, APPOINTING AN ALTERNATE JUDGE OF THE MUNICIPAL COURT OF RECORD; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; 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 City Council has created a municipal court of record pursuant to Chapter 30 of the Texas Government Code; and

WHEREAS, Chapter 30 of the Texas Government Code relating to municipal courts of record provides that the judge of the municipal court of record shall be appointed by the City Council by ordinance; and

WHEREAS, it is of great benefit to the City of Crowley to have an experienced municipal court judge sit on the bench of the municipal court of the City of Crowley; and

WHEREAS, Section 574.001, Texas Government Code requires that a finding be made to the effect that a person who serves as an officer in more than one appointed position obtain a finding from the governing body that such officer has satisfied Article XVI, Section 40, of the Texas Constitution; and

WHEREAS, there is no conflict between the office of municipal judge of the City of Crowley and the office of municipal court judge in any other municipality in the State of Texas; and

WHEREAS, the Crowley City Charter allows the City Council to appoint such alternate municipal court judges as deemed necessary to serve in the event the municipal court judge is unable to act for any reason; and

WHEREAS, Darla Peevey has been serving as municipal court judge and Toni Driver has been serving as alternate municipal judge for the municipal court of Crowley; and

WHEREAS, the City Council now desires to appoint Terri Wilson as alternate municipal judge for the Municipal Court of Record in the City of Crowley.

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

SECTION 1.

It is hereby found that the office of municipal court judge of the City of Crowley is of benefit to the State of Texas and to the City of Crowley and that there is no conflict between the office of municipal judge of Crowley and the office of municipal judge in any other city

SECTION 2.

Terri Wilson is hereby appointed as the Alternate Municipal Judge of the municipal court of record in the City of Crowley, Texas for a two (2) year term beginning May 1, 2024. At the expiration of said term, in accordance with Article 16, Section 17 of the Texas Constitution, the Alternate Judge Driver shall continue to serve until her successor shall be duly qualified

SECTION 3.

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 where the provisions of this ordinance are in direct conflict with the provisions of such ordinances and such Code, in which event the conflicting provisions of such ordinances and such Code are hereby repealed.

SECTION 4.

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section

SECTION 5.

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

PASSED AND APPROVED ON THIS 18th DAY OF APRIL, 2024.

Billy P. Davis, MAYOR

ATTEST:

Carol C. Konhauser, CITY SECRETARY

APPROVED AS TO FORM:

Rob Allibon, CITY ATTORNEY



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Lori Watson				MEETING DATE: April 18, 2024				
DEPARTMENT: Administration				AGENDA ITEM: VII-10				
SUBJECT:		Discuss and consider approving the project amount of \$1,449,000 for the add-on to city hall, furniture and paint for current city hall offices from the 2021 General Fund Bond.						
COORDINATION:	Finance		City Sec		Comm Dev		PW	
	Dept Director		HR		Comm Services		Other:	
	City Attorney		PD		FD		Other:	

BACKGROUND:

Council approved the contract with Johnson Construction (CMaR) on 12/15/2023 to expand City hall and add additional offices. Construction Costs for the addition are approximately \$1,099,000 (including owner contingency). Additional costs for architectural design fee, asbestos survey, IT/Data, Security and FF&E are projected to be approximately \$250,000. Staff is also requesting \$100,000 for furniture, painting and other improvements to current offices at City Hall. These amounts are estimates since quotes are still being obtained. Furniture for some of the city hall offices will be ordered now to determine the quality and functionality before a larger order is made.

RECOMMENDATION:

Staff respectfully requests approval of the City hall project from the 2021 General Fund Bond.

FISCAL INFORMATION:

The total amount for the expansion and the improvements to current offices will not exceed \$1,449,000.

ATTACHMENTS:



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Heather Gwin				MEETING DATE: April 18, 2024				
DEPARTMENT: Finance				AGENDA ITEM: VII-11				
SUBJECT: Discuss and consider adoption of Resolution R01-2024-415 amending and updating the designated “authorized signature” for the City of Crowley Depository PNC Bank.								
COORDINATION:	Finance	HG	City Sec		Comm Dev		PW	
	Dept Director		HR		Comm Services		EDC:	
	City Attorney		PD		FD		Admin:	

BACKGROUND:

The Depository for the City of Crowley is PNC Bank and currently the authorized signatures for the accounts are City Manager Robert Loftin, Deputy City Manager/Finance Director Lori Watson and City Secretary Carol Konhauser. Council will need to update and add Matt Elgin, Assistant City Manager as an authorized signature, amend Lori Watson to City Manager and delete City Manager Robert Loftin.

RECOMMENDATION:

Staff recommends approval of the following authorized signatures on accounts

- City Manager Lori Watson
- City Secretary Carol Konhauser
- Assistant City Manager Cristina Winner
- Assistant City Manager Matt Elgin

FINANCIAL INFORMATION:

There are no costs associated with the designation of authorized signatures.

ATTACHMENTS:

Resolution R04-2024-415

RESOLUTION No. R04-2024-415

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TARRANT COUNTY, TEXAS, AMENDING DESIGNATED AUTHORIZED SIGNATURES FOR THE WITHDRAWAL OF FUNDS ON CITY ACCOUNTS WITH PNC BANK (BANK DEPOSITORY OF THE CITY); PROVIDING AN EFFECTIVE DATE.

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

SECTION 1.

Funds of the City of Crowley, Texas, on deposit at and with the PNC BANK ("Bank") may be withdrawn upon the joint signatures of two officials of the City of Crowley, Texas, as herein designated.

SECTION 2.

The authorized stamped signatures shall be that of:

Lori Watson, City Manager

Carol Konhauser, City Secretary

Cristina Winner, Assistant City Manager

Matt Elgin, Assistant City Manager

Section 3.

A signed and certified copy of this Resolution shall be delivered to the designated Bank depository and said Bank shall be entitled to rely on this Resolution and the signature cards as provided by said Bank.

Section 4.

This Resolution supersedes all prior Resolutions of the City of Crowley relating to authorized signatures for withdrawal of City funds.

PRESENTED AND APPROVED on this the 18th day of April 2024, at a regular meeting of the City Council of the City of Crowley, Texas.

CITY OF CROWLEY, TEXAS

Billy P. Davis, Mayor

ATTEST:

Carol Konhauser
City Secretary



City of Crowley, Texas Mayor and Council Agenda Report

PRESENTER: Heather Gwin					MEETING DATE: April 18, 2024			
DEPARTMENT: Finance					AGENDA ITEM: VII-12			
SUBJECT: Discuss and consider adoption of Resolution R04-2024-416 to amend the Texpool Authorized Representatives.								
COORDINATION:	Finance	HG	City Sec		Comm Dev		PW	
	Dept Director		HR		Comm Services		EDC:	
	City Attorney		PD		FD		Admin:	

BACKGROUND:

Resolution to add Assistant City Manager Matt Elgin to the authorized signatures of the Texpool account, remove City Manager Robert Loftin and update City Manager Lori Watson.

RECOMMENDATION:

Staff recommends adopting the Resolution to amend the authorized representatives for Texpool to include Matt Elgin, update Lori Watson to City Manager, and remove Robert Loftin.

FINANCIAL INFORMATION:

None

ATTACHMENTS:

Resolution R04-2024-416

RESOLUTION No. R04-2024-418

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TARRANT COUNTY, TEXAS, AMENDING THE AUTHORIZED REPRESENTATIVES FOR THE CITY, FOR PURPOSES OF TRANSMITTING FUNDS FOR INVESTMENT IN THE TEXAS LOCAL GOVERNMENT INVESTMENT POOLS (TEXPOOL/TEXPOOL PRIME), WITHDRAWING FUNDS FROM TEXPOOL, ISSUING LETTERS OF INSTRUCTION, AND TAKING ALL OTHER ACTIONS DEEMED NECESSARY OR APPROPRIATE FOR THE INVESTMENT OF LOCAL FUNDS

WHEREAS, the City of Crowley, Texas, Location Number 78193, is a local government of the State of Texas and is empowered to delegate to a public funds investment pool the authority to invest funds and to act as custodian of investments purchased with local investment funds; and

WHEREAS, it is in the best interest of the City of Crowley to invest local funds in investments that provide for the preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act; and

WHEREAS, the Texas Local Government Investment Pool ("TexPool/TexPool Prime"), a public funds investment pool, were created on behalf of entities whose investment objective in order of priority are preservation and safety of principal, liquidity, and yield consistent with the Public Funds Investment Act.

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

THAT the individuals, whose signatures appear in this Resolution, are Authorized Representatives of the City of Crowley and are each hereby authorized to transmit funds for investment in TexPool/TexPool *Prime*, to withdraw funds from time to time, to issue letters of instruction, and to take all other actions deemed necessary or appropriate for the investment of local funds.

THAT an Authorized Representative of the City of Crowley may be deleted by a written instrument signed by two remaining Authorized Representatives provided that the deleted Authorized Representative (1) is assigned job duties that no longer require access to the City of Crowley's TexPool/TexPool *Prime* account or (2) is no longer employed by the City of Crowley; and

THAT an Authorized Representative of the City of Crowley may, by Amending Resolution signed by an Authorized Representative of the City of Crowley, add or remove an Authorized Representative provided the additional Authorized Representative is an officer, employee, or agent of the City of Crowley Participant.

THAT the list of Authorized Representatives of the City of Crowley, each of which will be issued a personal identification number to transact business with TexPool/TexPool *Prime*, is as follows:

1. Name: Lori Watson
Title: City Manager
Phone: (817) 297-2201
Fax: (817) 297-4911
Email: lwatson@ci.crowley.tx.us

Signature: _____

2. Name: Cristina Winner

Title: Assistant City Manager
Phone: (817) 297-2201
Fax: (817) 297-4911
Email: cwinner@ci.crowley.tx.us

Signature: _____

3. Name: Pamela Atchison
Title: Accounting Clerk
Phone: (817) 297-2201
Fax: (817) 297-4911
Email: patchison@ci.crowley.tx.us

Signature: _____

4. Name: Carol Konhauser
Title: City Secretary
Phone: (817) 297-2201
Fax: (817) 297-4911
Email: ckonhauser@ci.crowley.tx.us

Signature: _____

5. Name: Matt Elgin
Title: Assistant City Manager
Phone: (817) 297-2201
Fax: (817) 297-4911
Email: melgin@ci.crowley.tx.us

Signature: _____

THAT the Authorized Representative listed above that will have primary responsibility for performing transactions and receiving confirmations and monthly statements under the Participant Agreement is:

Name: Pamela Atchison
Phone: (817) 297-2201
Email: patchison@ci.crowley.tx.us

THAT this Resolution and its authorization shall continue in full force and effect until amended or revoked by the Participant and until TexPool/TexPool *Prime* receives a copy of any such amendment or revocation.

PASSED and **APPROVED** at a regular meeting of the City Council of Crowley, Texas, on this 18th day of April 2024.

ATTEST

SIGNED:

Carol C. Konhauser
City Secretary

Billy P. Davis, Mayor