



Regular Session
Council Agenda Packet
February 18, 2021

CITY OF CROWLEY
CITY COUNCIL
Council Regular Session
February 18, 2021
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 Carl Weber III, Place 4	_____	_____
Council Member Jimmy McDonald, Place 5	_____	_____
Council Member Christine Gilbreath, Place 6	_____	_____
Mayor Billy Davis	_____	_____
Staff:		
Robert Loftin, City Manager	_____	_____
Lori Watson, Finance Director/Asst City Mgr	_____	_____
Jack Thompson, EDC Director/Asst City Mgr	_____	_____
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	_____	_____
Cristina Winner, Community Services Director	_____	_____
Lisa Hansen, HR Administrator	_____	_____
Julie Hepler, Special Event Coordinator .	_____	_____
Jay Hinton, Media Relations	_____	_____



**AGENDA
CROWLEY CITY COUNCIL
FEBRUARY 18, 2021
WORKSESSION - 6:30 p.m.**

Crowley City Hall
201 E. Main Street
Crowley TX 76028

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).

WORKSESSION - February 18, 2021 - 6:30 pm

I. CALL TO ORDER AND ROLL CALL

II. NON-ACTION ITEMS FOR DISCUSSION

1. Receive a presentation from Livable Plans and Code/Urbex regarding the review of the City's Development Regulations and receive input and guidance from City Council.
2. Discuss construction and funding of Fire Station #1 and receive guidance from City Council.
3. Submission of our Annual Report and Racial Profiling Report for 2020.

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 February 4, 2021.

IV. PUBLIC HEARINGS

1. None.

V. CITY BUSINESS

1. Discuss and consider a bid award in the amount of \$191,580.00 to Tex-Pro Construction, LLC., for South Beverly and Race Street utility improvements and authorizing the City Manager to execute said contract.
2. Discuss and consider approving Resolution R02-2021-348, reappointing certain directors of the Karis Municipal Management District of Tarrant County.
3. Discuss and consider approving Ordinance 02-2021-422, an Ordinance of the City of Crowley, abandoning a portion of Hampton Rd right-of-way, south of Blue Gill Ln.
4. Discuss and consider the purchase and installation of a commemorative plaque for USS SHASTA AE-33 Anchor.

VI. ADJOURNMENT



**AGENDA
CROWLEY CITY COUNCIL
FEBRUARY 18, 2021
REGULAR SESSION - 7:00 p.m.**

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

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REGULAR SESSION - February 18, 2021 - 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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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

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

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.

XIII. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Agenda of the City Council Meeting to be held on Thursday, February 18, 2021, 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 City Council **AGENDA REPORT**

Meeting Date: February 18, 2021

Agenda Item: II-1

Staff Contact: Rachel Roberts

E-mail: rroberts@ci.crowley.tx.us

Phone: 817/297-2201 x 3030

SUBJECT: Receive a presentation from Livable Plans and Code/Urbex regarding the review of the City's Development Regulations and receive input and guidance from City Council/

The consultants from Livable Plans & Code / Urbex have completed their review of the city's development regulations. Following a presentation about their findings, the consultants will be requesting input from the City Council. The presentation is based on their diagnostic report, which is included in the agenda packet. The report does the following:

- Provides a summary of the current zoning and development regulations;
- Identifies issues with the current zoning and development regulations;
- Establishes overarching guiding principles for the zoning and development regulations update process;
- Identifies key elements of the comprehensive plan that need to be implemented with the update;
- Discusses recommended regulatory approaches to some major elements in the zoning and development regulations; and
- Provides a recommended regulatory framework for the new zoning code.

City of Crowley

Diagnostic Report

Development Regulations

Livable Plans and Codes

Urbex Solutions

February 8, 2021

Planning and Zoning Commission

DRAFT

Table of Contents

1. INTRODUCTION

2. SUMMARY OF CURRENT REGULATIONS

- Zoning
- General Development (Subdivision)

3. ISSUES

- Zoning
- General Development

4. GUIDING PRINCIPLES

5. KEY IMPLEMENTATION ELEMENTS OF THE COMPREHENSIVE PLAN

6. UPDATE RECOMMENDATIONS

1. INTRODUCTION

The basis for zoning in Crowley, much like the rest of the U.S, is a result of health, welfare, and safety concerns of cities during the early 1900s. Industrial uses and tenement housing during this time were major concerns for cities and zoning was seen as a way to address the ills of urbanization. State enabling legislation was adopted for zoning as a way to separate industrial uses from other uses within the city. In its current form, zoning is first and foremost based on separating and regulating uses. The second critical aspect of current zoning is development standards related to the automobile – parking, driveways, setbacks, etc. The last element is the standards for separating uses through the use of buffers and fences. Design, if addressed, is usually an afterthought and limited to major aesthetic elements such as building materials, façade articulation, landscaping, etc. Consequently, the resulting built environment is auto-oriented, low density, and the separation of land uses lacks in any cohesiveness.

Over the years, new ideas in zoning include the creation of overlays to regulate design and form-based zoning to implement mixed use, walkable development. Crowley’s zoning ordinance was first adopted in 1996 and has been amended periodically to address the changing needs of the community as well as changes in state law.

This diagnostic report is organized as follows:

- Provides a summary of the current zoning and development regulations (Section 2);
- Identifies issues with the current zoning and development regulations (Section 3);
- Establishes overarching guiding principles for this zoning and development regulations update process (Section 4) and identifies key elements of the comprehensive plan need to be implemented with this update (Section 5); and finally
- Discusses recommended regulatory approaches to some key identified major elements in the zoning and development regulations and a recommended regulatory framework for the new zoning code (Section 6).

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2. SUMMARY OF CURRENT REGULATIONS

Chapter 106, Zoning

The overarching reason for the establishment of zoning regulations is stated in Article I, Section 106-5 (a):

The purpose of this chapter is to establish zoning regulations and districts in accordance with the city comprehensive land use plan for the purpose of promoting health, safety, morals and the general welfare of the city.

Note the common language unifying the purpose of both the subdivision and zoning regulations. Regulatory authority is given to the City from the enabling legislation in the Local Government Code.

The existing zoning regulations (Chapter 106) is organized as follows:

- Article I, In General
- Article II, Administration
- Article III, Districts and District Regulations
- Article IV, Supplementary Regulations
- Article V, Off Street Parking and Loading Regulations
- Article VI, Screening Devices and Fence Regulations
- Article VII, Landscaping and Trees
- Article VIII, Antennas

The review of the Zoning Chapter (Chapter 106) summarizes the zoning processes first (Tables 1 and 2) and then summarizes the zoning district regulations (Table 3).

CHAPTER 106 ZONING

Table 1 - OVERVIEW of EXISTING PROCESS

Pre-Application meeting (informal)	Informal - Developers and/or residents call staff directly; Pre-application form on City website (Development Review and in Document Center) Not expressed in Ch 106; terminology preferred (pre-app mtg or pre-submittal conference?); schedule 5-40 days before application deadline
Development Review Committee (formal)	Every Tuesday
Application	Application form, fee and associated documents required; No expiration specified
Review Process	Not specified
Complete Application	Not specified
Notice	In accordance with State Law
Public Hearing	Planning and Zoning Commission; City Council; Zoning Board of Adjustment Additional information requested prior to public hearing to be included in agenda packet (on application form)
Building Permit	Refer to 106-247
Recording/Filing	Varies by type of entitlement (if includes an ordinance, then filed with City Secretary)
Expiration 106-39 (d)	Approved plat/plan expires after 2 years after approval date if no “progress has been made towards completion of the project” refer to LGC Ch 245

CHAPTER 106 ZONING

Table 2 - OVERVIEW by TYPE of APPLICATION

Type of Application:	Zoning Change/ Amendment Division 5 106-180+	Code Amendment Part of 106-180+	Specific Use Permit 106-209+	Special Exception 106-68 (2) & 106-71	Variance and Appeals 106-68 (3); 106-69	Site Plan Division 3 – 106-828+
Review Body	PZ/CC	PZ/CC	PZ/CC	ZBA	ZBA	Administrative; PZ/CC if SUP or PD
Notice/ publication/ posting	106-183	106-183	Same as Zoning Change 106-210	106-70	106-69 (e) and 106-70	Varies
Limit of Reapplication	106-185 12 months	NA	NA	NA	NA	NA
Decision Notification	Mayor	Mayor	Mayor			Mayor If part of Zoning Ordinance
Attest	City Secretary	City Secretary	City Secretary			City Secretary
Tax Certificate req'd with app	Yes	NA	Yes 106-211	Yes	NA	NA
Expiration	NA	NA	1 year 106-217	NA		NA
Public Hearing	Public Hearing	Public Hearing	Public Hearing	Public Hearing	Public Hearing	Public Hearing if goes to PZ/CC

DRC = Development Review Committee

PZ = Planning and Zoning Commission CC = City Council ZBA = Zoning Board of Adjustment

Table 3 – Zoning District Summaries

Zoning District <small>(map)</small>							Land Use	Future Land Use <small>(plan)</small>			
District		Maximum District Density	Minimum Lot Standards		Effective density* (du/ac)	Existing Acreage (approx)	Type of Use	Category		Target density* (du/ac)	Future Acreage (approx)
Acronym	Name	Dwelling Units / Acre	Area	Width x Depth				Acronym	Name		
AG	Agricultural		60,000 sf	200 x 300	0.5	1,344 ac	Agricultural	na	na		0
SF-20	Single Family	2.0 du/ac	20,000 sf	100 x 200	1.75		Residential	RR	Rural Residential	1-2 du/ac	217 ac
SF 9.6		3.0 du/ac	9,600 sf	80 x 120	3.6			LD	Low Density Residential	3-5 du/ac	1,492 ac
SF 8.4		4.0 du/ac	8,400 sf	70 x 120	4.5						
SF 7.2		4.5 du/ac	7,200 sf	60 x 100	4.8						
SF 6.0 INACTIVE		5.0 du/ac	6,000 sf	60 x 100	5.8						
High Density Residential: not applicable											
2F	Two-family	8.6 du/ac	8,000 sf	80 x 100	8.8			HD	High Density Residential	10-20 du/ac	224 ac
MF	Multifamily					51 ac	na	Inc. with MD or HD-SF above			
MH	Manufactured Housing					34 ac	MF	Multifamily	10-20 du/ac	98 ac	
								na	MH – acreage included with LD- SF above; no change		
Mixed Use: not applicable - does not currently exist in Crowley Zoning Ordinance; Option = Planned Development or Downtown Overlay District							Mixed Use	MU-DT	Mixed Use Downtown West	10-20 du/ac, where applicable	24 ac
									Mixed Use Downtown East		36 ac
								MU-S	Mixed Use Suburban		154 ac
RC, Restricted	Restricted Commercial		7,200 sf	70 x 80		165 ac	Commercial	CC	Crowley Crossroads (Traditional Suburban commercial)		223 ac
GC, General	General Commercial		6,000 sf	60 x 80							
I	Industrial		6,000 sf	60 x 80		165 ac	Industrial	I	Industrial		127 ac
								LI	Light Industrial		18 ac
PD	Planned Development	Specific to Individual Developments as per approved zoning ordinance and plan					Planned Developments	na	Existing PDs to remain		--
DTO	Downtown Overlay			20 ft w min; 400 ft d max			Overlay Districts	Refer to MU-DT above	Included in LD-SF above		
IBO	Industrial Bypass Overlay							Refer to I above			
DRAFT – work in progress; intend to add existing acreage for each zoning category (Draft JER November 2020)											

* Density calculated using rule of thumb = 20% of acreage removed for streets, utilities, other required infrastructure and amenities; 80% of 43,560 sf/ac = 34,848 sf

- Notes:
- Check with City Atty regarding status of grandfathering of reqs for bldg materials if change DTO regs or boundary
 - Approximately 1,800+ acres of vacant land currently; however, most of NE and NW corners are in entitlement process (Karis, Mira Verde, Mira Verde South, Hunter’s Ridge, and new phases of Creekside).

Chapter 98, General Development

Commonly referred to as the “Subdivision Regulations”, Chapter 98, General Development codifies the creation of lots within the City of Crowley. Subdivision regulations are important tools that guide orderly development of land within the city. Often the first step involved in developing land, it typically includes splitting a piece of property into two or more properties for the purpose of selling and/or developing the site to include buildings, parking, landscaping, etc. Generally, the municipal role in the act of subdivision includes review and enforcement of:

- conformity with the municipal standards governing the lot and site development specifications, and
- confirmation of provision of adequate public infrastructure to serve the proposed lots.

As stated in Article I, Section 98-2,

The purpose of this chapter is to provide for the orderly, safe and healthful development within the city and to promote the health, safety and general welfare of the community.

Chapter 98, *General Development*, of the Crowley Municipal Code contains 6 Articles regulating the division of land, creation legal lots of record, and standards for public infrastructure.

- ☐ Article I, In General
- ☐ Article II, Plan Submittal and Approval Procedures
- ☐ Article III, Development Procedures
- ☐ Article IV, Public Improvements
- ☐ Article V, Appendices
- ☐ Article VI, Completeness Determination

Chapter 98 works in tandem with Chapter 106, Zoning. As stated in Section 98-6 (b) Every structure hereafter erected or altered shall be located on a lot of record as identified on a final plat for the property. Once a plat is officially recorded, the site may be developed in accordance with the regulations stated within Chapter 106, Zoning.

Most of Chapter 98 was adopted and in use since 1996 with few amendments and updates to specific paragraphs and sections to address new state laws and/or to clarify the development process. For example, Article VI is an addition included in response to the previous changes to state legislation regarding plat review process. Therefore, the update to the regulations will largely involve reformatting of the existing regulations in

order to make the codes easier to understand and administer and is discussed in further detail in Section 6 of this report. This section focuses on analysis and reporting of the current regulations and development process.

Chapter 98, General Development

Article I, In General

- Establishes the municipal authority, granted by the State, to adopt subdivision regulations within city limits and its extraterritorial jurisdiction (ETJ).
- Includes a typical list of subdivision terms and applicable definitions.
- Addresses relief measures (variances).
- Generally identifies when and where a plat is required prior to further development activities.

Article II, Plan Submittal and Approval Procedures

- Provides an overview of the typical process to subdivide vacant land and to replat existing additions.
- Identifies items required for plat application and submittal.
- Specifies the procedure and criteria for parkland dedication associated with residential development.
- Acknowledges phased development and build permits.

Article III, Development Procedures

- Addresses public infrastructure required for the development.
- Includes procedure for amending plats.
- Specifies requirements for the agreement provided by the developer to install public infrastructure.

Article IV, Public Improvements

- Provides an overview of construction plans, standards and procedure.
- Itemizes minimum standards for specific infrastructure and subdivision layout.
- Includes requirement for maintenance warranty.
- Regulates rough proportionality conditions and procedure.
- Addresses responsibilities of Homeowners' Associations.

Article V, Appendices

- Includes required informational elements of required on plats.
- Includes required signature blocks and certifications on face of plat.

Article VI, Completeness Determination

- Added in 2018.
- Regulates plat application submittal and approval process.

The Street Design Criteria table (Table 7 from Article IV, Section 98-5) (below) needs to be updated to match Master Thoroughfare Plan and proposed cross-sections. Update should include how to address existing thoroughfares that may have wide right-of-way.

Street Design Criteria Table					
	Street Classification				
	Residential	Collector (undivided)		Principal Arterial (undivided)	
Number of lanes	2	2	4	4	6
Width of pavement	31 feet (Back to Back [B-B])	37 feet (B-B)	49 feet (B-B)	25 feet (B-B) each direction	37 feet (B-B) each direction
Right-of-way width	50 feet	60 feet	80 feet	100 feet	120 feet
Design speed (mph)	25	30	40	50	50
Maximum degree of curvature/or minimum radius for design (centerline): (normal crown)	19 degrees/ 300 feet ⁽¹⁾	13 degrees/ 428 feet ⁽¹⁾	7 degrees/ 821 feet	4 degrees/ 1,389 feet	4 degrees/ 1,389 feet
Median Width				25 feet	23 feet
Parkway width	9.5 feet	11.5 feet	15.5 feet	12.5 feet	11.5 feet
Median opening spacing				400-600 feet	400-600 feet
Street intersection radius (curb)	25 feet	25 feet	30 feet	35 feet	35 feet
Corner clip right-of-way dedication	7.5 feet by 7.5 feet	7.5 feet by 7.5 feet	9.5 feet by 9.5 feet	10.5 feet by 10.5 feet	10.5 feet by 10.5 feet

CHAPTER 98, GENERAL DEVELOPMENT

(aka Subdivision Regulations)

Table 4 -OVERVIEW of EXISTING PROCESS

Pre-Submittal Conference 98-39 (a)	Informal process; typically held same day as DRC; also referred to as Pre-application meeting; Submit request on form available from Community Development webpage ; Developers and/or residents call staff directly; schedule 5-40 days before application deadline; Plat application
Development Review Committee 98-39 (b)	More formal review Every Tuesday
Application 98-39 (c)	Application form, fee and associated documents required; Applicant will be notified within 10 business days if application complete Expires after 45 days of no response by applicant
Review 98-39 (b)	Distributed/reviewed for conformity to adopted local, state, federal regulations; Comment letter itemizes plat/plan deficiencies, including citations to applicable regulations
Complete Application 98-140 and 141	Plat application and plat must be considered complete in order to be placed on a meeting agenda Plans should be considered correct conforming to all applicable regulations in order to be placed on public meeting/hearing agenda; Scheduled agenda will be within 30 days of completeness determination
Notice	In accordance with State Law varies by type of plat/plan
Public Hearing or Public Meeting	See chart below by plat or plan; 10 copies of complete plat required to be submitted 7 days prior to PZ Commission meeting to be included in agenda packet (on application form)
Construction Plans	Submit application, fee, all engineered construction documents and studies Approved construction plans required prior to application for Final Plat
Development Agreement 98-91	Requires approval of the City Council at a public meeting; Includes pro-rata arrangement
Surety 98-105	Financial guarantee that the public improvements will be constructed and maintained, as approved
Construction or Building Permit	Pre-construction meeting required (98-91 (e)) for projects which include installation of public infrastructure
Certification of Approval	Generally, plats will be certified by the Chair of the Planning and Zoning Commission and the City Mayor; Plans will be certified by the appropriate Administrative Official
Filing of Approved Plan/Plat	Varies by type of plat/plans: <ul style="list-style-type: none"> Plats filed with the Tarrant County Clerk Plans filed with appropriate city department as noted in chart on next page
Expiration 98-39 (d)	Approved plat/plans expires 2 years from the date of approval if no “progress has been made towards completion of the project” refer to LGC Ch 245

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CHAPTER 98, GENERAL DEVELOPMENT

DEVELOPMENT REVIEW PROCESS ON COMMUNITY DEVELOPMENT WEBPAGE

Table 5 - PROCESS by TYPE of PLAN and OTHER PLANS/AGREEMENTS

Type of Plan / Document	Development Plan	Engineering Site Plan 98-42	Parkland Dedication 98-41	Construction Plans 98-63 (d)	Development Agreement 98-67
Review Process:	CC Refer also to 106-828	CC Refer also to 106-828	Administrative – Community Development and Public Works	Administrative – Community Development and Public Works	City Mgr; CC if waiver, city \$, or credits
Certification 98-133 /Appendix	Face of plan	Face of plan	NA	City Engineer Public Works	City Mgr
Attest	NA	NA	NA	NA	City Secretary
Tax Certificate 98-8	NA	NA	NA	NA	NA
Public Meeting or Public Hearing	NA	NA	NA Reviewed with plat /plan Park Board approval prior to P&Z for land dedication	Public Meeting with plat	Public Meeting
Record or Filing	City Secretary Community Dev	City Secretary Community Dev	NA	Public Works (as-built plans)	City Secretary County Clerk
Expiration	2 years	2 years	NA	Expires with plat/plan	--
Notes	Typically: Concept at pre-application meeting Or Part of PD zoning request (Planned Development; refer to 106-727)	<ul style="list-style-type: none"> • 30 percent increase in floor area • Additional parking and/or fire protection to the site • Change in grading and/or drainage • New water or sanitary sewer 		Approval required prior to submittal of final plat application or receive letter from Director of Public Works	Applies to development which includes public infrastructure

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CHAPTER 98, GENERAL DEVELOPMENT

DEVELOPMENT REVIEW PROCESS ON COMMUNITY DEVELOPMENT WEBPAGE

Table 6 - PROCESS by TYPE of PLAT and VARIANCE

Type of Plat/ Document	Minor 98-962	Preliminary 98-63 (b)	Final 98-63 (c)	Amending 98-65	Replat 98-9	Variance(s) 98-10	Vacatin g LGC 212.013
Review Process:	Admin; Director of Comm Dev discretion	PZ CC	PZ; PZ/CC if waiver	Admin; Director of Comm Dev discretion	Admin or PZ/CC	CC – Engineering Site Plan; PZ/CC – Preliminary/ Final Plat	--
Certification 98-133 /Appendix	City Secretary	PZ Chair Mayor	PZ Chair Mayor	City Secretary	PZ Chair Mayor	Chair of PZ and Mayor	--
Attest	City Secretary					NA	--
Tax Certificate 98-8	Yes	NA	Yes	Yes	Yes	NA	--
Public Meeting or Public Hearing	If PZ, then Public Meeting	Public Meeting	If PZ/CC, then Public Meeting	If PZ, then Public Meeting	Public Hearing, as applicable	Public Meeting with plat	--
Record or Filing	County Clerk	City Secretary Comm Dev	County Clerk	County Clerk	County Clerk	City Secretary	--
Expiration 98-39 (d)	2 years	2 years	2 years	--		Expires with plat/plan	--
Notes	Title block 98-133	Title block 98-133	Title block 98-133	Title block 98-133	Title block 98-133	--	--

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3. ISSUES

Chapter 106, Zoning

Overarching Issues:

- Correct typos.
- Residential zoning districts are very similar with regards to density and predominance of single-family housing.
- Multi-family zoning only geared to deal with large developments.
- Two Family, 2F Zoning District permits large scale multifamily development and does not accommodate missing middle and smaller scale residential developments that allow for a range of housing between single-family and large multi-family developments.
- Attached residential dwelling units are not addressed in the current zoning regulations.
- Accessory Dwelling Units (ADUs) are currently prohibited. In addition, clarification between accessory buildings and accessory dwelling units will be necessary as part of the update.
- Sign regulations are addressed in a different Chapter of the Municipal Code with the exception of signage in the Downtown Overlay District (DTO). City Council has requested that the DTO sign regulations be amended to allow flexibility and reduce the requests for variances.
- Landscape regulations are located within Articles III and IV and include some vague language regarding “interior landscaping”.
- No regulations for mixed-use zoning districts as identified in *Crowley 2045* plan. New regulations will need to address context areas, such as suburban or downtown locations.
- Current Planned Development regulations do not promote site design and layout other than suburban style development, with large setbacks from the street and large surface parking lots.

Chapter 98, General Development

Overarching Issues:

- Consistent terminology with clear definitions.
- Terminology and definition synced with zoning regulations
- Reformat, as applicable, for clarity and ease of administration
- More illustrative graphics in coordination with zoning regulations.
- Update final plat requirements.
- Current street design requirements do not match vision of Master Thoroughfare Plan. The current regulations also do not layout a path to amend existing streets into form that includes active transportation (pedestrians, bicycles and/or trails).

4. GUIDING PRINCIPLES

As the city embarks on this zoning update process to implement the community's Comprehensive Plan vision, it will be important to use the following guiding principles (adapted from Don Elliott's book *A Better Way to Zone*):

1. **More flexible uses:** Reorganize the list of permitted uses with more generalized groupings of uses under broad categories. The uses should be mainly differentiated based on scale, impact on adjoining properties/transitions with adjoining properties, and whether they are auto-oriented or pedestrian-oriented. This should be applied especially in retail, service, and industrial uses. However, hot button uses (such as check cashing, plasma centers, massage parlors, pawn shops, bars, uses with drive-thrus, adult businesses, etc.) should be pulled out of these broader categories to ensure that they are regulated based on the specific impact these uses have on property values and adjoining uses.
2. **Streamline the Number of Zoning Districts:** This zoning update needs to streamline some of the zoning districts to the optimal number of categories needed to ensure that meaningful differences in development patterns are captured in order to implement the Future Land Use Plan categories. This should be based on minimizing the non-conformities created due to rezoning to any new streamlined districts. This may include recommendations for city-initiated rezoning of specific areas or neighborhoods to implement this streamlined zoning framework.
3. **Special Zoning District Standards:** The Comprehensive Plan identified mixed use areas and downtown with unique goals that need to be treated differently, and for which new zoning districts may be needed to address these contexts. In addition to the typical zoning district regulations, building and urban design standards that implement the vision for the character of these districts will be critical.
4. **Missing-Middle Housing:** Ensuring the availability of a range of affordable housing options for both renters and buyers is one of the critical goals of Crowley's Comprehensive Plan. To this end, the zoning ordinance standards should be evaluated based on eliminating any barriers to attainable housing and meeting the housing needs of different household types. This includes allowing for a range of "missing-middle" housing options that have to be calibrated to the context of the existing and adjoining neighborhoods. For example, within established single-family neighborhoods, this may be in the form of allowance of garage apartments or granny flats. Along neighborhood edges or minor corridors, it could be in the form of allowing townhomes, duplexes, and small apartment buildings. Within older shopping and commercial areas, it could be in the form of allowing small to medium sized apartments with appropriate amenities and pedestrian connections to commercial uses. In addition, standards such as

minimum home sizes, minimum lot and yard sizes and standards for manufactured housing neighborhoods and subdivision improvements will all have to be evaluated to ensure that they are not barriers to providing for a range of affordable housing options for current and future citizens of Crowley.

5. **Mature Area Standards and Non-Conformities:** Most zoning district and development standards (site design, parking, landscaping, screening and fencing, etc.) are created with new development in mind although they typically apply equally to existing and new development. Typically, non-conformities arise from zoning standards being amended over time without consideration on their impact on existing development. All existing development is typically “grandfathered”, i.e., allowed to remain as is without any significant modifications. Significant modifications (generally more than 50% increase in building area or value of improvement) typically have to meet the current zoning standards. Since a lot of the existing development in established neighborhoods, Downtown and surrounding areas, and older corridors pre-dates many of these development standards, they will never be able to comply with them. In addition, such standards create an added disincentive for reinvestment and redevelopment within these areas. The new zoning standards should acknowledge that the one-size-fits-all approach to development standards and standards applicable to non-conformities is not appropriate in Crowley’s context and tailored standards that implement the vision for these areas as identified in the Comprehensive Plan should be adopted. We recommend a strategy that not only tailors the standards for existing mature neighborhoods and corridors, but also establishing realistic nonconforming standards that allow people to reinvest in nonconforming structures and sites with the goal of getting closer to the established standard rather than having to meet all its specific standards. Such tailored standards could include off-street parking, lot sizes, density, transitions, setbacks, building types, mix of uses, street design, etc.
6. **Dynamic Development Standards:** Most often, zoning standards and regulations are static and require the recommending and legislative bodies to formally approve amendments to the standards to make any changes whatsoever. One emerging idea in zoning practice is the creation of some dynamic development standards based on the specific neighborhood context and evolving market conditions. Crowley should consider such standards in the following contexts:
 - Setbacks within downtown and mixed-use districts to allow for buildings to be incrementally brought closer to the street.
 - Allowing some missing middle housing types within established neighborhoods under certain conditions and criteria (for example: allowing accessory units if lot sizes, setbacks, and compatible design standards are established).

- Incremental height standard within Downtown and other mixed-use districts that allows building height to increase by one floor over the tallest building in that district. So as redevelopment moves the local real estate market, more density can be added, but in a way that is incremental over time.
 - Parking within Downtown and Mixed Use Districts needs to evolve over time based on densities, mix of uses, and operational improvements. In addition, the rise of ride-share services is changing the landscape of parking needs in communities all over the world. Identifying a way to embed such an evolving parking standard into the zoning ordinance rewrite will be critical to address an ever-changing parking environment.
 - Embedding densities and entitlement to be automatically scaled up to planned capital improvements will address typical NIMBY arguments such as traffic and parking capacity, drainage improvements, school capacity, etc., against infill development.
7. **Negotiated Large Developments:** Even with streamlined and more flexible zoning districts under the new Zoning Ordinance for Crowley, there is still going to be the need for allowing larger, master planned development under the Planned Unit Development framework the city currently uses. The goal with such a strategy is to ensure that developers clearly understand the benefits and requirements to go through a PUD approval process versus a straight zoning district. In addition, it will be important to not have the PUD process become a de-facto tool to circumvent or get around a few standards that one developer finds pesky. The PUD tool should clarify the outcomes desired and locations where such PUDs would be considered appropriate. Such outcomes should relate the goals in the Comprehensive Plan to provide more housing options, create new traditional neighborhoods, protect natural resources, encourage a diverse economic base, etc. The PUD tool should be tailored to different development type, scale, and design outcomes while providing flexibility to both the city and the developer.
8. **Administrative Approvals:** The new Zoning Ordinance should continue to keep the current process for final approvals through administrative approvals, especially for site plans. This will be especially critical in order to implement the vision for Downtown and the Mixed Use districts. The recently adopted Comprehensive Plan had included, and this process of creating the standards through the Zoning Ordinance update will include, significant public notice and input to ensure that citizens, property owners, elected officials, and staff clearly understand the development outcomes within a certain range of options. In other words, the goal of the zoning standards (especially for Downtown and the Mixed Use Districts) is to ensure that development within these areas is predictable for both developers, property owners, and adjoining neighborhoods. This is critical to ensure that the Zoning Ordinance update promotes good governance that is efficient, effective, and fair to everyone involved.

9. **Scheduled maintenance:** Finally, it is important not to just create and adopt this Zoning Update as a static document. As comprehensive as this ordinance update is, there will be areas that are overlooked or minor mistakes, or practical application lessons learned. It is important to keep a running list of these items and within six months to a year of the adoption, a thorough review should be undertaken in order to address any outstanding, missing, or confusing standards. Even so, there are going to be on-going issues that will require more amendments as time goes. It will be important to ensure that such amendments are made with the impact of the amendment on the overall Zoning Update. As such, zoning is a set of interrelated and cross-referenced set of regulations and often times changing one section may have an impact on another section. Periodic review of the ordinance should be undertaken every year or two years based on the urgency to ensure that the overall Zoning Ordinance still reads as a mostly seamless document as it was originally intended.

5. KEY IMPLEMENTATION ELEMENTS OF THE COMPREHENSIVE PLAN

State enabling legislation provides the City with the authority to establish development and land use regulations. Local Government Code Sec. 213.002.

Comprehensive Plan states:

- (a) *The **governing body** of a municipality may adopt a comprehensive plan for the long-range development of the municipality. A municipality may define the content and design of a comprehensive plan.*
- (b) *A comprehensive plan may:*
 - (1) *include but is not limited to provisions on **land use, transportation, and public facilities**;*
 - (2) *consist of a **single plan or a coordinated set of plans** organized by subject and geographic area; and*
 - (3) *be used to coordinate and guide the establishment of **development** regulations.*

Emphasis added in the blue font above directly correlates to the municipal authority granted to the city:

- The City Council is the governing body of the City of Crowley.
- Land use is regulated through Chapter 106, Zoning.
- The creation of lots and physical site development is regulated through Chapter 98, General Development.
- Transportation (streets) and public facilities (water and sewer) are both primarily regulated via the construction standards in Article VI of Chapter 98.
- Combined, both Chapters 98 and 106, organize development through the plat, district regulations, and construction document process.

Adopted in June 2020, the *Crowley 2045* comprehensive plan identifies 3 priorities for future development within the city.



IMPLEMENT FISCALLY SUSTAINABLE BUSINESS MODEL - Align city revenues with the current and future development patterns based on anticipated infrastructure and civic services and a funding structure and capital improvement program that residents support.



RESERVE, ENHANCE, AND DIVERSIFY NEIGHBORHOODS - Maintain and enhance existing neighborhoods, and build new development that expands housing types and price points, thereby, providing more housing options for existing and future residents

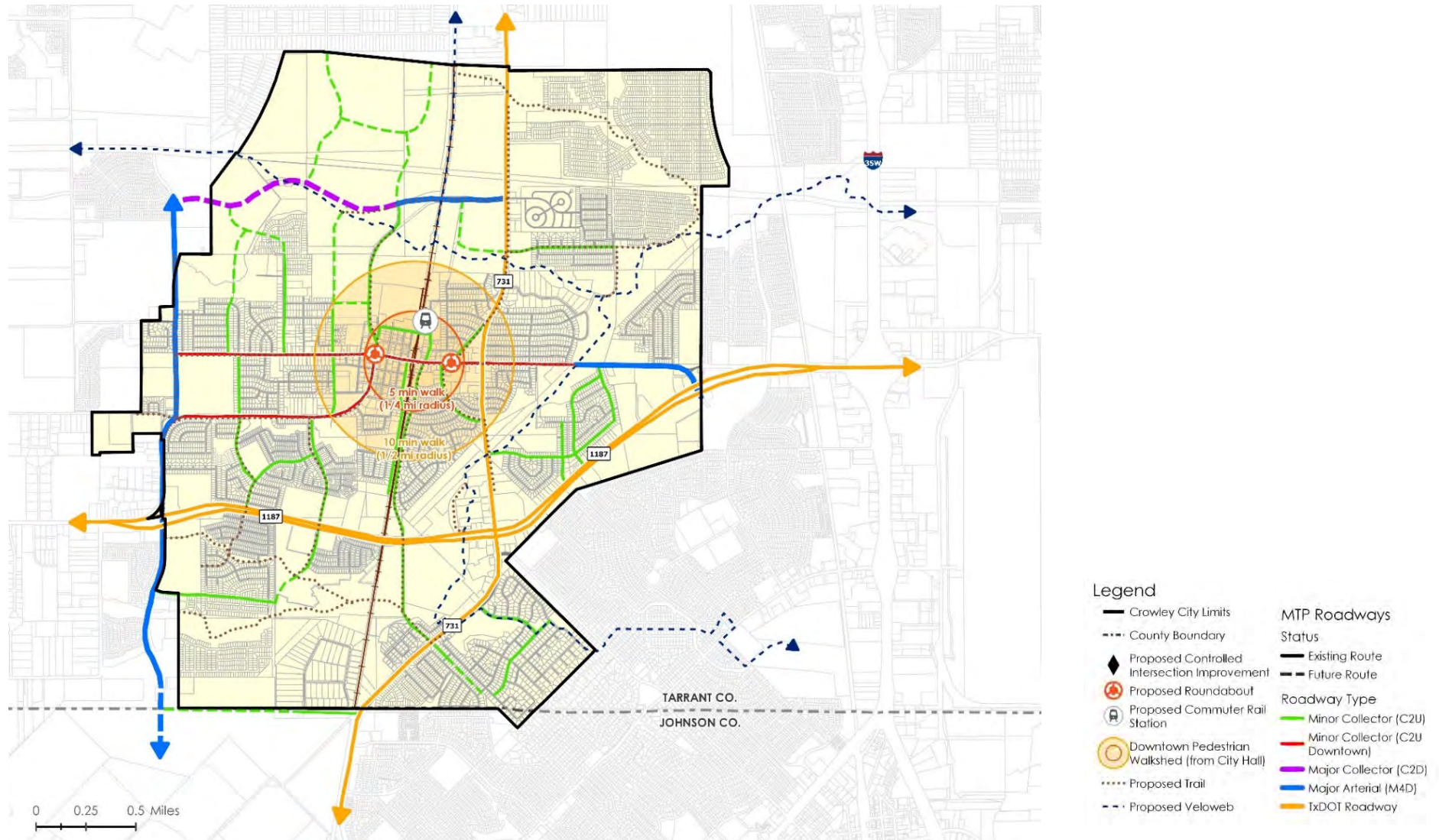


CULTIVATE A SELF-SUSTAINING LOCAL ECONOMY AND WORKFORCE - Identify, connect, develop, and support a network and environment focused on growing local businesses and jobs

Chapter 4, Implementation, of the *Crowley 2045* plan lists actions which will assist the city in creating the vision stated in the plan. Several tasks specifically relate to the update and revisions of the codes which regulate development. When complete, this project will accomplish the first action listed in the chart below. The following chart is taken from the comprehensive plan and is modified to include the actions which may be addressed by the code update. Items 2-9 may be addressed during the update of Chapters 98 and 106.

	<i>ACTION</i>	<i>CONTEXT AREA</i>	<i>CATEGORY</i>	<i>CHAMPION DEPARTMENT</i>
1	Review and update zoning and subdivision regulations to align with city vision	City	Regulatory	Planning
2	Adopt incentives which promote a variety of residential products - size and price point	City	Regulatory	Planning
3	Evaluate and revise parking requirements to align with land use, context, and updated development regulations	City	Regulatory	Planning
4	Perform land use/fiscal analysis of new and redeveloped properties	City	Policy	City Mgmt
5	Adopt iSWM regulations	City	Regulatory	Public Works
6	Revise Downtown Overlay District boundaries and regulations to include form-based codes for commercial development at different scales along West and East Main Street	Downtown	Regulatory	Planning
7	Codify and emphasize traditional neighborhood development	Downtown	Regulatory	Planning
8	Establish development guidelines for new large-scale commercial development	Crossroads	Regulatory	Planning
9	Update regulations regarding dumpster standards on multifamily property	Neighborhoods	Regulatory	Planning

Chapter 3.2 Master Thoroughfare Plan



Crowley 2045

Major Collector 2-lane Divided (C2D) Cross-Section

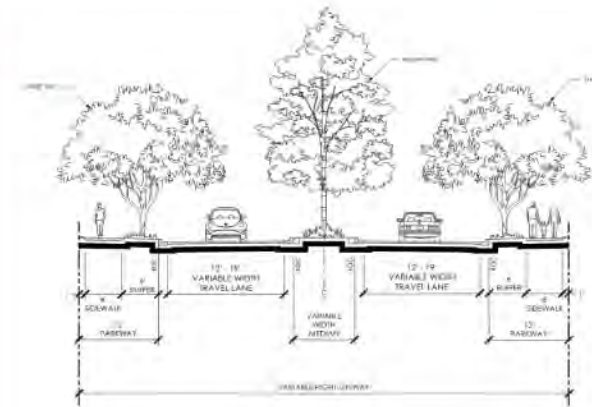
Location:

- Future Karis Blvd

Typical Facility Standards:

- Variable width right-of-way to accommodate unique layout of Karis development
- Maximum 80-foot right-of-way
- Roadway options include:
 - 12-18-foot travel lanes minimum
 - Variable width landscape median
- Parkway options include:
 - 6-foot sidewalk
 - Landscapes buffer area
 - 10-foot multi-purpose path (pedestrian and cyclist)

C2D

C2D - MAJOR COLLECTOR 2 LANE DIVIDED
NOT TO SCALE**Major Collector 2-lane Undivided (C2U) Cross-Section**

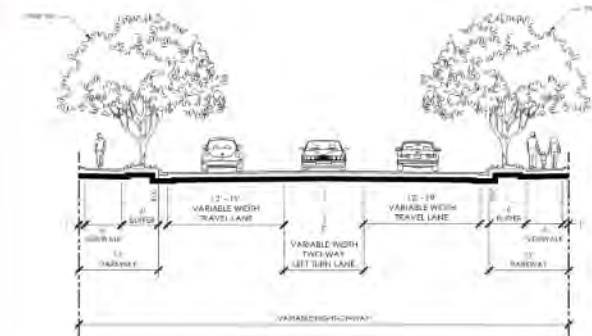
Location:

- Future Karis Blvd

Typical Facility Standards:

- Variable width right-of-way to accommodate unique layout of Karis development
- Maximum 80-foot right-of-way
- Roadway options include:
 - 12-18-foot travel lanes minimum
 - Variable width center travel
- Parkway options include:
 - 6-foot sidewalk
 - Landscapes buffer area
 - 10-foot multi-purpose path (pedestrian and cyclist)

C2U

C2U - MAJOR COLLECTOR 2 LANE UNDIVIDED
NOT TO SCALE

Crowley 2045

Typical Cross-Sections

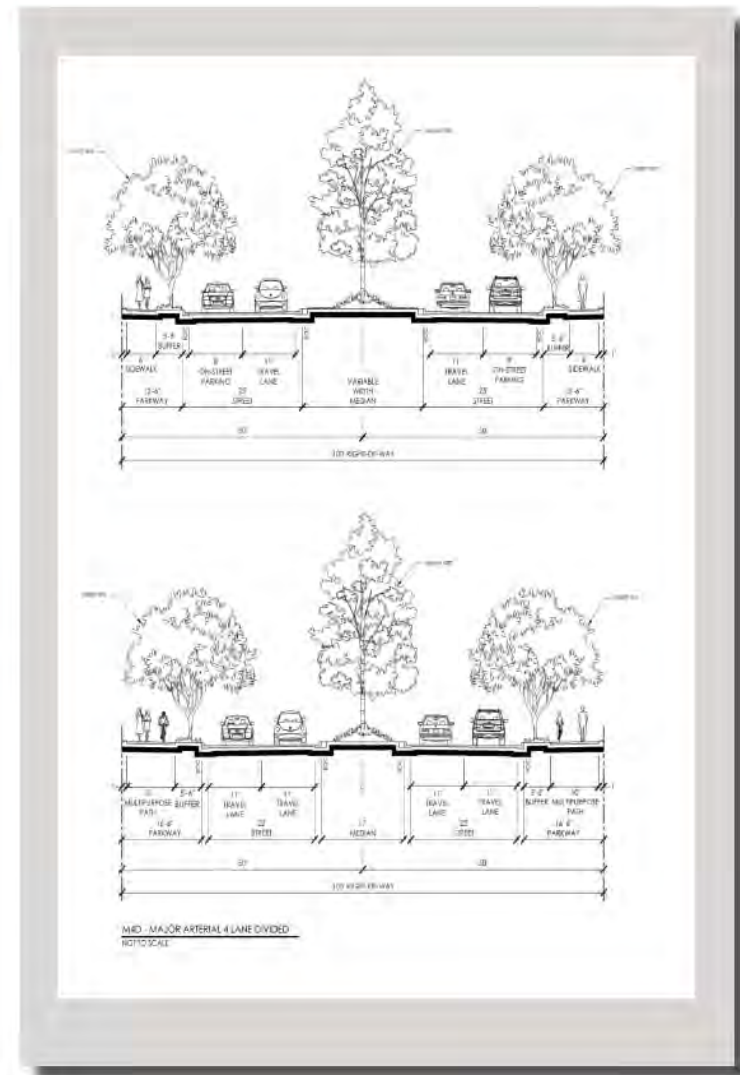
Major Arterial 4-lane Divided (M4D) Cross-Sections

Location:

- McCart / Eagle Blvd
- East Main Street (between bridge at Centennial Park to SH 1187)
- Industrial Blvd (between N. Beverly to FM 731)

Typical Facility Standards:

- 100-foot right-of-way
- Roadway options include:
 - 8-foot on-street parking
 - 11-foot travel lanes minimum
 - Variable width landscape median
- Parkway options include:
 - 6-foot sidewalk
 - Landscapes buffer area
 - 10-foot multi-purpose path (pedestrian and cyclist)



Crowley 2045

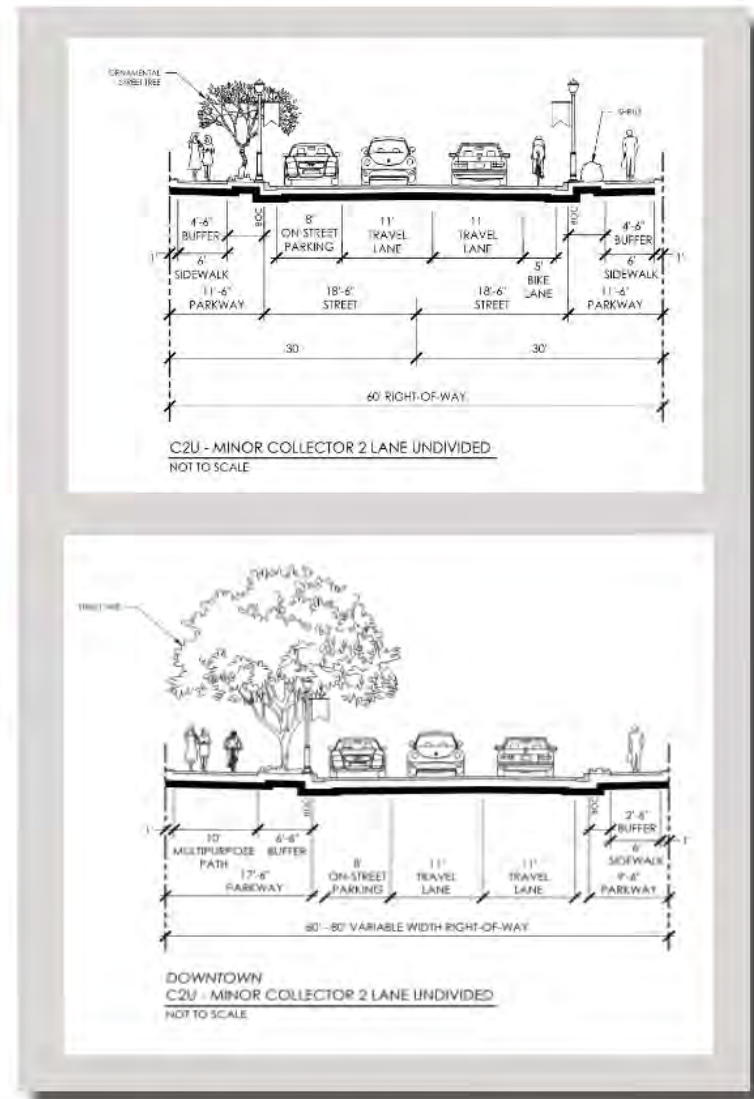
**Minor Collector 2-lane Undivided:
Typical C2U Cross-Section**

Location:

- Throughout City (Refer to MTP)

Typical Facility Standards:

- 60-foot right-of-way
- Roadway options include:
 - 11-foot travel lanes minimum
 - Variable width landscape median
- Parkway options include:
 - 6-foot sidewalk
 - Landscapes buffer area
 - 10-foot multi-purpose path (pedestrian and cyclist)

**Minor Collector 2-lane Undivided:
C2U Downtown Cross-Section**

Location:

- Main Street
(west of Beverly Street)
- Main Street (east of FM 731 to bridge)
- S. Beverly
(from Main Street to Longhorn Trail)

Note: Main Street between Beverly Street and FM 731 improvements approved by City and TXDOT and under construction at adoption of this plan

Typical Facility Standards:

- Variable width right-of-way
- Roadway consists of:
 - 11-foot travel lanes
 - On-street parking (varies by location and segment)
- Parkway options include:
 - 6-8-foot sidewalk
 - Landscaped buffer area
 - 10-foot multi-purpose path (pedestrian and cyclist)



6. UPDATE RECOMMENDATIONS

A. OVERVIEW: The recommendations pertaining to Zoning Ordinance update can be categorized into these major areas:

1. Organization and Readability: One of the current trends in zoning ordinance updates is to improve the readability and ease of usage of the document by adding illustrations and simplifying the language of the ordinance. In addition, consolidating standards for landscaping, parking, or design that apply across the board to all like zoning districts under individual sections with appropriate cross-references is recommended. For example, instead of the landscape standards duplicated under each zoning district requirements, landscape standards for all zoning districts should be consolidated into one section for easy reference and application. If there are substantive differences between landscape standards in different districts, those should be clearly laid out in the Landscape Standards section.
2. Streamline Process and Administration: Current Article II establishes the standards for Administration of the zoning ordinance which is fairly streamlined and consistent with best practices. The goal is to maintain most of the current administrative and review processes and update them to fit the new zoning ordinance language. More specifically:
 - The process and schedule for zoning changes and site plans could be more clearly defined. This does not need to occur entirely within the ordinance, much of it could be achieved on the website, but a table of the different processes and how each is processed would be helpful.
 - Review by the development review committee should be a required step in any application process which the zoning ordinance regulates.
3. Substantive Elements: There are two main areas of substantive requirements that the zoning ordinance update will focus on – the first area is the standards for the different zoning districts themselves such as density, lot size, height, uses, and setbacks; and the second is the standards that relate to site development such as landscaping, parking, building design, etc., that apply across the board to all zoning districts based on category (all commercial or all residential zoning districts or all mixed use districts). The goal with this update is to identify these major substantive elements and establish the framework for what, if any, the differences need to be in the approach to each of these elements based on the context of the zoning district. For example, do the parking standards need to be established based on the specific use on the lot or the context of the zoning district (single-use zoning district or mixed-use zoning district). The following sections explore specific recommendations for zoning within the context of implementing the following major goals of the Comprehensive Plan:
 - Alignment of zoning districts with the comprehensive plan categories
 - Downtown Redevelopment

- Encouraging new development and redevelopment that balances fiscal sustainability in the context of city's cost burdens.
- Ensure that some of the key development standards are based on context of the zoning district (single-use/suburban, downtown, or mixed use)

B. Alignment of Zoning with Comprehensive Plan

To align zoning districts with the vision established in the *Crowley 2045* plan, consider assigning new district names and rezoning certain properties within the City. If rezoning is not an activity considered by Council at this time, craft zoning district standards for new districts that incorporate existing standards to avoid excessive grandfathering of properties. For example, Low-Density Single-Family District could include a range of lot standards and setbacks that would incorporate standards for the three SF zoning categories.

<i>Current Zoning District</i>	<i>Future Land Use Category</i>	<i>New Zoning (PRELIMINARY RECOMMENDATIONS ONLY)</i>
<i>Agriculture (AG)</i>	Rural Single Family	Agricultural
<i>Single Family 20 (SF-20)</i>	Rural Single Family	Res. Single-Family 20 (min. 20,000 sq.ft. lot size)
<i>Single Family 9.6 (SF-9.6)</i>	Low Density Single Family	Combine into Res. Single-Family (min. 10,000 sq.ft. lot size)
<i>Single Family 8.4 (SF-8.4)</i>	Low Density Single Family	
<i>Single Family 7.2 (SF-7.2)</i>	Medium Density Single Family	Combine into Res. Single-Family (min. 5,000 sq.ft. lot size)
<i>Single Family 6.0 (SF-6.0)</i>	N/A	
<i>Two Family (2F)</i>	High Density Single Family	Mixed Residential (allows for 1 – 4 units)
<i>Multi Family (MF)</i>	Multi-Family	Multi-Family (more than 4 units per lot)
<i>Manufactured Homes (MH)</i>	Specific Use Permit	Manufactured Homes (MH)
<i>Restricted Commercial (RC)</i>	Mixed Use	Mixed Use District or PD
<i>General Commercial (GC)</i>	Trad. Suburban Commercial	General Commercial
<i>Industrial (I)</i>	Industrial	Industrial
<i>Planned Development</i>	N/A	PD
<i>Downtown Overlay District</i>	W Main & E Main Commercial	Downtown District
<i>Industrial Bypass District</i>	Light Industrial	Employment District

C. Downtown Redevelopment

Current Standards: Current zoning in Downtown is in the form of a Zoning Overlay. The Downtown Overlay has the following base zoning districts:

- GC – General Commercial (largest zoning area)
- RC – Restricted Commercial
- MF – Multi-family residential
- 2F - Two family residential
- I – Industrial
- SF-7.2 – Single Family Residential



The overlay boundary incorporates mostly commercial areas with some areas of residential. The comprehensive plan proposed expanding the boundary to include more adjacent residential areas.

As part of the rezoning effort, the zones should be consolidated into fewer zones that are based more on scale and form than on use. In general, the permitted uses should be more flexible and allow for horizontal and vertical mixed use. The following is a discussion of the specific recommendations based on the current standards in the Downtown Overlay District.

Division 22 – City of Crowley Downtown Overlay District

The Applicability and Intent and Purpose sections are well defined and appropriate for the district.

Sec.106-768 - Permitted Uses

Table 1 – Schedule of Uses revises the uses that are permitted by the base zoning. The table groups base zoning into General Commercial Areas and Residential

Zoned Areas. The table allows more non-residential uses in the residential zones and clarifies where residential uses are permitted in the commercial zones. In general, the revisions are positive and compatible with creating a vibrant, mixed-use environment.

- The use table essentially consolidates multiple zones into two new zones – General Commercial and Residential – but both allow a mixture of uses to some degree. The new zoning code should recognize these areas as distinct mixed-use zones that have their own site development and design standards.

Sec. 106-769 - Development Standards

Table: Site Orientation and Layout. The table modifies setbacks and building orientation and are generally compatible with good urban form. Some areas to consider for revision:

- Allow more flexibility on front setback (currently requires a build-to line at the ROW in commercial areas). Consider a 0-5ft setback to allow for expanded use of sidewalks.
- Possibly reduce the minimum setback in the residential area to 6-10ft.
- Minimum sidewalk width should be increased from 6ft to 8-10ft along Main St.

Sec 106-770 – Parking

Parking is required at a reduced ratio and is designated to occur on the side and rear of the properties. Street parking may be applied to required parking at a ratio of 1:2.

- Consider omitting parking requirements for downtown core, or at least for properties along Main Street. Shared parking should be the goal.
- In concurrence with eliminating parking requirements, consider allowing surface parking as a permitted use for properties not fronting on Main Street and with appropriate street screening. This will allow the private sector to fill the gap in parking demand.

Sec. 106-771 Design Standards

(a) Architectural Requirements

General comments: Overall, the design standards establish a good baseline design quality that supports the urban design vision of a mixed-use vibrant downtown district. There are some additional requirements that may be warranted as follows:

- Consider standards for roof forms that are compatible with the Main Street vision.
- Consider standards for multi-family buildings and how they interact with the street/sidewalk.

Materials: exterior materials are well-delineated and compatible with good urban character.

Façade Composition: minimum glazing standards are required for facades that face streets. The standards are compatible with good urban design.

Location on the Street: requires entrances to be properly oriented toward the street/sidewalk. Corner buildings may have chamfered entries on the building corner.

Pedestrian friendly building massing and scale: The intent to emulate incremental development is good.

- Review standards regarding the breaking up of the façade to avoid creating overly busy facades. Some re-calibration of the standards may be warranted.

Design of parking structures: In general, the standards are compatible with good urban design.

(b) Landscape, lighting, street furniture, and sidewalk requirements:

The standards focus on the type and quality of landscape materials.

- Review streetscape landscaping requirements. Some clarification needed to address the space between the sidewalk and building.

(c) Signage requirements: Standards for *attached* signage are compatible with creating a vibrant “Main Street” environment. Detached signage is generally not compatible with good urban character.

- Review standards for detached signage which is generally not compatible with urban character.

(d) Outside storage and outside display: In general, standards are compatible with good urban design.

(e) Mobile Food Vendors: In general, requirements are compatible with urban character.

(f) Minor Modifications: This section allows the Administrator some flexibility in the interpretation of the standards.

The current standards cover most of the basic components of good urban design and urban architecture. In general, they are clear and concise. Many elements of the current standards may be incorporated into the revised code. It is anticipated that there will be new zoning categories that formalize the current approach that establishes two primary overlay zones (General Commercial and Residential) but these will more clearly emphasize their mixed-use nature. In addition, other zones may be created to address areas that fall within the expanded downtown boundary.

D. Encouraging Development with a Focus on Fiscal Balance

Development patterns significantly impact a city's budget. The City of Crowley's comprehensive plan recognizes this impact and offers some policy guidance that the city can incorporate into its zoning ordinance. Some of the recommendations regarding achieving better fiscal balance through land use and zoning regulations include:

- Allowing and incentivizing higher density, compact development through requirements for a range of lot sizes and housing types within new greenfield development such as PUDs and Mixed-Use districts.
- Encourage infill and additional density along Main Street and the adjacent neighborhoods (i.e., Crowley's Downtown District).
- Allow the addition of Accessory Dwelling Units (ADUs) and modified street design standards to reduce pavement width and increase pedestrian safety and walkability within new neighborhoods.
- Building footprint: Many cities require a maximum building footprint or lot coverage, but Crowley should also consider incentives for higher building footprint in Downtown and mixed use areas.
- Parking: Consider a market-based approach with greater flexibility to transition surface parking lots into building sites as land values and rents increase.
- Building Height: Providing density and development incentives for a range of building types including multi-story structures but still based on market realities and transitions to adjoining neighborhoods should be considered.
- Lot shape and Size: New developments should provide for a range of housing and lot types (from multi-family to missing middle to single-family) to promote more efficient use of land while addressing the needs of a diverse market.

Altogether, these recommendations give clear guidance for updating the zoning ordinance. The updated ordinance needs to incorporate a form-based code to coordinate development within main street east, main street west, and central Crowley neighborhood areas described in the comprehensive plan as the

Downtown District, which is discussed later. The remaining districts should consider the following based on the comprehensive plan:

1. Allow for a range of lot width and sizes
2. Limit the use of cul-de-sacs to cases where grade and other physical barriers limit connectivity
3. Consider alternatives to the current use-based parking minimums
4. Allow accessory dwelling units
5. Where new parks and open spaces get developed the adjacent development should face onto the park or open space.

E. Framework for the recommended new Zoning Districts:

The tables in following pages lay out the general framework for the streamlined zoning districts with a focus on implementing the key recommendations in the Comprehensive Plan. There are two separate tables, one for the single-use, suburban zoning districts, and the other for the Downtown and Mixed Use zoning districts.

Recommended Zoning Framework – Single-Use/Suburban Zoning Districts			
New Zoning District Category → Development Standards	<i>Low Density Residential (SF-20) and Medium Density Residential (SF-10 and SF-5)</i>	<i>Mixed Residential & Multi-Family</i>	<i>Commercial</i>
Use Mix	<ul style="list-style-type: none"> Single-family detached residential Home occupations 	<ul style="list-style-type: none"> Single-family detached residential Single-family attached 1-4 DU/Lot (mixed residential) Multi-family (over 4 units/lot) (Multi-Family Zoning District only) Home occupations Small scale office and live-work uses Focus on housing/building types over density 	<ul style="list-style-type: none"> Mix of commercial uses with site specific standards for certain auto-related elements such as drive thrus, service bays, and gas station canopies Allow for multi-family and mixed residential uses in areas that are at mid-block locations or as transitions to existing residential neighborhoods (limit to no more than 30% of a site) Allow horizontal mixed use
• Accessory Dwelling Units	ADUs with specific criteria	ADUs permitted on single-family lots	ADUs permitted on single-family lots
Density/Lot Size	20,000 sq.ft. min. lot size (SF-20) 10,000 sq.ft. min lot size (SF-10) 5,000 sq.ft. min lot size (SF-5)	Density max. 20 DU/acre for Mixed Residential Density max, of 30 DU/acre for Multi-family Higher densities may be considered as part of a PUD	Density max. 20 DU/acre for Mixed Residential Density max, of 30 DU/acre for Multi-family Higher densities may be considered as part of a PUD or Mixed Use development
Height	Consistent with current standards	3 story max. for Mixed Residential 5 story max for Multi-family with 3 story transition to any adjoining existing single-family zoning districts	3 story max. for Mixed Residential 5 story max for Commercial and Multi-family with 3 story transition to any adjoining existing single-family zoning districts
Building Placement and Setbacks	Consistent with current standards (allow zero-lot line for SF-5)	10' – 20' min./max. setbacks Buildings placed close to the street (public or internal driveway)	Consistent with current standards along arterial roadways, but allow for shallower setbacks on internal streets or driveways when accommodating horizontal mixed use
Parking			
• Number of off-street parking spaces	Min. of 2 per unit; no additional parking req'd for ADU	Min. of 1.5 per unit which may be reduced to 1 per unit if on-street parking is accommodated/provided	Collapse the use-based parking requirements to the following general categories: <ul style="list-style-type: none"> Most retail and office uses Manufacturing and warehouse uses Lodging uses Hospital and nursing homes Congregate living facilities (like senior living) Assembly uses like churches and community centers. Multi-family residential uses Single-family residential uses.

Recommended Zoning Framework – Single-Use/Suburban Zoning Districts			
New Zoning District Category → Development Standards	<i>Low Density Residential (SF-20) and Medium Density Residential (SF-10 and SF-5)</i>	<i>Mixed Residential & Multi-Family</i>	<i>Commercial</i>
<ul style="list-style-type: none"> Location of parking 	For new development only: limit the front façade width dedicated to parking garage to no more than 50% and setback the garage from the front façade by 5' min.	For new development only: limit the front façade/lot width dedicated to parking garage or surface parking to no more than 40% and setback the parking from the front façade by 5' min.	Limit or disincentivize large surface parking lots Require more landscaping for parking lots that exceed the required parking by over 25%. Require a minimum percentage of surface parking to be permeable pavers or required the use of LID techniques.
Landscaping	For new development only: Canopy trees in the front yard or with the street scape as street trees (1 per 40' of linear width)	For new development only: Canopy trees in the front yard or with the street scape as street trees (1 per 40' of linear width)	Parking lot landscaping and landscaping/shade along the storefronts Higher landscaping requirements for exceeding the min. parking required by over 25%.
Building Design	For new development only: provide a palette of design elements to incorporate in the front façade (palette to include – porches, stoops, dormer, bay window, etc.)	For new development only: provide a palette of design elements to incorporate in the front façade (palette to include – prominent entrances, stoops, dormer, internal stair cases, façade rhythm, required min. fenestration, bay windows, etc.)	For new development only: provide a palette of design elements to incorporate for street facing façades (palette to include – prominent entrances, corner elements, façade articulation/rhythm, required min. fenestration, storefront design and shade required, etc.) Establish separate Industrial District design standards that are tailored to larger building footprints
Other	Park dedication or private open space requirement (10%) for new neighborhoods over a specific critical mass or size (10 Ac.). New neighborhoods with street stubs required to adjoining undeveloped property.	Private open space requirement and criteria for the design and frontage of the open space (limitation of credit for detention areas); Requirement for trails and connectivity per the city's trail plan.	Private open space requirement and criteria for the design and frontage of the open space (limitation of credit for detention areas); Requirement for trails and connectivity per the city's trail plan.

Recommended Zoning Framework – Downtown, Mixed Use, and Planned Development Zoning Districts						
New Zoning District Category →	<i>Downtown District</i>			<i>Mixed Use District</i>		<i>PD District</i>
Development Standards	<i>Core</i>	<i>Edge</i>	<i>Neighborhood</i>	<i>Core</i>	<i>Transition/ Neighborhood</i>	<i>Commercial, Residential, or Mixed Use</i>
Use Mix	Allow a range of retail sales, service, office, live-work, and urban living uses (multi-family) in the upper floors and along 'B' Streets	Allow a range of commercial (office, smaller retail, live-work), and a range of multi-family and missing-middle residential uses	Allow live-work, smaller professional office uses, and a range of missing middle and single-family detached uses Allow Accessory Dwelling Units by right	Applicant can propose a mix of retail sales, service, office, live-work, and urban living uses (multi-family) in the upper floors	Allow a range of commercial (office, smaller retail, live-work), and a range of multi-family, missing-middle, and single family residential uses	Applicant can propose a mix of retail sales, service, office, live-work, and urban living uses (multi-family) – horizontal mixed use or vertical mixed use
Density	No density min. or max. for residential uses	No density max. for residential uses; residential building types are regulated		No min. or max. for residential (but determined as part of the zoning application)	Range 24 – 30 DU/Ac	No min. or max. for residential (but determined as part of the zoning application)
Height	5 story max. (no min.)	3-story max.	3-story max.	5-story max. (taller buildings may be considered with additional public amenities)	3-story max. adjoining existing single-family neighborhoods	5-story max. (taller buildings may be considered with additional public amenities) 3-story max. adjoining existing single-family neighborhoods
Building Placement and Setbacks	<ul style="list-style-type: none"> Require new buildings or additions to existing buildings to be built at or close to a designated 'A' Street/Main Street to create a "street wall" definition and improve the pedestrian experience along the street. Limit the frontage of surface parking lots along an A Street. A "street wall" implies the creation of a "wall" with buildings placed immediately adjacent to the street/sidewalk. A street wall has a "void" if there is a surface parking lot adjacent to the sidewalk/street. Establish a "build-to line" or build-to zone" instead of a setback, especially along Main Street. A build-to line is the line at which the principal building's front and/or side façades are to be built. A build-to zone is the area within which the principal building's front and/or side façades are to be built. 			Applicant to provide based on a range and criteria specified in the Mixed Use district standards		Applicant to provide based on a range and criteria specified in the PD standards
Building Frontage	<ul style="list-style-type: none"> Require a minimum width of a block (more than 50%) along 'A' Streets to be occupied by a building, especially at street intersections. This then limits the frontage of surface parking along 'A' Streets, especially at street intersections. 			Applicant shall provide a standard per criteria established in the MU-D Standards		Applicant may provide a standard per criteria established in the PD Standards
Parking						

Recommended Zoning Framework – Downtown, Mixed Use, and Planned Development Zoning Districts						
New Zoning District Category →	Downtown District			Mixed Use District		PD District
Development Standards	Core	Edge	Neighborhood	Core	Transition/ Neighborhood	Commercial, Residential, or Mixed Use
<ul style="list-style-type: none">Number of off-street parking spaces	No min. or max. for all uses	All commercial uses: 1 space per 400 sq.ft. All residential uses: 0.5 space per unit	All commercial uses: 1 space per 300 sq.ft. All residential uses: 0.75 space per unit	Applicant may adopt the parking standards for commercial districts or propose alternative standards based on a parking study for the mix of uses proposed		Applicant may adopt the parking standards for commercial districts or propose alternative standards based on a parking study for the mix of uses proposed.
<ul style="list-style-type: none">Location of parking	Behind the principal structure on the lot	Behind or to the side of the principal structure on the lot		Behind the principal structure on the lot	Behind or to the side of the principal structure on the lot	Applicant shall specify standards with the PD application
Landscaping	<ul style="list-style-type: none">On-street and screening of surface parking and service functionsFocus on shade for pedestrian connections from parking to buildingClarify parking lot landscaping versus screening, versus streetscape landscaping.			Applicant can provide based on specific criteria for landscaping in the MU District Standards		Defaults to the city’s ordinance with modifications allowed based on the project context.
Building Design	<ul style="list-style-type: none">Establish building frontage requirements along designated Type A StreetsDoors and window requirements along street facing facadesStorefront design for retail buildingsFaçade articulation/rhythm requirementsBase, middle and topShade along sidewalk/building frontsStreet intersection/vista terminus/corner elementsOutdoor café and seating standardsSignage standards that prioritize pedestrian oriented signs			Applicant can provide based on specific criteria for building design in the MU District Standards		Defaults to the city’s ordinance with modifications allowed based on the project context.
Other	<ul style="list-style-type: none">Regulating plan – establishes the boundaries of the subdistricts (per the comprehensive plan) and the designation of the Type ‘A’ and ‘B’ Streets.			<ul style="list-style-type: none">Process- established a tiered planning and approval process with a framework plan required for a minimum acreage included in the MU category for the zoning change and subsequent approvals will require more detailed master plans and site plans in conjunction with platting.Establish criteria for delineation of the subdistricts such as the core and transitionEstablish design criteria for the street connectivity, block/lot, neighborhood layout, and integration of open space and trails.		<ul style="list-style-type: none">Process – will require a concept plan and development standards with zoning applicationConcept plan will show the specific areas for the different land uses, general location of buildings, parking, connectivity, etc.PD standards will include criteria for mix of uses, connectivity, open space, and parking.

F. Section Specific Recommendations:

Zoning Ordinance

Article I, In General

- Definitions will change with a more succinct use list. Defining each individual use becomes a headache for staff, can lead to confusion, and in the end isn't necessary. Create broad use districts, define them with examples, and then clarify in Sec 106-2 that the designated official can make the call on uses not specifically listed in the definitions. Appeals would go to ZBA.
- Uses might still be separated from the rest of the definitions
- Changes will address truck washes and provide clarity regarding different types of housing types such as SF detached and SF attached.

Article II, Administration

- Provide review criteria for City Council to consider zoning change applications based on comprehensive plan recommendations.

Article III, Districts and District Regulations

- Update use list to reflect a more succinct and more flexible use list.
- Simplify zoning districts and decrease overall number (see table in Section B for new recommended districts).
- Downtown Overlay – Update to a base zoning district (see recommendations in Section 6C of this report)
- Residential Districts – See framework table in Section 6E.

Article IV, Supplementary Regulations

- Update the use chart to reflect new use and district list
- Consider an administrative process with appeals to P&Z and Council for allowing new and unclassified uses within the land use table.

Article V, Off Street Parking and Loading Regulations

- Take a more flexible approach to parking required by creating a blended ratio for all commercial uses which will allow uses to transition over time as the market changes without having to add parking on a site. In Downtown and other Mixed Use areas, a different parking standard including no minimum requirement with standards for where parking is located on a lot or a different approach should be considered.

Article VI, Screening Devices and Fence Regulations

- Provide illustrations to clarify regulations

Article VII, Landscaping and Trees

- Create “required” and “prohibited” trees list.
- Vague criteria for tree preservation (add criteria).
 - Identify trees required for preservation – species or size
 - Add enforcement or violation fines for clear cutting.
- Add criteria for mitigation or remedy measures.
- See Table in 6E for additional recommendations

Article VIII, Antennas

- No suggestions at this time.

Chapter 98, General Development

Overarching Updates:

- Coordination with updated zoning regulations (layout and terminology).
- Clear sections that address plat requirements and process and public improvements policies, process requirements and standards.

Article I, In General

- Organization of article includes establishment of overarching regulatory authority but also includes specific regulations, such as variances.
- Create a separate article for definitions.
- Move relief measures to Article II.

Article II, Plan Submittal and Approval Procedures

- Regulations for specific types of plats are interspersed throughout the different sections.
- Create a subsection for each type of plat which:
 - Clearly identify steps in the process
 - Add cross-references to additional requirements in other Articles and/or zoning requirements that may be applicable (citation only)
- The engineering site plan regulations were set up in 1996 and causes some confusion between the site plan required in the zoning regulations associated with commercial development.

- Re-evaluation and update of the parkland dedication criteria has been noted by the development community. Specifically, review is anticipated for the parkland dedication required in multi-phased development.
- Move building permits to Article III.

Article III, Development Procedures

- Focus this section on only the requirements associated with required public infrastructure.
- Move requirements and procedure for amending plats to Article II.
- Move requirements for developers' agreement to Article IV.

Article IV, Public Improvements

- Fairly clear and focused article that would be improved with updates language and reordered for clarification
- Identifies minimum requirements for typical public infrastructure but only mentions where to find standard specifications
- Section 98-95 is unclear:
 - Labelled as "Easements" but includes street design criteria
 - Table 7 street standards do not match comprehensive plan (refer to graphics in the Comprehensive Plan)
 - Terminology
 - Number of lanes
 - Width of pavement
- Provide clear link to location of technical construction standards and details as identified in 98-91; identify if city has amended any of the NCTCOG specifications
- Create new subsection regarding Surety
 - Include existing developers' agreement from Article III
 - Incorporate Maintenance and warranty section
 - Identify standards and criteria for different types of surety acceptable to city
-
- Assist, as needed, city engineer to incorporate iSWM and/or add paragraph pointing to NCTCOG standards (will require adoption by City Council)

Article V, Appendices – Added in 2018 pertains to requirements in other articles

Article VI, Completeness Determination Added in 2018 pertains to Article II



Crowley City Council

AGENDA REPORT

Meeting Date: February 18, 2021

Agenda Item: II-2

Staff Contact: Jack Thompson, ACM/EDC
Lori Watson, ACM/Finance
jthompson@ci.crowley.tx.us
E-mail: lwatson@ci.crowley.tx.us
Phone: 817-297-2201

SUBJECT: Discuss construction and funding of Fire Station #1 and receive guidance from City Council.

BACKGROUND/DISCUSSION

The Fire Station Design Team, which consists of staff members from Administration, the Fire Department, and the Public Works Department, selected and with Council approval, contracted with Quorum Architecture to create a preliminary design that would align with the project budget. The final construction costs for the preliminary design have come back higher than originally expected. Staff is requesting a \$1,098,890 increase to the construction budget for a total project budget of \$4,700,342, which seeks to meet the rising construction costs as well as the size and space requirements requested by the Fire Department.

The Fire Station Design Team worked with the architect and general contractor, Modern Contractors, to identify potential value engineering, VE, elements in the project. Those VE elements either had a negative impact on the overall quality of the structure or removed key components necessary to meet the needs of the Fire Department.

If the City Council approves the budget change, Staff will work with Quorum and Modern Contractors to enter into a guaranteed maximum price (GMP).

FINANCIAL IMPACT

The impact would be an adjustment in the total project budget from \$3,500,000 to \$4,700,342, resulting in an increase of \$1,200,342. The original amount of \$3,500,000 appropriated from the 2018 Bond (General fund portion). There may be an opportunity to issue additional debt this summer before the tax rate is set, and take advantage of the low interest rates and provide funding for additional projects that may be needed. Another option would be to use Fund Balance to fund the overage of the project. At the end of the fiscal year, the general fund balance increased by \$1,122,567. The city received \$854,700 from the CARES funds from Tarrant County. The amount used to reimburse for public safety salaries for the year was \$809,769.

RECOMMENDATION

Staff is seeking council direction on how to proceed.



Crowley City Council

AGENDA REPORT

Meeting Date: February 18, 2021

Agenda Item: II-3

Staff Contact: Kit Long, Chief of Police

E-mail: klong@ci.crowley.tx.us

Phone: 817/297-2276

SUBJECT: Submission of our Annual Report and Racial Profiling Report for 2020.

BACKGROUND/DISCUSSION

For submission and filing purposes.

FINANCIAL IMPACT

None

RECOMMENDATION

None

ATTACHMENTS

- 2020 Racial Profiling Report
- 2020 Annual Report



Annual Report 2020

Crowley Police Department

Chief Kit Long

Our Vision

To be respected and trusted by all segments of the community so that we can be a positive driving force in making the City of Crowley the most livable community in North Texas

Values

Honesty: All employees will speak the truth and act righteous at all times.

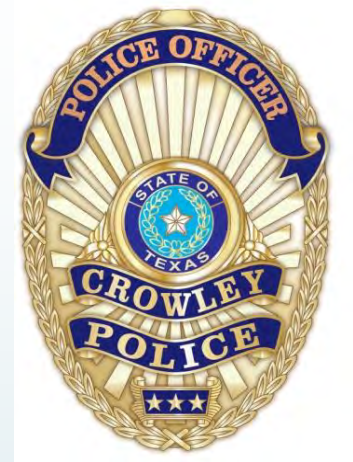
Integrity: The Crowley Police Department is built upon a foundation of ethical and professional conduct. We are committed to the highest level of moral principals and ethics.

Honor: Our honesty, fairness, and integrity shall make us worthy of distinction and respect.

Respect: We understand our role as community caretakers, and temper our application of the law with compassion and empathy. We are committed to equal application of the law to offenders and members of the public as well as the equal application of rules and regulations to all members of the department.

Mission

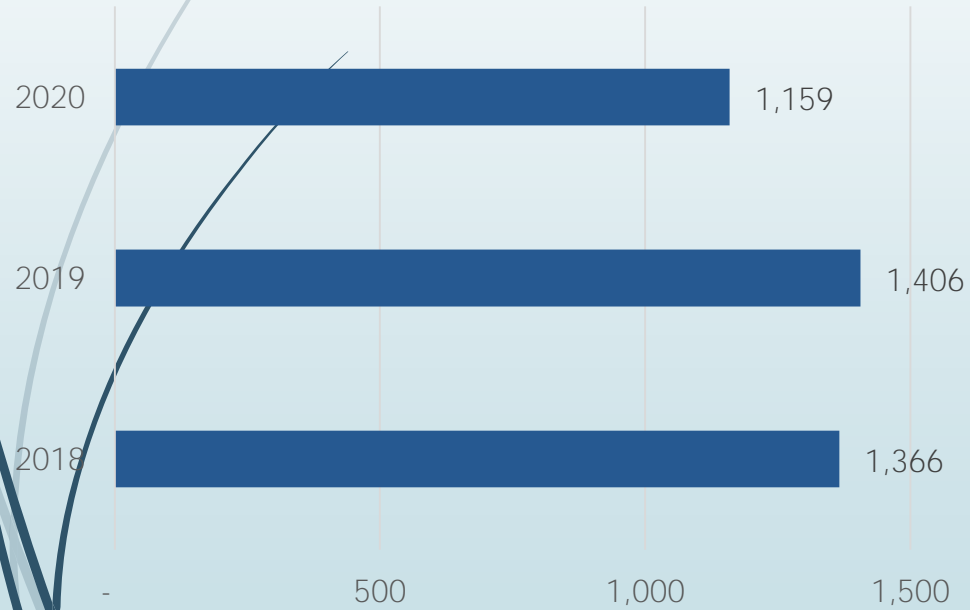
The mission of the Crowley Police Department is to improve the quality of life and safety of our citizens by building partnerships with the community. Together we will enhance community trust, reduce the fear of crime, preserve peace, and strive to maintain a safe environment for the City of Crowley



Support Services

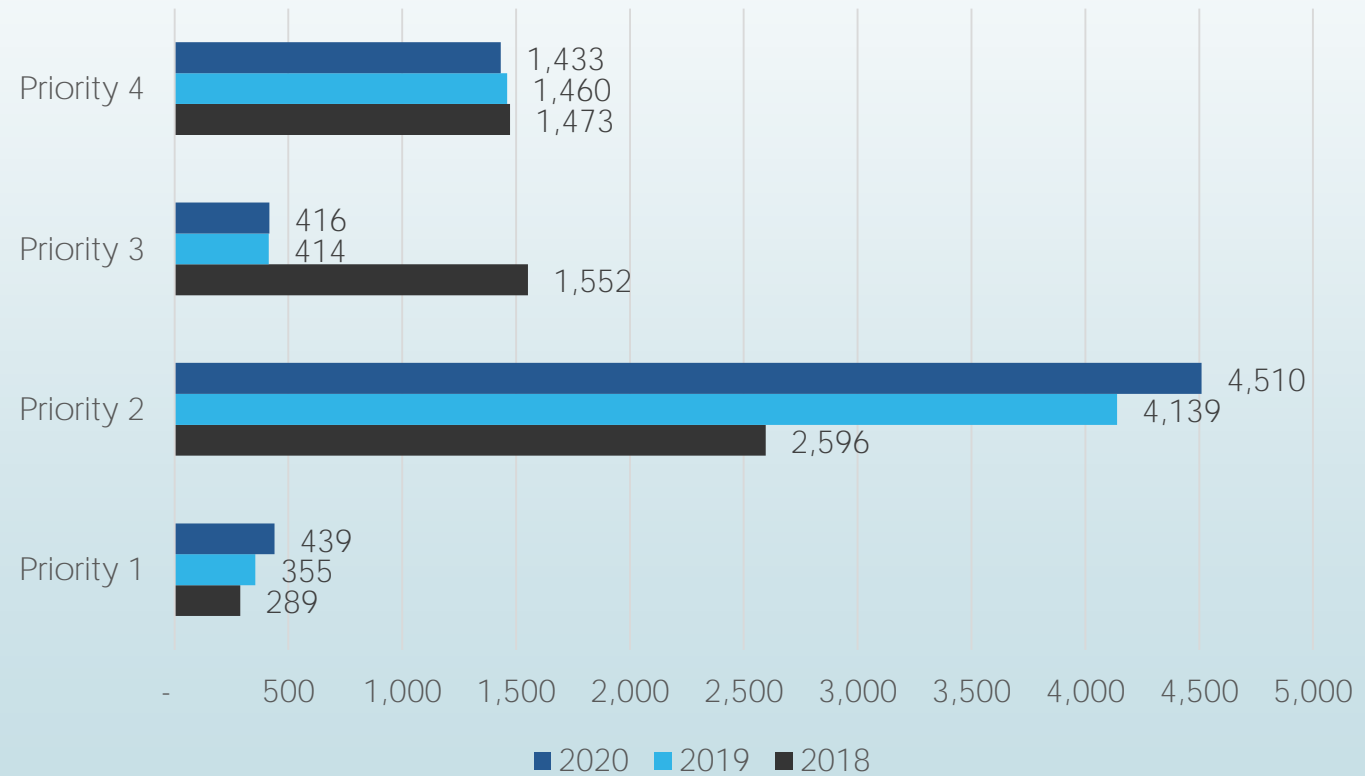
Records

Requests for Information



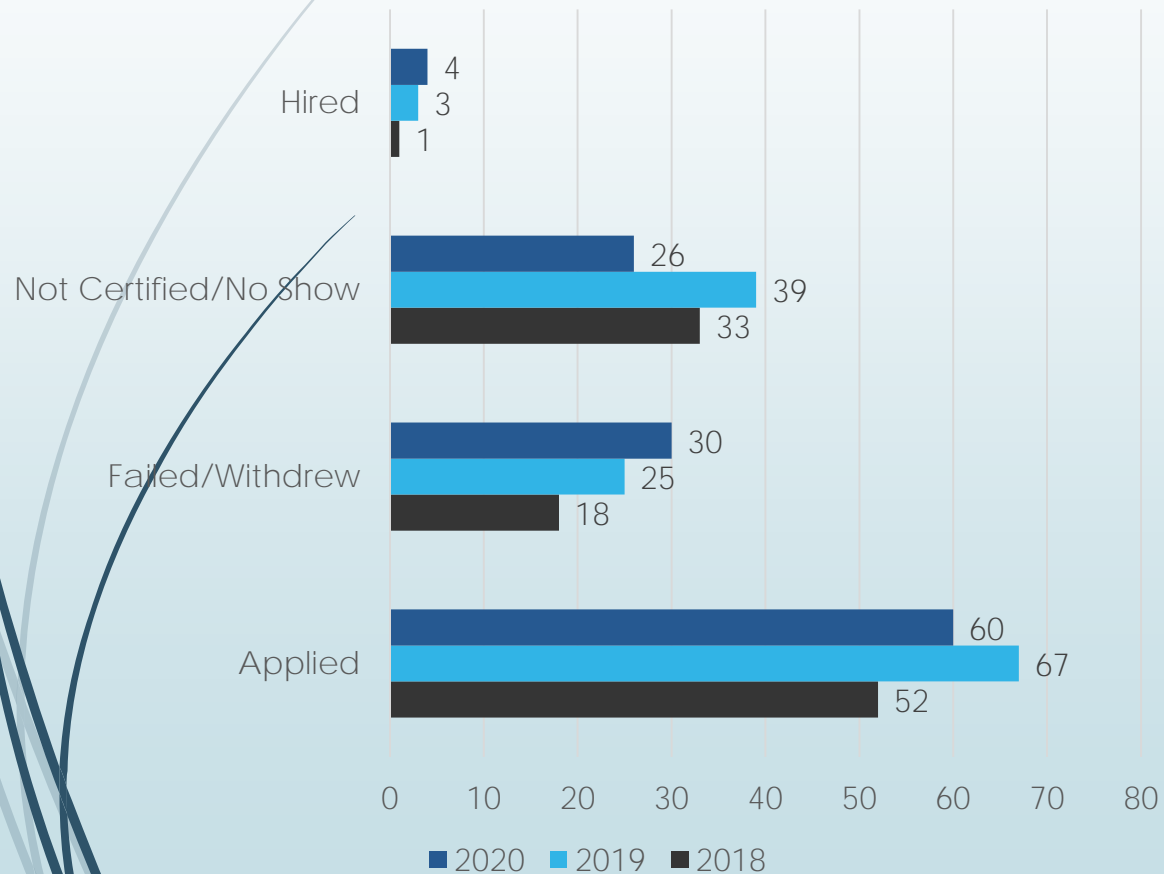
Communications

Calls For Service

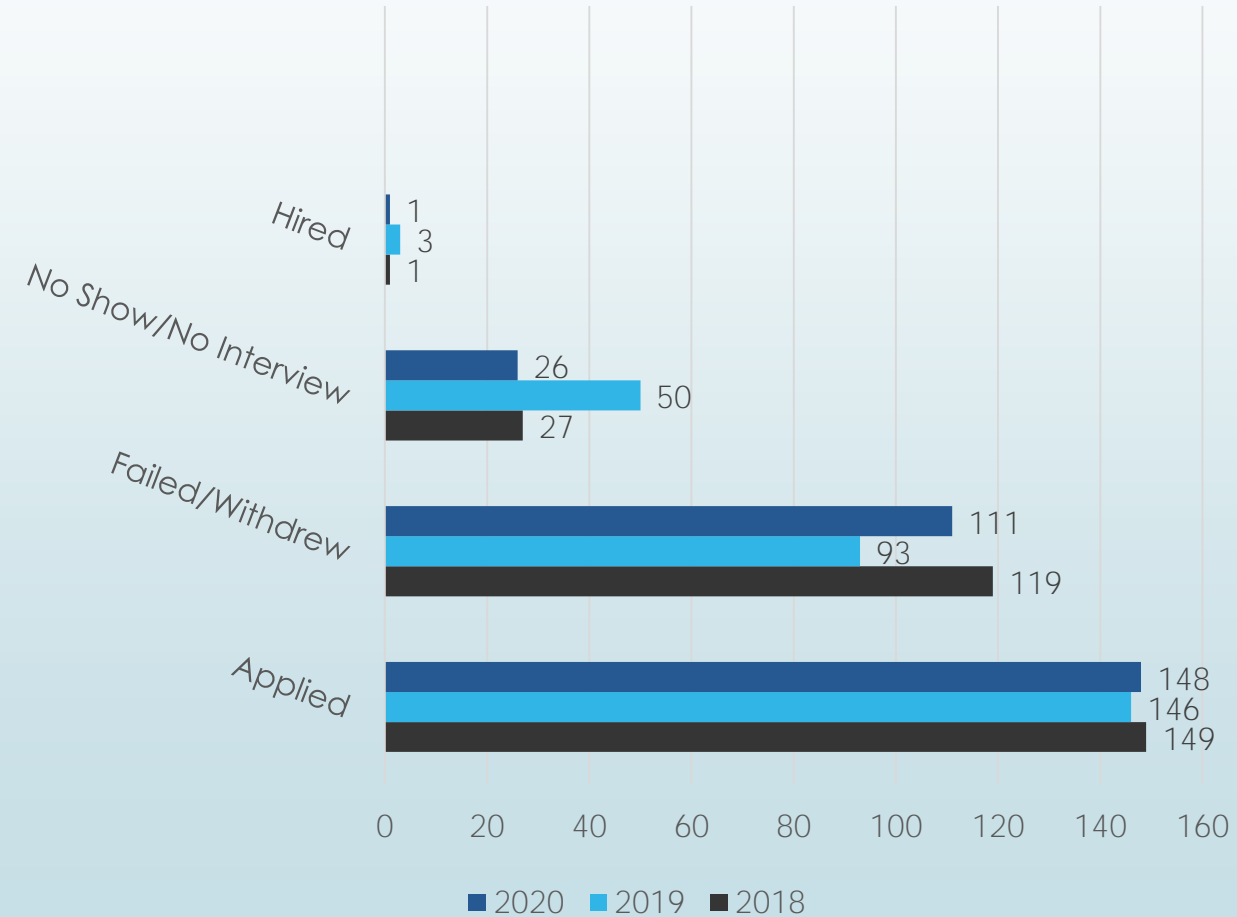


Recruitment of Personnel

Sworn Officers



Dispatchers



Investigative Services

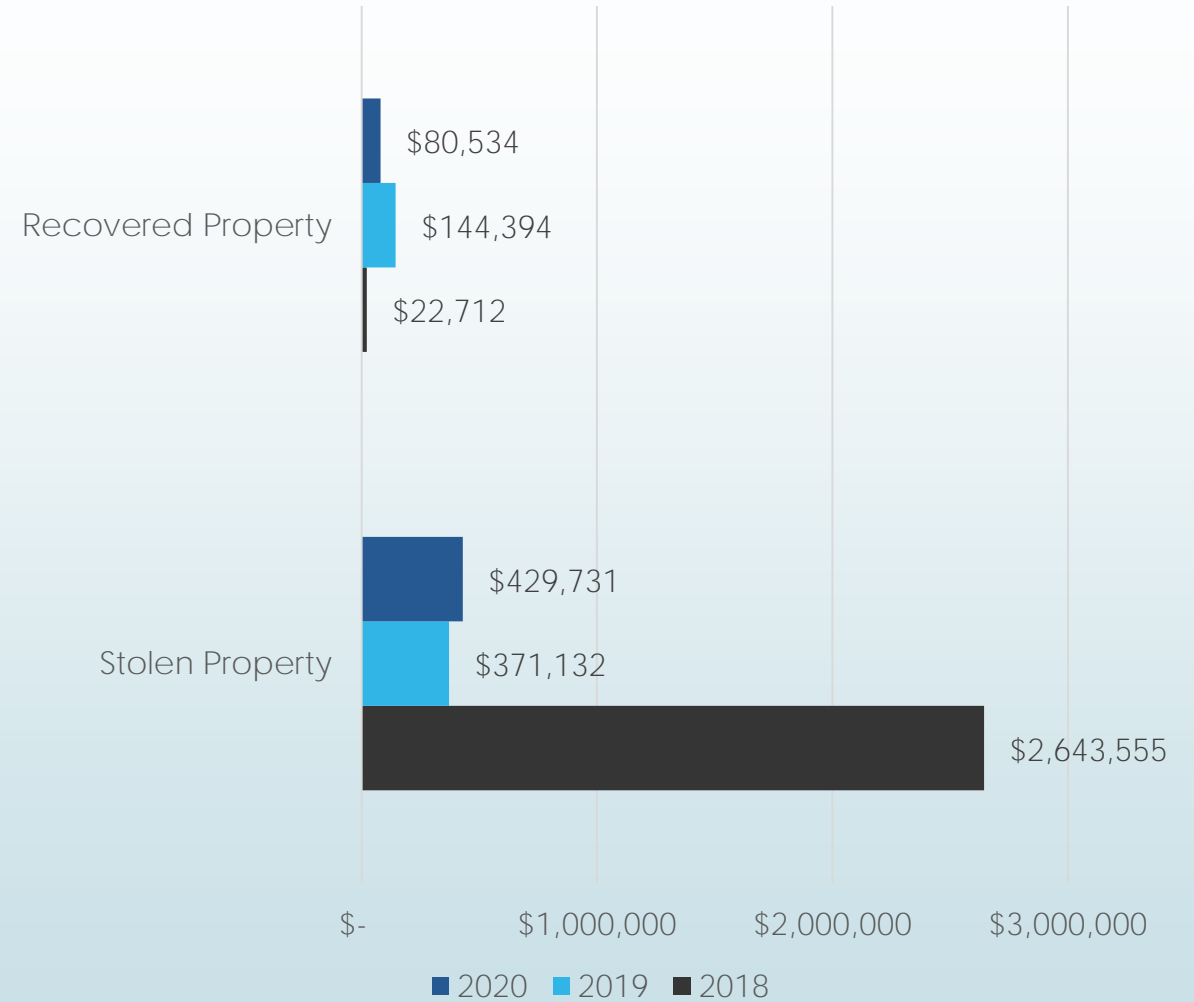
% of PROPERTY VALUE RECOVERED

2018: 0.85%

2019: 39.0%

2020: 18.75%

Property & Evidence



Investigative Services

Criminal Investigations Division

Assigned Cases: 1,617

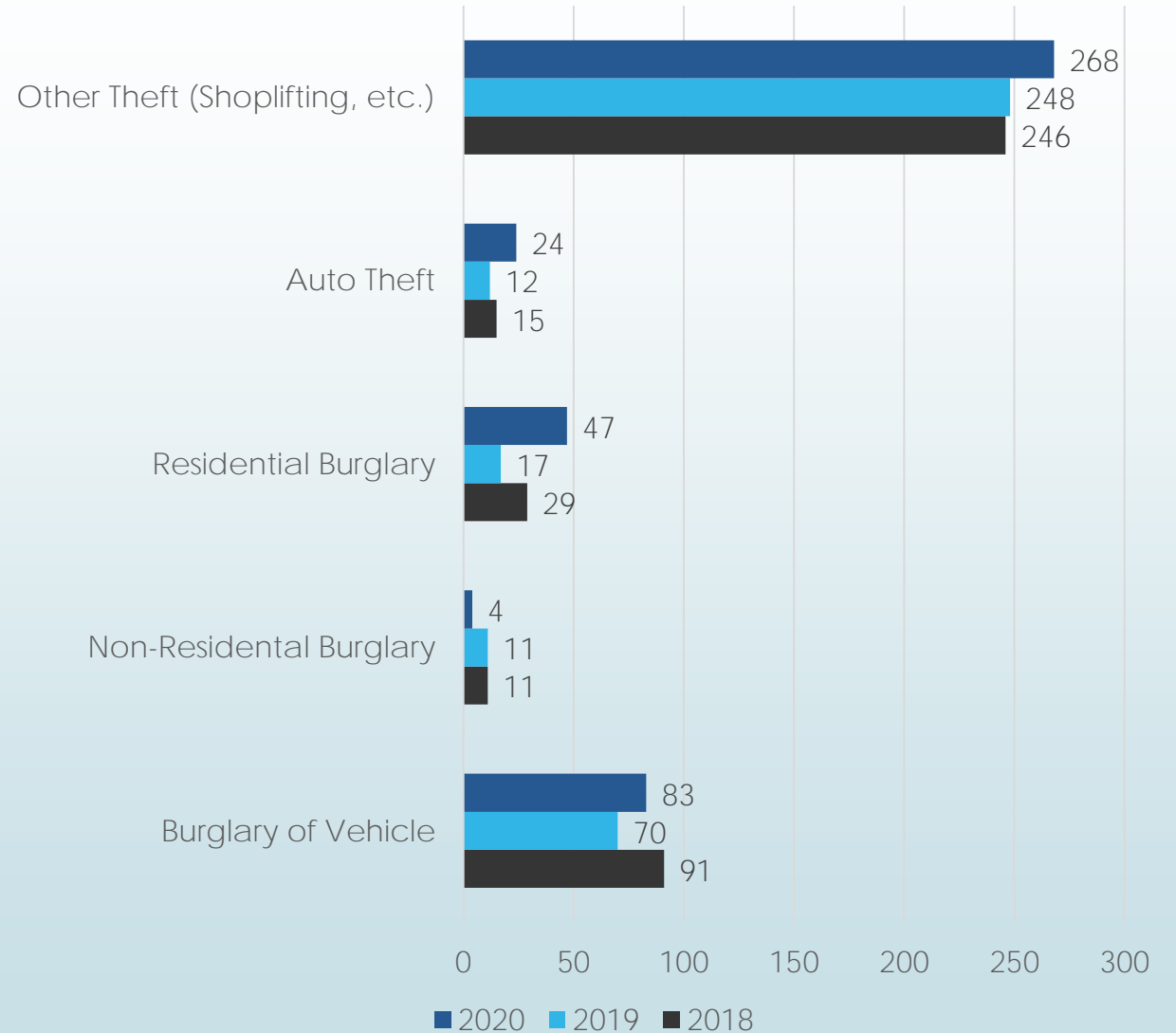
Cleared by Arrest: 588

Closed: 906

Pending: 32

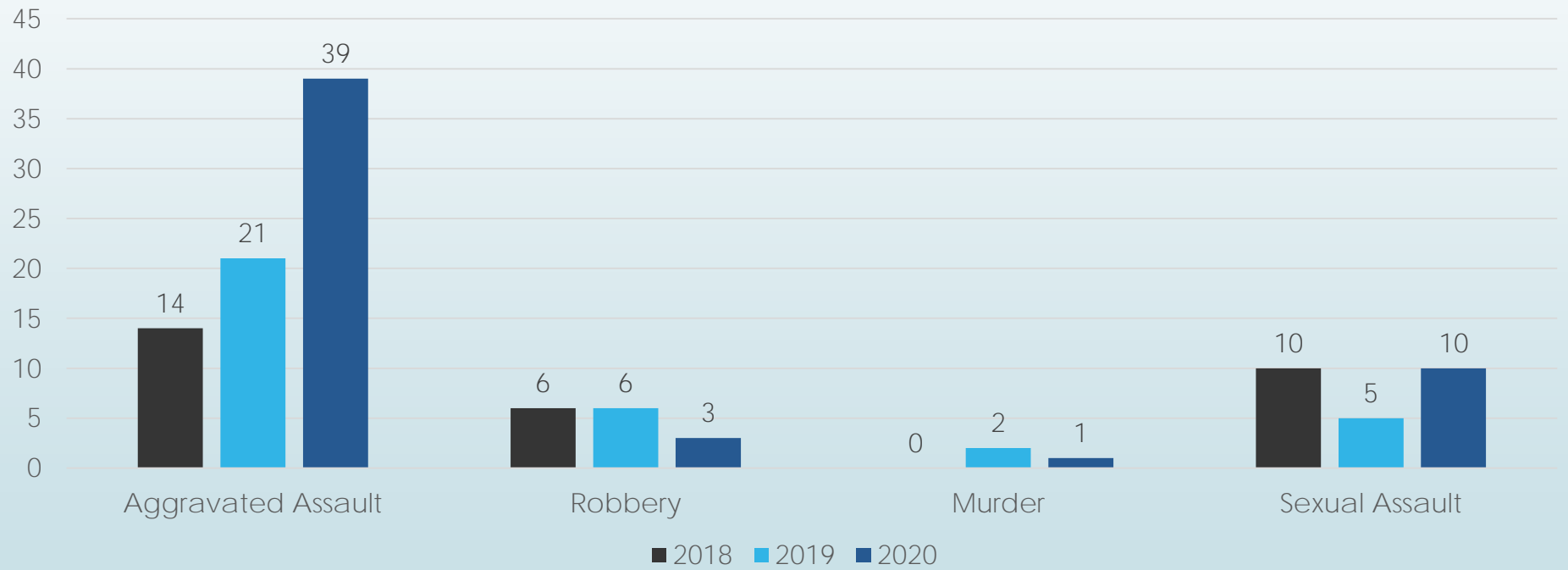
Warrant: 91

Property Crimes



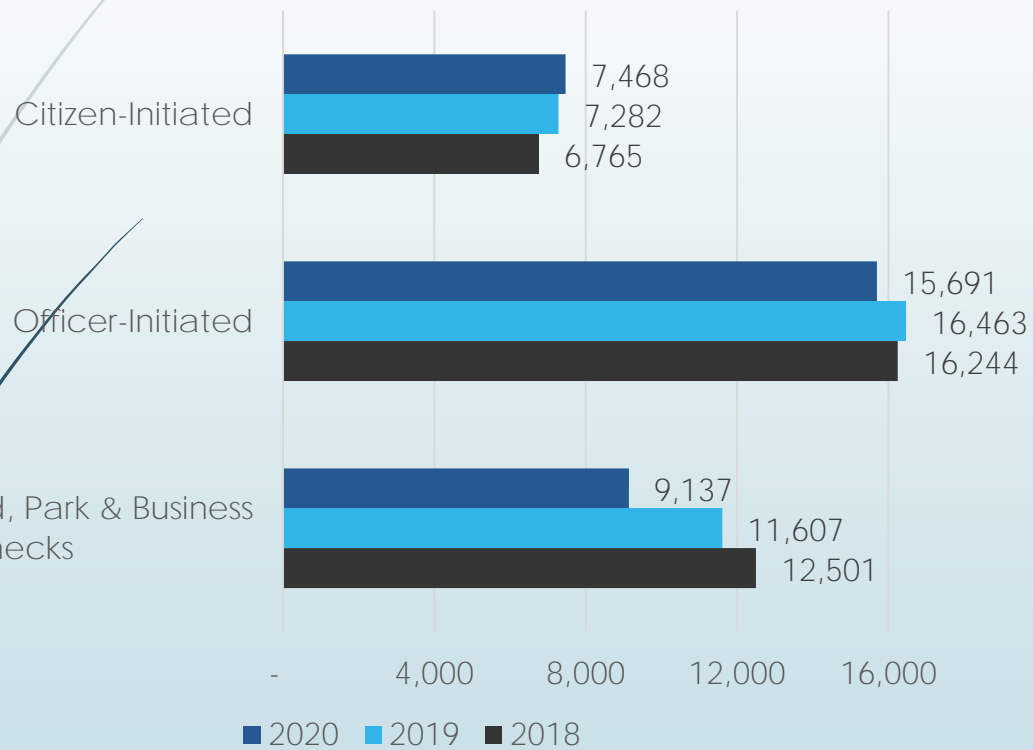
Investigative Services

Criminal Incidents

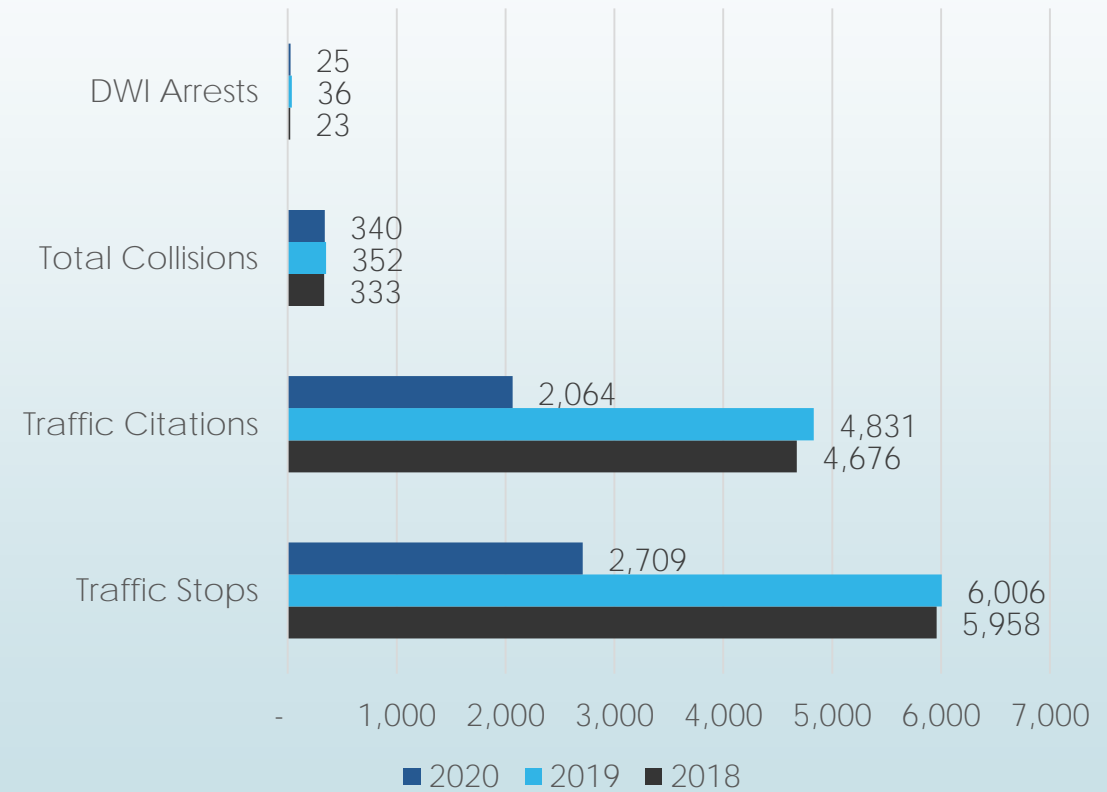


Operations

Patrol – Calls for Service

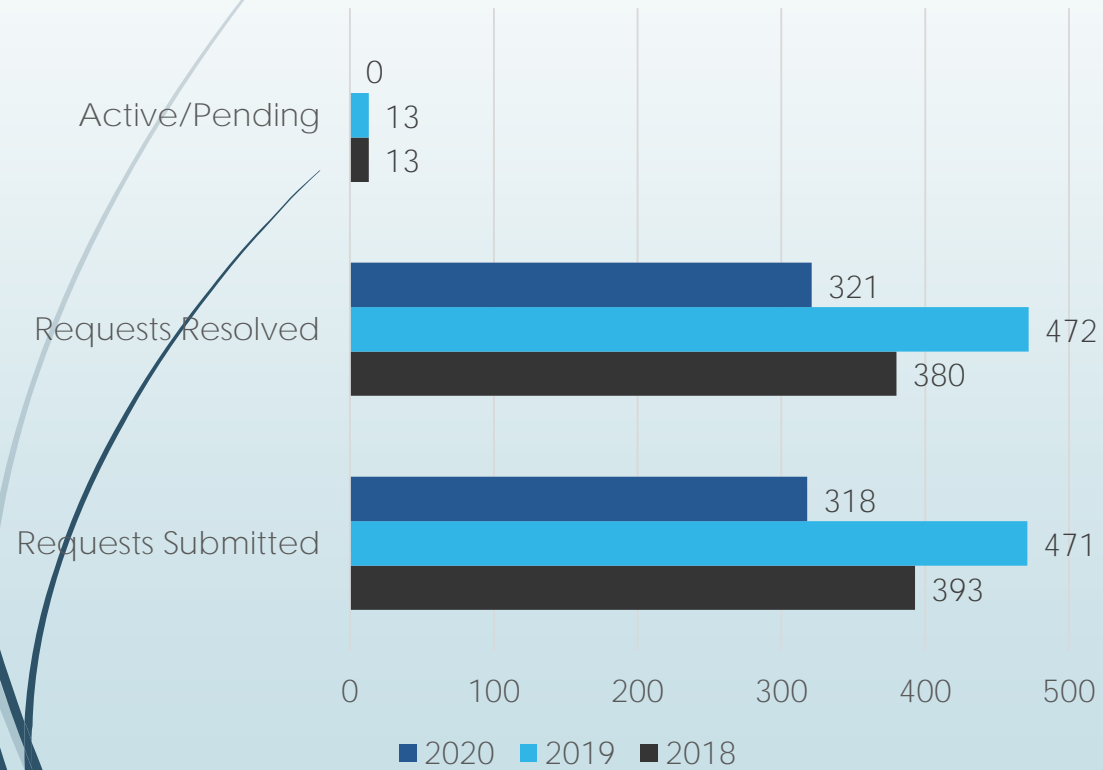


Traffic Enforcement

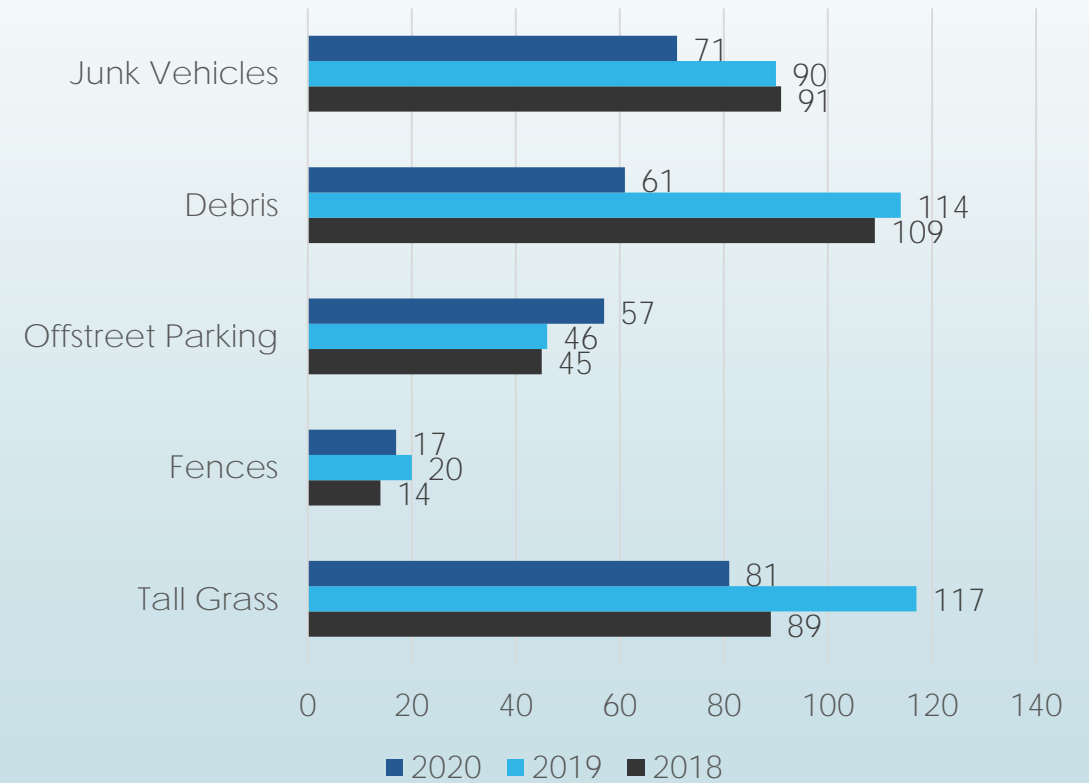


Code Enforcement

Enforcement Requests



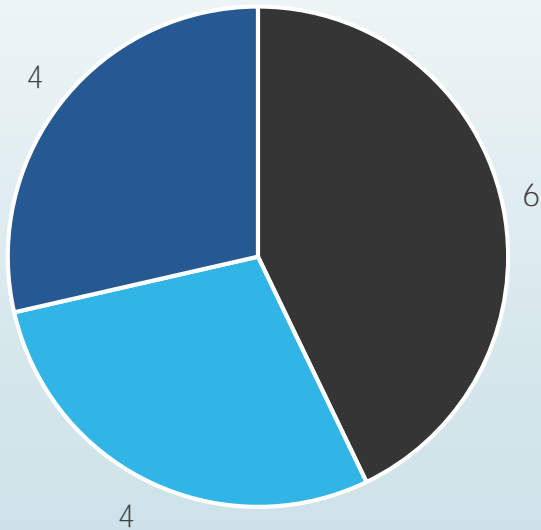
Request Type



Professional Standards

Use of Force Incidents

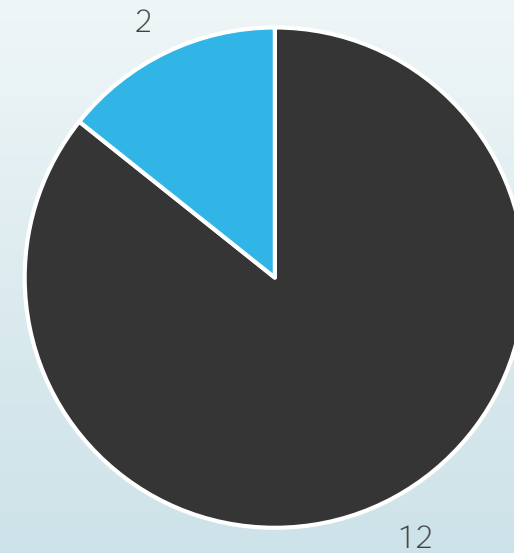
Type of Force Used



■ Empty Hand Control ■ Taser ■ Firearm Pointed

19 Total Incidents

By Gender



■ Male ■ Female



Crime Control and Prevention District

Office of the Community Outreach

CCPD supports one full-time sworn Community Liaison Officer and one Administrative Assistant

In addition to the community programs, the Community Liaison Officer is also responsible for the following:

- Scheduling training for all personnel at CPD
- Coordinating volunteers for Citizens on Patrol and Citizens Police Academy
- Recruiting police officers, dispatchers and civilian employees
- Serving as a Public Information Officer for the Police Department
- Coordinates all repairs needed on patrol vehicles to keep them in use

A huge thank you to the citizens of Crowley for your vote to keep the CCPD program active for another 15 years.

CCPD Programs

Each year we typically look forward to participating in several events with our community however due to COVID-19 most events were cancelled. We look forward to these events resuming soon.

Sorry **EVENT**
CANCELLED



Detective Cranford has taken the initiative to revitalize the department's bicycle unit for patrolling areas of the city as well as the renewed downtown project once it is completed.



ALLIANCE
FOR CHILDREN
A Children's Advocacy Center

Continued Partnership

This year we have continued to partner with Alliance For Children. Their specially trained team of Family Advocates help navigate children and their protective family members through the overwhelming process of dealing with cases of child abuse. All services provided are at no cost to the family. They have assisted over 55,000 families across Tarrant County since 1992.

Crowley Police Department Annual Contact Report 2020



Chief Administrator:
Kit Long, Chief of Police

Prepared By:
Michael Tate, Lieutenant

2020 REPORTING FULL REPORTING AGENCY

The Crowley Police Department's vehicles that conduct motor vehicle stops are equipped with video and audio equipment. In addition, officers conducting motor vehicle stops are equipped with body worn cameras. These videos are maintained for a minimum of 90 days.

Videos are audited once a month by the officer's direct supervisor.

Racial profiling statistics are audited on a monthly basis to ensure reporting compliance and accuracy.

Racial Profiling Report | Full report

Agency Name: **Crowley Police Department**

Reporting Date:

TCOLE Agency Number: **439208**

Chief Administrator: **Kit Long, Chief of Police**

Agency Contact Information: **Michael Tate, Lieutenant**

Phone: **817-297-2276**

Email: **mtate@ci.crowley.tx.us**

Mailing Address: **617 West Business FM 1187, Crowley, TX 76036**

This Agency filed a full report

Crowley Police Department has adopted a detailed written policy on racial profiling. Our policy:

- 1) clearly defines acts constituting racial profiling;
- 2) strictly prohibits peace officers employed by the Crowley Police Department from engaging in racial profiling;
- 3) implements a process by which an individual may file a complaint with the Crowley Police Department if the individual believes that a peace officer employed by the Crowley Police Department has engaged in racial profiling with respect to the individual;
- 4) provides public education relating to the agency's complaint process;
- 5) requires appropriate corrective action to be taken against a peace officer employed by the Crowley Police Department who, after an investigation, is shown to have engaged in racial profiling in violation of the Crowley Police Department policy;
- 6) requires collection of information relating to motor vehicle stops in which a citation is issued and to arrests made as a result of those stops, including information relating to:
 - a. the race or ethnicity of the individual detained;
 - b. whether a search was conducted and, if so, whether the individual detained consented to the search;

- c. whether the peace officer knew the race or ethnicity of the individual detained before detaining that individual;
- d. whether the peace officer used physical force that resulted in bodily injury during the stop;
- e. the location of the stop;
- f. the reason for the stop.

7) requires the chief administrator of the agency, regardless of whether the administrator is elected, employed, or appointed, to submit an annual report of the information collected under Subdivision (6) to:

- a. the Commission on Law Enforcement; and
- b. the governing body of each county or municipality served by the agency, if the agency is an agency of a county, municipality, or other political subdivision of the state.

The Crowley Police Department has satisfied the statutory data audit requirements as prescribed in Article 2.133(c), Code of Criminal Procedure during the reporting period.

Executed by: _____

Chief Administrator

Date: _____

Total stops: 2570

Street address or approximate location of the stop

City street: 2442

US highway: 1

State highway: 59

County road: 13

Private property or other: 55

Was race or ethnicity known prior to stop?

Yes: 136

No: 2434

Race or ethnicity

Alaska Native/American Indian: 6

Asian/Pacific Islander: 39

Black: 813

White: 1307

Hispanic/Latino: 405

Gender

Female:

Total 1063

Alaska Native/American Indian 1

Asian/Pacific Islander 13

Black 356

White 559 Hispanic/Latino 134

Male:

Total 1507

Alaska Native/American Indian 5

Asian/Pacific Islander 26

Black 457

White 748 Hispanic/Latino 271

Reason for stop?

Violation of law:

Total 85

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 37

White 39 Hispanic/Latino 9

Preexisting knowledge:

Total 26

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 7

White 12 Hispanic/Latino 7

Moving traffic violation:

Total 1607

Alaska Native/American Indian 4

Asian/Pacific Islander 32

Black 507

White 822 Hispanic/Latino 242

Vehicle traffic violation: _____

Total 852

Alaska Native/American Indian 2

Asian/Pacific Islander 7

Black 262

White 434 Hispanic/Latino 147

Was a search conducted?

Yes:

Total 141

Alaska Native/American Indian 0

Asian/Pacific Islander 1

Black 68

White 56 Hispanic/Latino 16

No:

Total 2429

Alaska Native/American Indian 6

Asian/Pacific Islander 38

Black 745

White 1251 Hispanic/Latino 389

Reason for Search?

Consent:

Total 8

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 2

White 5 Hispanic/Latino 1

Contraband:

Total 3

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 2

White 1 Hispanic/Latino 0

Probable cause:

Total 115

Alaska Native/American Indian 0

Asian/Pacific Islander 1

Black 61

White 41 Hispanic/Latino 12

Inventory:

Total 4

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 1

White 1 Hispanic/Latino 2

Incident to arrest:

Total 11

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 2

White 8 Hispanic/Latino 1

Was Contraband discovered?

Yes:

Total 66

Alaska Native/American Indian 0

Did the finding result in arrest (total should equal previous column)?

Yes 0 No 0

Asian/Pacific Islander 1

Yes 1 No 0

Black 28

Yes 28 No 40

White 30

Yes 30 No 26

Hispanic/Latino 7

Yes 7 No 9

No:

Total 75

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 40

White 26 Hispanic/Latino 9

Description of contraband

Drugs:

Total 45

Alaska Native/American Indian 0

Asian/Pacific Islander 1

Black 22

White 16 Hispanic/Latino 6

Currency:

Total 0

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 0

White 0 Hispanic/Latino 0

Weapons:

Total 3

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 2

White 1 Hispanic/Latino 0

Alcohol:

Total 5

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 1

White 3 Hispanic/Latino 1

Stolen property:

Total 12

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 3

White 9 Hispanic/Latino 0

Other:

Total 10

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 5

White 5 Hispanic/Latino 0

Result of the stop

Verbal warning:

Total 161

Alaska Native/American Indian 2

Asian/Pacific Islander 1

Black 62

White 75 Hispanic/Latino 21

Written warning:

Total 1393

Alaska Native/American Indian 3

Asian/Pacific Islander 25

Black 378

White 790 Hispanic/Latino 197

Citation:

Total 966

Alaska Native/American Indian 1

Asian/Pacific Islander 13

Black 348

White 420 Hispanic/Latino 184

Written warning and arrest:

Total 22

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 9

White 11 Hispanic/Latino 2

Citation and arrest:

Total 25

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 15

White 9 Hispanic/Latino 1

Arrest:

Total 3

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 1

White 2 Hispanic/Latino 0

Arrest based on

Violation of Penal Code:

Total 27

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 13

White 13 Hispanic/Latino 1

Violation of Traffic Law:

Total 3

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 1

White 2 Hispanic/Latino 0

Violation of City Ordinance:

Total 0

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 0

White 0 Hispanic/Latino 0

Outstanding Warrant:

Total 20

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 11

White 7 Hispanic/Latino 2

Was physical force resulting in bodily injury used during stop

Yes:

Total 0

Alaska Native/American Indian 0

Asian/Pacific Islander 0

Black 0

White 0 Hispanic/Latino 0

No:

Total 2570

Alaska Native/American Indian 6

Asian/Pacific Islander 39

Black 813

White 1307 Hispanic/Latino 405

Number of complaints of racial profiling

Total 1

Resulted in disciplinary action 0

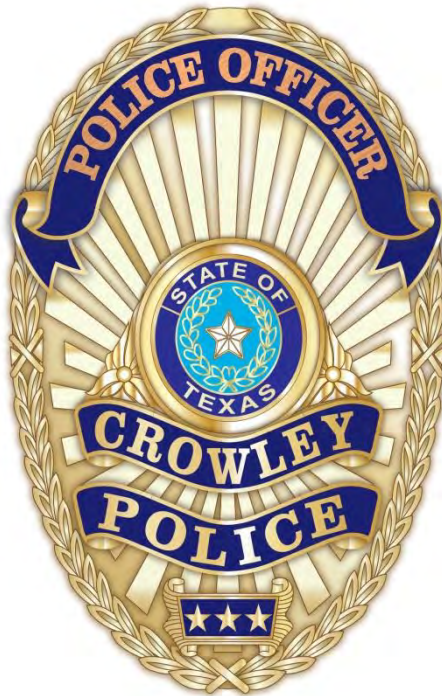
Did not result in disciplinary action 1

Submitted electronically to the



The Texas Commission on Law Enforcement

Crowley Police Department
Motor Vehicle Contacts
Statistical Analysis
January 1, 2020 to December 31, 2020



Traffic Stops by Race and Ethnicity

Race/Ethnicity	Contacts		Moving Violations		Equipment Violations		Violation of Law		Pre-Existing Knowledge	
	N	%	N	%	N	%	N	%	N	%
Alaska Native/ American Indian	6	0.23%	4	0.16%	2	0.08%	0	0.00%	0	0.00%
Asian/Pacific Islander	39	1.52%	32	1.25%	7	0.27%	0	0.00%	0	0.00%
Black	813	31.63%	507	19.73%	262	10.19%	37	1.44%	7	0.27%
Hispanic/Latino	405	15.76%	242	9.42%	147	5.72%	9	0.35%	7	0.27%
White	1307	50.86%	822	31.98%	434	16.89%	39	1.52%	12	0.47%
TOTAL	2570		1607		852		85		26	

Officer Knew Race/Ethnicity Before Stop	Count	%
Yes	136	5.29%
No	2434	94.71%
TOTAL	2570	

Total Contacts
2570

Traffic Stops by Gender and Race/Ethnicity

Gender		
	N	%
Male	1507	58.64%
Female	1063	41.36%
TOTAL	2570	

Race/Ethnicity	Male		Female	
	N	%	N	%
Alaska Native/ American Indian	5	0.19%	1	0.04%
Asian/Pacific Islander	26	1.01%	13	0.51%
Black	457	17.78%	356	13.85%
Hispanic/Latino	271	10.54%	134	5.21%
White	748	29.11%	559	21.75%
TOTAL	1507		1063	

Traffic Stop Results by Race and Ethnicity

Race/Ethnicity	Citation		Written Warning		Verbal Warning		Citation/Arrest		Written Warning/Arrest	
	N	%	N	%	N	%	N	%	N	%
Alaska Native/ American Indian	1	0.04%	3	0.12%	2	0.08%	0	0.00%	0	0.00%
Asian/Pacific Islander	13	0.51%	25	0.97%	1	0.04%	0	0.00%	0	0.00%
Black	348	13.54%	378	14.71%	62	2.41%	15	0.58%	9	0.35%
Hispanic/Latino	184	7.16%	197	7.67%	21	0.82%	1	0.04%	11	0.43%
White	420	16.34%	790	30.74%	75	2.92%	9	0.35%	2	0.08%
TOTAL	966		1393		161		25		22	

Total Contacts
2570

Search Types by Race and Ethnicity

Race/Ethnicity	Consent		Plain view		Probable Cause		Inventory		Incident to Arrest		No Search	
	N	%	N	%	N	%	N	%	N	%	N	%
Alaska Native/ American Indian	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	6	0.23%
Asian/Pacific Islander	0	0.00%	0	0.00%	1	0.71%	0	0.00%	0	0.00%	38	1.48%
Black	2	1.42%	2	1.42%	61	43.26%	1	0.71%	2	1.42%	745	28.99%
Hispanic/Latino	1	0.71%	0	0.00%	12	8.51%	2	1.42%	1	0.71%	389	15.14%
White	5	3.55%	1	0.71%	41	29.08%	1	0.71%	8	5.67%	1251	48.68%
TOTAL	8		3		115		4		11		2429	

Total Number of Searches
141

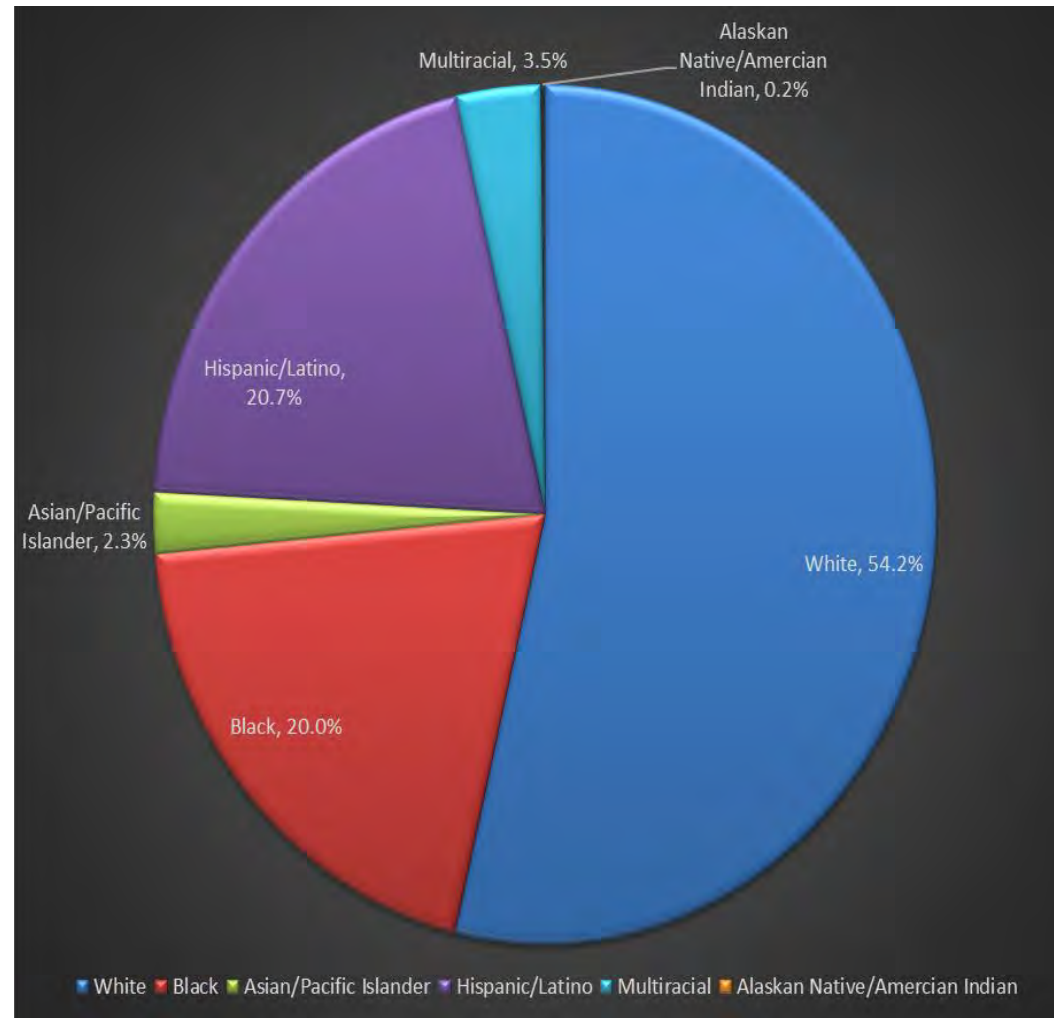
Arrest Reasons by Type and Race/Ethnicity

Race/Ethnicity	Outstanding Warrant		Violation of Penal Code		Violation of Traffic Law	
	N	%	N	%	N	%
Alaska Native/ American Indian	0	0.00%	0	0.00%	0	0.00%
Asian/Pacific Islander	0	0.00%	0	0.00%	0	0.00%
Black	11	22.00%	13	26.00%	1	2.00%
Hispanic/Latino	2	4.00%	1	2.00%	0	0.00%
White	7	14.00%	13	26.00%	2	4.00%
TOTAL	20		27		3	

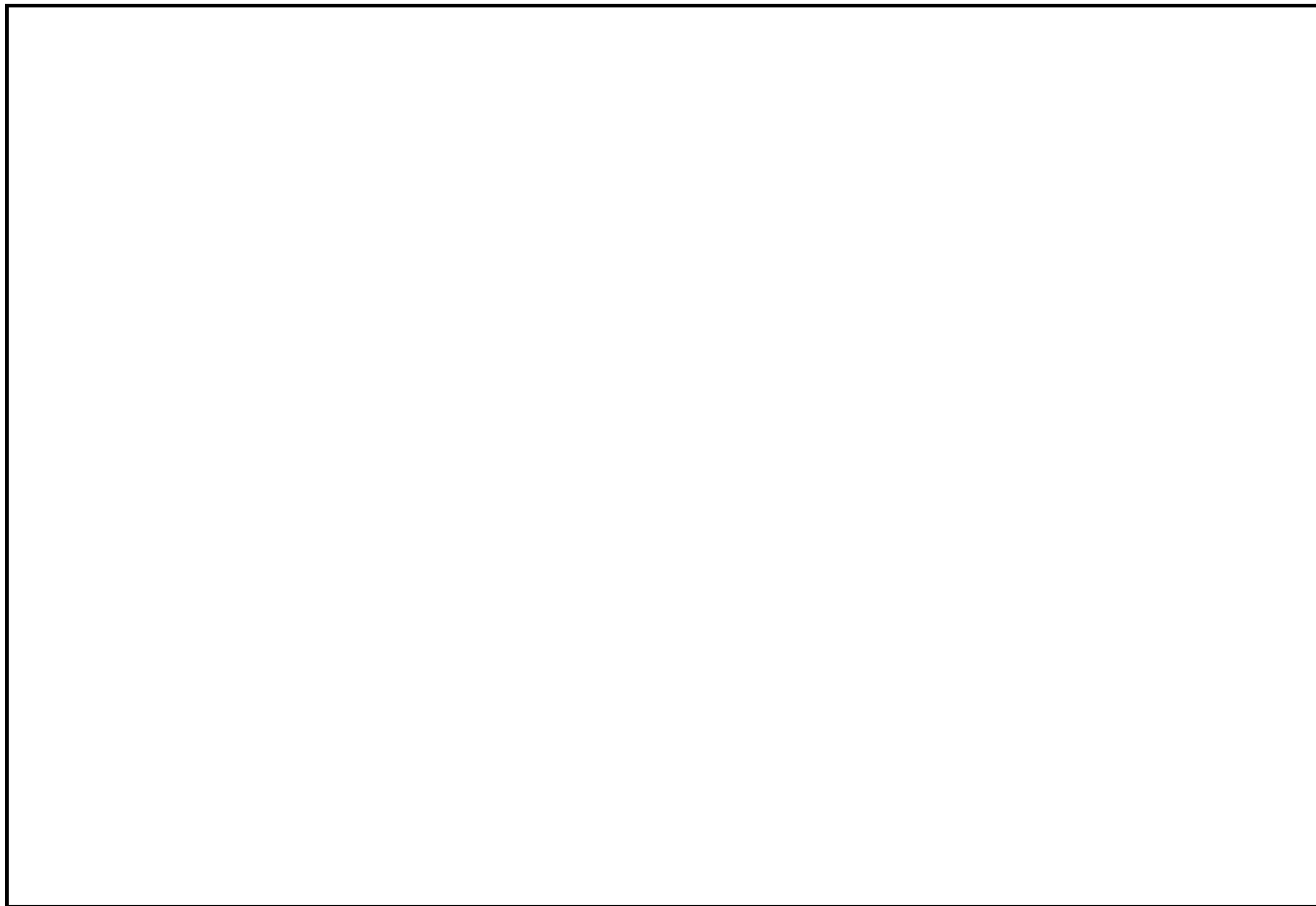
Total Number of Arrests
50

Ethnic Population for Crowley, TX

TOTAL POPULATION: 16,460



US Census Bureau Estimates





Crowley City Council

AGENDA REPORT

Meeting Date: February 18, 2021

Agenda Item: V-1

Staff Contact: Carol C. Konhauser
City Secretary

E-mail: ckonhauser@ci.crowley.tx.us

Phone: 817-297-2201-X 4000

SUBJECT: Discuss and consider approving the minutes from the regular meeting held February 4, 2021.

BACKGROUND/DISCUSSION

Consider approval of minutes as presented.

FINANCIAL IMPACT

None

RECOMMENDATION

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

ATTACHMENTS

- Minutes

MINUTES OF THE CITY COUNCIL WORK SESSION HELD February 4, 2021. The City Council of the City of Crowley, Texas met in Work Session on Thursday, February 4, 2021, 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
Mayor Pro-Tem Jerry Beck, City Council Place 2
Council Member Jesse Johnson, City Council Place 3
Council Member Carl T. Weber III, City Council Place 4
Council Member Jimmy McDonald, City Council Place 5
Council Member Christine Gilbreath, City Council Place 6

City staff included: City Manager, Robert Loftin
Asst City Mngr/Finance Director, Lori Watson
City Attorney, Rob Allibon
City Secretary, Carol Konhauser
Public Works Director, Mike Rocamontes
Planning and Community Development Director, Rachel Roberts

Absent: None

CALL TO ORDER/ ROLL CALL

Mayor Billy Davis called the Work Session to order at 6:39 p.m. City Secretary Carol Konhauser called roll and noted a quorum was present.

DISCUSSION OF NON-ACTION ITEMS

1. **None.**

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 January 21, 2021.**
2. **Receive and accept the Quarterly Investment Report. – 3rd and 4th Quarter 2020.**

No discussion.

PUBLIC HEARING

1. **Hold a public hearing to consider pursuing grant funding from the Tarrant County Community Development Block Grant (CDBG) 47th Year Program for the proposed ADA ramps and sidewalk project located on the east side of the 200, 300 & 400 blocks of McCurdy St, from Mission to Glendale St, and a portion of the west side of the 300 blocks of Mustang St, Bovell Dr, and Glendale St, Crowley, TX 76036.**

No discussion.

CITY BUSINESS

1. **Discuss and consider re-approving a Developer's Agreement for Hunters Ridge Addition, Phase 1, located in the 1000 Block of N. Crowley Rd.**

Mayor Davis explained this is the same agreement that Council had approved a couple weeks ago for B.N. Developers, but that after approving, staff was informed that B.N. Developers had sold the property to Bloomfield Homes.

2. **Discuss and consider adoption of Joint Resolution R02-2021-347 a Joint Resolution between the City of Crowley and the Crowley Independent School District Board of Trustees, to enter into an agreement to hold a joint election in precincts that can be served by common polling places and authorizing the Mayor to execute said agreement.**

No discussion

3. **Discuss and consider adoption of Ordinance 02-2021-421 an ordinance of the City Council of the City of Crowley, Texas, Ordering a General Election to be held on May 01, 2021; appointing an election judge and alternate judge, designating location of polling place; providing for dates; prescribing the hours; providing for an early voting ballot board; providing for the posting and publication of notice; and providing an effective date and authorize the Mayor to execute the Notice of Election.**

No discussion

4. **Discuss and consider approval of a Lease Agreement between Johnson County and the City of Crowley for the lease of Voting Equipment (Auto Mark) for Early Voting and Election Day Voting for the General Election to be held on May 01, 2021, City of Crowley voters and authorizing the Mayor to execute said agreement.**

No discussion

5. **Discuss and consider approval of a preliminary plat for Magnolia Estates, an approximately 4.98 acre tract in the A B Fryear Survey, Abstract 535, and John Haynes Survey, Abstract 775, located at 600 S Magnolia across from the railroad crossing at Hampton Rd. Case # PP-2021-001**

Mayor Davis informed everyone that the Planning and Zoning recommended approval with conditions.

6. **Discuss and consider approval of the EDC 2020-21 Budget amendment #1.**

No discussion

7. **Discuss and consider a cost share request to install an 8" water main extension for Magnolia Estates.**

Public Works Director Mike Rocamontes came forward and explained that when the Stonebrook Addition was developed, the water main was not extended all the way to the back of the subdivision. Currently, the water main on Canoe Way will be the only source of water provided to Magnolia Estates. The City's Engineers, Teague Nall and Perkins, are suggesting that the water main be connected from the northside of the Magnolia Estates property down to Willow St. This will provide a loop that will allow for a secondary line which could supply water to not only Magnolia Estates, but also to the Palladium and Landmark developments. The developers of the Magnolia Estates are now requesting that the City install or cost share for the installation of approximately 780 feet of an 8-inch water main. Mr Rocamontes stated that the developer had already received an estimate for the installation of the water main at a cost of \$65.00 a foot for an approximate total of \$50,700.00.

Mayor Davis had a concern as to why the water line was not required to be installed by the Palladium, Landmark or Willow Street developers. He also asked if Landmark could now be required to install the water main and Assistant City Manager Jack Thompson stated the plans for Landmark had already been approved so the City could not require them to install it. City Manager Loftin also explained that it is not uncommon to only require developers to install the water line to the back end of the property which was completed by Palladium and Landmark. The only water main that was not installed was in the Willow Street development.

Mayor Davis asked what Staff what their recommendation were and City Manager Loftin provided and option for Council to consider. He suggested that if Council was to approve a cost share for the expenditure of the water line, that the City request the developer to enter into a developers agreement which would require certain standards to ensure quality homes.

Mr Conger, the developer, came forward and stated that their plan was to build a quality home and that he would not be opposed to entering into a developers agreement. He also explained his concern that their company is now required to complete a water line that should have been installed by a

previous developer. His desire would be for the City to fund the installation, but that his company would do all the coordinating and overseeing of the project.

Council Members all stated that they would not be opposed to considering an agreement, and that they would like the developer to meet with City Staff and come up with a plan that they could bring back to council for consideration.

ADJOURNMENT

As there was no further business to discuss, the work session was adjourned at 7:02 pm.

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD February 4, 2021. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, February 4, 2021, 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
Mayor Pro-Tem Jerry Beck, City Council Place 2
Council Member Jesse Johnson, City Council Place 3
Council Member Carl T. Weber III, City Council Place 4
Council Member Jimmy McDonald, City Council Place 5
Council Member Christine Gilbreath, City Council Place 6

City staff included: City Manager, Robert Loftin
Asst City Mngr/Finance Director, Lori Watson
City Attorney, Rob Allibon
City Secretary, Carol Konhauser
Public Works Director, Mike Rocamontes
Planning and Community Development 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. **None.**

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 January 21, 2021.**
2. **Receive and accept the Quarterly Investment Report. – 3rd and 4th Quarter 2020.**

Council Member Christine Gilbreath made the motion to approve the Consent Agenda item(s), second by Council Member Jimmy McDonald; council voted unanimously to approve the motion as presented. Motion carried 7-0.

PUBLIC HEARING

1. **Hold a public hearing to consider pursuing grant funding from the Tarrant County Community Development Block Grant (CDBG) 47th Year Program for the proposed ADA ramps and sidewalk project located on the east side of the 200, 300 and 400 blocks of McCurdy St, from Mission to Glendale St, and a portion of the west side of the 300 blocks of Mustang St, Bovell Dr, and Glendale St, Crowley, TX 76036.**

Mayor Davis opened the public hearing at 7:05 pm for anyone to speak either in favor of or in opposition, as nobody came forward, he closed the public hearing at 7:05 pm.

Council Member Christine Gilbreath made the motion to approve the ADA ramp and sidewalk project for the 47th Year Community Development Block Grant, second by Council Member Carl Weber, III; council voted unanimously to approve the motion as presented. Motion carried 7-0.

CITY BUSINESS

- 1. Discuss and consider re-approving a Developer's Agreement for Hunters Ridge Addition, Phase 1, located in the 1000 Block of N. Crowley Rd.**

Council Member Jesse Johnson made the motion to approve the Developer's Agreement for Hunters Ridge Addition with Bloomfield Homes, second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

- 2. Discuss and consider adoption of Joint Resolution R02-2021-347 a Joint Resolution between the City of Crowley and the Crowley Independent School District Board of Trustees, to enter into an agreement to hold a joint election in precincts that can be served by common polling places and authorizing the Mayor to execute said agreement.**

Council Member Christine Gilbreath made the motion to approve Joint Resolution R02-2021-347 with the Crowley ISD for a joint election, second by Council Member Carl Weber, council voted unanimously to approve the motion as presented. Motion carried 7-0

- 3. Discuss and consider adoption of Ordinance 02-2021-421 an ordinance of the City Council of the City of Crowley, Texas, Ordering a General Election to be held on May 01, 2021; appointing an election judge and alternate judge, designating location of polling place; providing for dates; prescribing the hours; providing for an early voting ballot board; providing for the posting and publication of notice; and providing an effective date and authorize the Mayor to execute the Notice of Election.**

Council Member Jesse Johnson made the motion to approve Ordinance 02-2021-421, second by Council Member Jimmy McDonald, council voted unanimously to approve the motion as presented. Motion carried 7-0

- 4. Discuss and consider approval of a Lease Agreement between Johnson County and the City of Crowley for the lease of Voting Equipment (Auto Mark) for Early Voting and Election Day Voting for the General Election to be held on May 01, 2021, City of Crowley voters and authorizing the Mayor to execute said agreement.**

Council Member Christine Gilbreath made the motion to approve the Lease Agreement with Johnson County for Voting Equipment, second by Council Member Jimmy McDonald, council voted unanimously to approve the motion as presented. Motion carried 7-0

- 5. Discuss and consider approval of a preliminary plat for Magnolia Estates, an approximately 4.98 acre tract in the A B Fryear Survey, Abstract 535, and John Haynes Survey, Abstract 775, located at 600 S Magnolia across from the railroad crossing at Hampton Rd. Case # PP-2021-001**

Council Member Jesse Johnson made the motion to approve the preliminary plat for Magnolia Estates with the conditions suggested by the Planning and Zoning Commission, second by Council Member Carl Weber III, council voted unanimously to approve the motion as presented. Motion carried 7-0

- 6. Discuss and consider approval of the EDC 2020-21 Budget amendment #1.**

Council Member Christine Gilbreath made the motion to approve the EDC FY2020-2021 Budget Amendment #1, second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0

- 7. Discuss and consider a cost share request to install an 8" water main extension for Magnolia Estates.**

Council Member Christine Gilbreath made the motion to direct City Staff to put together a cost share plan to install an 8-inch water main for Magnolia Estates and a developer's agreement; second by Council Member Jimmy McDonald. 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.

Terri Horn, Crowley Chamber of Commerce, stepped forward to give an update on coming events. March 25, 2021 will be a Lunch and Learn. The Commerce is also working on Skeet Shooting, Bingo, and Golf Tournament.

ITEMS OF COMMUNITY INTEREST

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

As there was no further business, Mayor Davis adjourned the meeting at 7:15 p.m.

ATTEST:

Billy Davis, Mayor

Carol C. Konhauser, City Secretary



Crowley City Council

AGENDA REPORT

Meeting Date: February 18, 2021

Agenda Item: VII-1

Staff

Contact:

E-mail:

Phone:

Mike Rocamontes

Public Works Director

mrocamontes@ci.crowley.tx.us

817-297-2201-X 3290

SUBJECT: Discuss and consider a bid award in the amount of \$191,580.00 to Tex-Pro Construction, LLC., for South Beverly and Race Street utility improvements and authorizing the City Manager to execute said contract.

BACKGROUND/DISCUSSION

Staff recommended 2 different utility improvement projects during the 2019-2020 budget session. The water line upgrade along S. Beverly Road between Wilson Street and South Oak Street seeks to increase the existing 2" line to a 6" line. The sewer main line replacement between Race Street and Skelly Street seeks to replace a damaged section of old clay pipe and rebuild surrounding infrastructure. Council had previously approved these improvement projects to be funded from the 2016 CO Bond during the 2019-2020 budget session.

Staff determined to combine the two projects during the bid solicitation process. On December 29, 2020 and January 7, 2021 public notification of these two projects was made through the Star Telegram. The bids were due January 19, 2021 by 2:00 PM. On January 19th, 2021 at 2:00 PM the sealed bids were opened and read aloud in the City Hall Council Chambers.

The engineering firm, which designed the projects, Teague, Nall and Perkins (TNP), performed the bid tabulation as well as the verification of the contractor's project references. TNP along with staff are recommending Tex-Pro Construction, LLC. be awarded the construction bids for the water (BASE BID A) & sanitary sewer (BASE BID B) improvements for South Beverly Street and Race Street for \$191,580.00 (TOTAL BASE BID).

FINANCIAL IMPACT

The original budget request of \$197,443 was made during the 2019-2020 budget session to cover both projects. The proposed construction cost has come in at \$191,580.00. The engineering and survey fees of \$40,325 brings the total project cost to \$231,995. Finance originally allocated \$287,000 to cover both projects out of the 2016 CO Bond.

RECOMMENDATION

Staff recommends approval of awarding the bid to Tex-Pro Construction, LLC.; council consideration is respectfully requested.

ATTACHMENTS

- Bid tabulation from Teague Nall and Perkins
- Recommendation Letter from TNP
- Bid Proposal from Tex-Pro Construction, LLC.

BID TABULATION REPORT

TEAGUE NALL AND PERKINS, INC.
CONSULTING ENGINEERS

CLIENT: CITY OF CROWLEY
DESCRIPTION: UTILITY IMPROVEMENTS S. BEVERLY STREET & RACE STREET

TNP JOB NO: CRO 20008

BID DATE: Tuesday, January 19, 2021

BID TIME: 2:00 p.m

ENGINEER'S ESTIMATE: \$ 250,000.00

BIDDERS

Tex-Pro Construction, LLC	Reytech Services, LLC	Leetech Solutions	Excel 4 Construction, LLC
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ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
BASE BID A: Utility Improvements - S Beverly Street - Water											
1	Parkway Restoration	1	LS	\$3,000.00	\$3,000.00	\$11,234.64	\$11,234.64	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00
2	6" SDR-26 D-2241 PVC Sewer Pipe (w/Cement Stablized Bedding)	40	LF	\$20.00	\$800.00	\$61.78	\$2,471.20	\$80.00	\$3,200.00	\$59.00	\$2,360.00
3	6" DR-18 C900 PVC Water Line	1,956	LF	\$26.00	\$50,856.00	\$27.75	\$54,279.00	\$44.00	\$86,064.00	\$46.00	\$89,976.00
4	6"x6" Full Body Tapping Sleeve and Valve with 4" Tap	1	EA	\$2,700.00	\$2,700.00	\$3,937.61	\$3,937.61	\$2,000.00	\$2,000.00	\$5,000.00	\$5,000.00
5	6" Gate Valve and Box	7	EA	\$1,100.00	\$7,700.00	\$1,300.55	\$9,103.85	\$1,000.00	\$7,000.00	\$1,350.00	\$9,450.00
6	Mechanical Joint Ductile Iron Fittings	0.7	TONS	\$3,000.00	\$2,100.00	\$8,857.16	\$6,200.01	\$5,000.00	\$3,500.00	\$6,000.00	\$4,200.00
7	Standard Fire Hydrant (42" Bury)	3	EA	\$3,000.00	\$9,000.00	\$4,418.94	\$13,256.82	\$4,000.00	\$12,000.00	\$4,600.00	\$13,800.00
8	1" Water Service from Main to Meter	14	EA	\$650.00	\$9,100.00	\$1,004.07	\$14,056.98	\$900.00	\$12,600.00	\$2,500.00	\$35,000.00
9	Single Water Meter Box	14	EA	\$200.00	\$2,800.00	\$260.61	\$3,648.54	\$200.00	\$2,800.00	\$240.00	\$3,360.00
10	Bore & Grout for Water Line Installation	388	LF	\$78.00	\$30,264.00	\$81.16	\$31,490.08	\$80.00	\$31,040.00	\$103.00	\$39,964.00
11	Connect to Existing Water Main	2	EA	\$1,200.00	\$2,400.00	\$1,546.63	\$3,093.26	\$1,000.00	\$2,000.00	\$3,000.00	\$6,000.00
12	Concrete Curb & Gutter Repair	4	LF	\$65.00	\$260.00	\$24.00	\$96.00	\$50.00	\$200.00	\$65.00	\$260.00
13	Permanent HMAC Pavement Repair for Water Line Installation	33	SY	\$55.00	\$1,815.00	\$54.12	\$1,785.96	\$60.00	\$1,980.00	\$75.00	\$2,475.00
14	Cut and Plug Existing Water	2	EA	\$300.00	\$600.00	\$700.76	\$1,401.52	\$500.00	\$1,000.00	\$1,200.00	\$2,400.00
15	Remove Exist Valve Box & Abandon Exist Gate Valve in Place	2	EA	\$350.00	\$700.00	\$260.53	\$521.06	\$500.00	\$1,000.00	\$500.00	\$1,000.00
16	Abandon Exist Water Line	1	LS	\$2,500.00	\$2,500.00	\$1,137.35	\$1,137.35	\$1,000.00	\$1,000.00	\$2,000.00	\$2,000.00
17	Mscellaneous Utility Allowance	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
18	6" Topsoil w/Block Sod Grass	789	SY	\$8.00	\$6,312.00	\$8.35	\$6,588.15	\$20.00	\$15,780.00	\$15.00	\$11,835.00
19	Trench Safety for Water Line Installation	1,568	LF	\$1.00	\$1,568.00	\$0.44	\$689.92	\$1.00	\$1,568.00	\$1.00	\$1,568.00
BASE BID A: Utility Improvements (Items 1-19) - S Beverly Street - Water											
					\$139,475.00			\$169,991.95			\$191,732.00
											\$240,648.00

10A Deduct to Open Cut & Repair Drieways	325	LF	\$15.00	\$4,875.00	\$5.30	\$1,722.50	\$35.00	\$11,375.00	\$86.00	\$27,950.00
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TOTAL BASE BID A: Utility Improvements (Items 1-19) - (10A) S Beverly Street - Water				\$134,600.00		\$168,269.45		\$180,357.00		\$212,698.00
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BID TABULATION REPORT

TEAGUE NALL AND PERKINS, INC.
CONSULTING ENGINEERS

CLIENT: CITY OF CROWLEY
DESCRIPTION: UTILITY IMPROVEMENTS S. BEVERLY STREET & RACE STREET

TNP JOB NO: CRO 20008

BID DATE: Tuesday, January 19, 2021

BID TIME: 2:00 p.m

ENGINEER'S ESTIMATE: \$ 250,000.00

BIDDERS

Tex-Pro Construction, LLC

Reytech Services, LLC

Leetech Solutions

Excel 4 Construction, LLC

ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
	BASE BID B: Utility Improvements - Race Street - Sanitary Sewer										
20	Remove Existing Sanitary Sewer Manhold	2	EA	\$600.00	\$1,200.00	\$1,302.66	\$2,605.32	\$2,000.00	\$4,000.00	\$350.00	\$700.00
21	6" SDR-35 PVC Sewer Pipe	392	LF	\$55.00	\$21,560.00	\$29.01	\$11,371.92	\$54.00	\$21,168.00	\$50.00	\$19,600.00
22	8" SDR-35 PVC Sewer Pipe	5	LF	\$40.00	\$200.00	\$63.84	\$319.20	\$68.00	\$340.00	\$77.00	\$385.00
23	Std. 4' Dia. Sanitary Sewer Manhole (Up to 6' Depth)	1	EA	\$4,200.00	\$4,200.00	\$3,856.74	\$3,856.74	\$4,500.00	\$4,500.00	\$3,800.00	\$3,800.00
24	Std. 5' Dia. Drop Sanitary Sewer Manhole (Up to 6' Depth)	1	EA	\$6,500.00	\$6,500.00	\$5,723.05	\$5,723.05	\$7,000.00	\$7,000.00	\$7,100.00	\$7,100.00
25	Extra Depth for 5' Dia. SSMH (over 6')	5	VF	\$400.00	\$2,000.00	\$388.91	\$1,944.55	\$400.00	\$2,000.00	\$250.00	\$1,250.00
26	Pre-Construction Television Inspection	392	LF	\$2.00	\$784.00	\$2.65	\$1,038.80	\$6.00	\$2,352.00	\$5.00	\$1,960.00
27	Connect to Existing Sanitary Sewer	4	EA	\$500.00	\$2,000.00	\$387.46	\$1,549.84	\$1,000.00	\$4,000.00	\$1,100.00	\$4,400.00
28	4" Sanitary Sewer Service	1	EA	\$500.00	\$500.00	\$778.69	\$778.69	\$800.00	\$800.00	\$780.00	\$780.00
29	Trench Safety for Sanitary Sewer	392	LF	\$2.00	\$784.00	\$1.19	\$466.48	\$1.00	\$392.00	\$1.00	\$392.00
30	Concrete Curb and Gutter Repair (As Directed)	12	LF	\$60.00	\$720.00	\$22.55	\$270.60	\$35.00	\$420.00	\$65.00	\$780.00
31	Gravel Driveway Repair for Sewer Main	91	LF	\$10.00	\$910.00	\$9.31	\$847.21	\$40.00	\$3,640.00	\$15.00	\$1,365.00
32	Permanent HMAC Driveway Repair for Sewer Main	114	LF	\$15.00	\$1,710.00	\$27.07	\$3,085.98	\$80.00	\$9,120.00	\$27.00	\$3,078.00
33	Permanet HMAC Pavement Repair for Sewer Main	43	SY	\$55.00	\$2,365.00	\$53.77	\$2,312.11	\$60.00	\$2,580.00	\$75.00	\$3,225.00
34	Post Construction Television Inspection	392	LF	\$2.00	\$784.00	\$2.65	\$1,038.80	\$2.00	\$784.00	\$3.00	\$1,176.00
35	6" Topsoil w/Block Sod Grass	111	SY	\$8.00	\$888.00	\$8.10	\$899.10	\$20.00	\$2,220.00	\$15.00	\$1,665.00
36	Miscellaneous Utility Allowance	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
TOTAL BASE BID B: Utility Improvements (Items 20-36) - Race Street - Sanitary Sewer					\$52,105.00		\$43,108.39		\$70,316.00		\$56,656.00

TOTAL BASE BID (Base Bid A + Base Bid B)

\$191,580.00

\$213,100.34

\$262,048.00

\$297,304.00

TOTAL BASE BID: Total Base Bid (Base Bid A + 10A + Base Bid B) with Deduct

\$186,705.00

\$211,377.84

\$250,673.00

\$269,354.00

BID TABULATION REPORT

TEAGUE NALL AND PERKINS, INC.
CONSULTING ENGINEERS

CLIENT: CITY OF CROWLEY
DESCRIPTION: UTILITY IMPROVEMENTS S. BEVERLY STREET & RACE STREET

TNP JOB NO: CRO 20008
BID DATE: Tuesday, January 19, 2021
BID TIME: 2:00 p.m.
ENGINEER'S ESTIMATE: \$ 250,000.00

BIDDERS

**A & M Construction and
Utilities, Inc.**

Atkins Bros. Equip. Co., Inc.

SYB Construction Co., Inc.

Gra-Tex Utilities, Inc.

ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
BASE BID A: Utility Improvements - S Beverly Street - Water											
1	Parkway Restoration	1	LS	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$23,000.00	\$23,000.00	\$27,000.00	\$27,000.00
2	6" SDR-26 D-2241 PVC Sewer Pipe (w/Cement Stabilized Bedding)	40	LF	\$60.00	\$2,400.00	\$75.00	\$3,000.00	\$125.00	\$5,000.00	\$152.00	\$6,080.00
3	6" DR-18 C900 PVC Water Line	1,956	LF	\$45.00	\$88,020.00	\$65.00	\$127,140.00	\$76.00	\$148,656.00	\$90.00	\$176,040.00
4	6"x6" Full Body Tapping Sleeve and Valve with 4" Tap	1	EA	\$2,500.00	\$2,500.00	\$2,300.00	\$2,300.00	\$7,500.00	\$7,500.00	\$5,300.00	\$5,300.00
5	6" Gate Valve and Box	7	EA	\$980.00	\$6,860.00	\$975.00	\$6,825.00	\$1,800.00	\$12,600.00	\$1,450.00	\$10,150.00
6	Mechanical Joint Ductile Iron Fittings	0.7	TONS	\$5,065.00	\$3,545.50	\$3,500.00	\$2,450.00	\$15.00	\$10.50	\$100.00	\$70.00
7	Standard Fire Hydrant (42" Bury)	3	EA	\$4,500.00	\$13,500.00	\$5,000.00	\$15,000.00	\$4,500.00	\$13,500.00	\$5,250.00	\$15,750.00
8	1" Water Service from Main to Meter	14	EA	\$1,200.00	\$16,800.00	\$900.00	\$12,600.00	\$2,900.00	\$40,600.00	\$1,450.00	\$20,300.00
9	Single Water Meter Box	14	EA	\$230.00	\$3,220.00	\$145.00	\$2,030.00	\$530.00	\$7,420.00	\$550.00	\$7,700.00
10	Bore & Grout for Water Line Installation	388	LF	\$250.00	\$97,000.00	\$181.00	\$70,228.00	\$125.00	\$48,500.00	\$125.00	\$48,500.00
11	Connect to Existing Water Main	2	EA	\$2,100.00	\$4,200.00	\$975.00	\$1,950.00	\$3,040.00	\$6,080.00	\$3,200.00	\$6,400.00
12	Concrete Curb & Gutter Repair	4	LF	\$55.00	\$220.00	\$135.00	\$540.00	\$300.00	\$1,200.00	\$75.00	\$300.00
13	Permanent HMA Pavement Repair for Water Line Installation	33	SY	\$50.00	\$1,650.00	\$75.00	\$2,475.00	\$130.00	\$4,290.00	\$77.00	\$2,541.00
14	Cut and Plug Existing Water	2	EA	\$1,050.00	\$2,100.00	\$1,145.00	\$2,290.00	\$1,100.00	\$2,200.00	\$3,700.00	\$7,400.00
15	Remove Exist Valve Box & Abandon Exist Gate Valve in Place	2	EA	\$600.00	\$1,200.00	\$175.00	\$350.00	\$575.00	\$1,150.00	\$460.00	\$920.00
16	Abandon Exist Water Line	1	LS	\$20,000.00	\$20,000.00	\$1,500.00	\$1,500.00	\$2,500.00	\$2,500.00	\$6,800.00	\$6,800.00
17	Miscellaneous Utility Allowance	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
18	6" Topsoil w/Block Sod Grass	789	SY	\$12.00	\$9,468.00	\$27.50	\$21,697.50	\$20.00	\$15,780.00	\$22.00	\$17,358.00
19	Trench Safety for Water Line Installation	1,568	LF	\$2.00	\$3,136.00	\$1.00	\$1,568.00	\$2.50	\$3,920.00	\$0.50	\$784.00
BASE BID A: Utility Improvements (Items 1-19) - S Beverly Street - Water					\$290,819.50		\$288,943.50		\$348,906.50		\$364,393.00
10A	Deduct to Open Cut & Repair Driveways	325	LF	\$40.00	\$13,000.00	\$40.00	\$13,000.00	\$0.01	\$3.25	\$0.00	\$0.00
TOTAL BASE BID A: Utility Improvements (Items 1-19) - (10A) S Beverly Street - Water					\$277,819.50		\$275,943.50		\$348,903.25		\$364,393.00

BID TABULATION REPORT

TEAGUE NALL AND PERKINS, INC.
CONSULTING ENGINEERS

CLIENT: CITY OF CROWLEY
DESCRIPTION: UTILITY IMPROVEMENTS S. BEVERLY STREET & RACE STREET

TNP JOB NO: CRO 20008
BID DATE: Tuesday, January 19, 2021
BID TIME: 2:00 p.m.
ENGINEER'S ESTIMATE: \$ 250,000.00

BIDDERS

A & M Construction and
Utilities, Inc.

Atkins Bros. Equip. Co., Inc.

SYB Construction Co., Inc.

Gra-Tex Utilities, Inc.

ITEM NO.	DESCRIPTION OF ITEMS	QUANTITY	UNIT	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL	UNIT COST	TOTAL
BASE BID B: Utility Improvements - Race Street - Sanitary Sewer											
20	Remove Existing Sanitary Sewer Manhole	2	EA	\$700.00	\$1,400.00	\$3,500.00	\$7,000.00	\$625.00	\$1,250.00	\$600.00	\$1,200.00
21	6" SDR-35 PVC Sewer Pipe	392	LF	\$50.00	\$19,600.00	\$90.00	\$35,280.00	\$105.00	\$41,160.00	\$108.00	\$42,336.00
22	8" SDR-35 PVC Sewer Pipe	5	LF	\$75.00	\$375.00	\$475.00	\$2,375.00	\$235.00	\$1,175.00	\$115.00	\$575.00
23	Std. 4' Dia. Sanitary Sewer Manhole (Up to 6' Depth)	1	EA	\$4,200.00	\$4,200.00	\$7,000.00	\$7,000.00	\$5,000.00	\$5,000.00	\$4,700.00	\$4,700.00
24	Std. 5' Dia. Drop Sanitary Sewer Manhole (Up to 6' Depth)	1	EA	\$7,000.00	\$7,000.00	\$8,500.00	\$8,500.00	\$11,750.00	\$11,750.00	\$16,500.00	\$16,500.00
25	Extra Depth for 5' Dia. SSMH (over 6')	5	VF	\$250.00	\$1,250.00	\$400.00	\$2,000.00	\$230.00	\$1,150.00	\$230.00	\$1,150.00
26	Pre-Construction Television Inspection	392	LF	\$4.00	\$1,568.00	\$2.00	\$784.00	\$3.50	\$1,372.00	\$4.50	\$1,764.00
27	Connect to Existing Sanitary Sewer	4	EA	\$1,800.00	\$7,200.00	\$500.00	\$2,000.00	\$1,225.00	\$4,900.00	\$300.00	\$1,200.00
28	4" Sanitary Sewer Service	1	EA	\$1,300.00	\$1,300.00	\$1,275.00	\$1,275.00	\$2,300.00	\$2,300.00	\$1,650.00	\$1,650.00
29	Trench Safety for Sanitary Sewer	392	LF	\$2.00	\$784.00	\$1.00	\$392.00	\$2.50	\$980.00	\$2.00	\$784.00
30	Concrete Curb and Gutter Repair (As Directed)	12	LF	\$60.00	\$720.00	\$175.00	\$2,100.00	\$120.00	\$1,440.00	\$75.00	\$900.00
31	Gravel Driveway Repair for Sewer Main	91	LF	\$20.00	\$1,820.00	\$30.00	\$2,730.00	\$24.00	\$2,184.00	\$30.00	\$2,730.00
32	Permanent HMAC Driveway Repair for Sewer Main	114	LF	\$35.00	\$3,990.00	\$95.00	\$10,830.00	\$80.00	\$9,120.00	\$55.00	\$6,270.00
33	Permanet HMAC Pavement Repair for Sewer Main	43	SY	\$60.00	\$2,580.00	\$95.00	\$4,085.00	\$120.00	\$5,160.00	\$77.00	\$3,311.00
34	Post Construction Television Inspection	392	LF	\$5.00	\$1,960.00	\$3.00	\$1,176.00	\$4.00	\$1,568.00	\$9.00	\$3,528.00
35	6" Topsoil w/Block Sod Grass	111	SY	\$12.00	\$1,332.00	\$27.50	\$3,052.50	\$20.00	\$2,220.00	\$30.00	\$3,330.00
36	Miscellaneous Utility Allowance	1	LS	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00
TOTAL BASE BID B: Utility Improvements (Items 20-36) - Race Street - Sanitary Sewer					\$62,079.00		\$95,579.50		\$97,729.00		\$96,928.00

TOTAL BASE BID (Base Bid A + Base Bid B)

\$352,898.50

\$384,523.00

\$446,635.50

\$461,321.00

TOTAL BASE BID: Total Base Bid (Base Bid A + 10A + Base Bid B) with Deduct

\$339,898.50

\$371,523.00

\$446,632.25

\$461,321.00

January 25, 2021

Matt Elgin
City of Crowley
201 E. Main
Crowley, Texas 76036

**RE: Beverly Street and Race Street
Utility Improvements
TNP CRO 20008**

Dear Mike:

On January 19, 2021 bids were received for the above referenced project. A total of eight bids were received as follows:

<u>Total Base Bid</u>	
Tex-Pro Construction, LLC	\$ 191,580.00
Raytech Services, LLC	\$ 213,100.34
Leetech Solutions	\$ 262,048.00
Excel 4 Construction, LLC	\$ 297,304.00
A & M Const. and Utilities, Inc.	\$ 352,898.50
Atkins Bros. Equip. Co., Inc.	\$ 384,523.00
SYB Construction Co. Inc.	\$ 446,635.50
Gra-Tex Utilities	\$ 461,321.00

<u>Total Base Bid with Deduct</u>	
Tex-Pro Construction, LLC	\$ 186,705.00
Raytech Services, LLC	\$ 211,377.84
Leetech Solutions	\$ 250,673.00
Excel 4 Construction, LLC	\$ 269,354.00
A & M Const. and Utilities, Inc.	\$ 339,898.50
Atkins Bros. Equip. Co., Inc.	\$ 371,523.00
SYB Construction Co. Inc.	\$ 446,632.25
Gra-Tex Utilities	\$ 461,321.00

I have evaluated the bids and found them to be complete and responsive.

I have checked with recent project references supplied to me from the low bidder. I have contacted all of these references and they are all mostly favorable. One of the references stated that the work indicated on the work experience was not all completed by the low bidder as he was a subcontractor on the project.

Therefore, based on the experience record Tex-Pro Construction, LLC has demonstrated through references on projects of similar scope and size, I recommend that the City of Crowley award the construction contract for the Beverly Street and Race Street Utility Improvements Project to Tex-Pro Construction, LLC for the Total Base Bid amount of \$ 191,580.00. An alternate was bid to deduct to

open cut driveways along Beverly Street, but the savings is only \$4,785.00 and the hassle and traffic disruptions to the residents isn't worth it, in my opinion.

A complete bid tabulation is attached for your use. If you have any questions or require additional information, please do not hesitate to call.

Sincerely,

TEAGUE NALL AND PERKINS, INC.

Brian M Avirett, PE

Brian M Avirett, P.E.

BMA
ENCLOSURE

QUALIFICATION STATEMENT

(to be prepared by Low Bidder, if requested by the City, prior to award of Contract)

Submitted to: City of Crowley, Texas
By: TEX-PRO Construction, LLC (Corporation)
(Co-Partnership)
Principal Office: 2446 Quinn St, Ft. Worth, TX 76105 (Individual)

The signatory of this questionnaire guarantees the truth and accuracy of all statements and of all answers.

1. How many years has your organization been in business as a general contractor under your present business name? 3 yrs.

2. How many years experience in this type of construction work has your organization had?

(a.) As a general contractor? 10 yrs.

(b.) As a sub-contractor? 20 yrs.

3. Have you ever failed to complete any work awarded to you? No.

If so, where and why? _____

4. In what manner have you inspected this proposed work? I have walked job site with plans on hand.

5. Explain your plan or layout for performing the proposed work. First, locate utilities. Second, prepare job location with traffic control. Start the water job on Wilson St. and work towards Oak Street. Finish water job. Do sewer job last.

6. The work, if awarded to you, will have the personal supervision of whom?

(a.) For administrative management Conrado Martinez

(b.) For construction superintendence Martin Maldonado

7. What portions of the work do you intend to sub-let? State names and addresses of sub-contractors, and general portion to be performed by each in this project.

None.

8. Have you received firm offers for all major items of equipment and material within prices used in preparing your proposal? YES.

NOTE: If the bidder intends to use a Sub-Contractor for paving or utility construction for the work included in this Contract, he must complete this form based on the Sub-Contractor's information as submitted on a Statement of Experience form.

The EXPERIENCE RECORD and EQUIPMENT SCHEDULE are hereby considered a part of this Qualification Statement.

Project: **UTILITY IMPROVEMENTS FOR S. BEVERLY ST AND RACE ST**

Owner: City of Crowley, Texas

BIDDER: Tex-Pro Construction, LLC
BY: Conrado Martinez
ADDRESS: 24446 Quinlan St. 74105
PHONE: (817) 705-1459

Attest:

Conrado Martinez
Secretary of Corporation

[Signature]
Bidder's Signature

(Seal) If Bidder is a Corporation

Tex-Pro Construction, LLC

2666 Quinn St.

Fort Worth, TX 76105

(817) 705-1459

Martinezconrado@att.net

WORK REFERENCES:

City of Euless, Texas

Linda Chupik

Property Manager

Harston Woods 10920 Harston Woods Dr.

Euless, TX 76040

(817) 739-2019

lchupik@cwscommunities.com

We have been doing concrete work, sidewalks, driveways, street concrete repairs for this property since 2013 and still currently doing work for Harston Woods. The services provided by Tex-Pro to Harston Woods have been over \$1,000,000.00.

City of Terrell, Texas

Billy Beggs

Special Project Dept.

(469) 853-6272

bbeggs@cityofterrell.org

Type of work provided was concrete and asphalt repairs. Contract amount: \$230,000.00

Currently, still working for the City of Terrell doing concrete and asphalt repairs.

City Of Forney, Texas

Candy McQuiston

Project Manager

402 N. Bois d'Arc St.

P.O. Box 826

Forney, TX 75126

(972) 564-7351

cmcquiston@cityofforney.org

On June 2, 2020 Tex-Pro was awarded the contract of \$61,464.00 for Concrete Sidewalk Improvements. The City added extra concrete repairs with the job total amount ending in \$75,012.00. Job was completed and finalized on June 28, 2020.

Tex-Pro Construction, LLC

2666 Quinn St.

Fort Worth, TX 76105

(817) 705-1459

Martinezconrado@att.net

REFERENCES:

Linda Chupik

Property Manager

Harston Woods 10920 Harston Woods Dr.

Euless, TX 76040

(817) 739-2019

lchupik@cwscommunities.com

We have been doing concrete work, sidewalks, driveways, street concrete repairs for this property since 2013 and still currently doing work for Harston Woods.

Gordon Smith

Public Works Director

City of River Oaks

(682) 352-4868

gsmith@riveroakstx.com

We completed a job in the City of River Oaks as a subcontractor. The job consisted of asphalt patching, curb and gutter, and general concrete repairs. Currently, still working for the City of River Oaks.

Samuel Mota

Project Engineer

200 S. Virginia Street

P.O. Box 1028

Terrell, TX 75160

(972) 563-0205

smota@spi-eng.com

We recently finish a job consisting sidewalk improvements for the City of Terrell. Also did asphalt repairs.

Candy McQuiston

Project Manager

402 N. Bois d'Arc St.

P.O. Box 826

Forney, TX 75126

(972) 564-7351

cmquiston@cityofforney.org

We recently finish a job consisting sidewalk improvements for the City of Terrell.

City of River Oaks, Texas

Gordon Smith

Public Works Director

City of River Oaks

(682) 352-4868

gsmith@riveroakstx.com

We completed a job in the City of River Oaks as a Sub-Contractor for EXCEL 4, Construction, LLC. The job consisted of asphalt patching, curb and gutter, and general concrete repairs. Contract amount: \$400,000.00.

City Of Terrell, Texas

Samuel Mota

Project Engineer

200 S. Virginia Street

P.O. Box 1028

Terrell, TX 75160

(972) 563-0205

smota@spi-eng.com

On June 29, 2020 Tex-Pro was awarded the contract of \$104,105.00 for Concrete Sidewalk Improvements. The job was completed and finalized on November 30, 2020.



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
1/5/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER RAINBOW INSURANCE AGENCY 2929 CLEBURNE RD FORT WORTH TX 76110		CONTACT NAME: PHONE (A/C No, Ext): 8179228031 FAX (A/C No): 8179228311 E-MAIL: ADDRESS:		
INSURED TEX-PRO CONSTRUCTION LLC 2666 QUINN STREET FORT WORTH TX 76105		INSURER(S) AFFORDING COVERAGE		NAIC #
		INSURER A: EVANSTON INSURANCE COMPANY		
		INSURER B: INFINITY COUNTY MUTUAL INSURANCE CO		
		INSURER C: NATIONAL SPECIALTY INSURANCE CO		
		INSURER D:		
		INSURER E:		
		INSURER F:		

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	GENERAL LIABILITY			3AA413080	07/19/2020	07/19/2021	EACH OCCURRENCE \$ 1,000,000	
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>				DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000	
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						MED EXP (Any one person) \$ 5,000	
	GEN'L AGGREGATE LIMIT APPLIES PER:						PERSONAL & ADV INJURY \$ 1,000,000	
	<input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOG						GENERAL AGGREGATE \$ 2,000,000	
B	AUTOMOBILE LIABILITY			542-86005-3191-001	06/16/2020	06/16/2021	PRODUCTS - COMP/OP AGG \$ 2,000,000	
	<input type="checkbox"/> ANY AUTO							COMBINED SINGLE LIMIT (Ea accident) \$ 500,000
	<input type="checkbox"/> ALL OWNED AUTOS	<input checked="" type="checkbox"/> SCHEDULED AUTOS						BODILY INJURY (Per person) \$
	<input checked="" type="checkbox"/> HIRED AUTOS	<input checked="" type="checkbox"/> NON-OWNED AUTOS						BODILY INJURY (Per accident) \$
A	UMBRELLA LIAB	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	EZXS3030140	07/19/2020	07/19/2021	PROPERTY DAMAGE (Per accident) \$	
	<input checked="" type="checkbox"/> EXCESS LIAB	<input type="checkbox"/>	<input type="checkbox"/>					EACH OCCURRENCE \$ 1,000,000
	DED RETENTION \$							AGGREGATE \$ 1,000,000
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			NXTGKJHLP-00-WC	06/16/2020	06/16/2021		
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/>	N/A					<input checked="" type="checkbox"/> WC STATU-TORY LIMITS <input type="checkbox"/> OTH-ER
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. EACH ACCIDENT \$ 1,000,000
								E.L. DISEASE - EA EMPLOYEE \$ 1,000,000
							E.L. DISEASE - POLICY LIMIT \$ 1,000,000	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

BLANKET ADDITIONAL INSURED WITH WAIVER OF SUBROGATION WITH PRIMARY AND NON CONTRIBUTORY ON POLICY.

CERTIFICATE HOLDER

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

RAINBOW INSURANCE AGENCY

[Signature]

**UTILITY IMPROVEMENTS
FOR
S. BEVERLY STREET & RACE STREET**

ADDENDUM NO. 1

**CITY OF CROWLEY
TNP# CRO 20008**

January 11, 2021

This addendum forms a part of the Contract described above. The original Contract Documents and any prior addenda remain in full force and effect except as modified by the following, which shall take precedence over any contrary provisions in the prior documents. The following items shall be modifications to or clarifications of the construction plans, drawings and specifications, and shall become a part of the Contract Documents.

Proposal:

The proposal section shall be replaced with the proposal in this addendum.

All other contract provisions remain unchanged.

This Addendum shall be acknowledged as indicated on the outside of the sealed envelope containing the bid and Page 1 of the Bid Proposal.

TEAGUE NALL AND PERKINS, INC.



Brian M. Avirett, P.E.

1/11/2021

**UTILITY IMPROVEMENTS
FOR
S. BEVERLY STREET & RACE STREET**

ADDENDUM NO. 2

**CITY OF CROWLEY
TNP# CRO 20008**

January 18, 2021

This addendum forms a part of the Contract described above. The original Contract Documents and any prior addenda remain in full force and effect except as modified by the following, which shall take precedence over any contrary provisions in the prior documents. The following items shall be modifications to or clarifications of the construction plans, drawings and specifications, and shall become a part of the Contract Documents.

Clarification

Item 10 is for bore and grout only and does not include the cost of the 6" DR 18 PVC water.

Item 10A is an alternate to replace Item 10 "Bore and grout for Water line Installation" so that the City may choose to open cut and repair driveways in lieu of bore and grout. It is a deduct from the bore and grout item unit price.

The Base bid for Water shall include items 1-19 and the total changed to the following:

Base Bid A: Utility Improvements (Items 1-19) – S. Beverly Street – Water
\$_____

The Alternate Bid for Water shall include items 1-19 - 10A and changed to the following:

Base Bid A: Utility Improvements ((Items 1-19) - 10A) – S. Beverly Street – Water
\$_____

Item 10A Quantity and Unit shall be revised to 325 LF

The Base bid for the Sanitary Sewer shall include items 20-36 and the total changed to the following:

Base Bid B: Utility Improvements (Items 20-36) – Race Street – Sanitary Sewer \$_____

All other contract provisions remain unchanged.

This Addendum shall be acknowledged as indicated on the outside of the sealed envelope containing the bid and Page 1 of the Bid Proposal.

TEAGUE NALL AND PERKINS, INC.



Brian M. Avirett, P.E.


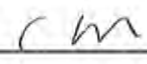
PROPOSAL

TO: CITY MANAGER
CITY OF CROWLEY, TEXAS
201 E Main St
Crowley, Texas 76036

FOR: **UTILITY IMPROVEMENTS for**
S. BEVERLY STREET (Wilson St to S. Oak St and Approximately 500' North on S. Oak St)
& RACE STREET

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an agreement with OWNER in the form included in the Contract Documents to perform and furnish all Work as specified or indicated in the Contract Documents for the Contract Price and be completed in full within the Contract Time, **(90) calendar days**, indicated in this Bid and in accordance with the other terms and conditions of the Contract Documents.
2. BIDDER accepts all of the terms and conditions of the advertisement or Invitation to Bid and Instructions to Bidders, including without limitation those dealing with the disposition of Bid Security. This Bid will remain subject to acceptance for sixty (60) days after the day of the Bid opening. BIDDER will sign and submit the Agreement with the Bonds and other documents required by the Bidding requirements within fifteen (15) days after the date of OWNER'S Notice of Award.
3. In submitting this Bid, BIDDER represents, as more fully set forth in the Agreement that:

3.1 BIDDER has examined copies of all the Bidding Documents and of the following Addenda (receipt of all which is hereby acknowledged):

DATE	NUMBER	
<u>Jan 11, 2021</u>	<u>Add # 1</u>	<u></u>
<u>Jan 18, 2021</u>	<u>Add # 2</u>	<u></u>
_____	_____	_____

3.2 BIDDER has familiarized itself with the nature and extent of the Contract Documents, Work, site, locality, and all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance or furnishing of the Work.

3.3 BIDDER has studied carefully all reports and drawings of physical conditions which are identified in the Special Conditions.

3.4 BIDDER has carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests and studies (in addition to or to supplement those referred to in 3.3 above) which pertain to the subsurface or physical conditions at the site or otherwise may affect the cost, progress, performance or furnishing Work

at the Contract Price, and no additional examinations, investigations, explorations, tests, reports or similar information or data are or will be required by BIDDER for such purposes.

3.5 BIDDER has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports or similar information or data in respect of said Underground Facilities are or will be required by BIDDER in order to perform and furnish the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents.

3.6 BIDDER has correlated the results of all such observations, examinations, investigations, explorations, tests, reports and studies with the terms and conditions of the Contract Documents.

3.7 BIDDER has given ENGINEER written notice of all conflicts, errors or discrepancies that it has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to BIDDER.

4. This Bid is genuine and not made in the interest of or on behalf of any undisclosed person, firm or corporation and is not submitted in conformity with any agreement or rules of any group, association, organization or corporation; BIDDER has not directly or indirectly induced or solicited any other BIDDER to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm or corporation to refrain from bidding; and BIDDER has not sought collusion to obtain for itself any advantage over any other BIDDER or OWNER.
5. BIDDER will complete the work for the prices indicated in the following schedule.

BASE BID A: Utility Improvements – S Beverly Street - Water

Item No.	Estimated Quantity	Unit	Name of Pay Item with Unit Price in Words	Unit Bid Price	Amount Bid
1	1	LS	Parkway Restoration @ <u>Three thousand</u> Dollars <u>Zero</u> Cents Per Lump Sum	<u>\$3,000.00</u>	<u>\$3,000.00</u>
2	40	LF	6" SDR-26 D-2241 PVC Sewer Pipe (w/Cement Stabilized Bedding) @ <u>Twenty</u> Dollars <u>Zero</u> Cents Per Linear Feet	<u>\$20.00</u>	<u>\$800.00</u>
3	1956	LF	6" DR-18 C900 PVC Water Line @ <u>Twenty six</u> Dollars <u>Zero</u> Cents Per Linear Feet	<u>\$26.00</u>	<u>\$50,856.00</u>
4	1	EA	6"x 6" Full Body Tapping Sleeve and Valve with 4" Tap @ <u>Two thousand seven hundred</u> Dollars <u>Zero</u> Cents Per Each	<u>\$2,700.00</u>	<u>\$2,700.00</u>
5	7	EA	6" Gate Valve and Box @ <u>One thousand one hundred</u> Dollars <u>Zero</u> Cents Per Each	<u>\$1,100.00</u>	<u>\$7,700.00</u>
6	0.7	TONS	Mechanical Joint Ductile Iron Fittings @ <u>Three thousand</u> Dollars <u>Zero</u> Cents Per Tons	<u>\$3,000.00</u>	<u>\$3,000.00</u>

2,100.00

BASE BID A: Utility Improvements – S Beverly Street - Water

Item No.	Estimated Quantity	Unit	Name of Pay Item with Unit Price in Words	Unit Bid Price	Amount Bid
7	3	EA	Standard Fire Hydrant (42" Bury) @ <u>Three thousand</u> Dollars <u>zero</u> Cents Per Each	<u>\$3,000.00</u>	<u>\$9,000.00</u>
8	14	EA	1" Water Service from Main to Meter (bored from main to meter) @ <u>Six hundred fifty</u> Dollars <u>zero</u> Cents Per Each	<u>\$650.00</u>	<u>\$9,100.00</u>
9	14	EA	Single Water Meter Box @ <u>Two hundred</u> Dollars <u>zero</u> Cents Per Each	<u>\$200.00</u>	<u>\$2,800.00</u>
10	388	LF	Bore & Grout for Water Line Installation @ <u>Seventy eight</u> Dollars <u>zero</u> Cents Per Linear Feet	<u>\$78.00</u>	<u>\$30,264.00</u>
11	2	EA	Connect to Existing Water Main @ <u>One thousand two hundred</u> Dollar <u>zero</u> Cents Per Each	<u>\$1,200.00</u>	<u>\$2,400.00</u>
12	4	LF	Concrete Curb & Gutter Repair @ <u>Sixty five</u> Dollars <u>zero</u> Cents Per Linear Feet	<u>\$65.00</u>	<u>\$260.00</u>

BASE BID A: Utility Improvements – S Beverly Street - Water

Item No.	Estimated Quantity	Unit	Name of Pay Item with Unit Price in Words	Unit Bid Price	Amount Bid
13	33	SY	Permanent HMAC Pavement Repair for Water Line Installation @ <u>Fifty five</u> Dollars <u>zero</u> Cents Per Square Yard	<u>\$55.00</u>	<u>\$1,815.00</u>
14	2	EA	Cut and Plug Existing Water @ <u>Three hundred</u> Dollars <u>zero</u> Cents Per Each	<u>\$300.00</u>	<u>\$600.00</u>
15	2	EA	Remove Exist Valve Box & Abandon Exist Gate Valve in Place @ <u>Three hundred fifty</u> Dollars <u>zero</u> Cents Per Each	<u>\$350.00</u>	<u>\$700.00</u>
16	1	LS	Abandon Exist Water Line @ <u>Two thousand five hundred</u> Dollars <u>zero</u> Cents Per Lump Sum	<u>\$2,500.00</u>	<u>\$2,500.00</u>
17	1	LS	Miscellaneous Utility Allowance @ <u>Five thousand</u> Dollars <u>No</u> Cents Per Lump Sum	<u>\$ 5,000.00</u>	<u>\$ 5,000.00</u>
18	789	SY	6" Topsoil w/Block Sod Grass @ <u>eight</u> Dollars <u>zero</u> Cents Per Square Yard	<u>\$8.00</u>	<u>\$6,312.00</u>

BASE BID A: Utility Improvements – S Beverly Street - Water

Item No.	Estimated Quantity	Unit	Name of Pay Item with Unit Price in Words	Unit Bid Price	Amount Bid
19	1,568	LF	Trench Safety for Water Line Installation @ <div> <div>One</div> <div>Zero</div> </div> <div> <div>Dollar</div> <div>Cents</div> </div> Per Linear Feet	\$1.00	\$1,568.00

BASE BID A: Utility Improvements(Items 1-18) – S Beverly Street – Water \$ 140,375.00
139,475.00

10A	325	LF	Deduct to Open Cut & Repair Driveways @ <div> <div>Fifteen</div> <div>Zero</div> </div> <div> <div>Dollar</div> <div>Cents</div> </div> Per Linear Feet	\$15.00	\$4,875.00
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BASE BID A: Utility Improvements(Items 1-18 + 10A) – S Beverly Street – Water \$ 145,250.00
134,600.00

BASE BID B: Utility Improvements – RACE STREET – Sanitary Sewer

Item No.	Estimated Quantity	Unit	Name of Pay Item with Unit Price in Words	Unit Bid Price	Amount Bid
20	2	EA	Remove Existing Sanitary Sewer Manhole @ <u>Six hundred</u> Dollars <u>zero</u> Cents Per Each	<u>\$600.00</u>	<u>\$1200.00</u>
21	392	LF	6" SDR-35 PVC Sewer Pipe @ <u>fifty five</u> Dollars <u>zero</u> Cents Per Linear Feet	<u>\$55.00</u>	<u>\$21560.00</u>
22	5	LF	8" SDR-35 PVC Sewer Pipe @ <u>Forty</u> Dollars <u>zero</u> Cents Per Linear Feet	<u>\$40.00</u>	<u>\$200.00</u>
23	1	EA	Std. 4' Dia. Sanitary Sewer Manhole (Up to 6' Depth) @ <u>Four thousand two hundred</u> Dollars <u>zero</u> Cents Per Each	<u>\$4200.00</u>	<u>\$4200.00</u>
24	1	EA	Std. 5' Dia. Drop Sanitary Sewer Manhole (Up to 6' Depth) @ <u>Six thousand five hundred</u> Dollars <u>zero</u> Cents Per Each	<u>\$6500.00</u>	<u>\$6500.00</u>
25	5	VF	Extra Depth for 5' Dia. SSMH (Over 6') @ <u>Four hundred</u> Dollars <u>zero</u> Cents Per Vertical Feet	<u>\$400.00</u>	<u>\$2000.00</u>

BASE BID B: Utility Improvements – RACE STREET – Sanitary Sewer

Item No.	Estimated Quantity	Unit	Name of Pay Item with Unit Price in Words	Unit Bid Price	Amount Bid
26	392	LF	Pre-Construction Television Inspection @ <u>TWO</u> Dollar <u>zero</u> Cents Per Linear Feet	<u>\$2.00</u>	<u>\$784.00</u>
27	4	EA	Connect to Existing Sanitary Sewer @ <u>Five hundred</u> Dollars <u>zero</u> Cents Per Each	<u>\$500.00</u>	<u>\$2,000.00</u>
28	1	EA	4" Sanitary Sewer Service @ <u>five hundred</u> Dollar <u>zero</u> Cents Per Each	<u>\$500.00</u>	<u>\$500.00</u>
29	392	LF	Trench Safety for Sanitary Sewer @ <u>TWO</u> Dollar <u>zero</u> Cents Per Linear Feet	<u>\$2.00</u>	<u>\$784.00</u>
30	12	LF	Concrete Curb and Gutter Repair (As Directed) @ <u>Sixty</u> Dollars <u>zero</u> Cents Per Linear Feet	<u>\$60.00</u>	<u>\$720.00</u>
31	91	LF	Gravel Driveway Repair for Sewer Main @ <u>ten</u> Dollars <u>zero</u> Cents Per Linear Feet	<u>\$10.00</u>	<u>\$910.00</u>

BASE BID B: Utility Improvements – RACE STREET – Sanitary Sewer					
Item No.	Estimated Quantity	Unit	Name of Pay Item with Unit Price in Words	Unit Bid Price	Amount Bid
32	114	LF	Permanent HMAC Driveway Repair for Sewer Main @ <u>fifteen</u> Dollars <u>zero</u> Cents Per Square Yard	<u>\$15.00</u>	<u>\$1,710.00</u>
33	43	SY	Permanent HMAC Pavement Repair for Sewer Main @ <u>fifty five</u> Dollars <u>zero</u> Cents Per Square Yard	<u>\$55.00</u>	<u>\$2,365.00</u>
34	392	LF	Post Construction Television Inspection @ <u>two</u> Dollar <u>zero</u> Cents Per Linear Feet	<u>\$2.00</u>	<u>\$784.00</u>
35	111	SY	6" Topsoil w/Block Sod Grass @ <u>eight</u> Dollars <u>zero</u> Cents Per Square Yard	<u>\$8.00</u>	<u>\$888.00</u>
36	1	LS	Miscellaneous Utility Allowance @ <u>Five thousand</u> Dollars <u>No</u> Cents Per Lump Sum	<u>\$ 5,000.00</u>	<u>\$ 5,000.00</u>

BASE BID B: Utility Improvements (Items 19-35) – Race Street – Sanitary Sewer \$ 52,105.00

TOTAL BASE BID (Base Bid A + Base Bid B): Total Base Bid \$ 192,480.00

191,580.00

TOTAL BASE BID: Total Base Bid (Base Bid A + 10A + Base Bid B) with Deduct \$ 197,355.00

186,705.00

6. BIDDER acknowledges that the quantities indicated in the previous schedule are not guaranteed and may be changed to conform to the Work. BIDDER understands that the quantities shown in the previous schedule and as modified by change orders will be the actual quantities paid by the OWNER for the completion of work.
7. BIDDER agrees that the Work contained in the Base Bid, including all Additive Alternate Bids, will be substantially completed and ready for final payment within Ninety (90) calendar days from the date when the contract time commences to run.
8. BIDDER accepts the provisions of the Agreement as to liquidated damages in the event of failure to complete the work on time.
9. The terms used in this Bid which are defined in the General Conditions of the Construction Contract included as part of the Contract Documents have the meanings assigned to them in the General Conditions.

Respectfully submitted,

By

Printed Conrado Martinez

Title Owner

Address 2444 Le Quin St

Fort Worth TX 76105

Phone No. (817) 705-1459

Submitted by Conrado Martinez a corporation

Doing business as Tex-Pro Construction, LLC

Communication concerning this Bid should be directed to the attention of

Conrado (817) 705-1459

- END OF PROPOSAL -

"STATEMENT OF MATERIALS AND OTHER CHARGES"

MATERIALS INCORPORATED INTO THE PROJECT \$ _____

ALL OTHER CHARGES: \$ _____

****TOTAL** \$ _____

* This form is included in these documents for reference only. It is to be completed by the low bidder at the time of execution of the contract.

** This total must agree with the total figure shown in the Proposal, TOTAL AMOUNT BID in the bound contract.

For purposes of complying with the Texas Tax Code, the Contractor agrees that the charges for any material incorporated into the project in excess of the estimated quantity provided for herein will be no less than the invoice price for such material to the Contractor.



Crowley City Council

AGENDA REPORT

Meeting Date: February 18, 2021

Agenda Item: VII-2

Staff Contact: Carol C. Konhauser
City Secretary

E-mail: ckonhauser@ci.crowley.tx.us

Phone: 817-297-2201-X 4000

SUBJECT: Discuss and consider approving Resolution R02-2021-348, reappointing certain directors of the Karis Municipal Management District of Tarrant County.

BACKGROUND/DISCUSSION

In accordance with Section 375.064 of the Texas Local Government Code, the Board of a District shall recommend, to the governing body, person(s) to serve on the Board. Staff received notification from the legal secretary for the Karis MMD that the Board, at their last meeting held on Feb 1, 2021, had recommended Mr Ron Smith and Mr Tom O-Dwyer to serve for the term beginning Feb 19, 2021 ending Feb 19, 2025.

FINANCIAL IMPACT

None

RECOMMENDATION

Staff recommends approval.

ATTACHMENTS

- Email from legal secretary for the Karis MMD
- Signed Karis MMD Resolution
- Resolution R02-2021-348

From: [Allison Adams](#)
To: [Carol Konhauser](#)
Cc: [Jack Thompson](#)
Subject: RE: Karis MMD
Date: Wednesday, February 10, 2021 11:01:03 AM
Attachments: [Res Rec Appt of Directors 2021.pdf](#)

CAUTION: Don't be quick to click. This e-mail originated from outside of the City of Crowley private network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rom Smith and Tom O'Dwyer are the members needing reappointment. I've attached the Resolution Recommending Reappointment of Directors with the terms. There are no places. (I will send you an originally certified Resolution before 2/18.)

From: Carol Konhauser <ckonhauser@ci.crowley.tx.us>
Sent: Wednesday, February 10, 2021 10:52 AM
To: Allison Adams <AAdams@crawlaw.net>; Jack Thompson <jthompson@ci.crowley.tx.us>
Subject: RE: Karis MMD

Allison

I can add to the agenda for the Feb 18 meeting. Can you send me the names of the members, the term and the place they are filling (if any).

Carol Konhauser

City Secretary

201 E Main Street

Crowley TX 76036

Office: (817) 297-2201 ext. 4000

Fax: (817) 297-6178

Email: ckonhauser@ci.crowley.tx.us



From: Allison Adams <AAdams@crawlaw.net>
Sent: Wednesday, February 10, 2021 10:17 AM
To: Jack Thompson <jthompson@ci.crowley.tx.us>
Cc: Carol Konhauser <ckonhauser@ci.crowley.tx.us>
Subject: Karis MMD

CAUTION: Don't be quick to click. This e-mail originated from outside of the City of Crowley private network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Mr. Thompson,

John Jordan of The Nehemiah Group said you are my contact regarding a matter. I am the Legal Assistant for Karis Municipal Management District of Tarrant County. The Board has two members' initial terms due to expire on 2/19. The Board has adopted a Resolution recommending the reappointment of the two members. Now, we just need to get the City to consider the request of the Board.

What do I need to do to get this matter considered by City Council?

Allison Adams, Legal Asst.

Crawford & Jordan LLP
19 Briar Hollow Lane, Suite 245
Houston, Texas 77027
(281) 768-3318 direct line

This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

RESOLUTION RECOMMENDING REAPPOINTMENT OF DIRECTORS

WHEREAS, Karis Municipal Management District of Tarrant County (the “District”) was created pursuant to an Order of the Texas Commission on Environmental Quality, and the District has been organized and operates pursuant to Article III, Section 52, and Article XVI, Section 59, Texas Constitution, and the general laws of the State of Texas, including particularly Chapter 375, Texas Local Government Code, and Chapter 49, Texas Water Code; and

WHEREAS, Section 375.064, Texas Local Government Code provides that (i) the Board of Directors (the “Board”) of the District shall recommend to the governing body of the City of Crowley, Texas (the “City”), persons to serve on a succeeding Board and (ii) after reviewing the recommendations, the governing body of the City shall approve or disapprove the directors recommended by the Board.

WHEREAS, the terms of two directors of the District, Ron Smith and Tom O’Dwyer, will expire on February 19, 2021; and

WHEREAS, the Board has determined to recommend to the City Council of the City, as the City’s governing body, the appointment of Ron Smith and Tom O’Dwyer to continue service on the Board with new terms expiring on February 19, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF KARIS MUNICIPAL MANAGEMENT DISTRICT OF TARRANT COUNTY AS FOLLOWS:

1. That in accordance with Section 375.064, Texas Local Government Code, the Board hereby recommends to the City Council of the City the appointment of Ron Smith and Tom O’Dwyer to continue service as Board members after expiration of their respective current terms, with each to serve as a director of the Board with a new term ending February 19, 2025.

2. That effective February 19, 2021, pursuant to the recommendations made herein, the Board composition is requested and recommended to be as follows:

NAME OF DIRECTOR	TERM EXPIRATION
Ron Smith	February 19, 2025
Tom O’Dwyer	February 19, 2025
Michael McFarland	February 19, 2023
Cody Klipfel	February 19, 2023
Martin Spradley	February 19, 2023

3. That the City Council and staff of the City be respectfully requested to implement the Board appointments recommended herein, and to take any formal action necessary to effect such recommendations, including the adoption of a resolution appointing directors to the Board as requested hereby, in order to allow for the continued efficient and effective operation of the Board and the District.

RESOLVED AND ADOPTED BY THE BOARD OF DIRECTORS OF KARIS
MUNICIPAL MANAGEMENT DISTRICT OF TARRANT COUNTY this 25th day of January,
2021.

By: /s/ Tom O'Dwyer
President

Attest: /s/ Cody Klipfel
Secretary

RESOLUTION NO. R02-2021-348

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, REAPPOINTING CERTAIN DIRECTORS OF KARIS MUNICIPAL MANAGEMENT DISTRICT OF TARRANT COUNTY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Karis Municipal Management District of Tarrant County (the “District”) was created pursuant to an Order of the Texas Commission on Environmental Quality (“TCEQ”), and the District has been organized and operates pursuant to Article III, Section 52, and Article XVI, Section 59, Texas Constitution, and the general laws of the State of Texas, including particularly Chapter 375, Texas Local Government Code, and Chapter 49, Texas Water Code; and

WHEREAS, TCEQ, in its Order creating the District, and in accordance with the provisions of Chapter 375, Texas Local Government Code, appointed an initial Board of Directors (the “Board”) of the District, which consists of five members; and

WHEREAS, the terms of two directors of the initial Board, Ron Smith and Tom O’Dwyer, will expire on February 19, 2021; and

WHEREAS, Section 375.064, Texas Local Government Code provides that (i) the Board of the District shall recommend to the governing body of the City of Crowley, Texas (the “City”), persons to serve on a succeeding Board and (ii) after reviewing the recommendations, the governing body of the City shall approve or disapprove the directors recommended by the Board; and

WHEREAS, under Section 375.064(d), Texas Local Government Code, Board members may serve successive terms; and

WHEREAS, the Board has recommended to the City Council of the City, as the City’s governing body, the appointment of Ron Smith and Tom O’Dwyer to continue service on the Board with new terms expiring on February 19, 2025; and

WHEREAS, in accordance with the provisions of Section 375.064, Texas Local Government Code, the City Council has determined to approve the reappointment of such directors to serve terms expiring on February 19, 2025.

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

1. That the City Council hereby approves the reappointment of Ron Smith and Tom O’Dwyer to the Board and the continued service of such directors, with new terms expiring on February 19, 2025; and

2. That this Resolution become effective immediately upon its adoption by the City Council.

DULY RESOLVED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, on this the _____ day of _____, 2021.

CITY OF CROWLEY, TEXAS

By: _____
Billy Davis, Mayor

ATTEST:

By: _____
Carol Konhauser, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney



Crowley City Council

AGENDA REPORT

Meeting Date: February 18, 2021

Staff Contact: Rachel Roberts

Agenda Item: VII-3

E-mail: rroberts@ci.crowley.tx.us

Phone: 817/297-2201 x 3030

SUBJECT: Discuss and consider approving Ordinance 02-2021-422, an Ordinance of the City of Crowley, abandoning a portion of Hampton Rd right-of-way, south of Blue Gill Ln.

BACKGROUND/DISCUSSION

Mark Wells recently purchased and platted land at 1651 S Hampton Rd and intends to build a home there. The property is located at the end of Hampton Rd where the road ends at the city limits. This part of Hampton Rd is officially still a public road, but it primarily serves only Mr. Wells's lot; the other lots that touch the road connect at their rear property lines (see map). Mr. Wells asked the city about the possibility of abandoning the roadway when he platted the property in 2019, and the city's engineer and Public Works Department support this idea. This section of Hampton Rd is in poor condition, and because it is not a through street and only serves one property directly, it will likely remain a low priority for repairs for the foreseeable future.

City code states that when improved right-of-way is to be abandoned, the person requesting the abandonment shall provide:

- a. Fair market value of the real property and the improvements which are to be removed or converted to private use.
- b. Dedication of easements for any facilities which are to remain.
- c. County filing fee(s).

In addition, the cost of any appraisal is to be paid by the applicant. The city had the roadway section appraised, and the fair market value was determined to be \$2,000. The cost of the appraisal was \$2,500.

Staff checked Tarrant and Johnson County property records to try to find an easement dedication or right-of-way purchase to see who originally dedicated the land for right-of-way. We were unable to find any dedication records. However, it appears as though the land on both sides of the roadway had one owner when the roadway was built. The land on either side of the road was later sold to different buyers.

FINANCIAL IMPACT

The city will no longer have the responsibility to maintain the right-of-way for this part of Hampton Rd. In addition, the city will be able to collect taxes on the property once it is no longer right-of-way.

RECOMMENDATION

Staff recommends abandoning this portion of Hampton Rd.

When abandoning right-of-way, a city can either convey all of the roadway to the owner(s) on just one side of the road or to owners on both sides. Typically, right-of-way is conveyed to land owners on both sides. However, in this case, staff recommends conveying the land entirely to Mr. Wells.

The abandonment was requested only by Mr. Wells, so staff does not have information on whether all the Crestview owners would be interested in acquiring a part of the right-of-way. Several months after Mr. Wells had submitted his request, one resident from Crestview expressed interest in acquiring a portion of the right-of-way (his request had to go through Johnson County first, which is why it wasn't placed on a Council agenda sooner). No other owners from Crestview have asked about it. Staff would need to contact the additional Crestview residents to gauge their interest if the Council prefers to convey the land to owners on both sides of the road.

Staff's recommendation against conveying to owners on both sides of the road comes from concerns about access, maintenance, and enforcement. The Crestview residents have access only from their rear lot lines. If only some of the owners on the Crestview side want to acquire the right-of-way, it will result in a confusing collection of ownership, where it would be harder for the city to determine who is responsible for maintenance of the various sections. If any of the residents chose not move their fences back to incorporate the additional land, they would have to cross over private property owned by their neighbors in order to reach their portion of the land for mowing and maintenance purposes. In addition, the Crestview residents would have to agree to join with Mr. Wells to pay for a surveyor to prepare an updated metes and bounds description and survey showing which portion of the land is to be conveyed to which property owner; this is in addition to paying their share of the appraisal costs and fair market value.

From the staff perspective, conveying all of the right-of-way to Mr. Wells is the simplest and cleanest approach. Staff recommends the right-of-way be abandoned by ordinance and conveyed to Mr. Wells, with the condition that Mr. Wells will need to dedicate any applicable utility easements by separate instrument before the ordinance is filed with Tarrant County and the land is conveyed.

ATTACHMENTS:

- Map showing location of roadway requested for abandonment
- Ordinance abandoning a portion of Hampton Rd
- Summary page from appraisal



Mark Wells Property with Access on Hampton Rd

Legend

 Wells property

0 150 300 Feet

Looking south on Hampton Rd

Wells property

Deer Creek
neighborhood

Crestview
neighborhood





Wells property

Crestview neighborhood

Hampton Rd dead-end

Deer Creek
neighborhood

Hampton Rd intersection with Blue Gill Ln



Mark E Wells
900 Monticello Drive
Burleson, Tx, 76028

Letter: #210121-CoC 01

Date: 01/21/2021

Rachel Roberts
Planning & Development Director
City of Crowley
201 E Main St
Crowley, TX 76036

Reference: 1651 South Hampton Road, Crowley, Texas

Subject: Request of Consideration of City Property Purchase

Dear Ms. Roberts

I, Mark Wells am the owner of the property located at 1651 S Hampton Road in Crowley Texas. This property, noted as Lot 1 Block 1 on Exhibit B attached, is located in a somewhat unique location being between Deer Creek Estates on the East and Crestview Estates on the West. I purchased this property late in 2018 with the intent of building my home to be located as outlined on Exhibit B. S Hampton Road in this area extends south from Blue Gill Drive and dead-ends at the Jonson County line. S Hampton Road provides the only access to my property, but no access to any other property. This section of the road has been barricaded on the south end and been without maintenance for many years. By copy of this letter, I am respectfully requesting the City of Crowley Texas provide consideration of the sale of the small strip of land that is a portion of the old S Hampton Road that adjoins my property. Please note the following in this consideration:

- Exhibit A sht. 1 and sht. 2 provides a survey and associated description of the subject property. Exhibit B provides an outline and property configuration for reference. The hatched area on Exhibit B labeled as "S Hampton Road Proposed Purchase Area" is the subject of this letter.
- The area under consideration identified on Attachments A and B does not extend all the way to Blue Gill from the edge of my property due to a potable water booster pump station that the City of Crowley accesses often for maintenance.
- My property bordering the east side of the old S Hampton Rd is the only property that uses this road as property access.
- In the event there is discussion to convey the subject property to multiple owners, my property would be affectively land locked with no access under this scenario due to utilities located both sides of the road (Oncor overhead transmission lines west & AT&T buried cable east) and the property configuration, topography and drainage requirements.
- Overhead Oncore transmission lines are along the west side of the road and AT&T buried cable along the east side of the road. It is understood that any action, such as sale of the property, such action would be subject to any right-of-way or easement of a public utility or common carrier and continued use by the public utility or common carrier of utility infrastructure in existence on the date such action was signed.
- I understand that a fair market and agreeable price would be required in a purchase transaction.

The primary reason for this request is, although the subject road is a dead-end road in disrepair, vehicles often turn from Blue Gill and drive to the barricades where they have trouble turning around to drive back to Blue Gill. Additionally, quite often we have found trash and drink bottles apparently from folks going there during the night. When my new home construction is complete and the City provides an updated access road to the entrance of the property, there most likely will be more traffic turning onto the road and utilizing my driveway as a turnaround. A purchase situation is an obvious advantage to the City due to cost savings in road upgrades and maintenance. Even considering the additional expense that I would incur by acquiring the property, I am open to the acquisition basically to limit folks driving up a dead-end road and turning around in the driveway to my home. Please review this request and let me know if there is any clarification or further information needed to support a decision.

Respectfully

A handwritten signature in black ink, appearing to read 'Mark E. Wells', written over a horizontal line.

Mark E. Wells
neillwells@aol.com
281-389-0028

SO. HAMPTON ROAD
(VARIABLE R-O-W)

N83°23'30"E
66.12'

LOT 49, BLOCK F
CRESTVIEW
ESTATES PHASE II
DOC. NO. D216225668
P.R.J.C.T.

LOT 48, BLOCK F
CRESTVIEW ESTATES
PHASE II
DOC. NO. D216225668
P.R.J.C.T.

LOT 47, BLOCK F
CRESTVIEW ESTATES
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A PORTION OF
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0.450 AC

306°36'30"E 397.31'
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W/CAP "RPLS 5544"
CONTROLLING MONUMENT

MARK EDWARD WELLS
DOC. NO. D219214419
P.R.T.C.T. &
INST. NO. 2019-22309
D.R.J.C.T.

LOT 1, BLOCK 1
WELLS ADDITION
DOC. NO. D219221208
P.R.T.C.T. &
VOL. 11, PG. 882
D.R.J.C.T.

NOTE:

THIS EXHIBIT HAS BEEN PREPARED WITHOUT
THE BENEFIT OF A TITLE COMMITMENT AND
IS SUBJECT TO ALL EASEMENTS,
RIGHTS-OF-WAY AND OTHER MATTERS OF
RECORD THAT MAY AFFECT THE SUBJECT
PROPERTY.

LOT 74
DEER CREEK ESTATES
CAB. "A" SL. 5989
P.R.T.C.T.

LOT 73
DEER CREEK ESTATES
CAB. "A" SL. 5989
P.R.T.C.T.

LOT 72
DEER CREEK ESTATES
CAB. "A" SL. 5989
P.R.T.C.T.



SCALE: 1" = 50'

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APPROX. COUNTY LINE
JOHNSON COUNTY
PER J.C.A.D.

LOT 46, BLOCK F
CRESTVIEW ESTATES
PHASE II
DOC. NO. D216225668
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60D FOUND
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EDGEHILL ROAD
(VARIABLE R-O-W)

PORTION OF ROAD
ABANDONED ON 12/14/20 BY
JOHNSON COUNTY COMMISSIONERS
COURT ORDER NO. 2020-80
RECORDED IN
INST. NO. 2020-40756
D.R.J.C.T.

LOT 1, BLOCK 1
WHISPERING OAKS
ESTATES
VOL. 9, PG. 355
P.R.J.C.T.

AN EXHIBIT SHOWING

0.450 ACRES

OF LAND SITUATED IN THE
H.G. CATLETT SURVEY
ABSTRACT NO. 371
JOHNSON COUNTY, TEXAS



DATE: 01-21-21

DRAWN: R.G.F.

CHECKED: M.P.

DFW JOB No. 2002108-07

EXHIBIT "A"

SHT. NO.
1 OF 2

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE H.G. CATLETT SURVEY, ABSTRACT NO. 371, JOHNSON COUNTY, TEXAS, BEING A PORTION SOUTH HAMPTON ROAD (VARIABLE R-O-W), TARRANT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "RPLS 5544" IN THE EASTERLY RIGHT-OF-WAY LINE OF SOUTH HAMPTON ROAD (VARIABLE R-O-W) FOR THE NORTHWEST CORNER OF LOT 1, BLOCK 1, WELLS ADDITION, AN ADDITION TO THE CITY OF CROWLEY AND JOHNSON COUNTY, TEXAS, ACCORDING TO THAT PLAT RECORDED IN DOCUMENT NO. D219221208, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND VOLUME 11, PAGE 882, PLAT RECORDS, JOHNSON COUNTY, TEXAS;

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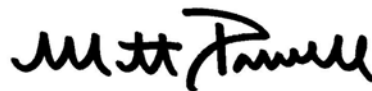
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THENCE LEAVING SAID EASTERLY LINE N 83°23'30" E, A DISTANCE OF 66.12 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.450 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

PREPARED BY ME OR UNDER MY DIRECTION.



MATT POWELL
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5544

DATED: 01/21/21

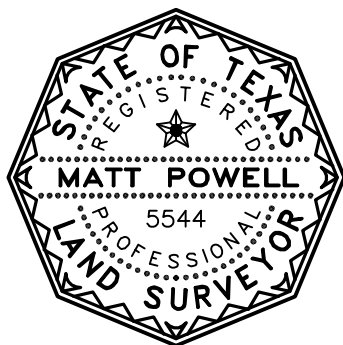


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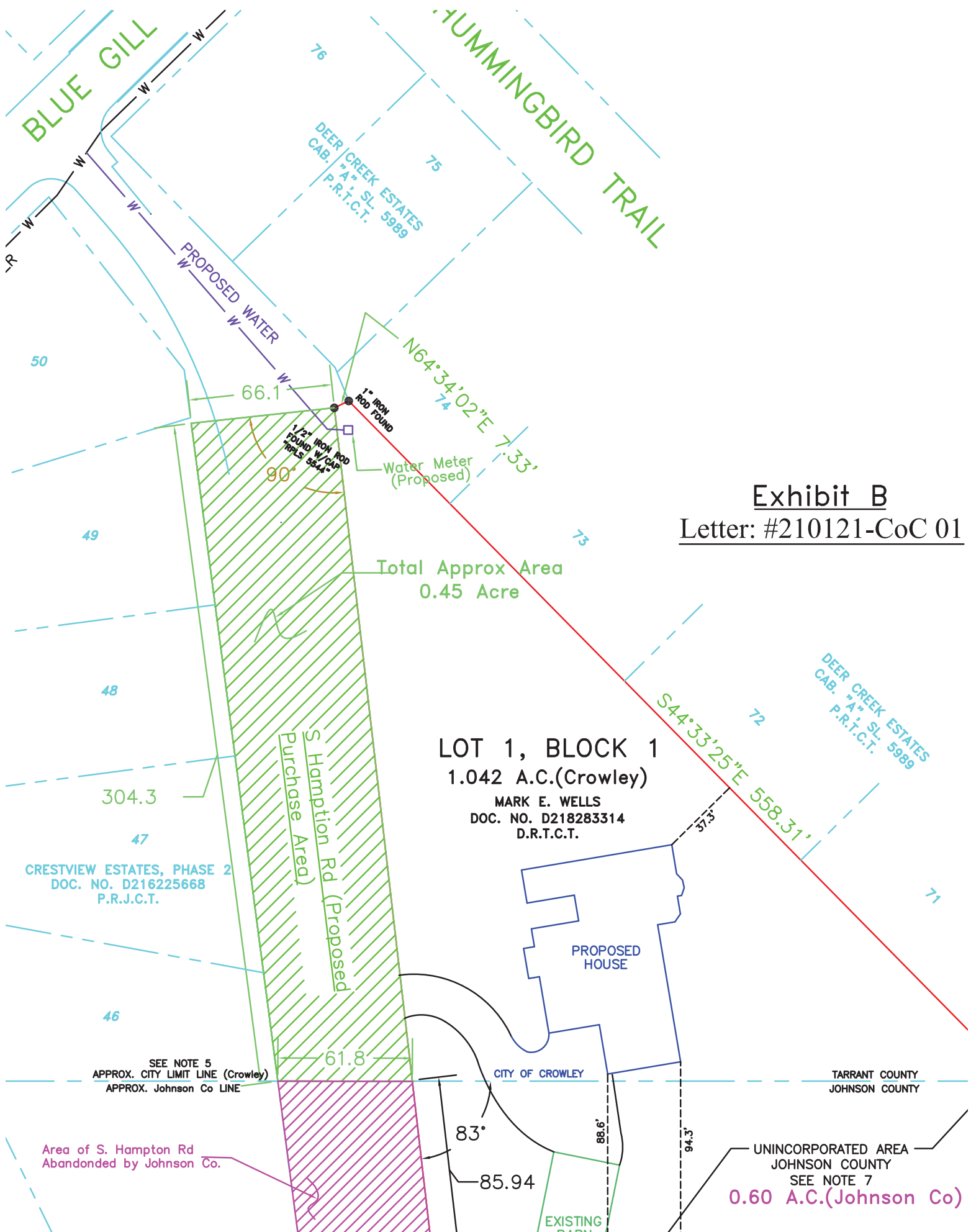
SHT. NO.
2 OF 2

DATE: 01-21-21

DRAWN: R.G.F.

CHECKED: M.P.

DFW JOB No. 2002108-07



ORDINANCE NO. 02-2021-422

VACATING AND ABANDONING A PORTION OF HAMPTON ROAD RIGHT-OF-WAY IN THE CITY OF CROWLEY, TEXAS; DECLARING THAT THE PROPERTY IS UNNECESSARY FOR USE BY THE PUBLIC; AUTHORIZING THE MAYOR TO EXECUTE A QUITCLAIM DEED RELEASING PUBLIC OWNERSHIP INTEREST AND CONTROL OF SUCH RIGHT-OF-WAY; 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, after careful study and consideration, has determined that a portion of the existing road right-of-way of Hampton Road is not being used by, nor useful or convenient to the public in general; therefore, such right-of-way constitutes a public charge without a corresponding public benefit, and the public would be better served and benefited by the vacation and abandonment of such right-of-way; and

WHEREAS, in order to remove any question as to the continued interest or ownership by the public in the right-of-way being vacated, the City desires to execute a quitclaim deed releasing all title, ownership and control in said right-of-way to the owner of the abutting property.

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

SECTION 1.

The following portion of road right-of-way is hereby vacated and abandoned as public property:

An approximately 0.450 acre tract of land in the H. G. Catlett Survey, Abstract No. 371, being that portion of Hampton Rd depicted on Exhibit "A" and attached hereto and incorporated into this Ordinance for all purposes.

The right-of-way is not being used by, nor useful or convenient to the public in general. The right-of-way constitutes a public charge without a corresponding benefit, and the public would be better served and benefited by the vacation and abandonment of the right-of-way.

SECTION 2.

The Mayor of the City of Crowley, Texas, is hereby authorized and empowered to execute a quitclaim deed releasing all claims to title, ownership, or control of the right-of-way described in Exhibit A, on behalf of the City.

SECTION 3.

A copy of the quitclaim deed shall be presented for filing with the County Clerk of Tarrant County, Texas by the office of the city secretary.

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 invalid by the valid judgment or decree of any court of competent jurisdiction, the invalidly shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since it would have been enacted by the City Council without the incorporation in this ordinance of invalid 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.

APPROVED ON THIS _____ DAY OF _____.

Billy Davis, Mayor

ATTEST:

Carol Konhauser, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney

SO. HAMPTON ROAD
(VARIABLE R-O-W)

N83°23'30"E
66.12'

LOT 74
DEER CREEK ESTATES
CAB. "A", SL. 5989
P.R.T.C.T.

POINT OF BEGINNING
1/2" IRON ROD FOUND
W/CAP "RPLS 5544"
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DOC. NO. D216225668
P.R.J.C.T.

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PHASE II
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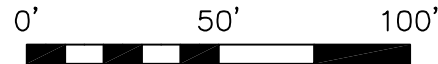
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BASIS OF BEARINGS
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DOC. NO. D219214419
P.R.T.C.T. &
INST. NO. 2019-22309
D.R.J.C.T.

LOT 1, BLOCK 1
WELLS ADDITION
DOC. NO. D219221208
P.R.T.C.T. &
VOL. 11, PG. 882
D.R.J.C.T.



SCALE: 1" = 50'



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APPROX. COUNTY LINE
JOHNSON COUNTY
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LOT 46, BLOCK F
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ABSTRACT NO. 371
JOHNSON COUNTY, TEXAS



EXHIBIT "A"

SHT. NO.
1 OF 2

DATE: 01-21-21

DRAWN: R.G.F.

CHECKED: M.P.

DFW JOB No. 2002108-07

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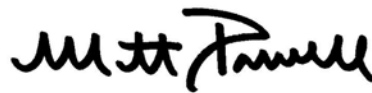
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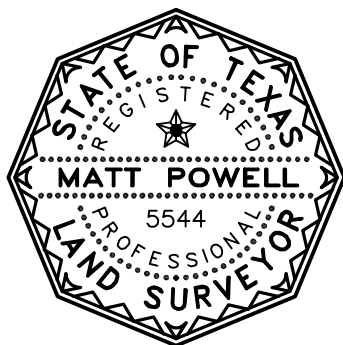


EXHIBIT "A"

SHT. NO.
2 OF 2

DATE: 01-21-21

DRAWN: R.G.F.

CHECKED: M.P.

DFW JOB No. 2002108-07

TOM KYSER, APPRAISER

1412 TEXAS STREET
FORT WORTH, TEXAS 76102
(817) 332-4428

November 5, 2020

Ms. Rachel Roberts
Planning and Development Director
City of Crowley
201 E. Main Street
Crowley, Texas 76036

Subject: Value of .45 acres (19,602 square feet), as a separate entity but based on an “adjoining economic unit.”

Dear Ms. Roberts,

As requested, I have completed the following appraisal of the above referenced property. The property is valued, **“as is”** in accord with your instructions.

Value estimated as of November 5, 2020 is estimated at..... \$ 2,000.00

Note: This valuation is a value of the subject site, in and of itself, and not as a part of any larger acreage tract. The subject property is not an economic unit in this market area due to shape and size. The basis for the value estimated is an adjoining economic unit which is the only realistic unit that could benefit from joinder with the subject property. This property is a tract with 1.642 acres. This is further discussed in the Scope and Highest and Best Use sections of this report.

No title report or environmental studies were furnished to appraiser. Normal utility easements, only, were assumed unless indicated in the report. Value estimates and conclusions are subject to the Special Conditions, Assumptions and Limiting Conditions, Certifications, and Disclaimer, in this report. In my opinion, this report has been completed in accord with the Uniform Standards of Professional Appraisal Practice (USPAP).

Sincerely,



Tom Kyser, SRA MAI

Real Estate Appraisal

Appraisal of .45 Acres

“As a Separate Entity”

A part of H.G. Catlett Survey

A-371

(Part of an Existing Public Road)

Based on the Value of an “Adjoining Tract”

“Adjoining Unit Tract” was

Deeded in 2018 by C.A.C. Properties, Inc.

and Carol A. Clayton

to Mark E. Wells

Lot 1 Block 1 Wells Addition

City of Crowley,

Tarrant County, Texas

Owner:

Mark E. Wells

For:

Ms. Rachel Roberts

Planning and Development Director

City of Crowley

201 E. Main Street

Crowley, Texas 76036

Appraised as of:

November 5, 2020

By:

Tom Kyser, Appraiser

1412 Texas Street

Fort Worth, Texas 76102

(817)332-4428

TOM KYSER, APPRAISER

1412 TEXAS STREET
FORT WORTH, TEXAS 76102
(817) 332-4428

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SPECIAL CONDITIONS OF VALUE

1. No environmental information or study was furnished to appraiser. The properties are assumed clear of hazardous materials and soil conditions, whether from inside or from outside the properties. Appraiser is not qualified to assess such items.
2. Valuation of the property is of the surface estate and no mineral interests are considered. Size of the subject property is based on a survey of the property furnished by the client and assumed to be accurate.
3. Data furnished by land owner, client or third parties regarding such issues as conditions, features or characteristics of the subject property, sales data or market area of the subject property are assumed to be accurate and were relied upon in the completion of this report.
4. Subject site is considered a “non-economic” unit and would have measurable value only as part of an adjoining property. Assemblage of the subject property with the “adjoining property” to the east is assumed in this report. Such an assemblage is considered the highest and best and a realistic use of the subject site. This is discussed further in this report in the Scope and Highest and Best Use sections of this report.
5. Subject site is a portion of a public roadway within the city limits of Crowley, Texas which will be abandoned for private use to an adjoining owner. Value assumes that the city will agree to abandon the property, as assumed in this report.

The above represent hypothetical conditions or extraordinary assumptions and values could be different if these were not considered. The appraisal conforms with USPAP based on these assumptions and conditions.

Hypothetical Condition: a condition, directly related to a specific assignment, which is contrary to what is known by the appraiser to exist on the effective date of the assignment results but is used for purposes of analysis.

Extraordinary Assumption: an assignment -specific assumption as of the effective date regarding uncertain information used in the analysis which, if found to be false could alter the appraiser's opinions or conclusions.

ASSUMPTIONS AND LIMITING CONDITIONS

The legal description furnished is assumed to be correct. I, and collectively we as may be applicable hereafter, assume no responsibility for matters legal in character, nor do I render any opinion as to the title, which is assumed to be good.

The property is appraised on the basis of fee simple title conveyance to the purchaser and full cash payment being received by the seller. It is recognized; however, that purchaser will likely take advantage of the maximum available financing, and effects of such financing on the probable selling price have been considered.

I do not assume any responsibility for the condition of the property or the correction of any defects now existing or that may develop in the future.

Sketches in this report are to assist the reader in visualizing the property. I have made no survey of the property and assume no liability in connection with such matters.

I believe the information contained in this report which was furnished by others to be reliable, but assume no responsibility for its accuracy.

The appraisal of this property has been made assuming responsible ownership and management, and if applicable, aggressive marketing effort.

Possession of this report or a copy thereof, does not carry with it the right of publication, nor may it be reproduced in whole or in part, in any manner, by any person, without written consent of the appraiser.

One or more of the signatories of this appraisal report is a member or candidate of the Appraisal Institute. The bylaws and regulations of this organization require that each member or candidate control the use and distribution of each appraisal report signed by the member or candidate. Therefore, except as provided hereinafter, the party for whom this appraisal report was prepared may distribute copies of this appraisal report, in its entirety, to such third parties as may be selected by the party for whom this appraisal report was prepared; however, portions of this report shall not be given to third parties without the prior written consent of the signatories of this appraisal report. Further, neither all nor any part of this report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of this report. This particularly includes valuation conclusions, identity of appraiser, or the firm with which he is connected.

I am prepared but not required to give testimony or attendance in court by reason of this appraisal with reference to the property in question, unless prior additional arrangements are made therefore.

If applicable, the distribution of total valuation in this report between land and improvements applies only under the existing program of utilization. The separate valuation for land and improvements must not be used in conjunction with any other appraisal and is invalid if so used.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in

conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of this property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

Unless noted otherwise in this report, subject property is assumed to be clear of soil contamination, from sources within or without the property. Improvements are also assumed clear of environmental contamination and hazardous materials, including asbestos. This property is also assumed clear of any wetlands restrictions as might be imposed by the U.S. Army Corps of Engineers. Wetlands are not always confined to low areas, and wetland information is generally not immediately available to appraisers. The property is also assumed to be free of any adverse restrictions created by endangered species. No such information was made known to appraiser.

Appraisal is of real property only, and does not include any increments for business value, going concern value, leasehold or leased fee values, good will, value in use, or any personal property values.

See previous Special Conditions.

DISCLAIMER

All users of this report are hereby advised that appraiser(s) is not a qualified inspector of such items as pest/termite damage or infestation, soil and subsoil conditions, soil contamination, drainage, foundations, structures, plumbing systems, electrical systems, septic tanks and lateral systems, appliances, electrical or electronic equipment, mechanical equipment, roofs, swimming pools and related equipment, wells, or the presence of potentially hazardous materials such as radon, asbestos, urea formaldehyde or lead based paint. Unless otherwise stated, all component parts are assumed to be serviceable and appraiser(s) assumes no liability for their adequacy or proper function. Potentially hazardous substances or conditions, unless otherwise noted, are assumed not to be present within or without the property limits. Persons with an interest in the property are advised to investigate such items to their own satisfaction, and the assistance of qualified experts in such matters is recommended. Due to normal building tolerances, dimensions of the improvements may have been "squared" in order to calculate building or living area. In most areas, new, and in some cases older, improvements are required to have smoke/fire detection devices, and appraiser(s) assumes and recommends compliance with such requirements. If a private water system, water well or private sewage or septic system are utilized with the property, their compliance with all applicable health codes is assumed, including plugging of abandoned wells. This property is assumed to comply with legislation requiring security devices (door locks, window latches, etc.).

Unless noted otherwise in this report, subject property is assumed to be clear of environmental contamination, from sources within or without the property. Users of this report are advised that appraiser has been furnished no environmental report of any type. Appraiser is not a qualified environmental expert. Persons with an interest in this property are advised to investigate environmental concerns, using qualified personnel.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. I have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect upon the value of this property. Since I have no direct evidence relating to this issue, I did not consider possible noncompliance with the requirements of ADA in estimating the value of the property.

This property is assumed to be unaffected by the existence of any endangered species or wetlands that would create limitations on property utilization and or have an effect on value. Appraiser was furnished no such information and is unaware of any such existence.

SCOPE OF APPRAISAL

Appraisal assignment was to estimate fee simple, surface estate value of the subject property as defined, as a separate entity and not as a part of any parent tract adjoining the site. The site was valued individually at the request of the client, the City of Crowley, who has agreed to “abandon” the property for sale to an adjoining property owner. The subject site is considered a “non-economic unit” primarily due to its size and shape.

The subject tract individually has very limited utility due to shape, size and easements and its highest and best use and value would be as part of an “adjoining property”. The site joins a series of developed lots to the west but there is no direct access to the current roadway from these sites. The subject property does provide direct access to the tract to the east and joinder with this economic unit is the only realistic use of the subject site. To develop an “individual value” of the subject property, the adjoining economic unit will have to be valued and the value of the subject property, although based on that value, will have to be discounted for its non-economic use status or limited utility. This is explained further in the Valuation section of this report.

The property was first physically inspected to determine nature and type of property. Other sources of property information may include property owner, plans, specifications, public records, town offices, county offices, FEMA flood hazard maps, Texas Department of Transportation (TxDOT), appraisal district and tax offices. Market data sources may include multiple listing services, other appraisers, brokers, buyers, lenders, appraiser’s own files, and various data services. Area description data was mostly from city offices, county offices, chambers of commerce, and North Texas Council of Governments.

CERTIFICATION

I (and “we”, as applicable) certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved. I have no bias with respect to the property that is the subject of this report, or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal. This assignment is not based on a requested minimum valuation, a specific valuation, or the approval of a loan.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Ethics and the Standards of Professional Appraisal Practice of the Appraisal Institute, and with the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute, relating to review by its duly authorized representatives.

I have not performed an appraisal or any other real estate service regarding the subject property within three years prior to the acceptance of this assignment. I have made a personal inspection of the subject property that is the subject of this report.

Kim Hartt provided significant real property appraisal assistance to the person signing this report.

As of the date of this report, appraiser has completed the continuing education requirements of the Appraisal Institute.

My analyses, opinions, and conclusions were developed, and this report prepared, in conformity with the rules of the Texas Real Estate Commission, and the Texas Appraiser Licensing and Certification Board; and I am certified by the Texas Appraiser Licensing and Certification Board as General Real Estate Appraiser, Certificate Number TX-1320755-G.



Tom Kyser, SRA MAI

APPRAISAL REPORT

This appraisal report is intended to comply with reporting requirements set forth under Standards Rule 2-2(a) of the Uniform Standards of Professional Appraisal Practice for an "Appraisal Report" As such, it presents information for the assumptions, hypothetical conditions, limiting conditions, information analyzed, appraisal procedures followed, and the reasoning and analyses that were used in the appraisal process to develop opinions, conclusions, and estimates of value. The depth of discussion contained in this report is specific to the needs of the client and for the intended use stated below. The appraiser is not responsible for unauthorized use of this report.

PROPERTY RIGHTS APPRAISED

Surface estate of the subject property was valued in fee simple. No mineral interests were valued. No title information was available for the appraisal, but deeds indicate that the current owners do not own any mineral rights to the property. Fee simple is considered "highest" form of ownership only limited by police powers or escheat.

DEFINITION OF VALUE

Market value is defined by the State of Texas as follows:

"Market Value is the price which the property would bring when it is offered for sale by one who desires, but is not obliged to sell, and is bought by one who is under no necessity of buying it, taking into consideration all of the uses to which it is reasonably adaptable and for which it either is or in all reasonable probability will become available within the reasonable future."

PURPOSE/USE/USER OF APPRAISAL

Purpose of this appraisal is to estimate market value, as defined herein, as of the date specified, of the subject property as an individual tract as surveyed. Use of this appraisal is to assist client with the possible sale of the property. Client is the intended user of this report.

TITLE AND SURVEY DATA

Appraiser was furnished with no property title reports. A survey of the subject property was furnished and is used in this valuation and analysis. The adjoining economic unit size is based on the plat filed of record. These are assumed to be accurate. The property has been appraised assuming good and transferable title, and the absence of any adverse easements whether above or below surface. Normal utility easements, only, were assumed, unless otherwise noted.

LOCATION

The tract of land is located at South Hampton Road (also known as C.R. 922) where it dead ends at Tarrant/Johnson Country line and is in Crowley city limits. It adjoins the ROW frontage of a larger tract containing 1.642 acres located on the east side of the subject property at 1651 South Hampton Road in Crowley, Texas. The surveyed subject property has road frontage or access to a public road.

LEGAL DESCRIPTIONS AND PROPERTY IDENTIFICATION

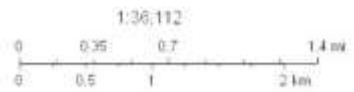
The subject tract is described as .45 acres of land out of the H.G. Catlett Survey, A-371, City of Crowley, Tarrant County, Texas.

*(A metes and bounds description of the **subject property** and a survey are included in the Addenda of this report.)*

LOCATION MAP



November 9, 2020



☐ Counties

OWNERSHIP/SALES HISTORY

Subject property owner of record is the City of Crowley, Texas. Tract was dedicated for public ROW use as a county road but is named South Hampton Road, as a City of Crowley street. The property is being considered for purchase, by Mark E. Wells, who is the current owner of an adjoining economic unit located to the east of the subject site. The subject property will have to be “abandoned” by the city prior to sale. The property is not under contract or optioned at this time. The city has owned the subject property for at least 5 years prior to the date of value.

OWNER CONTACT/PROPERTY INSPECTION

Appraiser was permitted to inspect the property by the owner, City of Crowley. Property was inspected on November 5, 2020. Owner was not present upon inspection. “Adjoining site” was also inspected at the same date. Owner, Mr. Wells gave permission and was present at the inspection of that site.

EFFECTIVE DATES

Effective date of value of the property is November 5, 2020 which is the date of inspection. The date of this report is also November 5, 2020.

LEASES

The subject property is not leased.

AREA AND NEIGHBORHOOD DESCRIPTION

The subject property is in the city limits of Crowley, Texas in the southern-most part the city. The property is in the south section of Tarrant County which is considered the immediate market area. The market area includes parts of Fort Worth and Arlington, Burleson, Mansfield, and several smaller municipalities. The city of Crowley is located just to the west of IH-35W along FM 1187 and south of IH-20 in south Tarrant County. FM 1187 and IH-35W are the major links to other parts of Tarrant County.

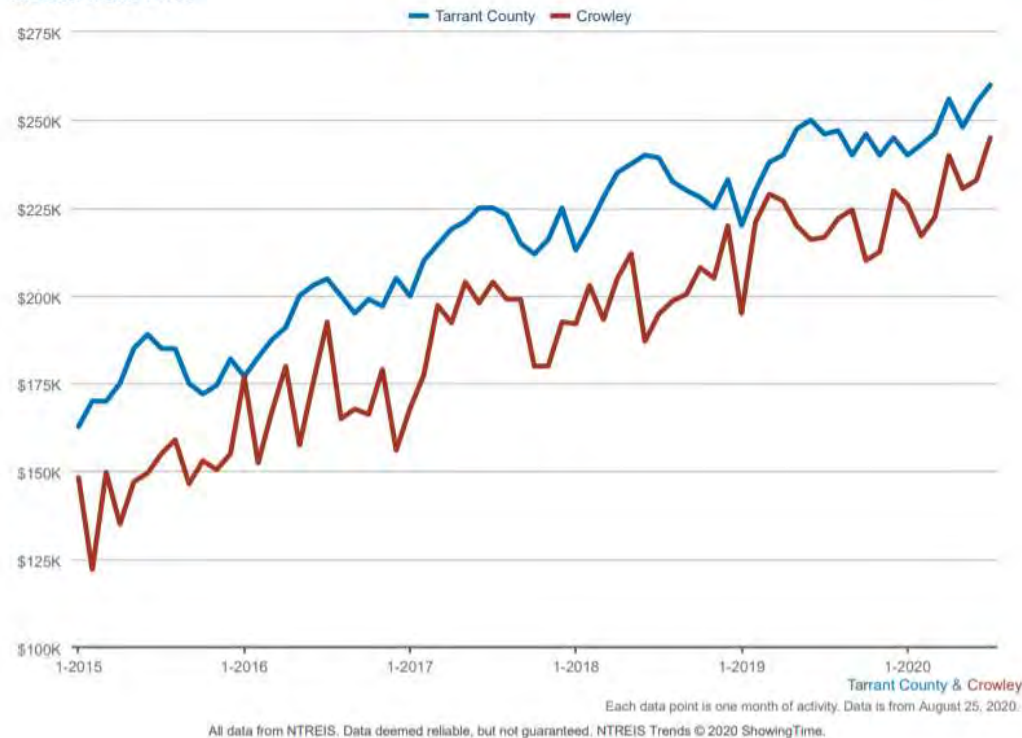
Crowley, like Tarrant County, has grown measurably in the last 10 years. The county has increased to over 2,000,000 in 2019 from 1,800,000 in 2010. Crowley has a current population of over 15,500 persons, a 17% increase in the last 10 years. Much of the growth has been in the south part of the city, south of FM 1187. The rerouting of FM 1187 to the south of the older downtown area has caused more activity in the south sector of the city than any other factor. The growth has also increased the income levels of the city. Median household income is now at \$66,897 in Crowley while median individual income is at \$46,339.

Major employers of the city include Crowley ISD, Aztec Manufacturing, Harbison-Fischer, Film-Pak, Inc. along with Walmart and Kroger stores. Close-by employers include AlCon Laboratories, in south Fort Worth, Burleson ISD, and Health South Hospital (formerly Huguley Hospital).

Land usage in the south part of Tarrant County is estimated at approximately 50% developed. The highest density is along the interstate corridor to the east of the City of Crowley. The growth to the south of Crowley and the growth from the City of Burleson on the south are on-going and expected to continue into the foreseeable future. The least developed is the area to the west of Crowley but the new Chisolm Trail tollway will be a positive influence in the development of this sector. Most of the development is expected to be residential in the bulk of the area but some service type commercial uses are likely along the major roads. The future extension of McCart Street into Crowley and eventually south of the city will likely be another growth stimulant. Most development is increasing with improved sales and activity in the last five years. Markets were more stable prior to that period and during what was termed as the “great recession”. Residential markets benefit from adequate infrastructure including utilities and good roads and growth of new residential areas is occurring. Overall residential prices have steadily increased in the last 10 years even with the stabilizing during the last year. Part of this is due to the Corona Pandemic. The following chart indicates the steady growth of residential prices during the recent past. The upturn in the residential markets will likely stimulate improvements in the commercial markets as well, especially along major highways and roadways. Most trends tend to support that commercial sales markets are more stable, but growth will stimulate more development of commercial uses in the area. This is at a time when growth in the general area is anticipated to be high, interest rates are at historic lows. Unemployment that was 5% or less according to the Bureau of Labor Statistics has increased due to the pandemic but is expected to return to favorable levels in the near future.



Median Sales Price



Neighborhood of the subject site is in the newest sector of Crowley near the Burleson-Crowley boundary. Most of the surrounding area is residentially developed. The neighborhood is mostly fully developed but some scattered in-fill sites remain in Crowley. There are some areas of development to the south of the immediate area that is in Burleson and that is actively improving. Access routes include S. Crowley Road that connects with John Jones Drive to the south and FM 1187 to the north. There is an active area of multi-family development along John Jones and the closest shopping and supporting commercial retail is along SH 174 or Wilshire Boulevard in Burleson. Established trends will likely continue into the foreseeable future and the development should begin to reemerge next year with the decline of the pandemic. The lack of development and the low supply of residential tracts and finished units is expected, by most experts to improve into mid-2021. Values, even with slower activity and limited supply, have remained fairly stable during the last 12 months and may start to improve in the next year.

PROPERTY DESCRIPTION

The subject property is a rectangular shaped tract located in Tarrant County that dead ends at the Johnson County line. The site is located near the southernmost end of South Hampton Road, also known as County Road 922, that dead ends near the Crowley city limit. The city of Burleson blocked off the south portion of the county road that lies in Johnson County. The tract of land is a public roadway that they (City of Crowley) plans to “abandon” and possibly sell to an adjoining owner. The dimensions of the property are approximately 66 feet of frontage and 304 feet in length and assumed accurate. The property is situated at the rear of a residential subdivision on the west and adjoined on the east by the frontage of a single residential property located at 1651 South Hampton Road. The owner of the “adjoining property” at 1651 South Hampton Road is considered the most likely buyer of the subject property. The subject site was indicated to be .45 acres or 19,602 square feet, according to information from the owner, The City of Crowley who is also the client of this assignment. The “adjoining site” is based on a plat filed of record and indicates a total size of 1.642 acres. The subject site has good access to a public road. The property is, however, too small and too narrow for independent use and lacks utility for residential development. The site is considered a “non-economic unit” due primarily to its size and shape. It is a level and open tract with no sewer or water, but accessible with extensions from existing lines that are close. The site has no flood or terrain issues. It is unrealistic to project any independent use of the property in this market, at this time. The site is zoned R-8.4 (single family use with minimum lot size of 8,400 square feet). The site is considered unimproved considering there is no contributory factors other than land. The pavement on the property would not support a value contribution even if assembled with any other property. Such improvements do not tend to show values apart from major improvements or unless the property is developable.

The “adjoining site” to the east of the subject is a level to rolling, wooded tract which is triangular in shape with all utilities at or close to the site. The property is unimproved except for an older barn and some fencing but these would not contribute value in this market since the highest use of the site is for residential development and not for agricultural use. Part of the site is within Johnson County in the south end, but the north part is within Crowley. Frontage is along the public roadway (South Hampton Road or C.R. 922) with over 397 feet. Zoning is the same as discussed above for the subject property. Site would have potential for residential development or possible subdivision if replatted.

PHOTOGRAPHS



1. View of subject site looking north from south property line



2. View of subject property looking south from north property line



3. View of “adjoining property” at 1651 S. Hampton Rd. looking northeast



4. View of “adjoining property” at 1651 S. Hampton Rd. looking southeast



6. View along the rear of “adjoining property” at 1651 S. Hampton Rd. looking east



7. View of “adjoining property” looking northwest toward subject property



7. View of street access to Blue Gill Lane from subject property

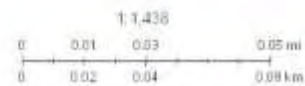


8. Street view from Blue Gill Lane looking southeast at access to subject property

AERIAL PHOTO



November 4, 2020



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

☐ Counties

HIGHEST AND BEST USE

Highest and best use is that program of utilization that results in the highest present value. Any such use should be legal, physically possible, economically feasible, likely to occur and of maximum productivity. The concept applies both to unimproved land and improved property. Land is always valued as if unimproved and ready to be put to its highest and best use. Improvement value is measured by its contribution to the whole.

Physically, the subject property is considered a non-economic unit in this market. The site lacks utility and does not have the requisite shape and size for typical economic development

Legally the property is zoned R-8.4 (Single Family Residential), a minimum 8,400 square foot lot development is allowed, but no legal uses would be likely for the subject site due to above physical issues including set-back requirements.

Demand in the market area is good, at this time for residential uses but the only realistic use of the subject property would be as assemblage with an adjoining use. The most likely use would be as part of the property to the east of the subject property located at 1615 South Hampton Road. This property has the most common frontage with the subject property. This site has 1.642 acres and is a typical residential property in this area. The residential subdivision to the west of the subject adjoins the subject at the west side but not inside that development. In any event, the value of the subject site to any of the adjoining property owners would be similar but the purchase of the subject by the property to the east is the most likely.

The highest and best use of the subject site would be as assemblage with an adjoining property described above. Most likely use would be as assemblage with the adjoining property to the east.

Highest and best use of the “adjoining property” is clearly a single-family residential use consistent with the current zoning. Some subdivision potential is possible but most likely use would be a single user property use similar to the surrounding properties. Site will require some extension for sewer but the site, otherwise, is physically, feasibly and legally a single-family use. Brokers indicate a constant demand for such uses along with limited supply at present.

The current improvements (barn and fencing) would not support a contribution to the value of the “adjoining site”. Such improvements do not typically contribute to value, apart from major improvements as evidenced by land sales with and without such secondary improvements. The current improvements, therefore, do not represent the highest and best use of the site, as currently improved.

VALUATION

Normal approaches to value are the cost, market sales comparison, and income approaches. Land is typically valued from market data, where other sales of land tracts are compared to a subject property, differences are recognized, and the sales reconciled into a value estimate. This approach is also applicable to improved properties. The cost approach employs replacement costs of improvements, from which are deducted accrued depreciation. Land value and net improvement values are added for a value estimate from the cost approach. The income approach is an investor technique, where net income from real estate is derived, then capitalized or processed under discounted cash flow methods, to arrive at a value indication.

Since the values of the properties are judged to be the values of the land, only, a direct sales comparison of land sales was used in this analysis.

The subject property is judged to have no independent utility and its highest and best use is to be an assemblage with an adjoining property. The most likely buyer would be the owner of the property to the east discussed before in the Highest and Best Use section of this report. The value, therefore, of the subject property is estimated at the same unit price as the “adjoining site” with a significant adjustment made for the non-economic unit condition of the property. This methodology is similar to an “across the fence” methodology used in the value of non-economic units such as railroads or other corridors in eminent domain appraisals except that in this valuation the subject property value is discounted for its non-economic condition. A comparison of site sales similar to the “adjoining property” is first made to value this typical economic unit. Details regarding the sales and the adjustments, follows in this report.

EXPOSURE TIME

Marketing time is the prospective length of time during which a sale may occur, after the date of value. Exposure time is the retrospective time during which a property would have been on the market to sell at the estimated value, at the date of value. Marketing time is a future projection, while exposure time occurs prior to date of value. The exposure times for the subject properties are based on the marketing times of sales, and information from brokers, market participants (buyers, sellers), and statistical data. This data is expected to reflect the impact of supply and demand, general and local economic factors, and considerations for the future that would have affected price decisions at the date of value. In appraiser’s opinion, this data would support a long exposure time projection for the subject property due to the physical limitations of the property. Considering the good economy and market of the property, an exposure time of approximately one year to five years is estimated.

LAND VALUATION

Land is generally valued by market data comparisons. At any point in time, the availability of current, similar sales is limited in a specific market area. The following sales were used to estimate value of “adjoining property” to the subject property. Some may vary considerably in time, location, and physical features. Details about these sales are included on the following pages.

LAND SALE 1:



Grantor:	C.A.C. Properties Inc. & Carol A. Clayton
Grantee:	Mark E. Wells
Date of Sale:	12/27/18
Location:	1651 South Hampton Road, Crowley, TX
Recording:	D218283314 Tarrant County, D2018-35175 Johnson County
Price:	\$129,900
Unit Price:	\$1.82/sf
Size:	71,525.52 square feet / 1.642 acres
Legal Description:	Lot 1, Block 1 Wells Addition to the City of Crowley

This sale was located at 1651 South Hampton Road (County Road 922) in Crowley. The property was mostly in Tarrant County with a small remainder in the south end, in Johnson County. The tract was triangular shaped with good access. The frontage on S. Hampton is 397.31 feet (according to survey and assumed correct). There was no flood, and the site is mostly wooded with varied terrain. It was zoned by the city as residential "SF-8.4" which allows for 8,400 square foot lot size. The property has no sewer at site but only a short extension will be required. Sale was cash to the seller with no minerals included in the sale.

LAND SALE 2:



Grantor:	Alfredo M. and Maria L. Perez
Grantee:	Relesco Builders LLC.
Date of Sale:	03/21/19
Location:	429 Lincoln Oaks Drive, Burleson, TX
Recording:	2019-06688 Johnson County
Price:	\$38,500
Unit Price:	\$3.60/sf
Size:	10,700 square feet
Legal Description:	Lot 21, Block 6, Sierra Estates, Addition to the City of Burleson

This site was rectangular, level and open with good access. The site has approximately 107 feet of road frontage on Lincoln Oaks Drive and 100 feet depth according to original plat in Johnson County and assumed to be correct (broker listed it at 12,066 sf). It had no flood or terrain issues, but broker confirmed that owner was required by city engineering to build a retaining wall. The site had all utilities and normal utility easements. The property is zoned “SF-10”, single family residential with minimum square foot lots of 10,000 square feet. The property was reportedly bought for development but was still vacant at the date of inspection. The sale was cash to the seller and did not include any minerals.

LAND SALE 3:



Grantor:	Blue Swirl, L.L.C.
Grantee:	Charles Howard Chaney
Date of Sale:	03/10/20
Location:	916 Crown Court, Burleson, TX
Recording:	D220057786 Tarrant County
Unit Price:	\$4.13/sf
Price:	\$126,000
Size:	30,476 square feet
Legal Description:	Lot 25, Block 4, Castle Hill Estates Addition, City of Burleson

This property was irregular shaped as a cul-de-sac lot. Per broker, it was a larger than normal lot size for this area. Frontage was approximately 77.26 feet with 171.13 feet length at the rear and variable depth lengths according to original plat of Johnson County and assumed correct. It had all utilities at the site with normal utility easements. This tract had mostly level terrain, and slightly wooded in front. There were no flood issues. Zoning was "SF-10" (single family residential with minimum lot size of 10,000 square feet). Sale was reportedly bought for investment or future development. Site remains vacant at the date of this report. Sale was cash to the seller and did not include any minerals.

LAND SALE 4:



Grantor:	Jerry Don & Rebecca L. Stringer
Grantee:	Anthony Taylor Custom Homes, L.L.C.
Date of Sale:	06/04/20
Location:	Valley View Drive, Briaroaks
Recording:	2020-15771 Johnson County
Unit Price:	\$2.09/ sf
Price:	\$83,013
Size:	39,650 square feet
Legal Description:	Lot 39, Block 1, Briarwood Country Estates Addition to the City of Burleson

This property was a rectangular tract with 122 feet of frontage on Valley View Drive and 325 feet of depth according to original plat with Johnson County and assumed correct. The site was generally level to rolling with no flood or terrain issues and mostly wooded. The site would need extensions on all utilities at owner's expense. No sewer available and septic would be required. The property was zoned "SF-Residential" (single family). The property was bought for residential development and construction is currently underway. The sale was cash to the seller and did not include any minerals.

LAND SALE 5:



Grantor:	Craig & Lisa Dyer
Grantee:	Michael & Amanda Morow
Date of Sale:	03/15/19
Location:	1075 South Dobson Street, Burleson, TX
Recording:	2019-6218 Johnson County
Unit Price:	\$1.83/sf
Price:	\$140,385
Size:	76,926.96 square feet /1.7660 ac
Legal Description:	Lot 3, Block 1, Anson Farms, Addition to the City of Burleson

This property was a rectangular shaped tract with 115 feet of frontage on South Dobson Street and 669.64 feet of depth according to original plat with Johnson County and assumed correct. It had good access to the interstate highway. Tract is level and slightly wooded in the rear with no flood or terrain issues. The site had no utilities, but extensions could be added in that area. The property is zoned “SF-Estate Residential” (single family detached large lot size protected). The property was bought for residential development with intent to build. The sale was cash to the seller and did not include any minerals.

The value of the subject property in this analysis was based on the value of the “adjoining tract” (the most likely buyer of the subject tract) with an adjustment for the non-economic status of the subject property. This was discussed in prior sections of this report. The tract to the east is an unimproved residential property with a total land area of 1.642 acres or 71,525.52 square feet. The adjoining tract has 397.31 feet of frontage on South Hampton Road. Legal description is Lot 1, Block 1 Wells Addition to the City of Crowley. The site is shaped triangular which is not typical but not adversely so. Property has no flood issues and has wooded and rolling terrain. This site was also Sale #1 of this analysis.

Comparison of land sales or improved sales in any market area always depends on the amount of data (sales and listings) available for comparison. Comparisons of sales to extract adjustments is the most common method used but that method requires very similar data with numerous sales and most often that similarity and sales volume do not exist. Other supplemental and reliable techniques include anecdotal information from brokers, buyers and sellers, costs involved in certain remediation issues such as flood land or relocation of tanks or pipelines, and catalogued adjustments from the files of the appraiser or other appraisers. All of these methods were used or considered in the analysis of the subject site value.

The main factors of comparison that affect the residential site sales are size and location. The initial step is determining the basis for a time or market change adjustment. The basis for this is by comparison but also anecdotal information from brokers and appraisers. All real estate markets reflect increases since the slower market times of the last decade. The graph in a prior section of this report supports this trend. The level of sales increased from 2009 to 2018 but appeared to stabilize after that. Based on the data, Sale #1 was adjusted upward 5% for the date of value in 2018. The other sales that occurred in 2019-2020 were not adjusted for time or market improvement.

Sale #1 was a fairly recent sale of the “adjoining property”. A slight time adjustment was made due to the explanation above. The rest of the features were similar and required no adjustments.

Sale #2 and #3 required a location adjustment. These tracts had all utilities on site in an established subdivision with no extensions needed. No location or utility adjustments were required for sales #1, #4, #5.

Sale #2, #3 and #4 each required a size adjustment based on the comparison of the sales. These lots were significantly smaller than adjoining property and given a downward adjustment. Smaller tracts, in this market tend to sell at higher unit prices than larger tract. This is simply due to economy of scale issues.

The grid below reflects the adjustments made. The value estimated is the estimated unit value of the adjoining (“parent property”) site.

(Note: Adjustments made sequentially)

<u><i>Subject</i></u>	<u><i>Sale 1</i></u>	<u><i>Sale 2</i></u>	<u><i>Sale 3</i></u>	<u><i>Sale 4</i></u>	<u><i>Sale 5</i></u>
<i>Price</i>	\$1.82/sf	\$3.60/sf	\$4.13/sf	\$2.09/sf	\$1.83
<i>Market/Time</i> <i>(Current)</i>	12/18 +5%	3/19 Similar	3/20 Similar	6/20 Similar	3/19 Similar
<i>Size</i> <i>(71,525.52 sf.)</i>	71,526 sf Similar	10,700 sf -45%	30,476 sf -40%	39,650 sf -25%	76,927sf Similar
<i>Location</i>	Similar	Superior -5%	Superior -5%	Similar	Similar
<i>Other</i> <i>Indicated</i>	Similar	Similar	Similar	Similar	Similar
<i>Values</i>	\$1.91 /sf	\$1.88 /sf	\$2.35 /sf	\$1.57 /sf	\$1.83 /sf

Range of indicated values was from \$1.57 /sf to \$2.35/sf. The third sale sold at higher than usual market price for these lots, according to broker. The “adjoining property” is most similar to the other sales so “adjoining property” was valued closer to the other sales or \$2.00/sf. or in round numbers.....\$144,000.00

The last step is adjusting the value of the adjoining tract to the value of subject property. This, as previously discussed, is with an adjustment for the non-economic status of the subject property. This can be developed with the following sales data.

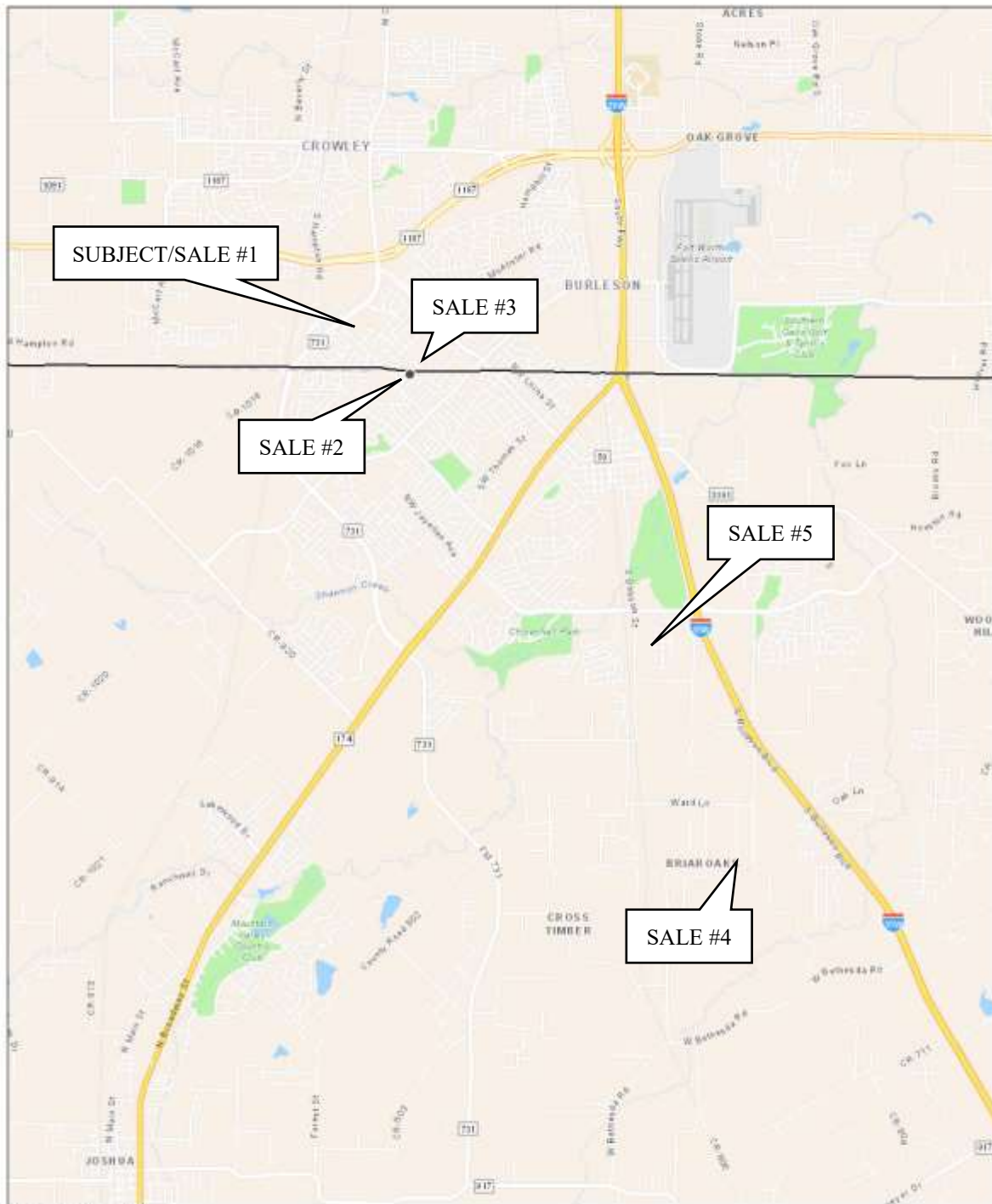
1. A sale of a site at 1498 Precinct Line Road, Hurst sold for \$4.02/sf in March of 2011. The site was located at the southeast corner of SH 183 and had 55.89 feet of frontage on Precinct Line Road and 123.73 feet on Airport Freeway. The site had access denial on all street frontages. The site was bought for assemblage with an adjoining property. The site had 13,666 square feet and usable shape but the lack of any access affected its price. Surrounding sales at the time ranged from \$20/sf (Quik Trip-not a corner site) to \$30/sf (Taco Cabana). Indicated discount for loss of access was 80% to 87%. Site was usable in all other areas including shape and size. Buyer indicated that another party was bidding on the site when he made the purchase.
2. A property containing 3.408 acres located in Argyle, Texas in Denton County. The site was originally part of the Union Pacific Railroad ROW and has 70 feet of width on one end and widens to 125 feet on the other. The site had a length of over 1,400 feet. The site was bought for speculative investment and buyer hoped that the property could be sold due to its location near US 377. The site has no highway access and no permit to cross the railroad. The site reportedly does have some access to Front Street. The Property sold for \$10,000 per acre in February of 2007. Sales along the highway at the time, indicated a discount of 85% to 90%. The sale had some access, but its shape was the larger issue with the property.
3. Another example is a property on N. Sowers Road in Irving, Texas. The site is 100% within the floodplain. It varies from 45 feet wide on one end to 70 feet on the other and is over 400 feet long. Property was reportedly bought for parking and a “green” buffer along a drainage channel. Property sold for \$.40/sf in an area of mostly commercial uses. Other sales at the time of the sale of this property for commercial sites tended to be in the \$3.00/sf to \$4.00/sf range with all factors requisite for typical development. Indicated adjustment is 87% to 90% for the sale’s limited development potential.
4. A narrow strip of land was bought for assemblage with an adjoining parcel in 2012 and was located near the intersection of N. Carroll Street and N. Central Expressway in Dallas. The tract was bought by an adjoining owner who had assembled sites for a multi-family development along the highway. The tract had 20 feet of width and 400 feet of length. The larger tract had frontage along Central Expressway and contained 4.23 acres and was purchased for \$38.63/sf. The narrow strip was purchased for \$.06/sf due to its limited utility apart from the larger tract. Adjustment indicated is 99%.
5. On October 20, 1998, a sale of a non-economic unit property occurred across from Ridgmar Mall in west Fort Worth. The property is located along a transfer ramp on the western side of SH 183 between the north side of Spur 341. The property is zoned commercial and a portion is within the flood plain of a local creek. Total site area was 7.658 acres. The site

is inaccessible because of the street layout and a large flood channel on the site plus there is no access on the transfer ramp. The property adjoins a mini-warehouse facility on two sides and was purchased by the owner to maintain visibility of the storage facility and future expansion. Price paid was \$37,000 or \$.11/sf. after a 5-year marketing period. A month prior to that sale, another sale occurred approximately 1 mile southwest that had 9.207 acres. The land tract was similar to the first sale and sold for \$4.90/sf. Another tract sold to Lowe's Hardware in 2001 for \$2.75/sf. That site had 15.9 acres and was located about ½ mile north of the original sale. A discount range using this data of 96% to 98% is indicated.

6. An older sale in Hudson Oaks, Texas was a residential tract that sold to Joe Bryan a 50-foot strip of land that was an abandoned by the City that was road ROW that bordered the Bryan home at 219 Live Oak Drive. Home sites at that time were selling for \$15,000 to \$20,000 per acre and were typically 1 acre in size. Price of the abandoned roadway was \$780 or \$1,793 per acre. This tract sold for 9-12% of the typical unit prices.
7. A sale from Leland Hodges et al to Anders Land Holdings, LP was a 50-foot strip of land located along SH 121 and extending approximately 1,300 feet to SH 183 in Richland Hills. The site was purchased for \$16,000 in October of 2003. Surrounding site sales along SH 121 ranged from \$5.00 to \$6.00 per square foot and \$3.00 to \$4.00 per square foot on SH 183 at that time. The site contained 1.51 acres and was crossed by an electrical transmission line. Unit price of the non-economic unit was \$.24/sf indicating a 95% to 96% adjustment to the SH 121 sales and 92% to 94% of the SH 183 sales.

Non-economic conditions can be seen to affect all types of properties. These units are almost always bought by adjoining owners for property expansion or protection and generally at large discounts. Considering the issues with the subject site and the data above, a discount of 95% was considered appropriate. Final value, therefore, is estimated at \$2.00/sf ("adjoining site" unit value) x 19,602 sf. (subject site) x 5% = 1,960.20 or in round terms\$ 2,000.00

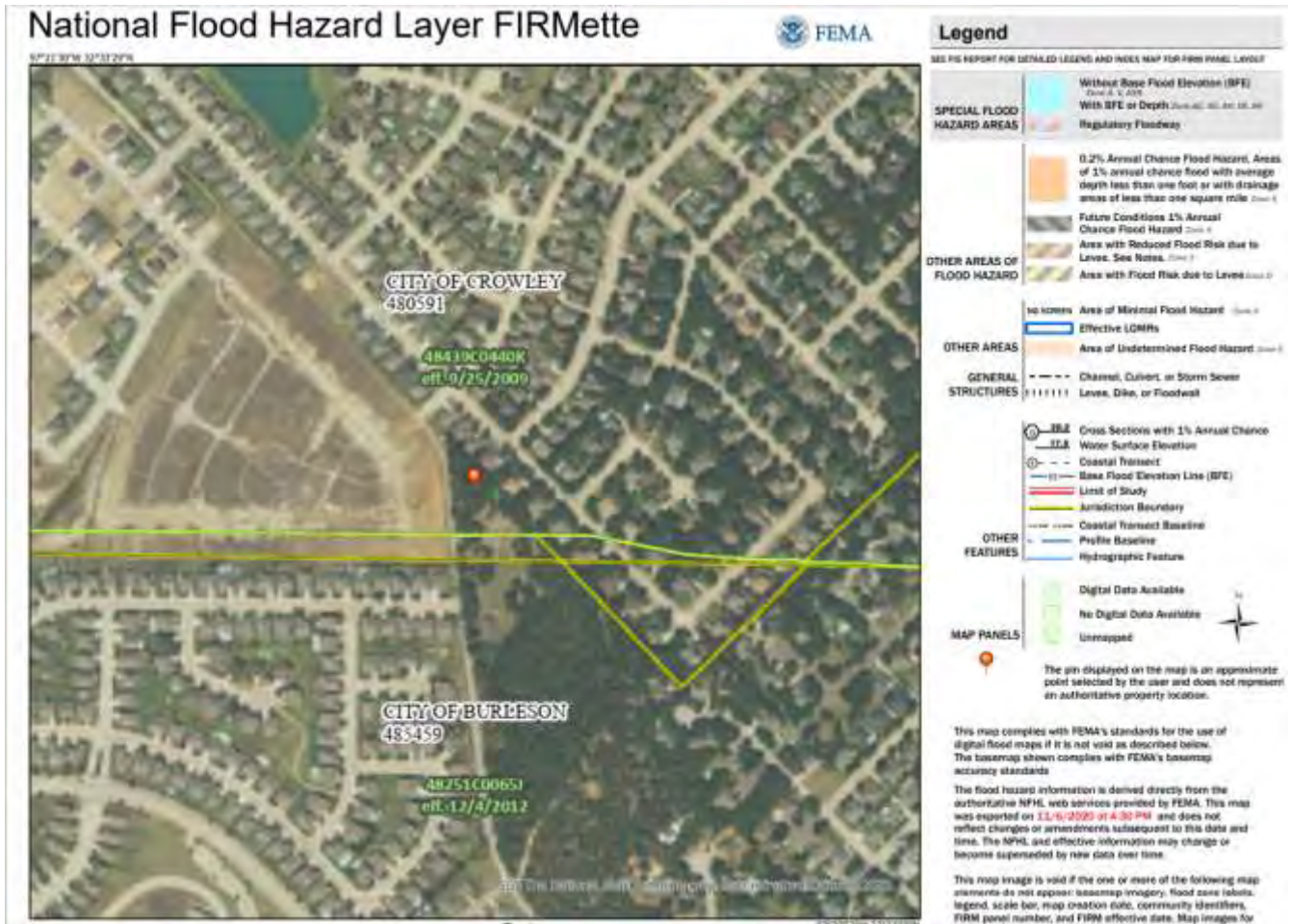
SALES MAP



□ Counties

ADDENDA

FEMA FLOOD MAP



SURVEY OF SUBJECT PROPERTY



QUALIFICATIONS OF APPRAISER

Tom Kyser is a self-employed, independent fee appraiser officing at 1412 Texas Street, Fort Worth, Texas 76102.

State Certification

State certified as a General Real Estate Appraiser,
Certificate TX-1320755-G

Formal Education:

Southwest Texas State University - Bachelor of Science, 1970

Appraisal Education:

The following Appraisal Institute courses have been completed.

Case Studies in Real Estate Valuation

Report Writing and Valuation Analysis

Standards of Professional Practice

Litigation Valuation

Course 101 - Introduction to Appraising Real Property

Course 201 - Principles of Income Property Appraising

Professional Affiliations:

Appraisal Institute; Senior Residential Appraiser (SRA), 1974,

Member, Appraisal Institute (MAI) 1983

Other Affiliations:

Greater Fort Worth Board of Realtors

Texas Association of Realtors

National Association of Realtors

Experience and Work Area

Have been self-employed as an independent fee appraiser since 1977. Work assignments have included dwellings, residential and non-residential subdivisions, commercial, office, retail, and industrial improved properties, urban and rural land. Assignments have been completed for both public and private sector clients. Have over thirty years experience in appraising for eminent domain, in all property types. Have been qualified as expert witness and testified numerous times in special commissions, state courts, and bankruptcy court. Work area generally includes Tarrant County and surrounding counties in Texas.

Appraisals Done For: (partial list)

Fort Worth Independent School District

State of Texas

First National Bank of Weatherford

Aledo Independent School District

Wells Fargo Bank

City of Arlington

City of Fort Worth

Federal Deposit Insurance Corp.

Hurst-Euless-Bedford Independent School District

City of Kennedale

Ultramar Diamond Shamrock Corp.

Sprint Petroleum

City of Azle

City of Burleson

Parker County Appraisal District

Exxon Corp.

Chase Texas Banks

U.S Army Corps of Engineers

Tarrant County Water Board

City of Corinth



Crowley City Council

AGENDA REPORT

Meeting Date: February 18, 2020

Agenda Item: VII-4

Staff Contact: Julie Hepler

E-mail: jhepler@ci.crowley.tx.us

Phone: 817-297-2201 ext 7040

SUBJECT: Discuss and consider the purchase and installation of a commemorative plaque for USS SHASTA AE-33 Anchor.

BACKGROUND/DISCUSSION

Staff received direction from Council to investigate placing a commemorative plaque at the anchor that is on display at the Veterans Plaza. Staff began the task of researching information on the Navy ship the USS *Shasta* AE-33 and the displayed anchor. The findings were then verified through proper military sources to ensure the integrity of the plaque's information.

The plaque proposed is 18" x 24" bronze freestanding plaque that could be placed on the right corner of the foundation of the displayed anchor. Attached is the information and a rendering of the plaque. Please note that this is a draft copy and not the final copy. The final copy may be subject to minor changes related to grammar and syntax.

FINANCIAL IMPACT

\$2,970.00 includes a plaque, stand, and installation. The funds were raised through donations and will not be funded with City money.

RECOMMENDATION

Staff recommends approval.

Attachments

- Quote
- Rendering

Worthington
4265 E FM 1187
BURLESON, TX 76028
(817) 551-2800
Matt@WorthingtonTX.com



ADDRESS

City of Crowley
201 E. Main St.
Crowley, TX 76036

SHIP TO

City of Crowley
201 E. Main St.
Crowley, TX 76036

Estimate 1010

DATE 09/23/2020

EXPIRATION DATE 11/23/2020

DESCRIPTION	FAMILY NAME	QTY	RATE	AMOUNT
Bronze Plaque	USS Shasta 18" x 24" w/post mount	1	2,770.00	2,770.00
Misc.	Plaque/post installation	1	200.00	200.00

TOTAL **\$2,970.00**

Accepted By

Accepted Date

18.00 in

Navy Standard Stockless Anchor USS Shasta AE-33

This Standard Navy Stockless anchor and chain is from the USS Shasta (AE-33). The anchor weighs 22,500 lbs and measures 12ft x 8 ft. Each link of the heavy-duty, die-lock chain weighs approximately 90lbs.

The USS *Shasta* (AE-33) served the U.S. Navy fleet from 1972 to 2011. The Kilauea-class ammunition ship provided underway and vertical replenishment of ammunition, fuel, and goods to support U.S. Navy ships primarily deployed in the Western Pacific and Middle East regions. Shasta and her crew honorably served this country during times of war and peace across three decades, including the war in Vietnam, the Cold War, Iran-Iraq War, Operation Desert Storm, and numerous other actions.

Shasta's shield bears the motto and symbolism of the spirit of her crew and the importance of her mission. The motto: "We Serve Anytime -Anywhere" represents combat logistic support to the fleet.

After 25 years of service, the Shasta was decommissioned on October 1, 1997. She then joined the Military Sealift Command fleet until she was placed out of service on April 7, 2011, and towed in 2013 from Hawaii to Texas for disposal.

The anchor was donated to the City of Crowley for display from the U.S. Navy. On March 28, 2014, the anchor reached its final destination at the Crowley Veterans Plaza through donations from community fundraising and other volunteer resources.

Class: Kilauea-class ammunition ship

Named for: Mount Shasta in northern California

Accommodations: 28 Officers and 375 Enlisted personnel

Length: 564 ft

Beam: 81 ft

Draft: 27 ft

Full Displacement: 18,674 tons

References Navy History and Heritage Command



24.00 in

LINE DRAWING

NO PRODUCT WILL BE PRODUCED

PHOTO RELIEF PLAQUE

MATERIAL - BRONZE

SIZE - 18"W x 24"H

QTY - 1

DEPTH - 1/2" deep

BORDER - Single line border

FINISH - Sand background with random orbital surface

COLOR - 1315 dark oxide paint

STYLE - Multiple fonts

PR STYLE - No copy imbedded in PR image

MOUNT - Post mount

ROSETTES - None

SHAPE - Rectangle

CLEAR COAT - Matte clearcoat

Colors and shading on this PDF are approximations only. A digital proof cannot predict the final outcome of the hand finished process.

RAISED

BRONZE

RECESSED

1315 dark oxide

Navy Standard Stockless Anchor

USS Shasta AE-33

This Standard Navy Stockless anchor is from the USS *Shasta* (AE-33). The anchor weighs 22,500 lbs. and measures 12 ft x 8 ft. Cast as one solid piece, the crown, arms, and fluke pivot slightly on the shank. Each link of the heavy-duty, die-lock chain weighs approximately 90 lbs.

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