



COMMUNITY DEVELOPMENT



Permits & Inspections/Planning & Zoning/
Floodplain Administration/Zoning Board of
Adjustments/Code Compliance

Community Development Division

The Community Development Division is a one stop shop that includes planning and zoning, code compliance, permits and inspections as well as floodplain administration. The director plays a primary role in the planning and development of public improvements, overseeing all phases of floodplain and storm water management and coordinating development with other departments both inside and outside of the City of Crowley. This division also acts as liaison to the Planning & Zoning Commission, Zoning Board of Adjustments and the City Council. The department provides community information regarding subdivision regulations, census data, population changes and future development objectives.

Community Development Service to Public

This department provides an important service to the public by helping to ensure that new construction and new businesses are in compliance with city zoning, development ordinances and that land within the city is platted in accordance with the city's ordinances. Ordinances are also updated periodically with the assistance of this department in regards to zoning or other development questions.

Website

The city's website is designed to give general information regarding procedures for zoning, platting and re-platting property, along with the associated fees. Regulations in the zoning ordinance, subdivision regulations and other development-related ordinances may be discussed in detail during the development review process and must be satisfied before a plat, re-plat or zoning request may be approved.

Platting

Platting is the way property is divided, through laying out on paper or mapping each piece of land. A recorded plat indicates lots, building lines, easements and rights-of-way, flood areas, boundary markers and other permanent attachments to land. Permits are the way to ensure that all construction, new or additions, are in compliance with current building, mechanical, plumbing and electrical codes adopted by the city to protect the property owners as well as anyone entering a structure.

Zoning

Zoning regulates how land is used and protects the character of each district. It protects property value and the overall quality of the community as a whole by controlling density of construction and intensity of land use, as well as through setting development standards such as landscaping, screening, building setbacks and height, parking requirements and lot coverage.

Community Development Phone Numbers

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| Permits | (817) 297-2201 ext. 3000 |
| Community Development Assistant | (817) 297-2201 ext. 3030 |
| Community Development Director/Building Official | (817) 297-2201 ext. 3090 |
| Inspections | (817) 297-2201 Option 2 then Option 1 |

Property Additions, Repairs or Alterations Information

If you are considering making any additions, repairs or alterations to your property, please contact the Permits and Inspections Office prior to starting work. The staff will be happy to assist you with additional information, handouts and specifications to guide you through the permit and inspection process for your project. If you are the homeowner and you use a contractor to do electrical, mechanical, structural or plumbing work, be aware that the contractor should be registered with the city and have an approved permit through the city prior to starting any work. A list of contractors that are registered with the city is available at the Permits and Inspections office in City Hall.

Activities Requiring Permits

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| * Accessory/Storage Building | * Mechanical |
| * Air Conditioning/Heat repair/Change out | * Plumbing |
| * Building/Additions/Alterations | * Roof Repair |
| * Electrical Work | * Signs |
| * Fences | * Swimming Pools |
| * Garage Sales | * Water Heater repair/change out |
| * Lawn Sprinkler | * Car Ports |

Temporary Garage Sale Permits

Residents are allowed three garage sales per calendar year. The garage sale permit fee is \$5 and is valid for three consecutive days. The permit must be obtained at City Hall prior to beginning the yard sale. Sales without a city issued permit could result in a fine/citation. You are required to remove all of your signs the day after your sale is closed or it could result in a fine/citation.

Security Alarms

All residents and businesses that have security systems are required to have an alarm permit. Alarm permits are issued through the Crowley Police Department at (817) 297-2201 ext 6401.