



Regular Session
Council Agenda Packet
November 3, 2022

CITY OF CROWLEY
CITY COUNCIL
Council Regular Session
November 3, 2022
ATTENDANCE SHEET

	<u>Worksession</u>	<u>Regular</u>
Mayor Pro Tem Johnny Shotwell, Place 1	_____	_____
Council Member Jerry Beck, Place 2	_____	_____
Council Member Jesse Johnson, Place 3	_____	_____
Council Member Jim Hirth, Place 4	_____	_____
Council Member Jimmy McDonald, Place 5	_____	_____
Council Member Scott 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
NOVEMBER 3, 2022
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 - November 3, 2022 - 6:30 pm

I. CALL TO ORDER AND ROLL CALL

II. NON-ACTION ITEMS FOR DISCUSSION

1. Discuss the option to expand the scope of the Bicentennial Park Master Plan Design to include Teeter Park.

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 October 20, 2022.

IV. PUBLIC HEARINGS

1. None

V. CITY BUSINESS

1. Discuss and consider approval of a request by FasTaco for a variance from city code Section 102-124, "schedule for Signs in the Crowley Downtown District" to allow two wall signs to exceed the maximum size requirement.
- 2.

VI. ADJOURNMENT



**AGENDA
CROWLEY CITY COUNCIL
NOVEMBER 3, 2022
REGULAR SESSION - 7:00 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).

REGULAR SESSION - November 3, 2022 - 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. Crowley Fire Department - Presentation of Lifesaving Awards.

V. 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 October 20, 2022.

VI. PUBLIC HEARINGS

1. None

VII. CITY BUSINESS

1. Discuss and consider approval of a request by FasTaco for a variance from city code Section 102-124, "schedule for Signs in the Crowley Downtown District" to allow two wall signs to exceed the maximum size requirement.

2.

VIII. ADVISORY BOARDS AND COMMISSIONS

1. Reports

None

2. Appointments/Reappointments

None

IX. PUBLIC COMMENT

If you wish to make a public comment or discuss subjects not listed on the agenda, please fill out a (yellow) Visitor's Participation card and submit to the City Secretary. There will be no formal actions taken on subjects presented during public comments. Please NOTE council may NOT address or converse with you regarding a NON-AGENDA ITEM. The public comment period will only allow members of the public to present ideas and information to the City Officials and Staff.

X. ITEMS OF COMMUNITY INTEREST

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

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

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, XXXXX XX, 2022, 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.



Crowley City Council

AGENDA REPORT

Meeting Date: November 3, 2022

Agenda Item: II-1

Staff Contact: Jack Thompson
ACM/EDC Director

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

Phone: 817-297-2201-X 4300

SUBJECT: Discuss the option to expand the scope of the Bicentennial Park Master Plan Design to include Teeter Park

BACKGROUND/DISCUSSION

After the joint City Council and Parks Board meeting to discuss the possible uses of Bicentennial Park and that some potential uses that could spill into Teeter Park, one council member asked to explore the option of expanding the study to include Teeter Park. City Staff contacted TBG, the firm designing the Bicentennial Plan, for a cost to expand the project's scope. Staff received a proposal with a cost of \$125,000. Services included in this cost are:

- Discovery
 - Base data collection
 - Sustainability management plan and design framework
 - Program assessment and analysis
- Development
 - Schematic masterplan options
 - Community engagement
- Delivery
 - Recommended masterplan

Staff is seeking direction from the City Council if they would like us to expand the masterplan design to include Teeter Park.

FINANCIAL IMPACT

\$125,000.

RECOMMENDATION

Staff seeks Council's recommendation

ATTACHMENTS

- Request for additional services proposal

10/26/22



TBG

Mr. Jack Thompson
EDC Director / Assistance City Manager
201 E. Main St.
Crowley, TX 76036

Request for Additional Services

Client: City of Crowley
Project Name: Bicentennial Park Masterplan
Project Location: Crowley, TX
TBG Project Number: D22010

Dear Mr. Thompson,

Please allow this letter to serve as our request for TBG to provide Additional Services on the subject project. This request is made based upon our receipt of a verbal request from Mr. Thompson on 10/20/22 for the following services, which are not included in our original agreement dated 06/14/22 (TBG Project Number: D22010). Prior to our proceeding with these requested services, we require receipt of written authorization as noted below.

We look forward to continuing our work with you. Please do not hesitate to call if you have any questions or need additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth Atwell', with a stylized, flowing script.

Seth Atwell PLA 3079
Managing Principal / Board of Directors

The Project

This project consists of the park improvements, as described below, with recreational civic uses.

- Phase II: This phase of the project consists of four (4) parcels, owned and managed by the City of Crowley. These parcels include Harry Teeter Memorial Park (10.16 acres), as well as three (3) additional parcels, for a combined total of 38.75 acres. Additional acreage for ONCOR (as shown in red) or other adjacent ownerships have not been included in this base scope of services.

Our approach includes a particular level of design service required to realize the unique opportunities presented by the Project and the associated site for this Master Plan, to achieve the City's four design objectives for Identity, Sustainability, Functionality, and Unity.

TBG will prepare and develop the masterplan documents to include the following:

- 01_ Final Masterplan with recommended project phasing plan and cost estimating for the following scope items; Wayfinding Signage, Mountain bike trails, hiking/running trails, birdwatching area, multi-purpose lawns, amphitheater, accessible picnic shelters, accessible playground, challenge/fitness course, accessible splash pads, water features, active & passive recreational uses, park furnishings, wetland enhancement, sports fields, lighting, restrooms, and required parking.

Reference Exhibit 'A' below for our understanding of the current program and site (prepared by TBG) which serves as the basis for this Proposal. In the event that the Project scope changes significantly from Exhibit 'A', TBG reserves the right to revise the Scope of Services and associated fee allocations to align with the scope modifications.

Scope of Additional Services

TBG will provide this Scope of Services based on the Proposal Assumptions that follow. Additional Services may be available, per the terms described later in the Agreement.

TBG's design process divides the Scope of Services into three distinct phases: Discovery, Development, and Delivery. By adhering to these three phases in our design process, projects move seamlessly from an idea to implementation.

Discovery

To research, analyze and understand the site context as well as programmatic opportunities and constraints. Critical tasks within Discovery include:

- Task One: Base Data Creation
- Task Two: Sustainability Management Plan and Design Framework (In accordance w/ Phase I)
- Task Three: Program Assessment and Analysis

Development

To develop the Project vision and craft its form and function, from design through documentation, including these ongoing tasks:

- Task Four: Schematic Masterplan Options
- Task Five: Community Engagement – Meeting 1

Delivery

To consult in the implementation of the Project's vision through the construction phase, ensuring compliance with the intent of the overall design and its accompanying story.

Tasks include:

- Task Six: Recommended Masterplan

Discovery

Task One

Base Data Creation

Description of Services

TBG will work with the Project team and client to gather needed GIS data and relevant City maps to create a composite site base to use in the masterplan development and site inventory.

Efforts within this task may include:

Base Data Creation

- Pull GIS base information that's available, including FEMA models, Parcel Deeds, Subdivision plats and existing infrastructure
- Work with City agencies on finding existing utilities that are on file

Aerial Drone Footage

- Drone footage to analyze the creek edge and document erosive conditions and quality of vegetation

Deliverables

- Site Base including aerial, utilities and surrounding site context

Task Two

Sustainability Management Plan and Design Framework (As outlined in the original agreement)

Description of Services

TBG will work with the Project team to study and evaluate the existing conditions of the site and to organize opportunities and constraints that will impact potential design solutions.

Efforts within this task may include:

Site Context Evaluation

Water Management Strategies

Soil and Vegetation Strategies

Human Health + Wellbeing Strategies

Materials + Energy Strategies

Deliverables

- Inventory and analysis drawings and diagrams
- Site visit report/summary

Task Three

Program Assessment and Analysis

Description of Services

TBG will facilitate one (1) internal City interview session with the client and selected staff to determine critical project performance goals including social, environmental, and economic expectations for the Project. TBG will also research similar parks in size and cultural significance to understand park comps to educate the team and City on other high performing parks similar to Bicentennial Park.

Deliverables

- Performance Goals and assessment, including written narrative(s)
- Program inventory, including additional recommendations, to respond to performance assessment above, and prioritize per the Client's feedback
- Evaluate potential grant funds that might influence priority program elements.
- Signage identification and wayfinding module list necessary for successful navigation of the users.
- Opportunities and constraints diagrams to highlight potential program amenities and adjacencies.
- We have assumed one (1) meeting with the City during this task

Development

Task Four

Schematic Masterplan Options

Description of Services

TBG will develop two (2) different schematic masterplans for the Project, accommodating the program based on the Client's and Design Team's objectives, as determined above. These masterplans will serve to organize the site with program elements, optimize spatial and performance objectives and begin to establish an overall design framework/design approach.

Deliverables

- Two (2) functional use diagram(s), illustrating program/performance summary and optimal site and user utilization for city staff review
- Two (2) color-rendered masterplans based on the city staff feedback from the functional use diagrams: Masterplans will focus on the following:
 - _ Overall Story and Concept
 - _ Site Circulation (Pedestrian and Vehicular)
 - _ Site gathering areas
 - _ Overall Landscape Program
 - _ Shelter location and sizing
 - _ Play and User engagement
 - _ Development of a preliminary signage identification and wayfinding masterplan illustrating recommended scale, usage, spacing and placement.
 - _ Trail loop diagrams and supporting imagery
 - _ Engineering components stream bank erosion mitigation areas identified, conceptual utility and paving plans for each masterplan
- Overall Masterplan summary of each on the positives and negatives of each option
- Preliminary construction budgets w/ recommended phasing plan
- We have assumed two (2) meetings during this task
 - _ One (1) meetings with City staff
 - _ One (1) meeting with the Park Board and/or City Council

Task Five**Community Engagement or Virtual Survey (Meeting #1)****Description of Services**

TBG will work with City staff to develop a community engagement meeting, the location and time are to be determined. The goal of the second community meeting will be to gain feedback from the community on the masterplans generated from Task Five. TBG will work with City staff to determine which masterplans or preferred City direction will be shown. This meeting will be facilitated by TBG and the City. During this phase TBG will provide graphics in English and Spanish, the City will provide a translator for these meetings.

Deliverables

- Meeting facilitation
- Review overall project and goals
- Present Schematic Master plans to community
- Garner Community feedback
- All large-scale graphics will be created in English
- TBG will gather all the information for the community engagement and summarize it for City staff to review

Delivery

Task Six

Recommended Masterplan

Based on feedback from City staff, Parks Board and our community engagement meetings TBG will create one final Masterplan for the project. The final masterplan will serve to accommodate the project program based on the Client's and Design Team's objectives, as determined above. The final masterplan will serve to organize the site with program elements, optimize spatial and performance objectives and begin to establish an overall design framework/design approach.

Deliverables

Final Masterplan

- Final Masterplan will focus on the following:
 - _ Overall Story and Concept
 - _ Site Circulation (Pedestrian and Vehicular)
 - _ Signage location masterplan and sign type description key graphics update
 - _ Overall Landscape program
 - _ Organization and location of shelters
 - _ Organization of Play and engagement areas.
 - _ Stormwater Quality and Ecosystem Restoration Concepts
- Overall Phasing plan
- Preliminary construction budget per phase
- Overall imagery of thematic features such as: shelters, landscape and hardscape.
- Final Report summarizing entire project process

Park Perspectives

- Two (2) perspectives for the park: one fully illustrated perspective and one free hand perspective.

City Meetings

- We have assumed one (1) meetings during this task
 - _ One (1) meeting with City staff, Park Board and/or City Council

Contract Summary

These services will be billed to you under TBG Project Number D22010, per the Terms and Conditions of our contract with you dated 06/14/22.

The fee for this Additional Service is **\$125,000**. Following is a summary of our contract, including this Additional Service Request #01:

Date	Description	Amount	Contract Basis
06/14/22	Original Contract (includes reimbursables)	\$ 184,500	Lump Sum
10/26/22	Additional Service Request #01	\$	
	Discovery		
Task One	Base Data Creation	\$ 12,500	
Task Two	Sustainability Management Plan and Design Framework	\$ 12,500	
Task Three	Program Assessment and Analysis	\$ 10,500	
	Development		
Task Four	Schematic Masterplan Options	\$ 18,500	
Task Five	Community Engagement (Meeting 1)	\$ 5,500	
	Delivery		
Task Six	Recommended Masterplan	\$ 20,500	
Additional Service #01 Total		\$ 80,000	
Subconsultant Fees			
	Civil Engineering: Salcedo Group, Inc	\$ 17,500	
	Environmental Graphics: TBG Partners	\$ 5,000	
	Environmental Engineering: Biohabitats	\$ 17,500	
Additional Project Reimbursables AS #01		\$ 5,000	
Additional Service Request #01 Grand Total		\$ 125,000	Lump Sum
TBG Revised Contract Amount		\$ 309,500	

Note: This proposal excludes any and all state and local taxes associated with the project site. Any such taxes required by law will be added to the project fee.

We request your written approval of this authorization of Additional Service Request #01 by signing and returning a copy of this request for our files. We will not proceed with this work prior to receipt of your approval. If this is not your understanding, or if you have questions regarding the above, please contact me immediately.

APPROVED and agreed: The Broussard Group, Inc.



10/26/22

Seth Atwell PLA 3079

Managing Principal / Board of Directors

APPROVED and agreed: City of Crowley

BY Authorized Agent

DATE

The Texas Board of Architectural Examiners, 333 Guadalupe, Suite 2-350, Austin, Texas 78701, telephone [512] 305 9000, has jurisdiction over individuals licensed under the Architects Registration Law, Article 249.a, and the Landscape Architects Registration Law, Article 249.c, Vernon's Texas Civil Statutes. Proposal copyright ©2022 by TBG Partners. No portion of this proposal may be copied or distributed without the written permission of TBG Partners.



Crowley City Council

AGENDA REPORT

Meeting Date: November 3, 2022

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 October 20, 2022.

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 OCTOBER 20, 2022. The City Council of the City of Crowley, Texas met in Work Session on Thursday, October 20, 2022, at 6:30 pm in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

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

City staff included: City Manager Robert Loftin
Asst City Mngr/Finance Director, Lori Watson
Asst City Mngr/EDC Director, Jack Thompson
City Attorney, Rob Allibon
City Secretary, Carol Konhauser
Police Chief, Kit Long
Public Works Director, Mike Rocamontes
HR Administrator, Lisa Hansen

Absent: Council Member Jerry Beck, City Council Place 2

CALL TO ORDER/ ROLL CALL

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

DISCUSSION OF NON-ACTION ITEMS

1. 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 September 15, 2022.
2. Discuss and consider approving amendment to the Johnson County Communications System Agreement increasing fees effective October 1, 2022.
3. Discuss and consider approval of the annual contract (October 1, 2022 through September 30, 2023) for the fire and ambulance service with Tarrant County Emergency Service District No. 1 and authorizing the Mayor to execute said contract.

No discussion.

PUBLIC HEARING

1. None.

CITY BUSINESS

1. Consider approval of Resolution R10-2022-376, authorizing the submission of a grant application with the Office of the Governor for the 2022 Bullet-Resistant Shield Grant Program; authorizing the City Manager to act on behalf of the City of Crowley in all matters related to the application; authorizing acceptance of funds if awarded; and pledging that if funding for this project is received, the City will comply with all project requirements of the Office of the Governor.

No discussion

2. **Discuss and consider approving Ordinance 10-2022-474, granting to ATMOS Energy Corporation, its successors and assigns, a franchise to construct maintain, and operate pipelines and equipment in the City of Crowley, Texas, for the transportation, delivery, sale, and distribution of gas in, out of, and through said City for all purposes; providing for payment of a fee or charge for the use of the public rights-of-ways; and providing that such fee shall be in lieu of other fees and charges, excepting ad valorem taxes; providing for an effective date, a term of said Franchise; and providing for the repeal of all previous Franchise Ordinances.**

Mayor stated we would take no action

3. **Discuss and consider Special Event Permit Application to hold a car show in Bicentennial Park on November 19, 2022 to raise money for the Crowley Cemetery Restoration Project.**

City Secretary Carol Konhauser informed council that there is a rental reservation in the event center beginning at 11:00 and the Community Service Director Cristina Winner did have concern about the parking lot at the event center. Council asked if the car show could be moved to the South parking lot. The requestor stepped up and stated he agreed to that.

4. **Discuss and consider approval of a preliminary plat for Canoe Way Townhomes Tract 1, an approximately 19.284 acre development within Canoe Way planned development district, being located in the Eli Wickson Survey, Abstract 1541, David. A. Kerr Survey, Abstract 911, and the Thomas. W. Toler Survey Abstract 1541, City of Crowley, Tarrant County, Texas. Case # PP-2022-003.**

City Attorney recommends if approving, to approve with recommendations suggested by city engineer.

5. **Discuss and consider adoption of Resolution R10-2022-377, a resolution of the City of Crowley, Texas, finding that ONCOR Electric Delivery Company LLC's application to change rates within the city should be denied finding that the city's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.**

No discussion

6. **Discuss and consider adoption of Resolution R10-2022-378 declaring certain property as surplus to the City's needs; authorizing its sale; providing an effective date and authorizing staff to place surplus items from the city for auction.**

No discussion

7. **Discuss Waste Connections (dba Progressive Waste Solutions) 2022 rate increase for the solid waste contract. Then consider adoption of Ordinance 10-2022-475, an Ordinance of the City Council of the City of Crowley, Texas, amending the solid waste rate fees in Appendix A, Schedule of Rates, Fees, and Charges of the Code of Ordinances; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a savings clause; providing for publication; and providing an effective date.**

City Secretary Konhauser informed council this rate increase was the annual CPI and had nothing to do with the recycle bins that were being discussed.

8. **Discuss and consider approval of Ordinance # 10-2022-476, amending the fees listed in Table 22, "Other fees and charges for community development" of Appendix A: Schedule of Rates, Fees and Charges of the Crowley City Code.**

No discussion

9. **Discuss and consider executing a contract between the City of Crowley and Teague, Nall and Perkins for professional engineering services in updating the City's Water Capital Improvement Plan and the Water and Sanitary Sewer Impact Fee Study.**

No discussion

10. **Discuss and consider approving the landscape design and engineering contract with Pacheco Koch for the 2023 Green Ribbon Project with TxDOT and authorizing the City Manager or approved designee to execute said contract.**

No discussion

11. **Discuss and consider a construction project bid contract award for \$617,750.00 to David-Tehoungue Ltd. Co. for Horse Creek Farms Addition drainage improvements and authorizing the City Manager or designated signatory to execute said contract.**

No discussion

12. **Discuss and Consider Approval of Developers Agreement for the Mesa Vista Business Park Addition.**

No discussion

13. **Discuss and consider approving an Interlocal Agreement with the North Central Texas Council of Governments for purchase of aerial imagery to use in the city's GIS.**

No discussion

ADJOURNMENT

As there was no further business to discuss, the work session was adjourned at 6:45 pm.

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD OCTOBER 20, 2022. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, October 20, 2022, at 7:00 pm in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

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

City staff included: City Manager Robert Loftin
Asst City Mngr/Finance Director, Lori Watson
Asst City Mngr/EDC Director, Jack Thompson
City Attorney, Rob Allibon
City Secretary, Carol Konhauser
Police Chief, Kit Long
Public Works Director, Mike Rocamontes
HR Administrator, Lisa Hansen

Absent: Council Member Jerry Beck, City Council Place 2

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 September 15, 2022.**
2. **Discuss and consider approving amendment to the Johnson County Communications System Agreement increasing fees effective October 1, 2022.**
3. **Discuss and consider approval of the annual contract (October 1, 2022 through September 30, 2023) for the fire and ambulance service with Tarrant County Emergency Service District No. 1 and authorizing the Mayor to execute said contract.**

Council Member Jesse Johnson 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 6-0.

PUBLIC HEARING

1. None.

CITY BUSINESS

1. **Consider approval of Resolution R10-2022-376, authorizing the submission of a grant application with the Office of the Governor for the 2022 Bullet-Resistant Shield Grant Program; authorizing the City Manager to act on behalf of the City of Crowley in all matters**

related to the application; authorizing acceptance of funds if awarded; and pledging that if funding for this project is received, the City will comply with all project requirements of the Office of the Governor.

Council Member Jimmy McDonald made the motion to approve Resolution R10-2022-376; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 6-0.

- 2. Discuss and consider approving Ordinance 10-2022-474, granting to ATMOS Energy Corporation, its successors and assigns, a franchise to construct maintain, and operate pipelines and equipment in the City of Crowley, Texas, for the transportation, delivery, sale, and distribution of gas in, out of, and through said City for all purposes; providing for payment of a fee or charge for the use of the public rights-of-ways; and providing that such fee shall be in lieu of other fees and charges, excepting ad valorem taxes; providing for an effective date, a term of said Franchise; and providing for the repeal of all previous Franchise Ordinances.**

No action to be taken because negotiations are still being conducted with ATMOS.

- 3. Discuss and consider Special Event Permit Application to hold a car show in Bicentennial Park on November 19, 2022 to raise money for the Crowley Cemetery Restoration Project.**

Council Member Jesse Johnson made the motion to approve Special Event Permit for a car show to be held in the south end of the parking lot contingent on the City Secretary receiving proof of insurance; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 6-0.

- 4. Discuss and consider approval of a preliminary plat for Canoe Way Townhomes Tract 1, an approximately 19.284 acre development within Canoe Way planned development district, being located in the Eli Wickson Survey, Abstract 1541, David. A. Kerr Survey, Abstract 911, and the Thomas. W. Toler Survey Abstract 1541, City of Crowley, Tarrant County, Texas. Case # PP-2022-003.**

Council Member Jim Hirth made the motion to approve the preliminary plat for Canoe Way Townhomes Tract 1 as recommended by city engineers; second by Council Member Jimmy McDonald, council voted unanimously to approve the motion as presented. Motion carried 6-0.

- 5. Discuss and consider adoption of Resolution R10-2022-377, a resolution of the City of Crowley, Texas, finding that ONCOR Electric Delivery Company LLC's application to change rates within the city should be denied finding that the city's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this resolution is passed is open to the public as required by law; requiring notice of this resolution to the company and legal counsel.**

Council Member Jimmy McDonald made the motion to approve Resolution R10-2022-377, second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 6-0

- 6. Discuss and consider adoption of Resolution R10-2022-378 declaring certain property as surplus to the City's needs; authorizing its sale; providing an effective date and authorizing staff to place surplus items from the city for auction.**

Council Member Jim Hirth made the motion to approve Resolution R10-2022-378; second by Council Member Jimmy McDonald, council voted unanimously to approve the motion as presented. Motion carried 6-0

- 7. Discuss Waste Connections (dba Progressive Waste Solutions) 2022 rate increase for the solid waste contract. Then consider adoption of Ordinance 10-2022-475, an Ordinance of the City**

Council of the City of Crowley, Texas, amending the solid waste rate fees in Appendix A, Schedule of Rates, Fees, and Charges of the Code of Ordinances; providing that this ordinance shall be cumulative of all ordinances; providing a severability clause; providing a savings clause; providing for publication; and providing an effective date.

Council Member Jim Hirth made the motion to Ordinance 10-2022-475; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 6-0

- 8. Discuss and consider approval of Ordinance # 10-2022-476, amending the fees listed in Table 22, “Other fees and charges for community development” of Appendix A: Schedule of Rates, Fees and Charges of the Crowley City Code.**

Council Member Jesse Johnson made the motion to approve Ordinance 10-2022-476; second by Council Member Jimmy McDonald, council voted unanimously to approve the motion as presented. Motion carried 6-0

- 9. Discuss and consider executing a contract between the City of Crowley and Teague, Nall and Perkins for professional engineering services in updating the City’s Water Capital Improvement Plan and the Water and Sanitary Sewer Impact Fee Study.**

Council Member Jimmy McDonald made the motion to approve the contract between the City and Teague, Nall and Perkins for professional engineering services in updating the City's water Capital Improvement plan the Water and Sanitary Sewer Impact Fee Study; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 6-0

- 10. Discuss and consider approving the landscape design and engineering contract with Pacheco Koch for the 2023 Green Ribbon Project with TxDOT and authorizing the City Manager or approved designee to execute said contract.**

Council Member Jesse Johnson made the motion to approve the landscape design and engineering contract with Pacheco and Koch for the 2023 Green Ribbon Project with TxDOT and authorize the City Manager or approved designee to execute said contract; second by Council Member Jimmy McDonald, council voted unanimously to approve the motion as presented. Motion carried 6-0

- 11. Discuss and consider a construction project bid contract award for \$617,750.00 to David-Tehoungue Ltd. Co. for Horse Creek Farms Addition drainage improvements and authorizing the City Manager or designated signatory to execute said contract.**

Council Member Jesse Johnson made the motion to approve the construction project bid contract award for \$617,750.00 to David Tehoungue, Ltd Co for Horse Creek Farms Addition drainage improvements and authorizing the City Manager or approved designee to execute said contract; second by Council Member Jimmy McDonald, council voted unanimously to approve the motion as presented. Motion carried 6-0

- 12. Discuss and Consider Approval of Developers Agreement for the Mesa Vista Business Park Addition.**

Council Member Jimmy McDonald made the motion to approve the developers agreement for Mesa Vista Business Park Addition; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 6-0

- 13. Discuss and consider approving an Interlocal Agreement with the North Central Texas Council of Governments for purchase of aerial imagery to use in the city’s GIS.**

Council Member Jimmy McDonald made the motion to approve Interlocal Agreement with NCTCOG for aerial imagery to use the city's GIS; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 6-0.

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, Chamber of Commerce, gave an updated of upcoming events. The quarter Holiday lunch would be in December. There would be a Holiday bingo. Golf tournament was a complete success.

ITEMS OF COMMUNITY INTEREST

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

Mayor Davis recognized Fire Chief Pleasant Brooks and his wife Kimberly Brooks for saving an 18 year old mans life when he collapsed from an accidentally drug overdose.

EXECUTIVE SESSION

Mayor Billy Davis announced that City Council would convene into Executive Session at 7:18 pm to conduct the City Managers annual performance review, under Personnel Matters, pursuant to Section 551.074 of the Texas Government Code.

RECONVENE AND TAKE ACTION FROM EXECUTIVE SESSION

At 7:58 pm Mayor Davis announced council would reconvene into open session.

Council Member Jimmy McDonald made the motion to approve a salary increase for the City Manager of 5% effective October 8, 2022 and every other Friday off; second by Council Member Jesse Johnson; council voted unanimously to approve the motion as presented. Motion carried 6-0.

As there was no further business, Mayor Davis adjourned the meeting at 7:59 p.m.

ATTEST:

Billy Davis, Mayor

Carol C. Konhauser, City Secretary



Crowley City Council

AGENDA REPORT

Meeting Date: November 3, 2022
Agenda Item: VII-1

Staff
Contact: Rachel Roberts
E-mail: rroberts@ci.crowley.tx.us
Phone: 817/297-2201 x 3030

SUBJECT: Discuss and consider approval of a request by FasTaco for a variance from city code Section 102-124, “schedule for Signs in the Crowley Downtown District” to allow two wall signs to exceed the maximum size requirement

BACKGROUND/DISCUSSION

FasTaco has submitted two applications for wall signs for the new building located at 117 N Hampton in the Downtown-Core district. In this district, wall signs for buildings within 75 feet of the right-of-way are limited to a maximum size of 36 square feet. The FasTaco building is within 75 feet of the ROW, so the maximum size of 36 square feet applies. In addition, horizontally-oriented signs have a maximum height of 36 inches.

One of the FasTaco signs will be located on the south elevation (facing the intersection of Hampton and Main St), and one will be placed on the east elevation (on the Hampton Rd side).

- The sign on the south side is proposed to be 35.99 square feet in area (complies with the code) and 48.3” in height (does not comply with the sign code). Due to the angle of the sign, the overall height is 48.3”, but when the sign sits straight and is measured, the height is a little smaller. The sign vendor has stated to staff that only the portion with the letter “F” exceeds the maximum height. Note: the original sign plan submitted with the permit application shows the sign in the middle of the blue area on the left side of the wall, but the plan submitted with the variance application shows the sign placed on the right side closer to the corner of the building.
- The sign on the east side is proposed to be 127.78 square feet in area (does not comply with the sign code) and 92” in height (does not comply with the sign code). This sign is also at an angle, so the true height of the sign is smaller than 92”. According to the sign vendor, most of the lettering is around 36”, with the “F” having a height of 59.75”, bringing the total height of the sign when not at an angle to between 60” and 92” (exact size not provided by the applicant). Note: the original plan submitted with this application shows the sign on the left side of the wall, close to the corner of the building, but the plan submitted with the variance application shows the sign placed closer to the center of the wall.

VARIANCE CRITERIA

City code Sec. 102-61(2) describes what criteria the City Council shall consider when determining whether to grant a variance. The criteria are listed below.

- a. **Special conditions exist which are peculiar to the land, structure or building involved and are not applicable to other lands, building, or structures in the same zoning district;**

Special conditions do not exist in this case. Neither the land nor the building are of unusual size, shape, or location. The building is constructed close to the street, and in a highly visible location, so signs will be clearly seen.

- b. **The strict interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter;**

FasTaco will not be deprived of any rights enjoyed by other properties in the same zoning district. All properties located within 75 feet of the right-of-way are subject to these same regulations, although Council has granted some exceptions for signs placed at buildings or sites with existing development.

1. Council previously granted a variance for the existing House of Air building due to its location far from the right-of-way.
2. Council granted a variance to Kwik Kar to allow them to replace existing signage of the exact size and location so they could maintain existing signage in good repair.
3. Council granted a variance for a property on S Tarrant to allow a larger monument sign than allowed by code. The variance was for a developed site with an existing sign, and the new sign would be blocked by cars in the (existing) parking lot.

- c. **The special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute a pecuniary hardship or inconvenience;**

FasTaco designed the new building for this site. The applicant states in their applications (attached) that the sign band portions of the building were designed around the sign at this size. However, the regulations for signs in the downtown district had already been adopted when this building was designed, and the regulations were not factored into the sign design. The problem is therefore a self-created hardship resulting from the actions of the applicant.

As noted above, there are two versions of each sign plan included with this staff report. Staff's opinion is that the location for the east elevation shown in the original submittal is a more appropriate location (right at the corner of the building and is more easily visible to traffic coming down Main St). Because that area is smaller than the area shown on the revised sign plan, a smaller sign should still work in that location.

- d. **Granting the variance will meet the objectives and intent of this chapter and not injure the adjoining property owners or be detrimental to the public welfare;**

The purpose of the sign code is “to provide minimum standards to safeguard life, property, and public welfare regulating and controlling the use, materials, construction, location, number, maintenance, and the permitting of certain signs and sign structures. In addition, this chapter is intended to enhance the beauty of the city by limiting visual clutter.”

Staff are concerned that granting a variance for a self-created hardship will be detrimental to the overall objectives of the sign code and will prohibit the city from being able to enforce the sign regulations for other sign permits.

- e. **The request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of this chapter;** and

The applicant has not submitted any documentation that the sizes requested are the minimum variance necessary. They have not submitted any documentation that demonstrates what a smaller size would look like or to support the idea that a smaller size would create a special hardship or practical difficulty.

FasTaco could get a larger sign area by using a projecting sign instead. Projecting signs can be up to 50 square feet in size.

- f. **Granting the variance will be in harmony with the spirit and purpose of Ch. 102.**

The downtown sign code proposes to limit the size of wall signs. Staff believes that granting a variance where there is not a true hardship is not in harmony with the spirit and purpose of the sign code.

The sign code allows one other criterion for Council to consider:

Sec. 102-61(2)(g): It is not the intention of these criteria to discourage innovation. It is entirely conceivable that signage proposals could be made that, while clearly nonconforming to this chapter and thus not allowable under these criteria, have obvious merit in not only being appropriate to the particular site or location, but also in making a positive contribution to the visual environment.

In staff’s opinion, the signs requested do not have “obvious merit” as described above.

RECOMMENDATION

Because this is a self-created hardship, and there are no special conditions unique to this location, staff recommends denying both variance requests. In variance cases, the burden is on the applicant to show how they meet the criteria, rather than on the city to show how the criteria are not met.

However, if Council determines a variance is warranted, staff would recommend granting a variance of a maximum of 7” in height for the sign on the south. This would bring the maximum

permitted height of the sign to 43", when measured not at an angle. This 7" should include the body of the sign, and not just the lettering (the body of the sign extends a little beyond the lettering).

As for the sign on the east side, a rather large variance is requested. The sign is 127.78 square feet instead of the maximum of 36 square feet and in the range of 60" to 92" tall instead of the maximum of 36" tall. If the Council were to grant a variance at this location, staff recommends it be smaller than the size requested. The requested size is **not** the minimum variance necessary to alleviate a hardship (when there is a hardship, but there is no hardship in this case). The sign band shown on the original sign plan is smaller than the one shown on the revised plan. Staff believe a sign placed in this originally-requested location would be highly visible and fitting for the space, and would allow for a smaller sign.

ATTACHMENTS:

- Original sign plans proposed by FasTaco
- Modified sign plans submitted with the variance applications
- Variance applications
- Except from Ch. 102
- Photo of FasTaco building, taken on Main St at Harris Dr and facing west

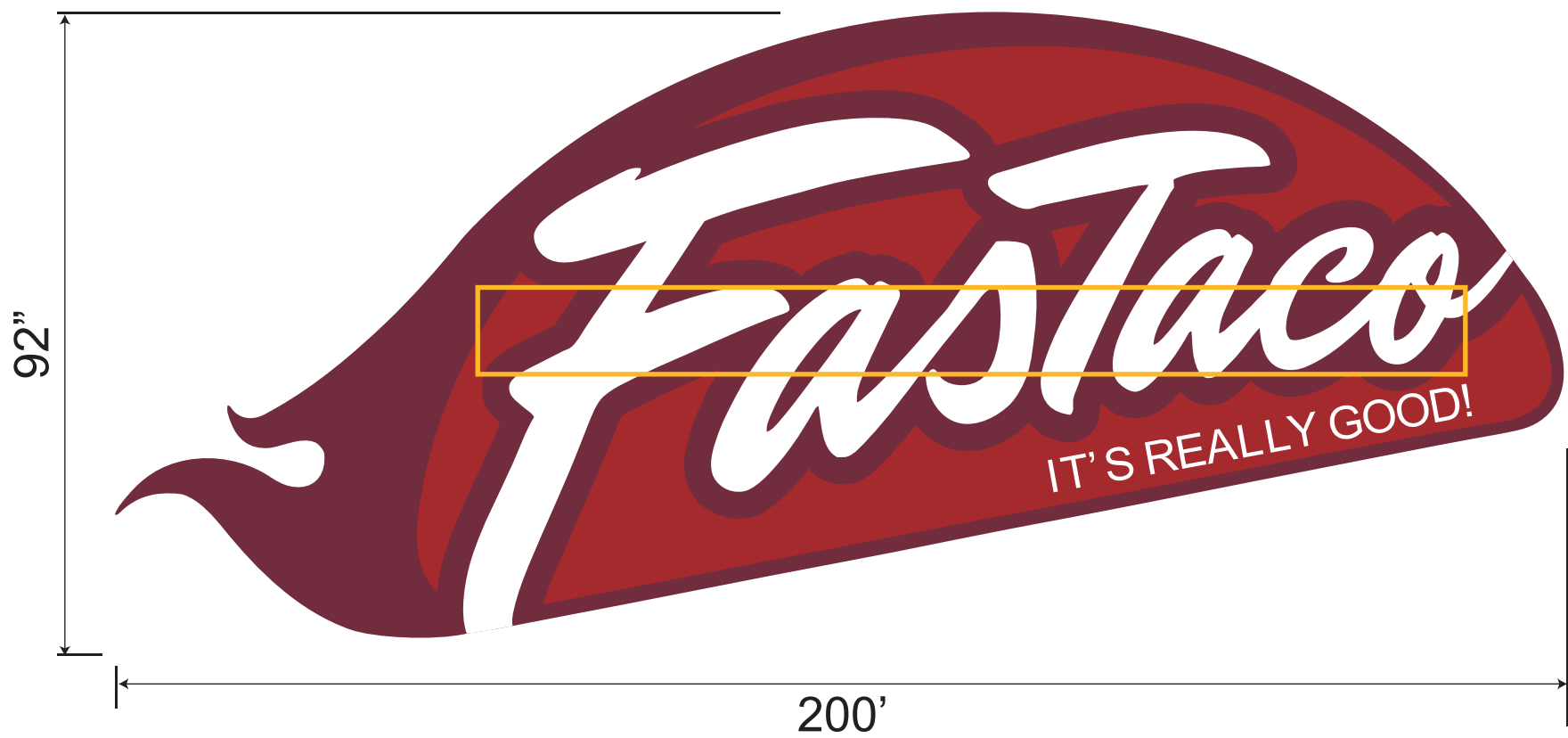
59.75"

Fastaco

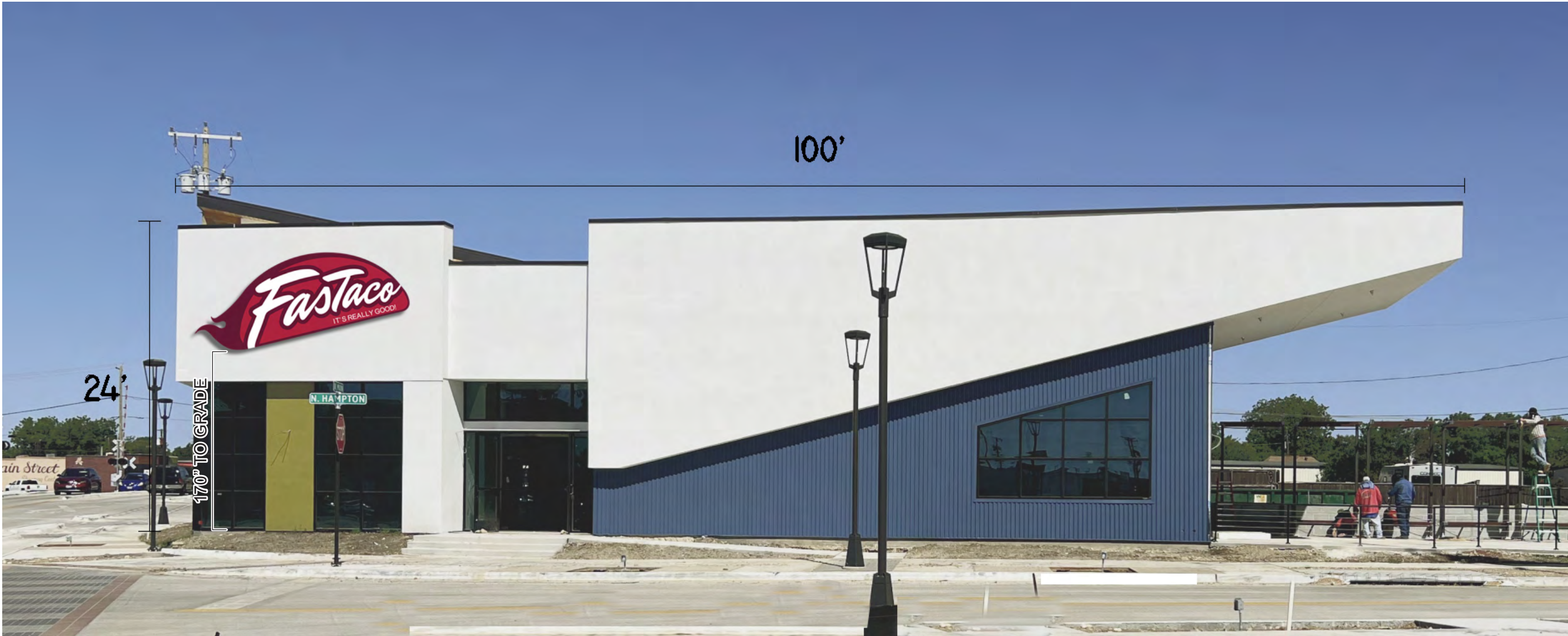
35.952"

INTERNALLY ILLUMINATED WALL SIGN

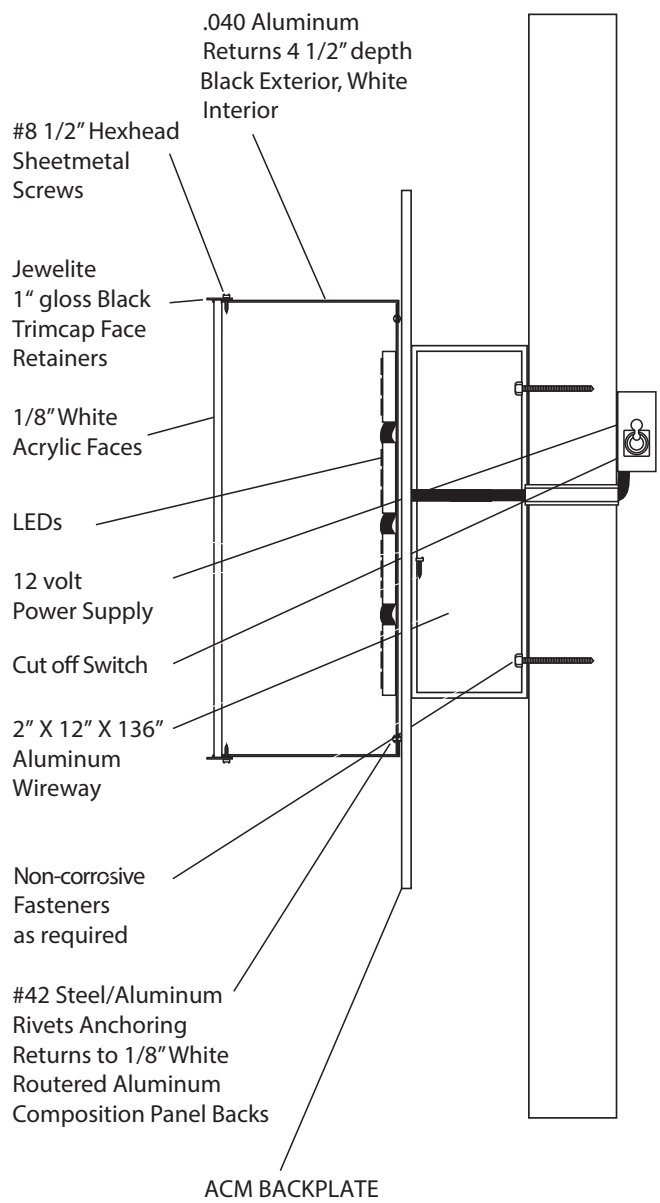
Original submittal 9.28.2022



127.78 SF



PROPOSED



FASTACO
117 N HAMPTON ROAD
CROWLEY, TX

SIGNS UP
MSE 221109 | ESC 18540
2550 114TH ST, STE 120
GRAND PRAIRIE, TX 75050

DATE: 7-29-22
ELEV: EAST
REP: ANDRE

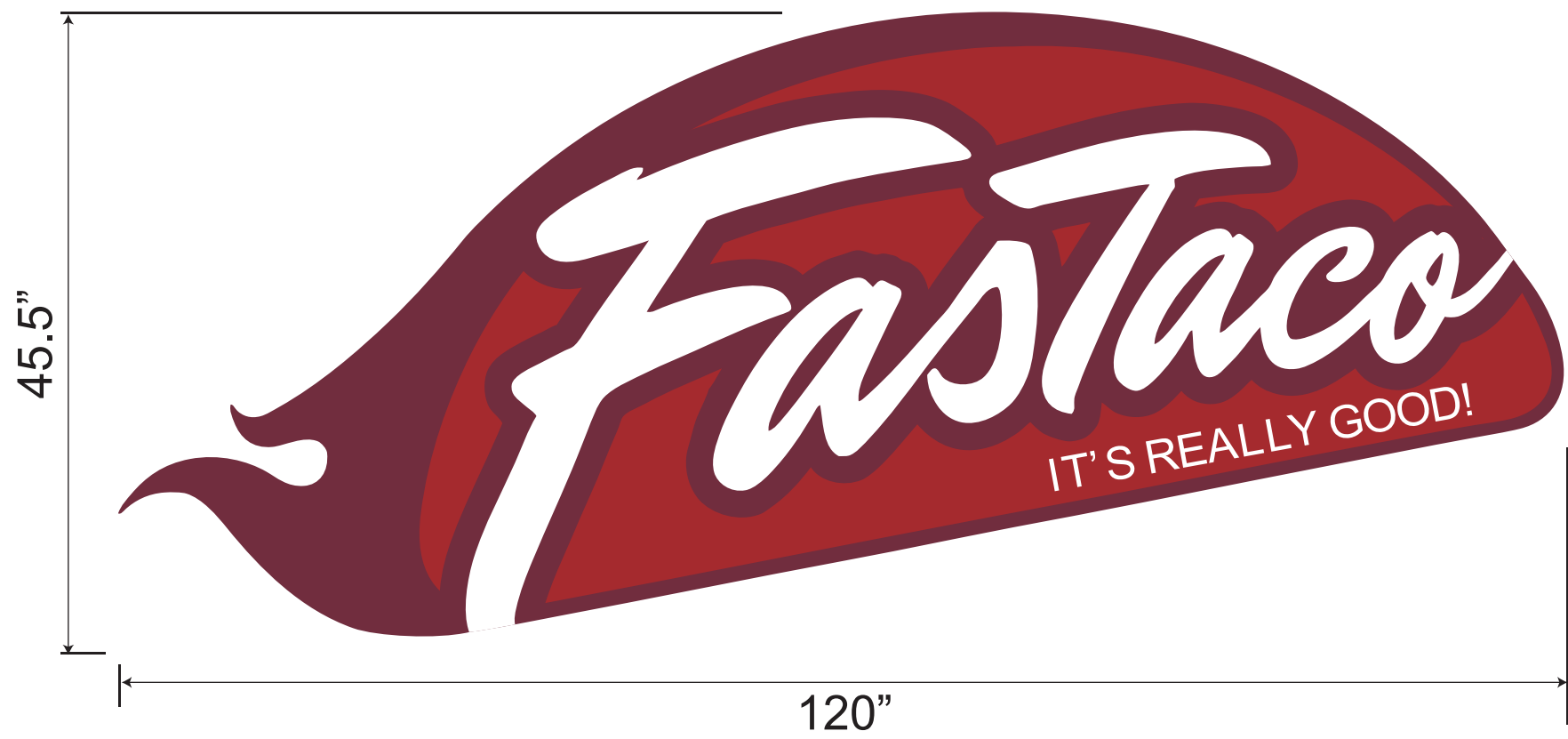
☐ **APPROVED** FOR PRODUCTION

Signature

Date

INTERNALLY ILLUMINATED WALL SIGN

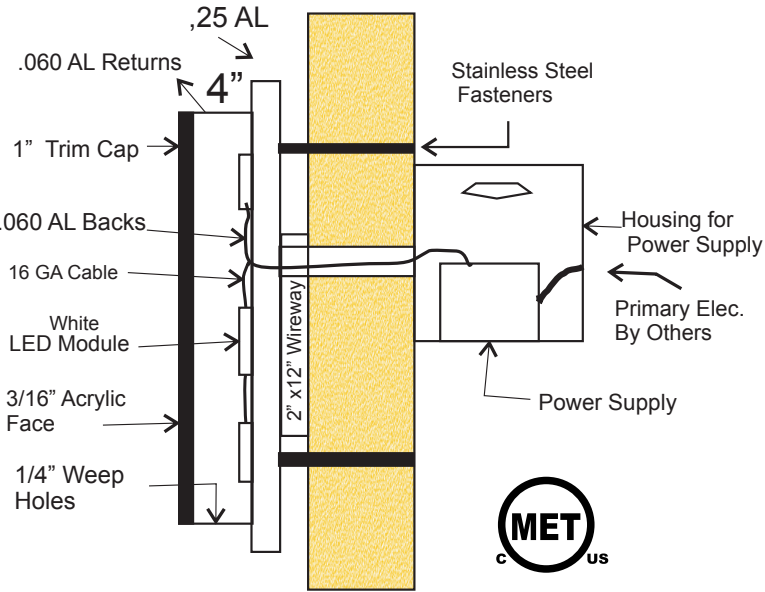
Original submittal 9.28.2022



37.9 SF



PROPOSED



Total Frontage: 2,520'
Total Sign Area: 37.9 SQFT
Building Elevation: SOUTH
Sign to Grade: 23'-9"

Total Size: 4' x 10'
F - 41" Tall Channel Letter
T - 24" Tall Channel Letters
a - 19" Tall Channel Letters
IT'S REALLY GOOD - 3" White Vinyl
Back Plate cut to shape
Paint back plate to match colors
Red returns and trim, white faces



FASTACO
117 N HAMPTON ROAD
CROWLEY, TX

SIGNS UP
MSE 221109 | ESC 18540
2550 114TH ST, STE 120
GRAND PRAIRIE, TX 75050

DATE: 9-23-22
ELEV: SOUTH
REP: ANDRE

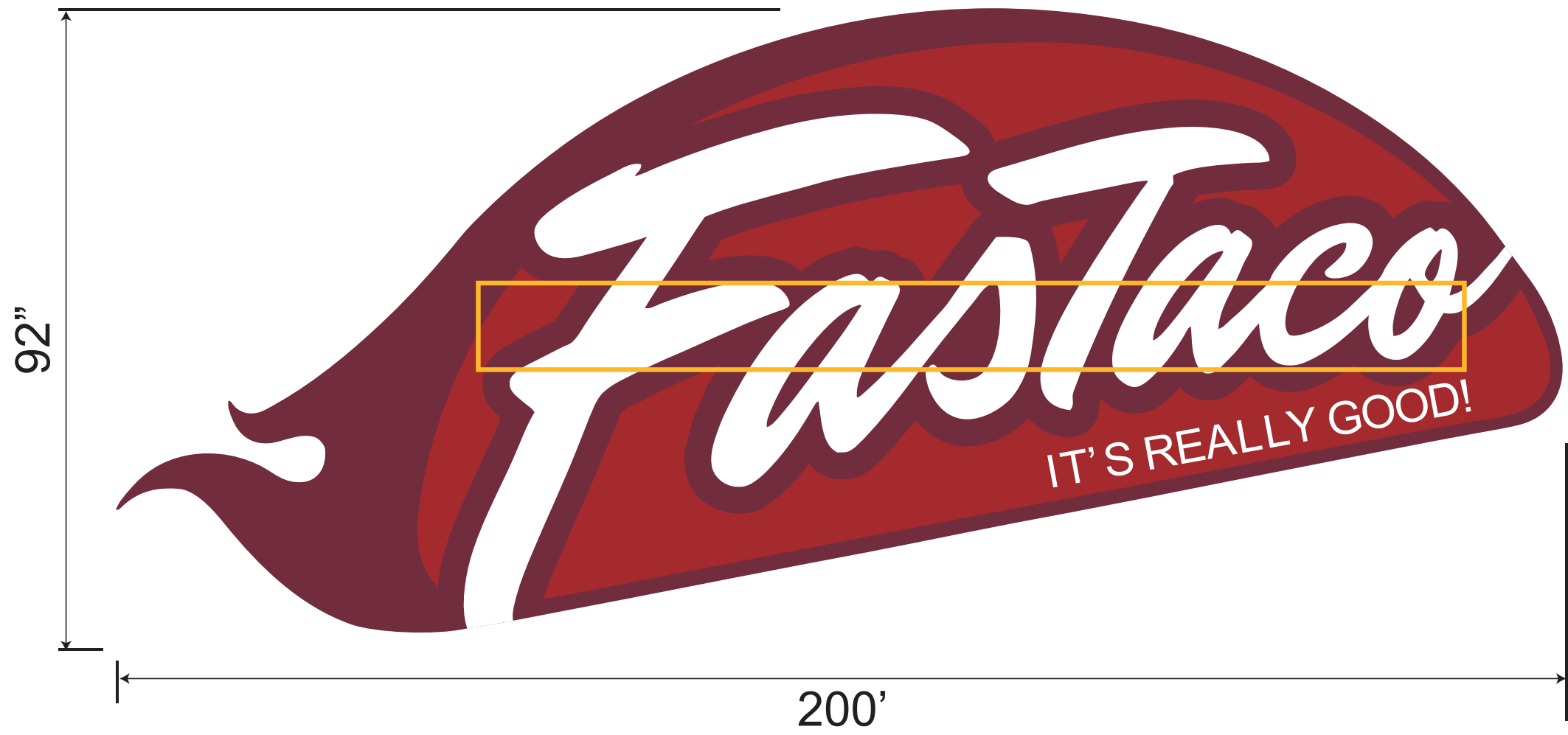
☐ **APPROVED** FOR PRODUCTION

Signature

Date

INTERNALLY ILLUMINATED WALL SIGN

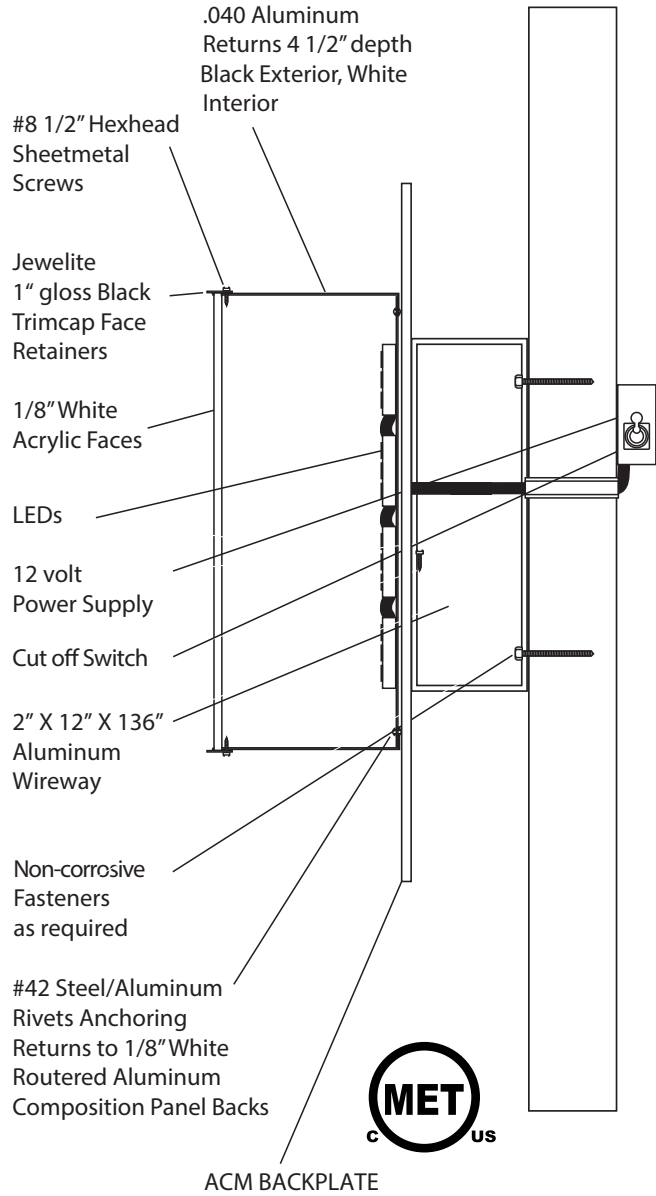
Revised submtital 10.3.2022



127.78 SF



PROPOSED



FASTACO
117 N HAMPTON ROAD
CROWLEY, TX

SIGNS UP
MSE 221109 | ESC 18540
2550 114TH ST, STE 120
GRAND PRAIRIE, TX 75050

DATE: 8-3-22
ELEV: EAST
REP: ANDRE

☐ **APPROVED** FOR PRODUCTION

Signature

Date

INTERNALLY ILLUMINATED WALL SIGN

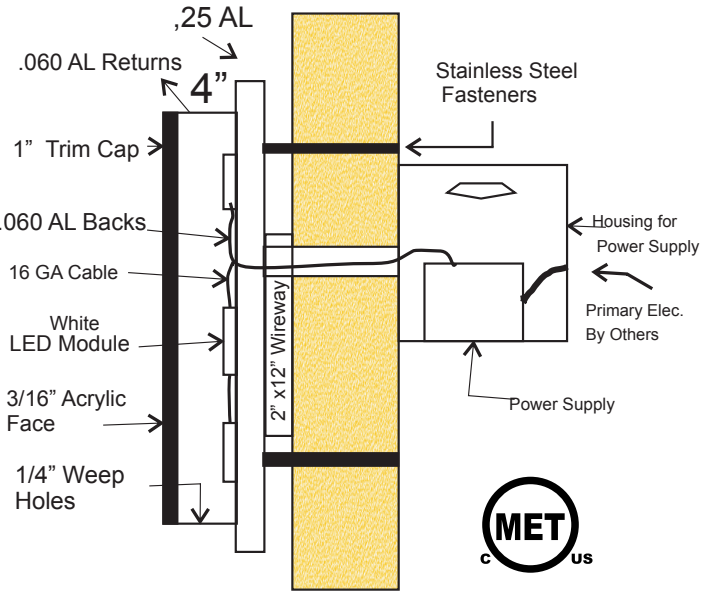
Revised submittal 10.3.2022



35.99 sq/ft.



PROPOSED



Total Frontage: 2,520'
Total Sign Area: 37.9 SQFT
Building Elevation: SOUTH
Sign to Grade: 23'-9"

Total Size: 4' x 10'
F - 41" Tall Channel Letter
T - 24" Tall Channel Letters
a - 19" Tall Channel Letters
IT'S REALLY GOOD - 3" White Vinyl
Back Plate cut to shape
Paint back plate to match colors
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FASTACO
117 N HAMPTON ROAD
CROWLEY, TX

SIGNS UP
MSE 221109 | ESC 18540
2550 114TH ST, STE 120
GRAND PRAIRIE, TX 75050

DATE: 10-5-22
ELEV: SOUTH
REP: ANDRE

☐ **APPROVED** FOR PRODUCTION

Signature

Date



CITY OF CROWLEY
Sign Variance Application
Community Development Department

22-000047

Case # _____
(to be assigned by City Staff)

Applicant & Owner Information

Applicant Name: Albert Vasquez Company: Fa s̄a o, Inc.
Applicant Address: 5189 E Fm 1187 City: Burleson State: TX
ZIP Code: 76028 Telephone No: 817-800-3788

I prefer to be notified of the City Council decision by (choose one): ☒ Email or ☐ Mail

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

Property Owner: Fa s̄a o, Inc.
Applicant Address: 5189 E Fm 1187 City: Burleson State: TX
ZIP Code: 76028 Telephone No: 817-800-3788

Property Information

Project Name: Fa s̄a o
Project Address: 117 N. Hampton, Crowley, TX 76036
Lot: _____ Block: _____ Addition: _____
OR Survey: _____ Tract(s): _____

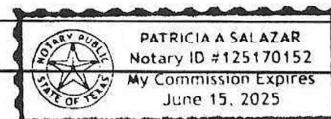
IF OWNER IS NOT THE APPLICANT:

- The owner's authorization at the bottom of this application must be signed by the owner and notarized.
- If the owner is not the applicant, all communication regarding this request will be sent only to the applicant. If the owner has designated an authorized representative, all communication regarding this request will be sent to the owner's authorized representative. The decision of the City Council shall be final of all sign variance requests.

In accordance with the provisions of the sign ordinance, appeal is now made to the Crowley City Council to grant the following variance request (this section should describe the section(s) of the sign ordinance for which you are requesting a variance and what variance you would like the Council to grant; please be specific).

Only the "F" is outside the permitted size. Unfortunately, the staff don't have the authority to grant a
variance, but you can ask the City Council for a variance. There is a \$30 application fee. If you can submit
the application and pay the application fee before we close on Friday (we close at 11:30 on Friday).

Albert Vasquez
President 10/7/22



Patricia A. Salazar
Date: 10/7/22

Fastaco

Sign Variance Application (cont.)

- A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss.
- No variance shall be granted if it conflicts with the spirit of the ordinance.
- In order to make a finding of hardship and to grant a variance, the Crowley City Council must find the following conditions to be true.

Please describe below how your request meets the following conditions. If needed, you may use additional pages.

- A. Special conditions exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings, or structures in the same zoning district:

THE SIGN BAND PORTION OF THE BUILDING WAS
DESIGNED AROUND THIS SIGN AT THIS SIZE. ACCOMPLISHING
UNIFORM BRANDING ACROSS THE COMPANY AND ALL
OF THEIR LOCATIONS.

- B. The strict interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter:

DUE TO THE DESIGN OF THE LOGO, ONLY ONE LETTER ON
THE SIGN EXCEEDS THE MAXIMUM. ALTERING THEIR LOGO
WOULD CREATE A LACK OF CONTINUITY IN THEIR BRANDING.

- C. The special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute a pecuniary hardship or inconvenience

ALTERING THE LOGO WOULD CREATE INCONSISTENT BRANDING
FROM THEIR OTHER LOCATIONS, CAUSING CONFUSION TO
THEIR CUSTOMERS.

- D. Granting the variance will meet the objectives and intent of this chapter and not injure the adjoining property owners or be detrimental to the public welfare

ALLOWING ONE LETTER TO BE SLIGHTLY LARGER THAN
THE ORDINANCE ALLOWS WILL NOT DAMAGE OR CAUSE
HARM TO ANY SURROUNDING PROPERTIES

- E. The request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of the city's sign code.

WITH ALL OTHER SPECIFICATIONS OF THE SIGN
MEETING ORDINANCE STANDARDS, NO OTHER VARIANCE IS
NEEDED.

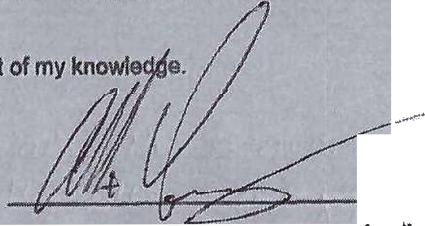
FasTaco

Sign Variance Application (cont.)

F. Granting the variance will be in harmony with the spirit and purpose of the sign code:

THE SIGN BUILDING & ARCHITECTURAL FEATURES
OF THE STRUCTURE WERE DESIGNED TO BE IN
HARMONY & COMPLEMENTARY TO THE ZONING DISTRICT

I hereby certify that the above statements are true and correct to the best of my knowledge.



Applicant's Signature

OWNER'S AUTHORIZATION

I, _____, (owner name, please print) hereby authorize _____
(applicant name) to apply for a sign variance on my behalf and/or to attend the City Council meeting and present the request on
my behalf.

(Owner's signature)

(Date)

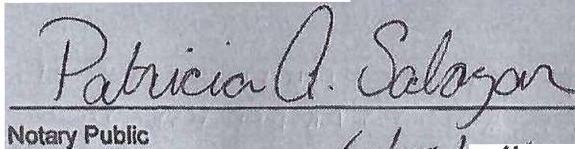
STATE OF TEXAS

COUNTY OF TARRANT _____

Subscribed and sworn to before me this 7th day of October 20 22



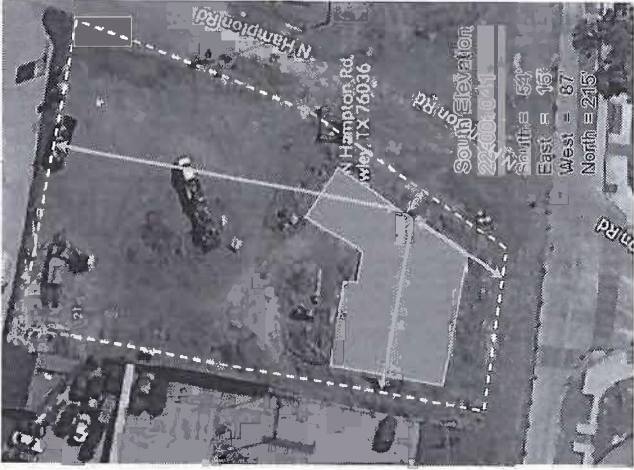
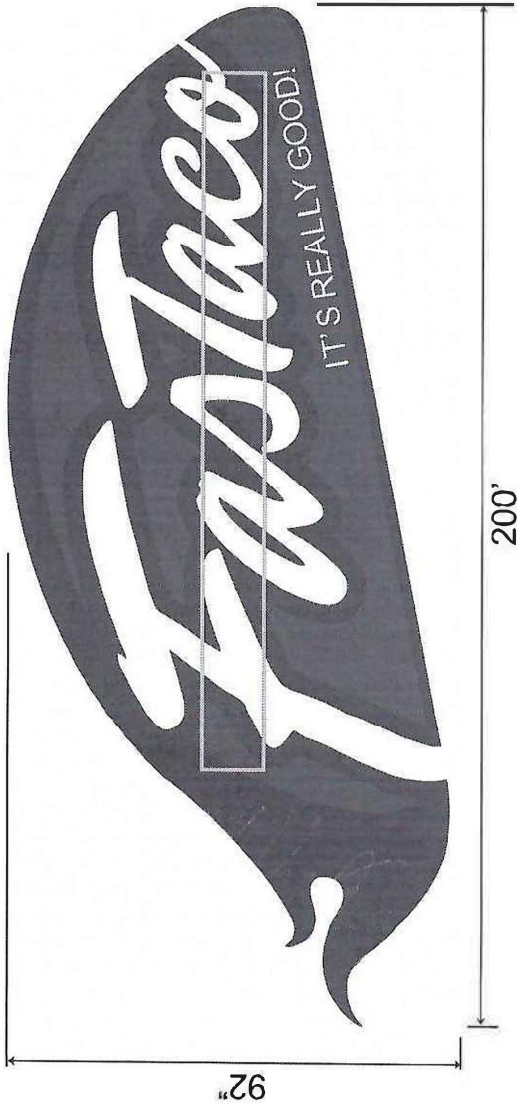
PATRICIA A SALAZAR
Notary ID #125170152
My Commission Expires
June 15, 2025



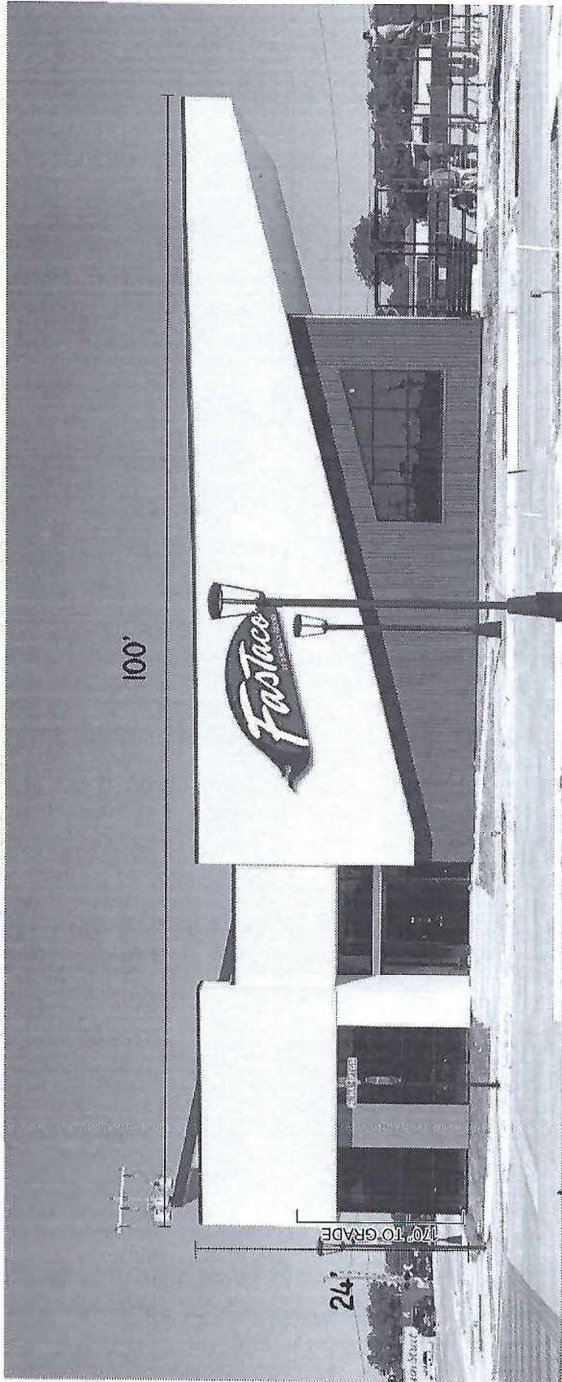
Notary Public

My Commission expires: 6/15/25

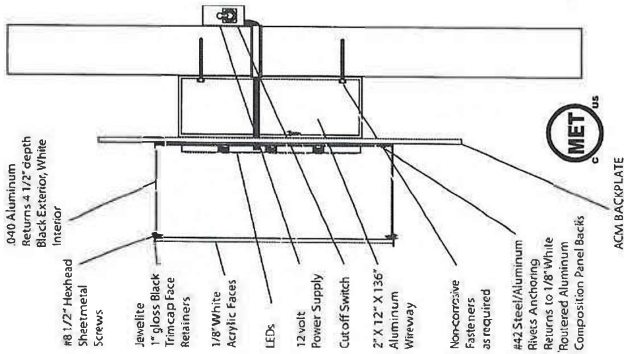
INTERNALLY ILLUMINATED WALL SIGN



127.78 SF



PROPOSED



SIGNSUP

FASTACO
117 N HAMPTON ROAD
CROWLEY, TX

SIGNS UP
MSE 221109 | ESC 18540
2550 114TH ST, STE 120
GRAND PRAIRIE, TX 75050

DATE: 8-3-22
ELEV: EAST
REP: ANDRE

☐ **APPROVED FOR PRODUCTION**

Signature

Date



CITY OF CROWLEY
Sign Variance Application
Community Development Department

Case # _____
(to be assigned by City Staff)

Applicant & Owner Information

Applicant Name: Albert Vasquez Company: Fastaco Inc.
Applicant Address: 5189 E Fm 1187 City: Burleson State: TX
ZIP Code: 76028 Telephone No: 817-800-3788

I prefer to be notified of the City Council decision by (choose one): ☒ Email or ☐ Mail

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

Property Owner: Fastaco Inc
Applicant Address: 5189 E Fm 1187 City: Burleson State: TX
ZIP Code: 76028 Telephone No: 817-478-2773

Property Information

Project Name: Fastaco
Project Address: 117 N. Hampton Rd. Crowley TX 76036
Lot: _____ Block: _____ Addition: _____
OR Survey: _____ Tract(s): _____

IF OWNER IS NOT THE APPLICANT:

- The owner's authorization at the bottom of this application must be signed by the owner and notarized.
- If the owner is not the applicant, all communication regarding this request will be sent only to the applicant. If the owner has designated an authorized representative, all communication regarding this request will be sent to the owner's authorized representative. The decision of the City Council shall be final of all sign variance requests.

In accordance with the provisions of the sign ordinance, appeal is now made to the Crowley City Council to grant the following variance request (this section should describe the section(s) of the sign ordinance for which you are requesting a variance and what variance you would like the Council to grant; please be specific).

AS WITH THE SIGN ON THE EAST SIDE OF THE BUILDING,
THE SIGN BOARD WAS DESIGNED TO ACCOMMODATE THIS
SPECIFIC SIZE. REDUCING THE HEIGHT WILL MAKE THE
SIGN APPEAR TINY ON THE WALL, & MORE DIFFICULT
TO READ. THIS A VERY SLIGHT VARIANCE REQUEST
(ONLY 7") AND WILL DO A MUCH MORE EFFICIENT
JOB OF IDENTIFYING THE BUSINESS & BE MUCH MORE PROPORTIONATE
TO THE WALL SIZE.

Sign Variance Application (cont.)

- A variance shall not be granted to relieve a self-created or personal hardship, nor shall it be based solely on economic gain or loss.
- No variance shall be granted if it conflicts with the spirit of the ordinance.
- In order to make a finding of hardship and to grant a variance, the Crowley City Council must find the following conditions to be true.

Please describe below how your request meets the following conditions. If needed, you may use additional pages.

- A. Special conditions exist which are peculiar to the land, structure or building involved and are not applicable to other lands, buildings, or structures in the same zoning district:

AS MENTIONED ON PREVIOUS PAGE, THE SUBMITTED SIZE IS MUCH MORE PROPORTIONATE TO THE BUILDING

- B. The strict interpretation of the provisions of the chapter would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this chapter:

FORCING THE SIZE REDUCTION WILL DETRACT FROM THE APPEARANCE OF THE OVERALL STRUCTURE & ~~THE~~ APPEARANCE & OUT OF PLACE WITH THE SURROUNDING BUILDINGS

- C. The special conditions and circumstances do not result from the actions of the applicant and such conditions and circumstances do not merely constitute a pecuniary hardship or inconvenience

THE SUBMITTED SIZE WAS DESIGNED WITH THE BUILDING ARCHITECTURE IN MIND & WILL ENHANCE THE PUBLIC APPEARANCE OF THE STRUCTURE.

- D. Granting the variance will meet the objectives and intent of this chapter and not injure the adjoining property owners or be detrimental to the public welfare

AS MENTIONED ABOVE, THE SUBMITTED DESIGN WILL ENHANCE THE BUILDING'S APPEARANCE & ALLOW IT TO BLEND BETTER WITH THE SURROUNDING BUSINESSES.

- E. The request will be the minimum variance necessary to alleviate the special hardship or practical difficulties faced by the applicant in meeting the requirements of the city's sign code.

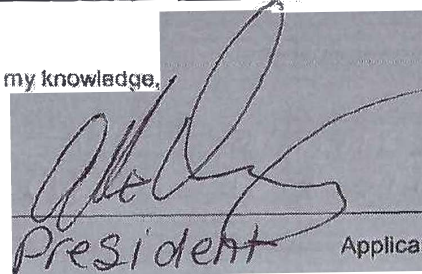
A VARIANCE OF ONLY 7" WILL ALLOW THE SIGN TO BETTER PERFORM THE SIGN OF THE ORDINANCE TO PROMOTE THE BUSINESS & BE AESTHETICALLY PLEASING TO THE COMMUNITY.

Sign Variance Application (cont.)

F. Granting the variance will be in harmony with the spirit and purpose of the sign code:

ALLOWING THIS SIGN VARIANCE WILL DEFINITELY
ACCOMPLISH THE SPIRIT OF THE ORDINANCE TO BEST
SERVE THE COMMUNITY AT LARGE TO PROTECT EXISTING
THE BUSINESS.

I hereby certify that the above statements are true and correct to the best of my knowledge.


President Applicant's Signature

OWNER'S AUTHORIZATION

I, _____ (owner name, please print) hereby authorize _____
(applicant name) to apply for a sign variance on my behalf and/or to attend the City Council meeting and present the request on my behalf.

(Owner's signature)

(Date)


STATE OF TEXAS

COUNTY OF TARRANT

Subscribed and sworn to before me this 11th day of October 20 22

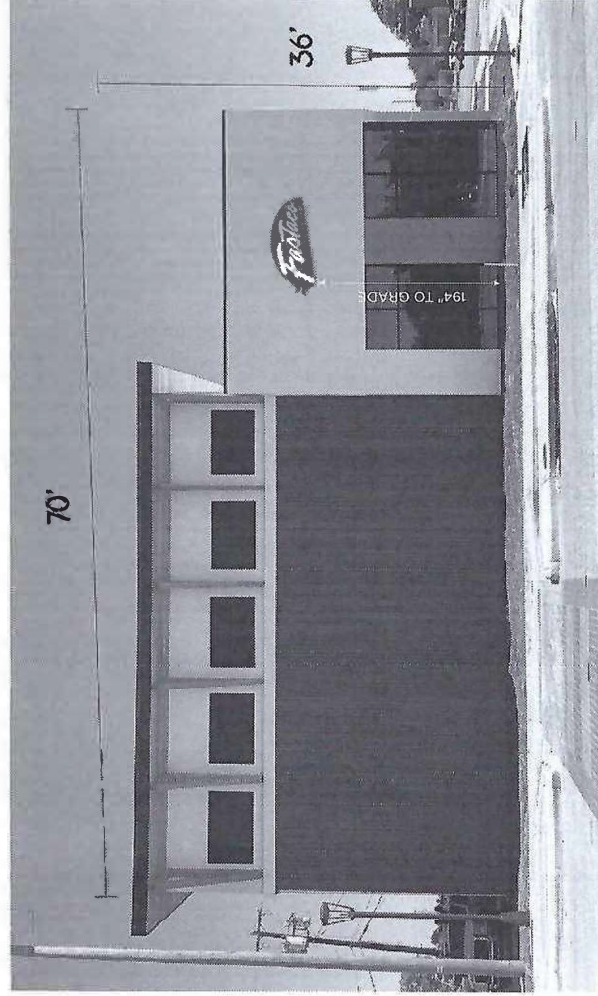


PATRICIA A SALAZAR
Notary ID #125170152
My Commission Expires
June 15, 2025


Notary Public
My Commission expires: 6/15/22

The logo for Fastaco is a dark, rounded shape containing the word "Fastaco" in a white, stylized script font. To the right of the word, the phrase "IT'S REALLY GOOD!" is written in a smaller, white, sans-serif font. The entire logo is set against a white background.

35.99 sq ft.



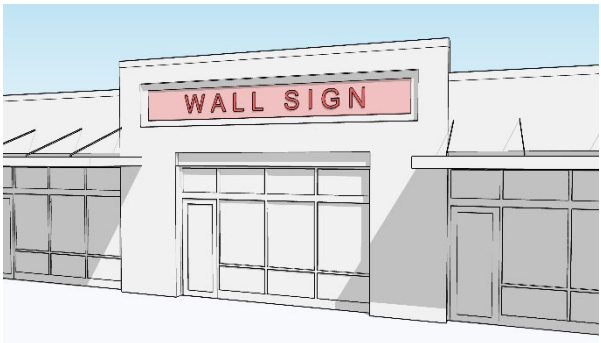


Technical drawing of the underside of a stool, showing internal components and dimensions. The drawing includes the following labels and dimensions:

- Dimensions:**
 - 25 AL (Aluminum extrusion)
 - .060 AL Returns (Aluminum returns)
 - 1" Trim Cap
 - 4" (Overall width)
 - 2 1/4" (Internal width)
 - 16 GA Cable (Cable gauge)
 - 1/4" (Internal width)
 - 3/16" Acrylic (Acrylic thickness)
 - 1/4" Weep Holes (Weep holes)
- Components:**
 - Stainless Steel Fasteners
 - LED Nozzle
 - Fire
 - Power Supply
 - Priming Nozz. By Others
 - NEC (National Electrical Code)

Total Size: 4' x 10'
 F - 41" Tall Channel Letter
 T - 24" Tall Channel Letters
 a - 19" Tall Channel Letters
 IT'S REALLY GOOD - 3" White Vinyl
 Back Plate cut to shape
 Paint back plate to match colors
 Red returns and trim, white faces

	FASTACO 117 N HAMPTON ROAD CROWLEY, TX	SIGNS UP MSE 221109 ESC 18540 2550 114TH ST, STE 120 GRAND PRAIRIE, TX 75050	DATE: 10-5-22 ELEV: SOUTH REP: ANDRE	<input type="checkbox"/> APPROVED FOR PRODUCTION
				Signature _____ Date _____

Table 106.59-1 Sign Standards by Sign Types Permitted

Sign Type	Maximum Number	Maximum Area	Maximum Height	Minimum Setback	Other Standards
Permanent Signs					
<p>1. Attached or Building Mounted (wall) Sign – Primary</p> 	1 per street frontage	<p>36 sq.ft. in total area for buildings located within 75 feet of the ROW.</p> <p>For buildings over 75 feet from the ROW: For each additional foot from the ROW, the area may increase by 1.25 sq.ft., not to exceed a total surface area of 120 sq.ft., a</p>	Located on the building façade above 8' and below the top of the parapet.	NA	<p>The following shall apply to Attached signs:</p> <ol style="list-style-type: none"> Signs shall be fully attached to the building façade. Signs may be internally or externally lit. Horizontally-oriented signage shall not exceed 36 inches in height. For buildings located over 75 feet from the ROW, horizontally-oriented signage shall not exceed 60 inches in total height. All exposed conduit, junction boxes, and electrical transformer boxes must be concealed from public view. Sign materials shall consist of wood, metal, material that resembles wood or metal, or masonry with painted, engraved, or mounted letters. Signs must be located on the façade on areas designated for this function; for example, a recessed or framed area or a parapet panel between shop-front and roof line. Color, materials, sizes, shapes, and lighting of signs must be compatible with the architecture of the building, the business it identifies and the character of the surrounding area. Sign shapes must be simple and straightforward to communicate well. Signs as symbols are permitted and encouraged because they are easily read and add to the vitality of a storefront.
<p>2. Attached or Building Mounted (wall) Sign (side/rear building façade, awning, or canopy)</p>  	<p>1 additional side/rear building façade sign AND</p> <p>1 per awning or canopy over 6 feet in width</p>	<p>24 sq.ft. max. for ONE additional side or rear attached sign</p> <p>20 sq.ft. for each awning or canopy sign</p>	Located on the building façade above 8' and below the top of the parapet.	NA	<ol style="list-style-type: none"> Same standards as above for Primary building signs Letters and graphics shall be allowed on awnings or canopies provided that they do not exceed nine (9) inches in height. On multi-tenant buildings, secondary building signs shall only be permitted if the tenant space is adjoining the building façade where the secondary sign is proposed. Awnings narrower than 6 feet may include a logo only (no larger than 4 sq.ft. per awning) Awnings shall NOT be vinyl or plastic Awnings shall be of made of a fade-resistant material and kept in good repair and condition.

