



Regular Session
Council Agenda Packet
December 1, 2022

CITY OF CROWLEY
CITY COUNCIL
Council Regular Session
December 1, 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/Deputy 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
DECEMBER 1, 2022
WORKSESSION - 6:30 p.m.**

Crowley City Hall
201 E. Main Street
Crowley TX 76036

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

WORKSESSION - DECEMBER 1, 2022 - 6:30 pm

I. CALL TO ORDER AND ROLL CALL

II. NON-ACTION ITEMS FOR DISCUSSION

1. None.

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 November 17, 2022.

IV. PUBLIC HEARINGS

1. None

V. CITY BUSINESS

1. Discuss and consider approval of amendments to the Developer's Agreement for Mira Verde South Addition, Phase 1 and/or Mira Verde South Addition, Phase 2.
2. Discuss and consider Budget Amendment #1 for FY 2022-2023 Crime Control and Prevention District, and consider and approve the purchase of equipment and materials in the amount of \$ 179,320.
3. Discuss and consider approval of a preliminary plat for Shops at Crowley, an approximately 7.748 acre development within the General Commercial district, for Lots 1-3, Block 1 being located at FM 1187 and Alsbury Rd in the J. Lucas Survey, Abstract 932 and J. Steele Survey, Abstract 1381, City of Crowley, Tarrant County, Texas. **Case # PP-2022-004**

VI. ADJOURNMENT



**AGENDA
CROWLEY CITY COUNCIL
DECEMBER 1, 2022
REGULAR SESSION - 7:00 p.m.**

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

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

REGULAR SESSION - December 1, 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. None.

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 November 17, 2022.

VI. PUBLIC HEARINGS

1. None

VII. CITY BUSINESS

1. Discuss and consider approval of amendments to the Developer's Agreement for Mira Verde South Addition, Phase 1 and/or Mira Verde South Addition, Phase 2.
2. Discuss and consider Budget Amendment #1 for FY 2022-2023 Crime Control and Prevention District, and consider and approve the purchase of equipment and materials in the amount of \$ 179,320.
3. Discuss and consider approval of a preliminary plat for Shops at Crowley, an approximately 7.748 acre development within the General Commercial district, for Lots 1-3, Block 1 being located at FM 1187 and Alsbury Rd in the J. Lucas Survey, Abstract 932 and J. Steele Survey, Abstract 1381, City of Crowley, Tarrant County, Texas. **Case # PP-2022-004**

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.

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

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, December 1, 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: December 1, 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 November 17, 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 NOVEMBER 17, 2022. The City Council of the City of Crowley, Texas met in Work Session on Thursday, November 17, 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 Jerry Beck, City Council Place 2
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
Deputy City Mngr/Finance Director, Lori Watson
Asst City Mngr/EDC Director, Jack Thompson
City Secretary, Carol Konhauser
Fire Chief, Pleasant Brooks
Police Chief, Kit Long
Public Works Director, Mike Rocamontes
Planning and Comm Devel Director, Rachel Roberts
Community Services Director, Cristina Winner

Absent: None

CALL TO ORDER/ ROLL CALL

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

DISCUSSION OF NON-ACTION ITEMS

1. Discuss “Food for Fines” Drive at the Library.

Community Services Director Cristina Winner addressed council and explained the library would like to implement an amnesty program where they can offer to waive late fees in exchange for food donations. She explained that this was a program offered by other libraries that seemed to work for both the community and the library. Council members were all in favor of the program.

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 November 3, 2022.

No discussion.

PUBLIC HEARING

1. None.

No discussion

CITY BUSINESS

1. Authorize the Execution of an Interlocal Agreement Concerning Automatic and Mutual Aid Fire Services with the Johnson County Emergency Services District #1.

No discussion

2. Discuss and Consider Approval and amended developer agreement/CFA for Karis Phases 1A, 1B, and 1C.

Assistant City Manager Jack Thompson explained the change to the agreement was to allow builders to obtain permits necessary to begin construction of 5 model and 10 production homes prior to the final acceptance of Phases 1A, 1B, and 1C.

- 3. Discuss and consider approval of an agreement with Meals on Wheels to provide congregate meals and transit services for Crowley senior program.**

No discussion

- 4. Authorize the City Manager or designee to execute a contract with SAFEbuilt to continue building inspection and plan review services.**

No discussion

ADJOURNMENT

As there was no further business to discuss, the work session was adjourned at 6:37 pm.

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD NOVEMBER 17, 2022. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, November 17, 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 Jerry Beck, City Council Place 2
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
Deputy City Mngr/Finance Director, Lori Watson
Asst City Mngr/EDC Director, Jack Thompson
City Secretary, Carol Konhauser
Fire Chief, Pleasant Brooks
Police Chief, Kit Long
Public Works Director, Mike Rocamontes
Planning and Comm Devel Director, Rachel Roberts
Community Services Director, Cristina Winner

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 November 3, 2022.**

Council Member Jim Hirth 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. **None.**

CITY BUSINESS

1. **Authorize the Execution of an Interlocal Agreement Concerning Automatic and Mutual Aid Fire Services with the Johnson County Emergency Services District #1.**

Council Member Jesse Johnson made the motion to approve the Interlocal Agreement with Johnson County Emergency Services District #1; second by Council Member Jimmy McDonald, council voted unanimously to approve the motion as presented. Motion carried 7-0.

2. Discuss and Consider Approval and amended developer agreement/CFA for Karis Phases 1A, 1B, and 1C.

Council Member Jesse Johnson made the motion to approve the amended developer agreement/CFA for Karis Phases 1A, 1B, and 1C; second by Council Member Jim Hirth, council voted unanimously to approve the motion as presented. Motion carried 7-0.

3. Discuss and consider approval of an agreement with Meals on Wheels to provide congregate meals and transit services for Crowley senior program.

Council Member Jerry Beck made the motion to approve the agreement with Meals on Wheels for congregate meals and transit services; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.

4. Authorize the City Manager or designee to execute a contract with SAFEbuilt to continue building inspection and plan review services.

Council Member Jesse Johnson made the motion to approve the City Manager to execute the contract with Safebuilt for building inspection and plan review services; 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.

Mr Mike O'dell, Champman St, came forward to ask if there was anyway the city could waive the parking fees for the High School students to allow them to obtain parking passes to park in the school parking lot. City Manager Robert Loftin explained that the school parking lot is governed by the school and ultimately the school district. He recommended that Mr O'dell speak with the school district or ISD board.

ITEMS OF COMMUNITY INTEREST

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

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

ATTEST:

Billy Davis, Mayor

Carol C. Konhauser, City Secretary



Crowley City Council

AGENDA REPORT

Meeting Date: December 1, 2022

Agenda Item: VII-1

Staff Contact: Jack Thompson

ACM

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

Phone: 817-297-2201-X 4300

SUBJECT: Discuss and consider approval of amendments to the Developer's Agreement for Mira Verde South Addition, Phase 1 and/or Mira Verde South Addition, Phase 2

BACKGROUND/DISCUSSION

The City Council approved a Developer's Agreement for Mira Verde South Addition, Phase 1 and 2, with Crowley McCart Land Ventures I, LLC on May 6, 2021. The Developer has installed all the public infrastructure to Mira Verde South Addition, Phases 1 and 2, except for a retaining wall and a permanent streetlight at the corner of McCart and Mira Verde Drive. The Developer has asked the City to issue building permits. After negotiating with the Developer, Staff felt comfortable recommending to City Council to allow up to a maximum of 30 building permits within Mira Verde South, Phase 1 and Mira Verde South, Phase 2, to be divided between Mira Verde South, Phase 1 and Mira Verde South, Phase 2 in the Developer's sole discretion. No more than 30 building permits can be issued until the retaining wall and permanent streetlight is installed and accepted by the City. The City Attorney wrote the Developer Agreement Amendments.

FINANCIAL IMPACT

The financial impact to the City is the revenue received from issuing the building permits.

RECOMMENDATION

Staff recommends approval of the Developer's Agreement Amendment.

ATTACHMENTS

- First Amendment Mira Verde South, Phase 1
- First Amendment Mira Verde South, Phase 2

FIRST AMENDMENT TO THE DEVELOPER'S AGREEMENT
FOR THE MIRA VERDE SOUTH ADDITION, PHASE 1

WHEREAS, on or about May 6, 2021, the City of Crowley, Texas (the "City") approved the Developer's Agreement for the Mira Verde South Addition, Phase 1 (the "Addition") with Crowley McCart Land Ventures I, LLC (the "Developer"), for the installation of required off-site and on-site public facilities and improvements necessary to serve the Addition, recorded as Instrument D221175672 on June 18, 2021 in the deed records of Tarrant County, Texas (the "Original Developer's Agreement"); and

WHEREAS, the City and the Developer have agreed to amend the Original Developer's Agreement as set forth herein to clarify certain provisions regarding the construction of the retaining wall improvements at the intersection of Mira Verde Drive and McCart Avenue and the early issuance of a certain number of building permits in the Addition prior to final acceptance of the public improvements; and

WHEREAS, except to the extent modified herein, the Original Developer's Agreement for the Addition shall otherwise remain in full force and effect.

NOW, THEREFORE, in consideration of the terms, conditions and covenants contained herein, the City and Developer mutually agree to amend the Original Developer's Agreement as follows:

1. Section H. "General Conditions", Subsection 6. "Building Permits and Ingress/Egress", of the Original Developer's Agreement is amended to add the following provision for clarification:

"a). Prior to final acceptance by the City of all required public improvements, the City agrees to issue building permits for up to a total of thirty (30) homes within Mira Verde South, Phase 1 and Mira Verde South, Phase 2, to be divided between Mira Verde South, Phase 1 and Mira Verde South, Phase 2 in the Developer's sole discretion; provided, however, that no more than a total of thirty (30) building permits shall issue by the City for the combination of Mira Verde South, Phase 1 and Mira Verde South Phase 2 prior to final acceptance of all public improvements. The thirty (30) building permits referenced above shall begin to be issued by the City upon the beginning of construction by the Developer of the retaining wall with pedestrian rail and street light, shown on the accepted Mira Verde South Phase 1 off-site construction drawings, at the intersection of Mira Verde Drive and McCart Avenue (the "Retaining Wall Improvements").

b). The City agrees not to withhold issuance of certificates of occupancy on those first thirty (30) homes solely because the Retaining Wall Improvements have not yet been completed, provided that all other required public improvements for the Addition in which the home is located have been completed.

c). Upon completion and acceptance by the City of the Retaining Wall Improvements, the remaining thirty-two (32) building permits for Mira Verde South Phases 1 and 2 shall be eligible for release by the City. It is the Developer's responsibility to notify its builders of the terms and conditions of this agreement by the City to allow up to a total of thirty (30) early building

permits to be divided between Mira Verde South, Phase 1 and Mira Verde South, Phase 2.”

2. Except to the extent modified herein, the Original Developer’s Agreement regarding the Addition shall remain in full force and effect.

IN WITNESS WHEREOF, each of the parties has caused this First Amendment to the Developer’s Agreement for the Mira Verde South Addition, Phase 1, to be executed by its undersigned duly authorized representative as of the date set forth below.

DEVELOPER: Crowley McCart Land Ventures I, LLC

By: S. Thomas Mitchell
Its: Manager
Dated: _____

City of Crowley, Texas

By: Billy Davis
Its: Mayor
Dated: _____

ATTEST:

City Secretary

STATE OF TEXAS §
§
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared S. Thomas Mitchell, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Manager of Crowley McCart Land Ventures, LLC, and that he executed the same on behalf of Crowley McCart Land Ventures, LLC for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared Billy Davis, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Mayor of the City of Crowley, Texas, and that he executed the same on behalf of the City for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

**FIRST AMENDMENT TO THE DEVELOPER'S AGREEMENT
FOR THE MIRA VERDE SOUTH ADDITION, PHASE 2**

WHEREAS, on or about May 6, 2021, the City of Crowley, Texas (the "City") approved the Developer's Agreement for the Mira Verde South Addition, Phase 2 (the "Addition") with Crowley McCart Land Ventures I, LLC (the "Developer"), for the installation of required off-site and on-site public facilities and improvements necessary to serve the Addition, recorded as Instrument D221175673 on June 18, 2021 in the deed records of Tarrant County, Texas (the "Original Developer's Agreement"); and

WHEREAS, the City and the Developer have agreed to amend the Original Developer's Agreement as set forth herein to clarify certain provisions regarding the construction of the retaining wall improvements at the intersection of Mira Verde Drive and McCart Avenue and the early issuance of a certain number of building permits in the Addition prior to final acceptance of the public improvements; and

WHEREAS, except to the extent modified herein, the Original Developer's Agreement for the Addition shall otherwise remain in full force and effect.

NOW, THEREFORE, in consideration of the terms, conditions and covenants contained herein, the City and Developer mutually agree to amend the Original Developer's Agreement as follows:

1. Section H. "General Conditions", Subsection 6. "Building Permits and Ingress/Egress", of the Original Developer's Agreement is amended to add the following provision for clarification:

"a). Prior to final acceptance by the City of all required public improvements, the City agrees to issue building permits for up to a total of thirty (30) homes within Mira Verde South, Phase 1 and Mira Verde South, Phase 2, to be divided between Mira Verde South, Phase 1 and Mira Verde South, Phase 2 in the Developer's sole discretion; provided, however, that no more than a total of thirty (30) building permits shall issue by the City for the combination of Mira Verde South, Phase 1 and Mira Verde South Phase 2 prior to final acceptance of all public improvements. The thirty (30) building permits referenced above shall begin to be issued by the City upon the beginning of construction by the Developer of the retaining wall with pedestrian rail and street light, shown on the accepted Mira Verde South Phase 1 off-site construction drawings, at the intersection of Mira Verde Drive and McCart Avenue (the "Retaining Wall Improvements").

b). The City agrees not to withhold issuance of certificates of occupancy on those first thirty (30) homes solely because the Retaining Wall Improvements have not yet been completed, provided that all other required public improvements for the Addition in which the home is located have been completed.

c). Upon completion and acceptance by the City of the Retaining Wall Improvements, the remaining thirty-two (32) building permits for Mira Verde South Phases 1 and 2 shall be eligible for release by the City. It is the Developer's responsibility to notify its builders of the terms and conditions of this agreement by the City to allow up to a total of thirty (30) early building

permits to be divided between Mira Verde South, Phase 1 and Mira Verde South, Phase 2.”

2. Except to the extent modified herein, the Original Developer’s Agreement regarding the Addition shall remain in full force and effect.

IN WITNESS WHEREOF, each of the parties has caused this First Amendment to the Developer’s Agreement for the Mira Verde South Addition, Phase 2, to be executed by its undersigned duly authorized representative as of the date set forth below.

DEVELOPER: Crowley McCart Land Ventures I, LLC

By: S. Thomas Mitchell
Its: Manager
Dated: _____

City of Crowley, Texas

By: Billy Davis
Its: Mayor
Dated: _____

ATTEST:

City Secretary

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared S. Thomas Mitchell, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Manager of Crowley McCart Land Ventures, LLC, and that he executed the same on behalf of Crowley McCart Land Ventures, LLC for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority in and for Tarrant County, Texas, on this day personally appeared Billy Davis, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he is the Mayor of the City of Crowley, Texas, and that he executed the same on behalf of the City for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2022.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:



Crowley City Council

AGENDA REPORT

Meeting Date: December 1, 2022

Agenda Item: VII-2

Staff Contact: Lori Watson, Deputy CM

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

Phone: 817/297-2201 x4900

SUBJECT: Discuss and consider Budget Amendment #1 for FY 2022-2023 Crime Control and Prevention District, and consider and approve the purchase of equipment and materials in the amount of \$ 179,320.

BACKGROUND/DISCUSSION

The Crowley Police Department would like to purchase two additional Chevrolet Tahoe's for patrol and security cameras for the CCPD building.

FINANCIAL IMPACT

The total cost of all items requested is \$179,320 to be purchased from the Crime Control and Prevention District FY 2022-2023 budget. The cost of the vehicles is \$139,911. The cost for the security cameras is \$39,409. This will leave a surplus in the CCPD budget of \$279,333.

RECOMMENDATION

Staff respectfully recommends approving Budget Amendment #1.

ATTACHMENTS

- CCPD Budget Amendment #1
- Crime Control & Prevention District 2022-23 Amended Budget

**Crime Control and Prevention District
FY 2022-23 Budget**

Budget Amendment #1

2022-23 Budget Revenue over Expenditures	\$ 458,653
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Expenditures:

68-04-5509	Security Cameras
68-04-5506	2 Patrol Vehicles

39,409

139,911

Total Expenditures	<u>\$ 179,320</u>
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2022-23 Budget Revenue over Expenditures, amended	\$ 279,333.00
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Crime Control & Prevention District Amended Budget 2022-23		
12/1/2022		
Revenue:		
Sales Tax Revenue	\$	1,210,500
Interest Income		500
Total Income		\$ 1,211,000
Expenses:		
Bond Payments		
Principal	\$	255,000
Interest		11,662
		\$ 266,662
<u>Recurring Costs:</u>		
Full Time Salaries	\$	164,391
Overtime		8,000
Fica		11,990
Medicare		2,804
TMRS		21,447
Insurance		17,541
Total Personnel Costs		\$ 226,173
Service Contracts		
Motorola Solutions Software		23,450
License Plate Reader annual contract		-
Johnson County Broadband contract		45,000
Axon Five Year maintenance/license contract		44,367
VistaCom Voice Logger maintenance contract		4,578
Spectrum Internet		17,000
Mentalix (fingerprint machine)		5,050
Personnel Background Investigations Services		4,000
Motorola contract (renews 2023-24)		-
Acronis (every 2 years)		-
Total Service Contracts		143,445
Materials and Supplies		
CCPC Admin Materials		2,500
Recruiting/Selection Process Exams		5,650
ID cards		1,000
Total Materials & Supplies		9,150
Mobile Phones		1,200
Dues and Memberships		75
Training and Travel		5,300
Ammunition (for Training)		16,184
City Event OverTime (includes COF)		21,000
Office of Community Outreach Programs		15,596
Total Other		59,355
Subtotal Programs & Recurring Costs		\$ 438,122
<u>Equipment and One Time Costs:</u>		
Ballistic Shields (4)		16,155
Flock Safety LPR		19,250
Projector for EOC and TV for Briefing Room		3,600
Thermal Camera		3,490
Office Chairs		5,069
Security Cameras		39,409
Two Patrol Units		139,911
Subtotal Equipment and One Time Purchases		\$ 226,884
Total Expenses		\$ 931,668
Revenues over (under) expenses		\$ 279,333
<u>Detail of Programs:</u>		
		2022-23
1	Citizens On Patrol Program	4,000
2	Youth Activity Center Programs	1,200
3	Crowley Area Teen Community Helpers/Adult Supervision	250
4	Citizens Police Academy	500
5	National Night Out	2,846
6	Crime Prevention Materials	1,500
7	Bicycle/Skateboard Safety Program	1,000
8	Bike/ATV Patrol	500
9	Alliance for Children	3,800
Total Programs		\$ 15,596



Crowley City Council

AGENDA REPORT

Meeting Date:	December 1, 2022	Staff Contact:	Rachel Roberts Tejali Mangle rroberts@ci.crowley.tx.us
Agenda Item:	VII-3	E-mail:	tmangle@ci.crowley.tx.us
		Phone:	817/297-2201 x 3030/3090

SUBJECT: Discuss and consider approval of a preliminary plat for Shops at Crowley, an approximately 7.748 acre development within the General Commercial district, for Lots 1-3, Block 1 being located at FM 1187 and Alsbury Rd in the J. Lucas Survey, Abstract 932 and J. Steele Survey, Abstract 1381, City of Crowley, Tarrant County, Texas. **Case # PP-2022-004.**

BACKGROUND AND OVERVIEW	
Request	Preliminary plat for Shops at Crowley commercial development
Applicant	Crowley 100, LP
Location	South of FM 1187 and West of Municipal Way
Zoning Classification	General Commercial
Future Land Use Plan Designation	Mixed Use - Suburban
Staff Recommendation	Approve conditionally
Planning & Zoning Commission Recommendation	Approve conditionally

This property is located in the General Commercial zoning district to the south of FM 1187 and west of Municipal Way. The requested preliminary plat is surrounded by General Commercial to the north and west. The south of the property is adjacent to Atwood Addition planned development district, and Municipal Way runs along the eastern edge of the property. The Shops at Crowley commercial development proposes three lots of 2.86 acres, 2.84 acres, and 2.04 acres respectively. There are a total number of three buildings proposed at this time, and two more buildings in the rear will be developed in a future phase.

STAFF REVIEW

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

The property is shown in the comprehensive land use plan as **Mixed Use - Suburban**. The comprehensive plan defines this land use category as:

Mixed Use - Suburban – intended to provide commercial and business locations close to existing and planned residential neighborhoods; provide flexibility in land use standards and regulations to anticipate and encourage economic development.

Staff considers that this request does not conform to the comprehensive land use plan, but it aligns with and is permitted under the existing zoning code.

<i>Development Requirements</i>
In addition to conformance with the comprehensive land use plan, plats must also comply with applicable city regulations in order to be approved.

Requirements from the General Commercial District

The proposed plat meets all requirements from the zoning ordinance.

Requirements from the General Development Ordinance (Ch. 98)

The plat drawing meets all the requirements from Ch. 98.

Public Works / Infrastructure Requirements (Technical Specifications)

The preliminary plans submitted with the plat have corrections that need to be made before the city can approve them. However, the corrections to the plans are not expected to affect the plat drawing, and the plan comments are not substantive enough to warrant denying the plat (our engineer recommends approval; see attached letter).

STAFF RECOMMENDATION

Staff recommends approval on the condition that the required changes to the preliminary plans are made before the final plat application is submitted.

PLANNING & ZONING COMMISSION RECOMMENDATION

The Planning & Zoning Commission considered this plat on November 14. The Commission recommended approval on the condition that the preliminary plans are corrected before the final plat is submitted.

ACTION BY THE CITY COUNCIL

Sample motions are provided below. You are not required to use any of these motions.

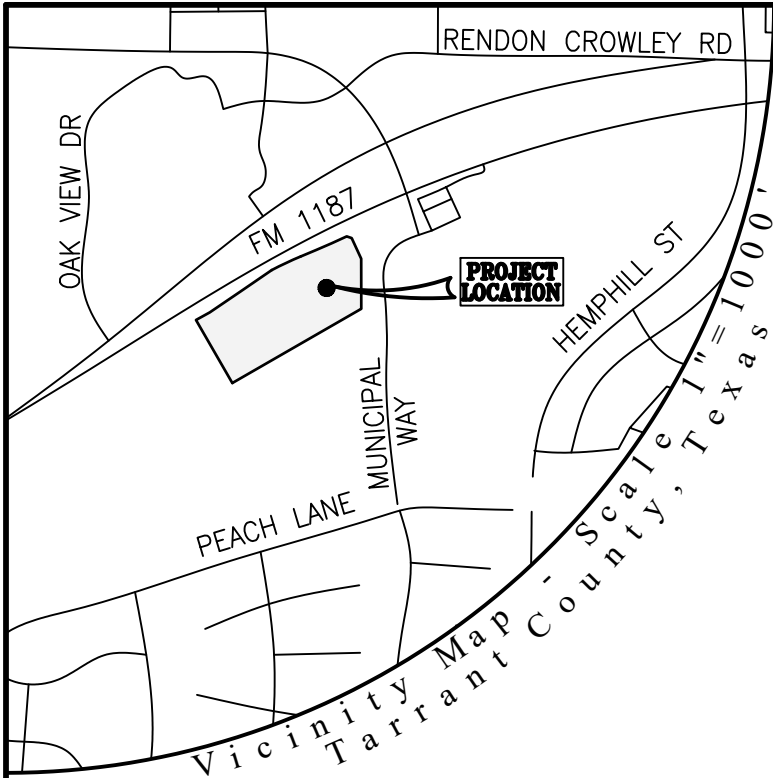
Approval: I make a motion to approve the preliminary plat.

Approval with Conditions: I make a motion to approve the preliminary plat with the following conditions [list conditions].

Deny: I make a motion to deny the preliminary plat.

ATTACHMENTS

- Maps showing property location, future land use plan, and zoning
- Plat drawing
- Application
- City Engineer's letter



Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C1	5°02'59"	1892.86'	166.83'	N64°48'54"E	166.77'
C2	2°36'29"	5746.58'	261.58'	N66°27'10"E	261.56'
C3	16°31'57"	211.87'	61.14'	N21°40'00"W	60.92'
C4	16°31'21"	188.00'	54.21'	S21°40'00"E	54.03'
C5	0°41'17"	1891.77'	22.71'	N62°38'02"E	22.71'
C6	0°36'28"	1888.35'	20.03'	N63°16'50"E	20.03'
C7	3°45'21"	1892.86'	124.08'	N65°27'43"E	124.06'
C8	77°20'24"	30.00'	40.50'	S81°15'40"E	37.49'
C9	77°18'08"	30.00'	40.48'	N21°25'04"E	37.47'
C10	77°26'11"	30.00'	40.55'	S81°18'38"E	37.53'
C11	90°06'02"	30.00'	47.18'	N74°58'42"W	42.46'
C12	90°00'04"	30.00'	47.12'	N15°04'19"E	42.43'
C13	90°00'00"	30.00'	47.12'	S74°55'41"E	42.43'
C14	89°53'58"	30.00'	47.07'	S15°01'18"W	42.39'
C15	90°00'00"	30.00'	47.12'	N74°55'41"W	42.43'
C16	90°00'28"	30.00'	47.13'	N15°04'33"E	42.43'
C17	90°00'10"	30.00'	47.13'	S74°55'36"E	42.43'
C18	89°59'51"	30.00'	47.12'	S15°04'24"W	42.43'
C19	86°46'04"	30.00'	45.43'	N16°41'17"E	41.21'
C20	56°19'33"	2.96'	2.91'	N54°56'51"W	2.79'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C61	26°37'53"	30.00'	13.94'	S43°14'37"E	13.82'
C62	0°18'11"	5753.09'	30.42'	N66°53'44"E	30.42'
C63	45°38'27"	54.00'	43.02'	S22°58'22"E	41.89'
C64	0°42'34"	5743.63'	71.11'	N67°24'05"E	71.11'
C65	2°30'23"	534.87'	23.40'	N69°20'58"E	23.40'
C66	47°20'19"	30.00'	24.78'	S44°21'13"E	24.08'
C67	85°30'00"	30.00'	44.77'	N77°12'43"W	40.73'
C68	86°37'39"	30.00'	45.36'	S76°36'51"E	41.16'
C69	39°44'59"	240.00'	166.50'	S21°23'25"W	163.18'
C70	9°11'34"	150.72'	24.18'	N65°54'06"E	24.16'
C71	18°29'47"	30.00'	9.68'	S58°21'22"E	9.64'
C72	0°42'51"	150.72'	1.88'	N60°56'54"E	1.88'
C73	0°12'51"	150.72'	0.56'	N70°36'19"E	0.56'
C74	12°42'22"	30.00'	6.65'	S74°22'34"E	6.64'
C75	9°00'44"	29.91'	4.70'	S85°13'02"E	4.70'
C76	20°08'43"	30.00'	10.55'	S79°37'42"E	10.49'
C77	1°57'05"	30.00'	1.02'	S68°34'48"E	1.02'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C21	37°44'28"	3.00'	1.98'	N64°01'28"W	1.94'
C22	45°40'10"	3.00'	2.39'	N22°19'09"W	2.33'
C23	62°53'34"	3.00'	3.29'	N30°55'51"W	3.13'
C24	90°00'43"	30.00'	47.13'	N74°55'19"W	42.43'
C25	10°07'16"	150.72'	26.62'	S65°39'07"W	26.59'
C26	2°37'50"	510.87'	23.46'	S69°27'03"W	23.45'
C27	23°49'56"	30.00'	12.48'	N37°11'30"W	12.39'
C28	113°43'39"	54.00'	107.19'	N57°00'58"W	90.44'
C29	20°00'30"	20.00'	6.98'	N9°51'07"E	6.95'
C30	40°12'57"	20.00'	14.04'	N39°57'51"E	13.75'
C31	29°43'00"	30.00'	15.56'	S44°30'44"E	15.39'
C32	120°25'48"	10.00'	21.02'	N60°24'52"E	17.36'
C33	18°37'35"	30.00'	9.75'	N9°06'49"W	9.71'
C34	11°30'04"	176.00'	35.33'	N24°10'39"W	35.27'
C35	90°00'11"	30.00'	47.13'	N74°55'46"W	42.43'
C36	89°55'56"	30.00'	47.09'	S74°57'43"E	42.40'
C37	8°53'17"	212.79'	33.01'	S23°18'36"E	32.98'
C38	78°56'16"	30.00'	41.33'	S20°36'11"W	38.14'
C39	90°00'10"	30.00'	47.13'	N74°55'36"W	42.43'
C40	89°59'50"	30.00'	47.12'	N15°04'24"E	42.43'

Curve Table					
Curve #	Delta	Radius	Arc Length	Chord Bearing	Chord Length
C41	90°00'00"	30.00'	47.12'	N15°04'19"E	42.43'
C42	90°00'00"	30.00'	47.12'	S74°55'41"E	42.43'
C43	89°59'49"	30.00'	47.12'	S15°04'14"W	42.43'
C44	90°00'11"	30.00'	47.13'	N74°55'46"W	42.43'
C45	113°43'39"	30.00'	59.55'	S57°00'58"E	50.24'
C46	20°00'30"	30.00'	10.48'	S9°51'07"W	10.42'
C47	40°12'57"	30.00'	21.06'	S39°57'51"W	20.63'
C48	90°00'00"	30.00'	47.12'	N74°55'41"W	42.43'
C49	64°25'32"	30.00'	33.73'	N57°29'18"W	31.98'
C50	69°01'54"	30.00'	36.14'	N55°12'01"W	33.99'
C51	9°26'11"	182.37'	30.04'	N24°14'19"W	30.00'
C52	90°04'06"	30.00'	47.16'	N15°02'18"E	42.45'
C53	9°49'14"	126.27'	21.64'	N65°49'46"E	21.62'
C54	2°40'12"	534.87'	24.92'	N69°25'52"E	24.92'
C55	0°16'57"	5751.59'	28.35'	N65°17'24"E	28.35'
C56	1°20'31"	5746.48'	134.59'	N66°04'22"E	134.58'
C57	30°03'10"	30.00'	15.74'	N14°54'06"W	15.56'
C58	33°23'33"	30.08'	17.53'	N43°20'19"E	17.28'
C59	53°23'41"	30.00'	27.96'	S56°36'48"E	26.96'
C60	15°15'22"	30.00'	7.99'	N67°42'00"E	7.96'

Line Table		
Line #	Direction	Length
L1	N61°11'05"E	81.74
L2	S71°21'53"E	27.19
L3	N22°57'10"W	44.51
L4	S13°24'20"E	33.35
L5	N60°04'19"E	33.00
L6	S29°55'41"E	35.42
L7	N19°51'22"E	36.72
L8	N29°55'41"W	36.96
L9	S29°59'45"E	44.04
L10	N45°09'14"W	3.62
L11	N0°30'56"E	0.66
L12	N29°54'57"W	14.53
L13	N66°07'16"E	20.70
L14	S66°07'13"W	20.58
L15	S19°51'22"W	18.27
L16	N27°36'06"W	4.67
L17	N29°59'45"W	44.39
L18	N60°04'21"E	28.49
L19	N60°04'19"E	64.00
L20	N60°04'19"E	46.67

Line Table		
Line #	Direction	Length
L21	S29°55'41"E	15.84
L22	N29°55'41"W	15.84
L23	N0°00'01"E	9.06
L24	S60°04'20"W	10.00
L25	S60°04'21"W	10.00
L26	S60°04'19"W	7.99
L27	N29°55'41"W	10.00
L28	N60°04'19"E	17.41
L29	N29°55'41"W	14.25
L30	N60°04'19"E	10.00
L31	S29°55'41"E	19.11
L32	N70°43'02"W	13.42
L33	N56°45'04"W	46.14
L34	N0°09'08"W	7.17
L35	N56°45'04"W	55.08
L36	N0°09'08"W	26.99
L37	N24°12'51"W	35.33
L38	N24°12'51"W	37.95
L39	S60°04'10"W	28.21
L40	N60°04'10"E	28.21

Line Table		
Line #	Direction	Length
L41	S60°04'10"W	18.82
L42	N29°51'00"W	15.46
L43	N19°23'16"E	17.78
L44	N70°36'44"W	15.00
L45	N19°23'16"E	29.36
L46	N29°55'41"W	19.55
L47	S29°55'09"E	25.55
L48	S0°00'01"W	27.76
L49	N0°00'01"E	27.69
L50	S89°50'52"W	25.34
L51	N0°09'08"W	15.00
L52	S89°50'52"W	15.17
L53	N19°23'16"E	36.81
L54	N19°23'16"E	44.54
L55	S0°09'08"E	31.52

PRELIMINARY PLAT
THE SHOPS AT CROWLEY
Lots 1-3, Block 1
7.748 Acre
General Commercial Zoning
J. Lucas Survey, Abstract No. 932 &
J. Steele Survey, Abstract No. 1381,
City of Crowley, Tarrant County, Texas
October 2022



6300 Ridglea Place, Suite 700 Fort Worth, TX 76116
jmargotta@bhbinc.com • 817.338.1277 • bhbinc.com
TBPELS Firm #44, #10011300



11/2/2022

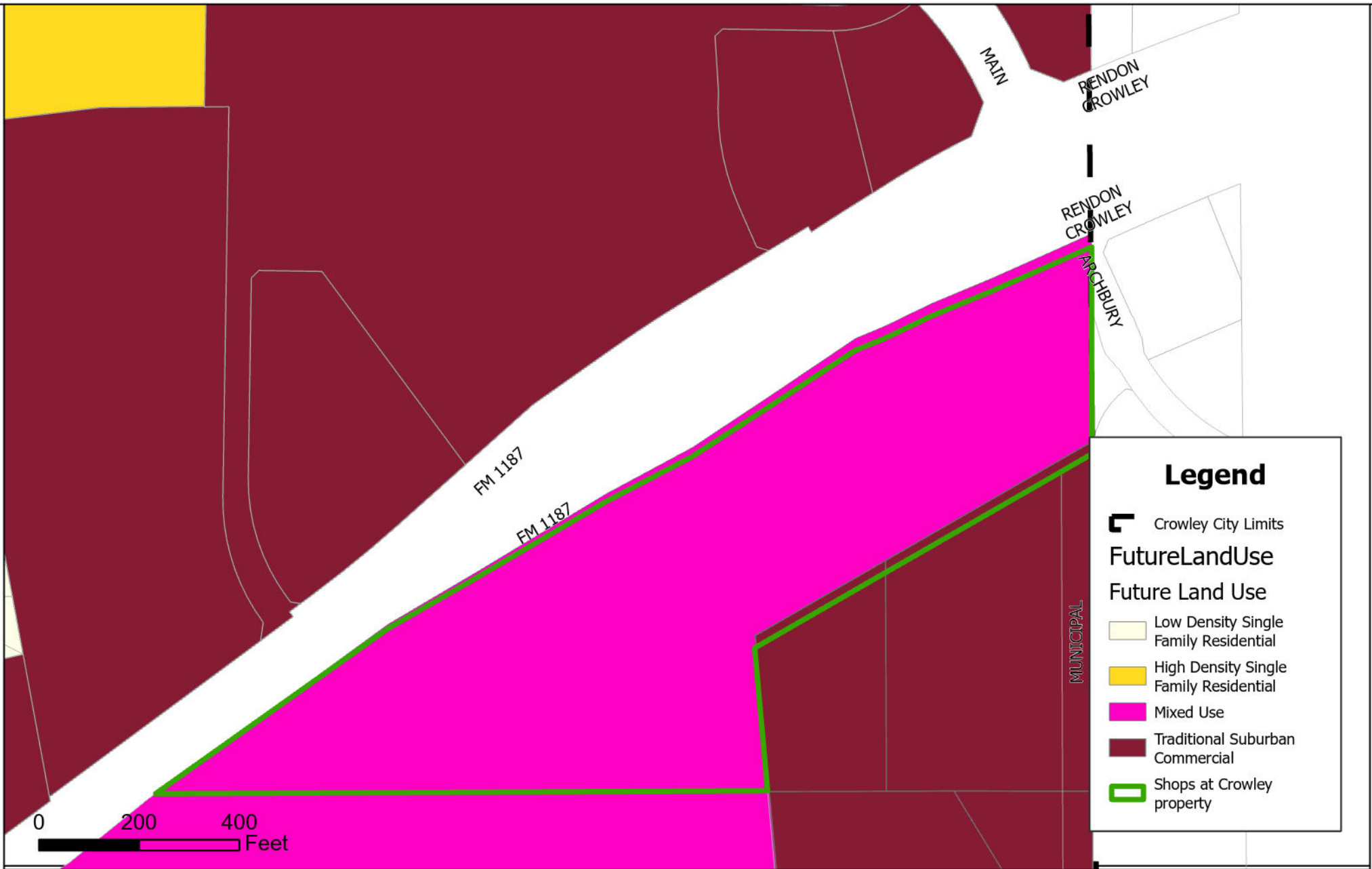
PP-2022-004
Location of Shops at Crowley
(plat is for a portion of the property shown)

0 240 480 Feet



DISCLAIMER

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



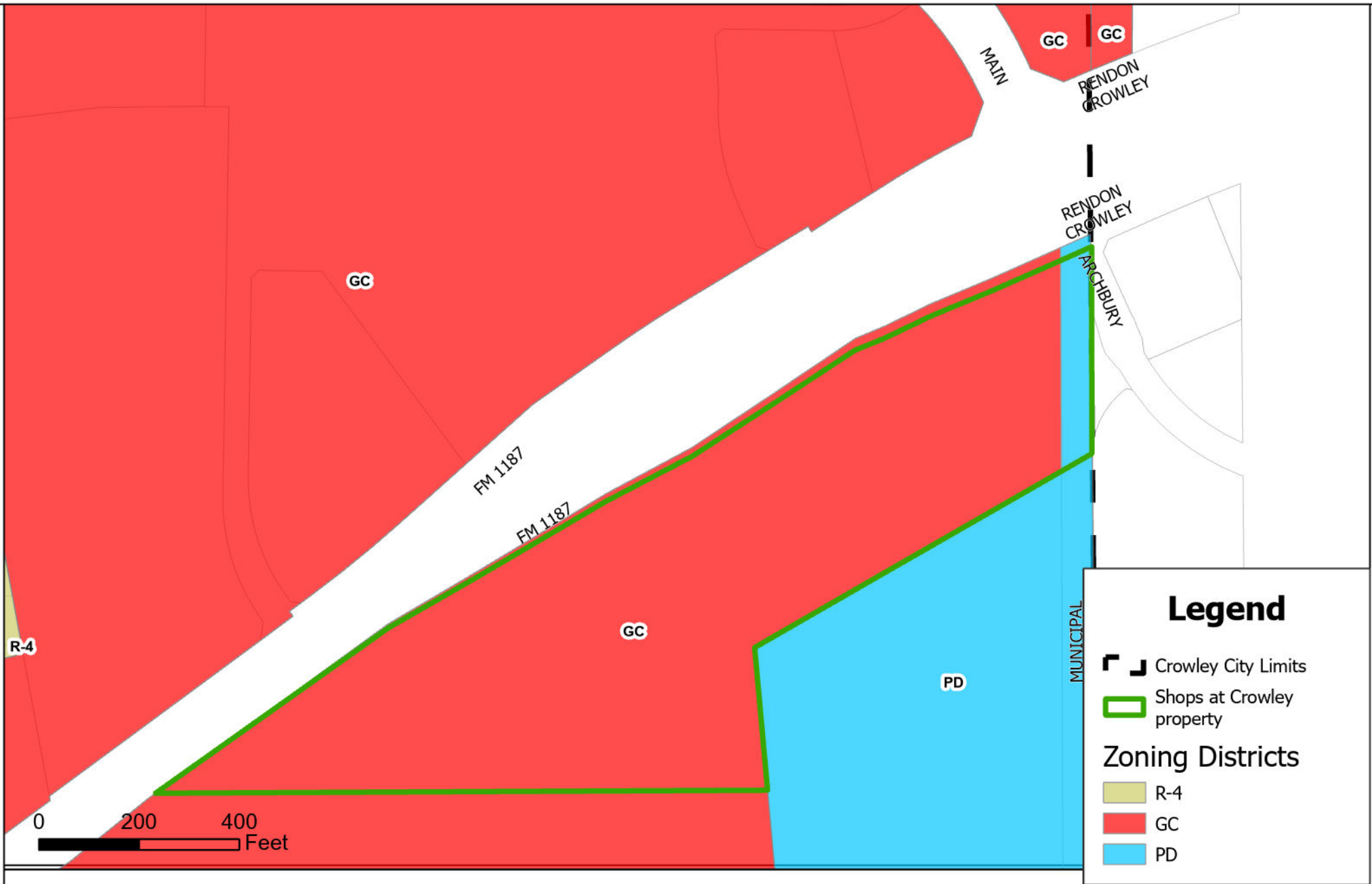
11/2/2022

PP-2022-004
Shops at Crowley
Future Land Use
(plat is for a portion of the property shown)



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11/2/2022

PP-2022-004
Shops at Crowley
Zoning
(plat is for a portion of the property shown)



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CITY OF CROWLEY PLAT APPLICATION

Application Requirements: Official tax certificates (one for each parcel) and applicable fees must be included with the plat application. Incomplete applications will not be accepted. The applicant is required to submit sufficient information that describes and justifies the proposal. See the attached checklist for minimum requirements.

Select the applicable plat type below:

<input checked="" type="checkbox"/>	Preliminary Plat		Minor Plat
<input type="checkbox"/>	Final Plat		Amending Plat
<input type="checkbox"/>	Replat		Vacating Plat

Property Information

Project Name The Shops at Crowley

Project Address 1130 E. Main Street, Crowley, TX 76036

Survey / Abstract,
Tract(s) J. Lucas Survey, Abstract NO. 932, and J. Steele Survey, Abstract No. 1381

Addition, Block, Lots _____

Project Description Plat a 7.748 acre tract into 3 lots.

Gross Acreage 7.748 ac Zoning Mixed Use

of Lots Proposed 3

Applicant & Owner Information

Applicant Venkata Raja Panchumarthi Company Crowley 100, LP

Applicant Address P.O. Box 1045

Telephone No _____

Ownership Status (check one) ☒ **Property owner** ☐ **Authorized Representative** ☐ **Other (specify below)**

If applicant is not the property owner:

Owner _____

Owner Address _____

Telephone No _____ Email _____



CITY OF CROWLEY PLAT APPLICATION

Developer	<u>Tanish Properties INC</u>		
Address	<u>5899 Preston Rd. Suite 501 Frisco, TX 75034</u>		
Telephone No	<u></u>		

Engineer	<u>Josh T. Edge</u>	Company	<u>Dynamic Engineering Consultants</u>
Address	<u>714 S. Greenville Avenue, Suite 100 Allen, TX 75002</u>		
Telephone No	<u>972-534-2100</u>		

Surveyor	<u>John Margotta</u>	Company	<u>Baird, Hampton & Brown</u>
Address	<u>6300 Ridglea Place, Suite 700, Allen, TX 75002</u>		
Telephone No	<u>817-338-1277</u>		

Land Planner	<u>Josh T. Edge</u>	Company	<u>Dynamic Engineering Consultants</u>
Address	<u>714 S. Greenville Avenue, Suite 100 Allen, TX 75002</u>		
Telephone No	<u>972-534-2100</u>		

Point of contact: This person will be the primary point of contact for all matters concerning this plat application.

Name	<u>Lindsey Mayer</u>	Company	<u>Dynamic Engineering Consultants</u>
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If applicant is not the point of contact:

Address	<u>714 S. Greenville Avenue</u>	Telephone No	<u>972-534-2100</u>
City, State, Zip	<u>Allen, TX 75002</u>		

SIGNATURE OF APPLICANT

A notarized letter of authorization from the property owner is required if the applicant is not the owner.

SIGNATURE 

DATE 10/04/2022

PRINTED NAME Venkata Panchumarthi

Memorandum

To: Rachel Roberts
From: Chris Edwards, P.E.
CC: Ryan Jones, P.E.
Date: November 1, 2022
RE: Shops at Crowley - TIA Review #2

Rachel,

Teague Nall and Perkins, Inc. (tnp), on behalf of the City of Crowley, has performed a 2nd review of the above referenced Traffic Impact Analysis (TIA), originally dated September 30, 2022, and revised October 27, 2022. Tnp agrees in general with the conclusions and recommendations of the revised TIA and has no reservations regarding the City's acceptance of it.

If you have any questions regarding these review comments, please contact Chris Edwards at (817) 665-7111 or cedwards@tnpinc.com. We are available to meet with you or the engineer should you desire.



Sincerely,

tnp
teague nall & perkins



Chris Edwards, PE

Senior Engineer, Associate

 817.336.5773 main | 817.665.7111 direct | 817.713.8614 mobile
 5237 N. Riverside Drive, Suite 100 | Fort Worth, TX 76137

cedwards@tnpinc.com

Memorandum

To: Rachel Roberts
From: Ryan Jones, P.E.
CC: CRO 22008
Date: November 1, 2022
RE: Shops at Crowley Civil Plans Review

Rachel,

We have reviewed the construction plans for the above referenced project and recommend approval of the preliminary plat contingent on the following comments being addressed prior to submittal of the final plat.

Storm Drain Plan:

1. Storm drain profile for OS-2 shows HGL below the 4' x 4' WYE inlet.
2. Verify SD calculations OS-2 storm drain.
3. Verify HGL for SD-F. For starting downstream HGL, the greater elevation should be used between:
 - Proposed top of pipe or
 - 100-year HGL at existing TxDOT inlet for FM 1187/Crowley Plover storm drain system.
4. Provide inlet calculations for existing storm drain that proposed storm drain is connecting to. Proposed development seems to exceed inlet capacity.

If you have any questions or require further information, please do not hesitate to contact me.



Ryan Jones, P.E.