



Regular Session
Council Agenda Packet
April 20, 2023

CITY OF CROWLEY
CITY COUNCIL
Council Regular Session
April 20, 2023
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	_____	_____
Matt Elgin, Direct of Projects & Utilities	_____	_____
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
APRIL 20, 2023
WORK SESSION - 6:30 p.m.**

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

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

WORK SESSION - APRIL 20, 2023 - 6:30 pm

I. CALL TO ORDER AND ROLL CALL

II. NON-ACTION ITEMS FOR DISCUSSION

1. Discuss regulating the throwing of non-solicited advertisement/coupon/marketing type flyers onto property owners' front yards/walkways and receiving guidance from Council..

DISCUSSION OF ITEMS LISTED ON THE AGENDA

III. CONSENT AGENDA

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

1. Discuss and consider approving the minutes from the regular meeting held April 6, 2023.

IV. PUBLIC HEARINGS

1. Hold a public hearing to discuss and consider approving Ordinance 04-2023-485, granting a specific use permit to allow a drive-through in the Downtown-Core zoning district at 460 E Main St, whose legal description is McDonald's Addition Block 1 Lot 2A1, as requested by Treasure Star Properties Fund Inc. **Case # SUP-2023-001**

V. CITY BUSINESS

1. Discuss and approve the second reading of Resolution R04-2023-383, a resolution of the City Council of the City of Crowley, Texas authorizing the Crowley Economic Development Corporation's to expend funds for Project No 2023-09, Bicentennial Park and Teeter Park, to promote, develop and expand business enterprises and to develop and maintain recreational or community facilities; providing for two separate readings in compliance with Section 505.158, Texas Local Government Code; and providing an effective date.
2. Discuss and consider approval of a preliminary plat for Canoe Way Townhomes Tract 2A & 2B, an approximately 10.787 acre development within the Canoe Way planned development district, being located in the David A. Kerr Survey, Abstract 911 and Thomas W. Toler Survey, Abstract 1541, City of Crowley, Tarrant County, Texas. **Case # PP-2023-001.**

VI. ADJOURNMENT



**AGENDA
CROWLEY CITY COUNCIL
APRIL 20, 2023
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 - April 20, 2023 - 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 April 6, 2023.

VI. PUBLIC HEARINGS

1. Hold a public hearing to discuss and consider approving Ordinance 04-2023-485, granting a specific use permit to allow a drive-through in the Downtown-Core zoning district at 460 E Main St, whose legal description is McDonald's Addition Block 1 Lot 2A1, as requested by Treasure Star Properties Fund Inc. **Case # SUP-2023-001**

VII. CITY BUSINESS

1. Discuss and approve the second reading of Resolution R04-2023-383, a resolution of the City Council of the City of Crowley, Texas authorizing the Crowley Economic Development Corporation's to expend funds for Project No 2023-09, Bicentennial Park and Teeter Park, to promote, develop and expand business enterprises and to develop and maintain recreational or community facilities; providing for two separate readings in compliance with Section 505.158, Texas Local Government Code; and providing an effective date.
2. Discuss and consider approval of a preliminary plat for Canoe Way Townhomes Tract 2A & 2B, an approximately 10.787 acre development within the Canoe Way planned development district, being located in the David A. Kerr Survey, Abstract 911 and Thomas W. Toler Survey, Abstract 1541, City of Crowley, Tarrant County, Texas. **Case # PP-2023-001.**

VIII. ADVISORY BOARDS AND COMMISSIONS

1. Reports

None

2. Appointments/Reappointments

None

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

IX. PUBLIC COMMENT

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

X. ITEMS OF COMMUNITY INTEREST

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

XI. EXECUTIVE SESSION

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

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

XII. RECONVENE AND TAKE ACTION FROM EXECUTIVE SESSION

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

XIII. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Agenda of the City Council Meeting to be held on Thursday, April 20, 2023, 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

WORK SESSION REPORT

Meeting Date: April 20, 2023

Agenda Item: II-1

Staff Contact: Carol C. Konhauser
City Secretary

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

Phone: 817-297-2201-X 4000

SUBJECT: Discuss regulating the throwing of non-solicited advertisement/coupon/marketing type flyers onto property owners' front yards/walkways and receiving guidance from Council.

BACKGROUND/DISCUSSION

Staff was approached about concerns regarding the distribution of non-solicited and unwanted advertisement/coupon/marketing type flyers onto property owner's front lawns and walkways. The flyers are becoming a nuisance and creating litter throughout the neighborhood. Owners have repeatedly requested to discontinue the distribution to no avail.

Staff posed the question as to whether the City had the ability to regulate or prohibit such activity to which we were advised by the City Attorney that a complete prohibition may pose challenges that would be difficult to defend. We were advised that if there were an issue of concern, the City could consider passing an Ordinance that would address the specific issue.

FINANCIAL IMPACT

None

RECOMMENDATION

Option to consider:

Adopting an ordinance that requires non-solicited advertisement/coupon/marketing type flyers to be delivered by hanging on the door handle to prevent them from being blown away.

If Council desires to do so, Staff will bring back at a later date.

ATTACHMENTS

None



Crowley City Council

AGENDA REPORT

Meeting Date: April 20, 2023

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 April 6, 2023.

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 APRIL 6, 2023. The City Council of the City of Crowley, Texas met in Work Session on Thursday, April 6, 2023, 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: Deputy City Mngr/Finance Director, Lori Watson
City Attorney, Rob Allibon
City Secretary, Carol Konhauser
Police Chief, Kit Long
Public Works Director, Mike Rocamontes
Planning and Comm Dev 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. 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 March 16, 2023. No discussion.

PUBLIC HEARING

1. Hold a public hearing to discuss and consider approval of Ordinance 04-2023-484, a request by VLK Architects on behalf of Crowley Independent School District to amend Ordinance No. 06-2018-332 (the Karis planned development district regulations), exempting schools from certain design requirements in Section (G)(5), "Design Features for Non-Residential Buildings" and (G)(9), "Building Articulations". Case # ZCA-2023-003.

No discussion

CITY BUSINESS

1. Discuss and approve the first reading of Resolution R04-2023-383, a resolution of the City Council of the City of Crowley, Texas authorizing the Crowley Economic Development Corporation's to expend funds for Project No 2023-09, Bicentennial Park and Teeter Park, to promote, develop and expand business enterprises and to develop and maintain recreational or community facilities; providing for two separate readings in compliance with Section 505.158, Texas Local Government Code; and providing an effective date..

No discussion.

2. **Discuss and consider entering into an Inter-Local Agreement with the City of Hurst to receive their contracted pricing for the HA-5 street sealant product to be applied by Andale Construction in June of 2023.**

No discussion

3. **Discuss and consider Special Event Permit Application for Crowley Youth Association Parade to be held on April 15, 2023.**

No discussion

ADJOURNMENT

As there was no further business to discuss, the work session was adjourned at 6:33 pm.

MINUTES OF THE CITY COUNCIL REGULAR SESSION HELD APRIL 6, 2023. The City Council of the City of Crowley, Texas met in Regular Session on Thursday, April 6, 2023, 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: Deputy City Mngr/Finance Director, Lori Watson
City Attorney, Rob Allibon
City Secretary, Carol Konhauser
Police Chief, Kit Long
Public Works Director, Mike Rocamontes
Planning and Comm Dev 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. **Proclamation - Child Abuse Prevention Month**
Council Member Scott Gilbreath read the Child Abuse Prevention of the Month Proclamation.
2. **Proclamation - National Telecommunicators Week**
Council Member Jerry Beck read the National Telecommunicators Week Proclamation

Mayor Billy Davis presented the proclamations to the Police Department Dispatch Supervisor and Police Chief, along with the Child Abuse Prevention Proclamation to Ms Julie Evens, Director of Alliance for Children, who is a partner of the Crowley Police Department.

CONSENT AGENDA

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

1. **Discuss and consider approving the minutes from the regular meeting held March 16 2023.**
Council Member Jimmy McDonald made the motion to approve the Consent Agenda item(s), second by Council Member Jim Hirth; council voted unanimously to approve the motion as presented. Motion carried 7-0.

PUBLIC HEARING

1. **Hold a public hearing to discuss and consider approval of Ordinance 04-2023-484, a request by VLK Architects on behalf of Crowley Independent School District to amend Ordinance No. 06-2018-332 (the Karis planned development district regulations), exempting schools from certain design requirements in Section (G)(5), "Design Features for Non-Residential Buildings" and (G)(9), "Building Articulations". Case # ZCA-2023-003.**

The Mayor opened the public hearing at 7:09 p.m. for anyone wishing to speak in favor or against the agenda item.

Planning and Comm Dev Director Rachel Roberts quickly explained the two details of the Karis PD that the architects for the CISD were requesting an amendment to. The first was in reference to the cladding materials and the second was in regard to the offset of the facade.

A representative from VLK Architects came forward to discuss the issues and concerns regarding the design plans for the school. He explained the design is complying with the requirements for the cladding on nearly 90% of the building, but in areas where there is a transition at the rise of the wall, a continuation of the cladding material would possibly affect the flashing at the roof causing possible moisture issues. Additionally, a 3-foot offset for 15 feet for any wall longer than 3 times its mean height, would not align with the program of spaces for classroom wings, gymnasium, cafeteria, or corridors for a school. This requirement would significantly increase the square footage of the design creating safety concerns for the school.

Ms Roberts informed Council that the Planning and Zoning commission did recommend approval.

Mayor Davis asked if there was anyone else wishing to speak, as there nobody else came forward, he closed the Public Hearing at 7:17 p.m.

Council Member Jimmy McDonald made the motion to approve Ordinance 04-2023-484; second by Council Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 7-0.

CITY BUSINESS

- 1. Discuss and approve the first reading of Resolution R04-2023-383, a resolution of the City Council of the City of Crowley, Texas authorizing the Crowley Economic Development Corporation's to expend funds for Project No 2023-09, Bicentennial Park and Teeter Park, to promote, develop and expand business enterprises and to develop and maintain recreational or community facilities; providing for two separate readings in compliance with Section 505.158, Texas Local Government Code; and providing an effective date.**

Council Member Jesse Johnson made the motion to approve the first reading of Resolution R04-2023-383; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.

- 2. Discuss and consider entering into an Inter-Local Agreement with the City of Hurst to receive their contracted pricing for the HA-5 street sealant product to be applied by Andale Construction in June of 2023.**

Council Member Jerry Beck made the motion to approve the Interlocal Agreement with the City of Hurst to receive their contracted pricing for the HA-5 street sealant product to be applied by Andale Construction; second by Council Member Jimmy McDonald, council voted unanimously to approve the motion as presented. Motion carried 7-0.

- 3. Discuss and consider Special Event Permit Application for Crowley Youth Association Parade to be held on April 15, 2023.**

Council Member Jim Hirth made the motion to approve the special event permit application for the CYA parade; second by Council Member Scott Gilbreath, council voted unanimously to approve the motion as presented. Motion carried 7-0.

ADVISORY BOARDS AND COMMISSIONS

Reports/appointments or reappointments.

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

PUBLIC COMMENT

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

Ms Renae Blue stepped up to address council. She spoke about her concerns and issues about neighbors installing rainwater run-off systems in their yards that was now causing flooding to her property. She requested City Council assistance in the matter.

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 7:24 p.m.

ATTEST:

Billy Davis, Mayor

Carol C. Konhauser, City Secretary



City of Crowley City Council AGENDA REPORT

Meeting Date: April 20, 2023

Agenda Item: VI-1

Staff Contact: Rachel Roberts

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

Phone: 817/297-2201 x 3030

SUBJECT: Hold a public hearing to discuss and consider approving Ordinance 04-2023-485, granting a specific use permit to allow a drive-through in the Downtown-Core zoning district at 460 E Main St, whose legal description is McDonald's Addition Block 1 Lot 2A1, as requested by Treasure Star Properties Fund Inc. **Case # SUP-2023-001**

BACKGROUND AND OVERVIEW

Request	SUP to allow a drive-through for Jet Cleaners
Applicant	Treasure Star Properties Fund, Inc. (property owner)
Location	460 E Main St (sw corner of Main St and Crowley Rd, behind McDonald's)
Surrounding Uses	Primarily commercial, including restaurant, retail, and personal services; single family residential at the opposite corner
Surrounding Zoning	Downtown-Core; R-4 single family residential (previously SF6.0)
Future Land Use Plan Designation	E Main Commercial (Vertical Mixed Use)
Staff Recommendation	Approve conditionally
Planning & Zoning Commission Recommendation	Approve conditionally

The property owner would like to add a drive-through to Jet Cleaners, an existing business located at the eastern end of the shopping center behind McDonald's at Main St and Crowley Rd. The zoning code requires a specific use permit for a drive-through in the Downtown-Core district. The applicant (property owner) has proposed two different options for the drive-through (see attached exhibits). Option 1 would run along the eastern side of the building parallel to Crowley Rd, and Option 2 would loop behind the building.

For Option 1, the owner would pave a 12-foot wide area next to the building and add a glass door to be used by dry cleaners employees who are accepting or delivering clothing (a separate building permit would be required for adding the door). For Option 2, the owner would add striping and run the drive-through lane entirely behind the building (no additional paving required), and a glass door would be added to the back wall instead. In both cases, a stop sign would be added for vehicles exiting the drive-through lane, and striping would be added where needed. More details on the two options are provided below.

Surrounding Properties and Neighborhood

The shopping center contains a mix of use types, including restaurants, a health food store, a gym, and a daycare. The property is within the Downtown Core zoning district, but with the exception of Boo-Ray's

The majority of surrounding uses are commercial. There are residential neighborhoods nearby but no adjacent residential uses.

Conformity with the Comprehensive Land Use Plan

Compliance with the Zoning Code Requirements

Zoning Code Requirements:

- Drive-through lanes for dry cleaners should have at least 40 feet (or room for two vehicles) from the pick-up window;
- Drive-throughs may not result in traffic queuing into a street;
- Drive-through lanes cannot interfere with on-site parking and circulation for other vehicles on the site;
- Drive-throughs shall not cross, interfere with, or impede any public right-of-way; *and*
- Drive-through lanes are required to have a bypass lane.

[illegible]

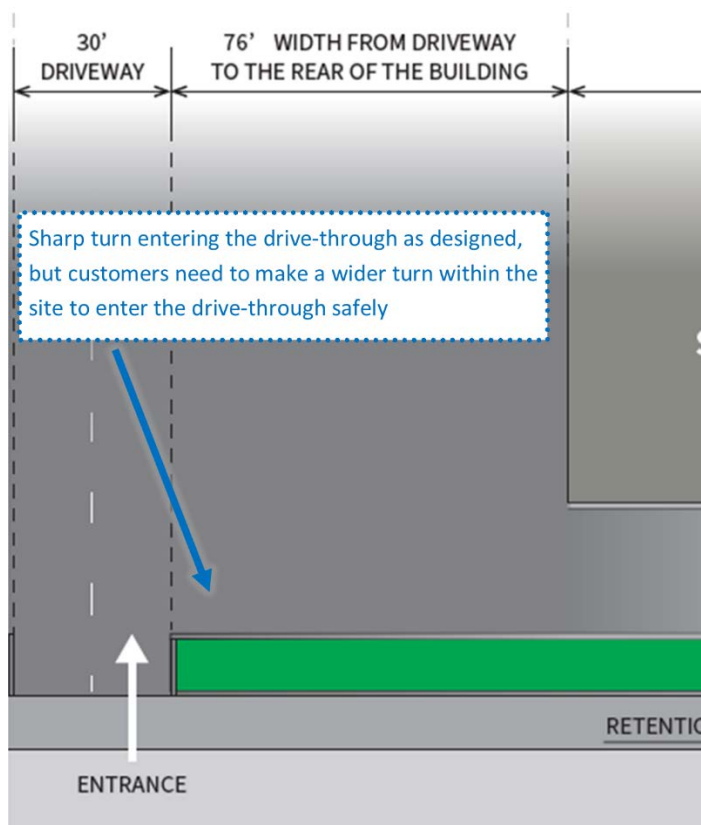
Image 1 –Site plan laid over aerial image. The complete site plan is attached to this report.

for vehicle access only in emergency situations. Widening the drive-through to add a bypass lane would push the exit point even closer to the intersection with Crowley Rd. Staff would prefer to retain the proposed grass strip if Option 1 is approved. Although it would be inconvenient for customers to have to wait if they've changed their mind about using the drive-through or have entered the drive-through by mistake, adding a bypass lane decreases the safety of the design in this context.

Conformance with Site/Operational Requirements

The original design for this option was to have a “right turn only” exit to reduce the conflict with cars entering and exiting the shopping center at Crowley Rd. However, there was not sufficient room to allow a large enough turning radius for cars to safely turn right without blocking vehicles coming from Crowley Rd. The drive-through was redesigned to create a left-only exit. The design includes a stop sign, a “no right turn” sign, and a curved curb to discourage a right turn.

After reviewing the updated design, the city engineer's comments for the left turn only situation were addressed, but she noted that additional information was needed to show how vehicles will enter the site, as they won't be able to make a sharp-enough turn to enter from the street and then enter the drive-through lane. The engineer has requested the turning radius information and striping to ensure that vehicles don't park in the area vehicles will need for the turning movement into the driveway. They also said the drawings should be sealed by a professional engineer.



Coordination with TxDOT

Under this site design, the proposed drive-through lane is close to the TxDOT right-of-way (Crowley Rd), and it isn't clear where the ROW boundary is. The project is also very close to the drive approach/intersection with Crowley Rd. Because construction of this drive-through may (or may not)

involve a TxDOT facility, staff asked the applicant to confirm with TxDOT that a TxDOT permit would not be needed. The applicant contacted the local TxDOT representative, and the proposed lane does not appear to be within the ROW. However, the representative has asked the applicant to check with the local TxDOT office to make sure there are no “TxDOT items” in the area. This step has not yet been completed.

OPTION 2: LOOPING BEHIND THE BUILDING

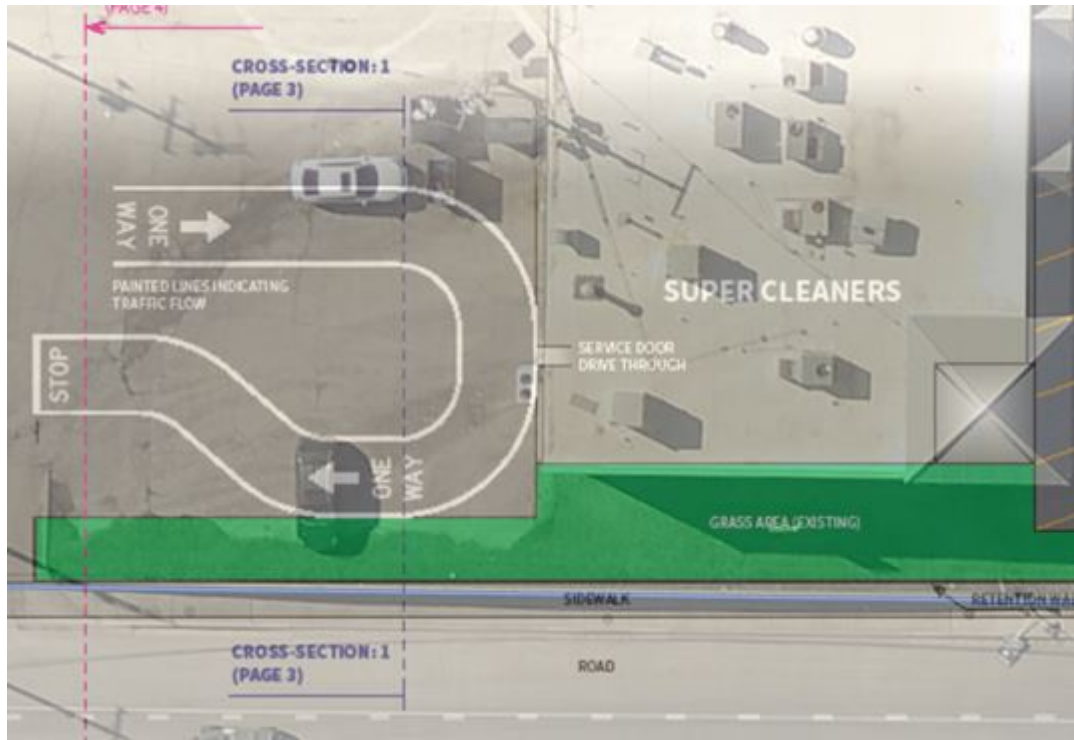


Image 2 -- Site plan laid over aerial image. The complete site plan is attached to this report.

In response to city concerns about the original site plan, the applicant provided a second option, and the city engineer and staff consider this to be better from a traffic safety standpoint.

Option 2 meets the stacking requirement, and sufficient stacking space has been provided to prevent cars from queuing into the right-of-way. The proposed design is not expected to interfere with or impede the Crowley Rd right-of-way.

The owner/applicant will need to relocate one of the trash dumpsters, as well as a couple of employee parking spaces that appear to be within the proposed drive-through. The design is not expected to interfere with circulation on the site, as the proposed drive-through is outside of the travel lanes that run along the back side of the building. According to the applicant, the drive-through lane should only take up space behind the dry cleaners location and should not take up parking spaces for other businesses.

While a bypass lane is not specifically provided, there is plenty of space for a vehicle to leave the drive-through lane if needed. Staff considers the bypass lane requirement to be met for Option 2.

Conformance with Site/Operational Requirements

As noted above, one trash dumpster is within the area proposed for the drive-through area and will have to be relocated. In terms of employee parking, a small number of cars are typically parked in the back now, but most of them are outside the drive-through area. There appears to be sufficient space to provide

parking elsewhere in the back of the building. In addition, we will need confirmation from the owner that the drive-through facility will not block delivery access for any of the other businesses.

The opinion of the city engineer, planning staff, and the fire marshal is that Option 2 is sufficient to recommend approval. The exit point is farther from Crowley Rd, and this part of the site does not carry a large volume of traffic or and doesn't have much parking to navigate around. This option allows vehicles to exit the drive lane much more safely, and no sharp turn is required to enter the drive-through.

Coordination with TxDOT

For Option 2, staff do not anticipate any additional TxDOT coordination will be needed. No construction is proposed that might affect the ROW.

STAFF RECOMMENDATION

As staff noted in a previous SUP request, drive-throughs can be problematic for a downtown area, which is why an SUP is required. In this request, a drive-through does not conflict with the intent of the zoning district. Located at the rear of a suburban-style shopping center, the proposed drive-through does not increase the lack of walkability, especially if Option 2 is approved.

In addition to meeting the intent of the district, an SUP request must also consider any safety concerns. Under Option 1, staff would have considered recommending approval, provided: the SUP was granted for a dry cleaners only; the coordination with TxDOT was completed; information/plans requested by the city engineer was provided; and with the note that if the city found the drive-through was interfering with or impeding the ROW or traffic circulation and parking on site, staff would bring the SUP back to the Commission and City Council to consider revoking the SUP.

Under Option 2, staff have fewer reservations. We would like confirmation from the applicant that the drive-through will not block delivery access for the other businesses, and staff will need to review a site plan showing that the dumpster(s) and employee parking can be relocated satisfactorily.

Staff recommend approval of Option 2 under the conditions listed below.

PLANNING & ZONING COMMISSION RECOMMENDATION

The Commission held a public hearing on this case on April 10. No one spoke against the request; the applicant and the dry cleaners owner both spoke in favor. The Commission discussed the lack of safety in Option 1 and asked questions about the employee parking in the back that would be affected by Option 2. Staff confirmed that only a few parking spaces would need to be relocated, and that there is room on site for those spaces to be moved. After discussion, the Commission voted to recommend approval of Option 2, with the condition that the applicant confirm the that the drive-through lane will not block delivery access for other businesses and the applicant provide a site plan for city staff to review the striping and the new placement of trash dumpsters and employee parking.

ACTION BY THE CITY COUNCIL

If the City Council votes to recommend approval of Option 2, staff recommend this approval be conditioned on: (1) the SUP will be granted for a dry cleaners only; (2) confirmation from the applicant that the drive-through lane will not block delivery access for other businesses; (3) a site plan to be reviewed by city staff to review the striping and the new placement of trash dumpsters and parking.

If the Commission votes to recommend approval of Option 1, staff recommend this approval be

conditioned on: (1) completing coordination with TxDOT as needed; (2) the SUP is granted for a dry cleaners only; (3) the applicant updates the site plan to provide a turning radius for the entrance point and to show striping to ensure vehicles don't park in the drive-through area; (4) the plans for the drive-through need to be sealed by a professional engineer.

Sample motions

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

Approve: I make a motion to approve Ordinance # 04-2023-485 and the accompanying site plan (**state whether it's Option 1 or Option 2**).

Approve with conditions: I make a motion to approve Ordinance # 04-2023-485 (**state whether it's Option 1 or Option 2**) and the accompanying site plan, with the following conditions: [**list conditions**].

Postpone: I make a motion to continue Case # SUP-2023-001 until [**state date**].

Deny: I make a motion to deny Ordinance # 04-2023-485.

ATTACHMENTS:

- Maps showing site, zoning classification, and future land use plan designation
- Application
- Site plans for Options 1 and 2
- Ordinance
- Photos of the site



4/3/2023

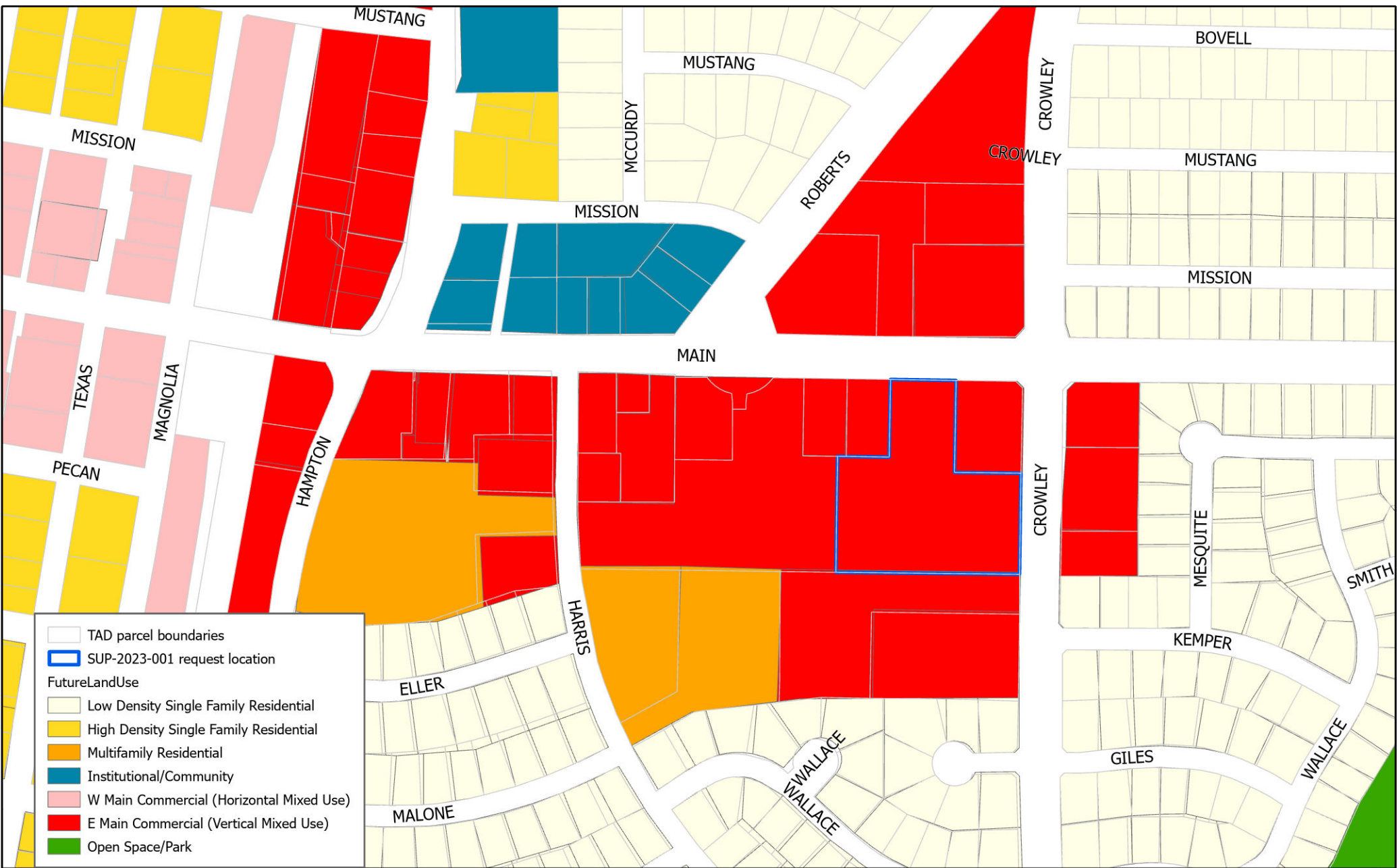
SUP-2023-001 Future Land Use

0 100 200 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.



4/3/2023

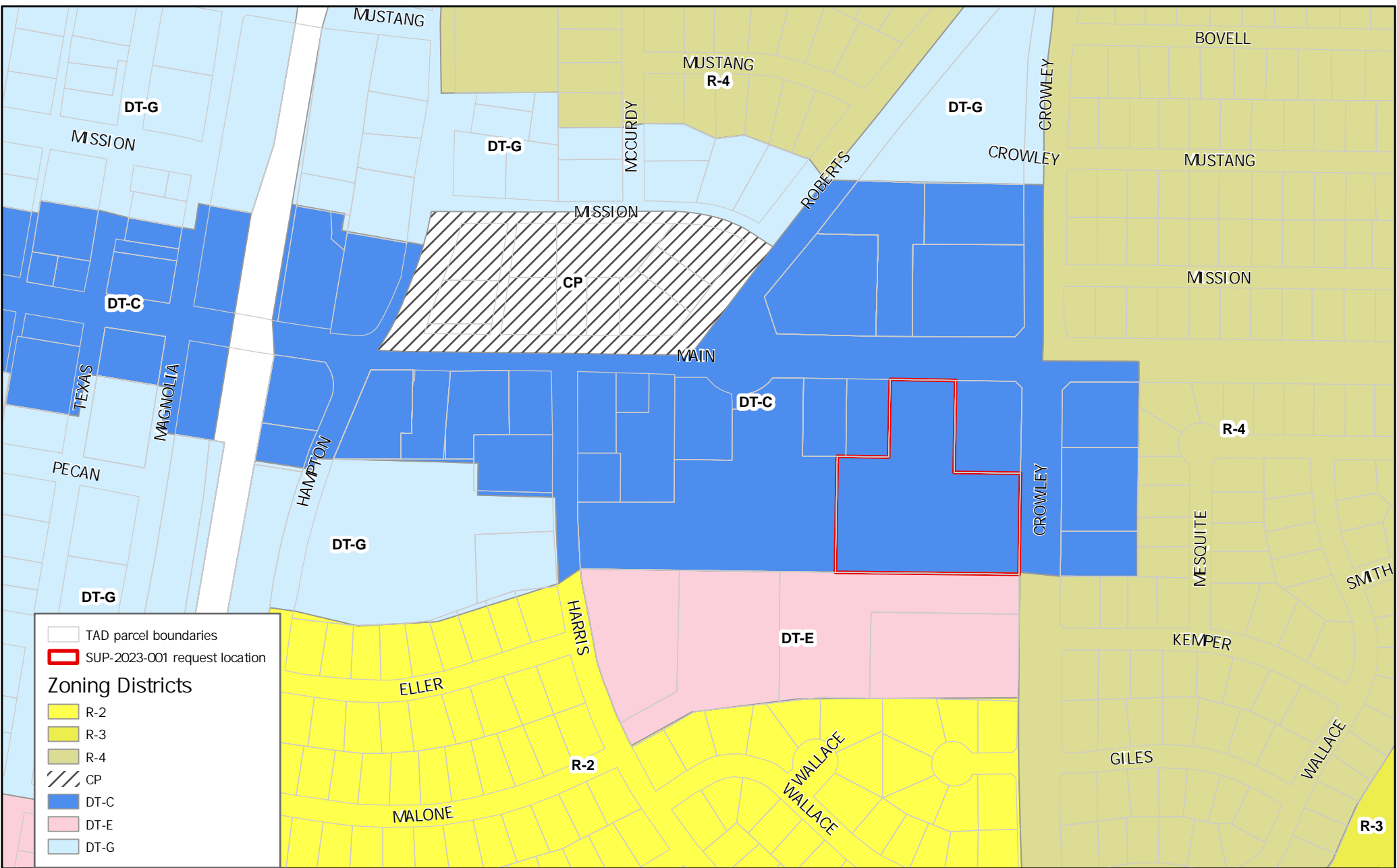
SUP-2023-001 Future Land Use

0 250 500 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.



Legend

- TAD parcel boundaries
- SUP-2023-001 request location

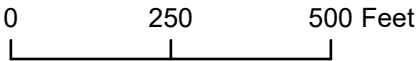
Zoning Districts

- R-2
- R-3
- R-4
- CP
- DT-C
- DT-E
- DT-G



4/3/2023

SUP-2023-001
Zoning Districts



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



CITY OF CROWLEY
Specific Use Permit Application
Community Development Department

Case # _____
(to be assigned by City Staff)

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

Property Information

Project Name: Super Cleaner Drive Through
Project Address: 460 E. Main Street
Project Description: Construction of drive through lane adjacent to Crowley Rd No. of Lots: _____
Legal Description: _____ Gross Acreage: _____

Applicant & Owner Information

Applicant Name: Albert Rossi Company: Treasure Star Properties Fund Inc
Applicant Address: 6719 Northwood Rd City: Dallas State: TX
ZIP Code: 75225 Telephone No: 817-881-5704
Application Status (check one) ☐ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer
(If applicant is not property owner, please provide property owner information below)
Property Owner: Texas Crowley Partners, Ltd
Applicant Address: 6719 Northwood Rd City: Dallas State: TX
ZIP Code: 75225 Telephone No: 817-881-5704

Application Requirements for Specific Use Permits Requests

- A certificate stating that all city and school taxes have been paid to date;
- A property description of the area where the specific use permit is proposed to apply;
- A site plan complying with the requirements stated in this section

SITE PLAN

The required site plan shall contain, at a minimum, the following information as provided in the code of ordinances:

1. Boundary of the area covered by the site plan;
2. A description of all processes and activities involved in the proposed use;
3. Existing and proposed buildings and structures, including their height, roofline, gross floor area, location of entrances and exits, areas for storage, and areas where work is performed;

Specific Use Permit Application (cont.)


- Existing drainageways and significant natural features, such as large trees, tree clusters, steep slopes, etc.;
- Proposed landscaping and screening buffers;
- Location and dimensions of all curblines, public and private streets, easements, parking and loading areas, pedestrian walkways, lighting facilities and outside trash storage facilities;
- The location, height, and type of wall, fence and/or other type of screening; and
- The location, height and size of all proposed signs.

The following additional information may also be required if deemed appropriate by staff, the Planning and Zoning Commission, or City Council:

- Copies of studies or analyses upon which have been based projections for need or demand for the proposed facility.
- Description of the present use, assessed value and actual value of the land affected by the proposed facility.
- Description of the proposed use, anticipated assessed value and supporting documentation.
- A description of any long-term plans or master plan for the future use or development of the property.
- A description of the applicant's ability to obtain needed easements to serve the proposed use.
- A description of any special construction requirements that may be necessary for any construction or development on the subject property.
- A traffic impact analysis prepared by a qualified professional in the field of traffic evaluation and forecasting may be required.

NOTE: The Planning & Zoning Commission, City Council, and administrative official are authorized to require additional material or information to meet city code requirements or ensure the application is in compliance with the ordinances of the city.

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

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)	
PRINTED NAME: <u>ALBERT ROSSI</u>	
SIGNATURE: 	DATE: <u>2/14/2023</u>
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:	
PRINTED NAME: _____	
SIGNATURE _____	DATE: _____
(Letter of authorization required if signature is other than property owner)	
**The property owner must sign the application or submit a notarized letter of authorization.	
For Office Use Only	
MyGov Project # _____	
Date Submitted: _____	
Total Fee: \$ _____	
Date of Payment: _____	
Accepted By: _____	

TREASURE STAR PROPERTIES FUND, INC.

P.O. Box 1706
Colleyville, TX 76034
817.881.5704

March 28, 2023

City of Crowley
201 E Main
Crowley, TX 76036

Attention: Rachel Roberts & Tejali Mangle

Re: SUP 23-000011

Dear Rachel and Tejali:

This letter is in response to your email dated March 15, 2023.

We do not anticipate any TxDOT issues. McDonald's has staked the entire east side of our properties for their development, and if there were any concerns, they would have arisen at the time of McDonald's development application. As you can see from the attached photo that was taken on March 26, 2023, work was done on our property by Atmos Energy to the gas line. Our proposed driveway, however, does not extend to this area of our lot. There is an AT&T cable line running underneath our proposed driveway, which is clearly marked, and we will take responsibility if this line is damaged through our negligence.

It appears the primary concern of Planning & Development is safety and viability. We would prefer a right turn-only exit; however, we do not believe it is feasible to meet the minimal turning radius parameters that you require. Thus, the "left turn only" is our only option.

While we can appreciate the concern regarding the safety of adding a left turn option, we believe the concerns are more than adequately addressed in the attached plan. The following considerations further support this conclusion:

1. This drive-through is solely being used for pick-up. There is a 24-hour drop-off window in front of the store. The number of vehicles using the drive-through for pick-up is estimated to be between 20 – 30 customers in a 12-hour day. This is minuscule compared to the volume McDonald's accommodates, without traffic incidents, in less than 20 minutes during rush periods.

2. There are no barriers, trees or landscaping in this area that would prevent a driver from seeing oncoming traffic in both north and southbound directions.
3. Vehicles exiting from the drive-through will only be able to make a left turn, as the exit lane will have curbs on either side of the lane curving slightly to the left, thus preventing them from turning right. Additionally, we propose painting a dotted curved line indicating the appropriate path, as is frequently seen for left turns.
4. Vehicles exiting the drive-through will come to a complete stop as it approaches the east-west fire lane. We intend to have a stop sign as well as a “no right turn” sign to clearly indicate the required flow of traffic. As I am sure the City’s public service officers are well aware, signage alone is insufficient to ensure that all drivers in all cases will abide by the law and rules of the road. However, the combination of signs requiring the driver to both stop and turn left, the left turn guide markings, and the curb directing the car to the left will make illegal maneuvers a very rare occurrence, if ever.
5. The driver at this stopping point not only has an unobstructed view in both directions, but he/she will also be able to see vehicles traveling north on Crowley Road lined up in the left turn lane to the plaza.

Regarding other safety issues mentioned in your email, I will place speed limit signs at entry points and speed bumps throughout the fire lane routes. We are also agreeable to your recommendation of allowing a drive-through lane valid only while the occupancy is that of dry-cleaning business.

Our interests in this matter is aligned—we both want to see the continued economic growth that the City has prioritized. The addition of a drive-through option for the dry cleaner appeals to the desire for convenience and speed that the modern consumer has come to expect, and we contend will strengthen the economic viability of this local business.

We believe our plan, as well as the considerations above, address all concerns, but please let me know if there is any other information that you require or recommend prior to the P & Z meeting on April 10.

Sincerely,

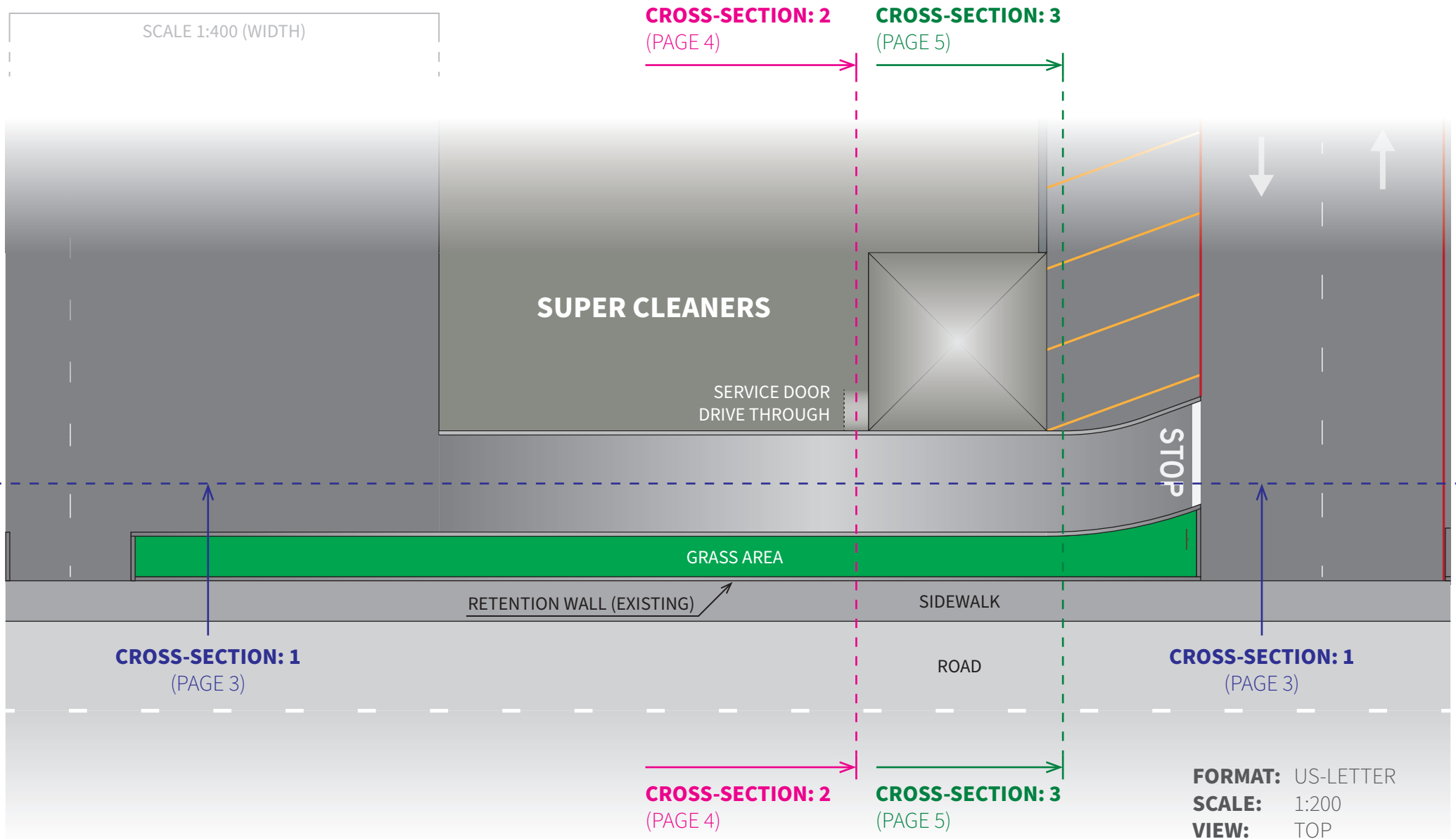


Albert Rossi

Encl. revised drive-through drawings – left turn only.

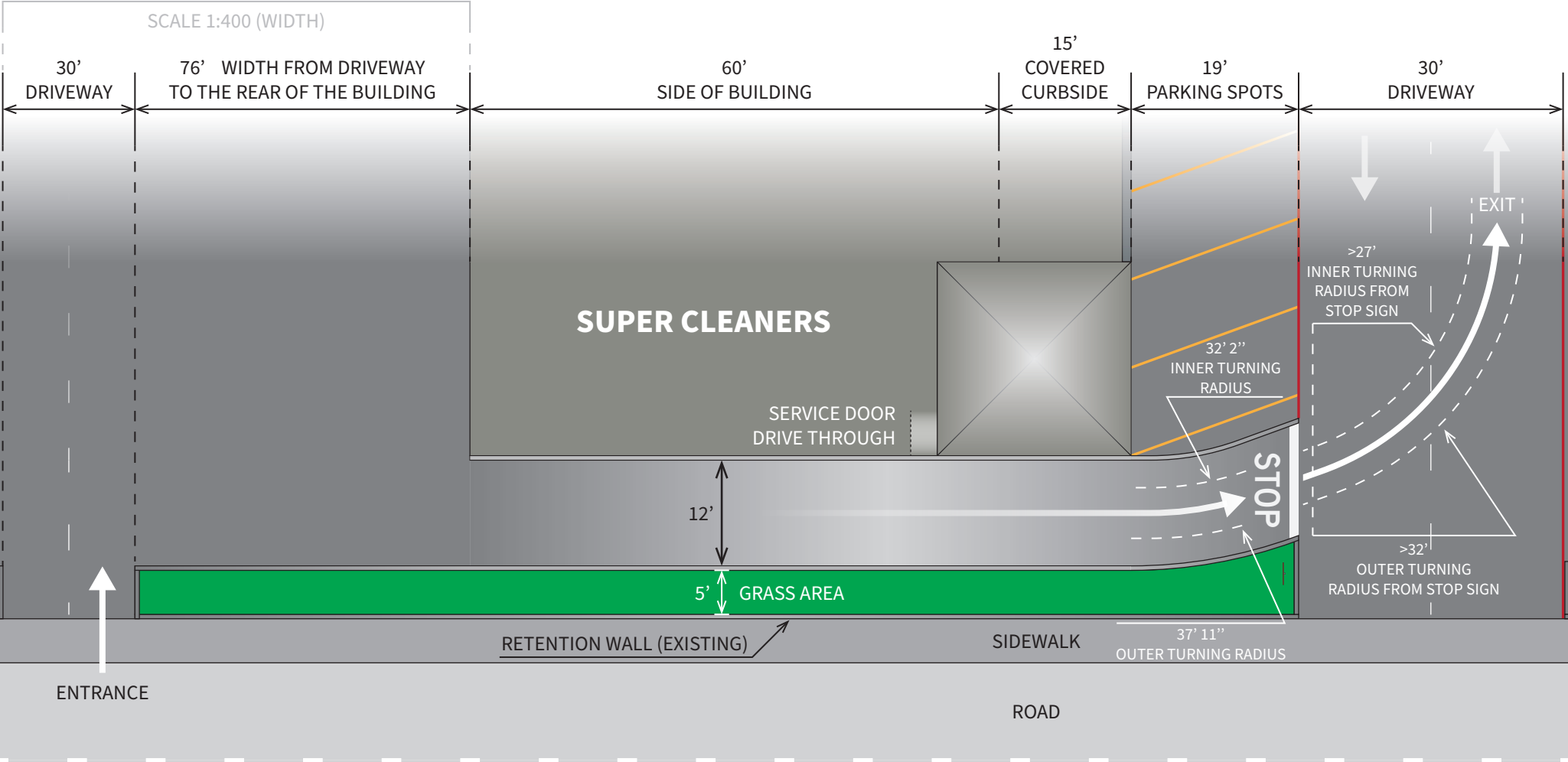
Photo dated March 26, 2023, of underground work by Atmos Energy

PROPERTY: CROWLEY SQUARE SHOPPING CENTER
TITLE: DRIVE-THROUGH SUPER CLEANERS
DRAWING TITLE: OVERVIEW



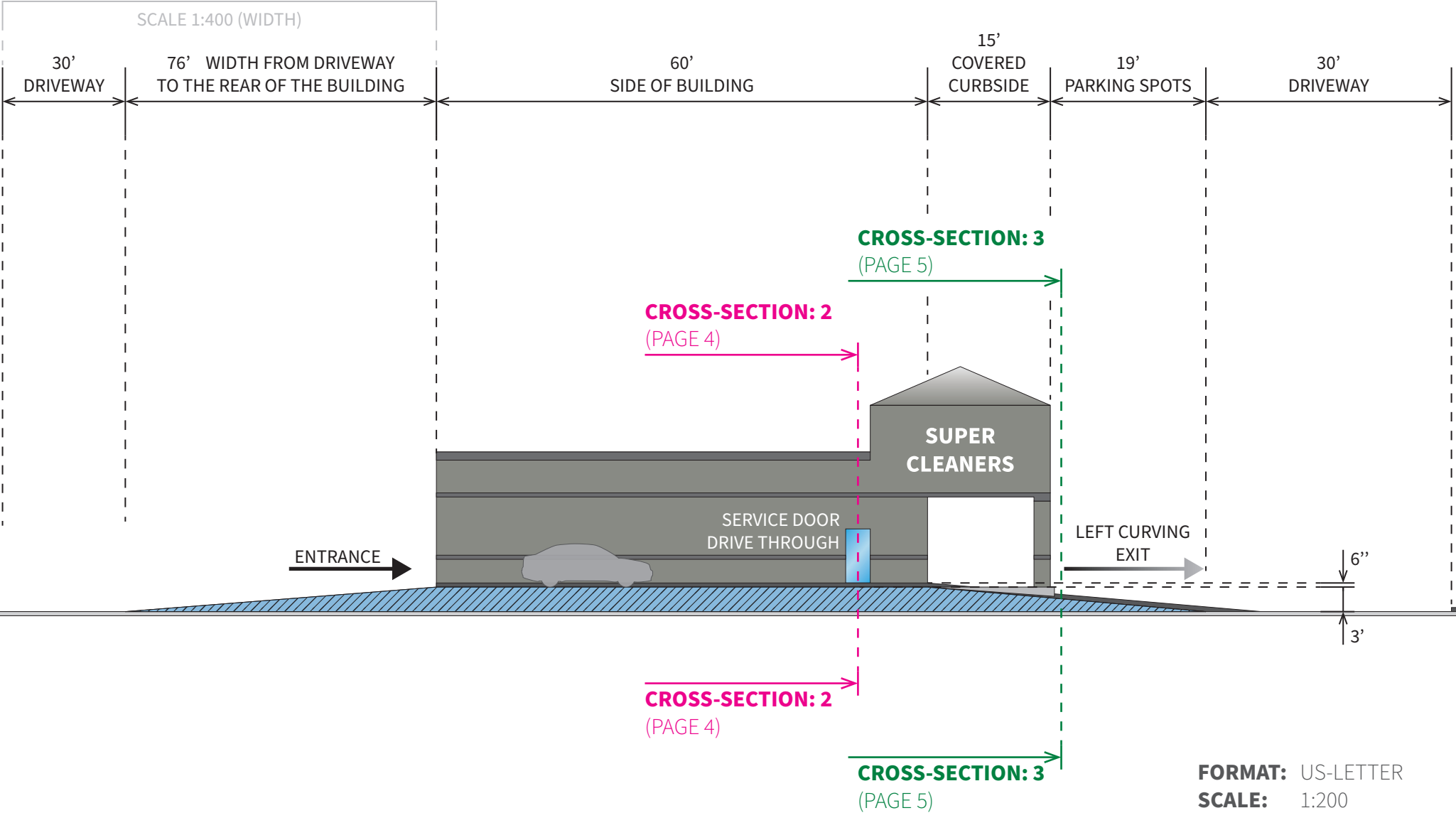
FORMAT: US-LETTER
SCALE: 1:200
VIEW: TOP
PAGE: 1
DATE: 04/05/2023

PROPERTY: CROWLEY SQUARE SHOPPING CENTER
TITLE: DRIVE-THROUGH SUPER CLEANERS
DRAWING TITLE: MEASUREMENTS & TRAFFIC FLOW



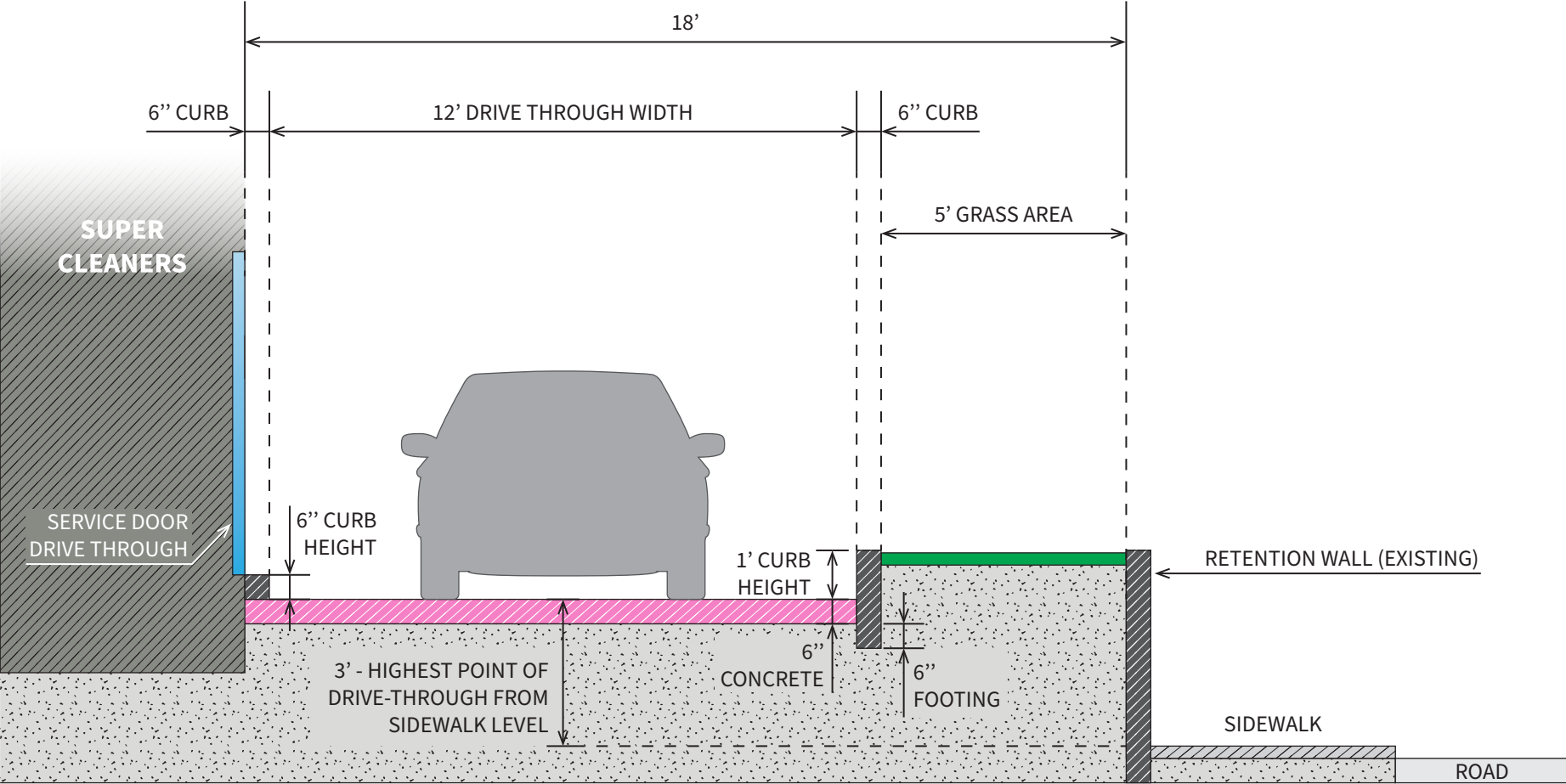
FORMAT: US-LETTER
SCALE: 1:200
VIEW: TOP
PAGE: 2
DATE: 04/05/2023

PROPERTY: CROWLEY SQUARE SHOPPING CENTER
TITLE: DRIVE-THROUGH SUPER CLEANERS
DRAWING TITLE: CROSS-SECTION 1 - MEASUREMENTS



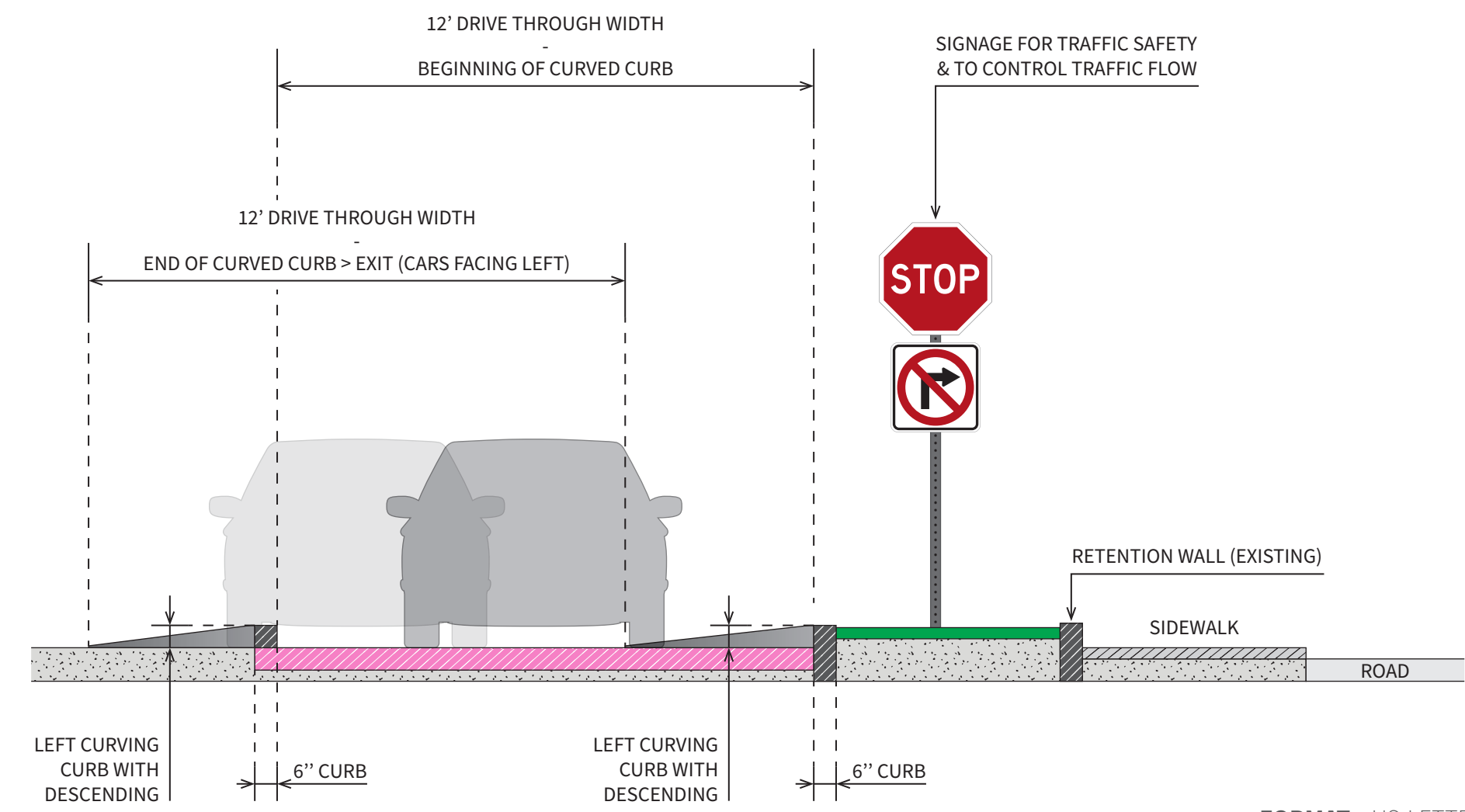
FORMAT: US-LETTER
SCALE: 1:200
VIEW: SIDE
PAGE: 3
DATE: 04/05/2023

PROPERTY: CROWLEY SQUARE SHOPPING CENTER
TITLE: DRIVE-THROUGH SUPER CLEANERS
DRAWING TITLE: CROSS-SECTION 2 - MEASUREMENTS



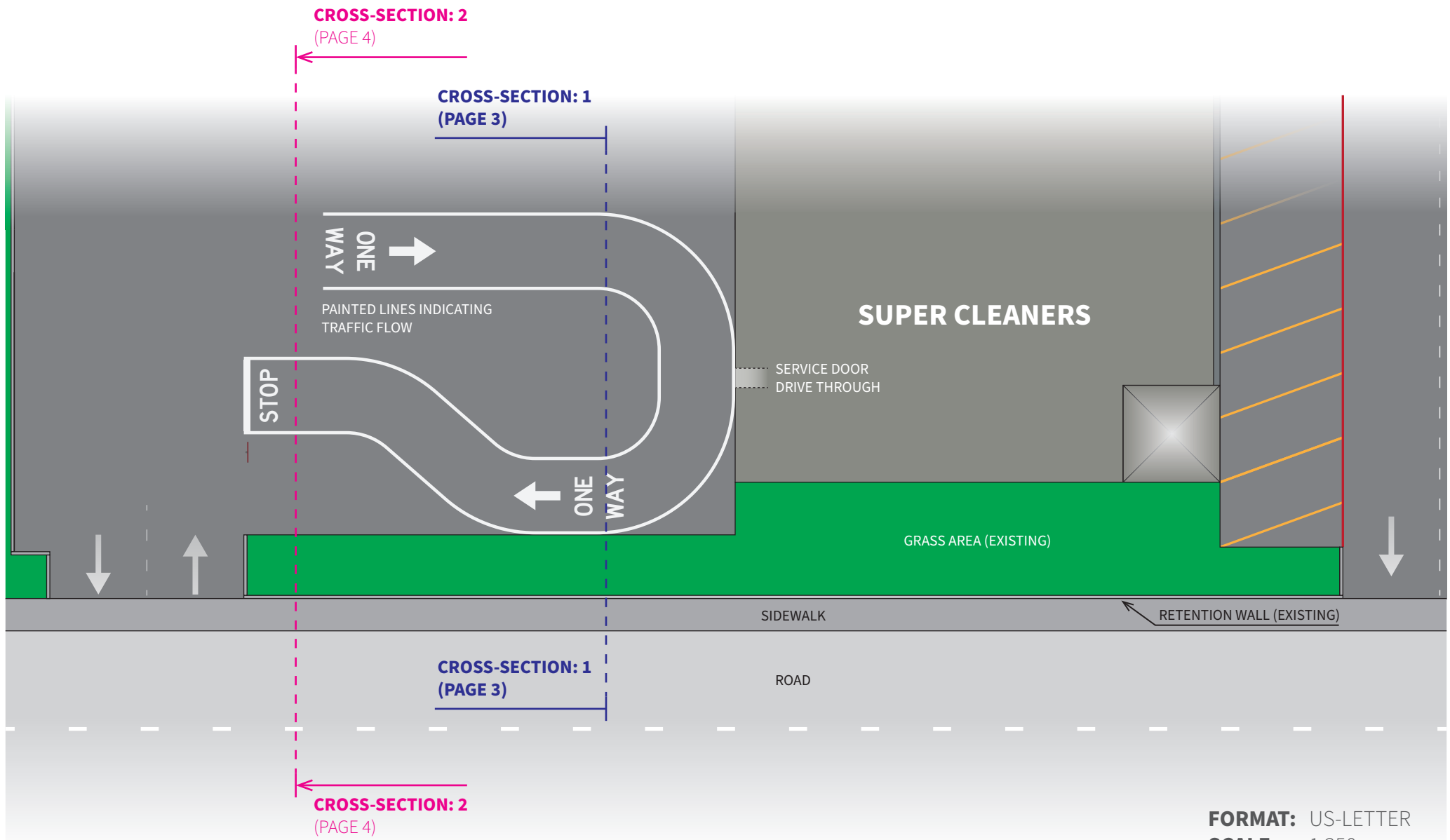
FORMAT: US-LETTER
SCALE: 1:40
VIEW: FRONT
PAGE: 4
DATE: 04/05/2023

PROPERTY: CROWLEY SQUARE SHOPPING CENTER
TITLE: DRIVE-THROUGH SUPER CLEANERS
DRAWING TITLE: CROSS-SECTION 3 - MEASUREMENTS



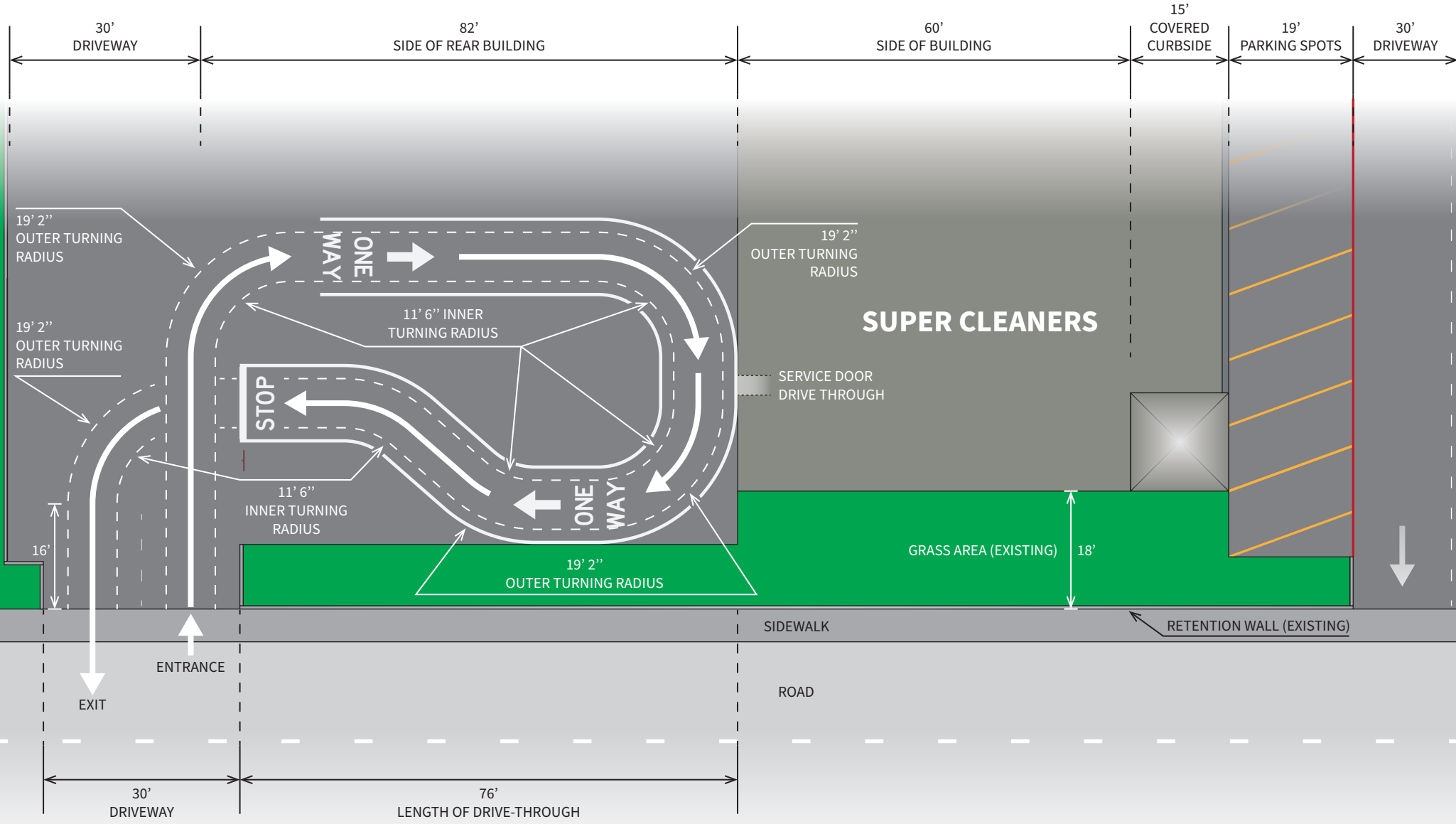
FORMAT: US-LETTER
SCALE: 1:40
VIEW: FRONT
PAGE: 5
DATE: 04/05/2023

PROPERTY: CROWLEY SQUARE SHOPPING CENTER
TITLE: DRIVE-THROUGH SUPER CLEANERS
DRAWING TITLE: OVERVIEW (OPTION 2)



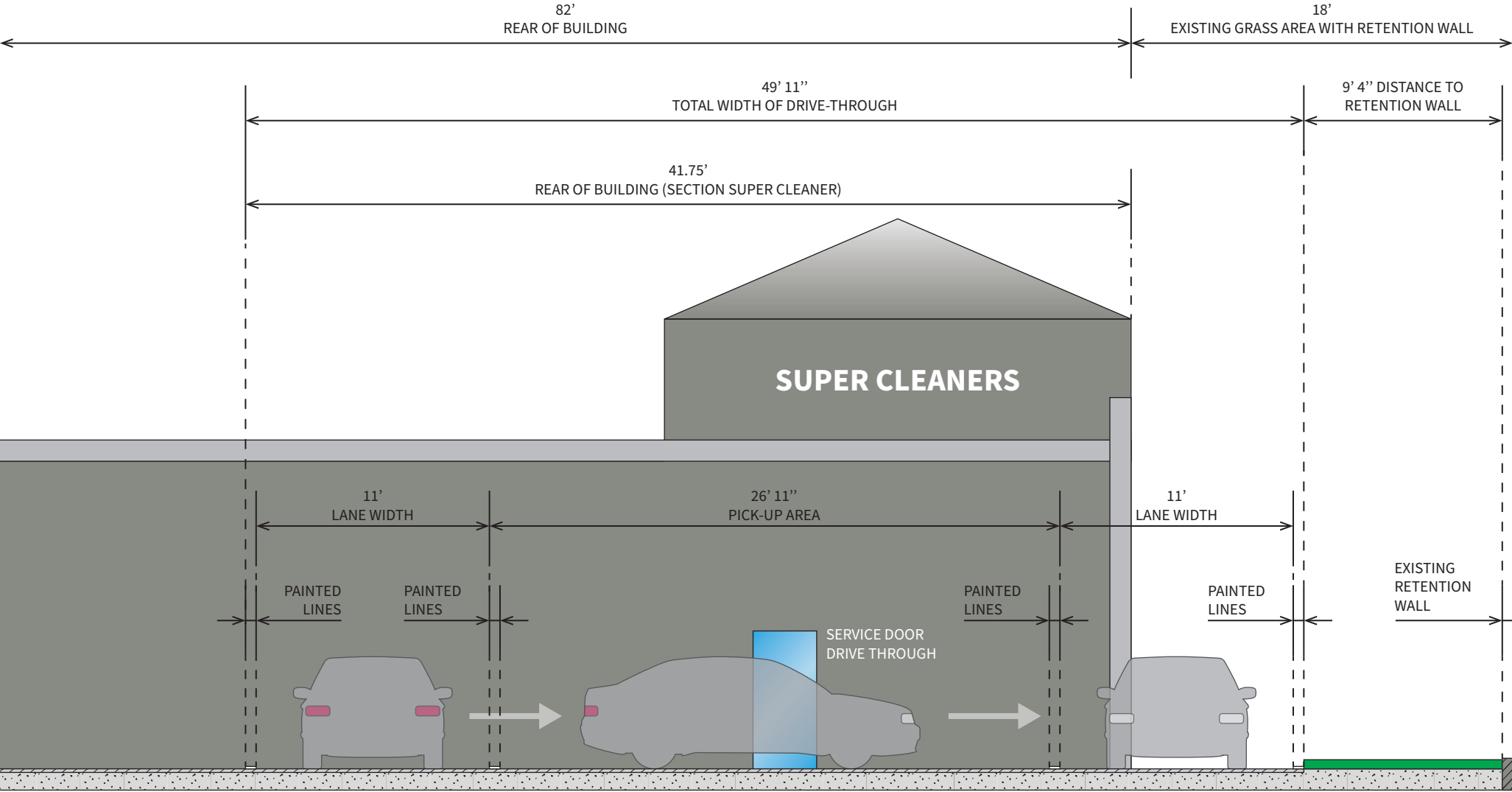
FORMAT: US-LETTER
SCALE: 1:250
VIEW: TOP
PAGE: 1
DATE: 04/05/2023

PROPERTY: CROWLEY SQUARE SHOPPING CENTER
TITLE: DRIVE-THROUGH SUPER CLEANERS
DRAWING TITLE: MEASUREMENTS & TRAFFIC FLOW (OPTION 2)



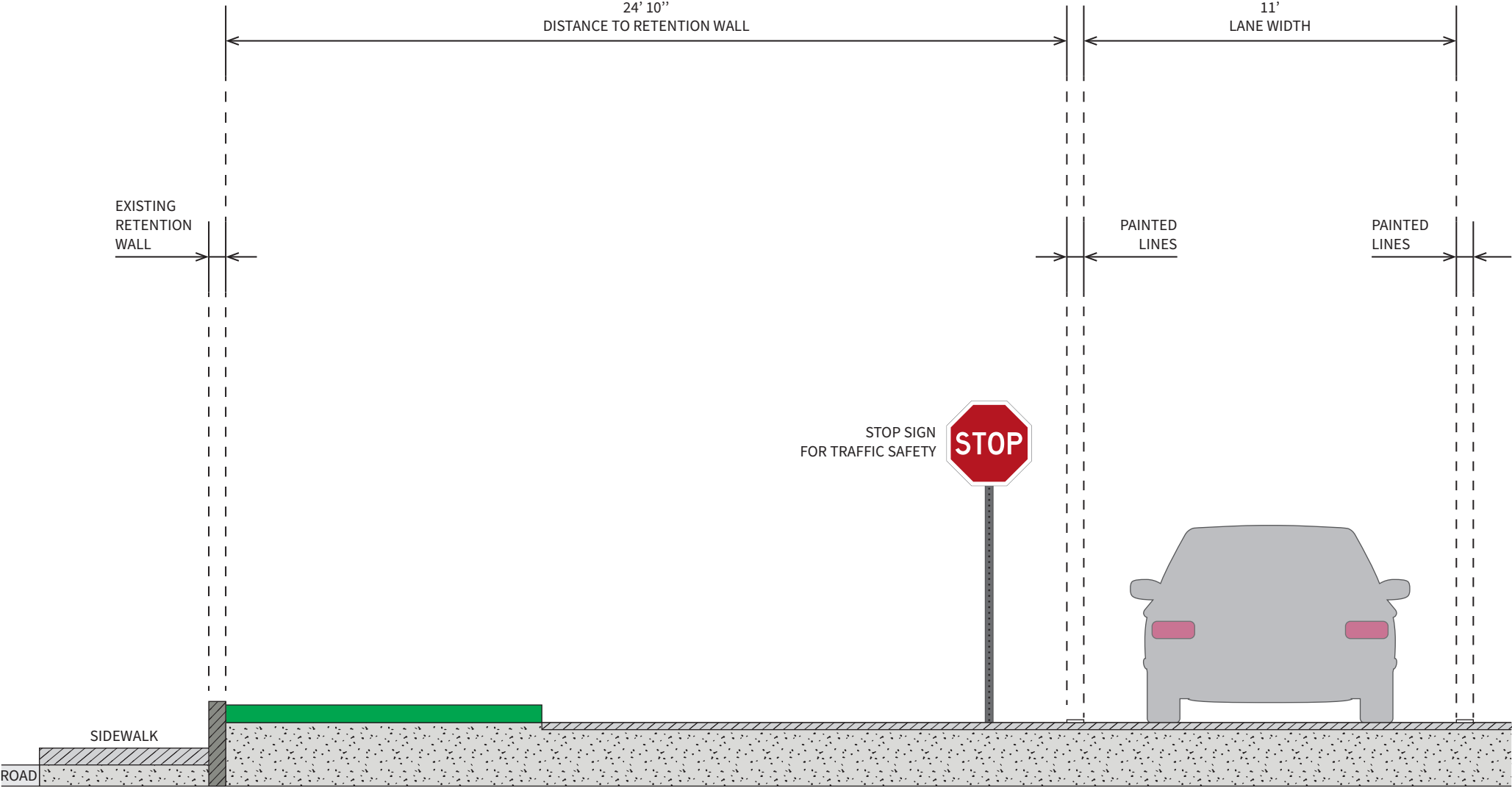
FORMAT: US-LETTER
SCALE: 1:250
VIEW: TOP
PAGE: 2
DATE: 04/05/2023

PROPERTY: CROWLEY SQUARE SHOPPING CENTER
TITLE: DRIVE-THROUGH SUPER CLEANERS
DRAWING TITLE: CROSS-SECTION 1 - MEASUREMENTS (OPTION 2)



FORMAT: US-LETTER
SCALE: 1:80
VIEW: SIDE
PAGE: 3
DATE: 04/05/2023

PROPERTY: CROWLEY SQUARE SHOPPING CENTER
TITLE: DRIVE-THROUGH SUPER CLEANERS
DRAWING TITLE: CROSS-SECTION 2 - MEASUREMENTS (OPTION 2)



FORMAT: US-LETTER
SCALE: 1:50
VIEW: FRONT
PAGE: 4
DATE: 04/05/2023

ORDINANCE NO. 04-2023-485

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CROWLEY, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW A DRIVE-THROUGH AT 460 E MAIN ST, MCDONALD'S ADDITION BLOCK 1 LOT 2A1, IN THE CITY OF CROWLEY; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Zoning Ordinance of the City of Crowley regulates and restricts the location and use of buildings, structures and land for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the Zoning Ordinance of the City of Crowley requires the issuance of a Specific Use Permit to operate a business with a drive-thru on property in the Downtown-Core Zoning District in the City; and

WHEREAS, an application authorized by the owner of the property located at 460 E Main St, McDonald's Addition Block 1 Lot 2A1, in the City of Crowley, Tarrant County, Texas, has been filed for a specific use permit to operate a restaurant with a drive-thru; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on April 10, 2023, and the City Council of the City of Crowley, Texas, held a public hearing on April 20, 2023, with respect to the Specific Use Permit described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of Crowley, and all other laws dealing with notice, publication and procedural requirements for the approval of a specific use permit on the property; and

WHEREAS, the City Council finds that the approval of the specific use permit will allow a use that is harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, subject to the conditions imposed herein, if any;

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

SECTION 1.

The Zoning Ordinance of the City of Crowley, as amended, is hereby amended by granting a Specific Use Permit to Treasure Star Fund Inc. for operation of a drive-through for a dry cleaners on the property located at 460 E Main St, McDonald's Addition Block 1 Lot 2A1, located in the

Downtown-Core District, and subject to the following condition(s):

1. This Specific Use Permit is granted for a dry cleaning business only.
2. The drive-through lane shall not block delivery access for any of the businesses in the shopping center.
3. The Specific Use Permit is granted subject to review and approval of a site plan, which should include relocation of existing trash dumpsters and employee parking.

SECTION 2.

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

SECTION 3.

The official zoning map of the City of Crowley is amended and the City Secretary is directed to revise the official zoning map to reflect the approved Specific Use Permit as set forth above.

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Zoning Ordinance of the City of Crowley, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 5.

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

SECTION 6.

Any person, firm or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of Crowley are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary is hereby directed to publish the caption, penalty clause, and effective date of this Ordinance in one issue of the official newspaper of the City, as required by Section 52.013 of the Local Government Code.

SECTION 9.

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

PASSED AND APPROVED ON THIS 23RD DAY OF APRIL, 2023.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Konhauser, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney

EXHIBIT 'A'

SITE PLAN



The backside of the building, showing where the Option 2 drive-through would be located

Looking northwest



Looking west,
showing behind the
building



Google Earth

©2023 Google



2.44 ft



Looking west,
showing the front of
the building



Looking south
toward the front of
the building



Crowley City Council

AGENDA REPORT

Meeting Date: April 20, 2023

Agenda Item: VII-1

Staff Contact: Carol C. Konhauser
City Secretary

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

Phone: 817-297-2201-X 4000

SUBJECT: Discuss and approve the second reading of Resolution R04-2023-383, a resolution of the City Council of the City of Crowley, Texas authorizing the Crowley Economic Development Corporation's to expend funds for Project No 2023-09, Bicentennial Park and Teeter Park, to promote, develop and expand business enterprises and to develop and maintain recreational or community facilities; providing for two separate readings in compliance with Section 505.158, Texas Local Government Code; and providing an effective date.

BACKGROUND/DISCUSSION

Before the EDC can spend funds in excess of \$10,000, the governing body must have two readings of a resolution authorizing the project. The first reading of Resolution R04-2023-383 was conducted at the April 6, 2023 Regular City Council Meeting.

FINANCIAL IMPACT

None

RECOMMENDATION

Staff recommends approving the 2nd reading of Resolution R04-2023-383 authorizing expenditures on EDC project 2023-09.

ATTACHMENTS

- Resolution R04-2023-383

RESOLUTION NO. R04-2023-383

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS AUTHORIZING THE CROWLEY ECONOMIC DEVELOPMENT CORPORATION TO EXPEND FUNDS FOR PROJECT NO 2023-09 FOR BICENTENNIAL PARK AND TEETER PARK, TO PROMOTE, DEVELOP AND EXPAND BUSINESS ENTERPRISES AND TO DEVELOP AND MAINTAIN RECREATIONAL OR COMMUNITY FACILITIES IN CROWLEY; PROVIDING FOR TWO SEPARATE READINGS IN COMPLIANCE WITH SECTION 505.158, TEXAS LOCAL GOVERNMENT CODE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the Crowley Economic Development Corporation (CEDC) is a Type B Economic Development Corporation; and

WHEREAS, Section 505.158, Texas Local Government Code, provides that a Type B corporation in a city with a population of 20,000 or less may make an expenditure to promote new or expanded business development, provided that if such project requires an expenditure of more than \$10,000, the City Council must adopt a resolution authorizing the project after giving the Resolution at least two separate readings; and

WHEREAS, the CEDC Board has held a public hearing, and found that the proposed expenditure for Downtown Improvements (the “Project”), will promote new or expanded business development in the City of Crowley; and

WHEREAS, the CEDC has found and determined that the Project will promote new or expanded business enterprises in the City of Crowley; and

WHEREAS, the City Council considered this Resolution on first reading on April 6, 2023 and on second reading on April 20, 2023; and

WHEREAS, the City Council desires to authorize the proposed expenditure by the CEDC as requested.

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

SECTION 1.

The City Council hereby finds that the statements set forth in the recitals of this Resolution are true and correct, and the Council hereby incorporates such recitals as a part of this Resolution.

SECTION 2.

The City Council hereby authorizes the Project and authorizes the CEDC's expenditure for the Downtown Improvements to promote, develop and expand business in Crowley, as requested.

SECTION 3.

This Resolution is read and adopted at meetings that were open to the public and notice of the time, place and purpose of said meetings was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

SECTION 4.

This Resolution shall take effect after its second reading and adoption.

READ AND APPROVED ON FIRST READING this _____ day of _____, 2023.

READ AND ADOPTED ON SECOND READING this _____ day of _____, 2023.

CITY OF CROWLEY, TEXAS

Billy P. Davis, Mayor

ATTEST:

Carol Konhauser, City Secretary



City of Crowley City Council AGENDA REPORT

Meeting Date: April 20, 2023

Agenda Item: VII-2

Staff Contact: Rachel Roberts
Tejali Mangle
rroberts@ci.crowley.tx.us
tmangle@ci.crowley.tx.us
E-mail:
817/297-2201 x 3030
Phone: 817/297-2201 x 3090

SUBJECT: Discuss and consider approval of a preliminary plat for Canoe Way Townhomes Tract 2A & 2B, an approximately 10.787 acre development within the Canoe Way planned development district, being located in the David A. Kerr Survey, Abstract 911 and Thomas W. Toler Survey, Abstract 1541, City of Crowley, Tarrant County, Texas.
Case # PP-2023-001.

BACKGROUND AND OVERVIEW	
Request	Preliminary plat for Canoe Way Townhomes Tract 2A and 2B with 114 lots including open spaces
Applicant	WB Crowley Land LLC
Location	North of FM 1187 and East of Canoe Way
Zoning Classification	Canoe Way Planned Development
Future Land Use Plan Designation	Tract 2A – Multifamily Residential Tract 2B – Mixed-Use (Suburban)
Staff Recommendation	Approve conditionally
Planning & Zoning Commission Recommendation	Approve conditionally

The subject property is a part of the Canoe Way Planned Development adopted in 2021. The requested preliminary plat is for the eastern tracts, that is, Tract 2A and 2B of the overall site. Tracts 2A & 2B are located to the north of FM 1187, and to the east of Canoe Way. The site is surrounded by single family houses to the north, Palladium multifamily to the east, and Tract 1 of the Canoe Way PD to the west. The southern edge of the property runs along FM 1187.

Canoe Way Townhomes Tract 2A and 2B are phased separately. Tract 2A to the east is approximately 7.8 acres, with 84 residential and 10 open space lots; the residential lots are approximately 1,400 square feet (20' X 70'). Tract 2B to the east and south of Tract 2A is a vertical mixed-use development on approximately 3 acres with 16 townhome units above commercial space (live/work) and 3 open space lots. Tract 2B lots are approximately 2,200 square feet (22' X 100').

STAFF REVIEW

<i>Comprehensive Land Use Plan</i>
The Future Land Use Plan classifies this property as Tract 2A – Multi-Family Residential Tract 2B – Mixed-Use (Suburban)

Tract 2A is shown in the comprehensive land use plan as **Multifamily Residential**. The comprehensive plan defines this land use category as:

Multifamily Residential – intended to preserve existing multi-family uses and maintain and create affordable, safe, and well-managed rental housing.

Tract 2B is shown in the comprehensive land use plan as **Mixed-Use (Suburban)**. The comprehensive plan defines this land use category as:

Mixed-Use (Suburban) – encourages a combination of commercial and residential development...close to existing and planned residential neighborhoods.

The high-density residential and mixed-use concept aligns with the overall intention of the future land use map. The density proposed by the applicant is comparable to the minimum density suggested in the comprehensive plan for multi-family.

Staff considers this plat to be in conformance with the comprehensive land use plan.

<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 Canoe Way Planned Development District

The proposed plat meets all requirements from the zoning ordinance.

Requirements from the Subdivision Regulations (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. The plan comments are not substantive enough to deny the plat (our engineer recommends approval; see attached letter).

STAFF RECOMMENDATION

The changes needed to the preliminary plans are not substantive enough to delay approval of the plat drawing (they are not expected to cause any substantive changes to the plat drawing). 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 preliminary plat on March 27. The Commission voted to recommend approval on the condition that the civil plans must be approved and the outstanding items from the City Engineer must be addressed before the final plat application is submitted.

ACTION BY THE CITY COUNCIL

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

Approve: I make a motion to approve the preliminary plat for Canoe Way Tracts 2A and 2B.

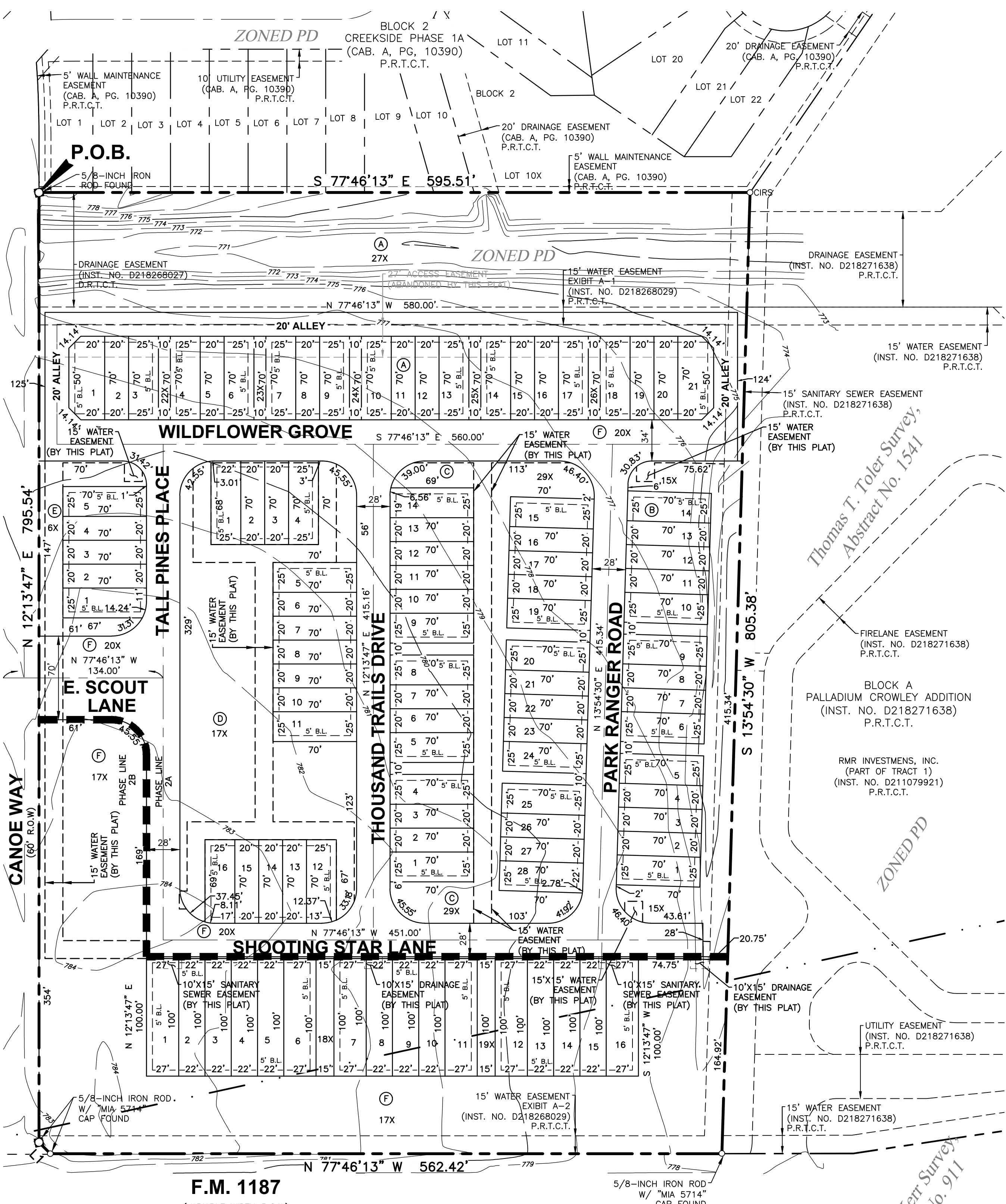
Approve with Conditions: I make a motion to approve the preliminary plat for Canoe Way Tracts 2A and 2B with the following conditions [list conditions].

Deny: I make a motion to deny the preliminary plat for Canoe Way Tracts 2A and 2B.

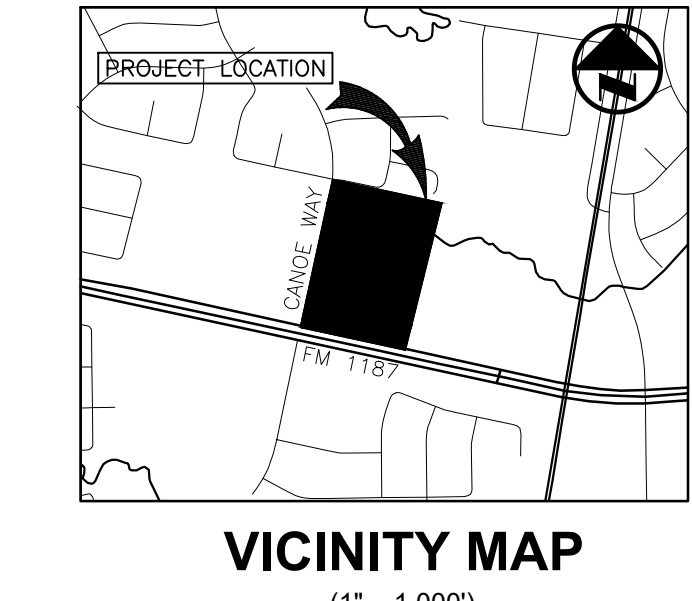
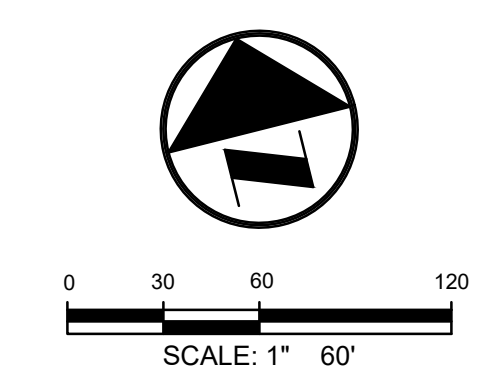
ATTACHMENTS:

- Maps showing property location, future land use plan, and zoning
- Plat drawing
- Application
- Letter from city engineer

G:\TXN\Projects\W_Land_Development\10192-00-Canoe_Way_Townhomes\S\04_CAD\10192-00-PPLT_LOT 2A.dwg 2023-03-20-11:03 jthom



- LEGEND**
- MONUMENT OF RECORD DIGNITY
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TARRANT COUNTY, TEXAS
 - D.R.T.C.T. DEED RECORDS TARRANT COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS TARRANT COUNTY, TEXAS
 - INST. NO. INSTRUMENT NUMBER
 - P.O.B. POINT OF BEGINNING
 - BL. BUILDING LINE
 - S.F. SQUARE FEET
 - PROPERTY LINE
 - EASEMENT LINE



LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 32°46'13" W	13.43'

Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table			Parcel Table		
Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.	Lot	Block	Sq. Ft.
27X	BLOCK A	60969	15X	BLOCK B	15415	29X	BLOCK C	20222	17X	BLOCK D	32090	6X	BLOCK E	5249	17X	BLOCK F	0	19X	BLOCK F	0
															18X	BLOCK F	0	20X	BLOCK F	0

Parcel Table		
Lot	Block	Sq. Ft.
1	BLOCK A	2000
2	BLOCK A	1400
3	BLOCK A	1750
4	BLOCK A	1750
5	BLOCK A	1400
6	BLOCK A	1750
7	BLOCK A	1750
8	BLOCK A	1400
9	BLOCK A	1750
10	BLOCK A	1750
11	BLOCK A	1400
12	BLOCK A	1400
13	BLOCK A	1750
14	BLOCK A	1750
15	BLOCK A	1400
16	BLOCK A	1400
17	BLOCK A	1750
18	BLOCK A	1750
19	BLOCK A	1400
20	BLOCK A	1400
21	BLOCK A	2000

Parcel Table		
Lot	Block	Sq. Ft.
1	BLOCK B	1750
2	BLOCK B	1400
3	BLOCK B	1400
4	BLOCK B	1400
5	BLOCK B	1750
6	BLOCK B	1750
7	BLOCK B	1400
8	BLOCK B	1400
9	BLOCK B	1750
10	BLOCK B	1750
11	BLOCK B	1400
12	BLOCK B	1400
13	BLOCK B	1400
14	BLOCK B	1750

Parcel Table		
Lot	Block	Sq. Ft.
1	BLOCK E	1735
2	BLOCK E	1400
3	BLOCK E	1400
4	BLOCK E	1400
5	BLOCK E	1750

Parcel Table		
Lot	Block	Sq. Ft.
1	BLOCK C	1750
2	BLOCK C	1400
3	BLOCK C	1400
4	BLOCK C	1750
5	BLOCK C	1750
6	BLOCK C	1400
7	BLOCK C	1400
8	BLOCK C	1750
9	BLOCK C	1750
10	BLOCK C	1400
11	BLOCK C	1400
12	BLOCK C	1400
13	BLOCK C	1400
14	BLOCK C	1748
15	BLOCK C	1750
16	BLOCK C	1400
17	BLOCK C	1400
18	BLOCK C	1400
19	BLOCK C	1750
20	BLOCK C	1750

Parcel Table		
Lot	Block	Sq. Ft.
1	BLOCK D	1750
2	BLOCK D	1400
3	BLOCK D	1400
4	BLOCK D	1750
5	BLOCK D	1750
6	BLOCK D	1400
7	BLOCK D	1400
8	BLOCK D	1400
9	BLOCK D	1400
10	BLOCK D	1400
11	BLOCK D	1750
12	BLOCK D	1740
13	BLOCK D	1400
14	BLOCK D	1400
15	BLOCK D	1400
16	BLOCK D	1747

Parcel Table		
Lot	Block	Sq. Ft.
1	BLOCK F	2700
2	BLOCK F	2200
3	BLOCK F	2200
4	BLOCK F	2200
5	BLOCK F	2200
6	BLOCK F	2700
7	BLOCK F	2700
8	BLOCK F	2200
9	BLOCK F	2200
10	BLOCK F	2200
11	BLOCK F	2700
12	BLOCK F	0
13	BLOCK F	0
14	BLOCK F	0
15	BLOCK F	0
16	BLOCK F	0

- GENERAL NOTES:**
- Bearing system for this survey is based on the Texas State Plane Coordinate System - NAD 83, North Central Zone 4202, based on observations made on March 25, 2020 with an applied combined scale factor of 1.00012.
 - The floodplain boundaries shown hereon are approximate and are not depicted as a result of an on-the-ground survey. The subject tract lies with Zone X as delineated on Flood Insurance Rate Map for Tarrant County, Texas and Incorporated Areas, Map Number 48439C0430L with Map Revised March 21, 2019.

Zone X - Areas determined to be outside the 0.2 annual chance floodplain
 - The square footage value shown hereon is a mathematical value calculated from the boundary data shown hereon. This value in no way represents the precision of the survey or the corner monuments found or placed.
 - The mandatory property owners' or homeowners' association shall be responsible for the continuous and perpetual operation, maintenance and/or supervision of landscape systems, features or elements located in parkways, common areas, between screening walls or living screens and adjacent curbs or street pavement edges, adjacent to drainage ways or drainage structures, or at subdivision entryways.
 - The City shall not be held responsible for damages occasioned by the establishment of grades or the alteration of any surface of any portion of existing streets and alleys to conform to the grades established in the subdivision.
 - Selling a portion of any lot within this addition by metes and bounds is a violation of state law and City Ordinance and is subject to fine and withholding of utility services and building permits.
 - The H.O.A. shall own and will be responsible for the maintenance of all roadways, alleys, open space lots, landscaping. City of Crowley shall not be responsible for any maintenance in these areas.
 - Lots 1-21, Block A have a minimum finished floor elevation of 776.50'.
 - All roads are private access and public drainage and utility easements (PA/PDUE).

OWNER
WB CROWLEY LAND LLC
8117 Preston Road, ste. 250
Dallas, Texas 75225
Contact: Mr. Peter Lai
Phone: 214-280-9688

DEVELOPER
W LAND DEVELOPMENT
8117 Preston Road, ste. 250
Dallas, Texas 75225
Contact: Mr. Peter Lai
Phone: 214-280-9688

SURVEYOR
BGE, Inc.
777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416
Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

PRELIMINARY PLAT
CANOE WAY ADDITION
TRACTS 2A & 2B
114 TOTAL LOTS

100 RESIDENTIAL LOTS
LOTS 1-21, BLOCK A; LOTS 1-14, BLOCK B; LOTS 1-28, BLOCK C;
LOTS 1-16, BLOCK D; LOTS 1-5, BLOCK E AND LOTS 1-16, BLOCK F

14 OPEN SPACE LOTS
LOTS 22X-27X, BLOCK A; LOT 15X, BLOCK B; LOT 29X, BLOCK C;
LOT 17X, BLOCK D; LOT 6X, BLOCK E AND LOTS 17X-20X, BLOCK F

BEING 10.787 ACRES
ZONED-PD
AND BEING SITUATED IN
THE THOMAS W. TOLER SURVEY, ABSTRACT NO. 1541 AND
THE DAVID A. KERR SURVEY, ABSTRACT NO. 911,
CITY OF CROWLEY, TARRANT COUNTY, TEXAS
MARCH 2023
SHEET 1 OF 2

PLAT SUMMARY - PHASE 1
TOTAL ACREAGE 8.206 AC.
TOTAL RESIDENTIAL LOTS 84
TOTAL OPEN SPACE LOTS 10
GROSS DENSITY 10.24 LOTS/AC
MINIMUM LOT SIZE 1,400 S.F.

PLAT SUMMARY - PHASE 2
TOTAL ACREAGE 2.581 AC.
TOTAL RESIDENTIAL LOTS 16
TOTAL OPEN SPACE LOTS 3
GROSS DENSITY 6.20 LOTS/AC
MINIMUM LOT SIZE 2,200 S.F.

G:\TXM\Projects\W_Land_Development\10192-00-Canoe_Way_Townhomes\SV04_CAD\10192-00_PPLT_LOT 2A.dwg 2023-03-20-11:04 jhom

OWNER'S CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

BEING, all of that 10.787 acre (469,866 square foot) tract of land situated in the David A. Kerr Survey, Abstract No. 911, in the City of Crowley, Tarrant County, Texas; being part of that tract of land called Tract 2 described in Substitute Trustee's Deed and Bill of Sale to WB Crowley Land, LLC as recorded in Instrument No. D222026969 of the Deed Records of Tarrant County, Texas; said 10.787 acre tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8-inch iron rod found at the northwest corner of said Tract 2; said point being the southwest corner of Lot 1, Block, 2 Creekside Phase 1A, an addition to the City of Crowley as recorded in Cabinet A, Page 10390 of the Plat Records of Tarrant County, Texas; said point being in the west line of Canoe Way (60-foot right-of-way);

THENCE, South 77 degrees 46 minutes 13 seconds East, departing the east line of said Canoe Way; with the north line of said Tract2 and the south line of said Block 2, a distance of 595.51 feet to a 5/8-inch iron rod with "BGE" cap set for corner; said point being the northeast corner of said Tract 2 and the southeast corner of Lot 10X of said Creekside Phase 1A; said point being in the west line of that tract of land called Tract 1 described in Substitute Trustee's Deed and Bill of Sale to RMR Investments as recorded in Instrument No. D211079921 of said Deed Records;

THENCE, South 13 degrees 54 minutes 30 seconds West, with the east line of said Tract 2 and the west line of said Tract 1, a distance of 805.24 feet to a 5/8-inch iron rod with "MIA 5714" cap found at the southeast corner of said Tract 2; said point being in the north line of F.M. 1187 (60-foot right-of-way);

THENCE, North 77 degrees 47 minutes 06 seconds West, with the south line of said Tract 2 and the north line of said F.M. 1187, a distance of 562.43 feet to a 5/8-inch iron rod with "MIA 5714" cap found at a southwest corner of said Tract 2;

THENCE, North 32 degrees 46 minutes 45 seconds West, with the south line of said Tract 2 and the north line of said F.M. 1187, a distance of 13.43 feet to a 5/8-inch iron rod with "MIA 5714" cap found at a southwest corner of said Tract 2; said point being in the east line of said Canoe Way;

THENCE, North 12 degrees 13 minutes 47 seconds East, with the west line of said Tract 2 and the East line of said Canoe Way, a distance of 795.54 feet to the POINT OF BEGINNING and containing an area of 10.787 acres or 469,866 square feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

That WB Crowley Land, LLC through the undersigned authority do/does hereby adopt this plat designating the hereinabove described property as Canoe Way Addition , an addition to the City of Crowley, Tarrant/Johnson County, Texas, AND does hereby dedicate to the public use forever the streets and alleys shown hereon; and does hereby dedicate the easement strips shown on the plat for mutual use and accommodation of the City of Crowley and all public utilities desiring to use, or using same. No building, fences, trees, shrubs, signs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. The City of Crowley and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, signs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easements strips, and the City of Crowley and any public utility shall at all times have the right of ingress and egress to and from and upon any said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone. A blanket easement of a three-foot radius from the center point of all fire hydrants and a two-foot radius from the center point of all other appurtenances (fire hydrant valves, water meters, meter boxes) is hereby granted to the City of Crowley for the purpose of constructing, reconstructing, inspecting and maintaining the above named appurtenances.

We do further dedicate, subject to the expectations and reservations set forth hereinafter, to the public use forever, all public use spaces shown on the face of the plat.

<div></div> <div>Name, Title Company</div>	<div></div> <div>Name, Title Company</div>
--	--

WITNESS MY HAND, THIS ____ DAY OF _____, 2022.

NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF _____ ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

SURVEYOR'S CERTIFICATE

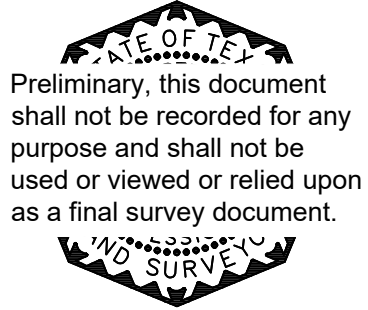
STATE OF TEXAS ~

COUNTY OF TARRANT ~

That I, René Silvas, do hereby certify that I prepared this plat from an actual survey of the land and that the corner monuments shown thereon were placed under my person supervision in accordance with the platting Rules and Regulations of the City of Crowley, Texas.

Dated this the ____ day of _____, 2022.

René Silvas
RPLS No. 5921



NOTARY CERTIFICATE

STATE OF TEXAS ~

COUNTY OF TARRANT ~

BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally appeared René Silvas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration thereof expressed and in the capacity therein stated and as the act and deed therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS ____ DAY OF _____, 2022.

NOTARY PUBLIC in and for the STATE OF TEXAS

No variances from the general development ordinance are requested. Approved for preparation of final plat.	
<div></div> <div>David Duman, Chairman, Planning and Zoning Commission City of Crowley, Texas</div>	<div></div> <div>Date ____/____/____</div>
<div></div> <div>Billy Davis, Mayor City of Crowley, Texas</div>	<div></div> <div>Date ____/____/____</div>
<div></div> <div>Carol Konhauser, City Secretary City of Crowley, Texas</div>	<div></div> <div>Date ____/____/____</div>

PRELIMINARY PLAT
CANOE WAY ADDITION
TRACTS 2A & 2B
114 TOTAL LOTS

100 RESIDENTIAL LOTS
LOTS 1-21, BLOCK A; LOTS 1-14, BLOCK B; LOTS 1-28, BLOCK C;
LOTS 1-16, BLOCK D; LOTS 1-5, BLOCK E AND LOTS 1-16, BLOCK F

14 OPEN SPACE LOTS
LOTS 22X-27X, BLOCK A; LOT 15X, BLOCK B; LOT 29X, BLOCK C;
LOT 17X, BLOCK D; LOT 6X, BLOCK E AND LOTS 17X-20X, BLOCK F

BEING 10.787 ACRES
ZONED-PD
AND BEING SITUATED IN
THE THOMAS W. TOLER SURVEY, ABSTRACT NO. 1541 AND
THE DAVID A. KERR SURVEY, ABSTRACT NO. 911,
CITY OF CROWLEY, TARRANT COUNTY, TEXAS
MARCH 2023
SHEET 2 OF 2

OWNER
WB CROWLEY LAND LLC
8117 Preston Road, ste. 250
Dallas, Texas 75225
Contact: Mr. Peter Lai
Phone: 214-280-9688

DEVELOPER
W LAND DEVELOPMENT
8117 Preston Road, ste. 250
Dallas, Texas 75225
Contact: Mr. Peter Lai
Phone: 214-280-9688

BGE

BGE, Inc.

777 Main Street, Suite 1900, Fort Worth, TX 76102
Tel: 817-887-6130 • www.bgeinc.com
TBPELS Registration No. 10194416

Contact: René Silvas, R.P.L.S.
Telephone: 817-752-4183 • Email: rsilvas@bgeinc.com

Copyright 2022

 PP-2023-001 Canoe Way p-plat site



PP-2023-001
Canoe Way Tr 2A & 2B Locat on

0 100 200 300
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.

 PP-2023-001 Canoe Way p-plat site

Zoning Districts

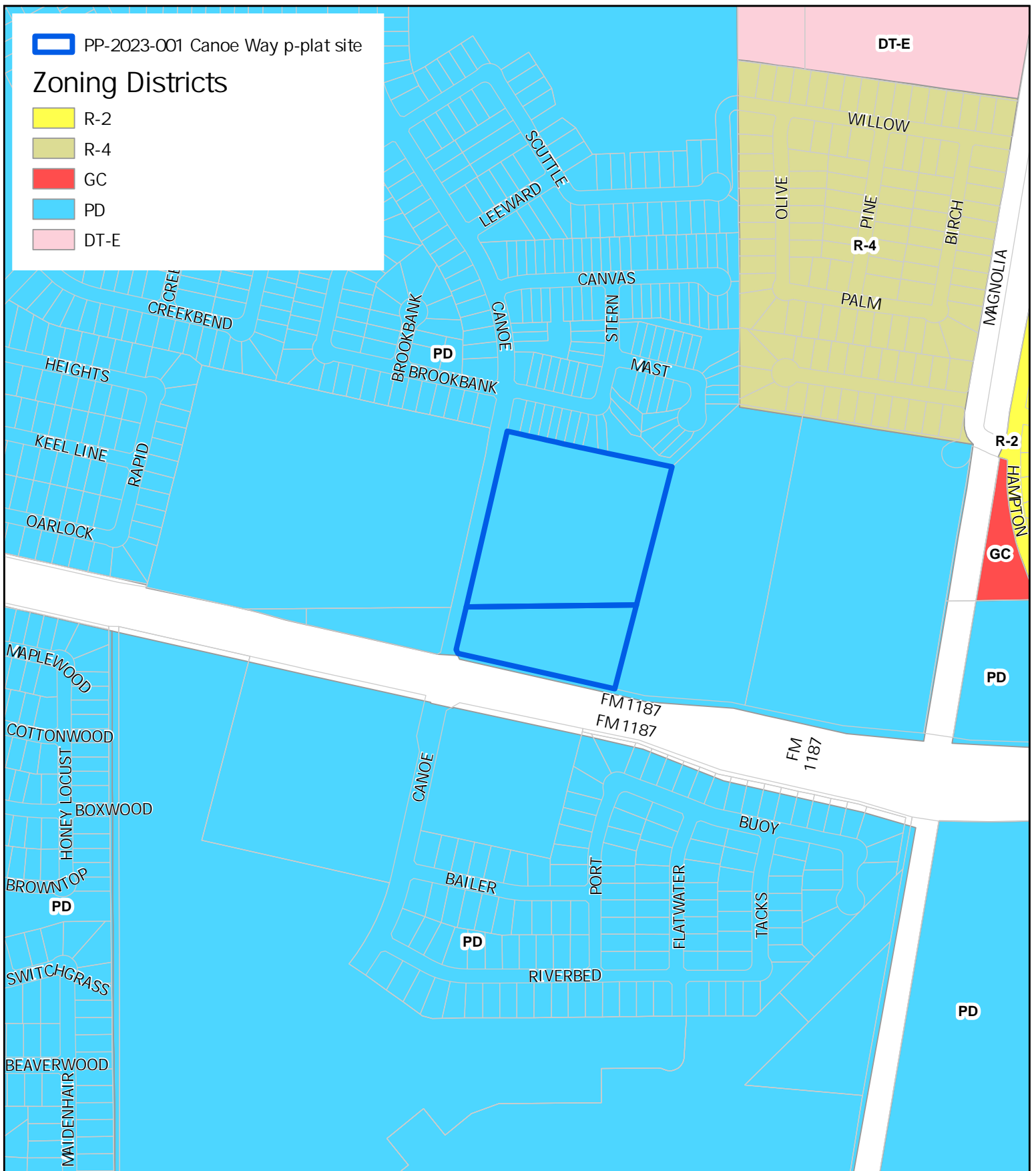
 R-2

 R-4

 GC

 PD

 DT-E




PP-2023-001 Zoning Districts

0 100 200 300
Feet

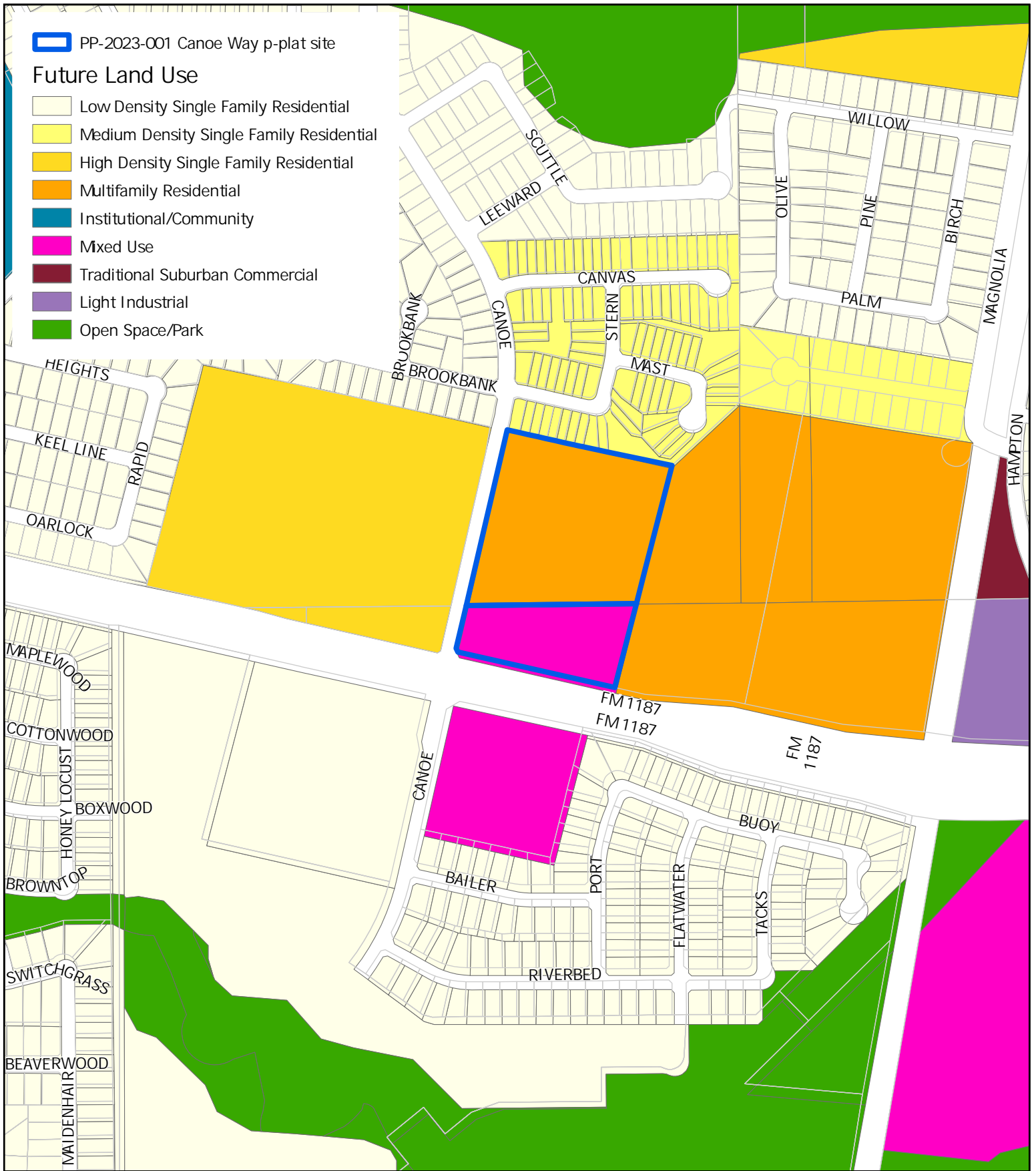


DISCLAIMER
This product is for informational purposes
and may not have been prepared for, or be suitable
for legal, engineering, or surveying purposes.
Users of this information, should review or consult
the primary data and information sources
to ascertain the usability of the information.

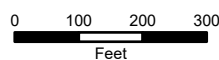
 PP-2023-001 Canoe Way p-plat site

Future Land Use

-  Low Density Single Family Residential
-  Medium Density Single Family Residential
-  High Density Single Family Residential
-  Multifamily Residential
-  Institutional/Community
-  Mixed Use
-  Traditional Suburban Commercial
-  Light Industrial
-  Open Space/Park



PP-2023-001 Future Land Uses



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



CITY OF CROWLEY PLAT APPLICATION

Application Requirements: Official tax certificates (one for each parcel) and applicable fees must be included with the plat application. Applications for a final plat or replat requiring any public improvements must include approved construction/engineering plans. 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 Canoe Way Townhomes

Project Address NWC/NEC of Canoe Way and Crowley Plover Rd

Survey / Abstract, Tract(s) Tract 2, David A. Kerr Survey, Abst. 911, Thomas W. Toler Survey, Abst. 1541, Eli Wickson Survey Abst. 1691

Addition, Block, Lots Canoe Way Addition, Tract 2A

Project Description Tract 2A single family townhome addition

Gross Acreage 10.8 ac Zoning Planned Development

of Lots Proposed 95

Applicant & Owner Information

Applicant Peter Lai Company WB Crowley Land LLC

Applicant Address 8117 Preston Rd, Ste. 250, Dallas, TX 75225

Telephone No 214-550-2393 Email _____

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

If applicant is not the property owner:

Owner _____

Owner Address _____

Telephone No _____ Email _____

Memorandum

To: Rachel Roberts & Tejali Mangle
From: Ryan Jones, P.E.
CC: Mandy Clark, P.E., CFM, AICP
Date: March 23, 2023
RE: **CANOE WAY TOWNHOMES, TRACT 2A & 2B
CIVIL PLAN AND PRELIMINARY PLAT REVIEW #3**

Rachel and Tejali,

We have reviewed the preliminary plat for the above referenced site that we received on March 22 and **recommend approval** of the preliminary plat contingent on the following comments being addressed prior to consideration of the final plat.

CIVIL PLANS

1. Phase 2B is not included in the civil plans. Improvements for phase 2B, including lots, easements, paving, utilities and other infrastructure improvements need to be shown within the plans for 2A and noted as future phase.
2. Phase 2B civil plans will need to be provided prior to submission of final plat.

I do not object to the preliminary plat moving forward in the process subject to the above comments being addressed with final plat submittal.

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



Ryan Jones, PE
817.665.7170
rjones@tnpinc.com