



MINUTES
PLANNING & ZONING COMMISSION
FEBRUARY 26, 2024
REGULAR SESSION – 7:00 P.M.

Crowley City Hall
201 E. Main Street
Crowley TX 76036

REGULAR SESSION – February 26, 2024 - 7:00 PM

I. CALL TO ORDER AND ROLL CALL

Chair Duman called the regular session to order at 7:00 P.M.

Commissioners present:	Jerry Pace (Place 1)
	Adrian Riojas (Place 2)
	Kaleb Wade (Place 3)
	Tara Sheehan (Place 4)
	David Duman, Chair (Place 5)
	Jeff Burns (Place 6)
	Lane Beene, Vice-Chair (Place 7)
Commissioners absent:	None
Staff members present:	Rachel Roberts, Planning & Development Director Tejali Mangle, Planner
Council members present:	None

A quorum was present.

II. INVOCATION AND WELCOME VISITORS

Commissioner Pace gave the invocation. Chair Duman welcomed the visitors.

III. ACTION ITEMS

A. Discuss and consider approving the minutes from the regular meeting held on February 12, 2024.

Commissioner Pace made a motion to approve the minutes from February 12, 2024, as presented. Commissioner Burns seconded the motion. The motion passed with all in favor.

B. Discuss and make a recommendation to the City Council on approval of an ordinance requested by Baird, Hampton, & Brown, Inc. for a zoning change from “GC” General Commercial District to “PD” Planned Development District for approximately 67.55 acres located at 801 S Hampton Rd and 1100 S Crowley Rd, Crowley, being tracts in the J W Haynes Survey Abstract 774, and the Memucan Hunt Survey Abstract 763, conveyed by deed as recorded in Document Number D212290905 and D220285441, Deed Records, Tarrant County. Case # ZR-2024-001.

Staff member Rachel Roberts briefly summarized the case. She said the property is zoned General Commercial (GC) and is classified as Mixed-Use on the future land use plan. Ms. Roberts said this property does not comply with the comprehensive plan if it is considered

on its own. She said that the property owner is working on a commercial and multifamily project on the west of Hampton Rd, and they are also working with the city to approve a development agreement for the west side that would require a mixed-use development, and in that case, the project would comply with the comprehensive land use plan. Ms. Roberts said single family zoning on this property would not have an adverse effect on the surrounding properties. She said the traffic impact analysis must be done by the developer at the platting stage. If the TIA recommends any major changes to the concept plan as presented by the applicant at this stage, then the developer will be required to present the new concept plan to the Commission. Ms. Roberts said if the property is retained as commercial, it is highly unlikely to have access to FM 1187 due to grade change, and in this case, all the traffic will be concentrated on Hampton. She said Hampton Rd is not suitable for heavy commercial traffic. Ms. Roberts said the city engineer and public works are working with the applicant's engineer to resolve the number of street connections on Hampton Rd. She said the city engineer recommended removing some stop signs as shown on the concept plan exhibit and discussing more options for traffic calming on Hampton. She said the applicant has addressed all of the staff comments on the development standards. Ms. Roberts said the staff recommends approval on conditions that the development agreement for the western tract must be approved by the Council, the applicant resolves the street connection concerns on Hampton Rd, a TIA must be done before the preliminary plat submittal, if on-street parking is provided on Hampton Rd, any changes made parking space design and location and the traffic control devices would be subject to approval of the city engineer and public works, and no direct driveway connections may be added to Hampton Rd.

Trace Strevey from Baird, Hampton & Brown (applicant's engineer) talked about street improvement strategies on Hampton Rd. He said they plan on providing street parking and slowing traffic through stop signs. He said the street improvement exhibit is subject to change depending on the city engineer's recommendations. Ms. Roberts clarified that the street improvement exhibit is not a part of the concept plan and is subject to change. Commissioner Sheehan asked if the street parking would only be used for the houses on Hampton or if they would be available for all. Mr. Strevey said these parking spaces would be open for all, however, the city can essentially decide on how to regulate those parking spaces.

Chair Duman asked about the commercial area on the western tract. Ms. Roberts said the discussion that staff has had with the property owners and Council that there is not a huge market for commercial at the moment. She said the current draft of the development agreement has a provision that the ground floor residential within a certain distance of FM 1187 would be designed to allow commercial uses in the future when there is a market demand for those uses. She clarified that it would be designed to have commercial at the bottom and residential on the top such as live/work units. Chair Duman asked if the development agreement would change if the ownership changes. Ms. Roberts said the development agreement would be a part of the land irrespective of the change in ownership.

Ms. Strevey added the intention is to create an outward facing project to increase street interaction on Hampton Rd. He said Hampton Rd currently does not have the interactive street wall and he intends to make this issue better with this development.

Commissioner Pace asked about the filing process on plats and who has the authority to hold the plat filing if the comments or conditions are not being addressed. Ms. Roberts said staff has the authority to hold the filing of a plat.

Vice-chair Beene asked about the density proposed in this development. Ms. Roberts said a planned development district would not have a maximum density but if the Commission suggests adding it then it can be added. Vice-chair Beene asked if staff considers the floodplain under open space and parkland dedication. Ms. Roberts said it can be only considered as parkland dedication since the applicant has proposed a 10-foot trail around the subdivision. Vice-chair Beene asked how the streets within the subdivision would be designed. Mr. Strevey said every street within the subdivision would have sidewalks and would have pedestrian access easements to be connected to the trail system. Vice-chair Beene asked about the amenities proposed for the development. Mr. Strevey said there would be a small amenity center at the very least and a connection to the trail system. He added that there is a possibility of adding a playground for different age groups but it has not been decided yet.

Commissioner Wade expressed concerns about participating in this agenda item being a property owner within a 200-foot radius of the proposed development. He chose to abstain from taking any action and left the Council Chambers for the rest of the discussion.

Commissioner Sheehan made a motion to recommend approval of Case #ZR-2024-001 with all five conditions as stated in the staff report under staff recommendation (as stated above). Commissioner Pace seconded the motion. The motion passed with Commissioner Wade abstaining.

After the vote, Commissioner Wade returned to the Council Chambers.

C. Discuss and consider approval of a final plat for Vyas Addition, an approximately 3.102 acre development, being located in the R.W. Waggoner Survey, Abstract 1618, City of Crowley, Tarrant County, Texas. Case # PLT-2023-004.

Staff member Tejali Mangle said the property is located on E FM 1187 and is zoned general commercial. She said the development proposes two or more medical office buildings developed in phases. Ms. Mangle said the plat does not comply with the comprehensive land use plan since the land use for this property is categorized as a mixed-use development. She said the proposed use meets the intent and complies with the zoning code. Ms. Mangle said the plat meets all the requirements of the zoning ordinance and subdivision regulations. She added that the civil plans are approved by the city staff and the city engineer recommends approval of the plat. Ms. Mangle said the applicant's engineer is working with the city engineer and utility department on getting the drainage easement maintenance agreement approved by the City Council. She added the approval of the maintenance agreement should not affect the plat drawing and recommended approval of the plat conditioned on the plat not being filed until the maintenance agreement is approved by the City Council and the filing number is added to the plat.

Commissioner Pace asked about the reason for adding a 24-foot access easement on the plat and its purpose. Michael Thomas, the applicant's engineer, said the lot will be developed

in phases and they currently don't have the exact timeline to develop east of the property across the drainage easement. He said the access easement shall allow the developer to connect the west and east sides of the drainage channel.

Commissioner Sheehan made a motion to recommend approval of Case #PLT-2023-004 with a condition recommended by staff. Vice-Chair Beene seconded the motion. The motion passed with all in favor.

IV. DISCUSSION ITEMS

A. Hear a presentation and provide input to staff on proposed changes to the city's zoning regulations (Chapter 106).

Staff member Tejali Mangle gave an overview of all the proposed changes to the zoning ordinance adopted in May 2022. She said these changes were proposed in order to resolve any conflicts in the code, to clarify the language that is not easy to interpret, and/or to clarify the language in the code that is not exactly interpreted to the intention of the code. Ms. Mangle listed the changes proposed in the order below:

- Allow the addition of accessory structures without a primary structure to properties that are unplatted and in use for cemeteries and public parks.
- Clarify the maximum allowed height of accessory buildings in residential districts.
- Clarify the sidewalk clearance zone required for sidewalk cafes to be six feet.
- Allow multifamily with 4 dwelling units and more in mixed-use core districts.
- Allow carports in the rear yard for nonresidential and special districts with supplemental standards.
- Allow outdoor storage areas only in the rear yard with specific screening regulations.
- Single family and duplex residential buildings and their entrances must be oriented to the primary streets.
- Remove STC requirements from the zoning code and regulate them through the building code.
- Allow new developments in DT-C and DT-G districts to include public bicycle parking located within a 100-foot radius as a part of their bicycle parking requirements.
- Remove language for sidewalks on freeways or freeway frontages.
- Require screening and fencing requirements for all developments in the downtown districts.
- Require screening for all developments adjacent to residential use or districts.
- Add fencing regulations for nonresidential and special districts, civic-public districts, and developments adjacent to Main St.
- Add language that front yard fences must be 75% transparent.
- Clarify sight triangle regulations for corner lots.
- Require landscape, open space, and screening requirements for all PD districts where those specific standards are not regulated by the PD ordinance.
- Open space requirements in Ch. 106 supersede the open space requirements in Ch. 98.
- Update some definitions in the definition section.

The Commission collectively agreed to allow the height of accessory buildings to not exceed the height of the primary structure, to allow carports and outdoor storage areas only on the

rear yards for nonresidential and special districts, and to allow only masonry screening devices for outdoor storage areas and to only allow them up to 8 feet in height.

V. PUBLIC COMMENT

There was no public comment.

VI. ADJOURNMENT

The regular meeting adjourned at 7:59 PM.

Attest:



David Duman, Chair



Tejali Mangle, Staff Liaison