



MINUTES  
PLANNING & ZONING COMMISSION  
FEBRUARY 12, 2024  
REGULAR SESSION – 7:00 P.M.

Crowley City Hall  
201 E. Main Street  
Crowley TX 76036

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**REGULAR SESSION – February 12, 2024 - 7:00 PM**

**I. CALL TO ORDER AND ROLL CALL**

Chair Duman called the regular session to order at 7:09 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)

Commissioners absent: Lane Beene, Vice-Chair (Place 7)

Staff members present: Rachel Roberts, Planning & Development Director  
Tejali Mangle, Planner

Council members present: Johnny Shotwell

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 January 22, 2024.**

Commissioner Pace made a motion to approve the minutes from January 22, 2024, as presented. Commissioner Sheehan seconded the motion. The motion passed with all in favor.

**B. Hold a public hearing, 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 gave an overview of the case. She said the property is zoned General Commercial (GC) and is classified as Mixed-Use on the future land use plan. She

said the topography of the site can be challenging to have direct access to FM 1187 and, therefore, the development will be accessed only from S Hampton Rd. Ms. Roberts said the property to the west of S Hampton is proposed to be a part of this development in the future, however, that property is not a part of this rezoning case. She said the applicant is proposing a single family development on the subject property. Ms. Roberts said that combined with the western part of the development, this rezoning request would be compliant with the land use plan. She said the staff does not anticipate an adverse impact from the single family zoning. She added the traffic impact analysis is not provided by the applicant but, if necessary, the Commission has the authority to require a TIA before making a decision. She said the city engineer does not have any concerns about postponing the TIA as of now, as long as the concept plan is later modified if the TIA calls for it. Ms. Roberts said rezoning this property to single family will not bring in as much traffic as a commercial development would bring. Also, S Hampton being the primary access road is not suitable to carry commercial traffic. She said the city staff is working with the land owners on drafting a development agreement for the western part of the property where they would agree to develop that property as multifamily and commercial in order to comply as a mixed-use development. She said the city staff is also working with the applicant on items discussed during the work session. Staff recommended postponement.

Chair Duman opened the public hearing at 7:16 P.M. for those in favor. With no one to speak, he called for those in opposition. There was no one to speak. He closed the public hearing at 7:16 P.M. and asked the Commission for discussion.

Commissioner Pace asked the reasoning behind staff recommending postponement. Ms. Roberts said that the staff is still working with the applicant to make some changes to the development standards and incorporate changes as discussed during the previous work session. Commissioner Pace asked how the developer is planning on incorporating improvements on S Hampton Rd, which is already in need of some maintenance and doesn't look able to handle the extra traffic from a new development. Ms. Roberts said that Hampton Rd is a public road, and the staff will need to work with the city engineer and calculate the share of road repairs needed due to new development through a process called rough proportionality. She said through this method we will be able to determine the share of the applicant and the city.

Commissioner Riojas asked if any of the staff comments consider asking about the access to FM 1187 as discussed during the work session. Ms. Roberts said that the applicant had proposed access to FM 1187 in the initial concept plan. However, the topography of the site in that area could make it challenging to implement that idea. Commissioner Pace asked if TxDOT has any final decision for access to FM 1187. Ms. Roberts said that if the applicant plans to have access to FM 1187 then it is dependent on a TxDOT permit.

Commissioner Sheehan made a motion to postpone Case #ZR-2024-001 until Monday, February 26, 2024. Commissioner Burns seconded the motion. The motion passed with all in favor, except Commissioner Wade abstained.

#### **IV. PUBLIC COMMENT**

There was no public comment.

V. ADJOURNMENT

The regular meeting adjourned at 7:22 P.M.

Attest:



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David Duman, Chair



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Tejali Mangle, Staff Liaison