



MINUTES
PLANNING & ZONING COMMISSION
JANUARY 22, 2024
WORK SESSION – 6:30 P.M.
REGULAR SESSION – 7:00 P.M.

Crowley City Hall
201 E. Main Street
Crowley TX 76036

WORK SESSION – January 22, 2024 - 6:30 PM

I. CALL TO ORDER AND ROLL CALL

Chair Duman called the work session to order at 6:30 P.M.

Commissioners present: Jerry Pace (Place 1)
Adrian Riojas (Place 2)
Tara Sheehan (Place 4)
David Duman, Chair (Place 5)
Jeff Burns (Place 6)
Lane Beene, Vice-Chair (Place 7)
Place 3 is vacant

Commissioners absent: None

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

Council members present: None

A quorum was present.

II. ACTION ITEMS

A. Pre-application discussion with a developer on a rezoning request at 801 S Hampton.

Staff member Rachel Roberts gave a brief overview of the project. She said the property in discussion and the vacant property to the west of S Hampton Rd would be a part of an overall mixed-use development. Ms. Roberts said the property in discussion for the rezoning request is proposing single family housing as a part of a PD district. She mentioned that the applicant has already made a formal application for a zoning request. She then described what the Commission could discuss with the applicant as a part of the work session.

Trace Strevey from Baird, Hampton & Brown (engineer) talked about the proposed concept. He said they are proposing 187 single family lots on the east property. He said that the owner, the Teeter family has plans of developing the property to the west with multifamily units and commercial spaces. Mr. Strevey said the single family subdivision is designed such as to create an urban village-style concept along S Hampton Rd. The lots along this road will have alley access for garages in the rear of the lot. He said the interior area of the subdivision will have larger lots closely conforming to the R-3 zoning district of the city zoning code. A 10 feet wide biking/walking trail will be provided along the floodplain to encourage better connectivity as per the parks and trails master plan. This will also include a 10 feet wide trail along S Hampton Rd.

Chair Duman asked about the thought process that the applicant went through while designing the lots facing S Hampton Rd. Rachel Roberts said that this property on the future

land use plan is a mixed-use lot and since S Hampton Rd divides the two properties, the staff wanted the applicant to work on both sides as one single development. Having the urban village concept facing houses toward S Hampton Rd helps connect the properties on the west and east and encourages interaction. Chair Duman said that it would be great to see some more thought in how the developer plans on working with Hampton Rd, especially with traffic control and connectivity to the west side of the development.

Commissioner Pace asked to clarify if the homes facing Hampton Rd will have garage access from the back/ rear of the houses and not from Hampton Rd itself. Ms. Roberts said that homes facing Hampton Rd will only have pedestrian access on Hampton Rd.

Trace Strevey said they have worked on development standards for these proposed houses and will have a minimum of 90% masonry requirements on all the front facades and 80% for side and rear facades for higher quality product. He said these will be custom homes, and the houses facing Hampton Rd will have front porches with no residential driveways on that road. He said the development standards also list a number of building design elements to choose from. Mr. Strevey said the developer is hoping to deliver a high-end build-out for this project through these standards.

Commissioner Sheehan asked if the staff had reviewed any traffic studies for this project. Ms. Roberts said the applicant is not required to do a traffic impact analysis at this stage but the city engineer, public works, and fire have reviewed the proposed development plan and provided preliminary comments and concerns to the applicant. Commissioner Sheehan said that she would want to know how the developer plans on accommodating guest parking to avoid blocking driveways and streets. Ms. Roberts clarified that currently residents are not allowed to park on Hampton Rd under city ordinance. Also, to avoid parking and traffic nuisance after the development is complete; the HOA will have to regulate any issues regarding the same.

Commissioner Burns asked if there were plans to redesign Hampton Rd to reduce speed limits or to make the area more walkable similar to Main Street. Ms. Roberts said that from a planning perspective, staff would like to see Hampton Rd be more accessible and walkable. She added that she hasn't heard from the Council if they have the same vision for this road and would agree to take on that project in the future. Chair Duman said that the Commission would like to see a more integrated development regarding the east and west site connectivity and making Hampton Rd a part of this development.

Commissioner Riojas asked if the applicant had put any thought into how the school bus stops in the community would be located for picking up and dropping off children. Trace Strevey said that the area around the pocket park as shown on the development plan can be designed in a way to accommodate bus stops.

Vice-Chair Beene asked about any plans for the green space shown on the development plan. Mr. Strevey said they want to work with the city and the vision from the trails and parks master plan to identify walking/ biking trails around the development. He said the blocks would be designed in a way that they provide a high-level connectivity to the proposed trails. Commissioner Riojas asked if the same trail connectivity would be provided along FM 1187. Mr. Strevey said that existing site conditions considering the steep grade change would not allow for greater connectivity along FM 1187.

Vice-Chair Beene asked the applicant about how they intend to make optimal use of the parkland dedication in the floodplain and if this area was only dedicated to control stormwater run-off. Mr. Strevey said the trail system will be a part of the parkland dedication, and it will

be designed as per the standards provided in the parks and trails master plan. Chair Duman said the lots along Hampton Rd have 20-foot setbacks under the development standards and expressed that it would much better serve the purpose of the concept if the front setback was smaller than 20 feet. He said this should help achieve the vision of an urban-style concept as the builder intends to deliver. Chair Duman also expressed concerns about the Commission wanting to see the completed development to fully match with the vision the applicant has presented.

Commissioner Burns talked about improving Hampton Rd by adding more street lights and security since it currently lacks those elements.

Commissioner Pace asked if the applicant had thought about the traffic connections from the east to the west of the development. Ms. Roberts said that this hasn't been decided yet, and the staff would defer this issue to be handled by the city engineer as a part of traffic analysis and working with the ideal traffic scenario.

Trace Strevey clarified before the Commission closed the work session that the owner of the property is not including the west of the development with this specific zoning change application. The owner will be working on it with a different developer. He said that the owner is working with the city in signing a development agreement to commit the west property to follow the urban village concept and commit to the delivery of that project timeline.

Chair Duman closed the work session at 6:59 P.M.

REGULAR SESSION – January 22, 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)
	Tara Sheehan (Place 4)
	David Duman, Chair (Place 5)
	Jeff Burns (Place 6)
	Lane Beene, Vice-Chair (Place 7)
	<i>Place 3 is vacant</i>
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

B. Discuss and consider approving the minutes from the regular meeting held on December 12, 2023.

Vice-Chair Beene made a motion to approve the minutes from December 12, 2023, as presented. Commissioner Burns seconded the motion. The motion passed with all in favor.

C. Hold a public hearing, discuss, and make a recommendation to the City Council on an ordinance requested by The Nehemiah Company amending Ordinance No. 06-2018-332 (the Karis planned development district regulations), repealing and replacing Exhibit 'B' and amending Exhibit "E". Case # ZCA-2023-005

Staff member Rachel Roberts said this Karis PD amendment is an update to the original amendment adopted in 2018. She said now that the building permitting in Karis has started, the builders have identified some limitations regarding the design standards that were initially adopted. She said that there are also some conflicts among the staff and the developer relating to the interpretation of some of the regulations. Ms. Roberts said that in some cases depending on the lot sizes and existing circumstances, the builders are not able to accommodate every given regulation for smaller lots. Ms. Roberts summarized all the proposed changes to the Karis ordinance.

Chair Duman opened the public hearing at 7:12 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 7:12 P.M. and asked the Commission for discussion.

Commissioner Pace asked if the changes to the ordinance are requested by the builders or the sales team for the builders. Ms. Roberts said most of the changes are requested by the developer. She said some of the issues were reported by the builders and some were reported by the staff on interpreting the codes.

Commissioner Riojas asked if reducing the allowed encroachment from 7 feet to 2 feet could create any major problems. Ms. Roberts said this has been proposed to change only for single family attached homes due to their small square footage whereas the single family detached homes will still have a 7-foot porch encroachment allowed in the front yard.

Chair Duman asked if removing the parapet requirements might expose roof gutters and may not be aesthetically pleasing. He asked if there was a specific reason for removing the parapets. Liliana Soto from the Nehemiah Group (project manager) said this change was proposed due to the issues faced during the amenity center approval. She said the comments regarding the parapet detail would have changed the design and look of the amenity center. Ms. Soto said she understands the need to screen HVAC equipment on the roof, and they have been working on finding the most design-compatible screening device for the equipment. Chair Duman asked if the roof drainage was visible from the neighboring houses. Ms. Roberts said the developer has proposed a low slope drainage on the rooftop. She also said that even though this requirement would be changed for all the commercial buildings in the Karis PD, there is no other portion of the PD planned for commercial use

and therefore, this requirement would only change for the amenity center building unless the developer proposes any park buildings in the future.

Chair Duman said the stone and masonry columns are a great clarification for simply listing architectural posts and pillars as a design element. He said this specific detail may exclude some of the other materials like fiberglass or other classic design materials. Ms. Roberts suggested that the Commission could suggest an alternative language as a part of the recommendation to the City Council.

Commissioner Sheehan expressed concerns about the anti-monotony amendment to be able to add same-color homes next to each other.

Vice-Chair Beene made a motion to recommend approval of the Karis PD amendment Case #ZCA-2023-005. Commissioner Sheehan seconded the motion. The motion passed with all in favor.

IV. PUBLIC COMMENT

There was no public comment.

V. ADJOURNMENT

The regular meeting adjourned at 7:25 P.M.

Attest:


David Duman, Chair


Tejali Mangle, Staff Liaison