



MINUTES
PLANNING & ZONING COMMISSION
DECEMBER 11, 2023
REGULAR SESSION – 7:00 P.M.

Crowley City Hall
201 E. Main Street
Crowley TX 76036

REGULAR SESSION – December 11, 2023 - 7:00 PM

I. CALL TO ORDER AND ROLL CALL

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

Commissioners present: Jerry Pace (Place 1)
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: Adrian Riojas (Place 2)

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

Vice-Chair Beene gave the invocation. Chair Duman welcomed the visitors.

III. ACTION ITEMS

A. Discuss and consider approving the minutes from the regular meeting held on October 23, 2023.

Vice-Chair Beene made a motion to approve the minutes from October 23, 2023, as presented. Commissioner Burns seconded the motion. The motion passed with all in favor.

B. Hold a public hearing, discuss, and make a recommendation to the City Council regarding the request for a specific use permit to allow a building taller than 45 feet in the "C-P" Civic-Public zoning district at 1005 W Main St, whose legal description is Crowley High School Addition Block 1 Lot 1, as requested by VLK Architects. Case # SUP-2023-004.

Staff member Rachel Roberts gave an overview of the project. She said that Crowley ISD is working to develop new plans for the high school building and is requesting to allow the new high school building to be taller than 45 feet. She said the purpose of this Specific Use Permit request is only to allow the taller height of the building. Ms. Roberts said the request does not conflict with the comprehensive land use plan and complies with all other zoning regulations. She added that the SUP request only applies to the school height and should

not affect the school land use regulations. Ms. Roberts also said that this SUP request, if approved, will only apply to the main school building. If the applicant proposes any other ancillary buildings taller than 45 feet, they will be required to apply for a new SUP request separately.

Before the Commission started a discussion chair Duman clarified that the Commission and the public could only make comments related to the SUP request, that is, the height of the school building and any concerns and issues related to same.

Vice-Chair Beene asked the staff what the current height of the school building was. Ms. Roberts said it is currently 40-45 feet.

Chair Duman opened the public hearing at 7:09 PM and called for those wanting to speak in favor.

Representatives from VLK Architects came forward to speak. Julio Leal, the project coordinator, gave an overview of the school project and explained the new proposed site plan and preliminary 3-D sketches of how the new school building will look.

Chair Duman called for those who wanted to speak in opposition. Since there was no one to speak, he closed the public hearing at 7:14 PM and opened the discussion for staff to answer any questions that the Commission had.

Vice-Chair Beene said that adding about 15 more feet to the building height would not make a huge impact on the neighborhood, and he does not foresee any major concerns relating to the SUP request.

Commissioner Pace said that the preliminary site plan showed some building setbacks from Main St. which we currently don't have with the existing school building. He said the setback should be helpful as the height is proposed to increase.

Commissioner Sheehan said the new school looks aesthetically pleasing. She said the neighborhood right beside the school will be suffering from construction noise and traffic, but since no one showed up to express any concerns, the Commission is not as concerned about it.

Chair Duman said the areas that exceed 45 feet in height seem comparatively smaller compared to the overall footprint of the school complex.

Commissioner Sheehan made a motion to recommend approval of the SUP request as presented. Vice-Chair Beene 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 7:18 P.M.

Attest:



David Duman, Chair



Tejali Mangle, Staff Liaison