



MINUTES
PLANNING & ZONING COMMISSION
OCTOBER 23, 2023
REGULAR SESSION – 7:00 P.M.

Crowley City Hall
201 E. Main Street
Crowley TX 76036

REGULAR SESSION – October 23, 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: Adrian Riojas (Place 2)
 David Duman, Chair (Place 5)
 Jeff Burns (Place 6)
 Lane Beene, Vice-Chair (Place 7)
 Place 3 is vacant

Commissioners absent: Jerry Pace (Place 1)
 Tara Sheehan (Place 4)

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 September 11, 2023.

Vice-Chair Beene made a motion to approve the minutes from September 11, 2023, as presented. Commissioner Burns seconded the motion. The motion passed with all in favor.

B. Discuss and consider approval of a final plat for Miraverde Phase 2, an approximately 50.331 acre development, being located in the Moses Walters Survey, Abstract No. 1598, City of Crowley, Tarrant County, Texas. Case # PLT-2023-005.

Staff member Tejali Mangle described the case and said that the plat conformed with the comprehensive plan and met all the requirements. She mentioned that the developer is requesting to pay a fee-in-lieu instead of dedicating parkland, and this has to be approved by City Council since the project has more than 100 lots.

She recommended approval conditioned upon the Council approving the fee-in-lieu for parkland. She added that the tree preservation plan had not been approved when the staff reports were sent out, but it had since been approved.

Chair Duman asked if the Miraverde Phase 1 also had their fee-in-lieu approved. Ms. Roberts said that the Phase 1 had their parkland dedicated and did not pay the fee-in-lieu. She said that the developer paid fee-in-lieu for Miraverde South.

Chair Duman asked if there were any significant changes from the preliminary plat to final plat. Ms. Roberts said that the only change was made to a corner lot but nothing significant.

Vice-Chair Beene made a motion to recommend approval with conditions as recommended by staff. Commissioner Riojas seconded the motion. The motion passed with all in favor.

C. Discuss and consider approval of a final plat for Canoe Way Townhomes Tract 2A, an approximately 8.206 acre development within Canoe Way planned development district, being located in the Thomas W. Toler Survey, Abstract 1541, City of Crowley, Tarrant County, Texas. Case # PLT-2023-006.

Ms. Mangle described the case, saying that the plat conformed with the comprehensive plan and met all the requirements except for some minor comments on the plat and the tree preservation plan. She said that the plat needs separate instrument filing information added to the face of the plat for a few easements. She recommended approval conditioned on the plat not being filed until the remaining comments are addressed and the separate instrument numbers are added to the plat.

Commissioner Riojas made a motion to recommend approval with conditions as recommended by staff. 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 7:15 P.M.



David Duman, Chair

Attest:



Tejali Mangle, Staff Liaison