



Agenda
Crowley Planning & Zoning Commission
August 10, 2026
Regular Session - 7:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Citizens may address the Planning & Zoning Commission by filling out a blue "Citizen Participation" card to discuss any issue that is on the Agenda. Please turn in cards to the board secretary. Speakers are limited to three minutes (if using a translator, the time limit will be doubled).

Regular Session - August 10, 2026 - 7:00 PM

I. Call to Order and Roll Call

II. Invocation and Welcome Visitors

III. Action Items

- A. Discuss and consider approving the minutes from the regular meeting held on **July 27, 2026**.
- B. Hold a public hearing, discuss, and consider making a recommendation to the City Council on an ordinance amending portions of City Code Chapter 106, "Zoning," Article 8, "Landscaping, Screening & Open Space Standards," Section 106.93, "Screening and Fencing," subsection D, "Single-Family Residential Fencing," to allow vinyl fencing as a permitted fencing material for residential privacy fencing. **Case # ZCA-2026-003**.
- C. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance amending Section 106.93.C of Chapter 106, the comprehensive zoning ordinance, to allow alternative fencing materials with a Specific Use Permit in the Downtown zoning districts, requested by Crowley Brake & Alignment. **Case # ZCA-2026-004**.

IV. Discussion

V. Public Comment

If you wish to make a public comment or discuss subjects not listed on the Agenda, please fill out a (yellow) Visitor's Participation card and submit to the board secretary. There will be no formal actions taken on subjects presented during public comments. Please NOTE the Planning & Zoning Commission may NOT address or converse with you regarding a NON-AGENDA ITEM. The public comment period will only allow members of the public to present ideas and information to the Planning & Zoning Commission and staff.

VI. Adjournment

I, the undersigned authority, do hereby certify that this agenda of the Crowley Planning & Zoning Commission meeting to be held on August 10, 2026 at 7:00 PM is a true and correct copy posted on Tuesday, _____, at _____ AM/PM to the city website and at Crowley City Hall, in a place convenient and readily accessible to the public at all times.

Bhumika Thakore, Planner

The Crowley City Hall is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at 817-297-2201 ext. 4000 for more information.



City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Bhumika Thakore	Meeting Date: August 10, 2026
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on July 27, 2026.	

Background:

Minutes are attached for review.

Recommendation:

Staff recommends approval

Financial Information:

Attachments:

1. 2026_07_27_PZ_Minutes



Minutes
City of Crowley
Planning & Zoning Commission
July 27, 2026
Regular Session - 7:00 PM

Crowley City Hall
201 E. Main Street Crowley
TX 76036

Regular Session – July 27, 2026 - 7:00 PM

I. Call to Order and Roll Call

Chair Duman called the meeting to order at 7:07 PM.

Commissioners present: Miki Rayburne (Place 1)
Kaleb Wade (Place 3)
David Duman, Chair (Place 5)
Jeff Burns (Place 6)

Commissioners absent: J. J. Wagner (Place 2)
Lane Beene, Vice-Chair (Place 7)
George Allen (Place 4)

Staff members present: Rachel Roberts, Planning & Development Director

Council member not present: Jim Hirth

A quorum was present.

I. Invocation and Welcome Visitors

Commissioner Burns gave the invocation, and Chair Duman welcomed the visitors.

II. Action Items

A. Discuss and consider approving the minutes from the work session meeting held on June 22, 2026.

Commissioner Wade motioned to approve the minutes, seconded by Commissioner Burns. The motion passed with Commissioner Rayburne abstaining.

B. Discuss and consider approving the minutes from the regular meeting held on June 22, 2026.

Commissioner Wade motioned to approve the minutes, seconded by Commissioner Burns. The motion passed with Commissioner Rayburne abstaining.

C. Discuss and consider approving the minutes from the regular meeting held on July 13, 2026.

Commissioner Wade motioned to approve the minutes, seconded by Commissioner Burns. The motion passed with Commissioner Rayburne abstaining.

D. Discuss and make a recommendation to the City Council on a Preliminary Plat for Braum's Addition, Lot 1, Block A, being approximately 1.678 acres situated in the John Steele Survey, Abstract No. 1381, City of Crowley, Tarrant County, Texas. Case # PPLT - 2026 004.

Ms. Roberts presented a summary of the request. Ms. Roberts stated that the request was for a preliminary plat for a single lot to allow the development of a standalone Braum's restaurant located at the intersection of East Main Street, Crowley Road, and FM 1187. Ms. Roberts stated that the proposed use is consistent with the Comprehensive Plan and the General Commercial zoning district.

Ms. Roberts stated that the preliminary plat conforms to the Comprehensive Plan, zoning regulations, subdivision regulations, and substantially complies with the applicable technical requirements. Ms. Roberts explained that the remaining Planning Department comments relate primarily to items that are typically reviewed during the building permit process, such as landscaping and building setback details, and were provided as a courtesy to assist the applicant early in the development process. Ms. Roberts stated that the remaining engineering comments could be addressed during the final plat review and were not significant enough to warrant denial of the preliminary plat. Therefore, staff recommended approval of the request.

Ms. Roberts also stated that the proposed development includes one driveway on Crowley Road and one driveway on the opposite side of the property, with no direct access from East Main Street. Ms. Roberts noted that while the intersection may continue to present traffic challenges, the proposed access configuration complies with the City's requirements.

Commissioner Wade asked for clarification regarding the recently annexed property and whether the site had previously been split between the City of Crowley and the City of Fort Worth.

Ms. Roberts explained that the flag-shaped portion adjacent to the driveway was recently annexed into the City of Crowley and rezoned General Commercial, while the rectangular portion to the west had been annexed several years earlier. Ms. Roberts also noted that the property has a cross-access easement between the adjoining properties. Ms. Roberts confirmed that the northern property remains within the City of Fort Worth and stated that the remaining staff comments would be addressed during the final plat review and were not significant enough to warrant denial of the preliminary plat.

Commissioner Wade made a motion to approve Case # PPLT-2026-004. Commissioner Burns seconded the motion, which passed with all in favor.

E. Hold a public hearing, discuss, and consider making a recommendation to the City Council on an ordinance amending portions of City Code Chapter 106, "Zoning," Article 8, "Landscaping, Screening & Open Space Standards," Section 106.93, "Screening and Fencing," subsection D, "Single-Family Residential Fencing," to allow vinyl fencing as a permitted fencing material for residential privacy fencing. Case # ZCA-2026-003.

Ms. Roberts presented a summary of the request. Ms. Roberts explained that the request originated after a fence permit application for a vinyl fence was denied because vinyl is not currently listed as an approved fencing material in the City's zoning ordinance. Ms. Roberts stated that the applicant subsequently submitted a zoning text amendment request to add vinyl as an approved material for residential privacy fences in the R-2, R-3, and R-4 zoning districts.

Ms. Roberts explained that while vinyl is not listed as a prohibited material, it is also not included on the list of approved materials; the City's interpretation is that only materials specifically identified as approved are permitted. Ms. Roberts stated that staff requested additional information from the applicant regarding the proposed fencing material and applicable product standards but had not received the requested information.

Ms. Roberts informed the Commission that staff researched how neighboring municipalities regulate vinyl fencing and found that some cities permit the material while others prohibit it. Ms. Roberts also stated that the Building Official was not supportive of a blanket approval without minimum standards addressing items such as UV resistance, material thickness, and durability. Ms. Roberts explained that staff had begun researching industry standards but needed additional time to complete its review. Therefore, staff recommended postponement of the request to allow additional research and obtain the necessary information before making a final recommendation.

Chair Duman opened the public hearing at 7:15 P.M. Seeing no one wishing to speak in favor of or in opposition to the request, Chair Duman closed the public hearing at 7:15 P.M.

Commissioner Wade expressed support for staff's recommendation to continue researching vinyl fencing materials and potential standards. Commissioner Wade discussed the importance of establishing minimum requirements for durability, including UV resistance, impact resistance, and structural integrity. Commissioner Wade also suggested considering a requirement for metal fence posts set in concrete to improve stability and resistance to wind damage. Commissioner Wade also asked whether any future code amendment would apply to homeowners' association requirements or only to the City's zoning regulations governing private property .

Ms. Roberts explained that the proposed amendment would apply only to residential single-family properties within the applicable zoning districts and would not apply to subdivision screening walls, which are required to be constructed of masonry. Ms. Roberts also noted that staff would need to clarify how the amendment would apply to non-residential uses, such as amenity centers located within residential zoning districts, if the Commission wished to move forward with the request.

Commissioner Burns requested that staff provide visual examples of the fencing materials under consideration when the item returns for review. Commissioner Burns stated that visual examples would help ensure the Commission has a common understanding of the proposed materials and their appearance.

Commissioner Rayburne motioned to postpone Case # ZCA-2026-003 until August 10, 2026. Commissioner Wade seconded the motion, which passed with all in favor.

- F. Discuss and make a recommendation to the City Council on a preliminary plat for Karis Addition Phase 2A, an approximately 39.6 acre development located in the F. Wells Survey, Abstract Number 1683, the T. Toler Survey, Abstract No. 1536, and the M. Walters Survey, Abstract No. 1598, City of Crowley, Tarrant County, Texas. Case # PPLT-2026-005.**

Ms. Roberts presented a summary of the request. Ms. Roberts explained that the request was

for a preliminary plat consisting of 248 lots, including 211 residential lots and 37 open space and homeowners' association lots, located north of Phase 1C of the Karis development. Ms. Roberts stated that the proposal is a redesign of a previously approved preliminary and final plat that was never recorded after the developer elected to revise the layout.

Ms. Roberts stated that the preliminary plat conforms to the Comprehensive Plan, zoning regulations, and subdivision regulations. Ms. Roberts explained that a previously identified lot width deficiency was determined to be a drafting error and would be corrected prior to City Council consideration. Ms. Roberts also noted that most staff comments had been addressed, with the remaining comments consisting of minor planning items, including revisions to the plat summary table, an off-site easement, and requested variances for block lengths.

Ms. Roberts informed the Commission that Public Works and the City's engineering consultant identified several technical comments related to truck turning movements, utilities, and drainage; however, those items could be addressed during the final plat and construction plan review and did not warrant delaying the preliminary plat. Ms. Roberts stated that staff recommended conditional approval, subject to submission of a corrected plat showing the required 55-foot lot width, approval of the associated development plan prior to City Council consideration, and resolution of the remaining staff comments during the final plat review.

Commissioner Wade asked whether the pending flood study could affect the proposed lot layout and whether any future changes resulting from the floodplain analysis would require the preliminary plat to be reconsidered. Applicant Howard Porteus stated that the flood study is being conducted to establish drainage flows for future detention facilities rather than to redefine existing floodplain boundaries. Mr. Porteus explained that the floodplain limits are already established and that the proposed development is designed to avoid floodplain areas. Mr. Porteus also stated that the development does not anticipate the need for a Letter of Map Revision (LOMR) or Letter of Map Revision Based on Fill (LOMR-F) and noted that the proposed trail improvements near Deer Creek would not impact the existing floodplain.

Ms. Roberts explained that preliminary plats include floodplain information, although the detailed analysis is completed during the final plat review. Ms. Roberts stated that any necessary adjustments are typically addressed through the appropriate floodplain revision process. However, if the flood study resulted in substantial changes to the proposed lot layout, the preliminary plat could be required to return to the Commission for further consideration, although such situations are uncommon.

Chair Duman asked whether Mr. Porteus' explanation addressed Commissioner Wade's concerns regarding the flood study and preliminary plat process.

Commissioner Wade stated that his questions were intended to better understand the review process should future revisions become necessary. Chair Duman noted that any required revisions would be the responsibility of the applicant. After confirming there was no further discussion, Commissioner Wade made a motion to conditionally approve Case # PPLT-2026-005, subject to the conditions recommended by staff:

- (1) A corrected plat drawing addressing the Planning Department comments must be provided before the plat is considered by the City Council;
- (2) The development plan for Phase 2A must be approved by City Council;
- (3) Remaining comments must be corrected in the final plat submittal; *and*

(4) If these conditions are not met, the plat is denied.

The motion was seconded by Commissioner Burns and motion passed unanimously.

III. Discussion

- A. Discuss and provide input to staff on plat review and approval processes.
This is a discussion item only; no action may be taken on this agenda item.

Ms. Roberts presented a discussion item regarding the City's plat review process in response to recent changes in state law that shortened the review timeline for plat applications. Ms. Roberts explained that the revised requirements reduce the amount of time available for staff to complete technical reviews, receive applicant revisions, and address outstanding comments before Planning and Zoning Commission consideration.

Ms. Roberts stated that staff has been evaluating ways to improve the review process while encouraging applicants to participate in the City's optional pre-submittal review process. Ms. Roberts explained that the pre-submittal process allows staff to identify and resolve comments before a formal application is filed, resulting in a more complete application when presented to the Commission.

Ms. Roberts presented a proposed process for Commission consideration in which applications would be presented to the Planning and Zoning Commission following the initial staff review, with no comments provided to the applicant ahead of time, and with the Commission taking action to approve, conditionally approve, or deny the request based on the information available at that time. Ms. Roberts explained that this approach would provide staff with additional review time while encouraging applicants to address comments through the optional pre-submittal process. Ms. Roberts emphasized that the proposal was presented for discussion only and that staff would continue evaluating alternative approaches based on the Commission's feedback.

Ms. Roberts added that the City's limited staffing also affects review timelines, as department directors and reviewers have operational responsibilities in addition to development reviews. Ms. Roberts stated that staff wanted to present the proposed process as one possible option to improve efficiency while maintaining a thorough review process and welcomed feedback from the Commission.

Chair Duman discussed the importance of allowing staff sufficient time to complete thorough reviews and acknowledged that limited time and competing priorities can affect the quality of reviews. Chair Duman stated that while he preferred complete applications over approvals with numerous conditions, he recognized the value of the optional pre-submittal process in improving application quality. Chair Duman also noted that some applicants may choose to proceed without a pre-submittal review despite the associated risks.

Commissioner Rayburne asked whether postponements could be used as an option under the proposed review process. Ms. Roberts explained that postponements are only available at the request of the applicant.

Commissioner Burns stated that applicants should be encouraged to resolve staff comments before appearing before the Commission. He noted that applications presented with significant outstanding issues could be denied rather than approved with conditions.

Chair Duman discussed the importance of establishing clear expectations for applicants and noted that applications with numerous outstanding conditions present a greater risk of denial. Chair Duman stated that applicants should be encouraged to complete the pre-submittal review process and resolve staff comments prior to appearing before the Commission. Chair Duman stated that the Commission has approved applications with only minor conditions but is likely to deny applications with significant outstanding issues. Chair Duman emphasized the importance of setting clear expectations for applicants regarding the level of completeness expected before Commission consideration.

Ms. Roberts stated that staff would communicate the Commission's expectations to applicants currently in the pre-submittal process and encourage them to resolve outstanding comments before submitting formal applications in order to reduce the likelihood of a staff recommendation for denial.

Commissioner Wade discussed how municipalities such as the Cities of Arlington, Denton, and Keller require engineering plans, traffic studies, drainage studies, and other technical reviews to be completed before a preliminary plat is presented to the Planning and Zoning Commission. Commissioner Wade noted that this approach results in more complete applications, a better-defined site layout, and fewer uncertainties regarding future development.

Ms. Roberts explained that the City previously required approved civil plans with final plat applications; however, following recent changes to state law, the City Attorney advised that the City could no longer require approved civil plans before plat approval. Ms. Roberts noted that the City of Crowley's process requires properties to be platted before infrastructure is constructed, while some municipalities require infrastructure improvements before final plat approval. Ms. Roberts added that staff is researching how other municipalities administer their plat review process and will continue working with the City Attorney to evaluate available options.

Chair Duman discussed the importance of setting clear expectations for applicants during the pre-submittal process and emphasized that applications with numerous unresolved comments may be denied rather than approved with multiple conditions. Ms. Roberts stated that staff would communicate those expectations to applicants and encourage them to make all outstanding comments before submitting formal applications.

Ms. Roberts also presented a proposed code amendment that would authorize staff to approve applicant-requested postponements for plat applications without requiring Planning and Zoning Commission action, provided the request is submitted in writing. Chair Duman expressed support for the proposal, noting that the Commission has historically supported staff recommendations on postponement requests. The Commission reached a consensus for staff to move forward with the proposed code amendment.

IV. Public Comment

There was no public comment.

V. Adjournment

The meeting adjourned at 7:51 PM.

David Duman, Planning & Zoning Commission Chair

Date

ATTEST:

Bhumika Thakore, Planner

Date



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Bhumika Thakore	Meeting Date: August 10, 2026
Department: Community Development	Agenda Item: III.B.
Subject: Hold a public hearing, discuss, and consider making a recommendation to the City Council on an ordinance amending portions of City Code Chapter 106, "Zoning," Article 8, "Landscaping, Screening & Open Space Standards," Section 106.93, "Screening and Fencing," subsection D, "Single-Family Residential Fencing," to allow vinyl fencing as a permitted fencing material for residential privacy fencing. Case # ZCA-2026-003.	

Background:

The applicant has requested a zoning text amendment to Chapter 106 of the Comprehensive Zoning Ordinance to allow vinyl fencing as a permitted fencing material within residential zoning districts in the City of Crowley. The request was initiated in conjunction with a proposed fence replacement at 520 E. Glendale Street, which is zoned R-3 Single-Family Residential.

The current zoning ordinance permits wood, masonry, ornamental metal, and other materials specifically authorized by the zoning ordinance. Vinyl fencing is not currently identified as permitted fencing

material. Therefore, approval of a zoning text amendment is required before vinyl fencing may be permitted.

The purpose of this zoning text amendment request is to consider whether vinyl fencing should be added as an allowable fence material within the City's zoning ordinance.

Vinyl fencing has become increasingly common in residential developments because it offers a consistent appearance and can require less routine maintenance than traditional wood fencing. However, concerns have also been raised regarding long-term durability, including performance during extreme heat, hail events, impact damage, discoloration, cracking, and the ability to repair damaged sections.

Because this amendment would establish regulations applicable citywide rather than for a single property, staff requested additional information from the applicant to better evaluate the proposed material and its long-term performance.

Existing Zoning Regulations

Section **106.93 – Screening and Fencing** of the City of Crowley Comprehensive Zoning Ordinance establishes the permitted fencing materials and standards for residential properties.

Under the current ordinance, residential fences are permitted to be constructed of the following

material:

1. Masonry (including brick, stone, or similar materials);
2. Wood;
3. Ornamental metal (such as wrought iron or aluminum);

Vinyl fencing is **not currently listed as a permitted fencing material** under Section 106.93. As a result, the proposed fence cannot be approved under the existing regulations.

The purpose of this request is to consider adding vinyl as approved material. The amendment, if approved, would allow it (no additional consideration required after the amendment is approved). If the amendment is approved, the City may also wish to establish standards addressing material quality, installation, durability, appearance, and maintenance to ensure compatibility with surrounding development and long-term performance.

Staff review

Following the July 27, 2026, Planning and Zoning Commission meeting, the applicant submitted supplemental information regarding the proposed vinyl fencing. The applicant stated that the proposed fencing consists of commercial-grade vinyl manufactured using domestic PVC extrusions and indicated that individual fence components may be replaced if damaged rather than replacing an entire panel. The applicant also stated that the fencing is backed by a limited lifetime manufacturer's warranty for residential installations and provided manufacturer brochures illustrating the proposed fencing products. The manufacturer further states that the product incorporates ultraviolet (UV) protection intended to reduce oxidation and weather-related deterioration.

Although the applicant has provided additional information, much of the information consists of manufacturer descriptions and marketing materials rather than independently verifiable technical specifications or industry certifications.

Staff continues to have concerns regarding the absence of objective material standards that could be consistently administered through the City's zoning ordinance. Because the requested amendment would authorize vinyl fencing citywide rather than for a single property, staff believes minimum performance standards should be established if vinyl fencing is approved.

As part of its continued review, staff researched nationally recognized industry standards applicable to PVC fencing, including **ASTM F964**, *Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) Exterior Profiles Used for Fencing and Railing*, which establishes material performance requirements for rigid PVC fence profiles, and **ASTM F1999**, *Standard Practice for Installation of Poly (Vinyl Chloride) (PVC) Fence Systems*, which establishes recognized installation practices for PVC fencing systems.

The applicant has not provided documentation demonstrating the fencing they are requesting to be permitted would comply with either of these standards. Staff believes these nationally

recognized standards provide objective criteria for evaluating material quality and installation practices.

Additionally, staff has not received detailed product specification sheets identifying wall thickness, structural performance, wind-load ratings, engineering data, or other measurable performance information that would allow staff to objectively evaluate the long-term durability of the proposed fencing material. If the applicant is proposing to use commercial-grade vinyl, information should be provided documenting what is considered commercial-grade within the vinyl fencing industry.

Information Submitted by the Applicant

- Commercial-grade domestic PVC vinyl fencing.
- Individual fence components may be replaced without replacing an entire panel.
- Manufacturer brochure illustrating available fence styles and colors.
- Manufacturer warranty for residential installations.
- General statements regarding UV protection, durability, and maintenance.

Information Still Needed

- Manufacturer product specification sheets identifying product line, profile dimensions, wall thickness, and material composition.
- Engineering or manufacturer documentation identifying wind-load performance or structural design criteria.
- Independent documentation supporting UV resistance, weatherability, and long-term performance beyond manufacturer marketing materials.

Industry Standards Considered by Staff

ASTM F964 – Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) Exterior Profiles Used for Fencing and Railing

This standard establishes minimum requirements for rigid PVC fence materials used in exterior applications, including material quality, weatherability, ultraviolet resistance, dimensional consistency, and manufacturing tolerances. Staff believe requiring manufacturer certification demonstrating compliance with ASTM F964 would provide an objective and enforceable material standard, although this is merely a baseline standard and does not set a requirement for

minimum thickness to ensure longevity or impact resistance.

ASTM F1999 – Standard Practice for Installation of Poly (Vinyl Chloride) (PVC) Fence Systems

This standard establishes recognized installation practices for PVC fence systems, including post installation, alignment, spacing, and installation methods consistent with manufacturer recommendations. If required to be followed, this standard would be enforced as part of the inspection process.

Staff recommendations

As part of its continued review, staff researched nationally recognized industry standards applicable to PVC fencing, including **ASTM F964**, *Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) Exterior Profiles Used for Fencing and Railing*, which establishes material performance requirements for rigid PVC fence profiles, and **ASTM F1999**, *Standard Practice for Installation of Poly (Vinyl Chloride) (PVC) Fence Systems*, which establishes recognized installation practices for PVC fencing systems.

Staff believes these standards may provide an objective basis for evaluating vinyl fencing should the Planning and Zoning Commission wish to consider allowing vinyl fencing as a permitted material. Utilizing recognized industry standards would provide more consistent and enforceable criteria than relying solely on manufacturer descriptions or product marketing materials.

Staff also recognizes the Building Official's concerns regarding long-term durability, structural performance, and installation of vinyl fencing under local conditions. Therefore, staff recommends continued coordination with the Building Official to determine whether reference to applicable ASTM standards or other minimum material and installation requirements would be appropriate if the Commission recommends approval of the proposed zoning text amendment.

In addition, if the Commission approves the code amendment, staff recommend requiring metal posts for vinyl fences for additional strength and durability.

The Planning and Zoning Commission should consider whether the proposed amendment should include objective material and installation standards to ensure consistent administration, long-term durability, and compatibility with the intent of the City's residential fencing regulations.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions are provided below. Commissioners are not required to use these motions. Please note the ordinance provided to the Commission for review includes language approving the applicant's request and does not include any standards for vinyl fencing, as these were not included in the applicant's request. If the Commission recommends the Council adopt certain standards for vinyl, those conditions will need to be added to your motion to approve.

Commission Recommendation

APPROVAL:

If the Commission is in favor of the request as submitted by the applicant, the motion may be:

Suggested Motion:

I make a motion to recommend approval of Case # ZCA-2026-003, the requested amendment to the City of Crowley Zoning Ordinance to allow vinyl fencing as a permitted fencing material.

APPROVAL WITH CONDITIONS:

If the Commission is generally in favor of the requested amendment but wishes to recommend additional standards, the motion should include the conditions recommended by the Commission.

Suggested Motion if the Commission votes to approve with conditions [staff recommend these conditions or similar conditions deemed appropriate by the Commission to address concerns from the building official and planning staff]:

I make a motion to recommend approval of Case # ZCA-2026-003 with the following conditions:

Staff are continuing to review the remaining comments and coordinate internally. A recommendation will be provided at the Planning & Zoning Commission meeting.

DENIAL:

If the Commission recommends denial of the requested amendment, the motion may be:

Suggested Motion:

I make a motion to recommend denial of Case # ZCA-2026-003.

POSTPONEMENT:

If the Commission determines that additional information is needed before making a recommendation, the motion may be:

Suggested Motion:

Recommendation:

Staff are continuing to review the remaining comments and coordinate internally. A recommendation will be provided at the Planning & Zoning Commission meeting.

Financial Information:

Attachments:

1. ZCA-2026-003 -Code Amendment Application
2. ZCA-2026-003 _Amerson Fence Replacement _CL
3. ZCA-2026-003- Draft ordinance_ Vinyl Fencing-aug
4. Vinyl Fencing -Visuals
5. Homeland warranty
6. HomelandFenceBrochure-M1031_revH-22-339-WEB



CITY OF CROWLEY
Code Amendment Application
Community Development Department

Case # _____
(to be assigned by City Staff)

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See the appropriate check list and fee schedule for minimum requirements. Please see the current fee schedule for the application fee. The application fee is non-refundable.

Incomplete applications will not be processed.

Section 1. Property Information (APPLICABLE TO PD/SPECIAL DISTRICTS ONLY)

If you are requesting this code amendment for a planned development district or special district, then please complete Section 1. Otherwise, you may skip to Section 2.

Project Name: Angel Amerson Fence
Project Address: 520 East Glendale St, Crowley, TX, 76036
Legal Description: _____ Gross Acreage: 0.5
Project Description: Vinyl Fence No. of Lots: 1

Section 2. Applicant Information (for PD/special districts: Applicant & Owner Information)

Applicant Name: Collin Caffey Company: Magnolia Fence & Patio
Applicant Address: 340 Thomas Place City: Everman State: TX
ZIP Code: 76140 Telephone No: 817-727-7698 Email: _____

(For PD and special districts, if applicant is not property owner, please provide property owner information below)

Application Status (check one) ☐ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

Property Owner: _____
Applicant Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone No: _____ Email: _____

Section 3. Information Required for Code Amendment Requests

Section(s) of code you are requesting to change: 106.93.D.2.
Proposed change (attach additional pages as needed): Include Vinyl in approved fence materials

Code Amendment Application (cont.)

Reason for requested change (attach additional pages as needed): We are filing to request the ability to install vinyl fencing in the city. There are numerous vinyl fences around and it is a product that has a lifetime warranty and creates great curb appeal. It does not require painting, staining, or sealing, resulting in reduced maintenance and longer service life.

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)

PRINTED NAME: Collin Caffey

SIGNATURE: Collin Caffey DATE: 6/16/2026

FOR PD AND SPECIAL DISTRICTS:

SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:

PRINTED NAME: _____

SIGNATURE _____ DATE: _____

(Letter of authorization required if signature is other than property owner)

****The property owner must sign the application or submit a notarized letter of authorization.**

For Office Use Only

MyGov Project # _____

Date Submitted: _____

Total Fee: \$ _____

Date of Payment: _____

Accepted By: _____



June 30, 2026

Kristine Romberg
Magnolia Fence & Patio, LLC
340 Thomas Place
Everman, TX 76140

Staff Review of Amerson Fence Replacement (ZCA-2026-003)

Dear Kristine,

City staff have completed the review of the Amerson Fence Replacement application (MyGov Case #26-000020) and have the following comments. Please submit your revised responses to the staff comments prior to the Planning & Zoning Commission meeting.

Your application is considered completed and is therefore able to be scheduled for consideration by the Planning & Zoning Commission. This request is scheduled to be considered by the Planning & Zoning Commission on Monday, July 27, 2026, and is tentatively scheduled to be considered by the City Council on Thursday, August 20, 2026.

Please note the Planning & Zoning Commission is a recommending body. Any decision by the Planning & Zoning Commission would then be considered by the City Council. The City Council may vote to approve or deny your request or may vote to approve with conditions.

Your primary staff contacts for this ZCA review are listed below.

Planning	Bhumika Thakore
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Planning comments (817-297-2201 x. 3090)

- Please provide additional information regarding the type of vinyl fencing due to conflicting information regarding performance and durability.
- Please clarify whether vinyl fencing is installed in full panels or if individual slats can be replaced similar to wood fencing systems.
- Please also provide information on whether different grades of vinyl fencing exist, and whether certain grades offer improved resistance to warping, heat exposure, hail damage, or impact from lawn maintenance equipment.
- Please provide photographs or examples of the proposed vinyl fencing installed, if available. These examples would not be part of an ordinance to approve the requested amendment, if approved, but would be for illustration purposes to show the types of fencing you are requesting to be allowed.



Note: Nathan Gonzales is the Building Official. If you have any questions related to the building permit process or building code requirements, please feel free to contact him at (817) 297-2201 ext. 3050 or ngonzales@ci.crowley.tx.us.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bhumika'.

Bhumika Thakore
Planner, City of Crowley

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CROWLEY, TEXAS, BY AMENDING CHAPTER 106, "ZONING," ARTICLE 8, "LANDSCAPING, SCREENING & OPEN SPACE STANDARDS," SECTION 106.93, "SCREENING AND FENCING," SUBSECTION D, "SINGLE-FAMILY RESIDENTIAL FENCING," TO ALLOW VINYL FENCING AS A PERMITTED FENCING MATERIAL FOR RESIDENTIAL PRIVACY FENCING; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley is a home rule city acting under its Charter adopted by the electorate pursuant to Article XI, Section 5, of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the Zoning Ordinance of the City of Crowley regulates and restricts the location, construction, and design of fences and screening walls within the City; and

WHEREAS, the City Council has determined that it is appropriate to amend Chapter 106, Article 8, Section 106.93, "Screening and Fencing," to allow vinyl fencing as an approved fencing material for residential privacy fencing; and

WHEREAS, an application has been submitted requesting a zoning text amendment to Chapter 106 of the Code of Ordinances to permit vinyl fencing as an approved fencing material for residential properties within the City; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas, held a public hearing on July 27, 2026, regarding the proposed zoning text amendment; and

WHEREAS, the City Council of the City of Crowley, Texas, held a public hearing on August 20, 2026, regarding the proposed zoning text amendment; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Texas Local Government Code, the Zoning Ordinance of the City of Crowley, and all other applicable laws regarding notice, publication, and public hearings for zoning text amendments; and

WHEREAS, the City Council finds that the proposed amendment promotes the public health, safety, and general welfare of the citizens of Crowley and is consistent with the intent of the Comprehensive Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, THAT:

SECTION 1.

Chapter 106, "Zoning," Article 8, "Landscaping, Screening & Open Space Standards," Section 106.93, "Screening and Fencing," Subsection D, "Single-Family Residential Fencing," is hereby amended to read as follows:

106.93 SCREENING AND FENCING

...

D. SINGLE FAMILY RESIDENTIAL FENCING

...

(2) Residential Fencing Types: Residential fencing standards are divided into two main categories: perimeter fencing and privacy fencing. Perimeter fencing is required to be completely installed by the developer for the boundary of the approved final plat in the areas as set forth below, prior to the issuance of a building permit. Privacy fencing is an option left up to the builder or homeowner, but if built it shall follow the standards listed below.

[...]

c. Residential Privacy Fences on Single-Family Residentially Zoned Lots: This section applies to replacement of residential fences (50% or more) or construction of new fences. A permit shall be required for a new fence or replacement fence under this section.

1. Height: shall not exceed eight feet as measured from the highest adjacent grade within ten feet of the fence.

2. Approved Materials:

- i. Masonry (brick, stone, reinforced cement concrete) or any other sustainable material with more than a 30-year life expectancy;
- ii. Ornamental metal rail fencing;
- iii. Cedar and redwood with metal posts;
- iv. Composite fencing with metal posts;
- v. Vinyl fencing; and
- vi. Other wooden picket fences, only if constructed with metal posts, metal brackets, and metal caps.

3. Prohibited materials:

- i. Chain link (unless replacing or repairing an existing chain link fence);
- ii. Sheet, roll, or corrugated metal; and,
- iii. Cast off, secondhand, or other items not originally intended to be used for constructing or maintaining a fence.

4. Location of Fence: Privacy fences may be located along the property line with the following exceptions:

- i. In the interest of public safety, fences shall not block any sight/visibility triangles on any corner lots.
- ii. Any fence that is more than two feet high shall be set back at least five feet from the side property line of a corner lot. In the case of a reverse corner lot, any fence that is more than two feet high shall be set back at least 7.5 feet from the side property line.

5. Orientation of Fence: When any fence or other screening device, whether required or not, is located on a lot adjacent to a public street, said fence or screening device shall orient the side with exposed posts or rails away from view from the adjacent public street.

SECTION 2.

The zoning text amendment as herein established has been made in accordance with a comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community.

SECTION 3.

The City Secretary is directed to incorporate this amendment into the official Code of Ordinances of the City of Crowley

SECTION 4.

This Ordinance shall be cumulative of all provisions of ordinances and of the Zoning Ordinance of the City of Crowley, Texas, as amended, except when the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 5.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 6.

Any person, firm or corporation, who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 7.

All rights and remedies of the City of Crowley are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 8.

The City Secretary is hereby directed to publish the caption, penalty clause, and effective date of this Ordinance in one issue of the official newspaper of the City, as required by Section 52.013 of the Local Government Code.

SECTION 9.

This Ordinance shall be in full force and effect from and after the date of its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS 3RD DAY OF SEPTEMBER, 2026.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney













Mail to:
Homeland Vinyl Products, Inc.
P.O. Box 170729
Birmingham, AL 35217-0729
Attn: Warranty Department

SOME STATES DO NOT ALLOW LIMITATIONS ON, OR THE EXCLUSION OF, IMPLIED WARRANTIES, OR INCIDENTAL OR CONSEQUENTIAL DAMAGES, SO THE ABOVE LIMITATIONS OR EXCLUSIONS MAY NOT APPLY TO YOU. THIS WARRANTY GIVES YOU SPECIFIC LEGAL RIGHTS, AND YOU MAY HAVE OTHER RIGHTS THAT VARY FROM STATE TO STATE.



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& RAIL**

LIMITED WARRANTY



HOMELAND[®] VINYL PRODUCTS, INC.

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Homeland's network of dealers are known for their innovative use of our vast collection of different profiles to create a wide variety of beautiful and durable exterior finished products. These dealers have built their business with discerning homeowners, builders and commercial property owners who want the very best in vinyl structures. They are also recognized for their commitment to Homeland's demanding standards of quality, service, and customer support. Ask for the best, and you will see who is standing behind your fence. Homeland Vinyl Products, Inc.



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Homeland[®] manufactures the toughest PVC profiles with the most advanced UV protection under the sun, our ACCU-Shield[®] formulation.

ACCU-Shield is our protective outer layer engineered to significantly reduce oxidation and the damaging effects of the sun's ultraviolet rays. Even in harsh climates, ACCU-Shield protects the color and sheen of our products for a longer period of time. Simply put, there is no better protection under the sun than ACCU-Shield.

Don't forget accessories...

Homeland[®] and Waymark[®] work hand in hand to design our products to work as a **system**, from our precision fit designs to our color matching. Homeland and Waymark are "the perfect match" !



Fence



Deck



& Rail

Fencing: Post Caps, Low Voltage Lighting, Solar Lighting, Rotating Pickets, Fashion Pickets, Brackets and more.

Decking: Lighting Strips, Flush Mount lighting and more.

Railing: Post Caps, Low Voltage Lighting, Solar Lighting, Rail Brackets, Scones, Secondary Hand Rails and more.

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Toll Free: 800-999-6813

2022-339
M1031-rev H



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& Worry Free
Fence**

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As a Homeland Vinyl Products, Inc. customer, your satisfaction always comes first. Homeland is committed to maintaining the highest levels of integrity and customer service – a commitment sustained through continuous communication with our independent dealers and our exclusive Security Alliance pledge of quality. In addition to the array of fence, deck, railing and outdoor structures you see here, many Homeland dealers also offer other specially designed products that they manufacture exclusively using quality Homeland components.



AFA American
Fence
Association



Look At The Fence... Then Look Who's Standing Behind It.

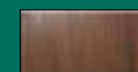
Uncompromising quality. Innovative engineering. Enduring craftsmanship.

These qualities are what make Homeland® profiles exceptional. With any Homeland profile you choose, you can be confident your choice will create a distinctive design signature, and will provide you with many years of low-maintenance, worry-free enjoyment. With decades of experience in vinyl and a rigorous quality control program, you can be assured that Homeland Vinyl Products is committed to providing the very best vinyl products the industry has to offer. With vinyl products from Homeland, you get the quality you expect, and options you could only imagine.



Homewood® Colors

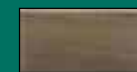
Homewood is Homeland's unique blend of variegated colors. As well as our traditional White, Tan and Adobe!



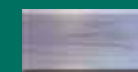
Mocha Walnut



Aspen Latte

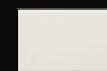


Green Teak

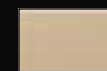


Chai Gray

Homeland Non-Variegated Colors



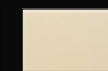
White



Tan



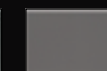
Adobe



Sand



Dark Gray



Ash Gray

(Colors may not be exactly as shown)

Note: Color options vary by item. Colors may not be available in all profiles or markets.





City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: August 10, 2026
Department: Community Development	Agenda Item: III.C.
Subject: Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance amending Section 106.93.C of Chapter 106, the comprehensive zoning ordinance, to allow alternative fencing materials with a Specific Use Permit in the Downtown zoning districts, requested by Crowley Brake & Alignment. Case # ZCA-2026-004.	

Background:

BACKGROUND AND OVERVIEW	
Request	Allow property owners in the downtown districts to request the use of alternative fencing materials through the specific use permit process
Applicant	Crowley Brake and Alignment (owner Matt Foster)
Staff Recommendation	Approve with conditions

Background & overview

The zoning code establishes separate regulations for screening and fencing. Screening is used to hide materials or activities that should be kept out of the public view, usually to minimize the impact of the use on surrounding properties. Fencing, on the other hand, is typically used for the privacy of the property's occupant or for security.

Matt Foster, the applicant, owns and operates two auto repair businesses in the downtown: one at 101 E Main St in the Downtown-Core zoning district and the other at 204 S Hampton in the Downtown-General zoning district. He would like to install fencing for security purposes at his properties and is requesting to amend the zoning code to allow alternative fencing materials with a specific use permit. As the commissioners may recall, Mr. Foster is interested in using corrugated metal fencing at his property on Hampton for security fencing in response to break-ins. Cars parked at a business on a temporary basis (e.g., cars that are waiting for repairs on a temporary basis) are not considered outdoor storage and are not required to be screened.

The materials for screening and fencing were selected based on their durability and ability remain in good shape (if installed properly) for a long period, typically 20 to 50 years. The

zoning code includes a list of fencing materials that are permitted by right and also lists materials that are prohibited.

For the downtown zoning districts, only the following materials are permitted for fencing:

- Masonry;
- Ornamental fence;
- Combination of masonry and ornamental wrought iron fence provided the non-masonry material does not exceed 40 percent of the fence;
- Green screen added to an ornamental or combination fence. The green screen must consist of evergreen shrubs achieving a six-foot height within a year.

The following materials are expressly prohibited:

- Chain-link fence;
- Pre-cast concrete;
- Masonry veneer;
- Roll and corrugated metal; and
- Electrical fences [permitted only in Industrial districts with restrictions]

The Commission recently held a work session to talk about possible alternative materials that may be allowed downtown. The outcome of that discussion is that other materials could be appropriate in some limited cases, but it would depend on location and the reason for the fencing (e.g., is it for privacy/security or is it for required screening?). The Commission discussed two possible options for allowing alternative materials based on location and context: (1) an amendment to change the permitted materials for nonresidential districts, but only after an in-depth look at commercial locations city-wide to determine which contexts would be most appropriate or not appropriate; or (2) an amendment to allow alternative materials with an SUP, which is a process that already allows for different regulations based on context.

Staff review

There is some merit in allowing alternative materials through an SUP. The downtown fencing requirements apply to all properties as a blanket requirement. Although the downtown district is small, it includes a range of uses and types of development with distinct character areas. This is reflected in the three different sub-districts of the downtown, and the district standards for the Downtown-Core differ from the district standards for the Downtown-General and Downtown-Edge sub-districts. Because of the variety in development character across the downtown, materials may be suitable in one area that would not be appropriate elsewhere.

In addition, the SUP process provides a way for the city to consider new materials on a case-by-case basis until a formal code update is warranted. The permitted materials list was developed based on materials available at the time the fencing regulations were amended in 2024. New materials may be developed over time. For a property owner to use the new materials, the zoning code would likely have to be amended, but the SUP would allow materials to be used prior to a

general code update.

The requested change could be made with the following language, which is included in the attached ordinance. The ordinance grants the request to allow alternative materials for fencing but does not alter the permitted materials for required screening (screening was not part of this request).

Sec. 106-93.C...

c. Fencing in DT districts

d. Fencing standards in Section 106.93.C(6)(a) apply.

e. Fencing along Main St in the Downtown-Core (DT-C) district shall comply with the following standards:

i. The fence shall be at least 75% transparent (open).

ii. The fence height must be a maximum of 4 feet in the front yard and a maximum of 8 feet in the side or rear yard.

f. The city may approve the use of alternative materials in DT districts, including prohibited materials, through a Specific Use Permit.

i. Alternative materials may be used only for fencing that is not required for screening.

Additional Elements to Consider

- The zoning code limits front yard fencing along Main St in the Downtown-Core district to a maximum height of four feet and requires fencing to be at least 75% open. This requirement was adopted because closed fencing is inappropriate where walkability is a primary goal. If Case # ZCA-2026-004 is approved, the Commission should consider whether to preserve the open fencing requirement along Main St as part of the ordinance.
- The prohibited materials list for downtown fencing includes electrical fences. Staff recommend that electrical fences not be permitted on any property downtown, even with an SUP. In the current language of the zoning ordinance, electrical fencing is restricted to industrial zoning districts, and the staff perspective is that any proposed amendments to the code should not remove this restriction.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions are provided below. You are not required to use any of these motions.

Approval: I make a motion to recommend approval of Case # ZCA-2026-004.

Approval with Conditions: I make a motion to recommend approval of Case # ZCA-2026-004 with the following conditions [list conditions].

Deny: I make a motion to recommend disapproval of Case # ZCA-2026-004.

Postpone: I motion to continue Case # ZCA-2026-004 until [specify date].

Recommendation:

The code amendment would allow the city to be more flexible in atypical or inconspicuous locations, and it would also allow property owners to request to use newly developed fencing materials where the city code hasn't been updated to allow them. A property owner would still be required to use the approved materials list (e.g., masonry) where screening is required, such as for dumpster enclosures and outdoor storage.

Staff recommend approval of adding the SUP process but also recommend adding some additional language to the ordinance as a condition of approval.

Staff recommend the following conditions of approval:

1. During the Commission's work session on fencing materials, the Commission discussed how some alternative materials may be suitable along the rear or side property lines at locations that are not highly visible, such as next to the rail line, but would not be suitable along the front of the property; staff recommend adding language to the ordinance that the city may restrict the location of some materials as part of granting an SUP.
2. Staff recommend prohibiting alternative materials for front yard fencing (that is, fencing placed forward of the building line). This is similar to item (1) but, rather than allowing the Commission and City Council to make a determination on front yard fencing as part of the SUP process, it removes the option to allow alternative materials for front yard fencing.

Staff suggest the ordinance be amended to read as follows, which incorporates the recommended conditions of approval.

c. Fencing in DT districts

1. Fencing standards in Section 106.93.C(6)(a) apply.
2. Fencing along Main St in the Downtown-Core (DT-C) district shall comply with the following standards:
 - i. The fence shall be at least 75% transparent (open).
 - ii. The fence height must be a maximum of 4 feet in the front yard and a maximum of 8 feet in the side or rear yard.
3. The city may approve the use of alternative materials in DT districts, including prohibited materials, through a Specific Use Permit.
 - i. The Specific Use Permit may impose conditions of approval, such as, but not limited to, limiting where alternative materials may be used and imposing maintenance requirements.
 - ii. A Specific Use Permit shall not be used to waive the requirements of Section 106.93.C(6)(c)(2).
 - iii. A Specific Use Permit shall not be used to allow prohibited materials for front yard fencing.

Financial Information:

Attachments:

1. ZCA-2026-004_appl_Redacted
2. ZCA-2026-004_Ordinance_PZ



CITY OF CROWLEY
Code Amendment Application
Community Development Department

Case # 2CA-2026-004
(to be assigned by City Staff)

Application Requirements: The applicant is required to submit sufficient information that describes and justifies the proposal. See the appropriate check list and fee schedule for minimum requirements. Please see the current fee schedule for the application fee. The application fee is non-refundable.

Incomplete applications will not be processed.

Section 1. Property Information (APPLICABLE TO PD/SPECIAL DISTRICTS ONLY)

If you are requesting this code amendment for a planned development district or special district, then please complete Section 1. Otherwise, you may skip to Section 2.

Project Name: _____
Project Address: _____
Legal Description: _____ Gross Acreage: _____
Project Description: _____ No. of Lots: _____

Section 2. Applicant Information (for PD/special districts: Applicant & Owner Information)

Applicant Name: MATT FOSTER Company: CROWLEY GRADE AND ALIGNMENT
Applicant Address: 204 S. HAMPTON Rd City: CROWLEY State: TX
ZIP Code: 76036 Telephone No: 817-771-6161 Email: [REDACTED]

(For PD and special districts, if applicant is not property owner, please provide property owner information below)

Application Status (check one) ☐ Owner ☐ Representative ☐ Tenant ☐ Prospective Buyer

Property Owner: _____
Applicant Address: _____ City: _____ State: _____
ZIP Code: _____ Telephone No: _____ Email: _____

Section 3. Information Required for Code Amendment Requests

Section(s) of code you are requesting to change: _____
Proposed change (attach additional pages as needed): WE ARE REQUESTING AN AMENDMENT TO THE DOWNTOWN DISTRICT FENCING STANDARDS. WE ASK THAT THE CODE BE CHANGED TO ALLOW MASONRY, ORNAMENTAL METAL, AND OTHER MATERIALS WHEN APPROVED BY A SPECIAL USE PERMIT. CURRENTLY, THE CODE ONLY ALLOWS MASONRY AND ORNAMENTAL METAL FENCING IN THE DOWNTOWN DISTRICT. WE PROPOSE UPDATING THE LANGUAGE TO PERMIT MASONRY, ORNAMENTAL METAL,

Code Amendment Application (cont.)

Reason for requested change (attach additional pages as needed): OR OTHER MATERIALS IF
THEY ARE APPROVED THROUGH THE SPECIAL USE PERMIT PROCESS.
THIS CHANGE WOULD GIVE PROPERTY OWNERS MORE OPTIONS WHILE
STILL ALLOWING THE CITY TO MAINTAIN CONTROL OVER DESIGN
AND MATERIALS THROUGH THE PERMITTING PROCESS.

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)			
PRINTED NAME: <u>MATT FOSTER</u>			
SIGNATURE: 		DATE: <u>7-2-2026</u>	
FOR PD AND SPECIAL DISTRICTS:		For Office Use Only	
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:		MyGov Project # <u>26-0000</u> ²⁴	
PRINTED NAME: _____		Date Submitted: <u>7/2/26</u>	
SIGNATURE _____ DATE: _____		Total Fee: \$ <u>450.00</u>	
		Date of Payment: <u>7/2/26</u>	
		Accepted By: <u>RR</u> <u>7/2/26</u>	
(Letter of authorization required if signature is other than property owner) **The property owner must sign the application or submit a notarized letter of authorization.			

ORDINANCE NO. 09-2026-_____

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS CHAPTER 106 "ZONING" ARTICLE 8 "LANDSCAPING, SCREENING, & OPEN SPACE STANDARDS" OF THE CITY OF CROWLEY CODE OF ORDINANCES RELATING TO ACCESSORY STRUCTURES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley, Texas ("City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has the authority to adopt a comprehensive zoning ordinance and map regulating the location and use of buildings, structures, and land for business, industry, residence and other purposes, and to amend said ordinance and said map for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a Comprehensive Plan; and

WHEREAS, the City has previously adopted its Comprehensive Zoning Ordinance, as codified as Chapter 106 "Zoning" of the Code of Ordinances of the City of Crowley (the "Zoning Ordinance"); and

WHEREAS, the City Council of the City of Crowley deems it advisable and in the public interest to make certain amendments to portions of Article 8 "Landscaping, Screening, & Open Space Standards" of the Zoning Ordinance relating to fencing and screening as set forth herein; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on August 10, 2026, and the City Council of the City of Crowley, Texas held a public hearing on September 3, 2026 with respect to the Zoning Ordinance amendments described herein; and

WHEREAS, the City has complied with all requirements of Chapter 211 of the Local Government Code, and all other laws dealing with notice, publication and procedural requirements for amending the Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CROWLEY, TEXAS, THAT:

SECTION 1.

That Section 106.93(C)(6) of the Zoning Ordinance is hereby amended to amend Section 106.93(C)(6)(c) so that Section 106.93(C)(6)(c) shall now read as follows:

Sec. 106-93 - SCREENING AND FENCING

...

C. NON RESIDENTIAL AND MULTI-FAMILY SCREENING

...

(6) Fencing

...

“c. Fencing in DT districts

1. Fencing standards in Section 106.93.C(6)(a) apply.
2. Fencing along Main St in the Downtown-Core (DT-C) district shall comply with the following standards:
 - i. The fence shall be at least 75% transparent (open).
 - ii. The fence height must be a maximum of 4 feet in the front yard and a maximum of 8 feet in the side or rear yard.
3. The city may approve the use of alternative materials in DT districts, including prohibited materials, through a Specific Use Permit.
 - i. Alternative materials may be used only for fencing that is not required for screening.”

SECTION 2.

This Ordinance shall be cumulative of all provisions of ordinances and of the Code of Ordinances of the City of Crowley, Texas, and the zoning ordinances as amended, except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances and such code, in which event the conflicting provisions of such ordinances and such code are hereby repealed.

SECTION 3.

It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any section, paragraph, sentence, clause, or phrase of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining sections, paragraphs, sentences, clauses, and phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such unconstitutional section, paragraph, sentence, clause or phrase.

SECTION 4.

All rights and remedies of the City of Crowley are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

SECTION 5.

Any person, firm, or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this Ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00). Each day that a violation is permitted to exist shall constitute a separate offense.

SECTION 6.

The City Secretary of the City of Crowley is hereby directed to publish in the official newspaper of the City of Crowley, the caption, penalty clause, and effective date clause of this ordinance as authorized by the City Charter and Section 52.013 of the Local Government Code.

SECTION 7.

This ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

PASSED AND APPROVED THIS THE 3RD DAY OF SEPTEMBER, 2026.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney