



Agenda
Crowley Planning & Zoning Commission
September 14, 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 - September 14, 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 **August 10, 2026**.
- B. Hold a public hearing, discuss, and consider making a recommendation to the City Council on an ordinance approving a city-initiated request to amend Sec. 106.32 'Review Authorities' of city code Ch. 106 – Zoning to provide for the appointment of two alternate members of the Planning & Zoning Commission. **Case # ZCA-2026-005**

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 September 14, 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: September 14, 2026
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on August 10, 2026.	

Background:

Minutes are attached for review.

Recommendation:

Staff recommend approval

Financial Information:

Attachments:

1. 2026_08_10_PZ_Minutes



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

Crowley City Hall
201 E. Main Street Crowley
TX 76036

Regular Session – August 10, 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)
George Allen (Place 4)
David Duman, Chair (Place 5)
Jeff Burns (Place 6)
Lane Beene, Vice-Chair (Place 7)

Commissioners absent: J. J. Wagner (Place 2)

Staff members present: Rachel Roberts, Planning & Development Director
Bhumika Thakore, Planner

Council member present: Jim Hirth

A quorum was present.

I. Invocation and Welcome Visitors

Commissioner Beene 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 July 27, 2026.

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

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.

Planner Bhumika Thakore explained that the request originated from a permit application that was denied for a fence replacement at 520 E. Glendale Street, which is zoned R-3, Single-Family Residential. Ms. Thakore explained that vinyl fencing is not currently an approved fencing material.

Ms. Thakore noted that some municipalities allow vinyl fencing for residential privacy fences while others do not. She said the information provided by the applicant identified the product as commercial-grade vinyl fencing with UV protection; however, staff had not received detailed product dimensions or measurable specifications, including wall thickness and structural performance information. Ms. Thakore stated that staff continued to have concerns regarding reliance on manufacturer marketing information without objective standards addressing material thickness, structural performance, impact resistance, UV protection, and durability. Because the proposed amendment would apply citywide, Ms. Thakore explained that clear and measurable minimum standards should be established if vinyl fencing is added as an approved material.

Ms. Thakore explained that staff reviewed applicable industry standards, including ASTM F964, which provides performance standards for rigid PVC fencing materials, and ASTM F1999, which provides installation best practices for PVC fencing systems. Ms. Thakore noted that ASTM F964 establishes a baseline impact-resistance requirement; however, meeting the minimum standard may not demonstrate resistance to more severe impacts, such as larger hail.

Ms. Thakore also presented photographs provided by the applicant illustrating the appearance of the proposed vinyl fencing, noting that the images did not provide the detailed dimensions, thickness, material specifications, or durability information requested by staff. Ms. Thakore concluded that if the Commission was comfortable allowing vinyl fencing, staff recommended incorporating ASTM F964 and ASTM F1999 as minimum material and installation standards. Ms. Thakore also stated that staff recommended requiring metal posts for vinyl fencing to provide additional strength and durability. Ms. Thakore requested directions from the Commission regarding whether the proposed amendment should move forward and, if so, what additional minimum standards should be incorporated into the regulations.

Chair Duman clarified that although the staff presentation referenced the applicant and a specific property, the item before the Commission was a citywide zoning ordinance amendment. Chair Duman emphasized that the Commission should consider the broader implications of allowing vinyl fencing throughout the city rather than focusing on a single property or applicant. Chair Duman opened the public hearing at 7:09 p.m. and invited anyone wishing to speak in favor of or in opposition to the proposed amendment. No one came forward to speak. Chair Duman closed the public hearing at 7:09 p.m. and opened the item for Commission discussion and questions for staff. The applicant did not attend the hearing.

Chair Duman stated that staff provided a good summary and addressed many of the concerns raised during the previous meeting, including potential standards that could be used to regulate vinyl fencing if the amendment were approved. Chair Duman noted that whether the proposed standards were sufficient was a matter for the Commission to consider.

Ms. Roberts recommended that, if the Commission considered a motion to recommend approval, the motion include a maintenance standard for vinyl fencing, explaining that the City's existing maintenance regulations may not adequately address the repair or replacement of damaged fence panels. Vice Chair Beene discussed the importance of both material quality and ongoing maintenance, noting that any fencing material, including masonry, wood, or ornamental metal, can deteriorate in appearance if not properly maintained. He stated that lower-cost products may not provide the same durability as

currently permitted fencing materials. Vice Chair Beene emphasized that the Commission's primary consideration was whether vinyl fencing should be permitted citywide. He noted that Crowley and several surrounding communities do not currently allow vinyl fencing and questioned whether sufficient justification had been provided to change the existing regulations. Vice Chair Beene also expressed concern that the applicant was not present to address questions and stated that, based on the information presented, there was not sufficient reason to support adding vinyl fencing as a permitted material.

Commissioner Burns mentioned the importance of maintenance and proper installation, noting that the City previously required metal posts for wood fencing to improve long-term durability. He questioned whether minimum maintenance and installation standards should be included for vinyl fencing, similar to standards established for other fencing materials. He also noted that vinyl fencing can be damaged by fire and emphasized the need to consider its long-term condition rather than solely its appearance when newly installed. Chair Duman commended staff for addressing several questions raised at the previous meeting but noted that some requested information remained unavailable, including specific material thickness and other product specifications. Chair Duman stated that, based on the information available, he was not supportive of the proposed amendment.

Commissioner Wade stated that he had conducted additional research following the previous meeting and appreciated staff providing the applicable industry standards. He stated that the information reviewed did not provide sufficient assurance that vinyl fencing would have the strength, rigidity, and longevity of other fencing materials currently permitted by the City. He asked whether staff had experienced significant demand for vinyl fencing or whether the request appeared to be an isolated case. Ms. Thakore responded that the Planning Department had not received other inquiries or requests regarding vinyl fencing.

Chair Duman referenced the City's previous amendment allowing eight-foot residential fences as an example of responding to demonstrated community demand. He explained that the city had historically limited residential fences to six feet but reconsidered the standard after receiving increasing requests related to two-story homes, swimming pools, and changes in topography. Chair Duman noted that, in contrast, there did not appear to be significant current demand for vinyl fencing.

Commissioner Allen stated that the Commission should consider establishing clear standards that would apply consistently citywide rather than making a broader regulatory change in response to a single request. Commissioner Allen also noted that enforcement of those standards would be an important consideration. Commissioner Rayburn noted that vinyl panels are already commonly used in some residential areas for limited screening purposes, such as concealing trash containers beside homes. Commissioner Rayburn stated that these installations typically consist of a small three- or four-foot panel rather than a full residential privacy fence.

Vice Chair Beene distinguished between the limited use of vinyl panels for screening and the use of vinyl for full-length residential privacy fencing. Vice Chair Beene stated that the City's existing fencing standards were established for specific reasons and that a citywide amendment should demonstrate a broader benefit to the community rather than address a single request. Vice Chair Beene expressed concern that allowing vinyl fencing could result in the installation of lower-quality products and stated that sufficient information had not been provided to justify changing the existing ordinance.

Vice Chair Beene made a motion to recommend denial of Case # ZCA-2026-003. Commissioner Wade seconded the motion. The motion passed unanimously.

- 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.**

Rachel Roberts, Planning & Community Development Director, stated that the applicant owns two downtown properties and requested the ability to install corrugated metal fencing at the South Hampton property for security purposes following reported break-ins. The applicant proposed corrugated metal to complement the existing metal building; however, corrugated metal is currently prohibited.

Ms. Roberts summarized the Commission's previous work session discussion regarding alternative fencing materials, which included a discussion of the option to allow materials not currently permitted through a Specific Use Permit process. She noted that, due to the variety of residential, commercial, and industrial development within the downtown area, staff determined that the SUP process would provide a context-sensitive approach and allow the Commission to consider the location, purpose, material, and surrounding development on a case-by-case basis. Ms. Roberts recommended approval with additional provisions limiting alternative materials to fencing rather than required screening, allowing conditions to be imposed through the SUP process, retaining the existing 75-percent openness requirement for fencing along Main Street, and prohibiting the SUP process from being used to allow otherwise prohibited materials for front-yard fencing. Ms. Roberts clarified that the proposed ordinance included only the applicant's request for an SUP process and that any staff-recommended conditions would need to be specifically included in the Commission's motion if they voted to approve.

Chair Duman opened public hearing at 7:33 PM. Applicant Mr. Matt Foster, 101 E. Main Street, stated that he had no objections to staff's recommended conditions. Mr. Foster clarified that the request would not authorize installation of a specific fence but would amend the ordinance to allow property owners to apply for a Specific Use Permit (SUP) for alternative fencing materials that are not currently permitted. He added that the intent was not to broadly permit all alternative fencing materials but to provide a process for considering such materials on a case-by-case basis.

Chair Duman asked whether anyone else wished to speak in favor of or in opposition to the item. Seeing none, Chair Duman closed the public hearing at 7:36 PM and opened the item for Commission discussion.

Vice Chair Beene expressed support for the proposed amendment, stating that the SUP process would provide flexibility to consider alternative fencing materials while maintaining appropriate City oversight. Vice Chair Beene noted that the process would allow property and business owners to present new materials or designs and demonstrate why they may be appropriate for a particular location and use.

Vice Chair Beene stated that the Commission and City Council could evaluate each request based on its specific circumstances, including location, design, community impact, and public input, without permitting the material citywide. Vice Chair Beene stated that the SUP process provides an appropriate balance between encouraging innovative design and maintaining control over materials that may not be suitable in all locations.

Commissioner Wade asked staff how the Commission would review an alternative fencing request through the SUP process if the proposed amendment were approved. Ms. Roberts explained that the request would follow the City's standard SUP process, including a public hearing and a recommendation from the Commission to City Council. Ms. Roberts clarified that an approved SUP would apply only to the specific property for which it was granted; therefore, a neighboring property owner seeking the same fencing material would be required to obtain a separate SUP. This would allow each request to be evaluated based on the surrounding context, proposed location, and intended use.

Commissioner Wade asked whether applicants would be required to provide photographs and information regarding the proposed fencing materials. Ms. Roberts confirmed that applicants would be required to provide supporting material sufficient for the Commission to evaluate the request. The Commission further discussed that

the SUP process would allow alternative fencing to be considered for a specific property, or potentially a particular portion of a property, based on the circumstances of each request.

Chair Duman stated that the SUP process would allow the Commission to evaluate alternative fencing requests on a case-by-case basis. He noted that the process also provides an opportunity to consider appropriate conditions, such as additional landscaping or other measures, to address concerns and achieve an acceptable outcome for both the property owner and the City. Ms. Roberts agreed and emphasized that the SUP process provides flexibility as long as the Commission applies consistent criteria when evaluating each property and request. Chair Duman agreed that the SUP process would provide flexibility to evaluate alternative fencing based on the specific context of each property, including its proximity to Main Street, the railroad, industrial areas, and surrounding uses. Chair Duman noted that this case-by-case approach would allow the Commission to determine whether a particular fencing material is appropriate for a specific location. Commissioner Wade also supports the proposed language addressing front-yard fencing, noting that it provided additional clarity following the Commission's previous work session discussion.

Vice Chair Beene made a motion to conditionally approve ZCA-2026-004 and seconded by Commissioner Burns, with the following conditions, and the motion passed unanimously:

1. 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.
2. A Specific Use Permit shall not be used to waive the requirements of Section 106.93.C(6)(c)(2).
3. A Specific Use Permit shall not be used to allow prohibited materials for front yard fencing.

III. Discussion

There was no discussion.

IV. Public Comment

There was no public comment.

V. Adjournment

The meeting adjourned at 7:44 PM.

David Duman, Planning & Zoning Commission Chair

Date

ATTEST:

Bhumika Thakore, Planner

Date



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: September 14, 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 approving a city-initiated request to amend Sec. 106.32 'Review Authorities' of city code Ch. 106 – Zoning to provide for the appointment of two alternate members of the Planning & Zoning Commission. Case # ZCA-2026-005	

Background:

The Planning & Zoning Commission has had several meetings over the past couple of years when the Commission was not able to take action on an agenda item due to lack of quorum. To help prevent this issue from reoccurring, the city can adopt changes to the zoning code to create the position of alternates for the Planning & Zoning Commission.

The alternate positions are intended to allow commissioners to take excused absences while maintaining a quorum on the board. The alternate position would function similar to the alternate positions already in place for Crowley's Zoning Board of Adjustment, where alternates attend the meetings on a regular basis so they will be available when needed and will stay up to date on current local planning issues.

The proposed amendment is shown below. The relevant section of the zoning code is Article 2, "Procedures and Administration," which sets forth zoning-related procedures, duties and membership of the Planning & Zoning Commission and Zoning Board of Adjustment, and enforcement provisions.

(2) Organization and Membership

a. The Planning and Zoning Commission shall consist of seven (7) regular members and two (2) alternate members. The members shall be residents of the city and qualified voters. They shall be appointed for a term of two (2) years by a majority vote of the members of the City Council at a regular or specially-called meeting thereof. Alternate members shall serve in the absence of regular members in keeping with the rules and procedures adopted by the Planning and Zoning Commission.

b. The terms of four of the regular members shall expire on the first Monday in June of each odd-numbered year, and the terms of three of the regular members shall expire on the first Monday in June of each even-numbered year. The regular members of the Planning and Zoning Commission shall be identified by place numbers one through seven, and the alternate members shall be identified by place numbers 8 and 9. The odd-numbered places shall expire in the odd-numbered years; the even-numbered places shall expire in the even-numbered

years. Planning and Zoning Commission members may be appointed to succeed themselves.

ACTION BY THE PLANNING & ZONING COMMISSION

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

Approval

I make a motion to recommend approval of Case # ZCA-xxxx-xxx.

Approval with conditions

I make a motion to recommend approval of Case # ZCA-xxxx-xxx with the following conditions.

Disapproval

I make a motion to recommend disapproval of Case # ZCA-xxxx-xxx

Postpone

I motion to continue Case # ZCA-xxxx-xxx until [date].

Recommendation:

Staff recommend approval.

Financial Information:

Attachments:

1. ZCA-2026-005_Ordinance_clean copy - P&Z Alternate Positions

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS AMENDING SUBSECTION B OF SECTION 106.32, “REVIEW AUTHORITIES,” OF ARTICLE 2, “PROCEDURES AND ADMINISTRATION,” OF CHAPTER 106, “ZONING” OF THE CITY CODE OF CROWLEY, TEXAS TO PROVIDE FOR THE APPOINTMENT OF TWO ALTERNATE MEMBERS OF THE PLANNING AND ZONING COMMISSION; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley, Texas (the “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, the City previously adopted its Zoning Ordinance of the City of Crowley, Texas, as codified in Chapter 106 of the City Code of Crowley, Texas (the “Zoning Ordinance”); and

WHEREAS, the City Council deems it necessary to amend Section 106.32, subsections B(2)a. and b. of the Zoning Ordinance to provide for the appointment of two alternate members to the Planning and Zoning Commission; and

WHEREAS, a public hearing was held by the Planning and Zoning Commission of the City on the _____ day of _____, 2026, and a public hearing was held by the City Council on the _____ day of _____, 2026, with respect to the proposed changes to the Zoning Ordinance; and

WHEREAS, all requirements of law for publication and all procedural requirements have been complied with in accordance with Chapter 211 of the Local Government Code for amending the Zoning Ordinance.

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

SECTION 1.

Subsections B(2)(a) and B(2)(b) of Section 106.32, “Review Authorities,” of Article 2, “Procedures and Administration,” of the Zoning Ordinance is hereby amended to read as follows:

“(2) Organization and Membership

- a. The Planning and Zoning Commission shall consist of seven (7) regular members and two (2) alternate members. The members shall be residents of the city and qualified voters. They shall be appointed for a term of two (2) years by a majority vote of the members of the City Council at a regular or specially-called meeting

thereof. Alternate members shall serve in the absence of regular members in keeping with the rules and procedures adopted by the Planning and Zoning Commission.

- b. The terms of four of the regular members shall expire on the first Monday in June of each odd-numbered year, and the terms of three of the regular members shall expire on the first Monday in June of each even-numbered year. The regular members of the Planning and Zoning Commission shall be identified by place numbers one through seven, and the alternate members shall be identified by place numbers 8 and 9. The odd-numbered places shall expire in the odd-numbered years; the even-numbered places shall expire in the even-numbered years. Planning and Zoning Commission members may be appointed to succeed themselves.”

The remaining subsections of Section 106.32B(2) are not amended hereby and shall remain in full force and effect.

SECTION 2.

This Ordinance shall be cumulative of all provisions of the Zoning Ordinance and of the City Code of Crowley, Texas, 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 phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause sentence, paragraph, or section 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 phrases, clauses, sentences, paragraphs, and sections of this Ordinance, since the same would have been enacted by the city council without the incorporation in this Ordinance of any such unconstitutional phrase, clause, sentence, paragraph, or section.

SECTION 4.

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 5.

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 6.

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 7.

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 1ST DAY OF OCTOBER, 2026.

Billy Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

APPROVED AS TO FORM:

Rob Allibon