



Agenda
Crowley Planning & Zoning Commission
June 23, 2025
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 - June 23, 2025 - 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 June 9, 2025

IV. Discussion

- A. Hear a presentation on the comprehensive plan update, discuss the information presented, and provide guidance to the staff and consultant team.

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.

- A. Hear input from the public on the comprehensive plan update project

VI. Adjournment

I, the undersigned authority, do hereby certify that this agenda of the Crowley Planning & Zoning Commission meeting to be held on June 23, 2025 at 7:00 PM is a true and correct copy posted on Friday, _____, 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.

Rachel Roberts, Planning & Development Director

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: Rachel Roberts	Meeting Date: June 23, 2025
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on June 9, 2025	

Background:

The minutes from the June 9th regular meeting are attached for your review and consideration.

Recommendation:

Staff recommend approval.

Financial Information:

Attachments:

1. 2025_06_09 PZ Minutes



**Minutes
Crowley Planning & Zoning Commission
June 9, 2025
Regular Session - 7:00 PM**

**Crowley City Hall
201 E. Main Street
Crowley TX 76036**

Regular Session - June 9, 2025 - 7:00 PM

I. Call to Order and Roll Call

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

Commissioners present: Miki Rayburne (Place 1)
Kaleb Wade (Place 3)
David Duman, Chair (Place 5)
Jeff Burns (Place 6)
Lane Beene, Vice-Chair (Place 7)

Commissioners absent: J. J. Wagner (Place 2)
George Allen (Place 4)

Staff members present: Rachel Roberts, Planning & Development Director

Council members present: None

II. Invocation and Welcome Visitors

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

III. Action Items

A. Discuss and consider approving the minutes from the regular meeting held on May 12, 2025.

Staff member Rachel Roberts said she wasn't sure if Commissioner Wade had voted to approve the minutes in the previous meeting or if he had abstained, and if he had abstained, the motion would need to include correcting the minutes. Commissioner Rayburne made a motion to approve the minutes with the correction on Commissioner Wade's vote. Commissioner Burns seconded the motion, and the motion passed unanimously.

B. Discuss and consider approval of a final plat for Karis Addition Phase 2A, for an approximately 39.84-acre tract in the S. T. Wells Survey, Abstract No. 1684, the F. M. Well Survey, Abstract No. 1683, and the T. Toler Survey, Abstract No. 1536, to create 211 residential lots and 27 non-residential lots, as requested by Graham Associates on behalf of The Nehemiah Company. Case # PLT-2025-003.

Ms. Roberts said the plat conforms to the comprehensive plan, meets the zoning requirements except for needing an approved tree preservation and removal plan, and meets the subdivision regulations except for the tree plan. She said the plat also shows some easements that will be done by separate instrument, and staff would like those filing

numbers shown on the plat.

Commissioner Burns motioned to approve the final plat for Karis Addition Phase 2A, Case# PLT-2025-003, with the following conditions: (1) The easements to be dedicated by separate instrument must be filed, and the filing information added to the plat drawing, before the final plat will be filed; and (2) The final plat will not be filed until the city has approved the tree preservation and removal plan. Commissioner Wade seconded the motion, and the motion passed with all in favor.

- C. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance amending Sec. 106.66(E)(4) of Chapter 106, the comprehensive zoning ordinance, to require outdoor sales or display to be limited in location to within 15 feet of the building and not block the fire lane. Case # ZCA-2025-001.**

Ms. Roberts said that the City Council had directed staff to bring forward this code amendment. She said it had been in the zoning code previously, and the Council wanted to add it back.

Chair Duman opened the public hearing at 7:13 PM. There was no one from the public at the public hearing. The public hearing closed at 7:13 PM.

Commissioner Wade motioned to approve, seconded by Vice-Chair Beene. The motion passed unanimously.

IV. Discussion

- A. Hear information on the status of the comprehensive plan update project and provide input on the project to staff, if needed.**

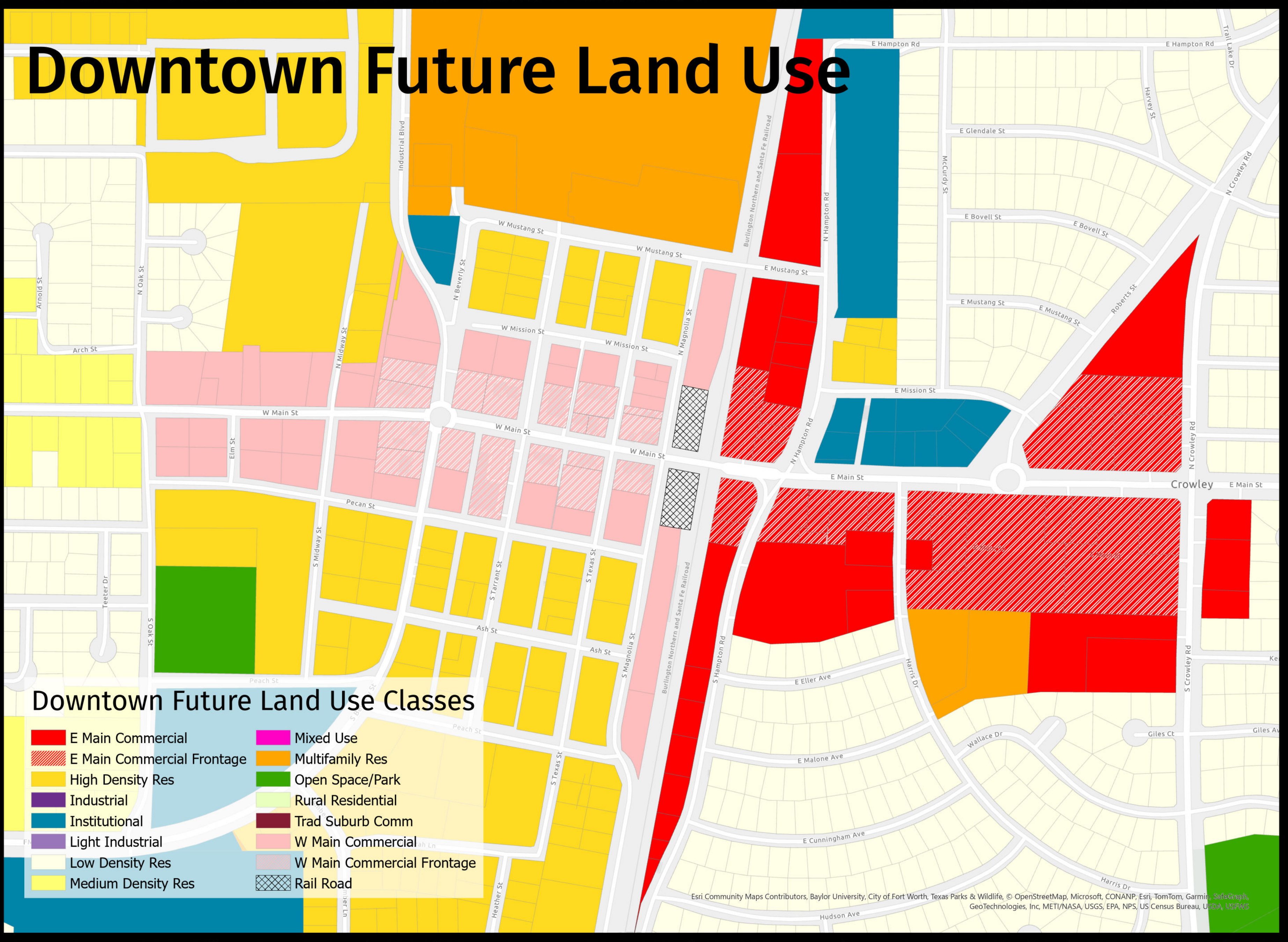
This item was not discussed during the meeting.

V. Public Comment

There were no public comments.

VI. Adjournment

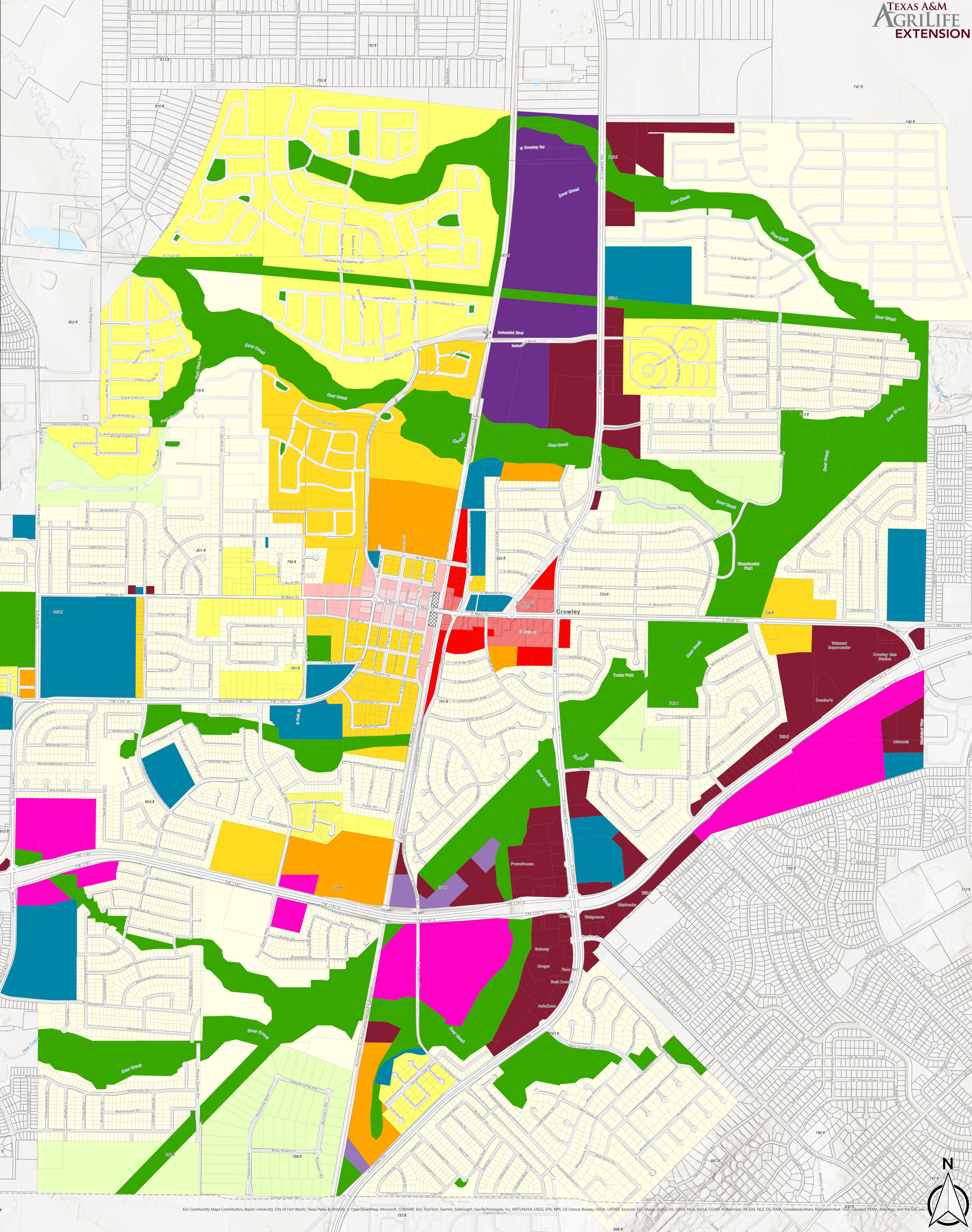
The meeting adjourned at 7:16 PM.

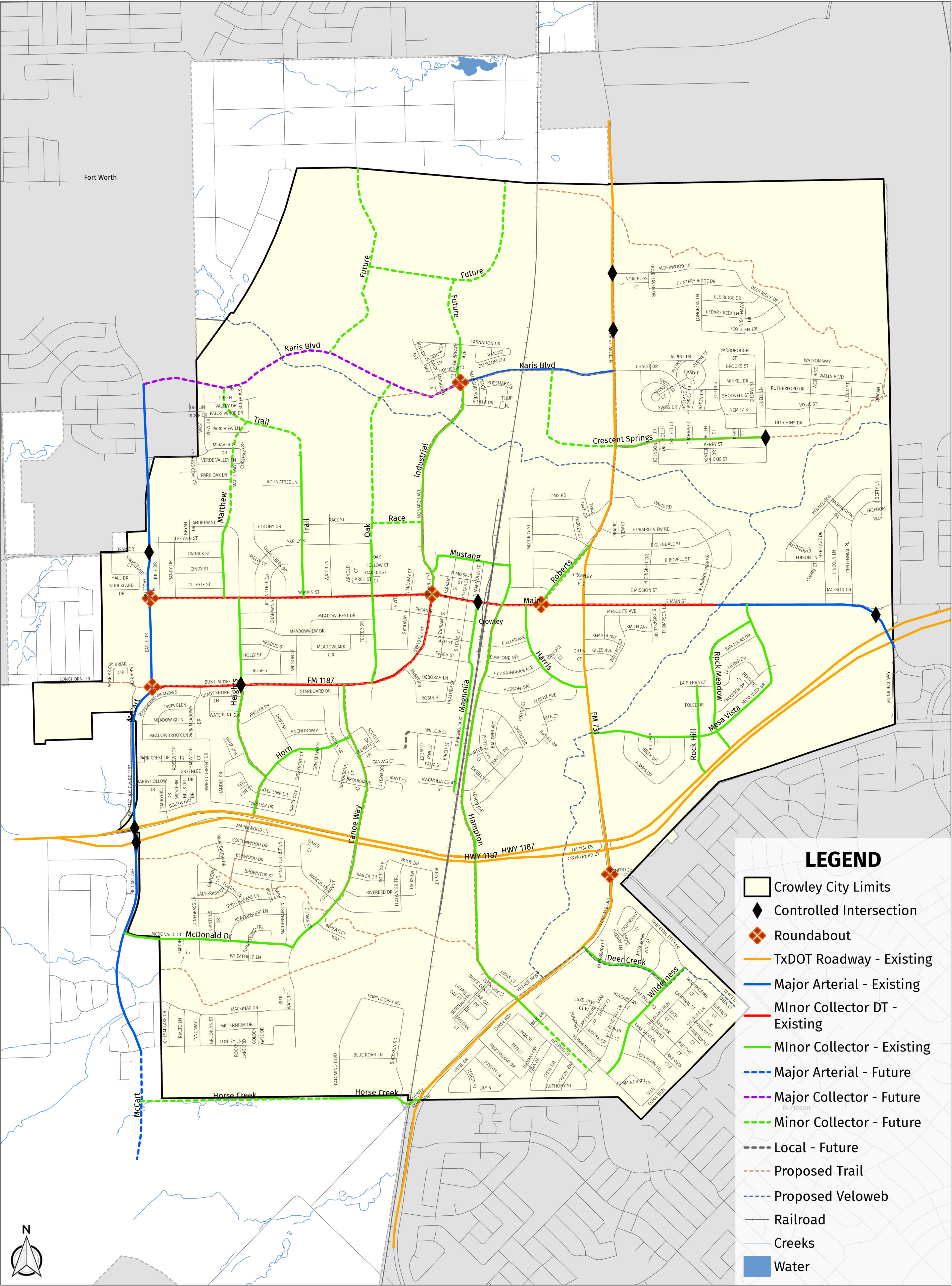


City of Crowley Future Land Use Plan

Future Land Use Classes

- | | |
|----------------------------|----------------------------|
| E Main Commercial | Mixed Use |
| E Main Commercial Frontage | Multifamily Res |
| High Density Res | Open Space/Park |
| Industrial | Rural Residential |
| Institutional | Trad Suburb Comm |
| Light Industrial | W Main Commercial |
| Low Density Res | W Main Commercial Frontage |
| Medium Density Res | Rail Road |





City of Crowley

Master Thoroughfare Plan