



Agenda
Crowley Planning & Zoning Commission
August 11, 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 - August 11, 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 July 28, 2025
- B. Appoint a chair of the Planning & Zoning Commission for a term to end July 2026
- C. Appoint a vice-chair of the Planning & Zoning Commission for a term to end July 2026
- D. Hold a public hearing, discuss, and make a recommendation to the City Council regarding an ordinance requested by The Nehemiah Company to amend Ordinance No. 06-2018-332 (the Karis Planned Development District regulations). The proposed amendment includes revising the lot widths for the 45' and 50' front-entry lots and introducing a new lot width product, including a new housing type referred to as a "4-cluster." **Case # ZCA-2025-002**

IV. 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.

V. Adjournment

I, the undersigned authority, do hereby certify that this agenda of the Crowley Planning & Zoning Commission meeting to be held on August 11, 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: Bhumika Thakore	Meeting Date: August 11, 2025
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on July 28, 2025	

Background:

The minutes from the July 28th meeting are attached for your review.

Recommendation:

Staff recommends approval.

Financial Information:

Attachments:

1. 2025_07_28_PZ_Minutes



Minutes
Crowley Planning & Zoning Commission
July 28, 2025
Regular Session - 7:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Regular Session - July 28, 2025 - 7:00 PM

I. Call to Order and Roll Call

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

Commissioners present:	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) Miki Rayburne (Place 1) Kaleb Wade (Place 3)
Staff members present:	Rachel Roberts, Planning & Development Director Bhumika Thakore, Planner
Council members present:	Jim Hirth

II. Invocation and Welcome Visitors

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

III. Action Items

A. Discuss and consider approving the minutes from the regular meeting held on June 23, 2025

Vice-Chair Beene motioned to approve the minutes as written, seconded by Commissioner Allen. The motion passed with all in favor.

B. Hold a public hearing, discuss, and consider approval of a final plat for an approximately 5.8-acre tract in the R W Waggoner Survey Abstract No. 1618 to create Tractor Supply Crowley Addition, Block A Lot 1, requested by Vasquez Engineering. Case # PLT-2025-004.

Staff member Rachel Roberts said the plat met all requirements and recommended approval. Commissioner Burns made a motion to approve the final plat for Case # PLT-2025-004. The motion was seconded by Vice-Chair Beene and passed with all in favor.

IV. Public Comment

There was no public comment.

V. Adjournment

The meeting adjourned at 7:06 P.M.

David Duman, Planning & Zoning Commission Chair

Date _____

ATTEST:

Rachel Roberts, Planning & Development Director

Date _____



City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: August 11, 2025
Department: Community Development	Agenda Item: III.B.
Subject: Appoint a chair of the Planning & Zoning Commission for a term to end July 2026	

Background:

Under this agenda item, the Commission will vote for/appoint a member to serve as chair.

Recommendation:

Financial Information:

Attachments:

None



City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: August 11, 2025
Department: Community Development	Agenda Item: III.C.
Subject: Appoint a vice-chair of the Planning & Zoning Commission for a term to end July 2026	

Background:

Under this agenda item, the Commission will vote for/appoint a member to serve as vice-chair.

Recommendation:

Financial Information:

Attachments:

None



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Bhumika Thakore, Rachel Roberts	Meeting Date: August 11, 2025
Department: Community Development	Agenda Item: III.D.
Subject: Hold a public hearing, discuss, and make a recommendation to the City Council regarding an ordinance requested by The Nehemiah Company to amend Ordinance No. 06-2018-332 (the Karis Planned Development District regulations). The proposed amendment includes revising the lot widths for the 45' and 50' front-entry lots and introducing a new lot width product, including a new housing type referred to as a "4-cluster." Case # ZCA-2025-002	

Background:

BACKGROUND AND OVERVIEW

Request	Permit front entry garages on 45-ft and 50-ft-wide lots; and Introduce a new housing type referred to as "4-clusters."
Applicant	The Nehemiah Company
Staff Recommendation	Staff recommend approval with conditions

Background & overview

The Karis PD allows a range of lot types but currently prohibits front entry garages on lots narrower than 55 feet. The developer seeks to amend the PD to allow front-entry garages on 45-ft and 50-ft-wide lots. Additionally, the developer is proposing a new "4-cluster" product for inclusion within the PD.

Staff review

Description of requested changes

Front Entry Garages on 45-ft and 50-ft Lots

While staff have not yet received detailed architectural designs for the proposed lot types, the PD ordinance includes illustrative concepts of 50-ft front-entry lots. One illustration shows a "side drive" configuration where the garage is at the rear of the home, and the driveway narrows to allow more building width at the front before expanding to the garage area.

Another illustration depicts a front-entry garage configuration where the garage is recessed slightly behind the main façade of the home. The City's residential development standards require garages to be set back from the front wall of the house to prevent them from dominating the streetscape—particularly on narrower lots—and to reduce the likelihood of vehicles encroaching onto sidewalks. In neighborhoods such as Crescent Springs and Lasater Ranch, a 20-foot garage setback was allowed in certain areas. As shown in the attached aerial images, insufficient setbacks can result in vehicles partially or entirely blocking the sidewalk.

Staff recommends that front entry garages on 45-ft and 50-ft lots be permitted only under the

following conditions:

- Garages must be either the “side drive” configuration shown in the PD illustrations; or
- The garage must be set back at least five (5) feet behind the primary front elevation of the home.
- These conditions will help ensure neighborhood compatibility and provide sufficient room for modern vehicles within the 20-ft front setback.

4-Cluster Housing Product

The applicant is proposing the addition of a new housing type referred to as a “4-cluster” (see application materials for illustrative examples). As part of this request, the applicant also proposes to eliminate one of the previously approved townhome product types.

Staff offers the following comments:

- **The 5F (front-entry) 4-cluster configuration is supported** by staff, subject to a limit on the number allowed (see below).
- **The 5R (rear-entry) 4-cluster configuration is not supported** due to inadequate side setbacks of only one foot. This does not meet the minimum five-foot building separation required by the fire code and also limits access for routine property maintenance.
- **Staff recommends applying a cap** to 4-cluster lots. The existing PD limits townhomes to a maximum of 25% of the total lot count. If 4-cluster units are intended to replace or supplement townhome lots—as proposed by the applicant with the removal of one townhome type—the combined total of townhome and 4-cluster units should remain capped at 25% of all lots within the PD.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions are provided below. Commissioners are not required to use these motions. Please note that the ordinance includes the applicant's requested version of Table B-2 (which adds and amends the permitted lot types) and the staff recommended changes to Exhibit D (which would limit the 4-cluster and townhome lots to 25% of the total development). If the Commission wants to approve this agenda item as requested by the applicant without the staff recommendations, your motion for approval should include removing Exhibit D from the ordinance. If the Commission wants to approve the item but want to follow the staff recommendations, your motion should include the conditions listed below, which are also reflected in the attached staff recommended version of Table B-2.

Approval:

I make a motion to recommend approval of Case # ZCA-2025-002, the requested amendment to the Karis PD district ordinance.

Approval with Conditions:

I make a motion to recommend approval of Case # ZCA-2025-002, the amendment to the Karis PD district ordinance with the following conditions:

- Front entry garages on 45-ft and 50-ft lots must either be of the “side drive” configuration illustrated in the PD ordinance or be set back a minimum of five (5) feet from the front elevation of the home.
- The requested 5R (rear-entry) 4-cluster product is not approved.
- The total number of townhomes and 4-cluster lots shall not exceed 25% of all lots in the district.

Denial:

I make a motion to recommend denial of Case # ZCA-2025-002.

Postpone:

I make a motion to continue this case until [specify the date].

Recommendation:

Based on the above analysis, staff recommend approval with the following conditions:

1. Front entry garages on 45-ft and 50-ft lots must either be of the “side drive” configuration illustrated in the PD ordinance or be set back a minimum of five (5) feet from the front elevation of the home.
2. The 5R (rear-entry) 4-cluster product is not recommended for approval.
3. The PD should be amended to limit the total number of townhome and 4-cluster lots to a combined maximum of 25% of all lots in the district.

Financial Information:

Attachments:

1. ZCA-2025-002_ordinance
2. Table B-2_Ordinance Exhibit A 45'and 4 pack Product -2025
3. Exhibit D from ORD 06-2018-332 Karis Planned Development
4. Illustration_50 ft side drive
5. Examples 20' front setback existing
6. Application - Planned Development 45' Product_Redacted
7. Staff recommended EXHIBIT 'B'- Karis TABLE B-2

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS AMENDING PORTIONS OF ORDINANCE 06-2018-332, THE PLANNED DEVELOPMENT DISTRICT FOR KARIS TO REPEAL AND REPLACE TABLE B-2 FROM EXHIBIT 'B' AND EXHIBIT 'D', AS ATTACHED; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING FOR A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A PENALTY FOR VIOLATIONS HEREOF; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Crowley, Texas, 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 Council of the City of Crowley heretofore adopted Chapter 106 of the City Code, being the Comprehensive Zoning Ordinance of the City of Crowley (the Zoning Ordinance), which regulates zoning of land as may be best suited to carry out these regulations; and

WHEREAS, the City Council of the City of Crowley adopted Ordinance 06-2018-332 on June 7, 2018, establishing the Karis planned development district; and

WHEREAS, the Nehemiah Company, the developer for Karis Addition, has requested to make amendments to the Karis planned development district regulations in order to allow new lot types and allow front entry garages for certain lot types; and

WHEREAS, the City Council of the City of Crowley deems it advisable and in the public interest to make such amendments to the planned development district regulations for the Karis development as reflected below; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on August 11, 2025, and the City Council of the City of Crowley, Texas, held a public hearing on September 4, 2025, with respect to the 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.

The Zoning Ordinance of the City of Crowley, as amended, is hereby amended by repealing and replacing Table B-2 in Exhibit 'B' and Exhibit 'D', as attached.

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 4TH DAY OF SEPTEMBER 2025.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Konhauser, City Secretary

Table B-2, from Exhibit 'B'

Exhibit 'D'

EXHIBIT REPLACING ORDINANCE NO. 06-2018-332

TABLE B-2

Table B-2 Building Setback, Area, and Bulk Requirements for Residential

	Residential Type	Example of Residential Type	Minimum Lot Area (SF)	Minimum Lot Width	Minimum Lot Depth	Maximum Number of Stories	Garage Orientation	Density Range (number of units per acre)	Minimum Front Yard Setback (ft)	Min. Interior Side Yard Setback (ft)	Min. Corner Side Yard Setback (ft)	Minimum Rear Yard Setback (ft)	Maximum Lot Coverage (%)	Min. Dwelling Unit Size (sf)	Special Conditions
1	SF-A	Single Family Attached	960	16'	60'	3	Alley	21-30	16	0'	15	5	80%	850	Attached Garage Product
2	SF-A	Single Family Attached	1,040	16'	65'	3	Alley	21-30	16	0'	15	5	80%	1,200	Detached Garage Product
3	SF-A	Single Family Attached	1,540	22'	70'	3	Alley	20-25	16	0'	15	5	80%	1,100	Attached Garage Product
4	SF-A	Single Family Attached	1,760	22'	80'	3	Alley	16-24	16	0'	15	5	80%	1,100	Detached Garage Product
<u>5F</u>	<u>SF-D</u>	<u>4 Group cluster Front lots of Cluster</u>	<u>1,400</u>	<u>16'</u>	<u>60'</u>	<u>2</u>	<u>Street/Alley</u>	<u>15</u>	<u>16</u>	<u>5</u>	<u>15</u>	<u>5</u>	<u>80%</u>	<u>1,000</u>	<u>The driveway may enter from the street in front or the alley to the side. Street setback remains at 16 feet, alley set back at 5 feet. Eaves may encroach into side setback 12 inches.</u>
<u>5R</u>	<u>SF-D</u>	<u>4 Group cluster Rear Lots of the cluster</u>	<u>1,400</u>	<u>16'</u>	<u>60'</u>	<u>2</u>	<u>Alley</u>	<u>15</u>	<u>1'</u>	<u>1'</u>	<u>15</u>	<u>5</u>	<u>80%</u>	<u>1,000</u>	<u>Setback reduced to 1' as long as the eaves, overhangs, and gutters are a minimum of 2 feet from the property line.</u>
<u>6F5</u>	SF-A	Single Family Attached (Tuck Under)	2,100	30'	70'	3	NA	15-20	16	0'	15	5	None	1,100	
<u>6R</u>	SF-D	Single Family Detached	1,980	30'	66'	3	Alley/Mews	8-13	3	5	15	5	80%	1,200	
7	SF-D	Single Family Detached	1,980	33'	66'	3	Alley/Mews	8-13	3	5	15	5	80%	1,200	
8	SF-D	Single Family Detached	1,980	33'	66'	3	Alley	8-13	20	5	15	5	80%	1,200	
9	SF-D	Single Family Detached	3,150	35'	90'	3	Alley	8-13	20	5	15	5	80%	1,250	

10	SF-D	Single Family Detached	3,150	35'	90'	3	Alley/Mews	8-13	3	5	15	5	80%	1,250	
11	SF-D	Single Family Detached	4,000	40'	100'	3	Alley	7-9	20	5	15	5	80%	1,600	Attached Garage
12	SF-D	Single Family Detached	4,000	40'	100'	3	Alley	7-9	20	5	15	5	80%	1,600	Detached Garage
13	SF-D	Single Family Detached	4,000	40'	100'	3	Alley/Mews	7-9	3	5	15	5	80%	1,600	
14	SF-D	Single Family Detached	4,500	45'			Alley/Mews	7-9	3	5	15	5	80%	1,600	
15 A-C	SF-D	Single Family Detached	4,500	45'	100'	3	Front, Alley or side	7-9	20	5	15	5	80%	1,600	
16 A-C	SF-D	Single Family Detached	5,000	50'	100'	3	Front, Alley or Side	9-10	20	5	15	5	80%	2,000	Attached Garage
17	SF-D	Single Family Detached	5,000	50'	100'	3	Alley	9-10	20	5	15	5	80%	2,000	Detached Garage
18	SF-D	Single Family Detached	5,000	50'	100'	3	Alley/Mews	9-10	3	5	15	5	80%	2,000	
19 A-C	SF-D	Single Family Detached	5,500	55'	100'	3	Front, Alley or Side	5-9	20	5	15	5	75%	2,500	
20 A-D	SF-D	Single Family Detached	6,000	60'	100'	3	Front, Alley or Side	4-6	20	5	15	5	75%	2,500	
20 R	SF-D	Single Family Detached	6,000	60'	100'	3	Alley/Mews	4-6	3	5	15	5	75%	2,500	
21 A-D	SF-D	Single Family Detached	7,000	70'	100'	3	Front, Alley or Side	4-6	20	5	15	5	75%	3,000	
21 R	SF-D	Single Family Detached	7,000	70'	100'	3	Alley/Mews	4-6	3	5	15	5	75%	3,000	
22 A-C	SF-D	Single Family Detached	10,400	80'	130'	3	Front, Alley or Side	3-5	24	7.5	15	5	75%	3,500	
22 R	SF-D	Single Family Detached	10,400	80'	130'	3	Alley/Mews	3-5	3	7.5	15	5	75%	3,500	
23	SF-D	Single Family Detached	13,000	100	130	3	Front, Alley or Side	3-5	24	7.5	15	5	75%	3,500	No Illustration
23 R	SF-D	Single Family Detached	13,000	100	130	3	Alley/Mews	3-5	3	7.5	15	5	75%	3,500	No Illustration

(Drawings and photographs illustrating each housing type in Table B-2 are for illustrative purposes only, and homes are not required to be designed as illustrated.)

EXHIBIT 'D'

NUMBER AND TYPE OF DWELLINGS

<i>Type of Dwelling Unit</i>	<i>Planning Title</i>	<i>Lot Width at Street Frontage (linear feet)</i>	<i>Percentage of Total Units</i>
Single-Family Attached <u>4-cluster homes</u>	Townhomes <u>SF-D, less than 60'</u>	16 to 38, per accepted builder plans <u>16, per accepted builder plans</u>	25%
Single-Family Detached	SF-D less than 60'	25 to 59, per accepted builder plans	55%
Single-Family Detached	60'and Above	60 and above, per accepted builder plans	20%
Total Attached Units			25%
Total Detached Units			75%
Grand Total All Types			100%

50' HOME SITES: FRONT ENTRY, SIDE DRIVE

HOUSING TYPE ELEMENTS:

Lot Area: 5,000 SF min.

Lot Width: 50' min.

Lot Depth: 100' min.

Maximum Number of Stories: 3

Garage Orientation: Side drive; min. 2 spaces

Minimum Front Yard Setback: 15' Back of curb

Minimum Interior Side Yard Setback: 5'

Minimum Corner Side Yard Setback: 15' Back of curb

Minimum Front Garage Setback for Side-Drive Lots: 18' Back of curb

Minimum Rear Yard Setback: 5'

Maximum Lot Coverage: 80%

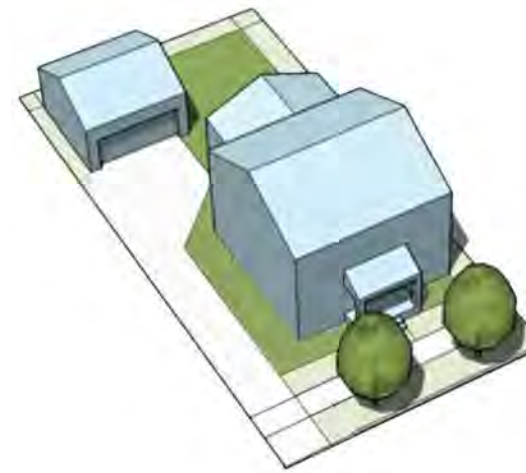
EXCEPTIONS TO MINIMUM SETBACK:

Minimum side setback to detached garages or accessory building may be reduced to 5' (with Village Architect approval) when greater setback would be otherwise required.*

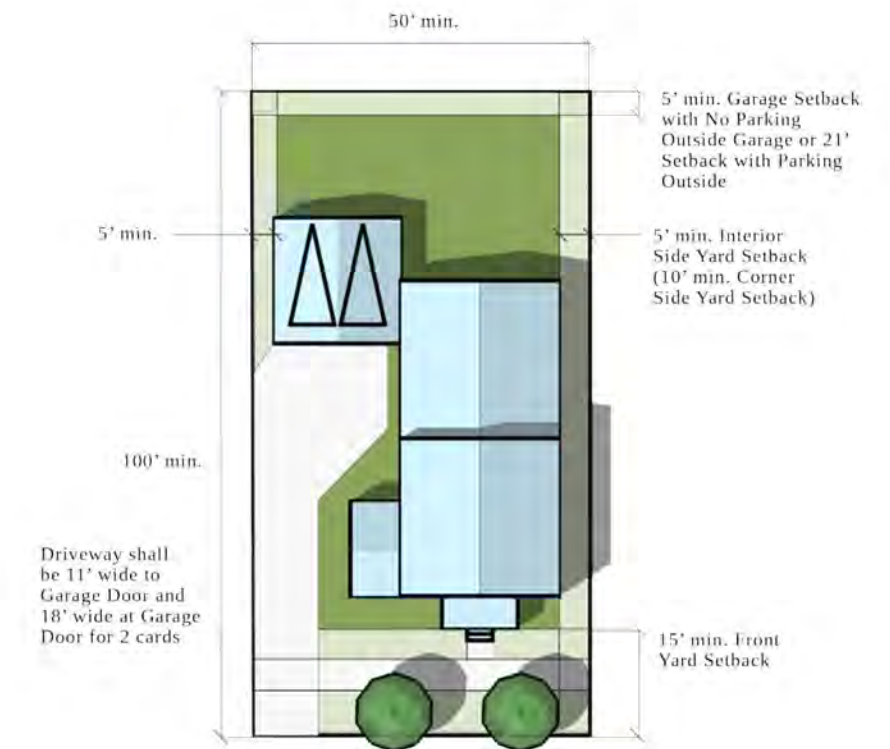
ALLOWED ENCROACHMENTS INTO SETBACK:

- Porches (up to 7' into front setback and 3' corner side yard setback)
- Fireplaces and box windows (up to 2' into all setbacks)
- Balconies, awnings, overhanging eaves (up to 2' into all setbacks)
- Bay windows (up to 4' into front and rear setbacks)
- Stoops and stairs (up to 5' into front and rear setbacks)
- Foundation encroachments of 4"- 6" are allowed for architectural details such as brick ledges*

**Subject to fire rating requirements of City of Crowley*

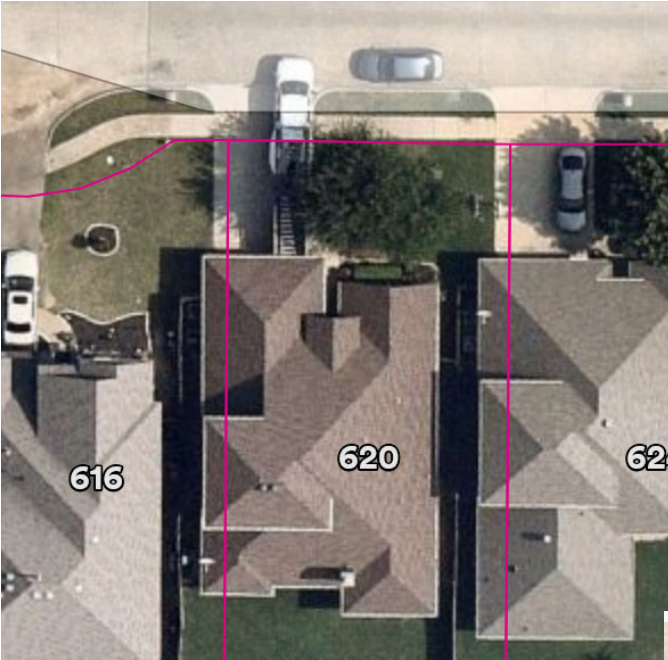


View and Plan: Side Drive 50' Home with Detached Garage



Illustrations may not accurately reflect all lot variations. Please see text for specific requirements.

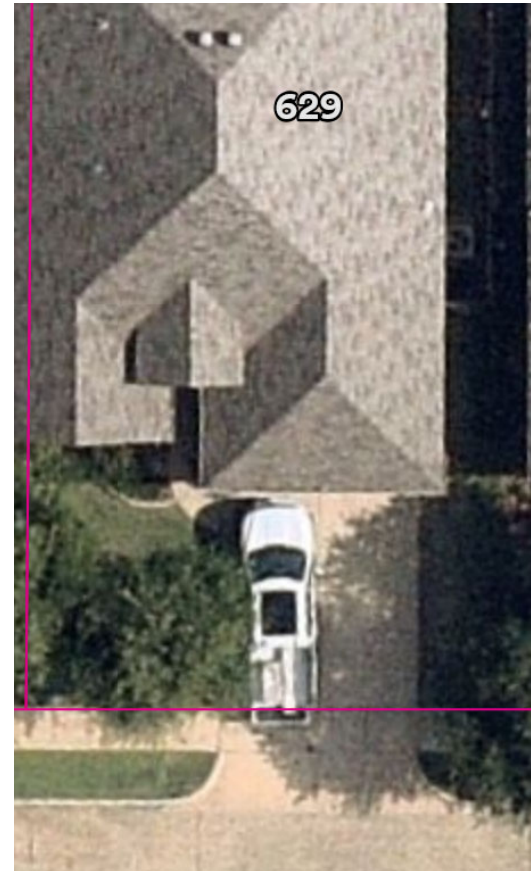
Crescent Springs: Hutchins Dr



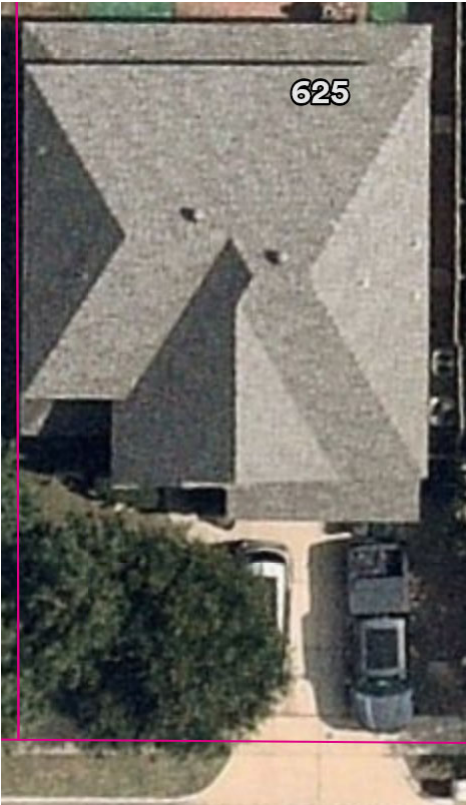
Nemitz



Shotwell



Brooks



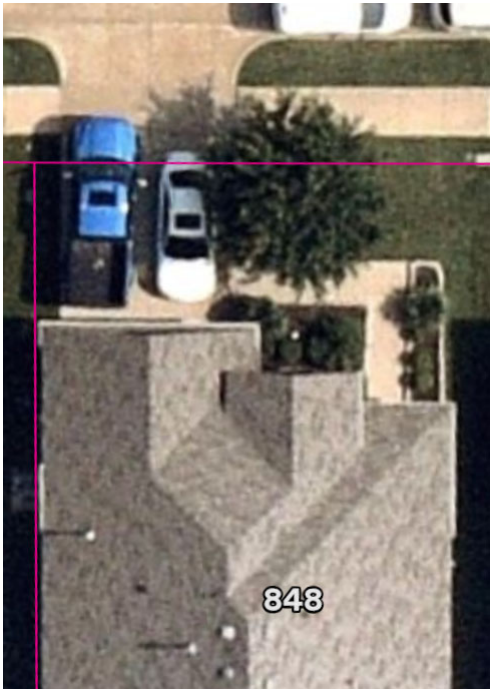
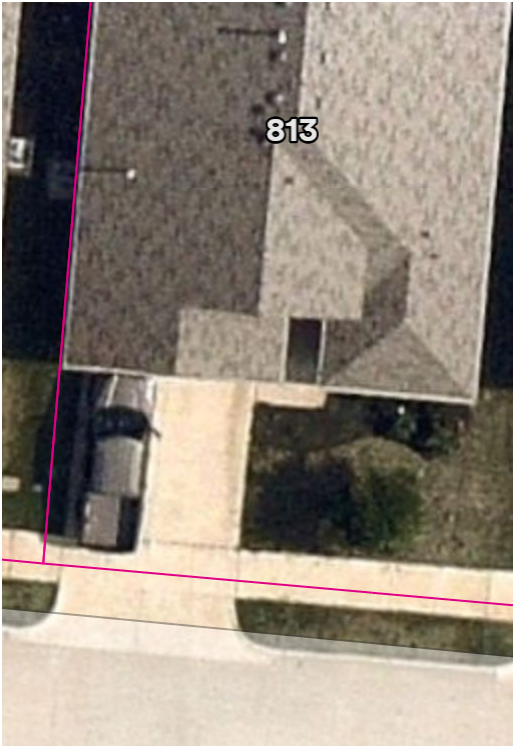
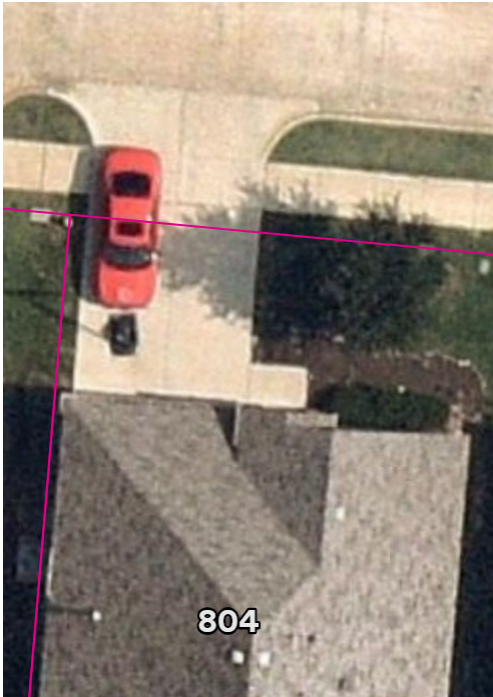
Yarborough



Cheryl



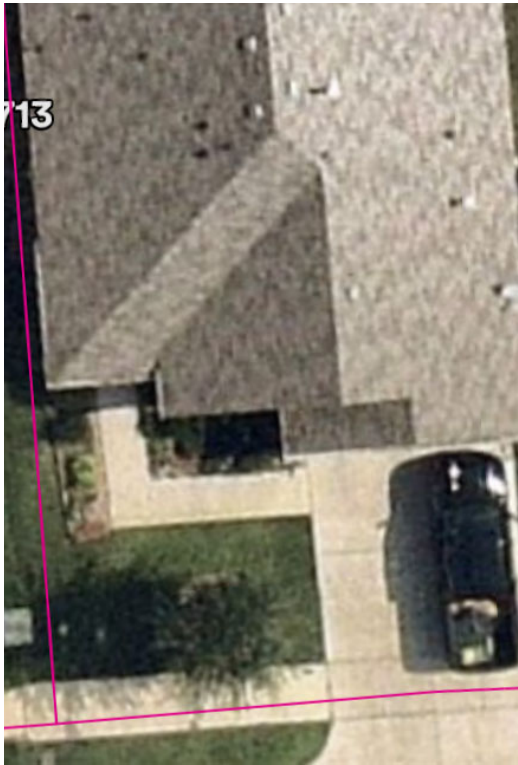
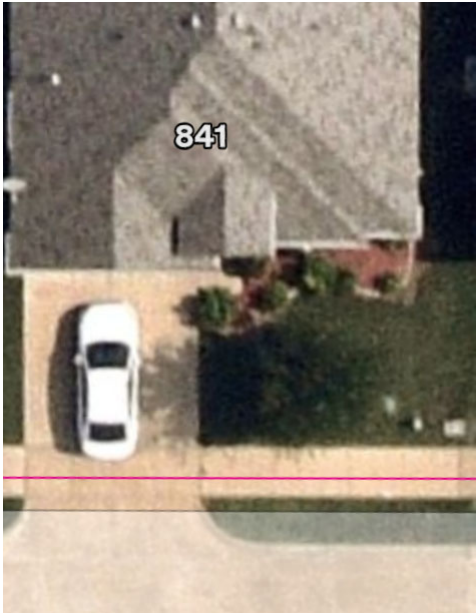
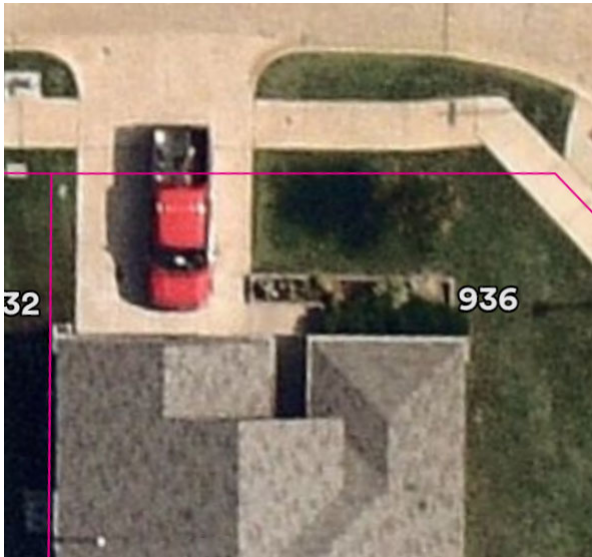
Wylie



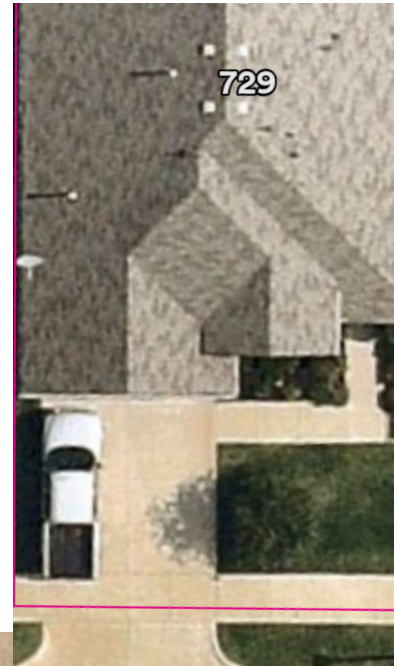
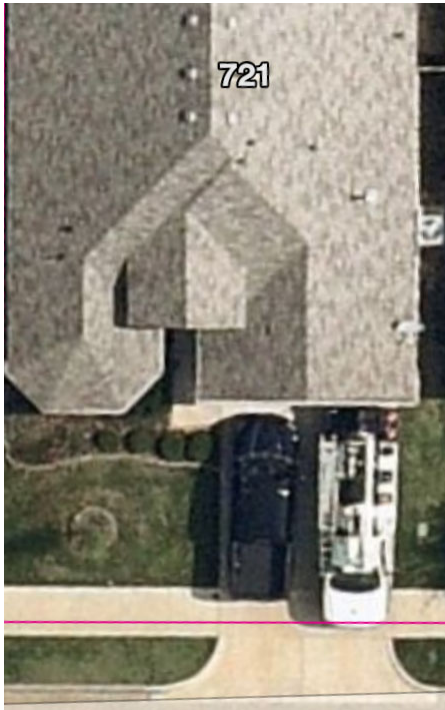
Rutherford



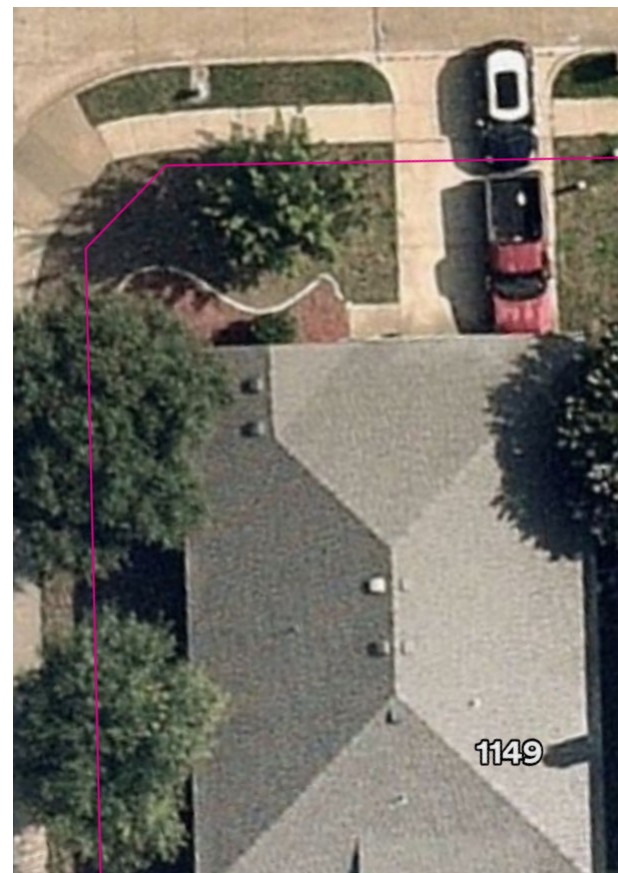
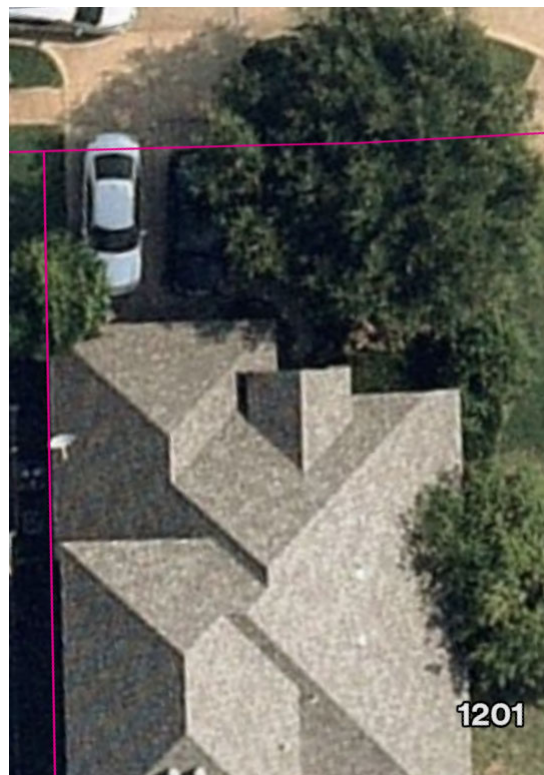
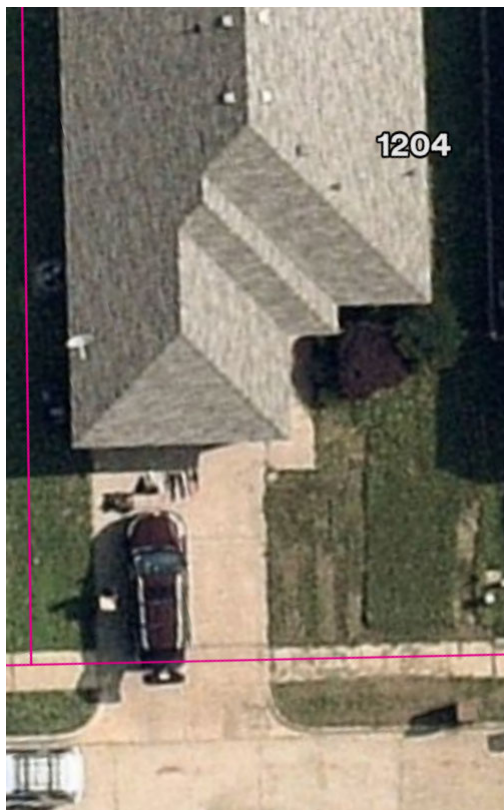
Walls



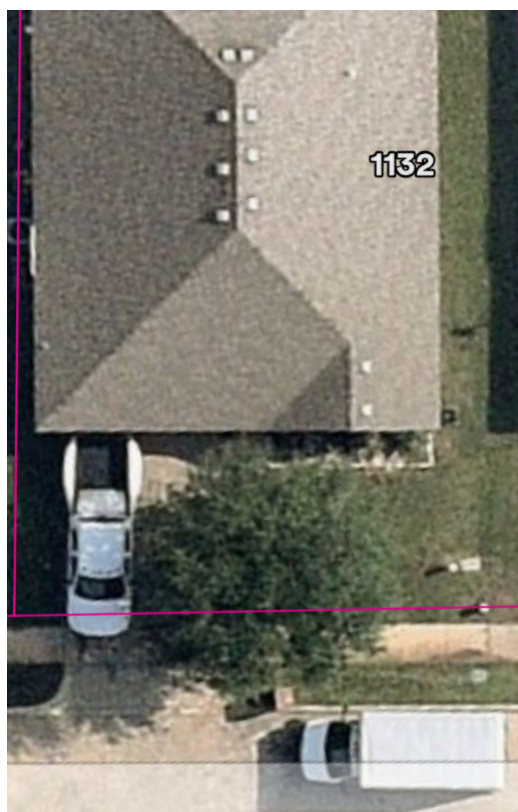
Watson



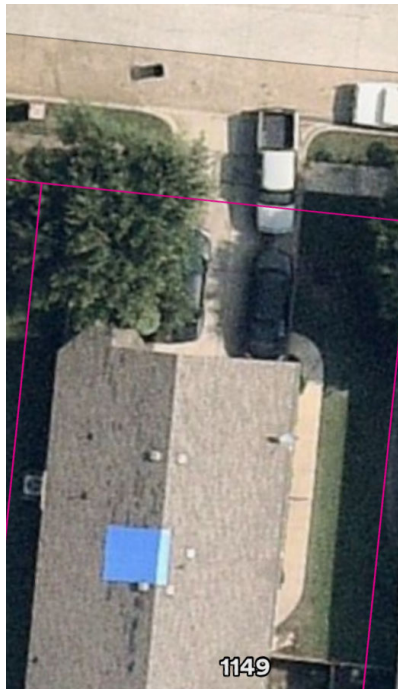
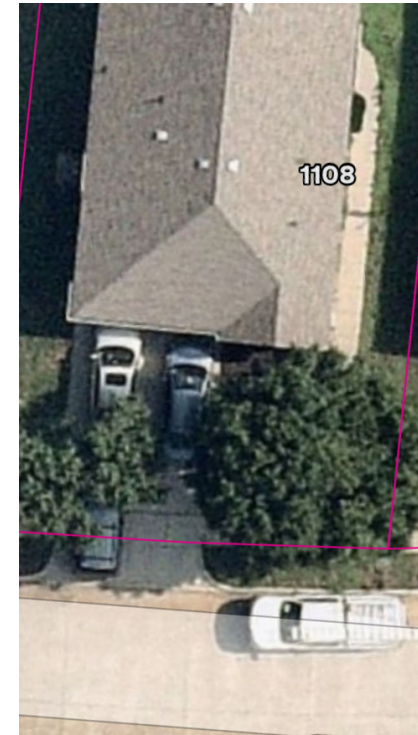
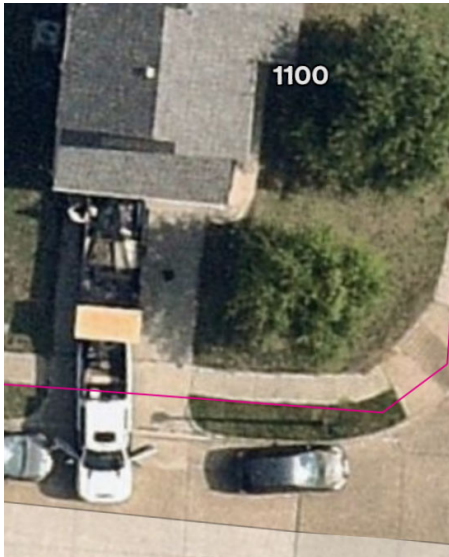
Lasater Ranch: Maplewood Ln



Cottonwood



Boxwood





CITY OF CROWLEY

Zoning Application for Planned Development Districts Community Development Department

Case # ZCA-2025-002
(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. Incomplete applications will not be processed.

Property Information

Project Name: Karis
Project Address: 505 N. Beverly Street, Crowley TX 76036
Legal Description: See attach Gross Acreage: 563.30

Applicant & Owner Information

Applicant Name: Liliana Soto Company: The Nehemiah Company
Applicant Address: 2201 East Lamar Blvd. #115 City: Arlington State: TX
ZIP Code: 76006 Telephone No: 562-208-9599 Email: _____

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

(If applicant is not property owner, please provide property owner information below)

Property Owner: CH TNC Karis Owner, LLC
Applicant Address: 2201 East Lamar Blvd. #115 City: Arlington State: TX
ZIP Code: 76006 Telephone No: 817-200-6543 Email: _____

Information Required for Zoning Change Requests

Application Date: 07/03/2025
Current Zoning: Residential and non-residential
Proposed Zoning: No proposed change
Reason for requested change: The proposed change request of PD Ordinance 06-2018-332
Table B-2 is to update Lot Width 45' and 50' with Front as shown on
Table B-2 larger other lot width product. Also add new product called 4-
clusters. This request is to align all products and marketing throughout the DFW
new housing builds.

(attach other pages as needed)

Zoning Application for Planned Development Districts (cont.)

If the requested zoning change is for a planned development district, additional materials are required to be submitted with the application. Please see city code Chapter 106 Division 14 for more details.

NOTE: Substantive changes to the application and/or supporting documents will not be accepted between the Planning & Zoning Commission consideration and City Council consideration.

***If the applicant is not the property owner, the property owner must sign the application or submit a notarized letter of authorization.**

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME) PRINTED NAME: <u>Liliana Soto</u>		<u>For Office Use Only</u> MyGov Project # _____ Date Submitted: _____ Total Fee: \$ _____ Date of Payment: _____ Accepted By: _____
SIGNATURE: <u></u> DATE: <u>07/03/2025</u>		
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT: PRINTED NAME: <u>Howard Porteus</u>		
SIGNATURE _____ DATE: <u>07/03/2025</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.		

TABLE B-2 FROM EXHIBIT 'B'

(staff recommendation)

Table B-2 Building Setback, Area, and Bulk Requirements for Residential															
	Residential Type	Example of Residential Type	Minimum Lot Area (SF)	Minimum Lot Width	Minimum Lot Depth	Maximum Number of Stories	Garage Orientation	Density Range (number of units per acre)	Minimum Front Yard Setback (ft)	Min. Interior Side Yard Setback (ft)	Min. Corner Side Yard Setback (ft)	Minimum Rear Yard Setback (ft)	Maximum Lot Coverage (%)	Min. Dwelling Unit Size (sf)	Special Conditions
1	SF-A	Single Family Attached	960	16'	60'	3	Alley	21-30	16	0'	15	5	80%	850	Attached Garage Product
2	SF-A	Single Family Attached	1,040	16'	65'	3	Alley	21-30	16	0'	15	5	80%	1,200	Detached Garage Product
3	SF-A	Single Family Attached	1,540	22'	70'	3	Alley	20-25	16	0'	15	5	80%	1,100	Attached Garage Product
4	SF-A	Single Family Attached	1,760	22'	80'	3	Alley	16-24	16	0'	15	5	80%	1,100	Detached Garage Product
<u>5F</u>	<u>SF-D</u>	<u>4 Group cluster Front lots of Cluster</u>	<u>1,400</u>	<u>16'</u>	<u>60'</u>	<u>2</u>	<u>Street/Alley</u>	<u>15</u>	<u>16</u>	<u>5</u>	<u>15</u>	<u>5</u>	<u>80%</u>	<u>1,000</u>	<u>The driveway may enter from the street in front or the alley to the side. Street setback remains at 16 feet, alley set back at 5 feet. Eaves may encroach into side setback 12 inches.</u>
<u>6F-5</u>	SF-A	Single Family Attached (Tuck Under)	2,100	30'	70'	3	NA	15-20	16	0'	15	5	None	1,100	
<u>6R</u>	SF-D	Single Family Detached	1,980	30'	66'	3	Alley/Mews	8-13	3	5	15	5	80%	1,200	
7	SF-D	Single Family Detached	1,980	33'	66'	3	Alley/Mews	8-13	3	5	15	5	80%	1,200	
8	SF-D	Single Family Detached	1,980	33'	66'	3	Alley	8-13	20	5	15	5	80%	1,200	
9	SF-D	Single Family Detached	3,150	35'	90'	3	Alley	8-13	20	5	15	5	80%	1,250	
10	SF-D	Single Family Detached	3,150	35'	90'	3	Alley/Mews	8-13	3	5	15	5	80%	1,250	

11	SF-D	Single Family Detached	4,000	40'	100'	3	Alley	7-9	20	5	15	5	80%	1,600	Attached Garage
12	SF-D	Single Family Detached	4,000	40'	100'	3	Alley	7-9	20	5	15	5	80%	1,600	Detached Garage
13	SF-D	Single Family Detached	4,000	40'	100'	3	Alley/Mews	7-9	3	5	15	5	80%	1,600	
14	SF-D	Single Family Detached	4,500	45'			Alley/Mews	7-9	3	5	15	5	80%	1,600	
15 A-C	SF-D	Single Family Detached	4,500	45'	100'	3	Front, Alley or side	7-9	20	5	15	5	80%	1,600	If the garage is front entry, the garage must be the "side drive" configuration or set back at least 5 ft from the front wall of the house.
16 A-C	SF-D	Single Family Detached	5,000	50'	100'	3	Front, Alley or Side	9-10	20	5	15	5	80%	2,000	Attached Garage If the garage is front entry, the garage must be the "side drive" configuration or set back at least 5 ft from the front wall of the house.
17	SF-D	Single Family Detached	5,000	50'	100'	3	Alley	9-10	20	5	15	5	80%	2,000	Detached Garage
18	SF-D	Single Family Detached	5,000	50'	100'	3	Alley/Mews	9-10	3	5	15	5	80%	2,000	
19 A-C	SF-D	Single Family Detached	5,500	55'	100'	3	Front, Alley or Side	5-9	20	5	15	5	75%	2,500	
20 A-D	SF-D	Single Family Detached	6,000	60'	100'	3	Front, Alley or Side	4-6	20	5	15	5	75%	2,500	
20 R	SF-D	Single Family Detached	6,000	60'	100'	3	Alley/Mews	4-6	3	5	15	5	75%	2,500	
21 A-D	SF-D	Single Family Detached	7,000	70'	100'	3	Front, Alley or Side	4-6	20	5	15	5	75%	3,000	
21 R	SF-D	Single Family Detached	7,000	70'	100'	3	Alley/Mews	4-6	3	5	15	5	75%	3,000	
22 A-C	SF-D	Single Family Detached	10,400	80'	130'	3	Front, Alley or Side	3-5	24	7.5	15	5	75%	3,500	
22 R	SF-D	Single Family Detached	10,400	80'	130'	3	Alley/Mews	3-5	3	7.5	15	5	75%	3,500	
23	SF-D	Single Family Detached	13,000	100	130	3	Front, Alley or Side	3-5	24	7.5	15	5	75%	3,500	No Illustration
23 R	SF-D	Single Family Detached	13,000	100	130	3	Alley/Mews	3-5	3	7.5	15	5	75%	3,500	No Illustration

(Drawings and photographs illustrating each housing type in Table B-2 are for illustrative purposes only, and homes are not required to be designed as illustrated.)

