



Agenda
Crowley Planning & Zoning Commission
November 10, 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 - November 10, 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 **September 22, 2025**
- B. Discuss and consider approving the minutes from the regular meeting held on **October 06, 2025**
- C. Discuss and consider approving the minutes from the regular meeting held on **October 13, 2025**
- D. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance requested by Greenroad Construction, LLC on behalf of FNR 1005 South Crowley Series LLC for a Specific Use Permit to allow a temporary break room and administrative offices during a building remodel for TotalCare located at 1005 S Crowley Rd, legal description Deer Creek Estates-Crowley Block 1 Lot BR1, Tarrant County, Texas. **Case # SUP-2025-001**
- E. Discuss and consider approval of a request by Trailview Church for a waiver from the subdivision regulations requiring sidewalks to be constructed at time of platting, specifically Section 98-41 “Adequacy of specific facilities,” requiring all lots to be platted to be connected to the city public facility systems, Section 98-35 “Improvements on undeveloped land”, requiring engineered construction documents as part of a plat, and Section 98-39 “Guarantee of public improvements, requiring developer to provide a financial guarantee for the costs of public improvements.

IV. Discussion

- A. Pre-application work session regarding possible future code amendment request for Teeter Ranch planned development district

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 November 10, 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: November 10, 2025
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on September 22, 2025	

Background:

Recommendation:

Financial Information:

Attachments:

1. 2025_09_22_PZ_Minutes



Minutes
Crowley Planning & Zoning Commission
September 22, 2025
Work Session - 7:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Regular Session – September 22, 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:	Miki Rayburne (Place 1)
	J. J. Wagner (Place 2)
	Kaleb Wade (Place 3)
	David Duman, Chair (Place 5)
	Jeff Burns (Place 6)
Commissioners absent:	George Allen (Place 4)
	Lane Beene, Vice-Chair (Place 7)
Staff members present:	Rachel Roberts, Planning & Development Director Bhumika Thakore, Planner
Council members present:	Jim Hirth

II. Invocation and Welcome Visitors

Commissioner Wagner 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 August 25, 2025

Commissioner Wagner motioned to approve the minutes as written, seconded by Commissioner Burns. The motion passed with all in favor.

B. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance requested by VLK Architects on behalf of Crowley Independent School District for a Specific Use Permit to allow the installation and use of a temporary structure (portable building) to function as a kitchen and cafeteria on the northeast corner of the site, adjacent to the existing Gymnasium. The subject property is located at 512 Peach Street and 277 N Oak St in Sylvester S. Reynolds Survey, Abstract 1316, Tract 4A, Tarrant County, Texas. Case # SUP-2025-002.

Bhumika Thakore, Planner, presented the case to the Commission and explained that the request is for approval of a temporary portable building to be located on the northeast corner of the campus, adjacent to the gymnasium. The proposed structure will serve as a kitchen and cafeteria to support ongoing campus operations during construction and facility improvements.

The subject property is currently zoned Civic-Public with DT (Downtown) zoning located across the street. Ms. Thakore stated that the proposed temporary use is consistent with the educational use of the campus and does not conflict with the Comprehensive Plan.

Ms. Thakore added that there will be no adverse impacts are anticipated regarding access or traffic circulation. Pedestrian access will remain adequate, and parking demand will be minimal. The structure will be internal to the campus, set back from the public right-of-way, and will not create site obstructions. Operational impacts such as noise, smoke, grease ventilation, and food waste disposal will comply with health and building code requirements at the permit stage. The portable kitchen will operate only during regular school hours. The design and scale of the temporary structure are compatible with existing campus facilities and will not detract from or dominate the site, nor will it disrupt the surrounding neighborhood character.

Ms Thakore said that based on the latest submittal and review of the site plan, staff recommend conditional approval of SUP 2025-002. The recommendation includes the following conditions: The approval is temporary in nature and shall be limited to a period of five (5) years. The temporary portable structure must be removed at the end of this period, unless the Specific Use Permit (SUP) is extended or renewed by the City Council.

Public Hearing:

Chair Duman opened the public hearing and asked for anyone who wished to speak in favor of the request. Mr. Philip Varughese from VLK Architects (address 5237 North Riverside Drive) said he was available to answer any questions. The Commission had no questions for the applicant. There being no one else who wished to speak, Chair Duman closed the public hearing at 7:07 P.M.

Commission Discussion:

Commissioner Wade asked whether the proposal accounted for parking and accessibility requirements, noting that the location of the proposed temporary building may remove some existing parking spaces. He also questioned how the new fire lane configuration would affect site accessibility and overall parking circulation.

Ms. Roberts explained that the campus has ample on-site parking and that the removal of a few spaces will not affect compliance with parking requirements. She added that all parking spaces were counted and verified to ensure the site continues to meet the necessary standards.

Commissioner Wade also asked whether, by ordinance, a designated loading zone should be required or requested as part of the proposal. Ms. Roberts responded that if this were a new use, a loading zone would be required; however, because the building is part of an existing campus use, a loading zone is not required.

Chair Duman expressed a related concern, noting that having a designated loading zone could help clarify parking rules for staff and visitors, ensuring that others know where not to park during drop-off and pick-up times.

Commissioner Wade made a motion to conditionally approve Case #SUP-2025-002 with the addition of two conditions. First, the applicant is to propose an alternative site plan that includes a designated loading zone near the campus facilities, with the exact location to be determined by the applicant. Second, if the Learning Center is relocated prior to the five-year expiration of the Specific Use Permit, the temporary building must be removed at that time. Commissioner Rayburn 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 an ordinance amending portions of Chapter 106, the comprehensive zoning ordinance, to update zoning change notice and sign requirements, and zoning protest procedures, in accordance with newly adopted state law. Case # ZCA-2025-003.**

Rachel Roberts, Director of Community Development, presented the case to the Commission and discussed the new state law regarding zoning change notice and sign requirements, which went into effect on September 1, 2025. She noted that under the current local ordinance, there is no sign requirement; however, the new state law mandates that a sign must be posted to notify the public of zoning changes. Ms. Roberts explained that the state allows cities to make the applicant responsible for posting the sign. In response to Chair Duman's question, she confirmed that her recommendation is that the applicant place and maintain the sign for the 10 days prior to the public hearing. She further added that the applicant would provide an affidavit and time-stamped photographs as proof that the sign was posted on time and remained in place for the required period. Ms. Roberts noted that if the sign is removed or taken down during this period, the case would need to be postponed, the notices reposted, and the 10-day period would restart. Ms. Roberts also mentioned other changes required by state law, namely, the new requirements for comprehensive zoning changes and the changes to protest provisions for zoning changes allow more residential development.

Commissioner Wade asked a question regarding the positioning of the posted sign, noting concerns that it should not be hidden or block traffic sight lines. He suggested that staff monitor the sign's placement to ensure it remains visible while the case is under review. Commissioner Rayburn made a motion to approve the recommendation, with an addition to the ordinance that staff shall approve a plan from the applicant for the location and orientation of the sign. Commissioner Wade seconded the motion, and the motion passed with all in favor.

IV. Public Comment

There was no public comment.

V. Adjournment

The meeting adjourned at 7:36 P.M.

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: November 10, 2025
Department: Community Development	Agenda Item: III.B.
Subject: Discuss and consider approving the minutes from the regular meeting held on October 06, 2025	

Background:

Recommendation:

Financial Information:

Attachments:

1. 2025_10_06_CCPZ_Joint Work Session



**Minutes
Crowley City Council & Planning &
Zoning Commission
October 06, 2025
Joint Work Session – 6:30 PM**

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

City Council and Planning & Zoning Commission Joint Work Session - October 6, 2025 - 6:30 PM

I. Call to Order and Roll Call

Chair David Duman called the meeting to order at 6:30 P.M.

Commissioners present: Miki Rayburne (Place 1)
J. J. Wagner (Place 2)
Kaleb Wade (Place 3)
David Duman, Chair (Place 5)
Jeff Burns (Place 6)
Lane Beene, Vice-Chair (Place 7)

Commissioners absent: George Allen (Place 4)

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

Council members present: *See City Council minutes*

II. Invocation and Welcome Visitors

Chair Duman welcomed the visitors.

III. Non-Action Items for Discussion

Hear a presentation from the developer of the Karis Planned Development district, discuss, and provide input on additional housing types and/or other possible amendments to the regulations for the Karis Planned Development District regarding housing styles, setbacks, or lot types. No action may be taken on this item.

Mr. Howard Porteus, representing the applicant, The Nehemiah Company (2201 E. Lamar Blvd, Suite 115, Arlington, TX), stated that in the current marketplace, the main challenge is not the interest rates but rather affordability. He explained that affordability does not mean sacrificing quality, as the company continues to invest in features that contribute to creating a strong community—consistent with what has been done in Karis and will continue to be done.

Mr. Porteus noted that townhomes have become increasingly difficult to deliver in the current market due to the overlay of expenses, making them less feasible. Therefore, the concept being proposed is to introduce a housing product that conceptually replaces the townhomes while maintaining the same design quality. He described the proposed layout as an efficient utilization of land, allowing four houses to be placed on the equivalent of two 60-foot lots, with 10-foot setbacks between homes to ensure compliance with fire safety standards and reduce additional

costs. The design also incorporates shared driveways with hammerhead access for convenience and function. Mr. Porteus emphasized that the townhomes are not being eliminated, as there are still existing town homes that need to be built out. He concluded by expressing confidence that, based on performance in other developments, this new housing product will be very successful and well-received in the community.

Council Member Tina Pace asked whether the challenge with the townhomes is related to the fact that they are two-story units and whether they are accessible for older residents. Mr. Porteus stated that the issue is more affordable because the insurance costs associated with townhomes have increased a lot.

Chair Duman asked Mr. Porteus if they had the opportunity to talk with the residents in the community about the proposed changes because at the previous hearing regarding the changes, there were quite a few residents. Mr. Porteus said that they had held a homeowner's meeting about a week ago, during which they met with residents and conducted a presentation very similar to the one being presented. He noted that the residents asked many questions, and he believed that they had answered them effectively.

Mr. Bob Kimball from The Nehemiah Company (2201 E. Lamar Blvd, Suite 115, Arlington, TX), stated that he believes the proposed alternate housing product will serve the community well. He acknowledged that some concerns from residents were not just about having more homes, but about the increased use of community amenities such as trails and recreational areas. He explained that while more people may be using the amenities, he does not expect the overall density of the development to change dramatically over the next 10 years, as the elimination of townhomes—which typically have higher density—will be offset by the new four-pack housing product. He continued that they wouldn't be increasing density at all because the same two units are just configured differently.

Council Member Jesse Johnson asked the applicant how many more houses would be added and what would be the dedicated setback requirement for the 4-cluster homes? Mr. Porteus stated that because the development became denser than initially anticipated, there was greater use of the pools than expected, but they were able to adjust for that. He added that they will continue to monitor amenity usage and noted that there is a second amenity plan for the north side of the development, which is fully budgeted. He further explained that, from a density standpoint, with 60-foot-wide sections and 22-foot lots, two homes can be built in the same space. He emphasized that this configuration does not increase density, as the same two units are simply arranged differently.

Council Member Johnson stated that some of what was included in what Nehemiah presented won't be included in the ordinance, that is, the ordinance won't describe the illustrations of what Nehemiah will be doing. Mr. Porteus explained that before the changes are approved by the Council, they [Nehemiah], have to make sure it's clear and concise. He said that they don't control the builder's architecture except through a review process.

Council Member Scott. Gilbreath and Planning & Zoning Chair, Mr. Duman, noted that the discussion during the session provided a general understanding of the 4-cluster homes, but they emphasized the need for additional details. They requested that the applicant provide a comprehensive and detailed cluster plan at the next session, including specifics on lot layout, setbacks, and design features, to ensure full clarity and allow for a thorough review by the Commission.

Public Comment

There was no public comment.

IV. Adjournment

The meeting adjourned at 7:46 P.M.

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: November 10, 2025
Department: Community Development	Agenda Item: III.C.
Subject: Discuss and consider approving the minutes from the regular meeting held on October 13, 2025	

Background:

Recommendation:

Financial Information:

Attachments:

1. 2025_10_13_PZ_Minutes



Minutes
Crowley Planning & Zoning Commission
October 13, 2025
Work Session - 7:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Regular Session – October 13, 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:	Miki Rayburne (Place 1) Kaleb Wade (Place 3) David Duman, Chair (Place 5) Jeff Burns (Place 6)
Commissioners absent:	J. J. Wagner (Place 2) George Allen (Place 4) Lane Beene, Vice-Chair (Place 7)
Staff members present:	Rachel Roberts, Planning & Development Director Bhumika Thakore, Planner
Council members present:	Jim Hirth

II. Invocation and Welcome Visitors

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

III. Action Items

A. Discuss and make a recommendation to the City Council on a preliminary plat for Teeter Ranch, an approximately 67.59 acre tract in the John W Haynes Survey Abstract No. 774 and the Memucan Hunt Survey Abstract No. 763, Crowley, Tarrant County. Case # PP-2025-002.

Rachel Roberts presented the case to the Commission. Ms. Roberts explained that the engineers emailed the request to us, but the request was actually from the developer, who was the official applicant (under our regulations, the request has to come from the applicant) has requested a postponement of Case #PP-2025-002 to the first week of December 2025. She noted that the plat is still undergoing the review process. Ms. Roberts further stated that, due to the 30-day shot clock requirement from the state, staff was obligated to bring the case forward even though it is not yet ready for final consideration. She concluded by noting that staff recommends approval of the postponement.

Commission Discuss:

Commissioner Rayburn made a motion to postpone Case #PP-2025-002 to the first week of December 2025. Commissioner Wade seconded the motion. The motion passed unanimously, with all Commissioners voting in favor.

IV. Public Comment

V. Adjournment

The meeting adjourned at 7:06 P.M.

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: November 10, 2025
Department: Community Development	Agenda Item: III.D.
Subject: Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance requested by Greenroad Construction, LLC on behalf of FNR 1005 South Crowley Series LLC for a Specific Use Permit to allow a temporary break room and administrative offices during a building remodel for TotalCare located at 1005 S Crowley Rd, legal description Deer Creek Estates-Crowley Block 1 Lot BR1, Tarrant County, Texas. Case # SUP-2025-001	

Background:

BACKGROUND AND OVERVIEW

Request	SUP for a temporary, portable building during a remodel
Applicant	Greenroad Construction for TotalCare
Location	1005 S Crowley Rd, across from the Kroger/Stone Gate Plaza shopping center and near the intersection with Renfro
Surrounding Uses	Bank (adjacent); single family residential (Deer Creek Estates neighborhood; adjacent); commercial shopping center (across Crowley Rd)
Surrounding Zoning	General Commercial (GC); R-2 (single family residential)
Future Land Use Plan Designation	Traditional Suburban Commercial
Staff Recommendation	Approve

CURRENT STATUS OF PROPERTY

TotalCare is a medical office in operation since 2010. The owners are remodeling to divide the building into two different suites; one suite will remain as the TotalCare doctors' office, and the other will be a freestanding emergency room. While the remodel is underway, the breakroom and administrative offices will be unavailable, and the contractor is requesting to use a portable building for the breakroom and offices during construction.

Note: a temporary building for a construction office would be permitted by right, with a construction office defined as a "facility or area used as a temporary field construction office". Because the breakroom/ administrative office use does not fit the definition of a temporary use allowed by right, a Specific Use Permit is required (any temporary use or structure not specifically listed in the table of permitted uses requires an SUP).

Surrounding Properties and Neighborhood

The site is located on Crowley Rd near the intersection with Renfro and sits at the city limits with Burleson. The property is between the Deer Creek Estates neighborhood to the south and a bank to the north, and the Stone Gate Plaza shopping center is across the street.

STAFF REVIEW

Conformity to the Comprehensive Land Use Plan

The property is shown as **Traditional Suburban Commercial** in the future land use plan. This land use category is for typical suburban strip commercial centers positioned along the FM 731 and SH 1187 corridors. Due to the temporary nature of this trailer, staff see no conflict with the comprehensive land use plan.

Compliance with the Zoning Code Requirements

The proposed location does not encroach on open space or pedestrian circulation areas and does not limit parking space availability. As noted in the applicant's explanation of why the requested location was chosen, the business is unable to place the temporary building in the larger parking area to the northeast because that area is located in the City of Burleson city limits and is not served by utilities. The northeast parking lot is proposed to be used for patient parking for the clinic during construction, and the site has plenty of parking to serve the clinic even with the portable building in place. Staff considers this location to comply with the zoning code.

Compliance with the Other Requirements

In addition to compliance with the comprehensive land use plan, the city may also consider the potential for adverse impact and the suitability of the current zoning. Although a portable building does not meet the city's commercial building design requirements, the use will be temporary and will go away when construction has finished. Staff do not expect the use to create levels of noise, light, or other nuisances that would be incompatible with the surrounding areas.

ACTION BY THE PLANNING & ZONING COMMISSION

Sample motions

The motions provided below are for the Commission members' reference. You are not required to use this language in your motion.

Approve: I make a motion to recommend approval of Case # SUP-2025-001.

Approve with conditions: I make a motion to recommend approval of Case # SUP-2025-001 with the following condition(s) [**list condition(s)**].

Deny: I make a motion to recommend denial of Case # SUP-2025-001.

Postpone: I make a motion to continue Case # SUP-2025-001 until [specify date].

Recommendation:

The use is not expected to create a nuisance for the adjacent residential uses. The use would be temporary and only permitted during construction, and it will function in a very similar way to a construction trailer use that would be permitted by right. Staff recommend approval.

Financial Information:

Attachments:

1. application_Elevation Street View
2. application_Office Trailer Elevation
3. application_Sanitary Waste Tank
4. map_SUP-2025-001 aerial view
5. map_SUP-2025-001 FLUP
6. map_SUP-2025-001 zoning
7. Site pictures
8. ORDINANCE NO_SUP-2025-001_TotalCare
9. Total Care Clinic Mobile Office application, site plan_Redacted

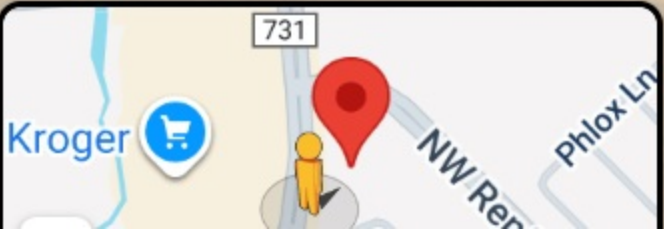


1137 S Crowley Rd

Crowley, Texas

Google Street View

Apr 2025 [See more dates](#)



12-Foot-Wide Mobile Office Trailer

[Download Product Sheet](#)

Wider portable office solutions for larger jobsite teams.

Our 12' portable office spaces are the standard office solution for most projects, providing the extra space you may need for your temporary jobsite needs. They can be highly customized and easily relocated to meet your requirements.





Prosper

July 23, 2024 1:08 PM



HDR





10/29/2025

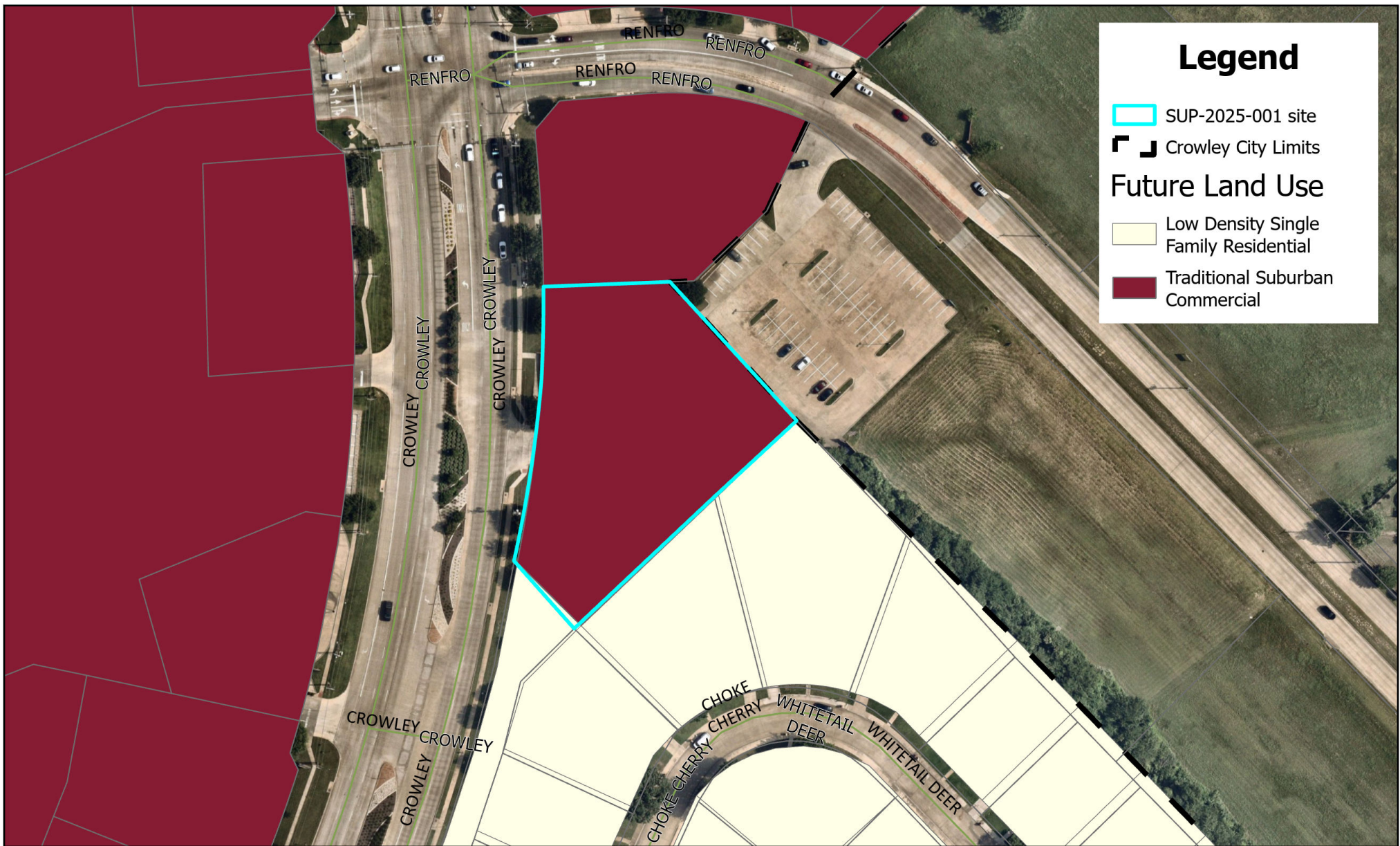
SUP-2025-001
1005 S Crowley Rd
Aerial View

0 100 200 Feet



DISCLAIMER

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information, should review or consult the primary data and information sources to ascertain the usability of the information.



Legend

 SUP-2025-001 site

 Crowley City Limits

Future Land Use

 Low Density Single Family Residential

 Traditional Suburban Commercial

SUP-2025-001 1005 S Crowley Rd Future Land Use Plan



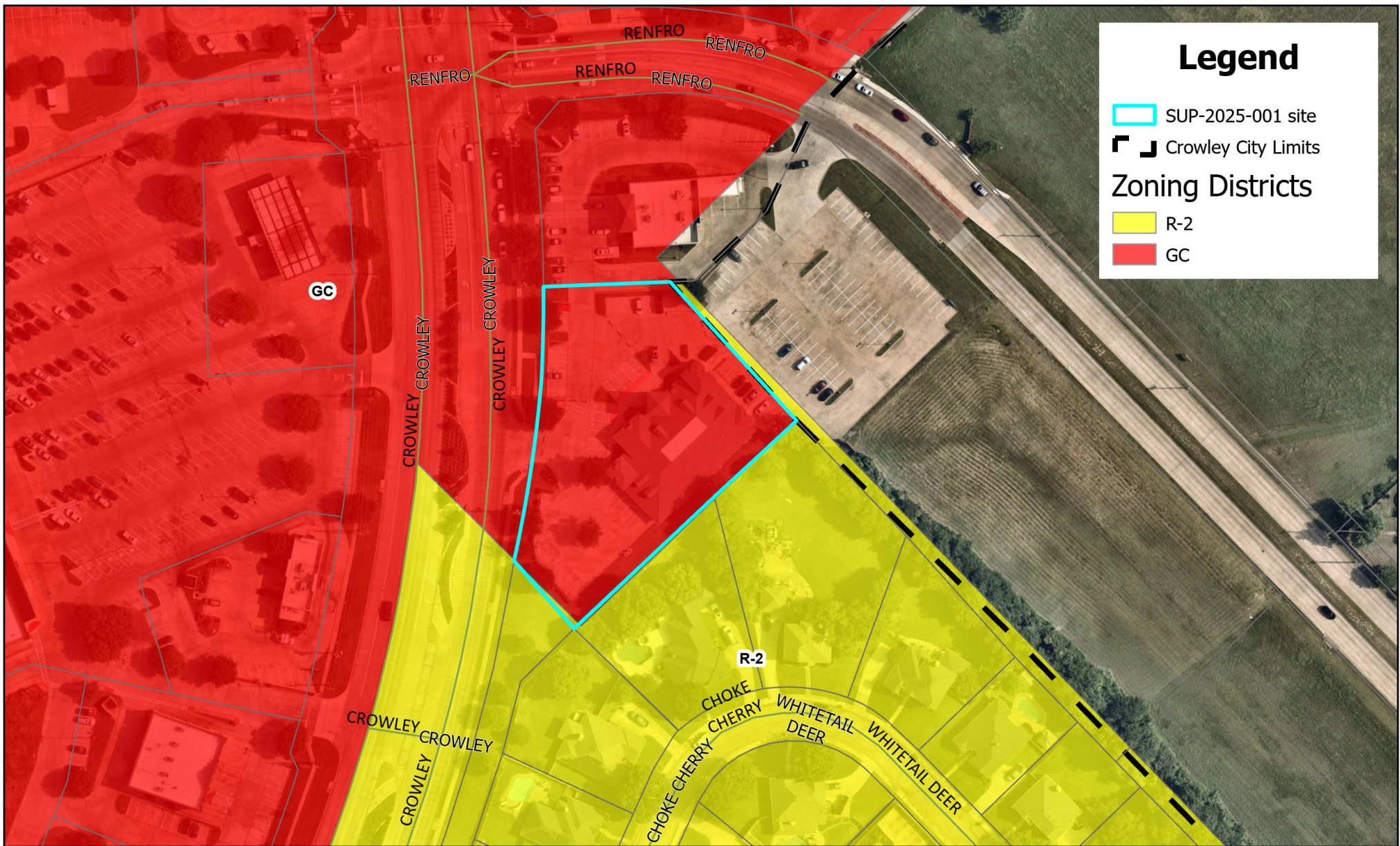
10/30/2025

0 100 200 Feet



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Legend

 SUP-2025-001 site

 Crowley City Limits

Zoning Districts

 R-2

 GC

SUP-2025-001
1005 S Crowley Rd
Zoning



10/30/2025

0 100 200 Feet



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Looking south from the parking lot near the current entrance toward where the portable building would be located



Closer view of proposed portable building site



View from Crowley Rd looking north toward where building would be placed

ORDINANCE NO.

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CROWLEY, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW THE INSTALLATION AND USE OF A TEMPORARY STRUCTURE (PORTABLE BUILDING) TO FUNCTION AS A BREAK ROOM AND ADMINISTRATIVE OFFICES AT 1005 S CROWLEY RD, DEER CREEK ESTATES-CROWLEY BLOCK 1 LOT BR1, TARRANT COUNTY, IN THE CITY OF CROWLEY, AND APPROVAL OF A SITE PLAN; REVISING THE OFFICIAL ZONING MAP IN ACCORDANCE THEREWITH; 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 Local Government Code; and

WHEREAS, The Zoning Ordinance of the City of Crowley regulates and restricts the location and use of buildings, structures, and land, and provides for the establishment of zoning districts to carry out these regulations; and

WHEREAS, The Zoning Ordinance requires issuance of a Specific Use Permit (“SUP”) to allow the installation and use of certain temporary structures; and

WHEREAS, An application by Greenroad Construction, LLC on behalf of property owner FNR 1005 South Crowley Series LLC has been filed for an SUP to allow the installation and use of a temporary structure (portable building) to function as an employee break room and administrative offices during a remodel of the existing building located at 1005 S Crowley Rd, in the City of Crowley, Tarrant County, Texas; and

WHEREAS, The Planning and Zoning Commission of the City of Crowley held a public hearing on November 10, 2025, and the City Council of the City of Crowley held a public hearing on December 4, 2025, with respect to the SUP described herein; and

WHEREAS, The City has complied with all requirements of Chapter 211 of the Local Government Code, the Zoning Ordinance of the City of Crowley, and all other laws dealing with notice, publication, and procedural requirements for approval of a SUP on the property; and

WHEREAS , The City Council finds that approval of the SUP will allow a temporary use that is harmonious and adaptable to surrounding properties and uses in the vicinity, subject to the conditions imposed herein;

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

SECTION 1.

The Zoning Ordinance of the City of Crowley, as amended, is hereby amended by granting a Specific Use Permit to Greenroad Construction LLC on behalf of FNR 1005 South Crowley Series LLC for installation and use of a temporary structure (portable building) to function as an employee break room and administrative offices during a remodel project on the property located at 1005 S Crowley Rd, Block 1 Lot BR1, Deer Creek Estates-Crowley, Tarrant County, and further described on the attached Exhibit 'A', located in the General Commercial zoning district, and as shown on a site plan attached as Exhibit 'B', subject to the following conditions:

- (1) The portable building authorized by this SUP shall be used solely as a temporary structure in support of the remodel project of the existing building. This SUP shall expire 30 days after the date the certificate of occupancy is granted for the portion(s) of the building containing the break room and administrative offices.
- (2) The SUP shall expire in two (2) years, and the structure shall not remain on site after the SUP expires unless an extension or renewal of the SUP is granted by the City Council. If the remodel is not completed within two years, a new SUP will be required for the portable building to remain on site and in use.

SECTION 2.

The Specific Use Permit 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 official zoning map of the City of Crowley is amended, and the City Secretary is directed to revise the official zoning map to reflect the approved Specific Use Permit as set forth above.

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 4th DAY OF DECEMBER, 2025.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

APPROVED AS TO FORM:

Rob Allibon, City Attorney

Exhibit 'A'

Legal Description

Block 1 Lot BR1 Deer Creek Estates, an Addition to the City of Crowley, according to a plat recorded in Cabinet A, Slide 13010, Deed Records of Tarrant County, Texas, being that same tract conveyed to FNR 1005 South Crowley LLC by a Special Warranty Deed, Tarrant County Clerk instrument number D217145416 and corrected by 'Correction' Special Warranty Deed recorded November 24, 2020 as instrument number D220309295 in the Tarrant County official public records.

Exhibit 'B'

Site Plan



CITY OF CROWLEY
Specific Use Permit 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. Incomplete applications will not be processed.

Property Information

Project Name: Total Care Crowley Clinic & ER
Project Address: 1005 S Crowley Rd Crowley, TX 76036
Project Description: Temporary Building for use by office staff as a break area/ admin during the renovation of the existing building No. of Lots: 1
Legal Description: Lot B, Blk 1 SE Corner of FM 731 and Renfro Sreet Gross Acreage: 2.312

Applicant & Owner Information

Applicant Name: Jacob Green Company: Greenroad Construction, LLC
Applicant Address: 222 Municipal Dr Suite 150 City: Richardson State: TX
ZIP Code: 75080 Telephone No: 214-500-7350 Email: _____

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

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

Property Owner: FNR 1005 South Crowley Series LLC
Applicant Address: 11500 W Rocky Creek Rd City: Crowley State: TX
ZIP Code: 76036 Telephone No: 361-946-9893 Email: _____

Application Requirements for Specific Use Permits Requests

- A certificate stating that all city and school taxes have been paid to date;
- A property description of the area where the specific use permit is proposed to apply;
- A site plan complying with the requirements stated in this section

SITE PLAN

The required site plan shall contain, at a minimum, the following information as provided in the code of ordinances:

1. Boundary of the area covered by the site plan;
2. A description of all processes and activities involved in the proposed use;
3. Existing and proposed buildings and structures, including their height, roofline, gross floor area, location of entrances and exits, areas for storage, and areas where work is performed;

Specific Use Permit Application (cont.)

- Existing drainageways and significant natural features, such as large trees, tree clusters, steep slopes, etc.;
- Proposed landscaping and screening buffers;
- Location and dimensions of all curblines, public and private streets, easements, parking and loading areas, pedestrian walkways, lighting facilities and outside trash storage facilities;
- The location, height, and type of wall, fence and/or other type of screening; and
- The location, height and size of all proposed signs.

The following additional information may also be required if deemed appropriate by staff, the Planning and Zoning Commission, or City Council:

- Copies of studies or analyses upon which have been based projections for need or demand for the proposed facility.
- Description of the present use, assessed value and actual value of the land affected by the proposed facility.
- Description of the proposed use, anticipated assessed value and supporting documentation.
- A description of any long-term plans or master plan for the future use or development of the property.
- A description of the applicant's ability to obtain needed easements to serve the proposed use.
- A description of any special construction requirements that may be necessary for any construction or development on the subject property.
- A traffic impact analysis prepared by a qualified professional in the field of traffic evaluation and forecasting may be required.

NOTE: The Planning & Zoning Commission, City Council, and administrative official are authorized to require additional material or information to meet city code requirements or ensure the application is in compliance with the ordinances of the city.

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

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME) PRINTED NAME: <u>Jacob Green Director of Construction</u>		For Office Use Only MyGov Project # _____ Date Submitted: _____ Total Fee: \$ _____ Date of Payment: _____ Accepted By: _____
SIGNATURE: <u>Jacob Green</u> DATE: <u>8-14-25</u>		
SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT: PRINTED NAME: <u>Frank Saade</u>		
SIGNATURE <u>Frank Saade</u> DATE: <u>8-14-25</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.		

/Users/lbshelton/Library/Mobile Documents/com~apple~CloudDocs/Documents/Projects/Total Care Clinic - Crowley/Total Care Clinic - Crowley.pln

PARKING CALCULATIONS

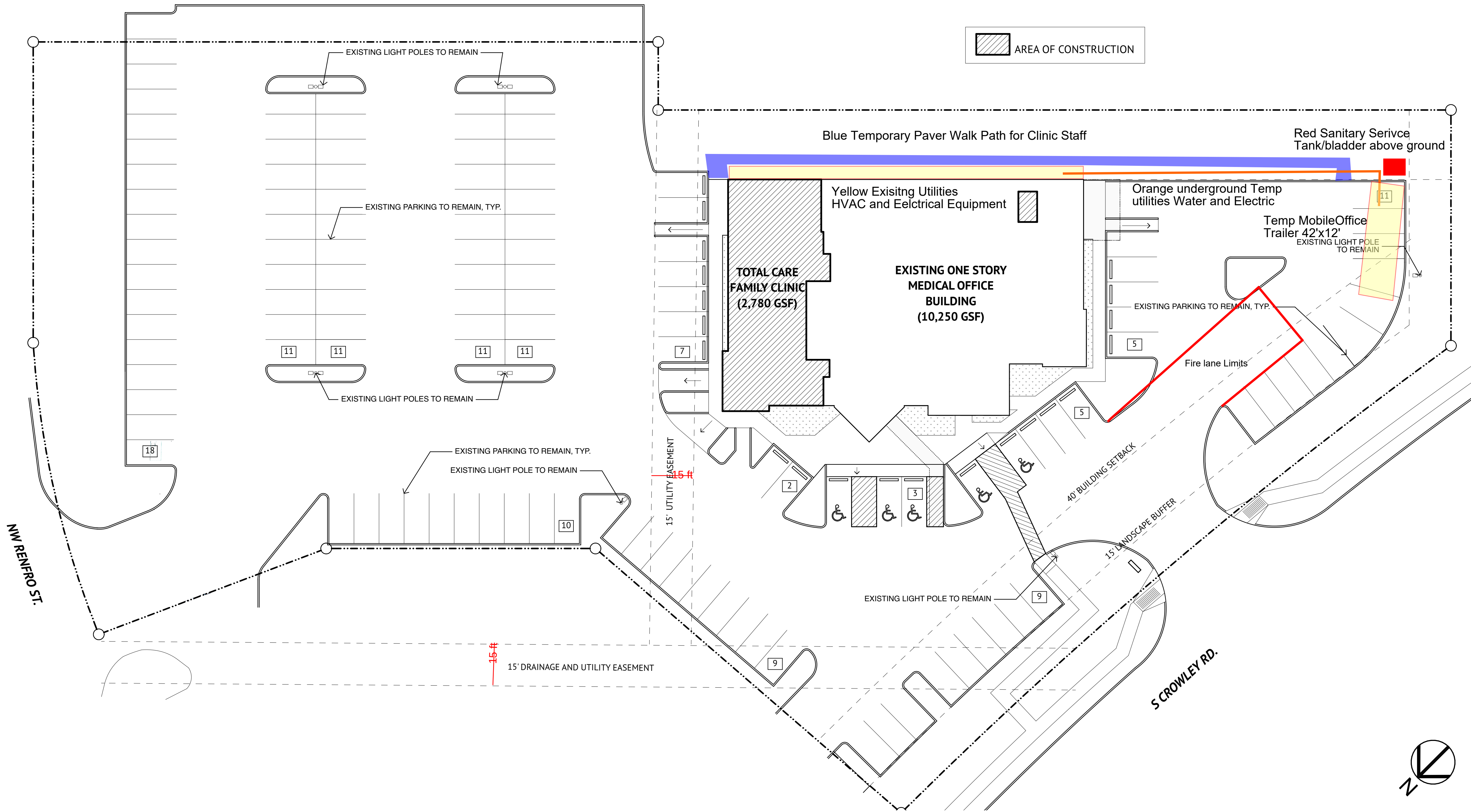
PARKING REQUIRED:

PARKING PROVIDED:



LINDSAY SHELTON
#25063
THIS DOCUMENT IS NOT INTENDED
FOR BIDDING, REGULATORY
APPROVAL, OR CONSTRUCTION

ISSUE DATE: 07/18/25
SHELTON ARCHITECTURE-DALLAS
7701 LEMMON AVE, SUITE 260
DALLAS, TX 75209
214-934-9791
lindsay@sheltonarchitecture.com



TOTAL CARE - FAMILY CLINIC REMODEL

1005 S CROWLEY RD.
CROWLEY, TEXAS 76036

A1.1

SITE PLAN



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: November 10, 2025
Department: Community Development	Agenda Item: III.E.
Subject: Discuss and consider approval of a request by Trailview Church for a waiver from the subdivision regulations requiring sidewalks to be constructed at time of platting, specifically Section 98-41 “Adequacy of specific facilities,” requiring all lots to be platted to be connected to the city public facility systems, Section 98-35 “Improvements on undeveloped land”, requiring engineered construction documents as part of a plat, and Section 98-39 “Guarantee of public improvements, requiring developer to provide a financial guarantee for the costs of public improvements.	

Background:

BACKGROUND AND OVERVIEW

Request	Waive requirement to construct sidewalks at time of platting
Applicant	Trailview Church
Location	405 S Beverly
Staff Recommendation	Conditional approval

Background & CURRENT STATUS OF PROPERTY

The property at 405 S Beverly was built for Pleasantview Baptist Church in the 1970s. That church later vacated the property, and after the property sat vacant for several years, Pleasantview deeded the property to Trailview Church. Trailview has submitted an application for a remodel permit, and during the review process, staff noticed that the property is not platted, and a plat would be required due to the scope of the remodel (new connection to the city’s water system for a fire line, and an electrical permit is also required); the applicant also intends to connect to the sewer system, although they could remain on the septic system for now if the system is still functioning properly.

Part of the platting and development process requires providing any missing public infrastructure. In this case, there are water and sewer lines available already, but the church would be required to install sidewalks. The church is requesting a waiver from the requirement to provide sidewalks at this time. In the attached narrative, they provide more information about the project. As you’ll read in their narrative, they suggest allowing them to postpone sidewalk installation under the following conditions.

1. They will complete the sidewalks within 5 years of completing Phase 1 remodeling.
2. They will complete the sidewalk construction in Phase 2 of their property development plan, when the parking lot is expanded and the second building is remodeled.
3. They will complete the sidewalk construction in conjunction with the city’s completion

of the sidewalks connecting Main St. to their neighborhood along FM Business 1187.

Staff review

In its request, the church notes there are no sidewalks on their block or between their property and Main St. This is true, but curb ramps were added previously in anticipation of sidewalks being built later; the expectation is that sidewalks will be provided as the property redevelops. The church also states that sidewalks they add will be “unusable until future sidewalk development in the rest of the neighborhood” because the sidewalks they add will terminate at adjacent properties without sidewalks. Although the sidewalks will terminate at the property lines, that doesn’t mean the sidewalks will be unusable. This property has a lot of street frontage, so even adding sidewalks at just this location will go a long way toward improving walkability in the area. For example, the property runs along a full block on Amber between Deborah and Beverly (approximately 250 linear feet; see attached map), and it runs half of the long block on Deborah between Amber and Texas (also approximately 250 linear feet). Sidewalks are already present all along Deborah on the other side of the street, so this will not be the only property in the neighborhood with sidewalks.

The church also states that phasing the construction of the sidewalks could cause problems in the future, as these sidewalks will be “at risk of deteriorating, become damaged, or not connect smoothly with the future sidewalk development.” Although staff understand the church’s concern, it is standard practice across the country for sidewalks to be built in phases, as development or redevelopment occurs, eventually leading to sidewalks being filled in throughout a neighborhood, and this practice has generally worked well, albeit slowly at times. If the sidewalks are damaged, then after the required two-year maintenance period for the church, the city will be responsible for maintenance and repair and will make sure any connections are done smoothly when new sidewalks are added.

Planning staff understand the constraints the church is facing, especially since they were not expecting to have to plat the property in the first place. Staff don’t object to postponing construction of the sidewalks but would recommend only granting the waiver if there are some controls in place, such as a development agreement, to ensure the sidewalks are built within a given timeframe. For example, with a development agreement, the church would be required to provide a bond or surety to cover the cost of the improvements in case they are unable to make the improvements and the city would need to do the work instead. Without a bond requirement, Public Works staff were concerned about whether the church would be in a position to install the sidewalks later, but as long as the church is required to provide a bond to cover the cost of the sidewalks, they are comfortable with approval.

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 the request for a waiver from the requirements in Ch. 98 requiring sidewalks construction for property located at 405 S Beverly.

Approval with Conditions: I make a motion to recommend approval of the request for a waiver from the requirements in Ch. 98 requiring sidewalks construction for property located at 405 S Beverly [list conditions].

Deny: I make a motion to recommend disapproval of the request for a waiver from the requirements of Ch. 98 for property located at 405 S Beverly.

Recommendation:

STAFF RECOMMENDATION

Based on the above analysis, staff recommend approval of the waiver request with the following conditions.

1. The church will complete the sidewalks when one of the following conditions occurs, whichever occurs first
 1. Within 5 years of the date the waiver is granted; *or*
 2. In Phase 2 of their property development plan, when the parking lot is expanded and the second building is remodeled; *or*
 3. In conjunction with a city project installing sidewalks connecting Main St. to the church property along FM Business 1187, with the church sidewalk construction timed to be completed roughly when the city's project is scheduled to be completed.
2. The waiver shall be approved only upon approval of a development agreement by the City Council and the church, and the development agreement must include a provision requiring the developer to provide a bond for the cost of installing the sidewalks.

Financial Information:

Attachments:

1. Trailview Sidewalk Variance request
2. Trailview Church location

Planning and zoning waiver/variance request for the construction of sidewalks on 405 S. Beverly st. Crowley Texas 76036.

Submitted to Crowley City Council and Planning and Zoning Committee.

On behalf of Trailview Church
405 S. Beverly St.

Who we are:

Trailview Church is a 5 year old church in Crowley. We love our city. Our mission is to see Christ transform the city of Crowley one family at a time throughout neighborhoods, schools, and across the city. We want to see the city of Crowley flourish in every possible way. We are also excited to see how our church can assist Crowley by bringing more consumers into the Main Street business on a weekly basis through our Sunday worship services and weekly ministries.

Jeremiah 29:7

But seek the welfare of the city where I have sent you into exile, and pray to the LORD on its behalf, for in its welfare you will find your welfare.

In early 2025 Trailview Church acquired the Crowley Family Fellowship property at 405 S. Beverly St. The property needed updating, and we have encountered significant issues including; asbestos abatement, plumbing issues, and the need for a fire suppression sprinkler system. These issues have doubled for the project cost. Nonetheless we are committed to see 405 S. Beverly St. restored as a beacon of hope and light in the city of Crowley. These necessary abatements, updates, and city connection to water and sewer have brought us to requesting a waiver or variance for the city sidewalk requirements.

The building remodeling project phases

We have plans to see the property restored and expanded in two phases. Phase 1 is the current remodeling we are working on. When we reach 80% capacity in two Sunday services then we would implement Phase 2. Phase 3 would requires additional property to build a larger auditorium.

Phase #1

This is the current phase of remodeling that we are working on now.

What it includes:

- Asbestos abatement
- Roof replacement
- Window replacement
- Expanding lobby
- Expanding bathrooms
- Removing the 2nd floor above the auditorium per structural engineer and architect plans
- Fire sprinkler suppression system throughout the building per Crowley Fire Marshal
- Expanding the entry porch and adding a porch covering per structural engineer and architect plans
- Tying in to the city sewer

Exterior parking, function and flow of the property will not change.

- Parking lot stays the same
- Re-striping parking lot

The plans for Phase 1 remodeling are currently being finalized by our architect and structural engineer for submission to the City of Crowley.

Phase #2

- Remodel the second building
- Expanding the auditorium
- Add additional parking, playground, and sidewalks to the FM Business 1187-facing side of the property

Variance Request for the Sidewalk requirements:

In the following photo you can see where our property is in relationship to Main St. We support the city's plan to provide pedestrian access throughout our neighborhood to the Main St. business district. There are currently no sidewalks connecting our property to Main St., which is the city's desire. Our property is on the far end of our neighborhood. Therefore, it would seem wise to plan for our property's sidewalks to be installed simultaneously with future sidewalk development of the rest of the neighborhood.



We are requesting a variance on the sidewalk development requirements based on the following reasons:

- There are currently no sidewalks on our city block nor between our property and Main St.
- Any sidewalks built on our property would terminate at a neighboring residential property without sidewalks. Therefore, those sidewalks would remain unusable until further sidewalk development in the rest of the neighborhood.
- If the connecting sidewalks are built much later, they our sidewalks would be at risk of deteriorating, become damaged, or not connect smoothly with the future sidewalk development.
- Trailview Church needs to direct all of our current resources toward the current remodeling of our building or we run the risk of not being able to complete the project.

Timing for the wavier request and construction of the sidewalks on our property.

We are requesting a wavier for the sidewalk construction based on the following timing or conditions. If any one of the following conditions occurs, we will complete the sidewalk construction.

1. We will complete the sidewalks within 5 years of completing Phase 1 remodeling.
2. We will complete the sidewalk construction in Phase 2 of our property development plan, when the parking lot is expanded and the second building is remodeled.
3. We will complete the sidewalk construction in conjunction with the city's completion of the sidewalks connecting Main St. to our neighborhood along FM Business 1187.



10/30/2025

405 S Beverly

0 120 240 Feet



DISCLAIMER

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information, should review or consult the primary data and information sources to ascertain the usability of the information.



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: November 10, 2025
Department: Community Development	Agenda Item: IV.A.
Subject: Pre-application work session regarding possible future code amendment request for Teeter Ranch planned development district	

Background:

BACKGROUND AND OVERVIEW

Request	Receive unofficial input from the Commission on a proposed future code amendment request
Applicant	Baird, Hampton, Brown (engineers) on behalf of developer
Location	Southeast corner of Hampton Rd at FM 1187
Surrounding Uses	Commercial (Kroger shopping center); single family residential (Stone Gate Village and Sendero Oaks neighborhoods); vacant land
Surrounding Zoning	General Commercial; Creekside PD; R-3 single family residential
Future Land Use Plan Designation	Mixed-Use

CURRENT STATUS OF PROPERTY

The city approved a rezoning of property at 801 S Hampton (just south of FM 1187 in March last year. As you may recall, the comprehensive plan calls for this area (both sides of Hampton) to be developed as mixed-use. The part on the east side of Hampton Rd was rezoned as a residential planned development district with two lot sizes. The lots on the interior of the district, PD-R-3, have the same lot area (7,200 sq ft minimum), width (60 ft), and depth (100 ft) requirements as the city's standard R-3 zoning district, and the ones on the edge of the district, PD-R-4, are smaller, alley-entry lots that are intended to be a buffer between the PD-R-3 lots and the expected mixed-use development (multi-family with a small amount of commercial) across the street to the west.

Since the rezoning, the developer has been working on preparing the preliminary plat and associated plans and the traffic impact analysis. The developer recently submitted the preliminary plat application, and the planning staff review included a comment that the side setbacks shown on the plat did not meet the planned development district ordinance requirements. It was during discussions about that comment that the developer's engineers and planning staff realized there was a conflict between the ordinance requirements and the lot layout shown in the concept plan included with the ordinance. The concept plan shows a 5-ft interior side yard setback and 10-ft corner lot street-side setback for the R-3 lot type, but the ordinance requires at 7.5-ft interior lot line setback and a 15-ft street-side setback. In a conflict between the ordinance text and the setbacks shown as an illustration for a "typical lot" design in the concept plan, the ordinance text is the requirement that must be followed. The engineers who worked on

the original application for the ordinance designed the lots around the concept plan and did not realize the ordinance text conflicted; planning staff reviewed the ordinance based on the requirements in the ordinance text and the general layout shown in the concept plan (e.g., how the lots and streets were arranged, size of blocks, number of intersections) and did not closely review the “typical lot” illustrations shown on the concept plan. The proposed home builder/developer designed the site around being able to provide a certain minimum width house size, and the development won’t work as planned with smaller home sizes.

The developer’s engineers would like to present a possible code amendment idea to the Commission and get input on any potential concerns or drawbacks to this idea. The developer and their engineers understand that any discussion held during the work session is not binding and that the Commission may choose to approve or deny any subsequent formal application for a code amendment.

The proposed concept plan with revised typical lot illustrations is attached to this staff report.

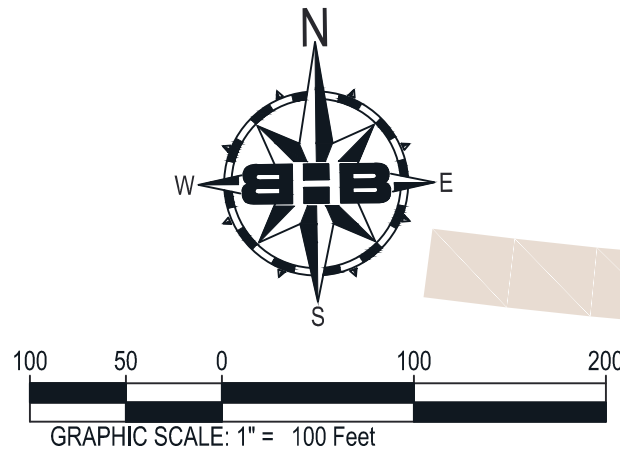
- This is not a public hearing, and no action may be taken on at this time.
There is no active code amendment application. Please note that you should not indicate whether you would vote to approve or deny a requested code amendment.
- The intent of the work session is to provide guidance to the applicant on whether you believe the proposed changes are meeting the planning goals for the city and for this area, to discuss any known development issues in the area that may be affected by the proposed amendment, and to let the developer know about any concerns you may have about smaller setbacks so that they can determine whether they want to proceed with a code amendment request and/or whether they would be able to address your concerns (if any) as part of an amendment application.

Recommendation:

No action may be taken on this discussion item, so there is no staff recommendation.

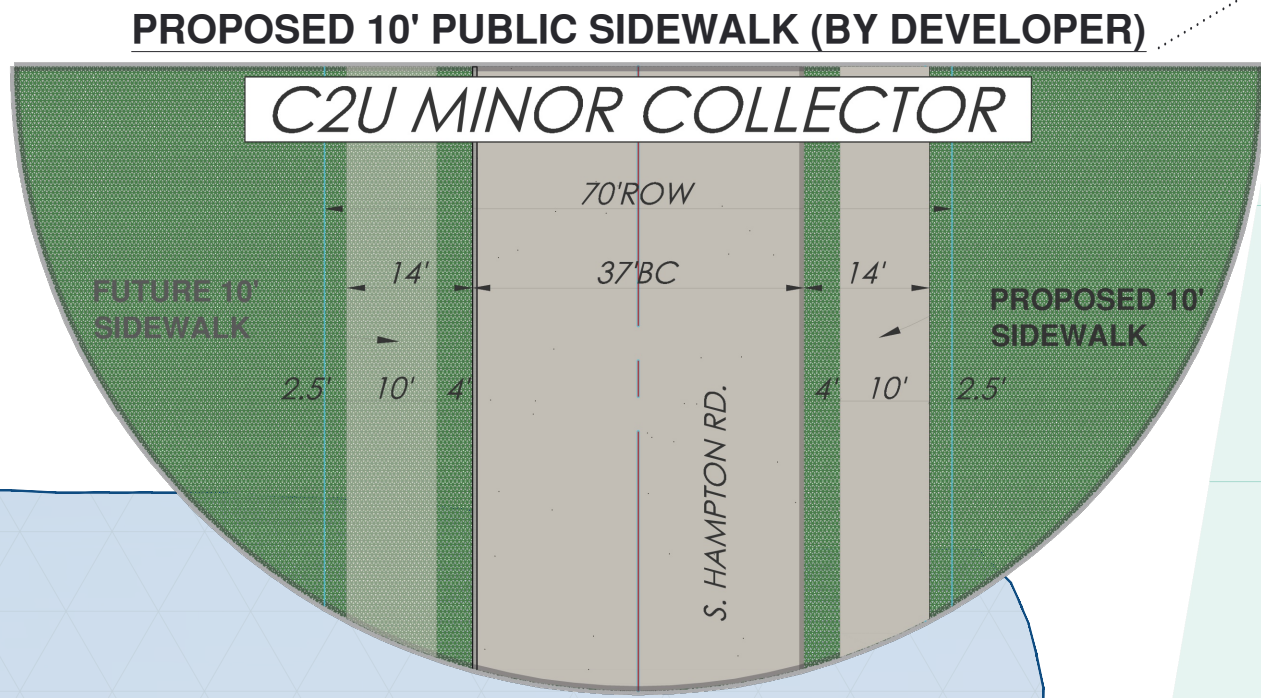
Financial Information:**Attachments:**

1. Concept plan for discussion -- revised Teeter Ranch



LEGEND

- PUBLIC PARKLAND DEDICATION
- FLOODPLAIN
- FLOODWAY



**TEETER RANCH-189 SINGLE FAMILY HOMES
CROWLEY, TEXAS**

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF INTERIM
REVIEW UNDER THE
AUTHORITY OF
CHRISTOPHER M. BRYANT
P.E. Tx No. 140551
IT IS NOT INTENDED FOR
CONSTRUCTION, BIDDING OR
PERMIT PURPOSES.
10-16-2025

ASTEVE HAWKINS PROJECT

BHB BAIRD, HAMPTON & BROWN
engineering & surveying

project
2023.180.000

6300 Ridges Place, Suite 700 | Fort Worth, TX 76116
(817)338-1277 | mail@bhinc.com | TBPE Firm #44 | TBPLS Firm #10011300

