



Agenda
Crowley Planning & Zoning Commission
December 8, 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 - December 8, 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 **November 10, 2025**.
- B. 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 would add a new "4-cluster" lot type and development standards, allow side-entry garages for the 45 ft width lots and create a new 45 ft width lot type to allow front entry garages, and modify the requirements for the 55 ft front-entry garage lots. **Case # ZCA-2025-004. POSTPONED UNTIL JANUARY 12, 2026 AT 7:00 PM**
- C. 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. Postponement requested.**

IV. Discussion

- A. Work Session: Hear a staff presentation, discuss, and provide guidance to staff on zoning regulations for front-entry garages

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 December 8, 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.