



**Agenda**  
**Crowley Planning & Zoning Commission**  
**January 26, 2026**  
**Regular Session - 7:00 PM**

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

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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).

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**Regular Session - January 26, 2026 - 7:00 PM**

**I. Call to Order and Roll Call**

**II. Invocation and Welcome Visitors**

**III. Action Items**

- A. Discuss and consider approving the minutes from the regular meeting held on January 12, 2026
- B. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance amending Ordinance # 03-2024-518, the planned development district regulations for Teeter Ranch planned development district, to reduce the side yard setback from 7.5 ft to 5 ft in the PD-R-3 single family residential sub-district and to update the concept plan and/or other exhibits attached to the ordinance. **Case # ZCA-2025-005.**
- C. Discuss and consider approval of a final plat for Trailview Church, an approximately 2.007 acre tract located at 405 S Beverly in the J. W. Haynes Survey Abstract No. 775 & the A.B. Fryear Survey, Abstract No. 535, Crowley, Tarrant County. **Case # PLT-2025-005.**

**IV. Discussion**

- A. Discuss and provide guidance to city staff on possible changes to the zoning code that would allow additional land uses in the Downtown-General zoning district and allow larger accessory buildings on lots over one acre

**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 January 26, 2026 at 7:00 PM is a true and correct copy posted on Tuesday, \_\_\_\_\_, at \_\_\_\_\_ AM / PM to the city website and at Crowley City Hall, in a place convenient and readily accessible to the public at all times.

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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**

<b>Presenter:</b> Bhumika Thakore	<b>Meeting Date:</b> January 26, 2026
<b>Department:</b>	<b>Agenda Item:</b> III.A.
<b>Subject:</b> Discuss and consider approving the minutes from the regular meeting held on January 12, 2026	

**Background:**

The minutes are attached for your review

**Recommendation:**

Staff recommends approval

**Financial Information:**

**Attachments:**

1. 2026\_01\_12\_PZ Minutes
2. 2026\_01\_12\_PZ\_ Work Session



MINUTES  
PLANNING & ZONING COMMISSION  
January 12, 2026  
REGULAR SESSION – 7:00 P.M.

Crowley City Hall  
201 E. Main Street  
Crowley TX 76036

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**Regular Session – January 12, 2026 - 7:00 PM**

**I. Call to Order and Roll Call**

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

Commissioners present: Miki Rayburne (Place 1)  
J. J. Wagner (Place 2)  
Kaleb Wade (Place 3)  
George Allen (Place 4)  
David Duman, Chair (Place 5)  
Jeff Burns (Place 6)  
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 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 December 22, 2025.**

Commissioner Wade motioned to approve the minutes, 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 amending Ordinance # 03-2024-518, the planned development district regulations for Teeter Ranch planned development district, to reduce the side yard setback from 7.5 ft to 5 ft in the PD-R-3 single family residential sub-district and to update the concept plan and/or other exhibits attached to the ordinance. Case # ZCA-2025-005. Postponed until January 26, 2025 at 7:00 PM.**

Commissioner Wade motioned to postpone Case # ZCA-2025-004 until January 26, 2026. Commissioner Burns seconded the motion, which passed with all in favor.

- C. 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**

Chair Duman asked Ms. Roberts to provide a summary. Ms. Roberts explained that staff is providing an update before opening the public hearing. She noted that the original PD request, submitted a few months ago, included side-entry lots on 45-foot lot types; this has since been removed, although notices had already been sent, which is why that part was included in the agenda item description.

Ms. Roberts said that the Karis PD ordinance allows a range of lot sizes and home types, including 16-foot townhome lots, 50-foot single-family detached lots, and various entry types (front, side, alley). The current request seeks to add a new 45-foot front-entry lot type, as front-entry garages are not permitted on lots smaller than 50 feet.

The applicant is also requesting amendments to 55-foot lots, which currently allow front-entry garages with a 100-foot lot depth. The proposal would increase these lots and the new 45-ft lots to 120 feet in depth. Additionally, a four-cluster lot type is proposed.

Ms. Roberts highlighted that these changes increase front setbacks and lot sizes, addressing previous concerns regarding vehicles overhanging sidewalks. The summary in the staff report provides an overview of the key proposed changes, including increased lot depth, larger front setbacks, and the new lot types.

Ms. Roberts noted that the applicant has addressed prior concerns from the Commission and staff regarding front setbacks. The current application differs from the previous version, which staff appreciated. After corrections, the 45-foot lot type now includes a 25-foot front setback, while the 55-foot lots remain at a 20-foot setback. Staff indicated support for the 25-foot setback on the 45-foot lots and noted that, based on site visits and GIS measurements, most lots in the neighborhood do not experience issues with garages being the primary focal point. While some cars on certain streets may block sidewalks, the proposed 25-foot front setback, or a five-foot garage setback, would resolve this issue. Overall, the homes fit well within their lots and are consistent with the neighborhood design.

Ms. Roberts explained the proposed four-group cluster lots, which would have a

minimum lot size of 2,100 square feet, a minimum width of 35 feet, and a depth of 60 feet. These lots are designed around an alley that provides driveway access for the two homes at the rear of the cluster. The two homes at the front would either have front-entry garages with street access or side-entry access from the alley. She noted that the applicant provided sample images and a site plan illustrating the layout, including the rear homes and alley access. One development standard proposed is a one-foot front setback for the rear lots, measured from the driveway rather than from the front house, which addresses prior staff concerns regarding separation between homes and lot lines.

Ms. Roberts clarified that while the one-foot setback applies on the driveway side for the rear lots, the internal side between the front and rear lots would maintain a five-foot separation from the house to the property line on each side. She showed a proposed lot layout for how the cluster lots would be incorporated into Phase 1A.

Ms. Roberts noted that the proposed cluster lot layouts are not part of the existing ordinance, but the applicant's engineers have carefully considered how they would fit within the development. She emphasized that the current plans are close to what would be expected, though adjustments may be necessary before final platting of the phases.

She stated that staff is supportive of the front-entry garage amendments, provided the 45- and 55-foot lot types include a 25-foot setback or a requirement that garages be set back five feet. Staff also supports the proposed four-cluster lots, provided there is a cap on the total number permitted, consistent with the original ordinance limitations that allow townhomes to comprise no more than 25% of the overall lots.

Chair Duman opened public hearing at 7:14 pm.

Harry White, a resident of 1224 Carnation Drive in Karis, expressed support for the project. He noted that at the previous public hearing, he had been opposed due to concerns regarding materials and design. However, he stated that the applicant had addressed these concerns, including setbacks to accommodate larger vehicles and enhancements to the façade. He further commented that the updated presentation reflects a high-quality product consistent with the standards he observed in other Lennar communities, such as Viridian. Mr. White expressed support for the project, acknowledging the changes made by the applicant. He noted that, since the proposed modifications do not increase the overall footprint or exceed the 25% limit for multi-family or communal style living on smaller lots, they are comfortable with the request.

Ms. Roberts said that she received a phone call from Mr. William Bentley, 1101 Carnation Drive. Mr. Bentley did not express opposition but raised a concern regarding the potential price point of the new homes. He asked whether lower-priced homes could affect the value of existing homes in the neighborhood. Ms. Roberts noted that she did not have information on pricing.

There being no one else who wished to speak, Chair Duman closed the public hearing at 7:17 p.m. Chair Duman invited the applicants to come forward to address any questions from the Commission.

Howard Porteus, 1245 Blue Lake Boulevard, Arlington, Texas 76005, and Robert Kimball, Arlington, Texas 76005, both representing the developer, addressed the Commission.

They emphasized their commitment to quality and thoughtful design. They explained that when mixing front-entry and alley-access homes, they generally aim to place alley-access homes on one side and front-entry homes on the others. This approach helps maintain unobstructed sidewalks on at least one side of the street, improving accessibility for residents using wheelchairs, walkers, or other mobility aids. The applicant also noted that the variety of home types and the careful integration of different products contribute to the overall character and interest of the neighborhood, aligning with the earlier discussion on monotony and streetscape variety. The applicant stated that home prices will likely start in the mid-\$300,000s and increase from there. Compared to the townhome pricing, the addition of the four-unit cluster homes is expected to enhance the overall assessed value of the neighborhood, as these homes are lower density and larger, generally priced above the townhomes.

The applicant noted that the proposed builders will be David Weekley and Chesmar, builders that are already present in the community. Both Chesmar and Weekley homes will feature a mixture of one- and two-story designs. This approach ensures the neighborhood is oriented towards families rather than consisting solely of single-story, two-bedroom homes.

Chair Duman asked about fire protection requirements for the units. Ms. Roberts confirmed that the back two units will require a fire sprinkler system, as required under the fire code, and Mr. Porteus noted that the front units are within 150 feet of fire protection. Ms. Roberts clarified that this is already covered under the fire code and does not need to be included in the motion.

Chair Duman asked if the front setback correction for the 55-foot lots—from 20 feet to 25 feet—needs to be addressed in the motion. Staff confirmed that since the applicant acknowledged it as an error, it can be corrected when the ordinance goes to Council. She also noted that the ordinance already includes the 25% maximum for townhomes, which the applicant has agreed to, and that no additional staff conditions are necessary.

Commissioner Beene made a motion to approve Case # ZCA-2025-005 and seconded by Commissioner Wade. The motion passed unanimously.

**D. Discuss and make a recommendation to the City Council on a final plat for TrailView Church, an approximately 2.007 acre tract in the J. W. Haynes Survey**

**Abstract No. 775 & In the A.B. Fryear Survey, Abstract No. 535, Crowley, Tarrant County. Case # FP-2025-005.**

Bhumika Thakore, Planner, presented the case and said the applicant had submitted a written request to postpone consideration of the plat until January 26, 2026. Ms. Thakore noted that the applicant intends to submit revised responses to outstanding review comments, along with the original tax certificate evidencing that no delinquent taxes are owed on the property. She further indicated that several review comments remain unresolved at this time. Staff expressed support for the applicant's request for postponement.

Commissioner Wade made a motion to postpone case FP-2025-005 at the applicant's request until January 26, 2026.

Commissioner Burns seconded the motion, and the motion passed with all in favor. The motion passed unanimously.

**IV. Discussion**

**V. Public Comment**

There was no public comment.

**VI. Adjournment**

The meeting adjourned at 7:40 P.M

\_\_\_\_\_  
David Duman, Planning & Zoning Commission Chair

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Bhumika Thakore, Planner

\_\_\_\_\_  
Date



**Minutes**  
**Planning & Zoning Commission**  
**January 12, 2026**  
**Work Session – 6:30 PM**

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

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**Planning & Zoning Commission Joint Work Session – January 12, 2026 - 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)  
George Allen (Place 4)  
David Duman, Chair (Place 5)  
Jeff Burns (Place 6)  
Lane Beene, Vice-Chair (Place 7)

Commissioners absent:

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

Council members present: Jim Hirth

**II. Invocation and Welcome Visitors**

Chair Duman welcomed the visitors.

**III. Non-Action Items for Discussion**

**Hear a presentation from Lennar Homes on a proposed planned development district for parts of MiraVerde Addition and provide input. This item is a work session only. No action may be taken by the Planning & Zoning Commission on this item.**

Rachel Roberts presented the work session item to the Commission. Ms. Roberts described that Lennar has purchased the property within the MiraVerde subdivision, including Phases One and Two, as well as several lots in MiraVerde South. She noted that Lennar is not the original developer but acquired the property from the original developer.

Ms. Roberts further stated that Lennar requested this work session several weeks ago and has since submitted a code amendment application, which is the subject of today's discussion.

She clarified that the application is not formally before the Commission at this time and that Commissioners do not have the application materials in front of them. However, the purpose of the presentation is to allow the applicant to receive preliminary feedback. Based on the Commission's comments, the applicant may choose to make adjustments to the application prior to proceeding.

Max Miller with Lennar Homes is the applicant, and the address is 1231 Greenway Drive, Suite 800, Irving, Texas 75038. Mr. Miller stated that the property, Miraverde Phase One and Phase Two, was purchased in two separate transactions: one portion last year and the other at the end of 2025. He explained that the primary reason for requesting a Planned Development (PD) is the city's garage setback requirement, which currently mandates a ten-foot setback from the front elevation of the home. The proposed plan sets garages back five feet.

Mr. Miller noted that the two phases were platted separately over two years ago, and they had assumed the project would be grandfathered from the current ordinance. He emphasized that the intent is not to circumvent city regulations, but to develop the property as originally planned.

He highlighted that Miraverde homes will be a distinct product from the nearby Fort Worth Rosemary development, ensuring a clear identity for Crowley. The project is in northwest Crowley, behind Crowley Elementary, and comprises three platted areas: Phase Two (under construction), Phase One (to follow), and four lots under Miraverde Drive, which will serve as model homes.

Mr. Miller summarized lot counts and sizes: Phase One has 111 lots, Phase Two has 157, and the four lots on Miraverde Drive are included in the PD request. Lots are 60 by 120 feet, larger than Rosemary Ridge and Lennar's typical 40–50-foot lots. The project will include 14 acres of open space and two acres dedicated as a park, consistent with the development agreement.

All homes will feature three-sided masonry, contrasting with Rosemary Ridge's siding and front-facing garages. He requested flexibility for the five-foot garage setback and noted that side setbacks will remain seven and a half feet. Garage doors will be approximately 40% of home width, below the 50% ordinance maximum, and will include decorative hardware.

Mr. Miller described additional enhancements: each home will have two front trees, and a monotony rule will be applied—every fourth home will have a different elevation and every third a different color scheme—to enhance streetscape variety and reduce visual monotony. He emphasized that the PD would create a higher-quality, more visually appealing community than the standard ordinance alone allows.

Chair Duman expressed appreciation for holding a work session, noting it is preferable to reviewing PDs in this format. He commended the applicant's approach, highlighting the value of compromises offered and the collaborative process, and opened the floor to commissioners for questions.

Commissioner Wade asked the applicant for clarification on the garage setbacks, specifically whether every home would have a five-foot setback. Mr. Miller responded that the minimum setback would be five feet, with some homes set back up to seven feet, and none at ten feet.

Commissioner Wade also inquired whether all homes in the neighborhood would be front entry. Mr. Miller confirmed that all homes will be front-entry, noting that there are no alley-loaded homes in the development.

Chair Duman expressed his appreciation for some of the items the applicant is offering, including the monotony rule, three-sided masonry, and the addition of extra trees. He noted that these features are important to the city and have been discussed previously, particularly in the context of challenges with materials and state legislation. Chair Duman explained that PDs provide an opportunity to address these considerations collaboratively.

He acknowledged that changing the floor plans to increase the garage setback from five feet to ten feet would be difficult given the current designs. However, he raised a concern regarding smaller driveways and the impact of larger vehicles, which sometimes overhang sidewalks or streets. He asked whether it would be possible, with the proposed five-foot garage setback, to push the homes back slightly from the street to provide additional distance between the garage and the roadway.

Mr. Miller responded that the front plane of the home will be set back 25 feet from the street, with the garage an additional five feet behind that plane, allowing adequate space for trucks to park within the driveway. Chair Duman acknowledged that this setback helps address the original intent of the ordinance, and that the 120-foot lot depth accommodates the five-foot garage setback without compromising backyard space.

Chair Duman asked Ms. Roberts when the property was initially platted and who the developer was at the time. Ms. Roberts explained that Tom Mitchell was the developer, and the property was platted over several years, approximately from 2018 to 2021. She noted that Phase One was completed in 2021 and remains grandfathered because the city has not yet accepted the infrastructure. She added that once infrastructure is accepted, a two-year compliance period begins. Miraverde Phase Two was platted shortly after Phase One, around 2023, and is not grandfathered. Ms. Roberts further explained that the Miraverde South area has also lost its grandfathered status. Although Tom Mitchell platted the area, he did not build it immediately and intended to sell it. Because it was not built out promptly, the subdivision lost its grandfathered status.

Chair Duman stated that he appreciates the approach the applicant is taking and asked staff about any concerns from their perspective.

Ms. Roberts said as long as the homes are set back far enough, the proposed five-foot garage setback is acceptable, even though ten feet would be ideal. She said that the five-foot setback still improves upon current conditions, keeps the focus on the house rather than the garage, and helps prevent sidewalk obstruction, especially with the 25-foot front plane setback. The staff member also highlighted the additional commitments, including three-sided masonry, the extra front tree, and the monotony rule. While enforcement of the monotony rule can be challenging, it is valuable in ensuring variation in the neighborhood design.

**Public Comment**

There was no public comment.

**IV. Adjournment**

The meeting adjourned at 6:50 P.M.

\_\_\_\_\_  
David Duman, Planning & Zoning Commission Chair

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Bhumika Thakore, Planner

\_\_\_\_\_  
Date



**City of Crowley, Texas**  
**Planning & Zoning Commission Agenda Report**

<b>Presenter:</b> Rachel Roberts	<b>Meeting Date:</b> January 26, 2026
<b>Department:</b> Community Development	<b>Agenda Item:</b> III.B.
<p><b>Subject:</b> Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance amending Ordinance # 03-2024-518, the planned development district regulations for Teeter Ranch planned development district, to reduce the side yard setback from 7.5 ft to 5 ft in the PD-R-3 single family residential sub-district and to update the concept plan and/or other exhibits attached to the ordinance. <b>Case # ZCA-2025-005.</b></p>	

**Background:**

<b>BACKGROUND AND OVERVIEW</b>	
<b>Request</b>	Amend the interior side setback lines and concept plan for the Teeter Ranch PD district
<b>Applicant</b>	SJ Rainbow Ridge Development LP (developer)
<b>Staff Recommendation</b>	Approve

**Background & overview**

As mentioned in a recent work session, when the ordinance for the Teeter Ranch planned development district was approved in 2024, the side yard setbacks required by the development regulations and the setbacks shown in the concept plan did not match. The development regulations require a 7.5 ft side yard setback from interior lot lines in the PD-R-3 sub-district, but the concept plan shows a 5 ft setback for interior lot lines. The developer based their designs for the subdivision on the concept plan’s 5 ft setbacks, and they are unable to proceed with their original plans with the ordinance as it is today. The developer is requesting the ordinance be amended to allow a 5 ft side yard setback. In addition, the concept plan had a few other errors (other setbacks were shown incorrectly) that are proposed to be corrected.

**Staff review**

*Description of requested changes*

***Reduce side yard (interior) setback to 5 feet***

While a five-foot side yard setback is not suitable for every residential district, it works in the right context, and staff consider this to be an acceptable setback distance for the Teeter Ranch neighborhood. The Teeter Ranch planned development district has a range of design-related requirements, some of which are less than the city’s standard districts (e.g., PD-R-4 district has smaller lot sizes) and some that exceed the city’s standard districts (e.g., front elevations must be 90% masonry, exterior walls must be 80% masonry overall, homes with fireplaces must have masonry chimneys, etc.). Staff consider these extra standards to be a sufficient trade-off for the

reduced side yard setback in this development. The lots will still be required to meet the lot coverage requirements in the PD ordinance, so we don't anticipate any effect on the storm water system from reducing the distance between the homes (and this would have to be accounted for in the platting process regardless). If needed to meet fire code, certain building materials may be required on the interior lot sides of the homes, but because all homes will be required to comply with the fire code, staff have no concerns about the change to the setback regulations in this district.

***Amend the concept plan to show the correct setbacks***

The correct setbacks from the regulations should be shown on the concept plan to avoid any future confusion about which requirements apply. Staff fully support updating the concept plan to make the corrections to the setbacks.

***Other notes***

Staff are in discussions with the applicant on how the large open space / park land dedication area is shown on the concept plan. This is not part of the applicant's request and can (and will) be addressed through the platting process.

**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 Case # ZCA-2025-005.

Approval with Conditions: I make a motion to recommend approval of Case # ZCA-2025-005 with the following conditions [list conditions].

Deny: I make a motion to recommend disapproval of Case # ZCA-2025-005.

Postpone: I make a motion to continue consideration of Case # ZCA-2025-005 until [specify date].

**Recommendation:**

Staff recommend approval.

**Financial Information:**

**Attachments:**

1. ZCA-2025-005\_application\_redacted
2. ZCA-2025-005\_ordinance
3. Concept plan - lot layout
4. Concept plan - street parking exhibit



CITY OF CROWLEY
Code Amendment Application
Community Development Department

Case # ZCA-2025-005
(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. Please see the current fee schedule for the application fee. The application fee is non-refundable.

Incomplete applications will not be processed.

Section 1. Property Information (APPLICABLE TO PD/SPECIAL DISTRICTS ONLY)

If you are requesting this code amendment for a planned development district or special district, then please complete Section 1. Otherwise, you may skip to Section 2.

Project Name: Teeter Ranch
Project Address: 801 S Hampton Road
Legal Description: Tract 1C of the JW Haynes Survey Abstract 774 and Tract 1G1 of the Memucan Hunt Survey Abstract 763 Gross Acreage: 67.55 acres
Project Description: Single Family Development per Approved PD Ordinance 03-2024-518 No. of Lots: 189

Section 2. Applicant Information (for PD/special districts: Applicant & Owner Information)

Applicant Name: Christopher H. Blevins, P.E. Company: Baird, Hampton & Brown
Applicant Address: 17330 Preston Road, Suite 205B City: Dallas State: Texas
ZIP Code: 75252 Telephone No: 214-960-5696 Email

(For PD and special districts, if applicant is not property owner, please provide property owner information below)

Application Status (check one) [ ] Owner [ ] Representative [ ] Tenant [ ] Prospective Buyer
Property Owner: SJ Rainbow Ridge Development LP - Steve Hawkins, President
Applicant Address: 7201 Hawkins View Drive, Suite 101 City: Fort Worth State: Texas
ZIP Code: 76132 Telephone No: 817-737-4446 Email

Section 3. Information Required for Code Amendment Requests

Section(s) of code you are requesting to change: PD Ordinance 03-2024-518

Proposed change (attach additional pages as needed):

Modify the Side Property Line (S1) for Sub-District PD-R3 from 7.5 feet to 5 feet

Code Amendment Application (cont.)

Reason for requested change (attach additional pages as needed): \_\_\_\_\_

There was confusion at the time of zoning approval as the Concept Plan shows 5 foot sideyards but the Development Standards shows 7.5 foot sideyards. The Owner/Developer would like to construct 50 foot wide homes and the sideyard setbacks of 7.5 feet as approved will only allow 45 foot wide homes.

SIGNATURE OF APPLICANT (SIGN AND PRINT OR TYPE YOUR NAME)

PRINTED NAME: CHRISTOPHER H. BLEVINS, P.E.

SIGNATURE: *Christopher H. Blevins* DATE: 10-23-25

FOR PD AND SPECIAL DISTRICTS:

SIGNATURE OF PROPERTY OWNER IF NOT APPLICANT:

PRINTED NAME: \_\_\_\_\_

SIGNATURE: *[Signature]* DATE: 10/31/2025

(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.

For Office Use Only

MyGov Project # \_\_\_\_\_

Date Submitted: \_\_\_\_\_

Total Fee: \$ \_\_\_\_\_

Date of Payment: \_\_\_\_\_

Accepted By: RR

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF CROWLEY, TEXAS AMENDING PORTIONS OF ORDINANCE 03-2024-518, THE PLANNED DEVELOPMENT DISTRICT FOR TEETER RANCH, TO REPEAL AND REPLACE THE CONCEPT PLAN FROM EXHIBIT ‘B’, AS ATTACHED, AND SUB-SECTION ‘F’ IN THE DEVELOPMENT STANDARDS FROM EXHIBIT ‘C’; 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 03-2024-518 on March 7, 2024, establishing the Teeter Ranch planned development district; and

**WHEREAS**, the SJ Rainbow Ridge Development LP, the developer for Teeter Ranch, has requested to make amendments to the Teeter Ranch planned development district regulations in order to reduce the side yard setbacks 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 Teeter Ranch as reflected below; and

**WHEREAS**, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on January 26, 2026, and the City Council of the City of Crowley, Texas, held a public hearing on February 19, 2026, 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.**

That Exhibit ‘B’ from Ordinance # 03-2024-518 is hereby amended by repealing and replacing the concept plan, as attached to this ordinance in Exhibit ‘A’.

**SECTION 2.**

That Sub-Section ‘F’ from Ordinance # 03-2024-518 Exhibit ‘C’, ‘Development Standards,’ is hereby amended in its entirety to read as follows.

**F. PD-R3 Sub-District Standards**

1. Where not regulated by the standards below, this sub-district shall follow all regulations applicable to the R-3 single family zoning district.

<b>LOT SIZE AND DENSITY</b>		
Lot Area (Min.)	A	7,200 square feet
Lot Width (Min.)	W	60' (65' on corner lot adjacent to street)
Lot Depth (Min.)	D	100'
Lot Coverage (Max.)		50% (including all accessory buildings on the lot but excluding pools and spas)
<b>PRIMARY BUILDING SETBACKS (MIN.)</b>		
Front (Primary Street)	F	25 feet
Front (Secondary Street) (Corner Lot)	S	15 feet
Side Property Line	S1	5 feet. Garages that face the side street must maintain a 25' setback.
Rear Property Line	R	10 feet
<b>ACCESSORY BUILDING SETBACKS (MIN.)</b>		
See R-3 zoning district regulations in the Crowley zoning code		
<b>BUILDING HEIGHT AND MASS</b>		
Primary Building (Max.)		Two and one-half (2-1/2) stories or 35'
Accessory Building (Max.)		See R-3 district regulations
Dwelling Size (Min.)		1,800 square feet
<b>PARKING REGULATIONS</b>		
A two car garage will be required for each home		
<b>LANDSCAPING REGULATIONS</b>		
Landscaping – The developer / builder shall provide two (2) 3” caliper trees per home along with one (1) 5-gallon shrub, nine (9) one-gallon shrubs and three (3) bags of mulch for each lot plus a fully sodded front yard with a lawn sprinkler.		
<b>ARCHITECTURAL STANDARDS</b>		
<ol style="list-style-type: none"> <li>a. Minimum masonry content for all front facades shall be 90%. The masonry requirement for the entire house shall be 80%. The minimum masonry requirement for facades other than the front façade is 80%. For purposes of calculating minimum masonry requirements, the calculation shall exclude doors and windows, and areas above the roof line that do not bear on the foundation, including but not limited to, dormers, gables, rake walls, etc.. Cementitious stucco, cementitious siding, or lap siding is not considered masonry.</li> <li>b. Window shutters, if provided, must be sized to match the associated window opening.</li> <li>c. No more than 30 percent of the front yard shall be dedicated to driveways, parking, or other impervious areas.</li> <li>d. No more than 60% of the rear yard for R-4 shall be impervious. All decks, swimming pools, pavers, shade structures, etc., shall be considered as impervious cover under this standard.</li> </ol>		

- e. All pervious areas shall be landscaped using live landscaping such as ground cover, sod, shrubs, grasses, or trees. Xeriscaping may also be used in pervious areas for water conservation.
- f. Street-facing facades shall avoid large expanses of uninterrupted, single exterior materials and must be broken up by changes in plane, window placement, window trim, or color changes.

- 2. In addition to the design standards listed above, all residences shall include a minimum of three (3) of the following design features to enhance the quality of the homes or improve the aesthetics of the community. Images of the PD-R3 district included with this ordinance are illustrations of acceptable home architectural details using these features and are not to be considered regulatory.
  - a. Masonry chimney on exterior wall if home has a fireplace.
  - b. Masonry accents and details
  - c. Varying brick patterns
  - d. Exterior accent lighting of the front elevations
  - e. Perforated soffits made of cementitious fiberboard
  - f. Mixed medium materials on front elevation
  - g. Masonry edging at front flower beds.

### **SECTION 3.**

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 4.**

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 5.**

All rights and remedies of the City of Crowley are expressly saved as to any and all violations of the provisions of any ordinances governing zoning that have accrued at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the courts.

### **SECTION 6.**

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.**

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 8.**

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 19TH DAY OF FEBRUARY 2026.**

CITY OF CROWLEY

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Billy P. Davis, Mayor

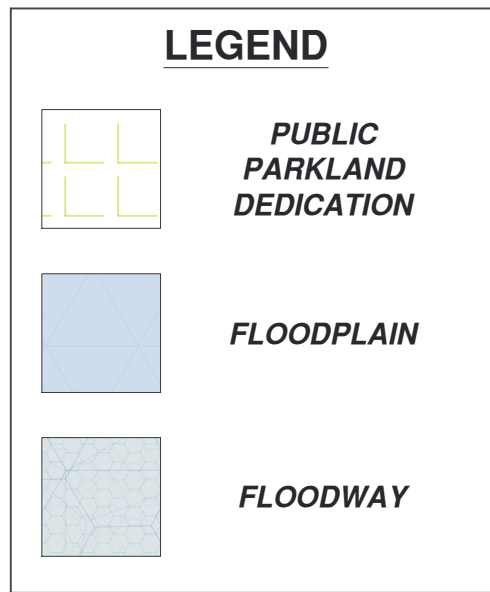
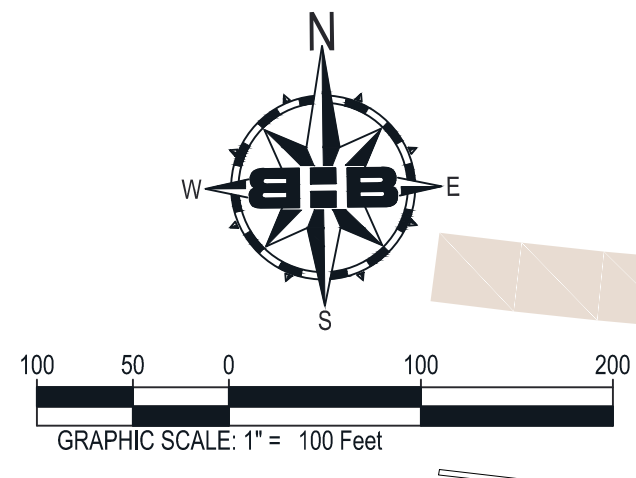
ATTEST:

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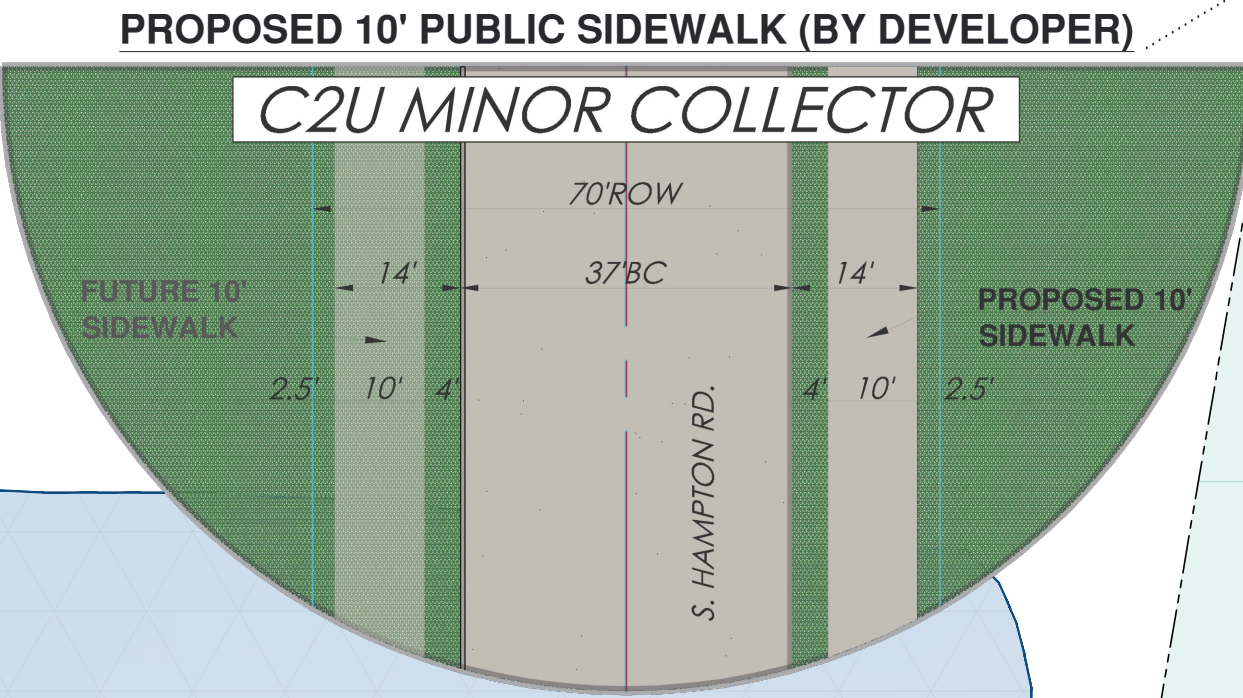
Carol Cannady, City Secretary

**EXHIBIT 'A'**  
**CONCEPT PLAN**

Replacing Exhibit 'B' from Ordinance # 03-2024-518



**SITE CALCULATIONS**  
 TOTAL SITE AREA 67.548 AC 2,942,371 SF  
 PROPOSED IMPERVIOUS AREA 44.410 AC 1,934,505 SF  
 PROPOSED PERVIOUS AREA 23.138 AC 1,007,866 SF



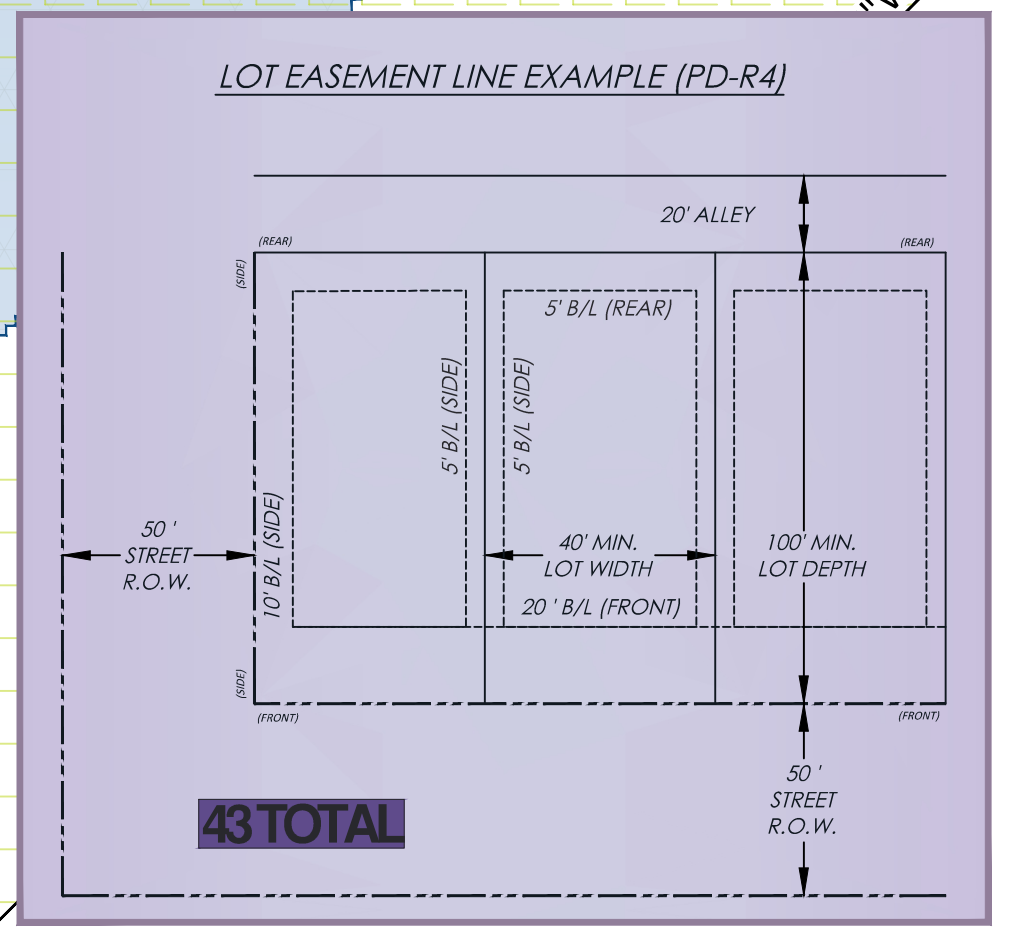
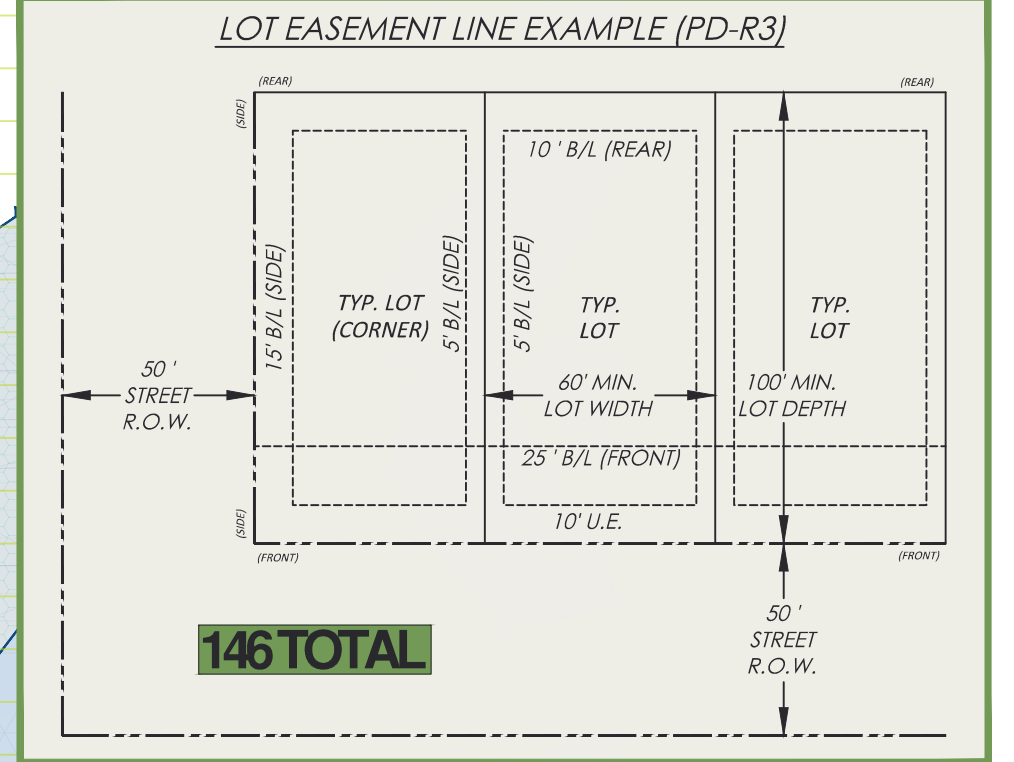
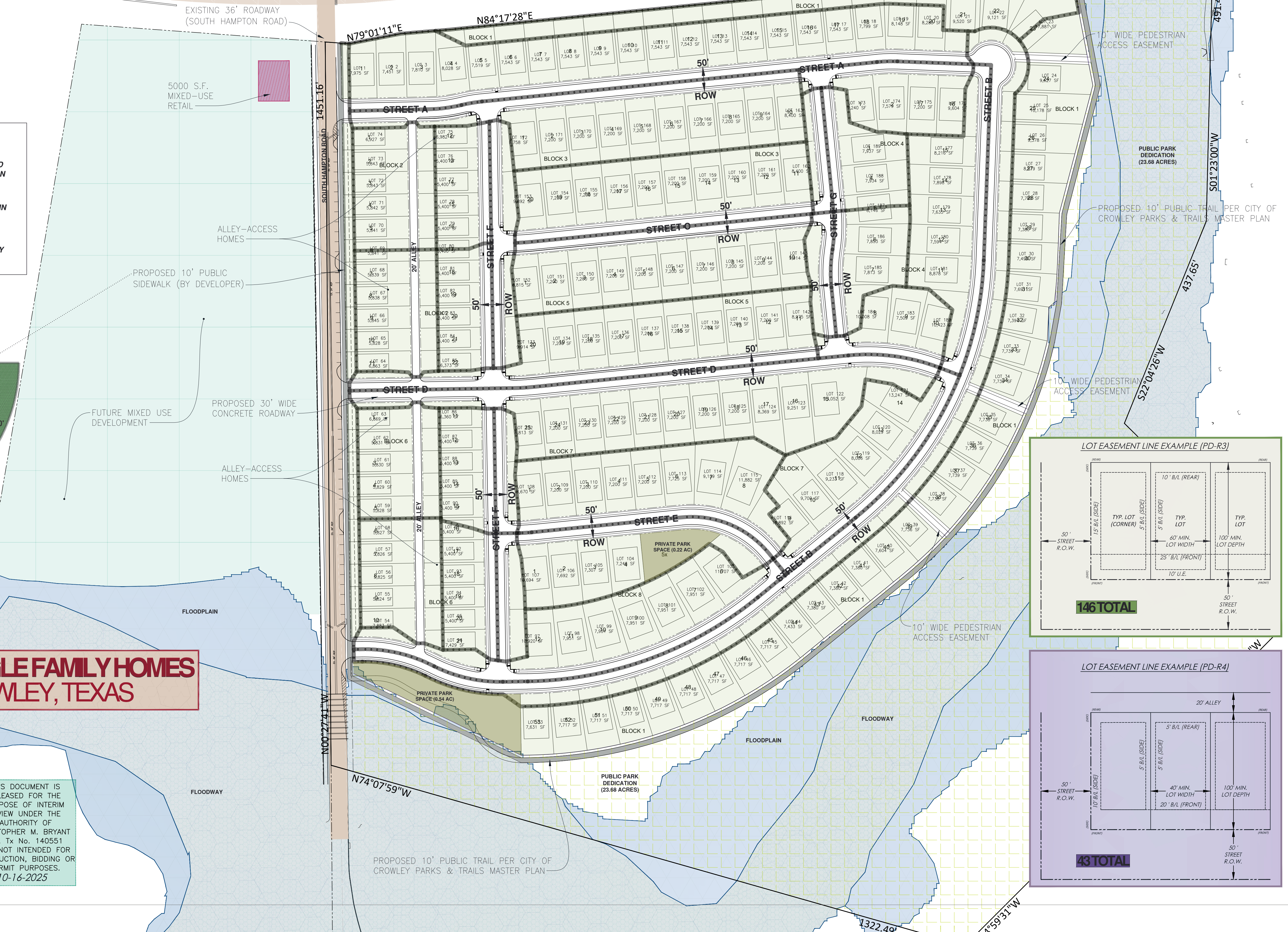
# TEETER RANCH-189 SINGLE FAMILY HOMES CROWLEY, TEXAS

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@bhbc.com | TBPE Firm #44 | TBLS Firm #10011300

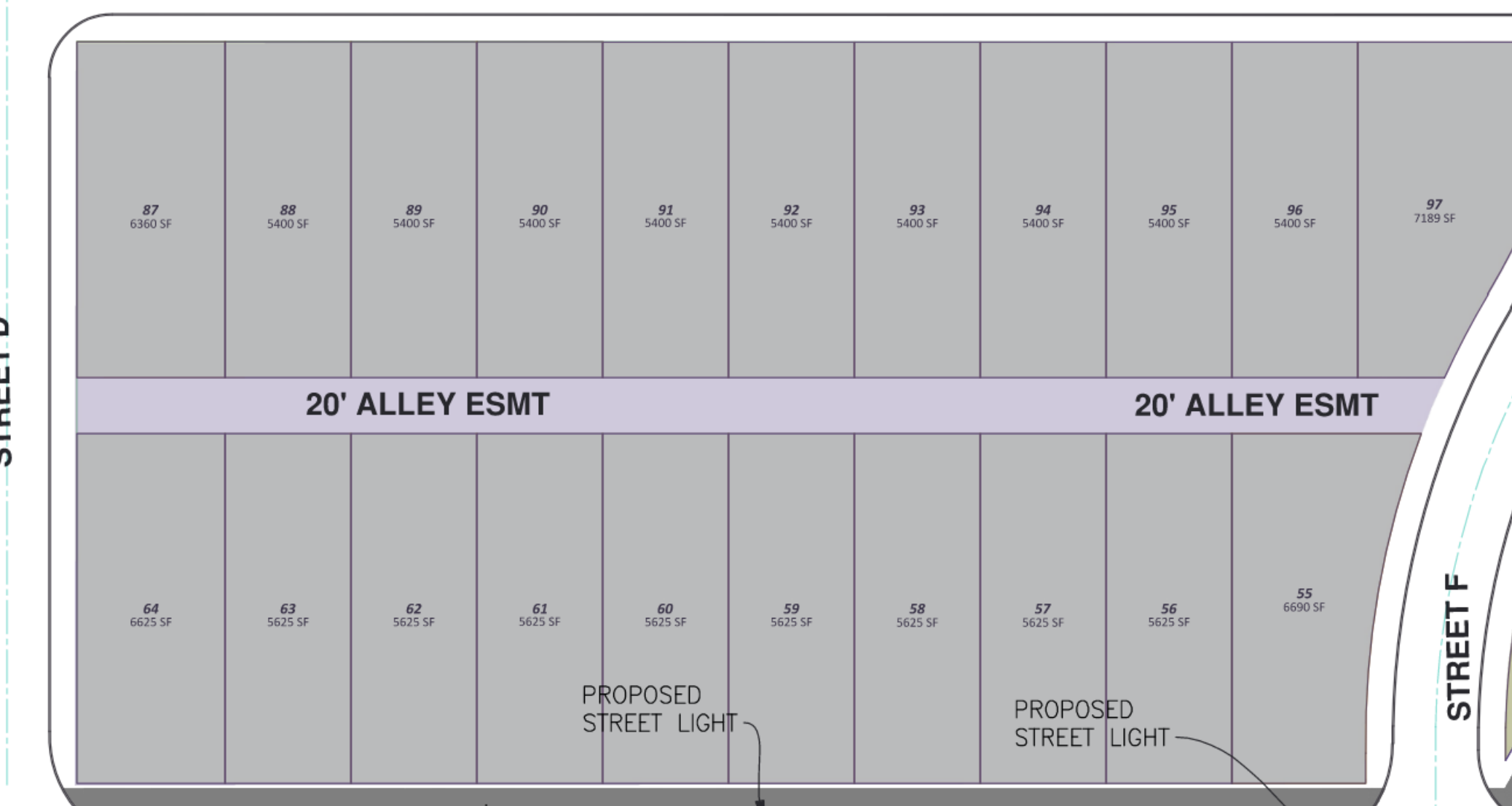
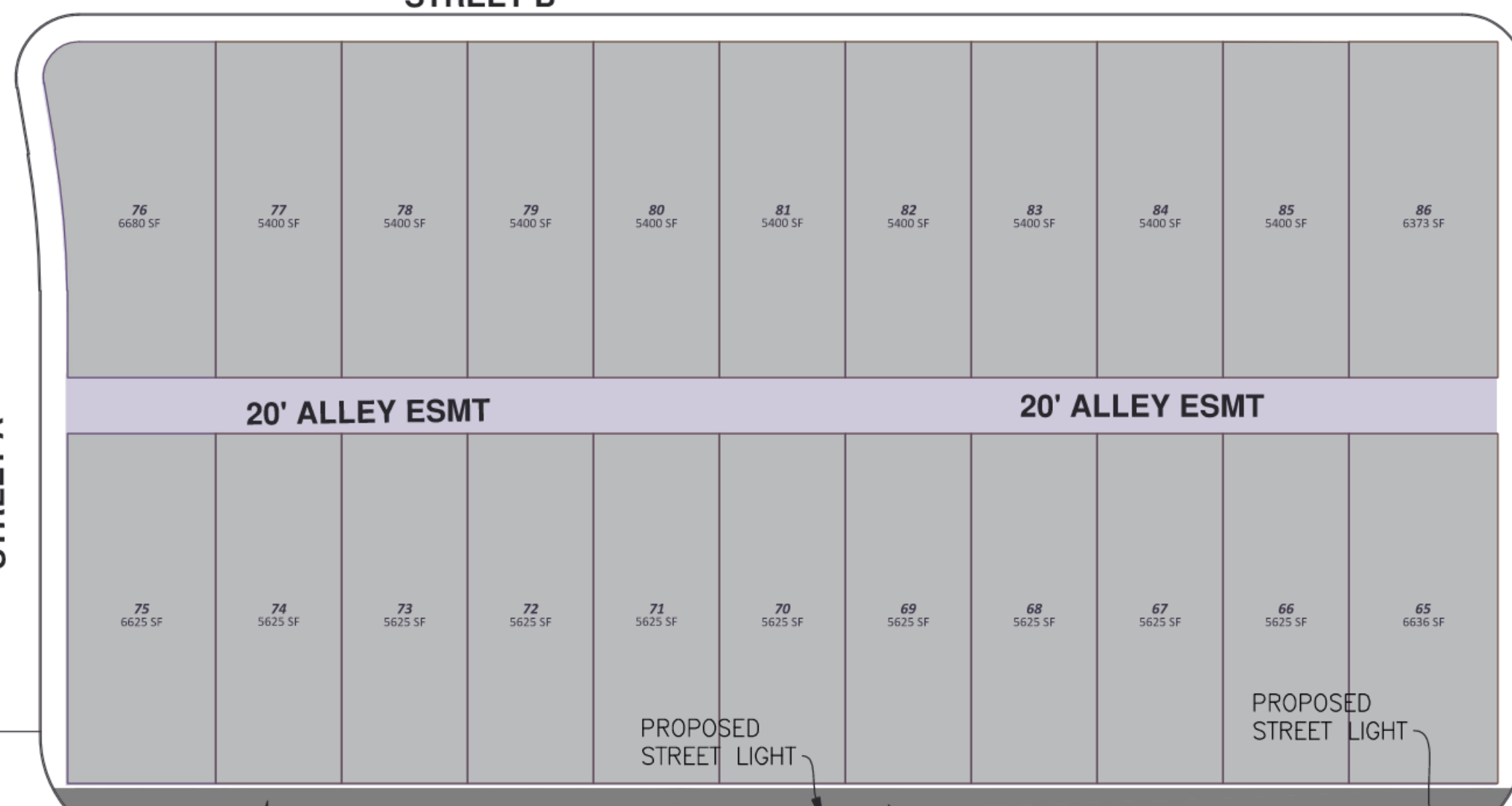


Nov 03, 2025 - 10:10 AM Drawing File: E:\2023\180\000\2023.180.000\_Crowley\_TBPE\Drawings\02\_Civil\2025-10-16\_Plan\_Zoning\_Exhibiting\_Land\_Use\_City\_Exhibit\_BASIC.dwg



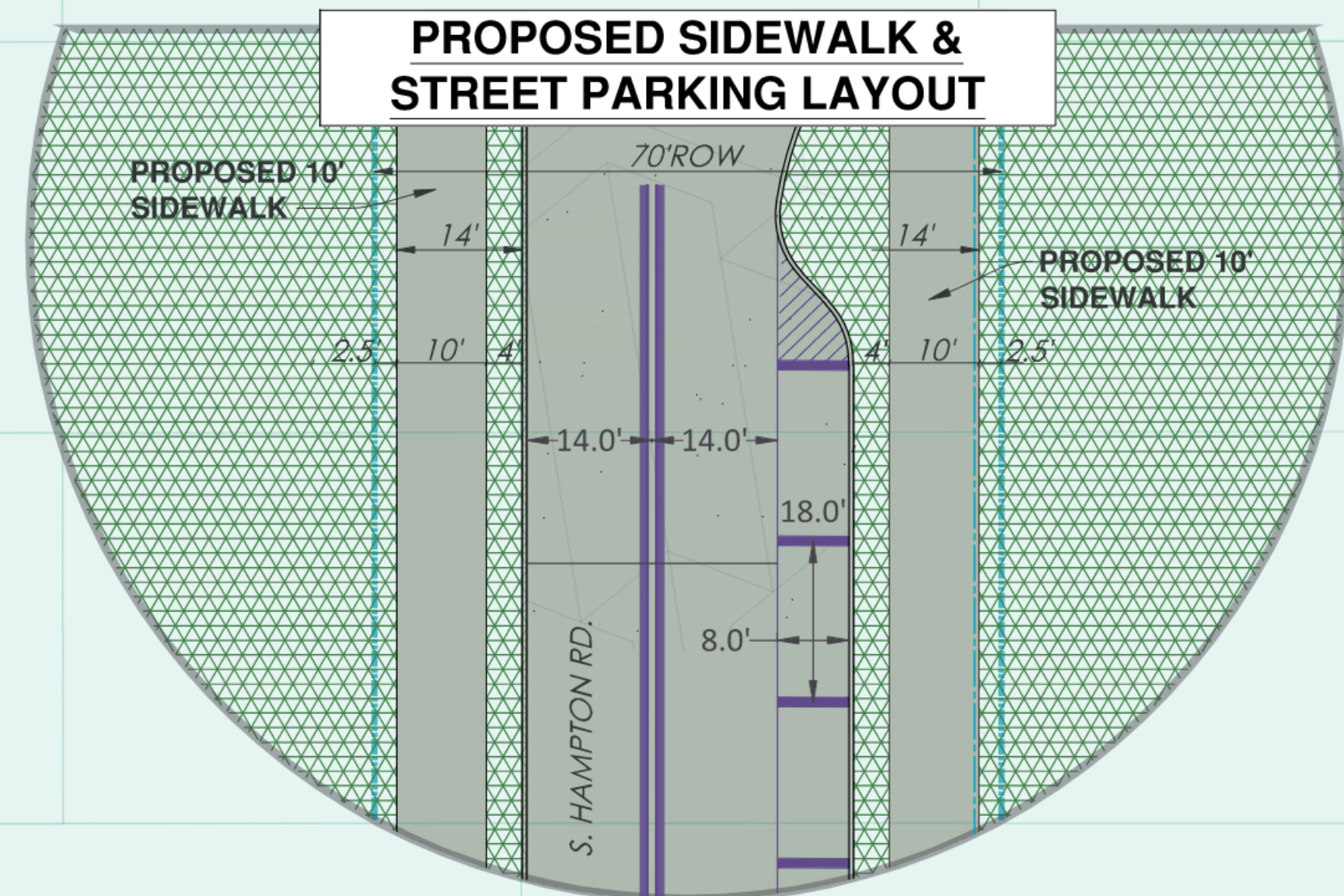
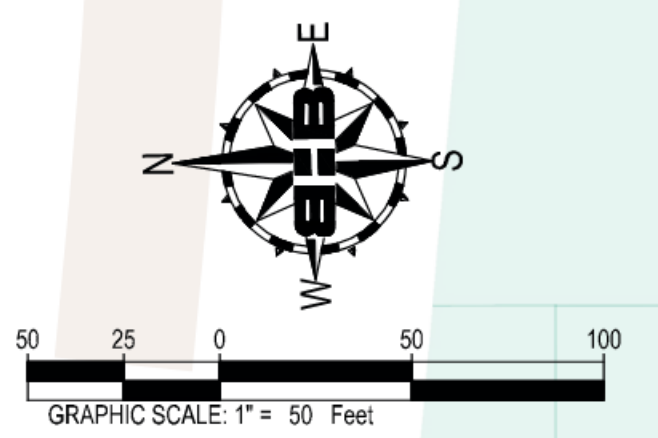
FM 1187 >  
< FM 1187

PROPOSED STREET LIGHT  
PROPOSED 10' SIDEWALK  
PROPOSED 8'X20' PARKING SPACES (22 TOTAL)  
TRAFFIC CALMING DEVICES TO BE ADDED PER TRAFFIC IMPACT ANALYSIS  
INSTALL "REDUCE SPEED AHEAD (30 MPH)" SIGN



SOUTH HAMPTON ROAD  
28' PAVEMENT (14' LANES FC-FC)  
36' PAVEMENT

TRAFFIC CALMING DEVICES TO BE ADDED PER TRAFFIC IMPACT ANALYSIS



FLOODPLAIN

**TEETER RANCH-190 SINGLE FAMILY HOMES  
CROWLEY, TEXAS**

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**City of Crowley, Texas**  
**Planning & Zoning Commission Agenda Report**

<b>Presenter:</b> Bhumika Thakore	<b>Meeting Date:</b> January 26, 2026
<b>Department:</b> Community Development	<b>Agenda Item:</b> III.C.
<b>Subject:</b> Discuss and consider approval of a final plat for Trailview Church, an approximately 2.007 acre tract located at 405 S Beverly in the J. W. Haynes Survey Abstract No. 775 & the A.B. Fryear Survey, Abstract No. 535, Crowley, Tarrant County. <b>Case # PLT-2025-005.</b>	

**Background:**

The Trailview Church project is located at 405 S. Beverly Street in Crowley, Texas. The property is situated within the J.W. Haynes Survey, Abstract 775, and the A.B. Fryear Survey, Abstract 535, and is identified as Lot 1, Block 1 of the Trailview Church Addition. The site consists of approximately 2.007 acres and is zoned DT – Downtown. The proposed development includes a single lot intended to support the existing or planned use of the property as a church facility within the downtown zoning district. The applicant intends to submit the original tax certificate demonstrating that no delinquent taxes are owed on the property and performance bond.

**Staff review:**

**Comprehensive Land Use Plan**

The Future Land Use Plan classifies this property as **Medium Density Single Family Residential**. Staff consider the project to conform to the comprehensive land use plan.

**Development Requirement**

In addition to conformance with the comprehensive land use plan, plats must also comply with applicable city regulations in order to be approved.

**Requirements from the Zoning Ordinance**

As you will read on the attached letter, the plat complies with the requirements of the zoning ordinance.

**Requirements from the Subdivision Regulations (Ch. 98)**

The plat does comply with the requirements of the subdivision regulations (see attached letter) except that the required tax certificate has not yet been provided. The applicant is tax-exempt but has had some difficulty getting a revised tax certificate from the county showing that the property is not subject to property taxes.

**Public Works / Infrastructure Requirements (Technical Specifications)**

The plat does not require infrastructure requirements or technical / infrastructure plans at this time. However, as part of the waiver for building the sidewalks, the applicant is required to provide a performance bond, and this has not yet been provided.

### **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 approve the request for a Final Plat.

Approval with Conditions: I make a motion to approve the request for a Final Plat with the following conditions [list conditions].

Deny: I make a motion to disapprove the request for a Final Plat.

Postpone (if the application requests postponement): I make a motion to continue the case until.

### **Recommendation:**

The plat drawing is correct and ready for approval, but because there are two outstanding items that the applicant must provide, staff recommend conditional approval.

### **Financial Information:**

### **Attachments:**

1. FPLT-2025-005- TrailView Church - 3rd Submittial - Comment Letter
2. FPLT-2025-005 Final Plat



January 21, 2026

Matt Powell  
300 E. Renfro St, Suite 300  
Burleson, TX 76028

Dear Matt,

Staff Review (3<sup>rd</sup> Submittal) of Trailview Church– Final Plat

---

City staff have reviewed the Final Plat for Lot 1, Block 1 Trailview Church and have the following comment.

**NOTE: Please submit the performance bond and the original tax certificate demonstrating that there are no delinquent taxes owed on the property.**

**Planning comments (817-297-2201 ext. 3030)**

No comments.

**Engineering / Surveyor Comments (contact Planner with questions)**

No comments.

**Public Works comments (817-297-2201 ext. 3290)**

No comments.

**Utilities comments (817-297-2201 ext. 3210)**

No comments.

**Fire Department comments (817-297-2201 ext. 5020)**

No comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bhumika'.

Bhumika Thakore  
Planner  
City of Crowley





## City of Crowley, Texas Planning & Zoning Commission Agenda Report

<b>Presenter:</b> Rachel Roberts	<b>Meeting Date:</b> January 26, 2026
<b>Department:</b> Community Development	<b>Agenda Item:</b> IV.A.
<b>Subject:</b> Discuss and provide guidance to city staff on possible changes to the zoning code that would allow additional land uses in the Downtown-General zoning district and allow larger accessory buildings on lots over one acre	

### **Background:**

#### **Background & overview**

##### Uses in the DT-G district

When the City of Crowley did a comprehensive zoning map update in 2022, the city adopted a new downtown zoning district to replace the previous downtown overlay district and also expanded the downtown area. Some of the properties added to the district were tracts along Hampton Rd that had been zoned Industrial. Those properties are now zoned *Downtown-General*.

Several of the property owners along Hampton are now trying to sell their properties and are not getting much interest from retail, office, or other commercial uses due to the industrial nature of their properties, where were built specifically for industrial or heavier commercial uses. A return to the *Industrial* zoning district is not appropriate at these locations for several reasons, including the roadways not being suitable for heavy truck traffic and the close proximity of a residential neighborhood, but the city is sensitive to the owners' concerns and would like to help them in their transition to other uses. The city manager's office and the mayor have asked staff to explore potential solutions.

Staff are proposing allowing some industrial and heavy commercial uses in the DT-G district properties along Hampton Rd but only with a specific use permit. The carve-out allowing these uses would be only for the Hampton Rd properties that were previously zoned *Industrial*. The intent of the SUP process would be to allow for an orderly transition to office/commercial uses over time. The SUP process would allow the city to evaluate proposed uses on a case-by-case basis; the Commission and Council would be able to look at each potential business in terms of noise, fumes, odors, parking, truck traffic, etc. and to add conditions of approval that would help ensure compatibility with the neighborhood. The proposed SUP uses are listed below. Before we move forward with a formal public hearing process, staff would like input from the Commission on the proposed use of SUP uses as well as whether the Commission would prefer a different process to help with the transition.

1. Greenhouse, nursery, floriculture
2. Auto repair and service

3. Auto-related parts and accessory sales
4. Services related to buildings (janitorial, landscaping, cleaning, etc.)
5. Manufacturing: Food and beverage processing
6. Manufacturing: furniture and related products
7. Manufacturing: miscellaneous manufacturing (jewelry, toys, games, office supplies, custom crafts, etc.)
8. Specialty trade contractors (e.g. plumbing, HVAC, carpentry, roofing, etc.)
9. Cold storage plant
10. Wholesale trade: durable goods (sell or arrange the purchase or sale of capital or durable goods to other businesses. These establishments wholesale products, such as motor vehicles, furniture, construction materials, machinery and equipment (including household-type appliances), metals and minerals (except petroleum), sporting goods, toys and hobby goods, recyclable materials, and parts. Durable goods generally have a life expectancy of at least three years)

Staff would recommend that, by default, any of these SUP uses would be required to follow the standard parking requirements rather than automatically being granted the downtown district parking exemptions (downtown properties have significantly lower parking requirements than standard districts). The applicant would be able to request the exemption as part of the SUP process, which would allow the Commission and Council to review the expected parking needs for the site, but the exemption would not be granted by right. Some of the properties in question are quite small and do not have much room for parking; not granting the parking exemption by right would encourage heavy commercial/industrial users with high parking needs that are interested in the smaller sites to look for a more suitable location that has sufficient parking.

Staff would also recommend that any SUP granted for these uses be granted to the specific business that applied for the SUP, and any change in use to another SUP use or change in ownership would require the new business to apply for a new SUP (but including this element is dependent on input we receive from the city attorney). This requirement would be to ensure the properties eventually transition into more appropriate land uses.

Staff will note that this proposed changes have not yet been reviewed by the city attorney, and some elements may change, depending on the attorney's comments.

### Accessory buildings

The 2022 code limits the size of accessory buildings to 30% of the size of the primary building. This size limit works in most cases and ensures that accessory buildings meet the requirement to be clearly subordinate to the primary structure. However, we have received pushback from multiple residents on lots that are larger than one acre. Previously, residents on larger lots were able to have an accessory building up to 1200 square feet in size if the building were used as a barn. Staff have no objection to allowing larger accessory buildings in lots that are larger than one acre, regardless of purpose of the building, as long as the building is still clearly subordinate to the primary building. Staff intend to come back to the Commission with a formal request to amend to code to allow buildings up to a larger percentage (probably 40-45%) on lots over one

acre in size, but first we are collecting information on average home size on all properties one acre or larger to determine what would be the most appropriate maximum accessory building size.

**Recommendation:**

**Financial Information:**

**Attachments:**

None