Agenda
Crowley Planning & Zoning Commission
January 13, 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 - January 13, 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 December 9, 2024

B. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance requested by Mark Sunkel from Beach Club Express Car Wash for a specific use permit to allow car wash in a General Commercial district located at 812 S. Crowley Rd in the Stone Gate Plaza Addition Block 1 Lot 16R1, conveyed by deed recorded as D212193470, deed records, Tarrant County, Texas. **Case # SUP-2024-004**

IV. Discussion Items

A. Discuss and provide input to city staff for the comprehensive land use plan update

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 Planning & Zoning Commission meeting to be held on 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:	**Meeting Date:** January 13, 2025
Department: Community Development	**Agenda Item:** III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on December 9, 2024	

Background:

Recommendation:

Financial Information:

Attachments:

1. 2024_12_09_Minutes_PZ

MINUTES
PLANNING & ZONING COMMISSION
DECEMBER 9, 2024
REGULAR SESSION – 7:00 P.M.

Crowley City Hall
201 E. Main Street
Crowley TX 76036

REGULAR SESSION – DECEMBER 9, 2024 – 7:00 PM

I. CALL TO ORDER AND ROLL CALL

Chair 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) George Allen (Place 4) David Duman, Chair (Place 5) Jeff Burns (Place 6)
Commissioners absent:	Lane Beene, Vice-Chair (Place 7)
Staff members present:	Rachel Roberts, Planning & Development Director Tejali Mangle, Planner
Council members present:	Jim Hirth

A quorum was present.

II. INVOCATION AND WELCOME VISITORS

Commissioner Burns gave the invocation. Chair Duman welcomed the visitors.

III. ACTION ITEMS

A. Discuss and consider approving the minutes from the regular meeting held on November 25, 2024.

Commissioner Rayburne made a motion to approve the regular meeting minutes from November 25, 2024, as presented. Commissioner Wade seconded the motion. The motion passed with all in favor with Commissioner Burns abstaining.

B. Discuss and consider approval of a replat of Lots 8-10, Block 12, Original Town of Crowley Addition and a portion of abandoned right-of-way, located at 101 N Magnolia, requested by Four Train Days Development. Case # RPLT-2024-002.

Staff member Rachel Roberts said this property was platted in the 1880s as a part of the Original Town of Crowley addition. The existing building on these lots is approximately 100 years old and spans over three lots. Ms. Roberts said the applicant is requesting to replat the three lots into one single lot since he is adding to the building. She said the city regulations don't allow building over lot lines, so merging these lots into a single lot is an obvious solution.

Ms. Roberts said the site meets all the requirements of the zoning ordinance except

streetscape improvements will be required to be provided. She said adding those improvements should not change the plat drawing. She said the applicant also must submit civil plans, and staff hasn't received those yet. She recommended approval with the following conditions:

1. Staff will not file the plat until the civil plans are received and approved.
2. The minor typological/ clerical errors shall be corrected on the plat as per staff comments before the plat is filled.

Commissioner Rayburne and Chair Duman asked which street is required to have the street improvements. Ms. Roberts responded Texas Street.

Commissioner Allen made a motion to approve plat # RPLT-2024-002 with conditions as listed by staff. Commissioner Burns seconded the motion. The motion passed with all in favor.

IV. PUBLIC COMMENT

No comment.

V. ADJOURNMENT

The meeting adjourned at 7:07 PM.

Attest:

_____
David Duman, Chair

_____
Tejali Mangle, Staff Liaison

City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** January 13, 2025
Department: Community Development	**Agenda Item:** III.B.
Subject: Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance requested by Mark Sunkel from Beach Club Express Car Wash for a specific use permit to allow car wash in a General Commercial district located at 812 S. Crowley Rd in the Stone Gate Plaza Addition Block 1 Lot 16R1, conveyed by deed recorded as D212193470, deed records, Tarrant County, Texas. **Case # SUP-2024-004**	

Background:

BACKGROUND AND OVERVIEW	
Request	Specific Use Permit to operate a car wash
Applicant	Beach RealCo 2, LLC (Beach Club Express Car Wash)
Location	Stone Gate Plaza shopping center next to AutoZone on Crowley Rd
Surrounding Uses	Commercial (shopping center); vacant land; single family residential across Crowley Rd
Surrounding Zoning	General Commercial (adjacent on either side); Planned Development District (north/rear); R-2 Single Family Residential (across Crowley Rd)
Future Land Use Plan Designation	Traditional Suburban Commercial
Staff Recommendation	Approve

This case was originally heard by the Commission on November 25th. The Commission voted to recommend postponement until January 13th. At the Nov. 25th meeting, the site plan needed to be corrected to show a bypass lane for the drive-through, and the landscaping plan needed to be revised to show the required parking lot screening along Crowley Rd. The applicant has updated the site plan accordingly as described below. The applicant has also added wainscoting to the building (see attached elevations).

In terms of landscaping/parking lot screening, specific plants are not shown on the site plan, but the plan does show a designated area where the vegetative screen will be provided with a note saying the screening will comply with the city's landscaping regulations. If the SUP is approved and the project moves forward, the landscaping will be reviewed at the building permit stage (required landscaping must be shown on landscaping plans before a building permit will be approved). This is sufficient from the staff perspective.

City staff have reviewed the site plan and have no comments at this time. Staff recommend the site plan be approved as shown with the conditions described in the Staff Recommendation

section below.

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: Based on the information presented, I make a motion to recommend approval of Case # SUP-2024-004.

Approve with conditions: Based on the information presented, I make a motion to recommend approval of Case # SUP-2024-004 with the following condition(s) [**list condition(s)**].

Postpone: I make a motion to continue this case until [**specify date**].

Deny: Based on the information presented, I make a motion to recommend denial of Case # SUP-2024-004.

Attachments:

- Maps showing site, zoning classification, and future land use plan designation
- Application with site plan and elevations
- Ordinance approving the SUP
- Staff review comment letter

Recommendation:
Staff recommend approval with conditions (listed below). These conditions would allow minor changes to be made to the site plan without the plan having to come back to the Planning & Zoning Commission and City Council, but only under the circumstances described below, such as not reducing the number of parking spaces, not reducing the landscaping area, and not changing "the relationship between the building and the street," -- that is, the building will be placed with the approximate setbacks shown, with dive lane to access the wash running along the front of the property between the building and the street. In addition to allowing changes to the site plan to be approved at the staff level, staff also recommend amendments to the elevations be permitted without coming back to the Commission when changes are required in order to meet the zoning code, building code, or other city regulations.

The ordinance under consideration includes the following two conditions of approval. If the Commission votes to recommend approval but does not want to include these conditions, your motion to approve should include language that recommends approval without conditions.

1. Minor amendments to the site plan may be approved by city staff, as long as the amendment does not change the relationship between the building and the street, does not reduce the number of parking spaces provided, and does not reduce the areas designated

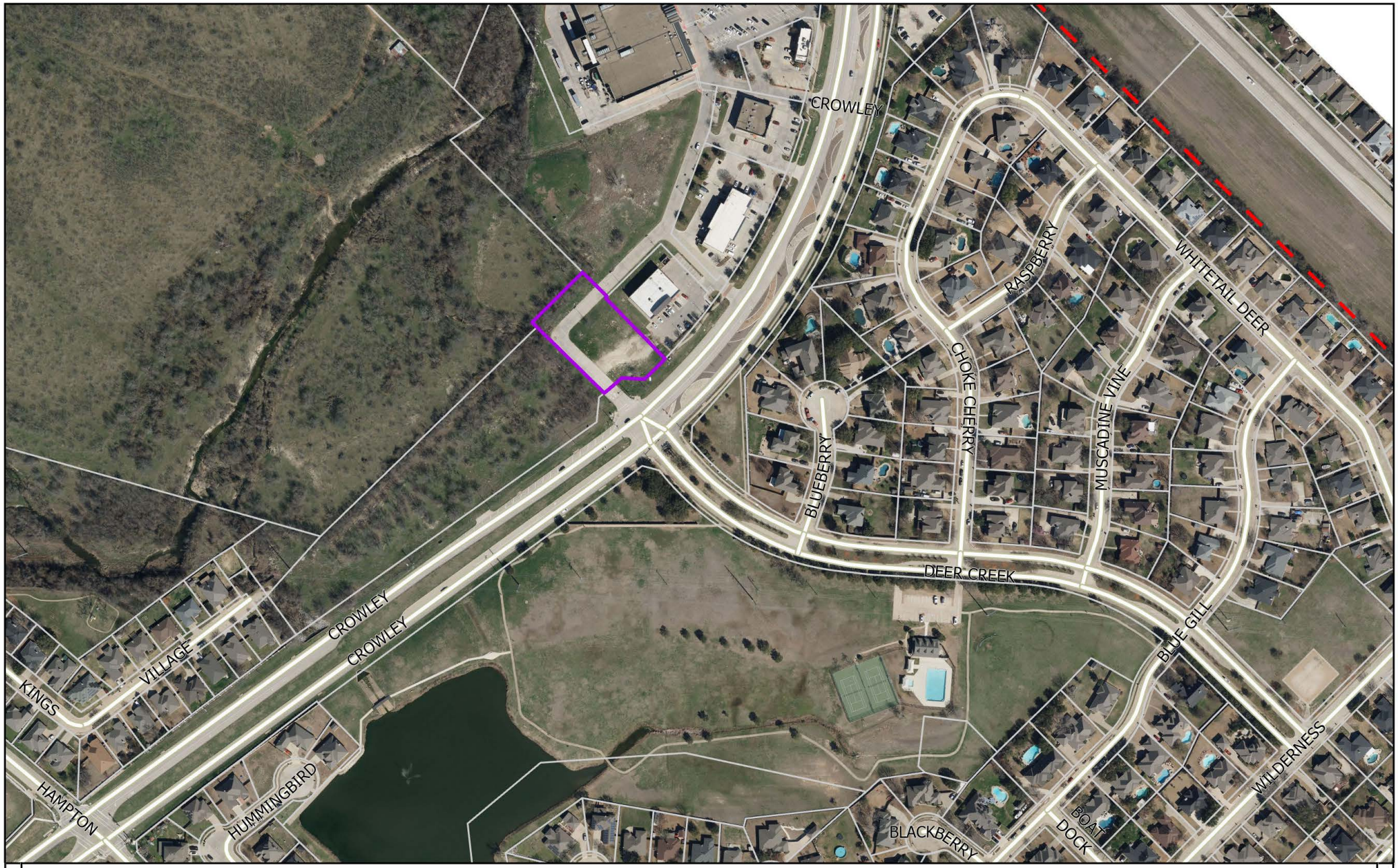
for landscaping, unless a reduction is needed to accommodate required public or semi-public improvements.

2. Amendments to the elevations shall be permitted when required to meet the zoning code, building code, or other adopted City of Crowley regulations.

Financial Information:

Attachments:

1. 02 SUP-2024-004 aerial view
2. 03 SUP-2024-004 zoning
3. 04 SUP-2024-004 FLUP
4. SUP-2024-004_elevations
5. SUP-2024-004 response letter
6. Final site plan for PZ_SUP-2024-004
7. 09 SUP-2024-004 ordinance_updated



City of Crowley

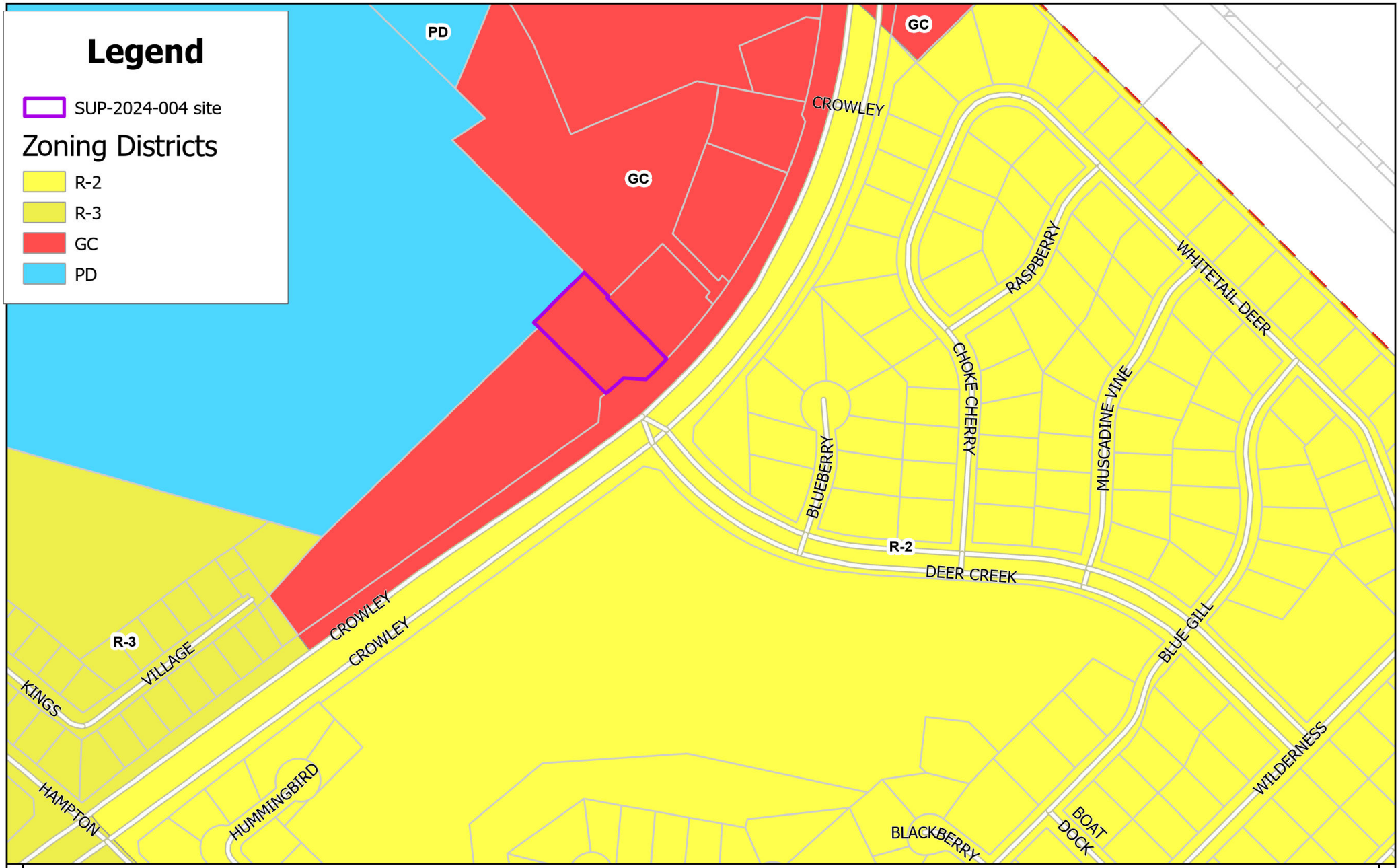
11/18/2024

SUP-2024-004
Aerial View

0 450 900 Feet

N

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

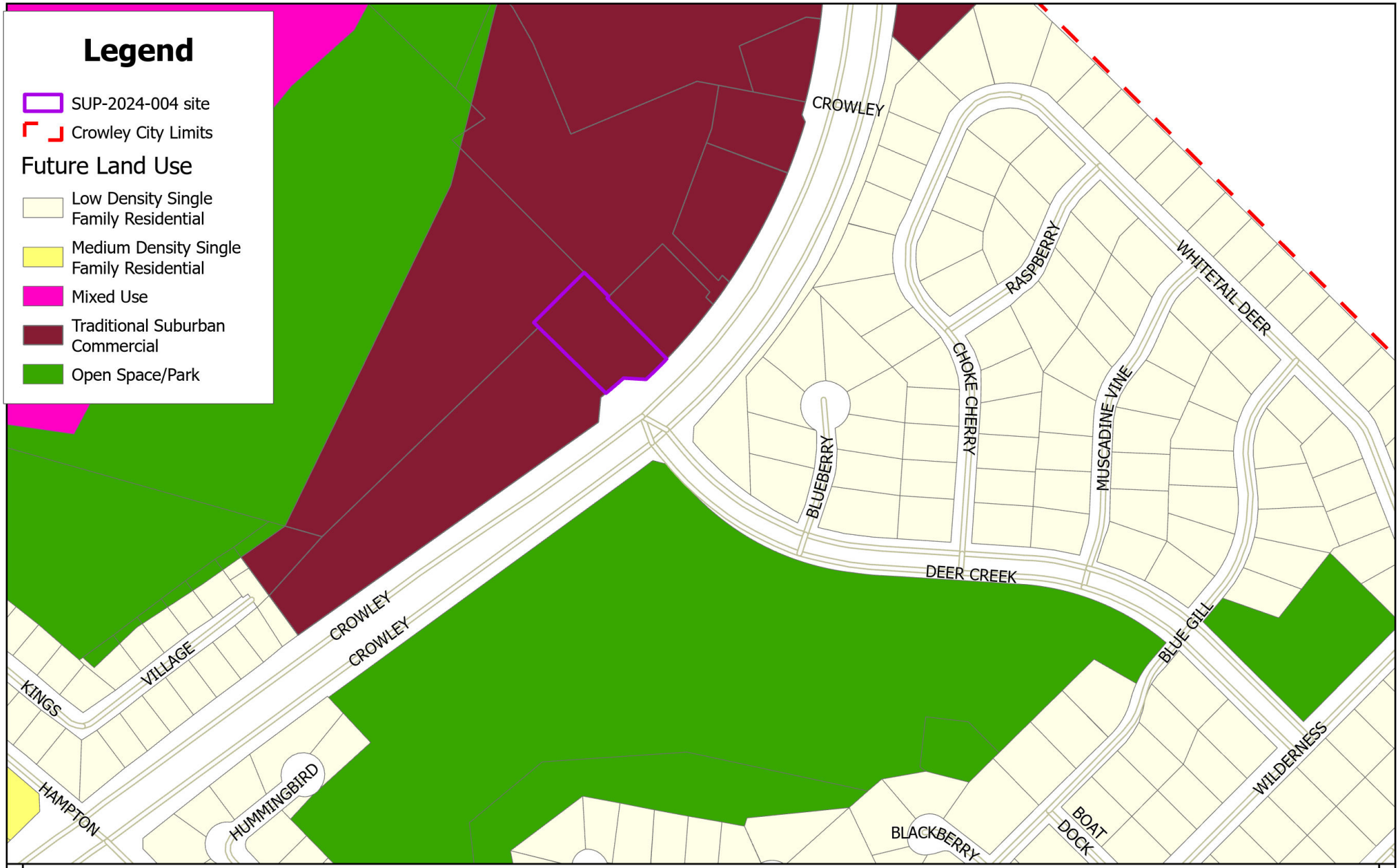
11/18/2024

SUP-2024-004
Zoning

0 450 900 Feet

N

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.



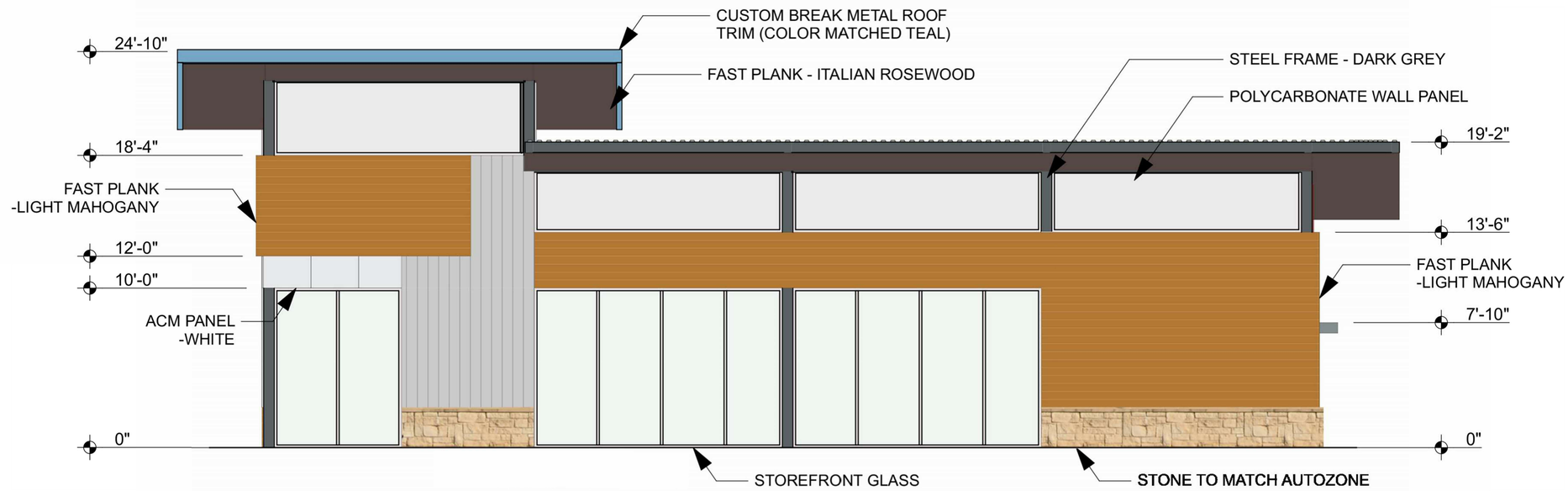
City of Crowley

11/18/2024

SUP-2024-004
Future Land Use

0 450 900 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.



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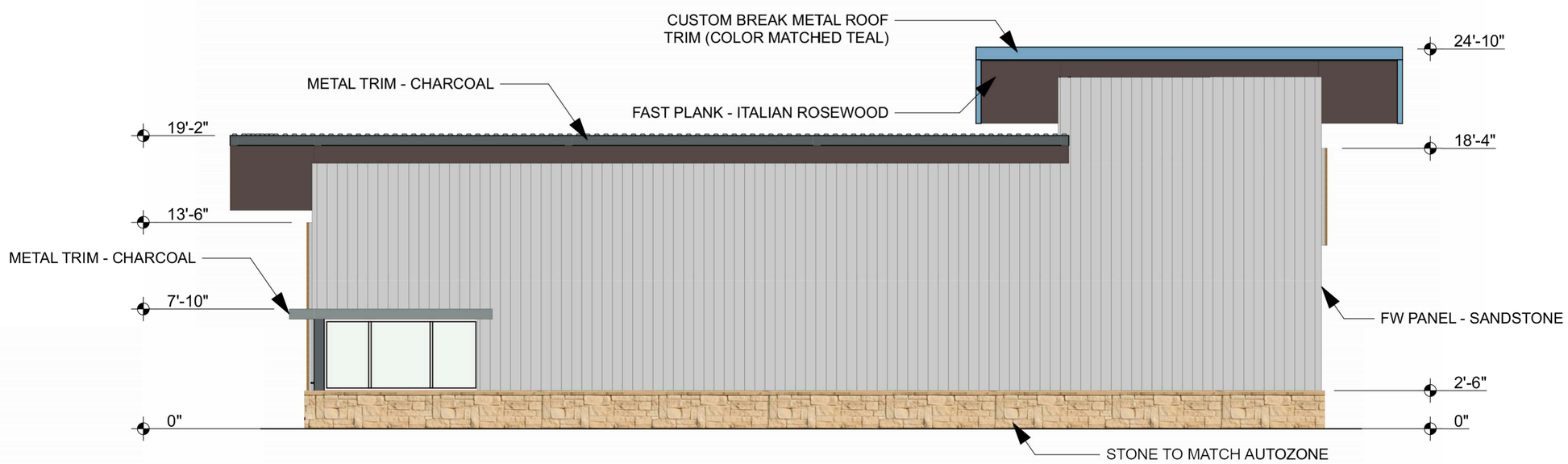
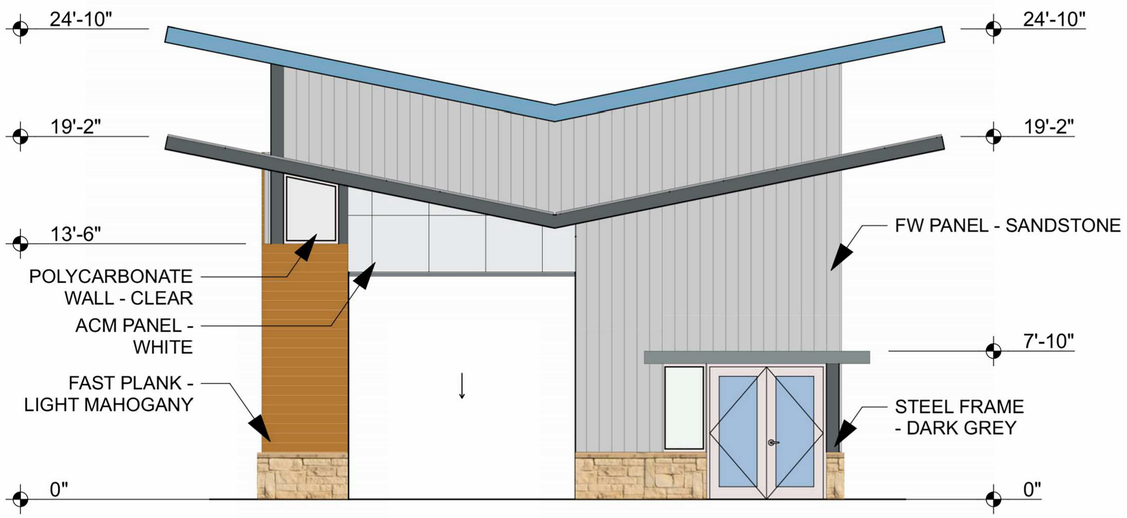
SCALE: 1/4" = 1'-0"



2 SOUTH
SCALE: 1/4" = 1'-0"

 COPYRIGHT 2024



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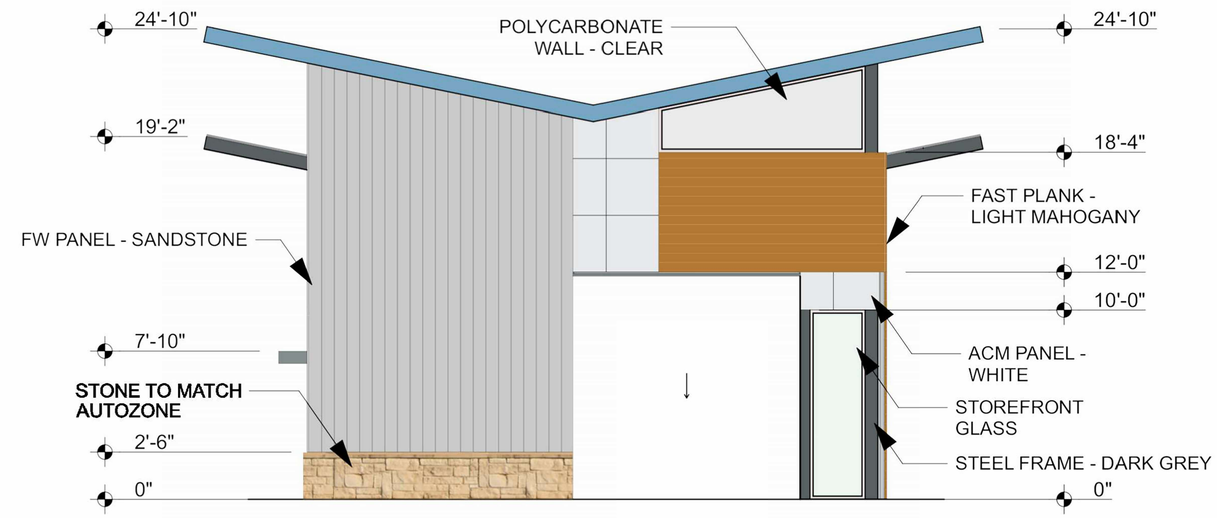
SCALE: 1/4" = 1'-0"



2 EAST

SCALE: 1/4" = 1'-0"

 COPYRIGHT 2024

BARGHAUSEN
A DIVISION OF CORE STATES GROUP
CORE STATES

December 3, 2024

Rachel Roberts
Planning & Development Director
City of Crowley
201 East Main
Crowley, TX 76036

RE: Responses to Comments
Beach Club Car Wash
812 South Crowley Road, Crowley, Texas 76036
Case No. SUP-2024-004
Our Job No. 23770

Dear Rachel:

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated November 7, 2024. Enclosed are the following documents for your review and approval:

1. Revised Site Plan.

2. Revised Building Drawings.

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

COMMENT:

1b. Re: response letter comment on the 15-ft landscape buffer along Crowley Rd: After reviewing the zoning code, it does not appear the 15-ft landscape buffer requirement applies to this property because there is no parking between the building and the street. However, the parking lot screening requirement of 106.92.E.(4) does apply. Please update the site plan to show compliance with the screening requirement.
(4) Parking Lot Screening:
a. All parking, maneuvering, customer loading areas, vehicular display, and storage areas that are not screened by on-site buildings shall be screened from view of public streets pursuant to the standards of this section.
b. Parking lot screening shall be maintained at a minimum of three feet and maximum of four feet in height (or minimum of two feet at the time of planting for vegetative buffers) and, if vegetative, planted within the landscape buffer.
c. Parking lot screening materials may be either:
1. The same building material as the principal structure on the lot (masonry or similar material only), or
2. A vegetative screen composed of shrubs planted to be opaque at maturity, or
3. A combination of the two.
d. If a vegetative screen is selected, the shrub species shall be selected from the Approved Planting List in Table 106.92-3 and may count towards the planting requirement in the landscape buffer area.

e. *Parking lot screens shall not block any required sight triangles along a cross street or driveway.*
f. *Parking lot screens may include breaks to provide pedestrian access from any surface parking or service area to the public sidewalk.*
g. *Wheel stops shall be provided for parking spaces adjacent to a landscape setback where no curb is provided to prohibit any car overhang over the planting area. Wheel stops shall be located two feet from the landscape setback.*

Response: We have added a vegetative landscape screen per Option 2 to the Site Plan. We included it wherever a queue lane or parking stall is located

NEW COMMENTS:

4. *What façade colors will be used?*

   Response: See attached rendering and colored elevations. Per the Planning Commission hearing we have added a stone wainscot around the building that is intended to match the AutoZone wainscot .

5. *Please indicate on the site plan where the ordering/payment kiosk will be located. Is this the ordering kiosk?*

   Response: Yes, the item you circled on the site is the ordering station or Point of Sale portal.

6. *Crowley development regulations require a bypass lane for uses that include a drive-through. Planning staff will be happy to discuss bypass lane options for you if you have any questions about this requirement.*

   Response: A bypass lane of 12 feet wide is provided on the north side of the wash building. See also engineering comment response.

7. *Will you use directional signs to direct traffic through one-way areas, and if so, could you show those locations on the site plan?*

   Response: Yes, see attached site plan with direction signs.

<u>Engineering comments</u>

It appears there was an intent for the access lane in front of Autozone to continue to this site. There is no access easement in place, so you will not be required to continue the access, but you may be required to add a curb to close off the access point.

Response: If this access lane is acceptable to AutoZone, we will use that as our bypass lane. If not, we will curb and landscape at the access point.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated November 7, 2024. We hope to be scheduled for nearest Planning Commission meeting, December if possible. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Respectfully,

Daniel B. Goalwin
Director of Architectural Services, Principal

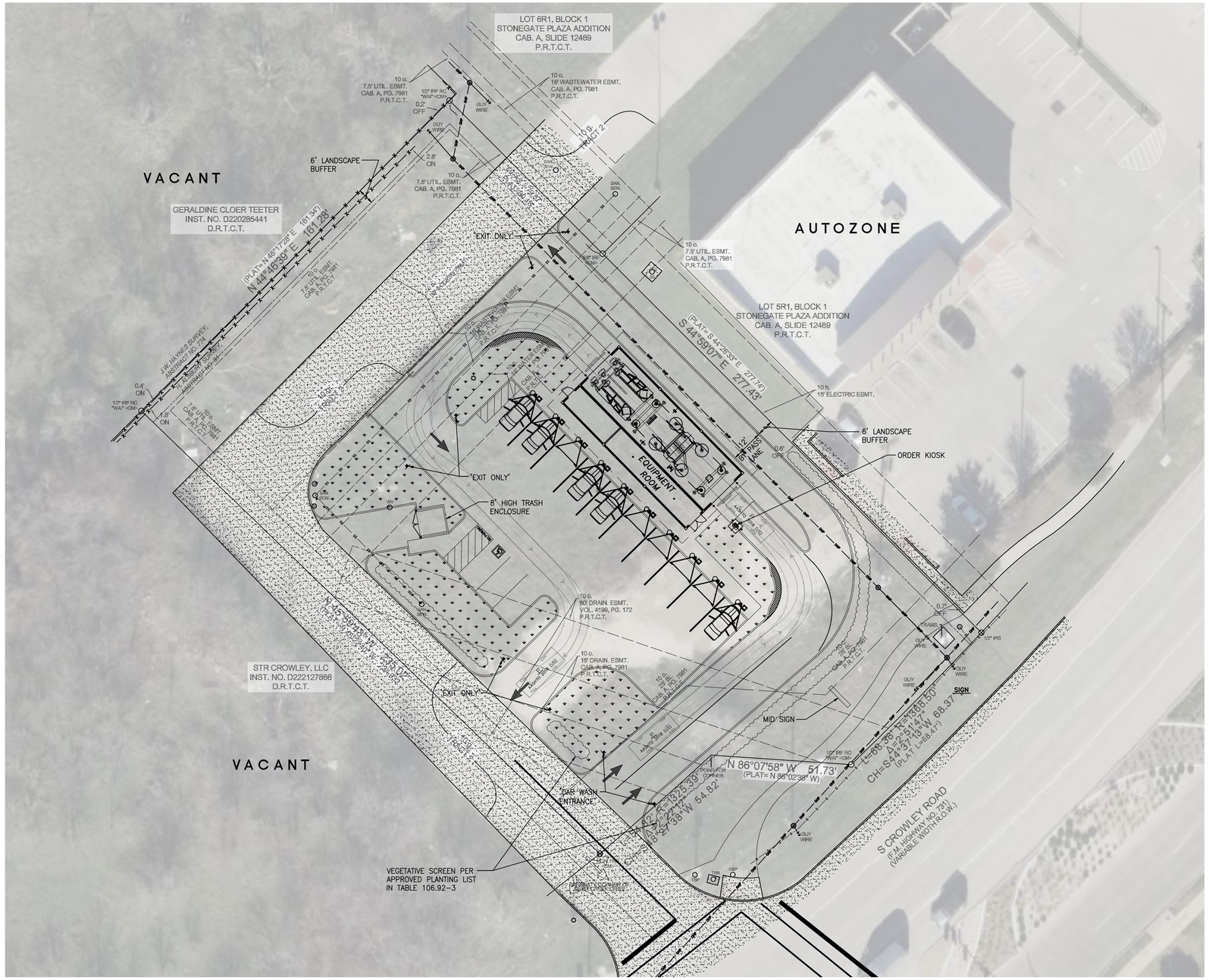
DBG/ps
23770c.002.docx
enc: As Noted
cc: Mark Sunkel, Beach Club Carwash
Brittini Pierce, Beach Club Carwash
Nick Wecker, Barghausen Consulting Engineers, LLC
Keana Poach, Barghausen Consulting Engineers, LLC

PRELIMINARY SITE PLAN

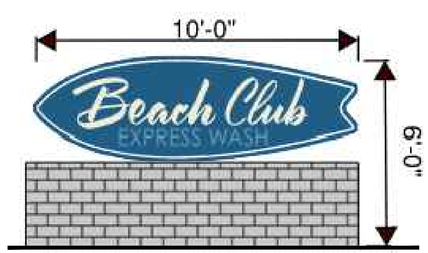
N

0 10' 20' 40'

SCALE: 1"=20'



SIGNALIZED INTERSECTION



01 MID SIGN
SCALE: N.T.S.

No.	Date	By	Ckd.	Appr.	Revision

Title: PRELIMINARY SITE PLAN
BEACH CLUB CAR WASH
STONEGATE PLAZA ADDITION
CROWLEY ROAD @ DEER CREEK DRIVE

For: BEACH CLUB CAR WASH
Beach RealCo2, LLC
251 Little Falls Dr
Wilmington, DE 19808

Scale: Horizontal –; Vertical –

Designed —; Drawn —; Checked —; Approved —; Date 11/25/24

Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com

Job Number 23770

Sheet SP-1 of

File:\\Apollo-WA\Projects\23000s\23770\preliminary\23770 SP-1.dwg Date/Time:11/25/2024 1:59 PM Scale:1" = 1' DJEDEL Xref: ----

ORDINANCE NO._____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF CROWLEY, TEXAS, BY GRANTING A SPECIFIC USE PERMIT TO ALLOW A CAR WASH AT 812 S CROWLEY ROAD, BEING LOT 16R1, BLOCK 1 STONE GATE PLAZA ADDITION IN THE CITY OF CROWLEY; 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 for trade, industry, residence and other purposes, and provides for the establishment of zoning districts of such number, shape and area as may be best suited to carry out these regulations; and

WHEREAS, the Zoning Ordinance of the City of Crowley requires the issuance of a Specific Use Permit to operate a car wash business on property in the General Commercial (GC) Zoning District in the City; and

WHEREAS, an application authorized by the owner of the property located at 812 S Crowley Rd platted as Lot 16R1, Block 1 Stone Gate Plaza Addition, in the City of Crowley, Tarrant County, Texas, has been filed for a specific use permit to operate an auto sales business; and

WHEREAS, the Planning and Zoning Commission of the City of Crowley, Texas held a public hearing on November 25, 2024, and the City Council of the City of Crowley, Texas, held a public hearing on December 19, 2024, with respect to the Specific Use Permit 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 the approval of a specific use permit on the property; and

WHEREAS, the City Council finds that the approval of the specific use permit will allow a use that is harmonious and adaptable to building structures and uses of abutting property and other property in the vicinity of the premises under consideration, subject to the conditions imposed herein, if any;

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

SECTION 1.

The Zoning Ordinance of the City of Crowley, as amended, is hereby amended by granting a Specific Use Permit to Byrd Autos for operation of a car wash business on the property located at 812 S Crowley Road, platted as Lot 16R1, Block 1, Stone Gate Plaza Addition, located in the “GC" General

Commercial District, further described in the attached Exhibit 'A', subject to the site plan and elevations attached as Exhibit 'B", and subject to the conditions listed below. Approval of the site plan does not waive requirements of the zoning code.

1) Minor amendments to the site plan may be approved by city staff, as long as the amendment does not change the relationship between the building and the street, does not reduce the number of parking spaces provided, and does not reduce the areas designated for landscaping, unless a reduction is needed to accommodate required public or semi-public improvements. A revision to the site plan may also be approved by city staff to change the drive-through bypass lane from the lane shown on the approved site plan to one that connects with the adjacent property, subject to review and approval of the city engineer.
2) Amendments to the elevations shall be permitted when required to meet the zoning code, building code, or other adopted City of Crowley regulations.

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 16th DAY OF JANUARY 2025.

CITY OF CROWLEY

_____
Billy P. Davis, Mayor

ATTEST:

_____
Carol Konhauser, City Secretary

APPROVED AS TO FORM:

_____
Rob Allibon, City Attorney

EXHIBIT ‘A’

LEGAL DESCRIPTION

EXHIBIT ‘B’

SITE PLAN AND ELEVATIONS

City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	**Meeting Date:** January 13, 2025
Department: Community Development	**Agenda Item:** IV.A.
Subject: Discuss and provide input to city staff for the comprehensive land use plan update	

Background:
On September 12, the city held a focus group meeting with members of the City Council, the Planning & Zoning Commission, and senior staff. We had three tables set up with different topics of discussion. The first table focused on flooding hazards. The second discussed downtown density, and the character of downtown east of the railroad tracks compared to west of the tracks. The third table covered the Master Thoroughfare Plan and the Future Land Use Plan, touching on the topics of traffic, transportation improvements, housing diversity and affordability, parks and open space, and mixed use. Our discussion at the meeting on Jan. 13 will focus on these last two tables.

To guide the discussion on downtown and density, we have included in the agenda packet the handouts our consultants used on September 12. And to help with the discussion on the MTP and FLUP, we have enclosed a copy of the FLUP and MTP, as well as excerpts from the comprehensive plan describing some of the land use types that we'll mention during Monday's discussion, a copy of the zoning map showing downtown sub-districts and the zoning requirements for those areas.

As we discuss the topics mentioned above in more detail during the meeting, we'd like to have your input on the following questions. Please note that none of these questions are intended to be leading; there are no specific answers staff are looking for.

For downtown:

1. Is the distinction between east and west still useful? Is the approach used in the zoning code suitable? What about a combined approach?
2. Density downtown: Looking at the images/handouts from the consultant team, what form(s) of density looks most appropriate for downtown in Crowley? (at the meeting, we can share with you what the focus groups consensus was)
3. Main St: The FLUP has properties to the west identified as high density single family residential. Is this still the appropriate category?

For the MTP and FLUP:

1. Roundabouts – are there any intersections were roundabouts should be added? Or if not roundabouts, controlled intersections of some sort?

2. Are there areas that need bike lanes that aren't shown on the MTP?
3. Should Crowley provide more "missing middle" housing?
4. Does Crowley provide enough affordable housing?
5. The areas shown on the FLUP as mixed-use – should any of these areas be removed? Or should any areas be added?

Recommendation:

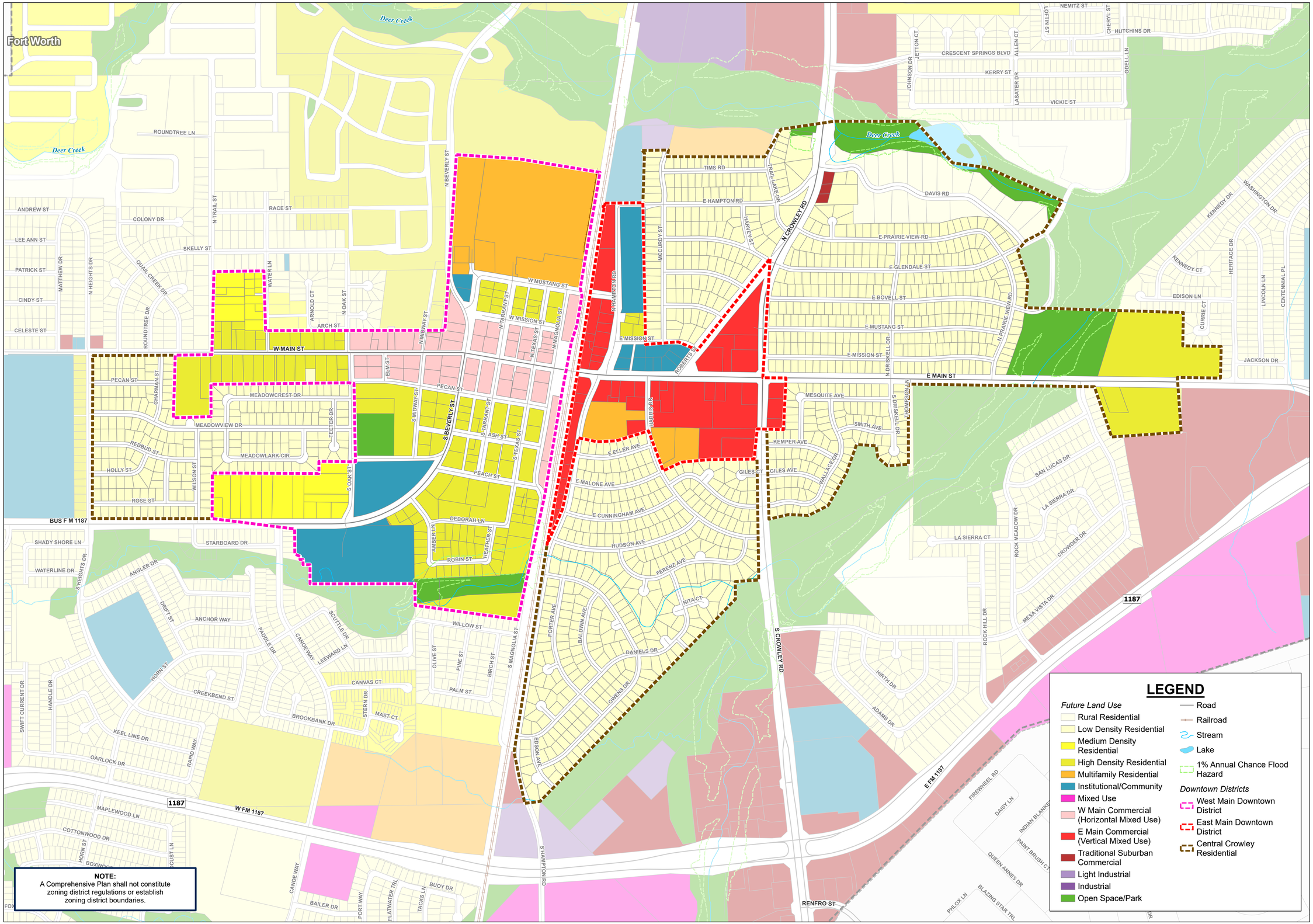
Financial Information:

Attachments:

1. A01 Downtown Future Land Use
2. A02 Mixed-Use Downtown
3. A03 Downtown zoning districts
4. A04 Handout -- downtown density
5. A05 Art. 4 excerpt -- downtown zoning subdistricts
6. B01 Master Thoroughfare Plan (compressed)
7. B02 Future Land Use (compressed)
8. B03 SFR high density (comp plan excerpt)

City of Crowley

Downtown Future Land Use



0 400 800 Feet

N W E S

Created by DUNAWAY

April 23, 2020

Mixed Use - Downtown District

MU DT

Mixed Use - Downtown

Description:
10-20 dwelling units/acre, where applicable

Areas along and adjacent to Main Street appropriate for both residential and nonresidential development. Expansion of the Downtown Overlay District is recommended to permit ADUs, as previously discussed, as well as multi-storied buildings with commerical and residential uses. Allow a mixture of complementary land use types, which may include housing, retail, office, commercial services, and civic uses to encourage linking of trips and reduce vehicle trips; Two character zones on proposed and are discussed in greater detail on the following pages. The railroad tracks are the existing and obvious physical divider betweent the two zones.

Purpose:
Bolster Crowley identity

Allow live-work and flex space on existing commercially zoned property in the district; and

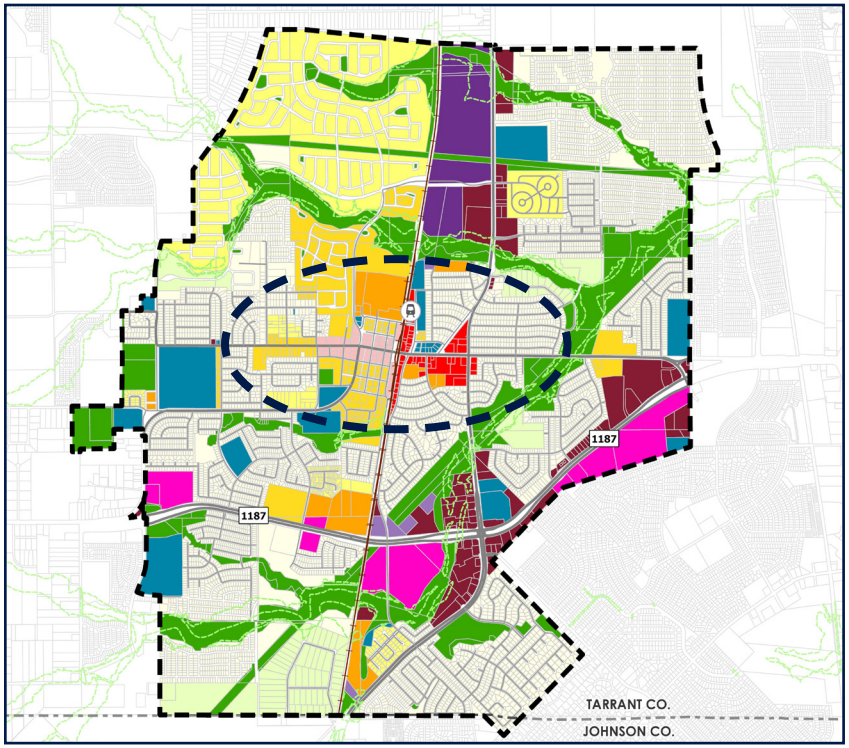
Create development opportunities for underused or vacant sites along Main Street;

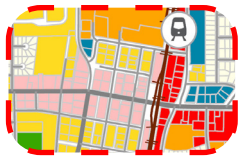
Provide flexible land use standards to anticipate and encourage economic development.

Application:
Main Street corridor

Horizontal (1-2 stories) mixed use along West Main Street where smaller existing lots;

Vertical (multi-story) mixed use along East Main Street and close to to FM 731 and civic uses.



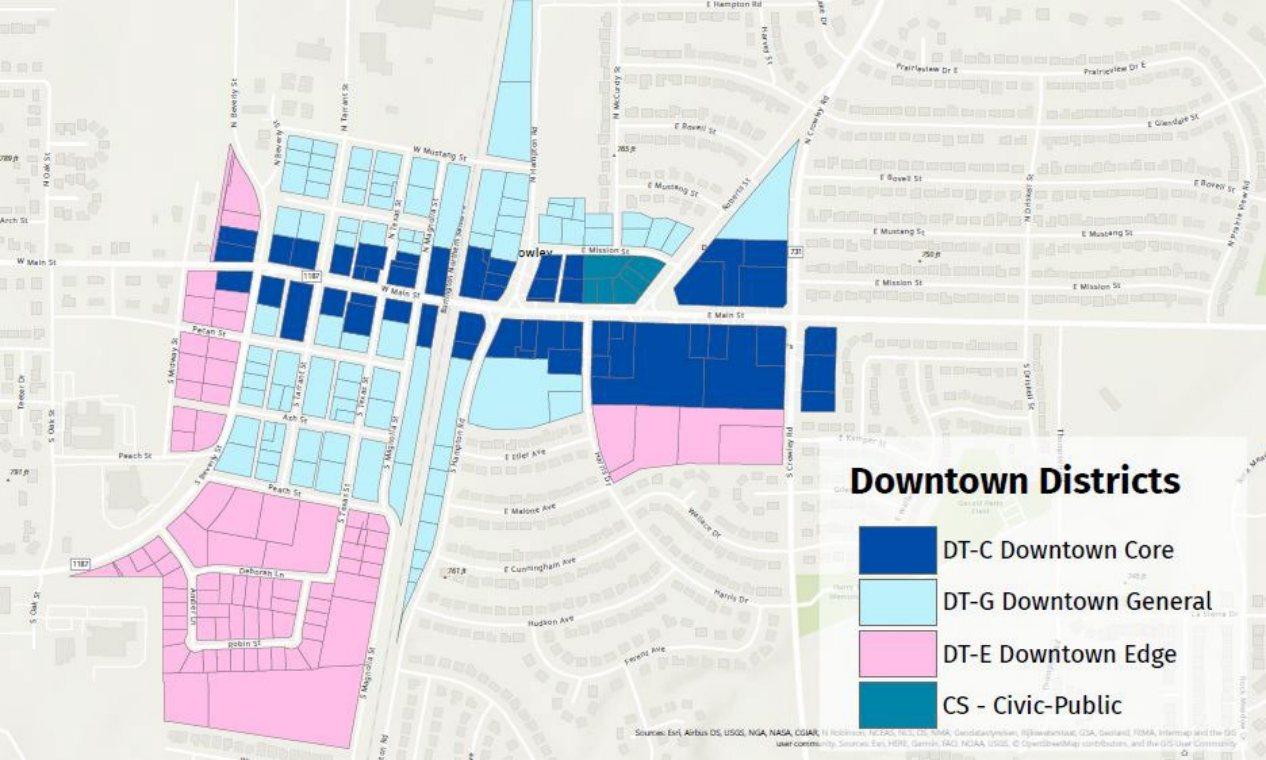


Future Application: Downtown Overlay District

Existing Example: Not Applicable

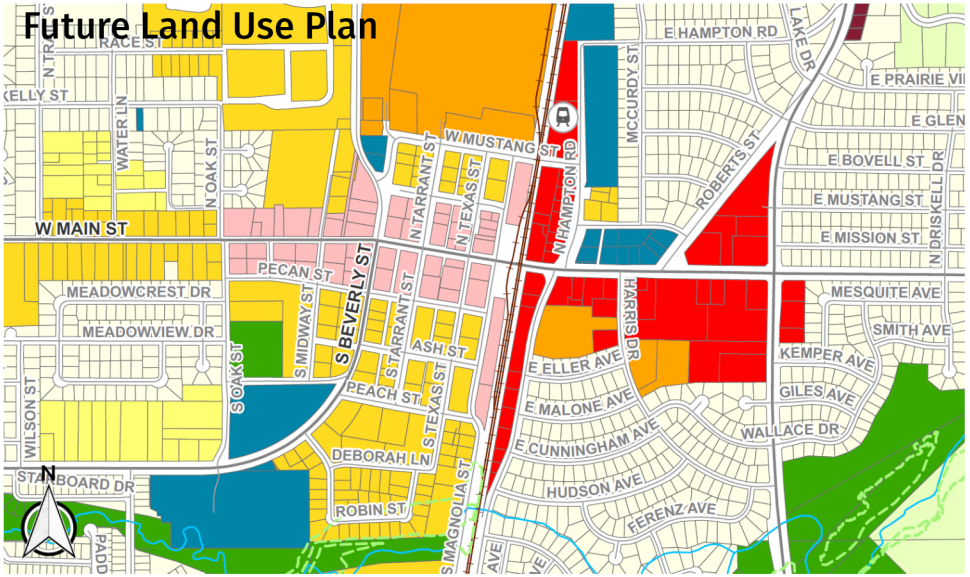
West Main

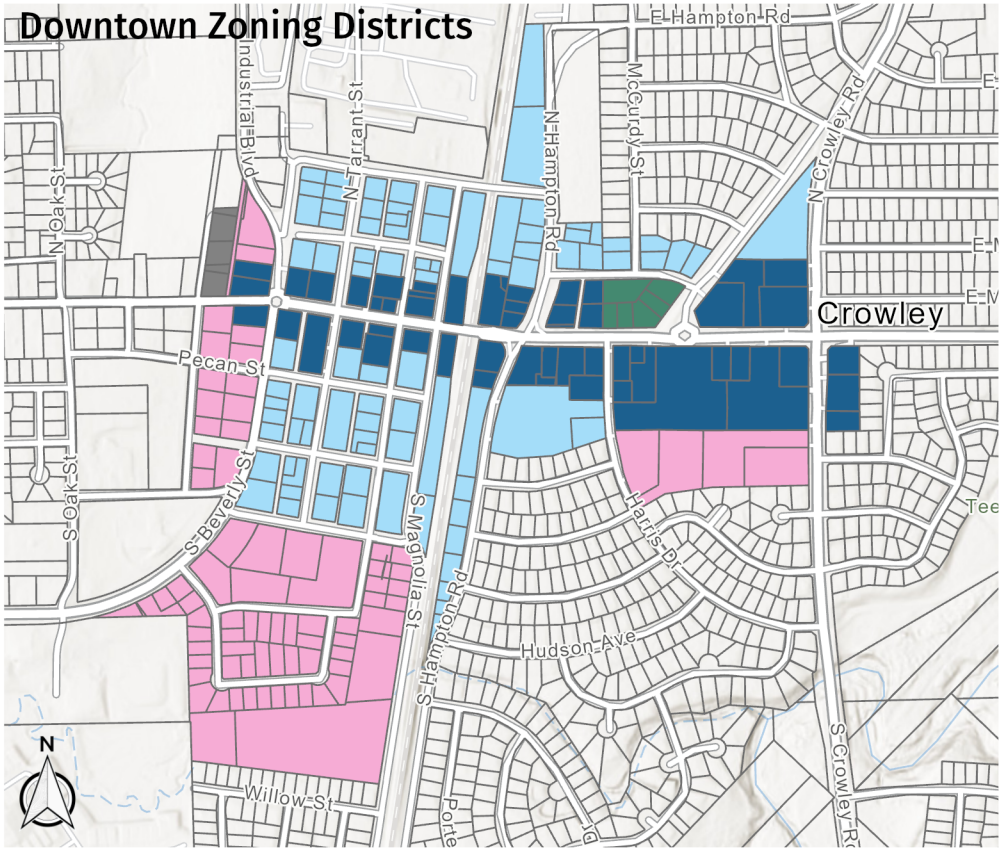
East Main


Downtown Districts
DT-C Downtown Core
DT-G Downtown General
DT-E Downtown Edge
CS - Civic-Public
E Hampton Rd
Prairieview Dr E
E Glendale St
N Beverly St
N Tarrant St
N McCurdy St
N Crowley Rd
E Rowell St
W Mustang St
E Mustang St
N Hampton Rd
Roberts St
N Dobbs St
N Prairie View Rd
W Main St
E Mission St
W Main St
E Main St
Pecan St
S Mckinney St
S Tarrant St
S Texas St
S Magnolia St
S Hampton Rd
S Crowley Rd
S Dobbs St
Ash St
Peach St
E Ellet Ave
E Malone Ave
Wallace Dr
E Cunningham Ave
Harris Dr
Hudson Ave
Deborah Ln
Robin St
Justice Ln
S Oak St
Trevor Dr
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Downtown Development & Density Handout

Public Engagement Discussion Group 3





Mixed Use - Downtown District MU/DT

This district aim to bolster Crowley identity, create a mixed use walkable environment, and recommends a residential density of 10-20 Dwelling Units Per Acre.

East Main Commercial - Horizonal Mixed Use

Vertical (multi-story) mixed use along East Main Street and close to FM 731 and civic uses.

West Main Commercial - Horizonal Mixed Use

Horizontal (1-2 stories) mixed use along West Main Street where smaller existing lots

Single Family Residential - High Density

Promote Downtown Crowley

Provide options for the development of higher-density, owner-occupied housing in areas as specified by city regulations; and encourage higher density residential uses along residential corridors.

Downtown Core (DT-C)

Maximum Density: None
Maximum Height: 5 stories and 75 foot

Downtown General (DT-G)

Maximum Density: 36 DUA
Maximum Height: 4 stories and 60 foot

Downtown Edge (DT-E)

Maximum Density: 22 DUA
Maximum Height: 3 stories and 35 foot

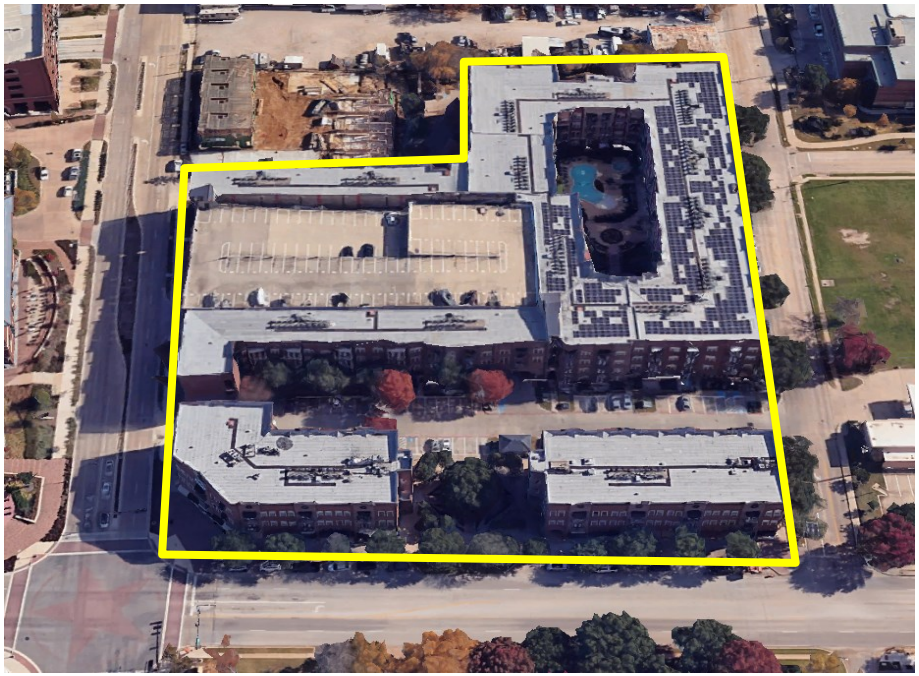
Resort at 925 Main - 46 DUA

Vertical Mixed Use

251 units on 5.42 acres

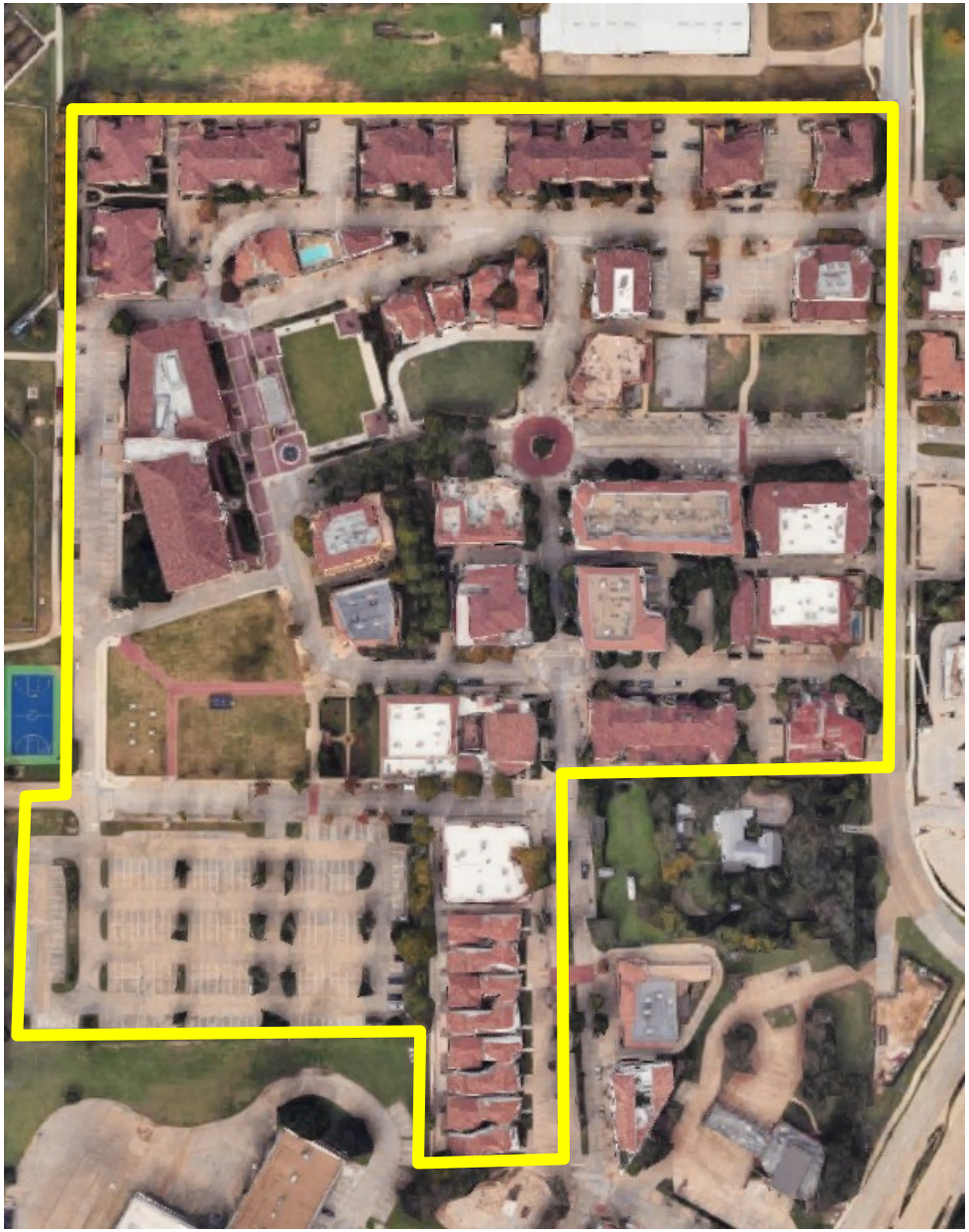
Ground floor retail/office

structured & On-street parking



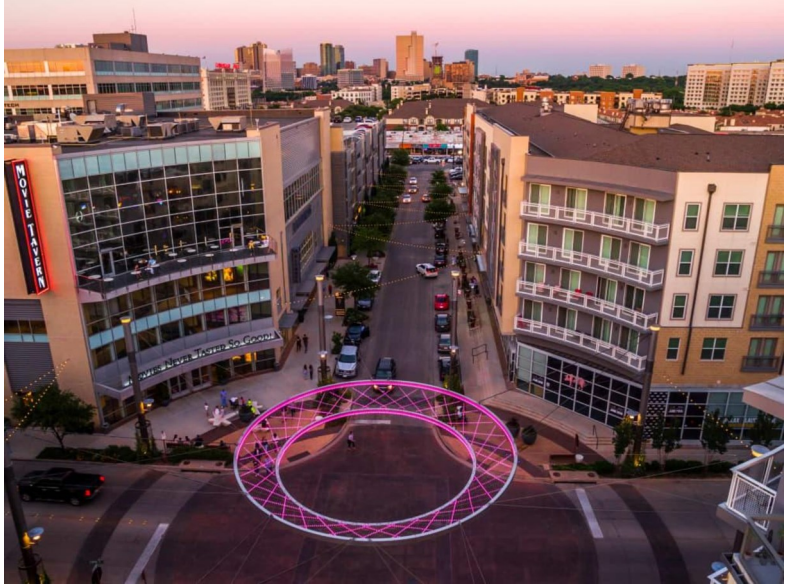
A2

Colleyville Village
15 DUA Net (5.81 DUA Gross)
Vertical & Horizontal Mixed Use
85 units on 5.76 acres net (14.62) gross/
Ground floor retail/office
Remote, On-site, & On-street parking



A3

West 7th - Fort Worth
61 DUA
Vertical Mixed Use
917 units on 15.1 acres
Ground floor restaurants/retail/office
Structured & On-street parking



A4

Clear Fork - Fort Worth
58 DUA Net (24 DUA Gross)
Vertical & Horizontal Mixed Use
789 units on 13.65 net acres (32.74 acres gross)
Ground floor restaurants/retail/office
Structured & On-street parking

A5

Viridian - Arlington
23 DUA (Gross)
Vertical & Horizontal Mixed Use
503 units on 21.54 acres
Residential & Horizontal Mixed Use
Structured, On-site, and On-street parking

1 Apartments: 343 Units on 7.99 acres = 43 DUA
2 Townhomes: 32 Units on 1.99 acres = 16 DUA
3 Townhomes: 63 Units on 3.9 acres = 16 DUA
4 Townhomes/SF Detached: 37 Units on 3.32 acres = 11 DUA
5 SF Detached: 15 Units on 2.86 acres = 5 DUA
Cumulative: 490 Units on 21.58 acres = 22 DUA

B. DOWNTOWN CORE

GENERAL DESCRIPTION

The Downtown Core (DT-C) Sub-District is intended to provide for the development of mixed-use and nonresidential uses primarily along Main Street. It is intended to provide for a range of building heights that balance existing context with redevelopment potential. With the improvements to Main Street, the private realm standards focus on compatible infill development to fill any gaps along Main Street. This district allows for a range of commercial and upper floor residential uses that can create a vibrant downtown neighborhood. West of the railroad line, the scale is more neighborhood-focused with 1–3 story buildings, and east of the railroad, the scale could potentially allow for 3–5 story buildings given existing lot and block configuration. All off-street parking in this district shall be placed to the rear or to the side of the primary buildings facing Main Street. The standards in this section shall apply to all new construction, as well as additions to and remodeling of non-conforming structures within the DT-C.

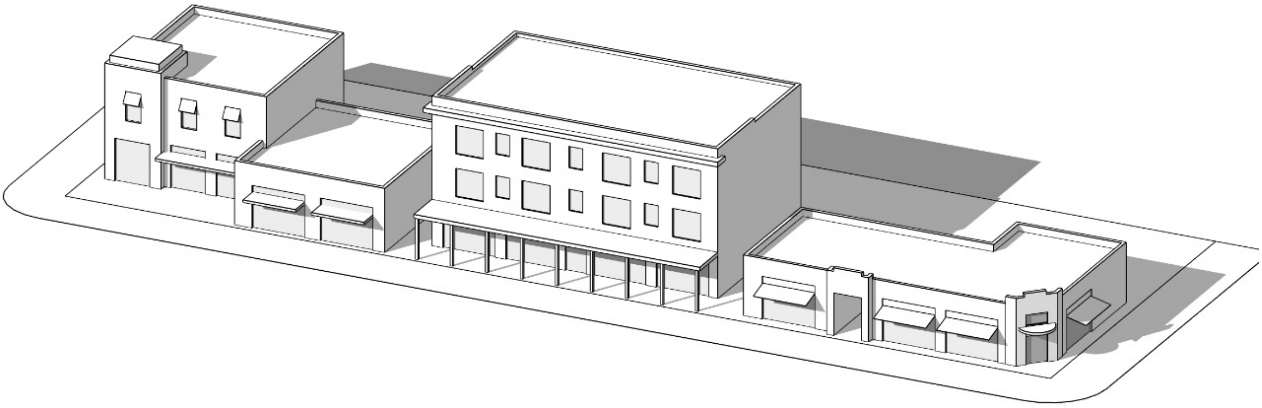


Illustration above shows the general scale and placement of buildings in the sub-district. Street improvements are not shown.

Images above show the general scale and character of buildings in the Downtown Core sub-district.

BUILDING PLACEMENT

PRINCIPAL BUILDING PLACEMENT	
MAIN STREET FRONTAGE BUILD-OUT (MIN.)	80%
FRONT SETBACK (MIN.)	0 feet (but no less than 15 feet from the back of the curb along the Primary Street)
FRONT SETBACK (MAX.)	15 feet (up to 20 feet to accommodate outdoor dining, but not to exceed 50 percent of the Min. Frontage Build-Out)
SIDE SETBACK (MIN.) (SECONDARY STREET)	5 feet
SIDE SETBACK (MIN.) (INTERIOR)	0 feet
REAR SETBACK (MIN.)	5 feet (or minimum 15 feet from the center line of an alley where applicable)
LOT WIDTH (MIN.)	25 feet
Main Street shall be considered the Primary Street for all lots that have frontage along Main Street. Building encroachments into setback areas shall be permitted up to 50 percent into any required setback areas. Encroachments may include patios, awnings, signs, canopies, balconies, galleries, and similar building features.	

PARKING, ACCESS, & PLACEMENT	
PARKING PLACEMENT	
PRIMARY STREET SETBACK (MIN.)	Scenario 1
SECONDARY STREET SETBACK (MIN.)	Scenario 1 or Scenario 2
PARKING ACCESS	
DRIVEWAY ACCESS	Driveway access shall be from Secondary Street or Alley. Primary street driveway access may only be permitted if the lot has no Secondary Street or Alley access. Cross-access easements to adjoining parking lots shall be required where feasible.
PARKING COUNT	
MINIMUM REQUIRED PARKING	Refer to **Article 7: Parking and Transportation** of this Chapter.
SHARED PARKING	Refer to **Article 7: Parking and Transportation** of this Chapter.
RESIDENTIAL DENSITY	
MAXIMUM NUMBER OF DWELLING UNITS PER ACRE (NET DENSITY)	No maximum
BUILDING HEIGHT	
MAX. BUILDING HEIGHT (INCLUDING ACCESSORY BUILDINGS)	5 stories AND not to exceed 75 feet (taller buildings may be permitted with an SUP per **Article 2: Procedures and Administration**) Minimum ground floor interior clear height = 12 feet
STREETSCAPE STANDARDS	
MAIN STREET FRONTAGES	Buildings fronting on Main Street shall extend the existing sidewalk to the building frontage. The new sidewalks shall match the existing sidewalk in pattern and finish.
ALL OTHER STREETS	Buildings with all other street frontage shall also extend any existing sidewalk or construct a new sidewalk based on standards in Section 106.58(B) unless a fee-in-lieu is allowed by the city based on any planned capital improvement project.

ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
PERMITTED USES	Article 5. Use Standards
BUILDING DESIGN	Article 4. Special District Standards (Section 106.57)
STREET IMPROVEMENTS (INCLUDING CROSS SECTIONS)	Article 4. Special District Standards (Section 106.58(B))
OTHER APPLICABLE SECTIONS	Article 7. Parking and Transportation Article 8. Landscaping, Screening, and Open Space

C. DOWNTOWN GENERAL

GENERAL DESCRIPTION

The Downtown General (DT-G) Sub-District is intended to accommodate a wide range of development and redevelopment within the blocks immediately surrounding Main Street. This district allows for a range of retail, office, urban residential uses (lofts and apartments), and live/work uses that are compatible with the character and pattern of a walkable downtown.

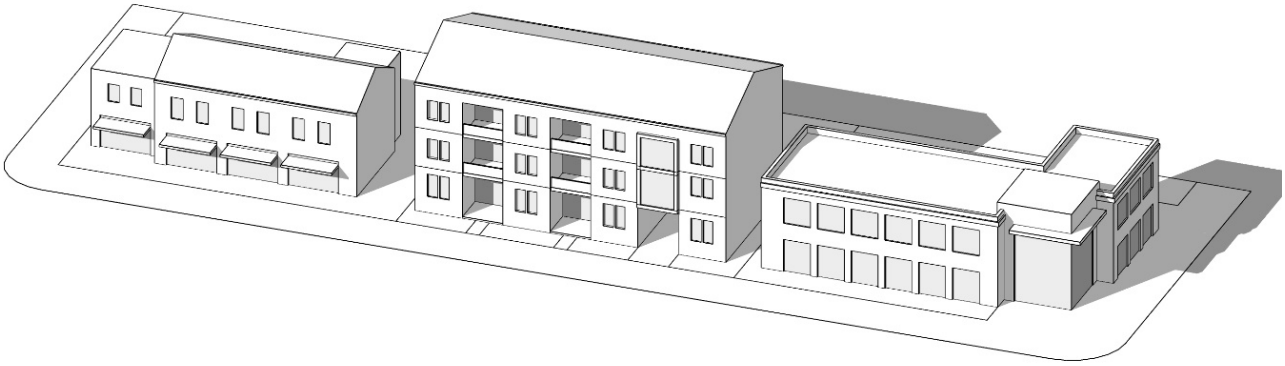


Illustration above shows the general scale and placement of buildings in the sub-district. Street improvements are not shown.

Images above show the general scale and character of buildings in the Downtown General sub-district.

BUILDING PLACEMENT

PRINCIPAL BUILDING PLACEMENT	
PRIMARY STREET FRONTAGE BUILD-OUT (MIN.)	60%
FRONT SETBACK (MIN.)	5 feet (but no less than 15 feet from the back of the curb along the Primary Street)
FRONT SETBACK (MAX.)	20 feet
SIDE SETBACK (MIN.) (SECONDARY STREET)	5 feet
SIDE SETBACK (MIN.) (INTERIOR)	3 feet (0 feet for abutting townhome and live/work units)
REAR SETBACK (MIN.)	5 feet (or minimum 15 feet from the center line of an alley where applicable)
LOT WIDTH (MIN.)	25 feet
ACCESSORY BUILDING PLACEMENT	
Accessory structures shall be placed behind the Principal Building and shall comply with the rear and side setbacks of the Principal Building.	

PARKING, ACCESS, & PLACEMENT	
PRIMARY STREET SETBACK (MIN.)	Scenario 1 or Scenario 2
SECONDARY STREET SETBACK (MIN.)	Scenario 1 or Scenario 2 or 10 foot setback (if no building frontage along secondary street)
SIDE SETBACK (MIN.)	3 feet (interior lot line)
REAR SETBACK (MIN.)	2 feet (or min. 12 feet from the centerline of an alley)
PARKING COUNT	
MINIMUM REQUIRED PARKING	Refer to **Article 7: Parking and Transportation** of this Chapter.
SHARED PARKING	Refer to Section 106.85(F) in **Article 7: Parking and Transportation** of this Chapter.
RESIDENTIAL DENSITY	
MAXIMUM NUMBER OF DWELLING UNITS PER ACRE (NET DENSITY)	36
BUILDING HEIGHT	
BUILDING HEIGHT (MAX.)	4 stories AND not to exceed 60 feet (taller buildings may be permitted with an SUP per **Article 2: Procedures and Administration**)
ACCESSORY BUILDING HEIGHT (MAX.)	2 stories not exceeding 25 feet
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
PERMITTED USES	Article 5. Use Standards
BUILDING DESIGN	Article 4. Special District Standards (Section 106.57)
STREET IMPROVEMENTS (INCLUDING CROSS SECTIONS AND STREETSCAPE STANDARDS)	Article 4. Special District Standards (Section 106.58(B))
OTHER APPLICABLE SECTIONS	Article 7. Parking and Transportation Article 8. Landscaping, Screening, and Open Space

D. DOWNTOWN EDGE

GENERAL DESCRIPTION

The Downtown Edge (DT-E) Sub-District is intended to accommodate development and redevelopment within the blocks that are further south and west of the Downtown General district and immediately border single family neighborhoods. This area has some block definition, but the goal is to encourage redevelopment in to smaller-scale "missing middle" residential such as townhomes, duplexes, and small apartment buildings. The scale of redevelopment is intended to transition between the higher intensity of the Downtown Core and General to the adjoining neighborhoods. This district would also allow professional offices, personal service uses, and corner retail commercial uses.

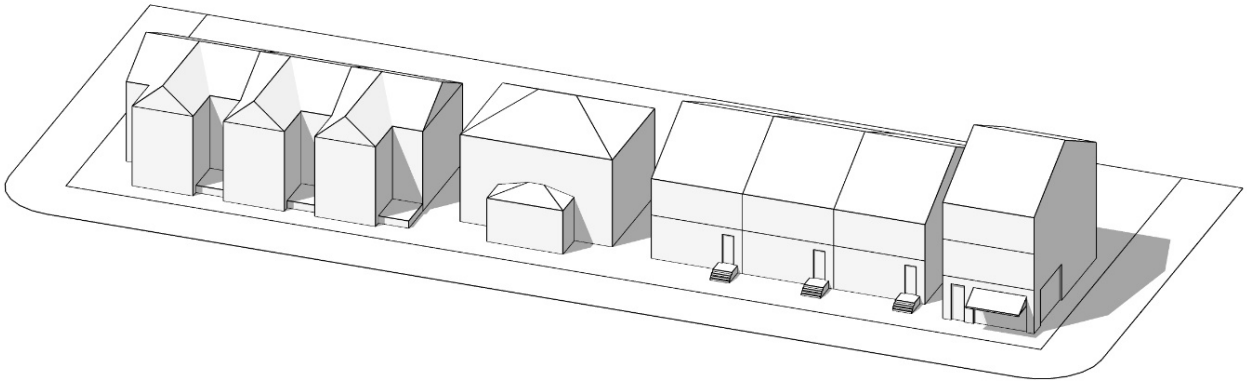


Illustration above shows the general scale and placement of buildings in the sub-district. Street improvements are not shown.

Images above show the general scale and character of buildings in the Downtown Edge sub-district.

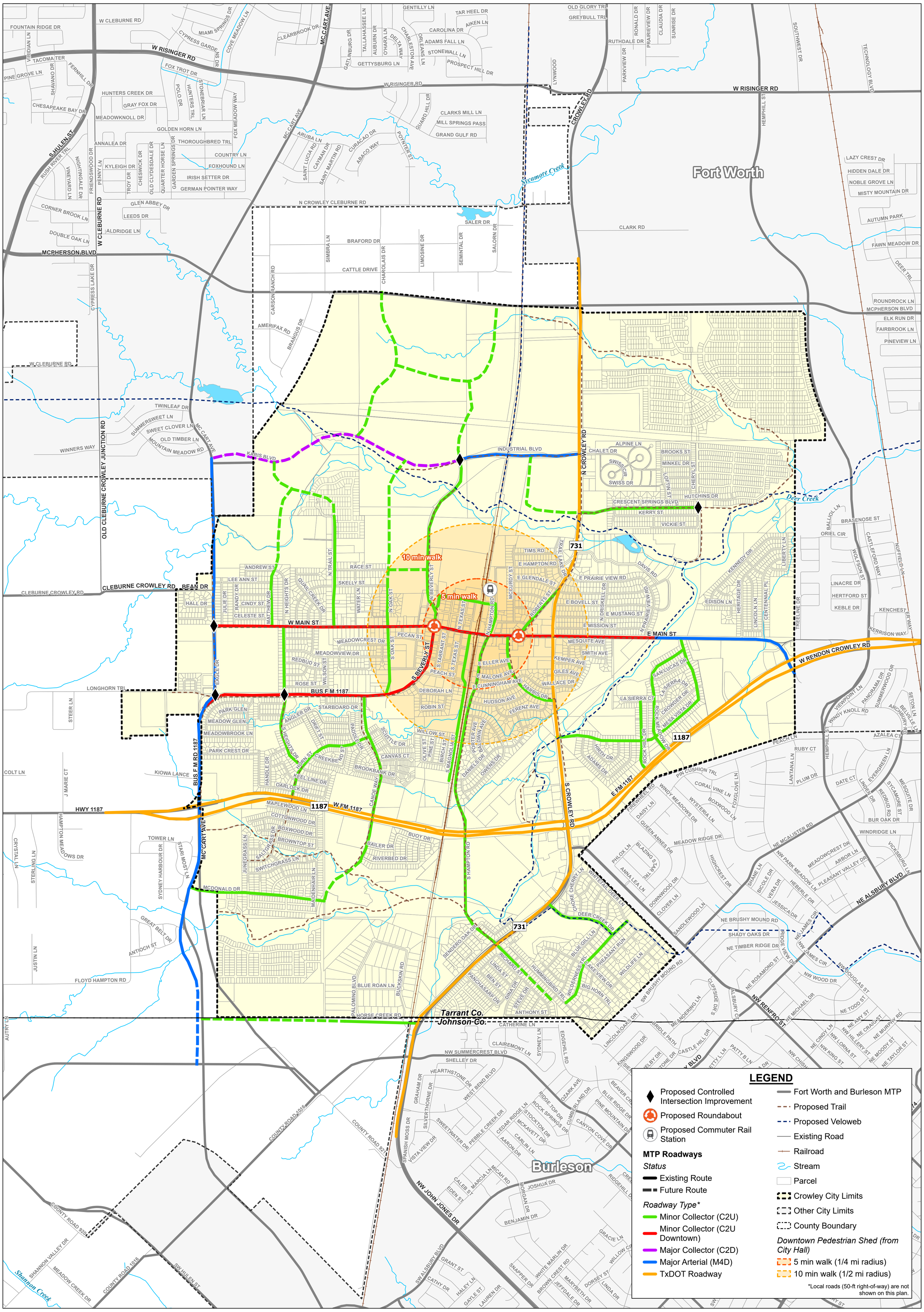
BUILDING PLACEMENT

PRINCIPAL BUILDING PLACEMENT	
PRIMARY STREET FRONTAGE BUILD-OUT (MIN.)	60% (may be reduced to 50% for properties with no alleys or rear cross-access easements)
FRONT SETBACK (MIN.)	10 feet (5 feet for corner commercial uses)
FRONT SETBACK (MAX.) (ALL USES)	25 feet
SIDE SETBACK (MIN.) (SECONDARY STREET)	10 feet (5 feet for commercial uses fronting a secondary street)
SIDE SETBACK (MIN.) (INTERIOR)	5 feet
REAR SETBACK (MIN.)	5 feet (or minimum 15 feet from the center line of an alley where applicable)
LOT WIDTH (MIN.)	25 feet

ACCESSORY BUILDING PLACEMENT

Accessory structures shall be placed behind the Principal Building and shall comply with the rear and side setbacks of the Principal Building.

PARKING, ACCESS, & PLACEMENT	
PARKING PLACEMENT	
PRIMARY STREET SETBACK (MIN.)	Scenario 1 or Scenario 2
SECONDARY STREET SETBACK (MIN.)	Scenario 1 or Scenario 2 or 10 foot setback (if no building frontage along secondary street)
SIDE SETBACK (MIN.)	5 feet
REAR SETBACK (MIN.)	5 feet (or min. 12 feet from the centerline of an alley)
PARKING COUNT	
MINIMUM REQUIRED PARKING	Refer to **Article 7: Parking and Transportation** of this Chapter. On-street parking shall not count toward any required minimum.
SHARED PARKING	Refer to Section 106.85(F) in **Article 7: Parking and Transportation** of this Chapter.
RESIDENTIAL DENSITY	
MAXIMUM NUMBER OF DWELLING UNITS PER ACRE (NET DENSITY)	22
LOT WIDTH (MIN.)	25 feet
BUILDING HEIGHT	
BUILDING HEIGHT (MAX.)	3 stories AND not exceeding 35 feet
ACCESSORY BUILDING HEIGHT (MAX.)	2 stories not exceeding 25 feet
ADDITIONAL REQUIREMENTS WITHIN THE ZONING REGULATIONS	
PERMITTED USES	Article 5. Use Standards
BUILDING DESIGN	Article 4. Special District Standards (Section 106.57)
STREET IMPROVEMENTS (INCLUDING CROSS SECTIONS AND STREETSCAPE STANDARDS)	Article 4. Special District Standards (Section 106.58(B))
OTHER APPLICABLE SECTIONS	Article 7. Parking and Transportation Article 8. Landscaping, Screening, and Open Space



City of Crowley

Master Thoroughfare Plan

N W E S

0 1,000 2,000 Feet

Created by DUNAWAY

June 8, 2020

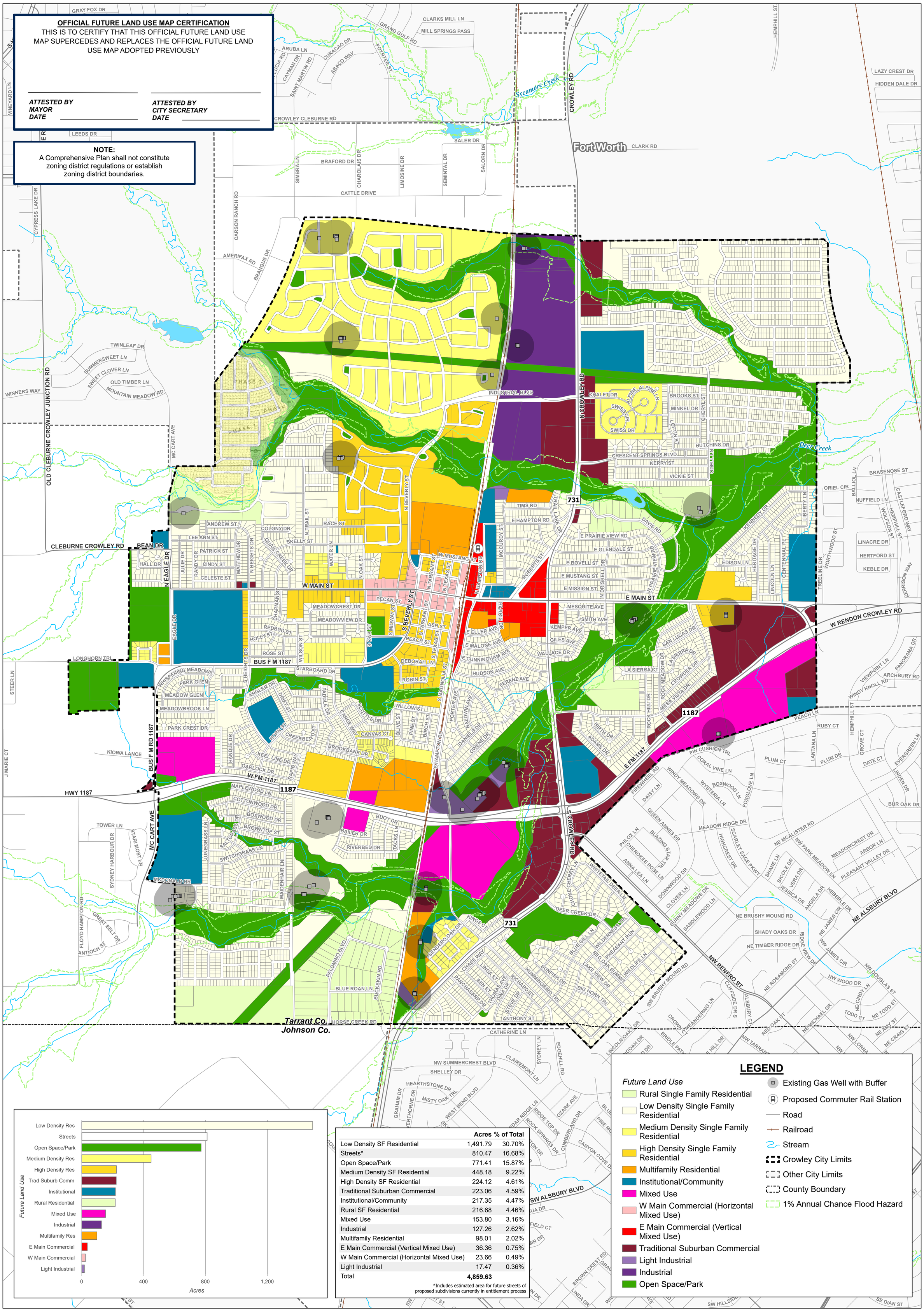
OFFICIAL FUTURE LAND USE MAP CERTIFICATION

THIS IS TO CERTIFY THAT THIS OFFICIAL FUTURE LAND USE MAP SUPERCEDES AND REPLACES THE OFFICIAL FUTURE LAND USE MAP ADOPTED PREVIOUSLY

ATTESTED BY
MAYOR
DATE _____

ATTESTED BY
CITY SECRETARY
DATE _____

NOTE:
A Comprehensive Plan shall not constitute zoning district regulations or establish zoning district boundaries.



	Acres	% of Total
Low Density SF Residential	1,491.79	30.70%
Streets*	810.47	16.68%
Open Space/Park	771.41	15.87%
Medium Density SF Residential	448.18	9.22%
High Density SF Residential	224.12	4.61%
Traditional Suburban Commercial	223.06	4.59%
Institutional/Community	217.35	4.47%
Rural SF Residential	216.68	4.46%
Mixed Use	153.80	3.16%
Industrial	127.26	2.62%
Multifamily Residential	98.01	2.02%
E Main Commercial (Vertical Mixed Use)	36.36	0.75%
W Main Commercial (Horizontal Mixed Use)	23.66	0.49%
Light Industrial	17.47	0.36%
Total	**4,859.63**	

*Includes estimated area for future streets of proposed subdivisions currently in entitlement process

LEGEND

Future Land Use
- Rural Single Family Residential
- Low Density Single Family Residential
- Medium Density Single Family Residential
- High Density Single Family Residential
- Multifamily Residential
- Institutional/Community
- Mixed Use
- W Main Commercial (Horizontal Mixed Use)
- E Main Commercial (Vertical Mixed Use)
- Traditional Suburban Commercial
- Light Industrial
- Industrial
- Open Space/Park

- Existing Gas Well with Buffer
- Proposed Commuter Rail Station
- Road
- Railroad
- Stream
- Crowley City Limits
- Other City Limits
- County Boundary
- 1% Annual Chance Flood Hazard

City of Crowley

Future Land Use

N W E S

0 900 1,800 Feet

Created by DUNAWAY

April 24, 2020

Single Family Residential - High Density

HD

High Density Residential

Description:
10-20 Dwelling Units/Acre

Approximately 225 acres is anticipated of this type of residential land use pattern. which is appropriate in the futurewalkable downtown district and proximate to commuter rail. This type of neighborhood is served by typical municipal services, such as public water and wastewater, sidewalks, curbs, and gutters. Because of the density, it is an efficient development pattern with regard to municipal services and proximity to a variety of commercial uses. Attached single-family homes are appropriate in this category which provides another housing option. With a more urban feel, this housing option is a lifestyle choice with reduced maintenance and increased walkability.

Purpose:
Promote dowtown Crowley

Provide options for the development of higher-density, owner-occupied housing in areas as specified by city regulations; and

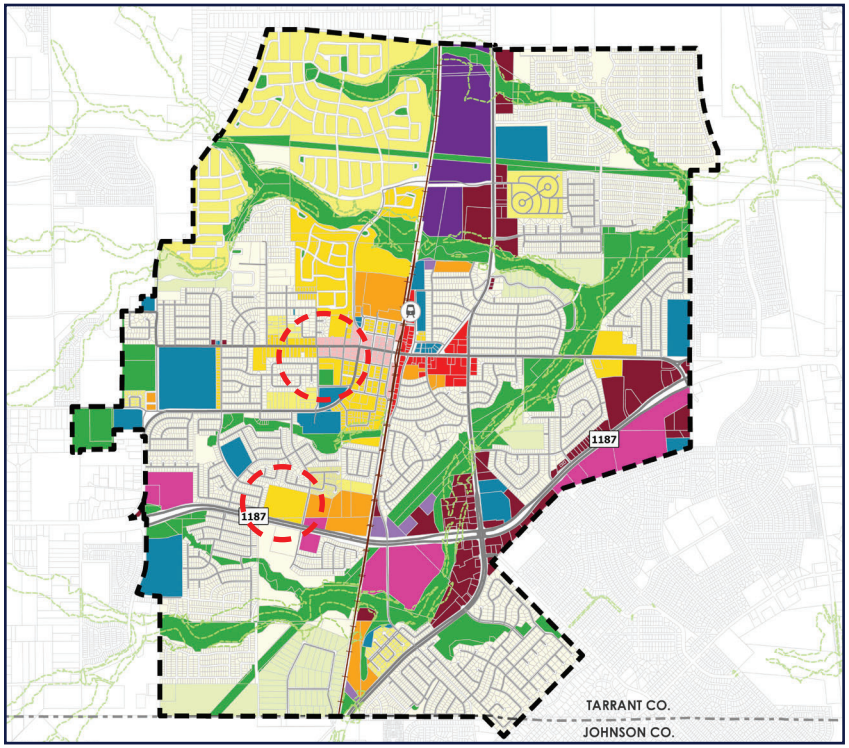
Encourage higher density residential uses along residential corridors.

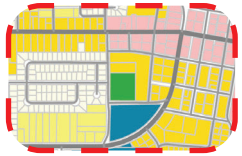
Application:
In Downtown District

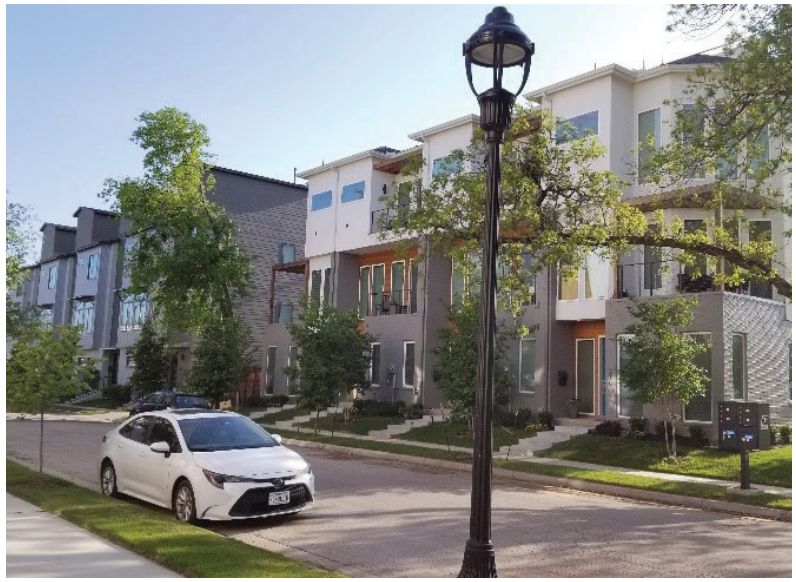
Appropriate to manage development along major corridors that are primarily residential in nature, and

Can be used to buffer between commercial and low-density residential areas.

May be applied to redevelopment of existing mobile home parks.





Future Application: Downtown Crowley and parts of Karis

Existing Example: Not Applicable