



Agenda
Crowley Planning & Zoning Commission
February 23, 2026
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 - February 23, 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 February 09, 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 request by Bloomfield Homes for a waiver (variance) from Sec. 98-38 Subdivision Regulations to allow grading and clearing prior to approval of a final plat

IV. Discussion

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 February 23, 2026 at 7:00 PM is a true and correct copy posted on Friday, _____, at _____AM/PM to the city website and at Crowley City Hall, in a place convenient and readily accessible to the public at all times.

Rachel Roberts, Planning & Development Director

The Crowley City Hall is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at 817-297-2201 ext. 4000 for more information.



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

Presenter: Bhumika Thakore	Meeting Date: February 23, 2026
Department: Community Development	Agenda Item: III.A.
Subject: Discuss and consider approving the minutes from the regular meeting held on February 09, 2026	

Background:

The minutes are attached for your review

Recommendation:

Staff recommend approval

Financial Information:

Attachments:

1. 2026_02_09_PZ_Minutes



MINUTES
PLANNING & ZONING COMMISSION
February 09, 2026
REGULAR SESSION – 7:00 P.M.

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Regular Session – February 09, 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)
Kaleb Wade (Place 3)
David Duman, Chair (Place 5)
Jeff Burns (Place 6)

Commissioners absent: J. J. Wagner (Place 2)
George Allen (Place 4)
Lane Beene, Vice-Chair (Place 7)

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

Council members present: Jim Hirth

II. Invocation and Welcome Visitors

Commissioner Burns 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 January 12, 2026.

Commissioner Wade motioned to approve the minutes, seconded by Commissioner Rayburn. The motion passed with all in favor.

B. Hold a public hearing, discuss, and make a recommendation to the City Council on approval of an ordinance requested by Lennar Homes of Texas, for a zoning change on an approximately 81.66 acres tract from R-3 – Residential 3 Zoning District to a Planned Development District (Single Family Residential) for MiraVerde Addition Ph 1, MiraVerde Addition Ph 2, and Lots 1-4 Block 1, MiraVerde South Addition Ph 1. The subject properties are located on the South side of Mira Verde Drive and north of MiraVerde Dr and east of the Rosemary Ridge Addition being in the Moses Walters Survey, Abstract No. 1598 and the Beverly Pool Survey, Abstract No 1243, Abstract No, 287, Crowley, Tarrant County, Texas. Case # ZR-2026-001

Bhumika Thakore, Planner, presented the case to the commission. Ms. Thakore said that the applicant requested a zoning change from R-3 Residential to a Planned Development (PD) Single-Family Residential district covering multiple phases of the MiraVerde addition. Ms. Thakore explained that the development would follow existing residential standards while introducing enhanced architectural and design requirements such as three-sided masonry, façade variety, garage placement standards, landscaping with required front yard trees, and anti-monotony design rules to maintain neighborhood aesthetics.

Ms. Thakore said that staff determined that the proposed zoning aligns with the Future Land Use designation of Medium Density Single-Family Residential and is compatible with surrounding residential neighborhoods and infrastructure. The rezoning is expected to support a coordinated neighborhood layout while maintaining compatibility with nearby homes and open spaces.

Ms. Thakore said that the project supports quality residential development and neighborhood planning goals, and supports design standards, pedestrian connectivity, and compliance with city development requirements.

Staff recommend conditional approval with several conditions: (1) The applicant is required to incorporate Lot 4 (Block E) and Lot 5 (Block F) as a mid-block pedestrian pathway within the final landscaping and hardscape plan, consistent with the previously approved variance condition; and (2) The residential structure must include a minimum of 78 percent masonry in compliance with ordinance standards. Ms. Thakore noted the staff report had included a third condition regarding clarification of the proposed architectural design requirements, but the applicant had already addressed that issue.

Commissioner Wade asked if staff could elaborate on the masonry requirement and whether it applied only to the front façade or to other portions of the home. Ms. Thakore clarified that the minimum masonry requirement would apply to the entire residential structure and would be required on all four sides of the building.

Max Miller, 1231 Greenway Drive, Suite 800, Irving, TX 75038, representing Lennar, gave a presentation to the Commission. He described the location and how the property was acquired prior to securing the appropriate zoning, which is typically done in reverse order. As a result, it became necessary to pursue Planned Development to create a cohesive and well-designed community, which ultimately provides additional benefits to the city. He said the layout includes Phase One and Phase Two of MiraVerde, and just south of MiraVerde Drive, there are four lots where proposed homes will be located. Mr. Miller added that the sidewalk installation for the pedestrian pathways was agreed upon to address the unusually long blocks and to enhance connectivity between different areas of the community.

Mr. Miller explained that the main requirement the project could not fully comply with is the requirement for garages to be set ten feet back from the front elevation. He stated that the plan is to set the garages five feet back, which moves away from the typical “snout house” design but does not fully conform to the ordinance. This is the primary request for a deviation from the code.

Mr. Miller noted that under the Planned Development, the homes would include three-sided masonry, whereas the base zoning does not require any masonry, while other setbacks would remain the same. He explained that the garage setbacks would be five feet from the front elevation, and the maximum garage door width would be 41 percent of the home, below the 50 percent allowed by ordinance. All garage doors would feature upgraded hardware to enhance appearance overall.

He also highlighted additional design features, including planting extra trees in the front yards and ensuring that no two homes across from each other would have the same plan or color scheme. He said these measures were intended to create a more cohesive and visually appealing community.

Mr. Miller showed an illustration of the difference between the existing garage setback requirement of ten feet and the proposed five-foot setback. Mr. Miller pointed out that even with a long-bed truck, there is still approximately a one-foot clearance from the sidewalk, and an additional five feet of space ensures that vehicles are not parked directly against the garage. He emphasized that this adjustment addresses concerns raised during the previous discussion and helps accommodate practical use by homeowners. He also highlighted the community anti-monotony rules, noting that no street-facing elevation on a single-family home will directly repeat across the street from itself, and no color scheme may be repeated within two lines of the same color along the same driveway.

Mr. Miller explained that the home plans are designed for a 40-foot-wide structure, which will fit nicely on a 60-foot-wide lot. He highlighted some of the architectural design elements that will be incorporated into the homes, including decorative gable features, shutters, divided-light windows, covered entries, upgraded garage door hardware, and accent materials with banding highlights along the vertical edges.

Chair Duman asked for clarification on the decorative gables, and Ms. Thakore explained that when the applicants first mentioned adding decorative gables and banding highlights, staff wasn't entirely sure how those terms would be interpreted by the applicant. Staff requested examples from the applicant to ensure everyone was on the same page. After seeing examples, staff has a clear understanding of how the decorative gables will look, and it's up to the Commission to decide whether to formally include them in the list of approved decorative elements.

Chair Duman opened the public hearing at 7:18 pm.

Commissioner Wade asked the applicant about the purpose of the decorative gable feature, specifically the turned-down edge instead of continuing the gable straight up. Mr. Miller responded that it's a design element like a French Gable.

Commissioner Wade asked the applicant about the 78 percent masonry requirement recommended by staff, specifically whether that was less than what they had planned to use or just the minimum being required. Ms. Roberts responded that when the applicant initially proposed the development standards, they indicated the homes would have three-sided masonry but did not provide a specific minimum percentage. Staff requested clarification to establish the minimum percentage for the masonry. Ms. Thakore added that the applicant provided a range for the masonry, with percentages between 78% and 86%, which clarified the minimum requirement and made sense to staff.

Commissioner Wade made a motion to approve all conditions for case number ZR-2026-001 with the staff recommendation, namely: the mid-block pedestrian pathways must be included in the civil plans and that the masonry elevation requirements follow the staff recommendation of a minimum of 78 percent. The motion was seconded by Commissioner Rayburne and passed unanimously.

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

Rachel Roberts, Planning & Development Director, provided a detailed overview regarding the current zoning and land use challenges associated with properties on Hampton Rd that are zoned Downtown General and were formerly zoned Industrial. She explained that these properties, while historically zoned for industrial or heavy commercial use, are no longer suitable for such activities due to their proximity to established residential neighborhoods and because the presence of large trucks and heavy commercial traffic is incompatible with Hampton Road and Main Street, which were not constructed to accommodate such loads. She said that routing trucks through adjacent neighborhoods would create additional safety and infrastructure concerns.

Ms. Roberts further noted that, as part of the City's comprehensive zoning update completed in 2022, these properties were rezoned to a downtown general designation. This decision reflects the evolving character of the area and the City's intent to ensure land uses are compatible with surrounding residential neighborhoods. Ms. Roberts acknowledged that some property owners are experiencing challenges in marketing their properties, as the buildings were originally designed for industrial purposes and therefore lack the aesthetic appeal and functional layout desired for retail or commercial enterprises. Substantial investment would be required to adapt these structures to attract customers and accommodate new uses.

Regarding public notification, Ms. Roberts clarified that, under state law, the City is not required to provide individual notice to every property owner during a citywide zoning update. While the City made a concerted effort to disseminate information broadly, some property owners may have been unaware of the zoning changes despite the City's efforts.

Ms. Roberts further indicated that City management and the mayor asked staff to explore potential solutions to address the concerns of property owners while maintaining the appropriateness of the current zoning designation. From the staff's perspective, rezoning the properties back to industrial is not considered suitable. As an alternative, Ms. Roberts noted the possibility of permitting certain industrial or heavy commercial uses through a Specific Use Permit (SUP). Under this approach, only designated uses would be allowed, subject to performance standards designed to mitigate potential impacts on adjacent residential areas. Examples of such standards might include prohibitions on 24-hour operations, restrictions on activities that generate excessive noise, dust, or odors, and exclusion of particularly disruptive uses, such as cabinet shops, which have historically caused resident complaints in similar contexts.

Ms. Roberts explained that, under legal guidance, an SUP cannot be limited to only one specific business, with new businesses of the same type required to get a new SUP. However, any new business seeking to operate under the same use category would be required to comply with the approved site plan and performance standards established for the original SUP. Ms. Roberts concluded by inviting feedback on this proposal, seeking

input on whether this approach would be acceptable or if there might be alternative strategies that could appropriately balance property owner flexibility with neighborhood compatibility.

Commissioner Burns observed that, in his opinion, the buildings in question have likely exceeded their intended lifespan. He indicated that the structures are relatively old and appear to need replacement or significant renovation to meet current standards and functional requirements.

Commissioner Wade expressed support for the concept of utilizing the SUP process, as it provides flexibility to allow certain uses. However, Commissioner Wade also showed concern that this approach could encourage repurposing existing buildings in a manner that maintains their industrial character, which may be incongruous with the surrounding neighborhood and nearby residential uses. Commissioner Wade emphasized that such industrial uses would not align with the City's broader vision for the downtown area, which aims to foster retail, dining, and other pedestrian-oriented commercial activities. From Commissioner Wade's perspective, the city has spent the past two to three decades gradually improving the urban environment, enhancing aesthetics, and implementing strategic changes, and allowing industrial uses through an SUP could be perceived as a step backward from these long-term efforts.

Chair Duman expressed alignment with Commissioner Wade's concerns regarding the long-term implications of repurposing existing industrial buildings. Chair Duman indicated reluctance to create opportunities for these structures to remain in use for an additional 25 to 30 years, which could extend the overall timeframe for revitalizing and improving the City by 50 to 60 years. While Chair Duman acknowledged that an SUP approach could be acceptable if accompanied by sufficiently strict conditions, there remained concern that such an approach might not substantially differ from current conditions. Chair Duman specifically highlighted potential operational impacts, citing examples such as the cold storage facility, where large truck deliveries could conflict with neighborhood compatibility and the City's broader downtown objectives.

Ms. Roberts noted that staff could consider removing certain uses from the proposal and indicated plans to refine the list before returning to Council for further discussion. Ms. Roberts emphasized that this would not yet constitute a formal ordinance but would provide an opportunity to explore additional ideas and gather feedback. Ms. Roberts expressed concern that, under a SUP approach, if property owners are not required to replat or make sufficient building improvements, the City may have limited authority to enforce upgrades. Specifically, Ms. Roberts highlighted the need to ensure compliance with standards related to parking, sidewalks, landscaping, and building appearance to maintain neighborhood compatibility and the overall quality of the downtown area.

Commissioner Burns noted that some buildings are older, while others, like the pest control facility, are in better condition. He expressed concern that requiring significant improvements could be financially burdensome for small business owners and might force some to relocate outside the City. While acknowledging the importance of maintaining attractive property appearances, Commissioner Burns emphasized the need to balance aesthetic goals with practical considerations for property owners.

Chair Duman emphasized the importance of maintaining the City's vision for a vibrant downtown as outlined in the master plan. He stated that the City should focus on improving the appearance of parcels with limited redevelopment potential through landscaping and beautification efforts, both within downtown and in immediately adjacent areas. Chair Duman expressed concern that retaining old metal industrial buildings for decades would be counterproductive and short-sighted, potentially limiting long-term economic growth and tax revenue. While acknowledging that some properties were built for industrial purposes, Chair Duman emphasized that prioritizing aesthetics and downtown vitality could attract more businesses and residents over time. Ms. Roberts suggested that some form of façade improvement could be considered, noting that in many cases this may be limited to painting. She cautioned that structural limitations of the existing walls might prevent the addition of heavier materials, such as brick or stone, and emphasized the need to assess the buildings' engineering capacity before pursuing such enhancements.

Commissioner Burns noted sidewalks abruptly end near the 7-Eleven, with no continuous path until reaching the old machine shop and parts of the Work Time property, where the driveway effectively serves as a makeshift sidewalk.

Commissioner Rayburn raised a concern regarding delivery routes for businesses in the area. As a local business owner, she noted that the police have instructed all shipments and deliveries to use Hampton Road instead of Main St. With a new subdivision reducing roadway width and available parking on Hampton, increased truck traffic could impact residential neighborhoods.

Chair Duman noted that some property owners may be unlikely to sell and questioned the practicality of creating an ordinance to allow certain uses if the properties cannot realistically be redeveloped. He highlighted the narrower parcels along the railroad, in particular, present significant limitations. Commissioner Wade added that some properties, such as the one at the far end of the corridor, lack adequate space for parking, further limiting their potential for commercial redevelopment.

Ms. Roberts explained that standard requirements for parking, trash enclosures, and similar improvements do not apply to small downtown properties, making downtown zoning suitable location for these buildings due to the downtown district's parking exemptions. Commissioner Wade asked what a potential buyer could do with a small building on the

south side of Hampton, and Ms. Roberts confirmed that general commercial use would be permitted, emphasizing that the city is not preventing typical commercial activity.

Commissioner Wade noted that a buyer could establish an office use in one of the small buildings without needing to perform renovations or remodeling. Ms. Roberts responded that, depending on the proposed use and current condition, some updates would be required, as many of these buildings lack accessible bathrooms and may not meet current building code standards. She emphasized that any use would need to bring the property into compliance with applicable building codes.

Chair Duman acknowledged the complexity of the situation, noting that property owners' concerns about selling would exist regardless of the approach. He emphasized the shared interest in improving the downtown area and enhancing the City's overall appearance. Chair Duman expressed a preference to avoid delaying action for another 20 to 30 years, highlighting the importance of making progress in the long-term beautification and redevelopment process.

Ms. Roberts then asked the Commission for guidance related to permitted sizes for accessory buildings. She said the zoning code allows accessory buildings to be up to 30% of the size of the primary building. In Horse Creek Farms, which is zoned R-1, lot sizes range from one acre to three acres. She said the neighborhood was designed as an equestrian neighborhood, and several of the properties have barns. The previous zoning code allowed barns to be up to 1,200 square feet, and some property owners in Horse Creek Farms had complained that the new code doesn't allow 1,200 square foot accessory building by right. Staff proposed allowing accessory buildings of up to 50% or 60% of the primary structure on properties that are at least one acre in size as long as the property doesn't exceed the total permitted lot coverage and asked for feedback from the Commission on this idea. She also asked if the Commission preferred the building areas to be calculated as all areas under the roof or only the enclosed or living areas.

The Commission discussed the issue and were in favor of allowing larger accessory building on larger lots. The commissioners indicated to staff that either 50% or 60% would be acceptable. Chair Duman stated that staff should use whichever measurement—footprint or total area—is easiest and most consistent for calculating building size and emphasized the need for a straightforward approach that can be verified in the field. Chair Duman appreciated the detailed information provided and encouraged keeping the process as simple as possible.

IV. Public Comment

There was no public comment.

V. Adjournment

The meeting adjourned at 8:16 P.M

David Duman, Planning & Zoning Commission Chair

Date

ATTEST:

Bhumika Thakore, Planner

Date

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.

VI. 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**

VII. Public Comment

There was no public comment.

VIII. Adjournment

The meeting adjourned at 7:40 P.M

David Duman, Planning & Zoning Commission Chair

Date

ATTEST:

Bhumika Thakore, Planner

Date



City of Crowley, Texas
Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: February 23, 2026
Department: Community Development	Agenda Item: III.B.
<p>Subject: 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.</p>	

Background:

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

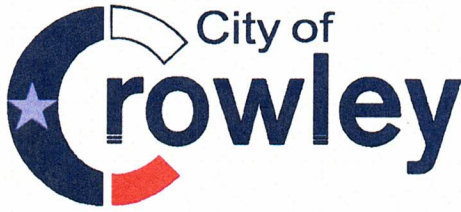
Recommendation:

Staff recommend approval.

Financial Information:

Attachments:

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



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

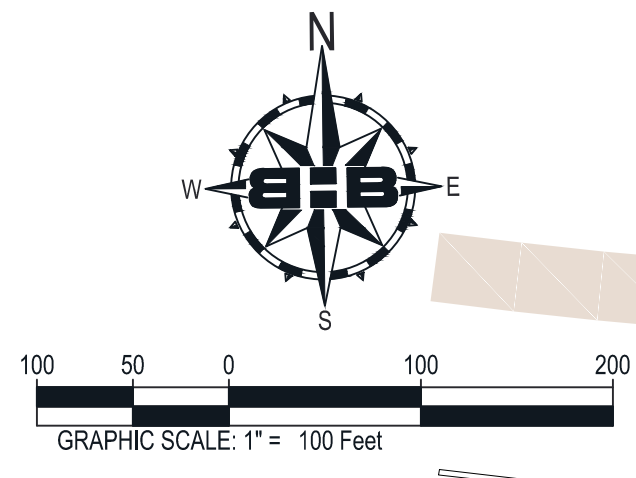
MyGov Project # _____

Date Submitted: _____

Total Fee: \$ _____

Date of Payment: _____

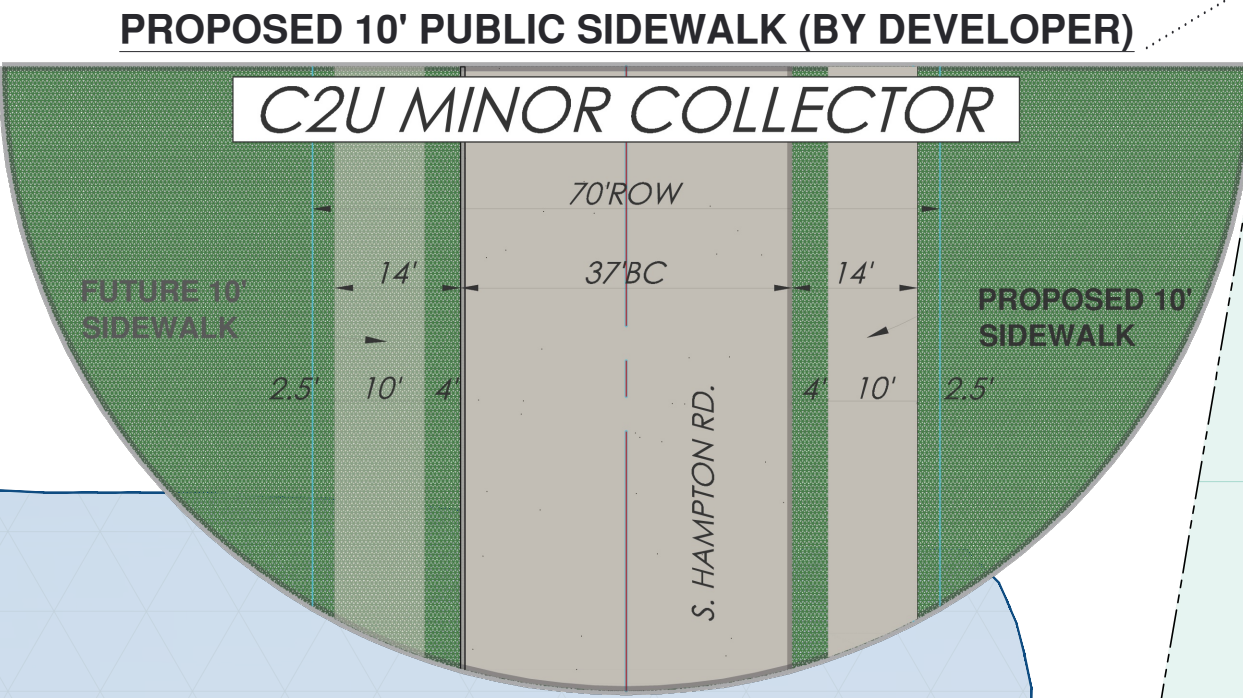
Accepted By: RR



LEGEND

- PUBLIC PARKLAND DEDICATION
- FLOODPLAIN
- FLOODWAY

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



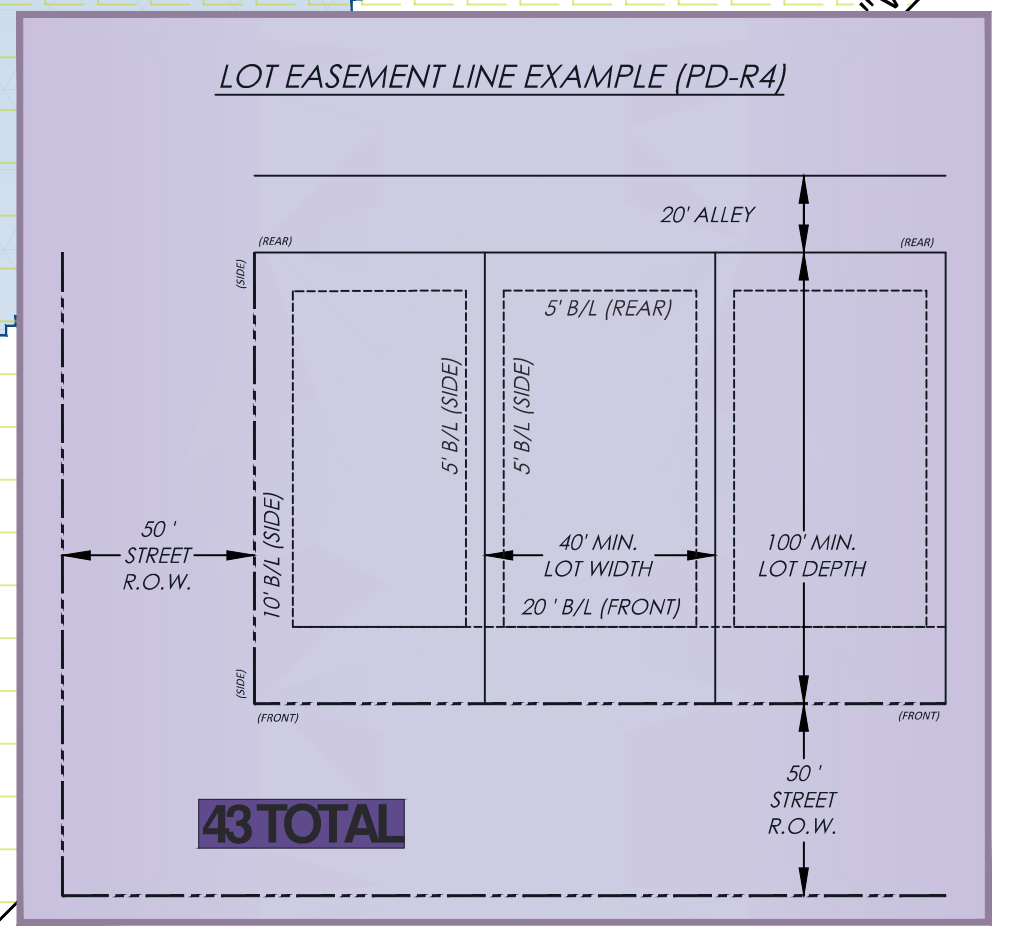
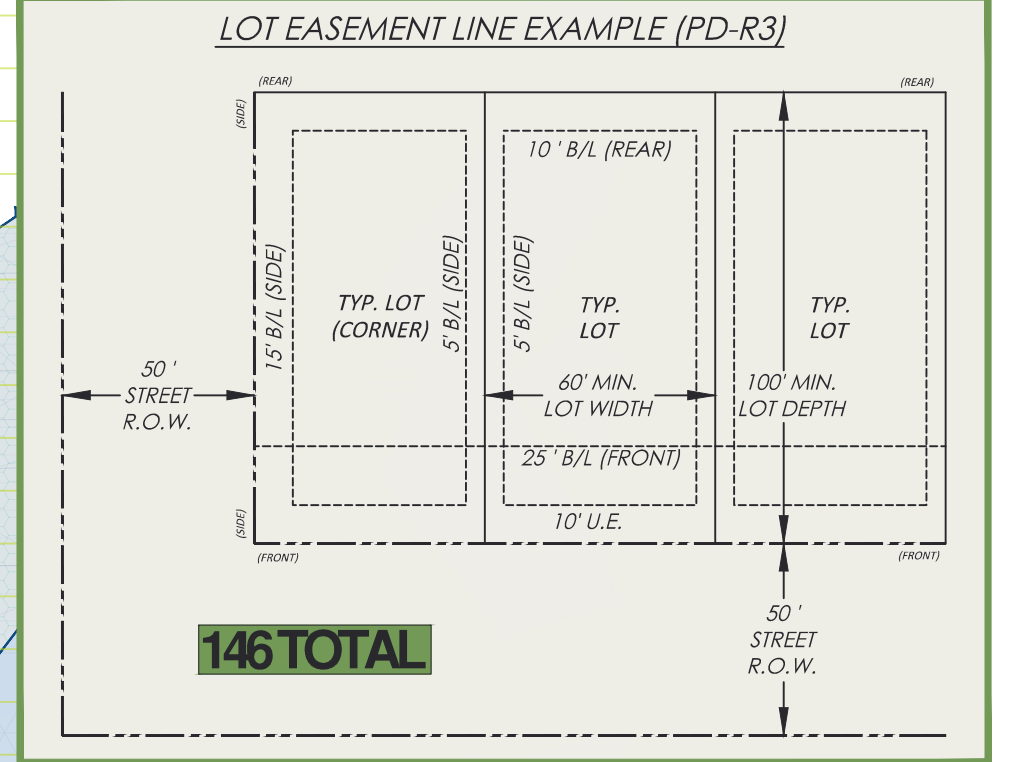
**TEETER RANCH-189 SINGLE FAMILY HOMES
 CROWLEY, TEXAS**

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

A STEVE HAWKINS PROJECT

B B BAIRD, HAMPTON & BROWN
 engineering & surveying

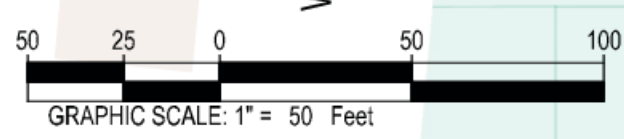
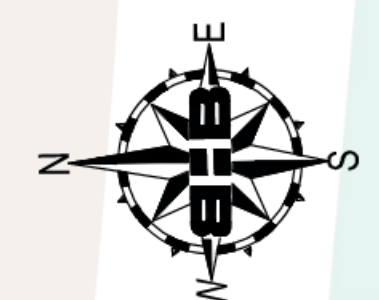
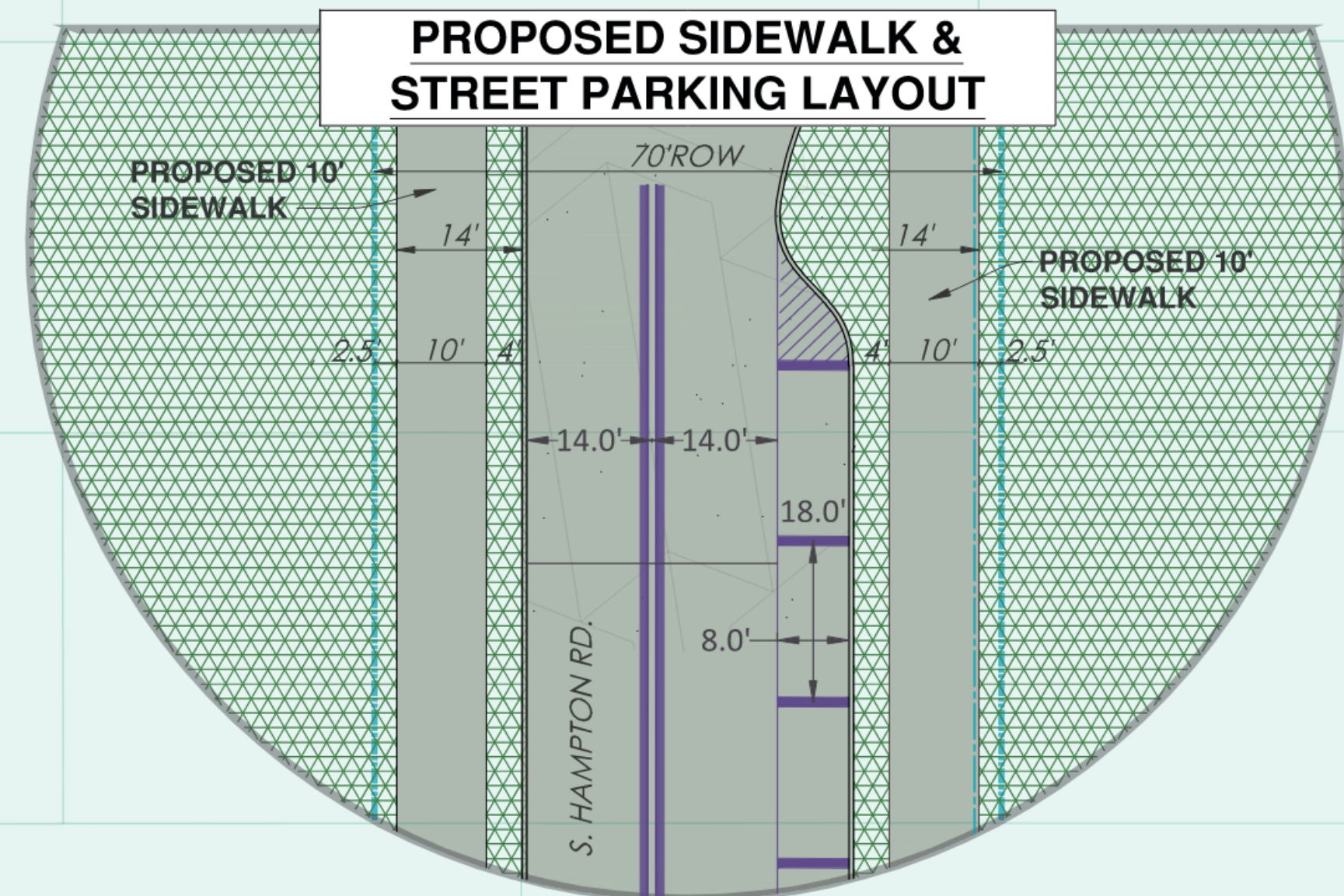
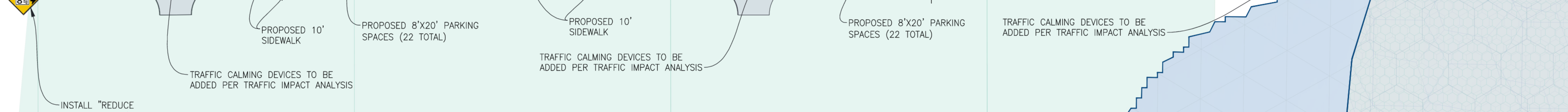
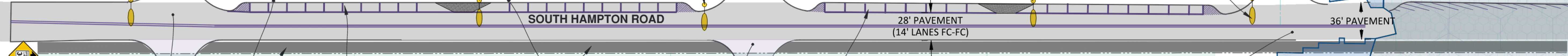
project 2023.180.000 6300 Ridges Place, Suite 700 | Fort Worth, TX 76116 (817)338-1277 | mail@bhbc.com | TBPE Firm #44 | TBLS Firm #10011300



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 >
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**TEETER RANCH-190 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.
03-07-2024



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 February 23, 2026, and the City Council of the City of Crowley, Texas, held a public hearing on March 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.

LOT SIZE AND DENSITY		
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)
PRIMARY BUILDING SETBACKS (MIN.)		
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
ACCESSORY BUILDING SETBACKS (MIN.)		
See R-3 zoning district regulations in the Crowley zoning code		
BUILDING HEIGHT AND MASS		
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
PARKING REGULATIONS		
A two car garage will be required for each home		
LANDSCAPING REGULATIONS		
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.		
ARCHITECTURAL STANDARDS		
<ol style="list-style-type: none"> 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. b. Window shutters, if provided, must be sized to match the associated window opening. c. No more than 30 percent of the front yard shall be dedicated to driveways, parking, or other impervious areas. 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. 		

- 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 MARCH 2026.

CITY OF CROWLEY

Billy P. Davis, Mayor

ATTEST:

Carol Cannady, City Secretary

EXHIBIT 'A'
CONCEPT PLAN

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



City of Crowley, Texas Planning & Zoning Commission Agenda Report

Presenter: Rachel Roberts	Meeting Date: February 23, 2026
Department: Community Development	Agenda Item: III.C.
Subject: Discuss and consider approval of a request by Bloomfield Homes for a waiver (variance) from Sec. 98-38 Subdivision Regulations to allow grading and clearing prior to approval of a final plat	

Background:

The subdivision regulations require an approved plat or site plan before grading or clearing is permitted. Bloomfield Homes owns an unplatted tract zoned General Commercial and located immediately adjacent to the Hunters Ridge subdivision it is developing. The city previously granted a waiver on the south side of this site to allow floodplain reclamation. Bloomfield's understanding was that the waiver included permission for grading and clearing of the entire property, and they intended to use soil from the commercial tract for the reclamation project. However, the grading and drainage plans they submitted to the city only included the reclamation area, so city staff were unaware of Bloomfield's plans to clear and grade the entire site, and city permission only included the reclamation area. Bloomfield has already cleared the area. When city staff contacted Bloomfield staff to let them know they had not received permission to clear and grade the site, Bloomfield noted they would go through whatever process is needed to receive the appropriate permissions. To that end, they have provided grading plans and a tree preservation plan for the city to review and have requested a waiver from the requirement to plat before development.

City engineers have reviewed the grading plan and recommended acceptance of the plans. For the tree preservation plan, Bloomfield reviewed aerial imagery and used information from previous tree plans for Hunters Ridge to estimate how many protected trees would have been on this site. Their work indicates that this site would have had only one protected tree. An arborist reviewed the same information and came to the same conclusion, and the city staff accept the arborist's report. Bloomfield will need to mitigate for the one protected tree that was removed.

As part of the previous waiver process for the reclamation area, the City Council approved a development agreement with Bloomfield. The agreement will need to be modified to reflect this larger area of development. The agreement will be considered by the City Council when it considers the waiver request. The agreement requires Bloomfield to reestablish grass within a 120-ft perimeter along all four sides of the property (see attached illustration) if revegetation has not naturally occurred by July 1st; this will reduce the possibility of soil blowing off the site.

Recommendation:

Staff recommend approval.

Financial Information:

Attachments:

1. narrative UPDATED -- Waiver Request 021326
2. waiver request site
3. approx revegetation area
4. Tree Population Analysis for Hunters Ridge North Commercial Tract
5. Hunters Ridge - Tree Comparison Exhibit
6. Hunter's Ridge Commercial Grading Plan

The Honorable Mayor and City Council:

In August 2024, Bloomfield Homes received approval from the City of Crowley of a Flood Study and Reclamation Grading Plan for the commercial zoned property in Hunters Ridge. This property is located on the east side of FM 731, between Alderwood Lane and McPherson Road. In September 2024, the City of Crowley City Council approved a variance request allowing the approved reclamation grading plan to proceed to construction without the typical requirement of final plat approval. Between December 2024 and January 2025, the reclamation grading construction was completed per the approved plans. Completion of the grading allowed the development to move forward with submittal of the Letter of Map Revision (LOMR) for City review and approval prior to submitting to FEMA for their review and approval. As of this date, the LOMR is nearing approval from the City's consulting engineer Teague Nall Perkins.

Post-reclamation grading, concerns were raised by City Staff regarding the trees on the site that were removed as part of the reclamation grading construction. An explanation was provided to Staff by the development team that the removal of specific trees was necessary to generate the material needed to make the reclamation fills and provide positive drainage on the reclaimed site. It was recognized at this time that there was an obvious misunderstanding between the development team and Staff regarding the full scope of work necessary to complete the reclamation grading work.

Per coordination with Staff, Bloomfield Homes would like to formally request a waiver from the City's requirements pertaining to tree preservation and removal that was adopted in 2022, as well as the requirements related to any grading work that was outside the scope of the approved grading plan. Because the development team was operating under the assumption that the tree removal performed was allowed under the approved reclamation grading plan, no tree survey was carried out on the existing trees prior to their removal. However, aerial imagery review indicates tree coverage and type consistent with other areas of the project where a tree survey has been performed. The previous tree survey efforts generally identify a range of existing trees that are generally considered "non-desirable" and "not quality" trees. The "quality trees that exist on the property are preserved within the creek area.

We are strong partners in the success of Hunters Ridge and cooperate with each other on several projects benefitting not only the development, but the city as a whole. We respectfully request approval of this waiver request. Thank you for your consideration.

Mike Collins
Director of Community Development

Cell: (682) 218-0317
Office: 817-601-8963
Bloomfield Homes



Site of waiver request

Approximate boundaries of area to be revegetated



The Formally Educated Tree Preservation Professionals

ASI  **ARBORICULTURAL SYSTEMS INTEGRATION**

2287 FM 549, Rockwall TX 75032

Dallas ♦ Suburban ♦ Rockwall/Metro 972/772-5314

Area Lakes ♦ Northeast Texas

Email ♦ Arborethic@aol.com

www.arboricultural.com

July 24, 2025

Mike Collins
Director of Community Development
Bloomfield Homes
1050 E Hwy 114 #210
Southlake, TX 76092

Cell: (682) 218-0317
Office: 817-601-8963
mikecollins@bloomfieldhomes.net

Re: Tree Population Analysis for Hunters Ridge North Commercial Tract

Dear Mr. Collins,

Without being able to testify to the values of the tree survey for Phase 3, 4A and 5 provided we can come to the following conclusions about the Tree Comparison Exhibit for Hunters Ridge North Commercial Tract.

Review of the Crowley Tree Ordinance, past and present aerial photographs, the tree survey for Phase 3, 4A and 5, and comparing aeriels for the commercial tract, the property reveals that the bulk of the land is old, poorly managed, agricultural endeavors. When agricultural endeavors were reduced or suspended, the volunteer population of trees exploded. As can be readily observed, this population is heavily dominated by Mesquite (*Prosopis glandulosa*) with a few larger species growing along the creek line. Most of the creek line trees look to have been relatively undisturbed and remain on the Commercial Tract.

This comparison follows standards set forth by the International Society of Arboriculture for doing a tree population sampling and quite possibly exceeds the accuracy of most sampling techniques. Sampling typically involves surveying a much smaller area (sometimes as little as a few thousand sq ft) and extrapolating figures to cover a much larger corresponding area (many cases can include hundreds of acres). Doing the opposite, as in this case, should allow for a far lower margin of error.

With the research and observations above, we believe the Tree Comparison Exhibit provided is accurate and matches our calculations.

Evaluation Certification Statement:

PREMISES: Hunters Ridge North Commercial Tract

I, Robert S. Randall, III, CERTIFY to the best of my knowledge and belief:

1. That the statements of fact contained in this tree survey and analysis are true and correct.

2. That the survey, analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and that they are my personal, unbiased professional analysis, opinions, and conclusions.
3. That I have no present or prospective interest in the plant(s) that is the subject of this appraisal, and that I have no personal interest or bias with respect to the parties involved.
4. That my compensation is not contingent upon a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. That my analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Guide for Plant Appraisal (9th edition, 2000) authored by the Council of Tree & Landscape Appraisers and by Matheny and Clark in Evaluation of Hazard Trees in Urban Areas; Illinois: International Society of Arboriculture, 1994.

Addendum: Additional evaluation, analysis, testimony in any legal proceedings, research, investigation, examination or other services beyond the scope of this document are all to be billed at \$195.00 per hour, plus travel and expenses associated with such services.

Respectfully submitted,



Robert Randall
Certified Arborist (TX-1126A)



Stan Randall
Staff Arboriculturist



PHASE 3+4A+5 TREE PRESERVATION SITE

LEGEND

- TREE TO BE MAINTAINED
- TREE TO BE REMOVED (INDICATED)
- TREE NOT TO BE REMOVED (NON-INDICATED)
- AREA OF DISTURBANCE
- APPROXIMATE AREA OF THE SITE

PHASES 3, 4A, & 5

TREE COVERAGE = 31.15 AC = **36% COVERAGE**

SITE AREA = 87.62 AC

COMMERCIAL TRACT

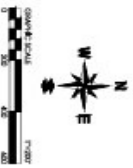
TREE COVERAGE = 4.72 AC = **24% COVERAGE**

SITE AREA = 19.68 AC

COMPARISON RATIO

4.72 Acres of Tree Coverage
31.15 Acres of Tree Coverage = **15.2%**

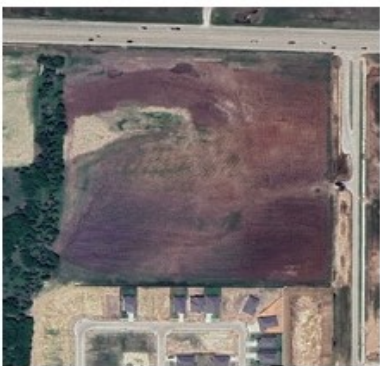
Item	Quantity	Commercial Tract Quantity (Estimated)
Hunters Ridge Phase 3+4A+5	46	7
Total Trees Identified (c=7)	4	1
Number of Truncated Trees on Site	639	98
Total Copter Inches		



COMMERCIAL TRACT



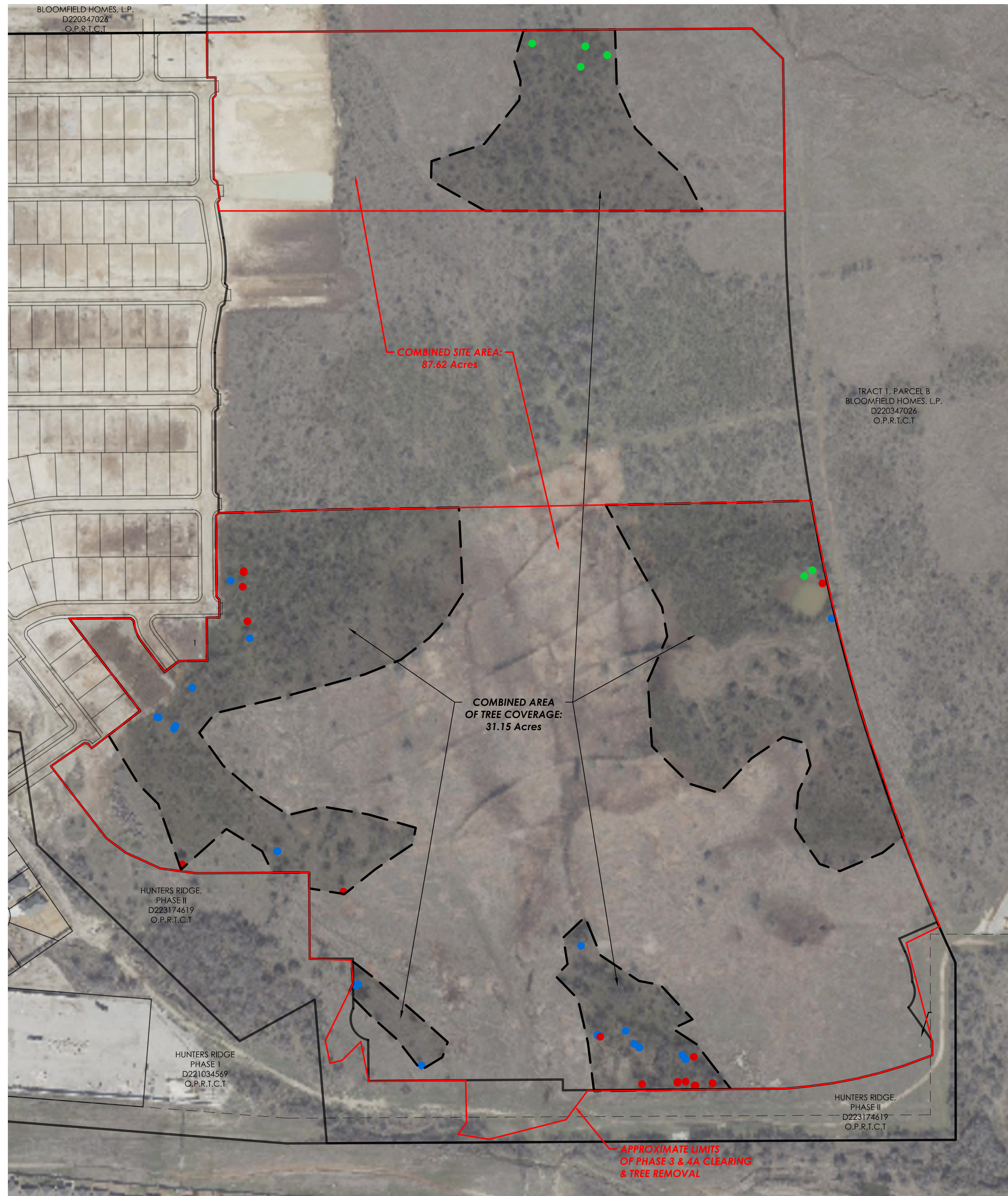
PRE-EXISTING CONDITIONS (MARCH 2024)



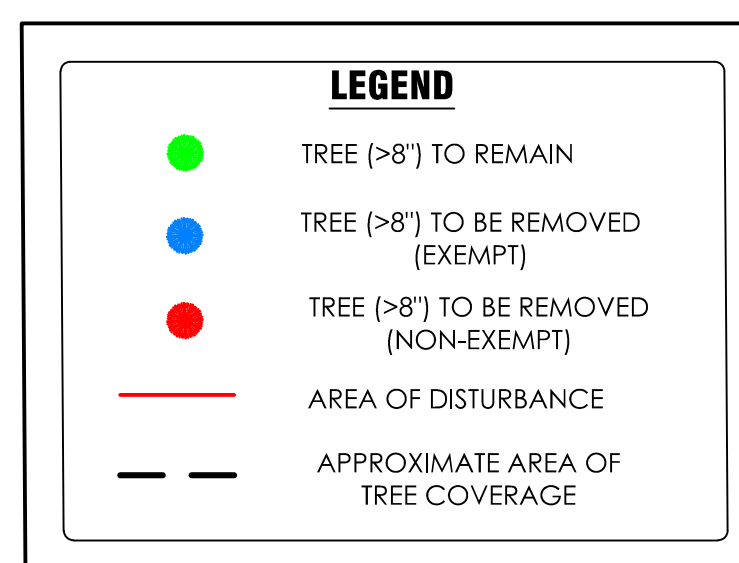
CURRENT CONDITIONS (MARCH 2025)

PREPARED BY:
GMcivil
Engineering & Surveying
10000 North Loop West, Suite 1000
Houston, Texas 77037

TREE COMPARISON EXHIBIT
FOR
**HUNTERS RIDGE
NORTH COMMERCIAL TRACT**
CITY OF CROWLEY, TEXAS
DATE: MAY 2025



PHASE 3+4A+5 TREE PRESERVATION SITE



PHASES 3, 4A, & 5

TREE COVERAGE = $\frac{31.15 \text{ Ac}}{87.62 \text{ Ac}}$ = **~36% COVERAGE**

COMMERCIAL TRACT

TREE COVERAGE = $\frac{4.72 \text{ Ac}}{19.68 \text{ Ac}}$ = **~24% COVERAGE**

COMPARISON RATIO

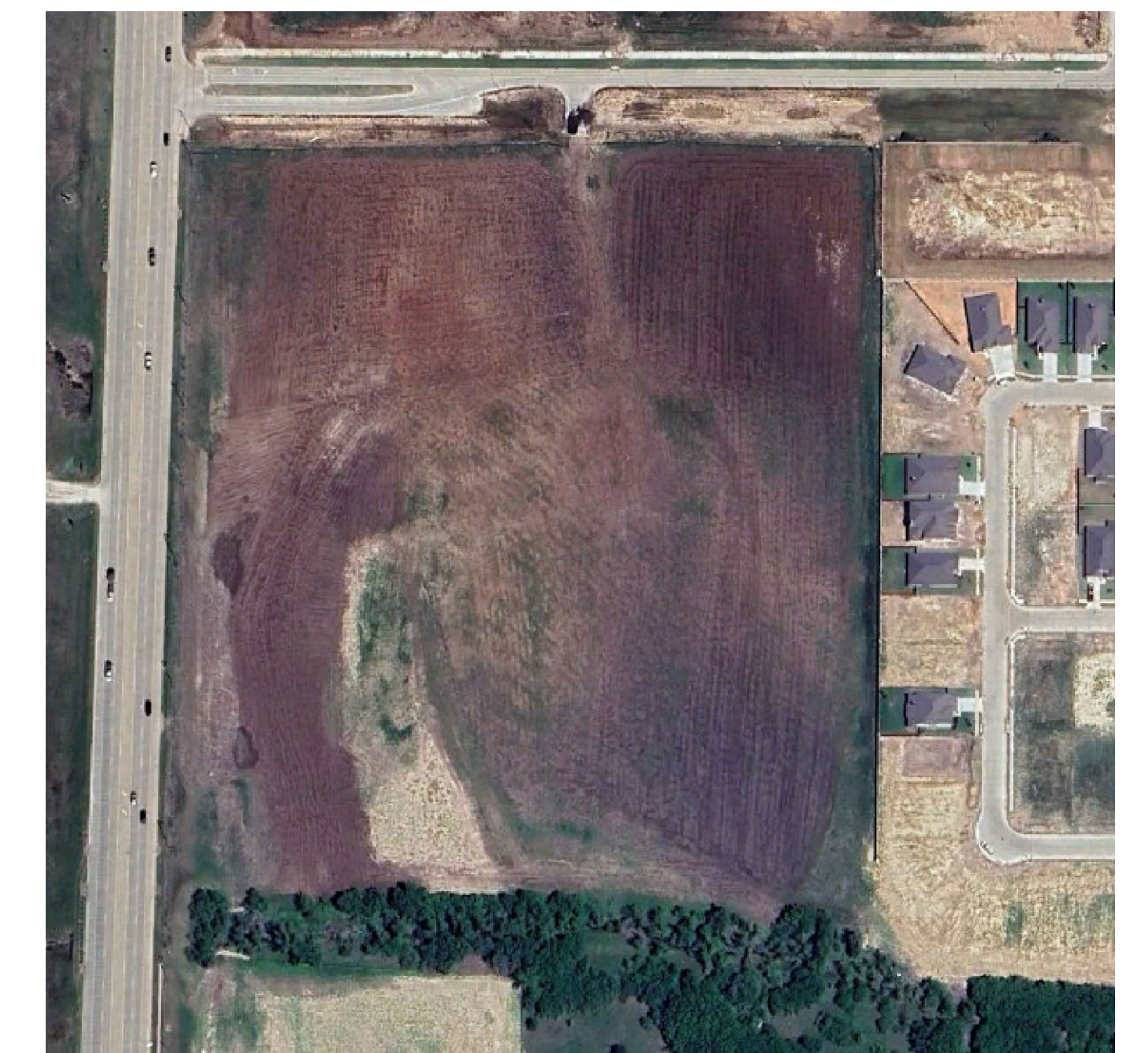
$\frac{4.72 \text{ Acres of Tree Coverage}}{31.15 \text{ Acres of Tree Coverage}}$ = **15.2%**

Hunter's Ridge Phase 3+4A+5 Quantity	Item	Commercial Tract Quantity (Estimated)
46	Total Trees Identified (>8")	7
4	Number of Protected Trees on Site	1
639	Total Caliper Inches	98

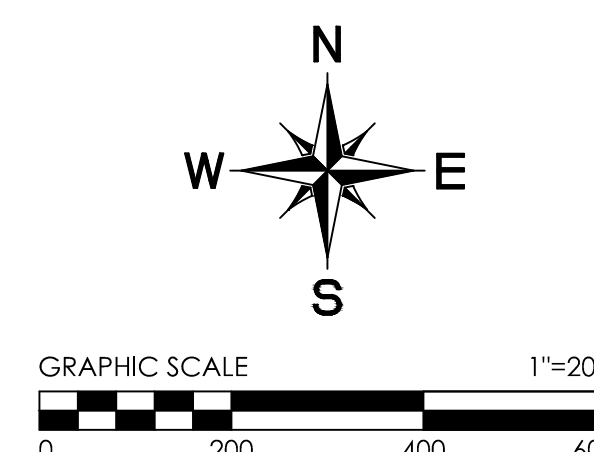
COMMERCIAL TRACT



PRE-EXISTING CONDITIONS (MARCH 2024)



CURRENT CONDITIONS (MARCH 2025)



PREPARED BY:

GMcivil
 Engineering & Surveying
 2559 SW Grapevine Pkwy, Grapevine, Texas 76051
 817-329-4373
 TxEng Firm # F-2944 | TxSurv Firm # 10021700

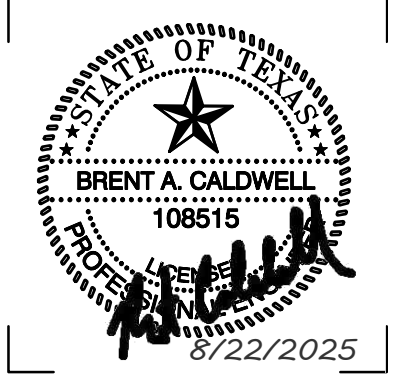
TREE COMPARISON EXHIBIT
 FOR
HUNTERS RIDGE
NORTH COMMERCIAL TRACT
 CITY OF CROWLEY, TEXAS
 Date: July 2025

NO.	REVISION DATE

BLOOMFIELD HOMES, LP
 1050 E. HWY 114, SUITE 210
 SOUTH LAKE, TX 76092
 (817) 416-1572

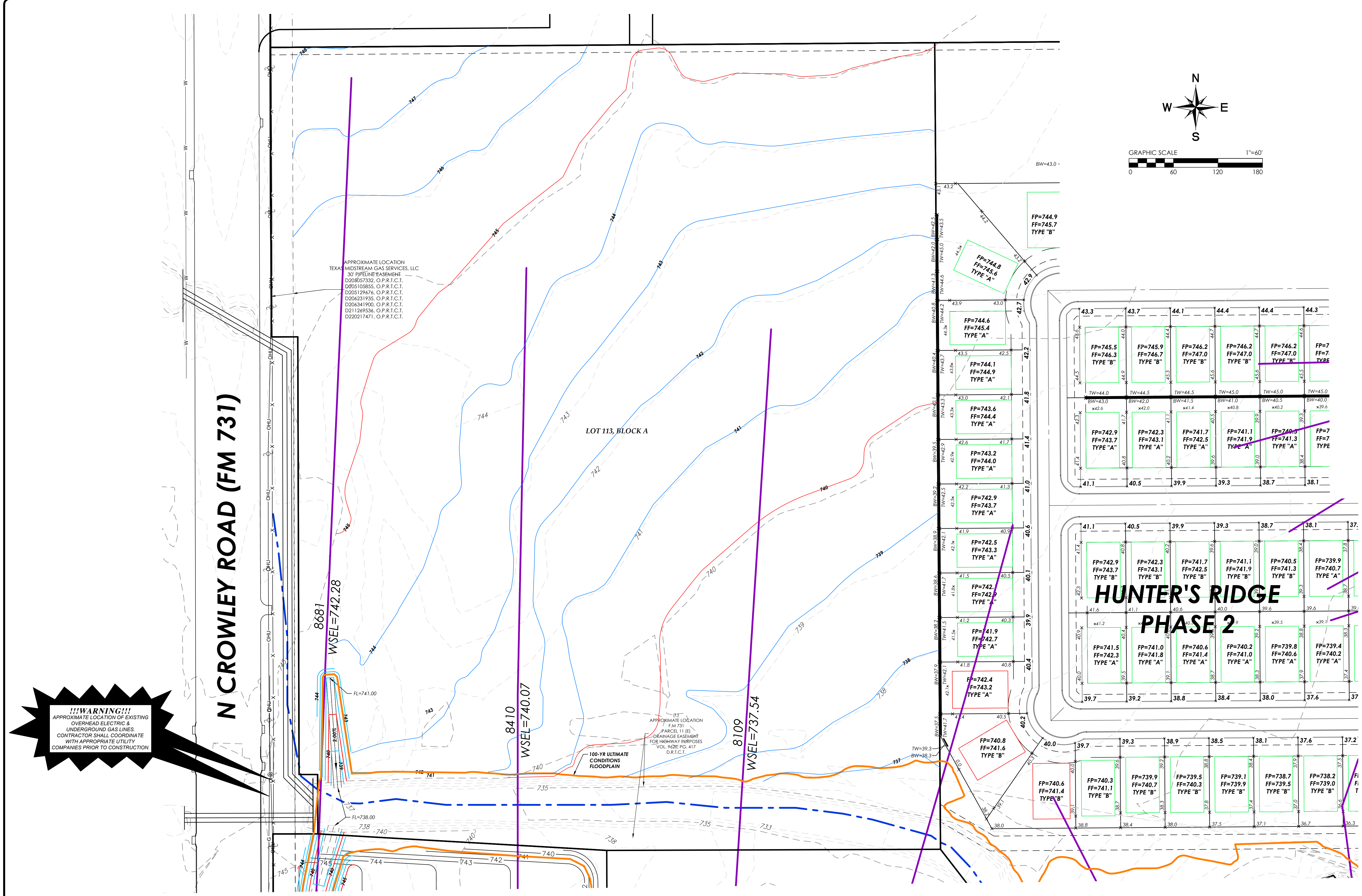
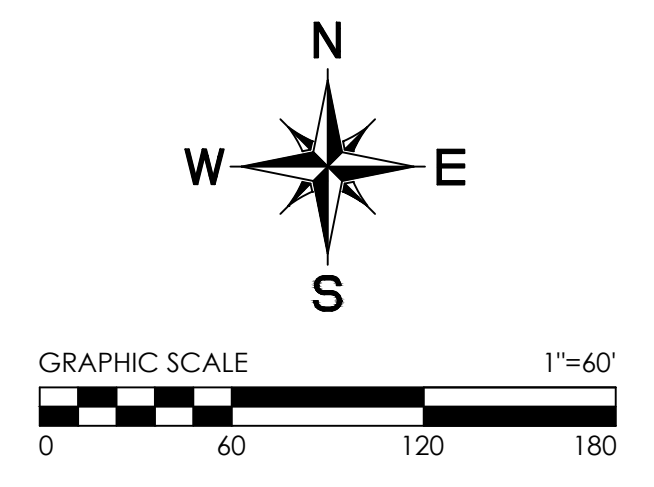
HUNTERS RIDGE COMMERCIAL TRACT
 CROWLEY, TEXAS

GM civil
 Engineering & Surveying
 2539 SW Grapevine Road, Suite 7050
 Grapevine, Texas 76051
 (817) 296-4300
 TX Reg. Firm # 12944 | LS Reg. Firm # 10021700



JOB NO.:	10805
DATE:	8/22/25
DSGN/DRFT:	SAM/SAM
REVIEW:	BAC

SHEET **2 of 4**
COMMERCIAL GRADING PLAN



APPROXIMATE LOCATION TEXAS MIDSTREAM GAS SERVICES, LLC 30' PIPELINE EASEMENT D208057332, O.P.R.T.C.T. D205105855, O.P.R.T.C.T. D205129676, O.P.R.T.C.T. D206231935, O.P.R.T.C.T. D206341900, O.P.R.T.C.T. D211269536, O.P.R.T.C.T. D220217471, O.P.R.T.C.T.

APPROXIMATE LOCATION FM 731 PARCEL 11 (E) DRAINAGE EASEMENT FOR HIGHWAY PURPOSES VOL. 9620, PG. 417 D.R.T.C.T.

100-YR ULTIMATE CONDITIONS FLOODPLAIN

!!!WARNING!!!
 APPROXIMATE LOCATION OF EXISTING OVERHEAD ELECTRIC & UNDERGROUND GAS LINES. CONTRACTOR SHALL COORDINATE WITH APPROPRIATE UTILITY COMPANIES PRIOR TO CONSTRUCTION.