



**REGULAR PLANNING AND ZONING COMMISSION MEETING
TUESDAY, AUGUST 13, 6:30 PM
CITY HALL, 2610 SOUTH MAIN, STAFFORD, TEXAS**

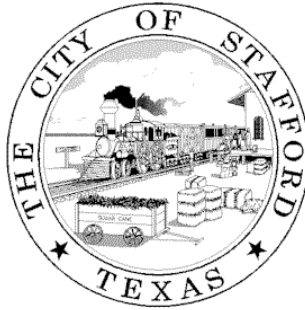
1. Call meeting to order, roll call of Planning and Zoning Commissioners, Pledge of Allegiance.
2.
 - (a) Administering the Oath of Office to newly appointed/re-appointed Commissioners of the Planning and Zoning Commission.
 - (b) Comments from newly appointed/re-appointed Planning and Zoning Commissioners Lana Hoelsing and Mathew Vairamon
 - (c) Comments from City Staff.
 - (d) Consideration of appropriate action on item (a-c).
3.
 - (a) Election of Officers.
 - (b) Election of Chairperson.
 - (c) Election of Vice-Chairperson.
 - (d) Election of Secretary.
 - (e) Comments from the Public.
 - (f) Consideration of appropriate action (a-d).
4.
 - (a) Discussion and consideration of a Planned Development District application from Crow Holdings, for the development of a commercial/retail & light industrial complex, located at 12439-12515 Murphy Rd.
 - (b) Public Hearing on Specific Use Permit Application.
 - (c) Discussion on comments made during the Public Hearing.
 - (d) Consideration of appropriate action on items (a-c).
5. The Planning and Zoning Commission may make announcements of community interest in accordance with Sec. 551.0415 of the Texas Government Code
6. Adjournment.

I CERTIFY THAT THE ABOVE NOTICE OF MEETING AND AGENDA WAS POSTED ON THE BULLETIN BOARD OF THE STAFFORD CITY HALL ON FRIDAY, AUGUST 9, 2024

Thomas Coon

Thomas Coon, City Planner

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (281) 261-3900 for further information.



CITY OF STAFFORD

PUBLIC WORKS DEPARTMENT

TO: PLANNING AND ZONING COMMISSION
FROM: THOMAS COON, CITY PLANNER
SUBJECT: PROPOSED ZONING AMENDMENT
DATE: AUGUST 13, 2024

Zoning Amendments Proposed

The purpose of this memo is to propose the adoption of an ordinance amending Chapter 102 of the Code of Ordinances, the same being the City's Comprehensive Zoning Ordinance, to consider a Planned Development District application from Crow Holdings, for the development of a commercial/retail & light industrial complex, located at 12439-12515 Murphy Rd.

Staff recommends approval for this SUP.



CITY OF STAFFORD
Planning and Zoning Division
Office: (281) 261-3922
2610 South Main Street
Stafford, TX 77477

MAIN DEVELOPMENT APPLICATION

Pre Application Conference

A Pre-Application Conference is highly recommended prior to an application submittal. Please contact the Planning & Zoning Division to schedule an appointment.

Application Submittal

All required materials must be completed and received by the Planning & Zoning Division by noon on the submission deadline with the applicable fees (the 3rd Monday of the month prior to the scheduled meeting). Late applications will not be accepted. Applications delivered by courier will only be accepted if prior arrangements have been provided by staff.

Public Hearings

Applications requiring public hearings are held during the Board of Adjustment, Planning & Zoning Commission and City Council meetings. Applicants or their agents are required to attend the public hearings and be available to answer questions. The applicant is required to provide all names of property owners (as indicated on the most recently approved City tax roll) that are located within the area of application and within two hundred (200) feet of any property affected thereby.

Planning and Zoning Commission Corrections

Typically, all items referred from the Planning & Zoning Commission to City Council will be considered at the first regular City Council meeting after the Planning & Zoning Commission meeting. All revised information required as a result of the Planning & Zoning Commission recommendation shall be submitted to the Planning & Zoning Division a minimum of seven (7) days prior to the City Council meeting for which the item is scheduled.

Submittal Type [check each that apply]

Specific Use Permit¹

- Specific Use Permit

Variance²

- Variance

Rezoning³

- Rezoning (straight rezoning)
 Rezoning (planned development/MU-2 rezoning)

Plat⁴

- Preliminary Plat
 Final Plat
 Preliminary/Final Plat (Administrative, Amending or Minor -See Subdivision Ordinance, Section 82-43.1)

Other

- Zoning Ordinance Text Amendment⁵
 Comprehensive Plan Text Amendment⁵
 Appeal of Decision by Administrative Official⁶
 Amendment to MU-2 Application

Application Supplement Packages

- | | | |
|------------------------|-------------|--|
| 1. Specific Use Permit | 3. Rezoning | 5. Text Amendment |
| 2. Variance | 4. Plat | 6. Appeal of Decision by Administrative Official |

FEE CALCULATION WORKSHEET

Application Type: PDD

(Please provide separate fee calculation worksheet for each application type)

TOTAL REVIEW FEES: \$ 5,000.00

Date of Pre Application Meeting: _____

- Other fees may be applicable by other external reviewing agencies; i.e. Fort Bend Water Control District #2 and proof of payment will be required prior to project approval.

Cory Driskill

Applicant Name (Printed)


Signature of Applicant

(For office use only)

INTAKE REVIEWER - SIGNATURE

DATE

Submittal Requirements

The following checklist is provided as a reminder.

Please see applicable code sections for more detailed submittal requirements.

All applications must include the following:

- Application, completed in black ink, with property owner signature(s) and notary seal (1 original and 3 copies)
- Aerial Photograph – property outlined (available from Property Appraiser’s office)
- Property Deed
- Legal Description
- Boundary Survey – Signed and Sealed with a date of not less than one year (24x36)
- Copy of Deed Restrictions of Subject Property (if applicable)
- ~~A CD of all documents submitted – with files named according to the Required Naming List. (attached)~~

Plat applications must also include:

- Plat (24x36) prepared in accordance to Chapter 82 requirements – four (4) copies
- Title Opinion or Statement of Certificate (either in separate writing or on face of plat)
- Evidence of Notice to all Utility Companies (public or private)
- Purchase Contract (if applicable)

Rezoning to Planned Development applications must also include:

- Detailed Site Plan of the Subject Property (24x36) – See Zoning Ordinance, Section 102-82.3(D)
- Rendering and Architectural Building Elevations (all sides of building, in color)
- Landscape Plan

Specific Use Permit applications must also include:

- Detailed Site Plan of the Subject Property (24x36) – See Zoning Ordinance, Section 102-101

SPECIAL NOTICE
(PLEASE READ BEFORE SIGNING ACKNOWLEDGMENTS BELOW)

Submission of this application does not constitute the granting of approval. All appropriate requirements must be met prior to this request being presented for approval to the appropriate authority. The City of Stafford reserves the right to request additional information to ensure a complete review of this request.

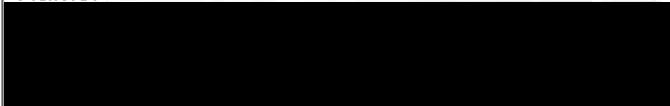
ACKNOWLEDGMENTS

Applicant Information (Property

Owner/Developer):

Business Name: Crow Holdings

Name: Cory Driskill



(Please use an address that can accept overnight packages)



Agent Information:

Business Name: Wilson Cribbs + Goren

Name: Reid Wilson



(Please use an address that can accept overnight packages)



Please note: both applicant and agent will receive all official correspondence on this project.

Property Owner Information

This application and any application supplement will not be considered complete without the notarized signature of **all property owners of record**, which shall serve as an acknowledgment of the submittal of this application for approval. The property owner's signature below shall also serve as authorization for the above applicant or agent to act on behalf of said property owner.

Property Owner Signature

Property Owner Name (Printed)

Mailing Address: _____

Phone: _____

If more than one owner, please submit additional pages

STATE OF _____, COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____

by _____ who is personally known to me or who has produced

_____ as identification.

Signature of Notary

Type or Print Name of Notary

Commission Number (Seal)



CROW HOLDINGS

DEVELOPMENT

Crow Holdings Development & Powers Brown Architecture
Murphy Road Redevelopment
Planned Development Package to City of Stafford
for Planning and Zoning

powers brown architecture



**Crow Holdings – Murphy Road Redevelopment
Planned Development Application**

I. Introduction 2

II. Project Description 3

 1. Existing Conditions 3

 2. Goals and Objectives 3

 3. Project / Plan Description 3

III. Zoning / Planned Development District 4

 1. Proposed Zoning District Designation..... 4

 2. Permitted Uses 4

IV. Development Regulations 4

 1. Street Circulation System 4

 2. Building Architectural Design, Layout, and Setbacks 4

 3. Landscaping 5

 4. Signage 5

 5. Sidewalks 5

 6. Parking 5

V. Utilities 6

 1. Utilities 6

EXHIBITS

- Exhibit A – Site Aerial
- Exhibit B – Conceptual Site Plan
- Exhibit C – Conceptual Floor Plan
- Exhibit D – Conceptual Elevations
- Exhibit E – Conceptual Building images
- Exhibit F – Conceptual Landscape Exhibit
- Exhibit G – Conceptual Signage Exhibit
- Exhibit H – Conceptual Traffic Flow Diagram
- Exhibit J – Conceptual Pedestrian Access Diagram

I. INTRODUCTION

Crow Holdings and assigns (“Applicant”) is proposing a Planned Development District (PD) for redevelopment of the 10.55 acre Murphy Road site, located on the east side of Murphy Road approximately 400 feet south of West Airport in Stafford, TX. The site is just north of the Weatherford Farms Planned Development District recently developed by an affiliate of Applicant, which is the template for this application and development. The area map (Exhibit A) illustrates the location of the land. Applicant is the contract buyer of the site and has the authority to file this application for a Planned Development District.

The site is located in the Primary Corridor District (PC). The Purpose and Intent of the PC district is stated in Sec. 102.77.1 of the Zoning Ordinance, as follows:

“Sec. 102-77.1. - Purpose and intent.

Purpose. District PC is for the areas along and adjacent to F.M. 1092 North and South of U.S. 90A and areas South of U.S. 90A, as shown on the District PC map as it may be amended from time to time. This corridor is highly visible within the community and region and therefore, contributes significantly to the visual impressions formed by those who traverse it. The purpose of this district is to enhance the aesthetic character along this primary corridor as a means to preserve and enhance property values, business opportunities, and community identity. The standards of this district redefine the permitted and specific uses and establish parameters for accessory uses. They also require improved building and site design; better outdoor storage and displays; and enhanced landscaping, screening, and buffering.”

A PD- Planned Development District is permitted for this site. The Purpose and Intent for a PD is stated in Sec. 102-82.1 of the Zoning Ordinance, as follows:

“Sec. 102-82.1. - Purpose and intent.

Purpose. The Planned Development District (PD) is intended to provide for flexibility and encourage a more creative, efficient and aesthetically desirable design and placement of buildings, open spaces, and circulation patterns and to best utilize special site features such as topography, size and shape. It is intended that the flexibility permitted by this zoning category extends to discretionary approval, through site plan review of items such as parking space requirements, building line setbacks, square footages of buildings and structures, protective screening, or sign placement and specifications in order to achieve the purposes and objectives stated in conformance with good planning practices and land utilization.

(1) While great flexibility is given to provide special restrictions, which will allow development not otherwise permitted, procedures are established herein to prevent against misuse of the increased flexibility.”

This PD is consistent with both the PC and PD purposes and intent, as it requires

- (i) improved building and site design,
- (ii) enhanced landscaping, screening and buffering,
- (iii) a creative, efficient and aesthetically desirable design and placement of buildings, open spaces and circulation patterns, and

(iv) best utilization of the site, all as shown on the attached exhibits.

- The proposed project is “best in class” and will have a visual and aesthetic appearance equivalent or superior to any other existing project along Murphy road, including existing retail.
- The design and use of the site is consistent with adjacent and area structures and uses.
- The development of the site per the PD will not have any adverse impact on area structures and uses but will actually benefit the area.
- Outside storage and displays shall not be visible along street frontage or shall be properly screened in accordance with City of Stafford codes.

II. PROJECT DESCRIPTION

1. Existing Conditions

The site is currently improved with a mix of older unsightly metal and residential style buildings operated as mix of commercial uses including a used auto dealer, moving and storage company and a landscape company (Exhibit A, B, & C). The site falls within the PC zoning district and is bounded on the north, south and east by the Residential, Commercial, and Technology (RCT) district. The site is positioned on the east side of Murphy Road with right in right out access points to Murphy Road. The surrounding uses consist of mostly commercial businesses and a residential mobile home park.

2. Goals and Objectives

The intent of the PD request to include Commercial & Light Industrial is to allow for the flexibility of building uses that will revitalize the site and take advantage of its connectivity and access to major thoroughfares, business, retail, and residential centers via on Murphy Road. (Exhibit A). In addition, the economic advantages the City of Stafford provides, positions the site to capture the growth in the ecommerce industry as well as business seeking point of sales transactions. The quality and character of the entire development will be assured through guidelines for architecture, landscaping, lighting and signage aesthetics consistent with the City of Stafford Ordinances and this application established and enforced by the Design Review Committee.

3. Project / Plan Description

The redevelopment plan includes a mixed-use development with a single 195,000 square foot building designed for multiple users with different types of usage so it can be responsive to market demand (Exhibit D). The building is designed to attract tenants who value visibility, curb appeal, and high-profile locations often to drive customers to their business for point-of-sale transactions. In addition, the development is designed to the most modern standards that appeal to a wide range of tenants including those that engage in the rapidly growing ecommerce industry. The building will be architecturally compatible with the Weatherford PDD down the street and will be superior in appearance to the buildings along the west side of Murphy Road across from the site. The Murphy Road frontage of the building provides architectural interest

and first-class appearance. The site will meet or exceed all of Stafford Code of Ordinances regarding landscaping, pedestrian access, and architectural design.

The preliminary development plan, illustrated in Exhibits D, G, I and J in this document is included to establish a general guideline for the layout of the vehicular circulation, pedestrian areas, landscaping, and building configuration and areas.

III. ZONING

1. Proposed Zoning District Designation

The site is currently zoned as PC. A PD which incorporates Commercial / Retail & Light Industrial is requested.

2. Permitted Uses

The following uses shall be permitted as part of the PD.

Light Industrial:

Distribution Center
Manufacturing, Light
Office/Warehouse

Commercial / Retail:

Business Park
Clinic, Medical
Clinic, Veterinary
Health Club
Hotel
Office, business
Office, professional
Restaurant
Retail, big box
Retail, general
Tavern
Veterinary or Animal Clinic
Amusement arcade
Gymnasium
Recreation, outdoor & indoor

IV. DEVELOPMENT REGULATIONS

1. Street Circulation System

The 10.55 acre Murphy Road site is on the east side Murphy Road south of West Airport. There will be two access points from Murphy Road with an internal drive parallel to Murphy Road connecting the two access points with perpendicular parking. Sidewalks will be provided along the right-of-way of Murphy Road.

2. Building Architectural Design, Layout, & Setbacks

Minimum Lot Area: 10,000 SF

Minimum Lot Frontage: 100'

Maximum Lot Coverage By Buildings: 60%

Maximum Building Height: No maximum building height; provided, however, that if adjacent to a structure of a lesser building height in an adjoining zoning district, the maximum height shall be seventy-five (75) feet at the setback plus one foot of increased height for each two (2) feet of additional setback.

Minimum Front Yard Setback: 10'

Minimum Side (Interior) Yard Setback: 0'

Minimum Side (Street) Yard Setback: 0'

Minimum Rear Yard Building Setback: 10'

All non-residential buildings or structures shall comply with the following minimum exterior finish standards:

- a. *Front walls:* Eighty percent of any exposed exterior wall forming the front of a building or structure, exclusive of windows, doors, roofs, or sidewalk and walkway covers, shall be constructed to finished grade using Category A exterior wall finishes in acceptable colors.
- b. *Side/Rear walls:* Not less than 70 percent of any exposed exterior wall forming a side of a building or structure, exclusive of windows, doors, roofs, or sidewalks and walkway covers, shall be constructed to finished grade using Category A exterior wall finishes in acceptable colors.

Acceptable colors for building finish shall mean earth tone colors and may include, but not be limited to, shades of white, gray, tan, terra-cotta, olive, sand, forest green, beige, rust sepia, gray, brick red, and buff. Tenant brand colors may be used for signage and architectural accents. Category A exterior wall finishes shall be applicable to commercial buildings and structures and shall mean exterior wall finishes of glass, concrete, stucco/EIFS and any masonry material.

3. Landscaping

Landscaping shall meet or exceed the landscaping requirements as stated in the Comprehensive Zoning Ordinance of the City of Stafford. All landscaping shall be restricted to the approved plant list (Exhibit G).

4. Signage

The signage shall comply with the signage standards as stated in (Exhibit H). All wall signage along Murphy Road Corridor shall be individual channel letters and/or raised box type logo.

5. Sidewalks

The site will have five-foot pedestrian connections throughout to ensure the safety of pedestrians (Exhibit J).

6. Parking

Warehouse- 1 per 2,000 sf

Warehouse Office- 2.5 per 1,000 sf

Retail- 4 per 1,000 sf

Office- 4 per 1,000 sf

Restaurant- 8 per 1,000 sf.

Other parking shall comply with the then latest standards set by the Institute of Transportation Engineers. These standard apply in lieu of the City parking standards.

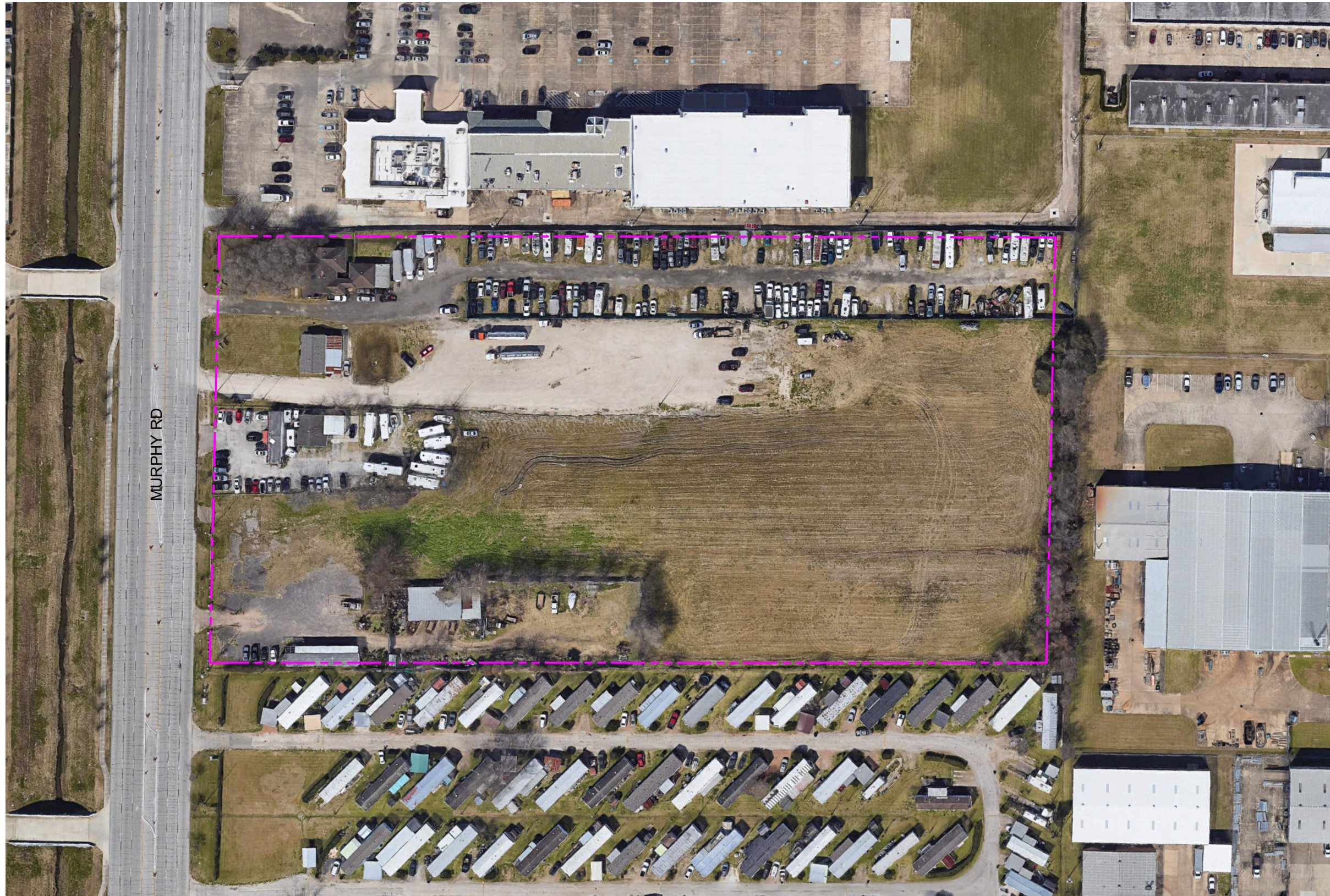
V. UTILITIES

1. Utilities

The utilities for this site will be appropriately designed, sized, and constructed in conformance with criteria approved by the City of Stafford's design guidelines.

EXHIBIT A - SITE AERIAL

SITE BOUNDARY AERIAL



MURPHY RD

* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED. * RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTOREALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. * PRELIMINARY DETENTION CALCULATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER. *



MURPHY RD
a project for
CROW HOLDINGS DEVELOPMENT

HOUSTON

10 JUNE 2024

TEXAS

241036



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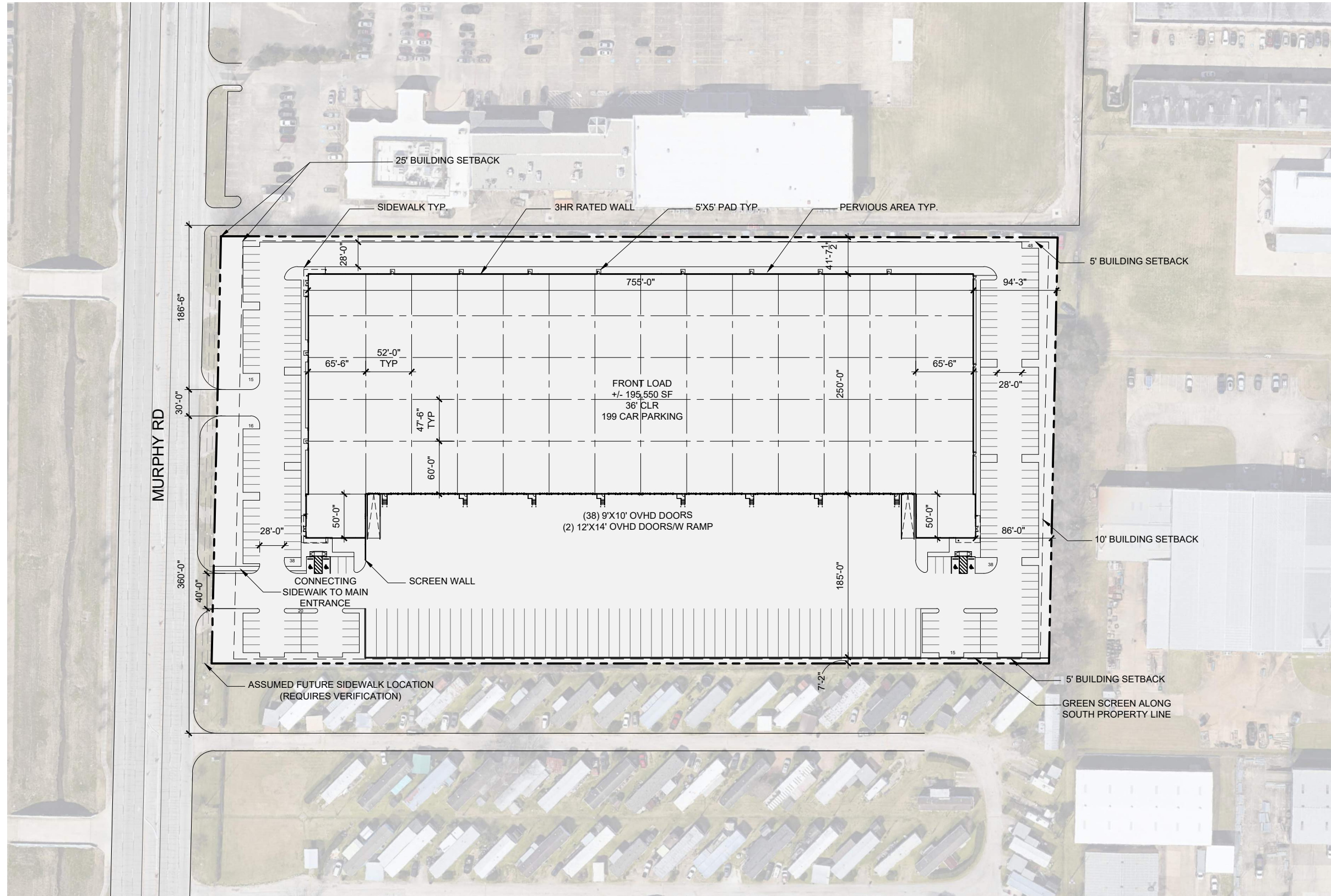
EXHIBIT B - SITE PLAN

SITE AREA : +/- 10.55 AC (459,789 SF)

BUILDING AREA : +/- 195,550 SF

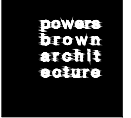
COVERAGE : 42.4%

TOTAL PARKING : 190 SPACES @ .97/1000



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MURPHY RD
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CROW HOLDINGS DEVELOPMENT



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EXHIBIT E - BUILDING IMAGE 03

NW CORNER ENTRY



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HOUSTON

06/10/24

TEXAS CAB 241036

powers
brown
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EXHIBIT E - BUILDING IMAGE 04

MAIN FACADE



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EXHIBIT E - BUILDING IMAGE 05

AERIAL



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