

AGENDA
REGULAR MEETING OF THE
PLANNING AND ZONING COMMISSION
CITY OF CRANDALL TEXAS

Court Chambers ~ Police & Municipal Court Building ~ 104 East Trunk

Crandall, Texas 75114

Tuesday ~ April 13, 2021

at 6:00 p.m.

REGULAR MEETING

1. Open Meeting, Invocation, Pledge of Allegiance.
2. Roll Call
3. Citizen Comments: Three (3) minutes allowed per speaker on any item related to the Planning and Zoning Commission including items listed on the agenda. Five (5) minutes will be allowed during a Public Hearing. Please use the icon in zoom to raise your hand for comments.
4. Discuss and Consider approval of the minutes of March 18, 2021.
5. Public Hearing: to consider a zoning request by RPC Crandall LLC, LP to change the zoning of 480.278 acres Eaglecrest Development from "Planned Development" to a "Mixed Use Planned Development". The property is generally located at Approximately 480.278 acres of real property situated in the D. Wilkerson Survey, Abstract No. 566, the Jeremiah Bowlin Survey, Abstract No. 14, and the Elizabeth Crane Survey, Abstract No. 77 Kaufman County, Texas, and generally located at Farm to Market Road 3039 and County Road 4124.
6. Discuss and consider approval of a zoning request by RPC Crandall LLC, LP to change the zoning of 480.278 acres Eaglecrest Development from "Planned Development" to a "Mixed Use Planned Development". The property is generally located at Approximately 480.278 acres of real property situated in the D. Wilkerson Survey, Abstract No. 566, the Jeremiah Bowlin Survey, Abstract No. 14, and the Elizabeth Crane Survey, Abstract No. 77 Kaufman County, Texas, and generally located at Farm to Market Road 3039 and County Road 4124
7. Public Hearing: on a request for approval of a Preliminary Plat and Final Plat for 306 College St. as requested by Carlos Palacio. The Property is a

vacant lot located in the D. Wilkerson Survey, Abstract No. 566, City of Crandall, Kaufman County, Texas, and being all of lot 7, block 7, Murphy's Addition commonly referred to as 306 College St. Crandall Texas.

8. Discuss and consider approval of a Preliminary Plat and Final Plat for 306 College St. as requested by Carlos Palacio. The Property is a vacant lot located in the D. Wilkerson Survey, Abstract No. 566, City of Crandall, Kaufman County, Texas, and being all of lot 7, block 7, Murphy's Addition commonly referred to as 306 College St. Crandall Texas.
9. Public Hearing: on a request for approval of a Preliminary Plat for Cartwright Ranch. The property is generally located 1 Mile East of Us Highway 175 and FM 148 intersection, being a certain tract of land situated in the Samuel Gilleland Survey, Abstract No 167, City of Crandall, Kaufman County Texas.
10. Discuss and consider approval of a Preliminary Plat for Cartwright Ranch. The property is generally located 1 Mile East of Us Highway 175 and FM 148 intersection, being a certain tract of land situated in the Samuel Gilleland Survey, Abstract No 167, City of Crandall, Kaufman County Texas.
11. Public Hearing: on a request for approval of a Final Plat for Heartland Phase 16B as requested by Huffines Communities. Heartland Phase 16B is situated in the John Moore Survey, Tract 5 Pt, AKA Tract B Pt. City of Crandall ETJ Kaufman Municipal Utility District No. 10 Kaufman County, Texas. Heartland Phase 16B is generally located East of Heartland Phase 9 along FM 741.
12. Discuss and consider approval of a Final Plat for Heartland Phase 16B as requested by Huffines Communities. Heartland Phase 16B is situated in the John Moore Survey, Tract 5 Pt, AKA Tract B Pt. City of Crandall ETJ Kaufman Municipal Utility District No. 10 Kaufman County, Texas. Heartland Phase 16B is generally located East of Heartland Phase 9 along FM 741.
13. Public Hearing: on a request for approval of a Preliminary Plat for Heartland Phase 23 as requested by Huffines Communities. Heartland Phase is situated in the John Moore Survey, Abstract No. 309 City of Crandall ETJ Kaufman Municipal Utility District No. 10 Kaufman County, Texas. Heartland Phase 23 is generally located Northeast of South Fletcher Road and Hometown Blvd. Northwest of Hometown Blvd. and FM 741.
14. Discuss and consider approval of a Preliminary Plat for Heartland Phase 23 as requested by Huffines Communities. Heartland Phase 23 is situated in the John Moore Survey, Abstract No. 309 City of Crandall ETJ Kaufman Municipal Utility District No. 10 Kaufman County, Texas. Heartland Phase 23 is generally located Northeast of South Fletcher Road and Hometown

Blvd. Northwest of Hometown Blvd. and FM 741.

15. Public Hearing: on a request for approval of a Final Plat for Heartland Phase 18 as requested by Huffines Communities. Heartland Phase 18 is situated in the John Moore Survey, Abstract No. 309 City of Crandall ETJ Kaufman Municipal Utility District No. 10 Kaufman County, Texas. Heartland Phase 18 is generally located South of Bronte BLVD and West of FM 741.
16. Discuss and consider approval of a Final Plat for Heartland Phase 18 as requested by Huffines Communities. Heartland Phase 18 is situated in the John Moore Survey, Abstract No. 309 City of Crandall ETJ Kaufman Municipal Utility District No. 10 Kaufman County, Texas. Heartland Phase 18 is generally located South of Bronte BLVD and West of FM 741.
17. Public Hearing: on a request for approval of a Final Plat for Heartland Phase 17 as requested by Huffines Communities. Heartland Phase 17 is situated in the John Moore Survey, Abstract No. 309 City of Crandall ETJ Kaufman Municipal Utility District No. 10 Kaufman County, Texas. Heartland Phase 18 is generally located to the East of Fletcher Rd, South of Lolita Way, and North of Bronte BLVD.
18. Discuss and consider approval of a Final Plat for Heartland Phase 17 as requested by Huffines Communities. Heartland Phase 17 is situated in the John Moore Survey, Abstract No. 309 City of Crandall ETJ Kaufman Municipal Utility District No. 10 Kaufman County, Texas. Heartland Phase 18 is generally located to the East of Fletcher Rd, South of Lolita Way, and North of Bronte BLVD.
19. Adjourn

CERTIFICATION

This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting the Commission reserves the right to adjourn into executive session on any of the above posted agenda items in accordance with the sections 551.071 [litigation and certain consultation with attorney], The City of Crandall is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. **Please call the City Secretary at 972/ 427-3771 Ext: 102for information.**

I certify that the above agenda for this Meeting of the Planning and Zoning Commission of the City of Crandall, Texas, was posted on the bulletin board at City Hall, in Crandall, Texas, on the 1st day of April 2021 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

Bobbie Jo Taylor, City Secretary