

**AGENDA  
REGULAR CITY COUNCIL MEETING  
CITY OF CRANDALL, TEXAS**

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

Crandall, Texas 75114

Monday ~ August 3, 2020 ~ 6:30 p.m.

**Mayor – Danny Kirbie**

**Council Member – Tim Atkins**

**Council Member – Ron Lanier**

**Council Member – Shannon Barnes**

**Council Member – David Lindsey**

**Council Member – Caleb Allen**

**City Manager – Jana Shelton**

**WORKSHOP**

1. Open Meeting, Invocation, Pledge of Allegiance.
2. Roll Call
3. Review Balances of 2020-2021 Budget and Revenue
  - \* Budget Priorities
4. Adjourn

**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 City including items listed on the agenda. Five (5) minutes will be allowed during a Public Hearing. Comments will be allowed before the consideration of each item on the agenda provided that a speaker request form has been received by the City Secretary prior to the start of the meeting.

- 4.. Announcements by the Mayor and City Council Members. At this time, reports about items of community interests on which no action will be taken may be given to the public as per Chapter 551.0415 of the Local Government Code.
5. Presentations by Members of the Council.
6. Update by the City Manager:
  - \* City Manager Meetings
  - \* Mabrey Discussion – Crandall Pump Station
  - \* Update on Rose Hill portion of the Kaufman 4-1
  - \* Staff

**CONSENT AGENDA: ACTION**

7. Approval of City Council Minutes:
  - \* July 14, 2020
  - \* July 16, 2020
  - \* July 20, 2020

**REGULAR AGENDA**

8. Discuss and consider Ordinance 080320 amending the United Development Code to allow that all proposed City of Crandall Multi-Family projects must be enclosed with a security fence and automatic gates at all vehicular access points.
9. Discuss and consider a zoning change request presented by JWS Land, LTD. The request is to change the zoning designation from a Single Family Planned Development District to a Single-Family Residential District. The property is generally located in River Ridge North Pod “A” on FM 741 and Blackland Road, Crandall, Texas.
10. Discuss and consider a zoning change request as presented by JWS Land, LTD. The request is to amend the current City of Crandall Ordinance No. 062101C and Ordinance No. 062101D regulations to proposed River Ridge North Pod “B” Commercial and Multi-family PD-Mixed Use. The property is located at the northeast corner of Highway 175 and FM 741, Crandall, Texas.
11. Discuss and consider a zoning change request as presented by JWS Land, LTD. The request is to amend the current City of Crandall Ordinance No. 110200 regulations to accommodate River Ridge North

Pod “C” future Highway Business and Multifamily. The property is located at the Southeast corner of Highway 175 and Trinity Drive, Crandall, Texas.

12. Discuss and consider a Development Agreement between the City of Crandall and JWS Land, LTD., (River Ridge Development).
13. Discuss and consider the initiation of the Bond Process related to “Cartwright Ranch” Phase One and MI PID Bond Issuances with the goal of closing funds prior to December 15, 2020.
14. Discuss and consider the Cartwright Ranch Development Agreement (“Agreement”) between the CITY OF CRANDALL, TEXAS (“City”), and MM CARTWRIGHT RANCH, LLC, a Texas limited liability company (“Developer”), to be effective on the Effective Date.
15. Public Hearing: to consider public comment on the proposed FY 2020-2021 Maintenance and Operating Tax (M&O) of .53 and Interest and Sinking (I&S) Tax Rate of .23.
16. Public Hearing: to consider public comment on the Economic Development Corporation proposed budget for FY 2020-2021.
17. Public Hearing: to consider public comment on the proposed City of Crandall FY 2020-2021 Budget.
18. 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 Council 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], 551.072 [acquisition of interest in real property], 551.073 [contract for gift to city], 551.074 [certain personnel deliberations] or 551.076 [deployment/ implementation of security personnel or devices]. 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: 102 for information.**

I certify that the above agenda for this Meeting of the City Council of the City of Crandall, Texas, was posted on the bulletin board at City Hall, in Crandall, Texas, on the 31<sup>st</sup> day July 2020 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Bobbie Jo Taylor, City Secretary