

**AGENDA  
REGULAR PARK BOARD MEETING  
CITY OF CRANDALL, TEXAS**

Monday ~ March 8, 2021 at 6:30 p.m.

**VIRTUAL MEETING**

**Place One– Will Bromley  
Place Two – Scott Rogers  
Place Three – Nicole Bass**

**Place Four – Paul Hoffmeyer  
Place Five – Dennis Bailey  
Place Six – Vacant**

**NOTICE IS HEREBY GIVEN**, that the Park Board of the City of Crandall will be meeting via virtual platform to conduct the Regular Scheduled Meeting at 6:30 p.m. on March 8, 2021. **Virtual access will be available to all.**

This Notice and Meeting Agenda, and the Agenda Packet, are posted online at [crandalltexas.com](http://crandalltexas.com)

The public toll-free dial-in number to participate by telephone in the meeting hosted through Zoom is: 1-346-248-7799 Meeting ID: 956 6761 4024

To participate in the meeting virtually please use the following link:  
<https://zoom.us/j/95667614024>

The public will be permitted to offer public comments as provided by the agenda and as permitted by the presiding officer during the meeting.

A recording of the meeting will be made and will be available to the public in accordance with the Open Meetings Act upon written request.

**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 Park Board 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 you raise your hand through the zoom platform.

4. Discuss and consider Minutes of December 14, 2020
5. Discuss and consider appointment of Park Board President.
6. Discuss and consider appointment of Park Board Vice-President.
7. Discuss and consider appointment of Park Board Treasurer.
8. Discuss and consider appointment of Park Board Secretary.
9. Discuss and consider updates to the City Council including possible appointment of a Board Liaison to represent the Park Board at City Council Meetings.
10. Discuss potential park improvements and available land to add to the park system.
11. Review of current and potential developments.
12. Discuss and consider continuation of virtual meetings or moving to in person meetings.
13. Future Agenda Items
14. 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 5th day of March 2021 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Bobbie Jo Taylor  
City Secretary

**MINUTES**  
**GOVERNING BODY OF THE CITY OF CRANDALL**  
**Monday**  
**12/14/2020, 2020 at 6:30 p.m.**

<b>Place One – Will Bromley</b>	<b>Place Four – Paul Hoffmeyer</b>
<b>Place Two – Scott Rogers</b>	<b>Place Five – Vacant</b>
<b>Place Three – Nicole Bass</b>	<b>Place Six – Bonnie Johnson</b>

**City Staff:**

Bobbie Jo Taylor, City Secretary  
Jana Shelton, City Manager

**Citizens:**

**REGULAR MEETING**

**1. Open Meeting, Invocation, Pledge of Allegiance-**

Bobbie Jo Taylor opened the meeting 6:32 p.m. Paul Hoffmeyer gave the invocation followed by the Pledge of Allegiance.

**2. Roll Call-**

Will Bromley and Bonnie Johnson were not present. All other members of the Board were in attendance.

**3. Citizen Comments-**

No Citizen Comments were given.

**4. Approval of the Minutes November 9, 2020**

Scot Rogers made a motion to approve the minutes of November 9, 2020. Nicole Bass seconded the motion. The motion carried with a unanimous vote of the Board-

**5. Discuss and consider appointment of Park Board President-**

City Manager, Jana Shelton, explained to the Park Board the importance of appointing board members. Ms. Shelton, however stated that since all members were not in attendance it would be in the best interest of the Board

to postpone appointing officer's until after the new year at a member where all members were in attendance.

No Action was taken

6. **Discuss and consider appointment of Park Board Vice-President-**

No Action was taken

7. **Discuss and consider appointment of Park Board Treasurer-**

No Action was taken

8. **Discuss and consider appointment of Park Board Secretary-**

No Action was taken

9. **Future Agenda Items-**

Paul Hoffmeyer asked for a development update to be presented at the next meeting.

10. **Adjourn-**

Paul Hoffmeyer made a motion to adjourn the meeting at 6:56 p.m. Scott Rogers seconded the motion. The motion carried with a unanimous vote of the Board.

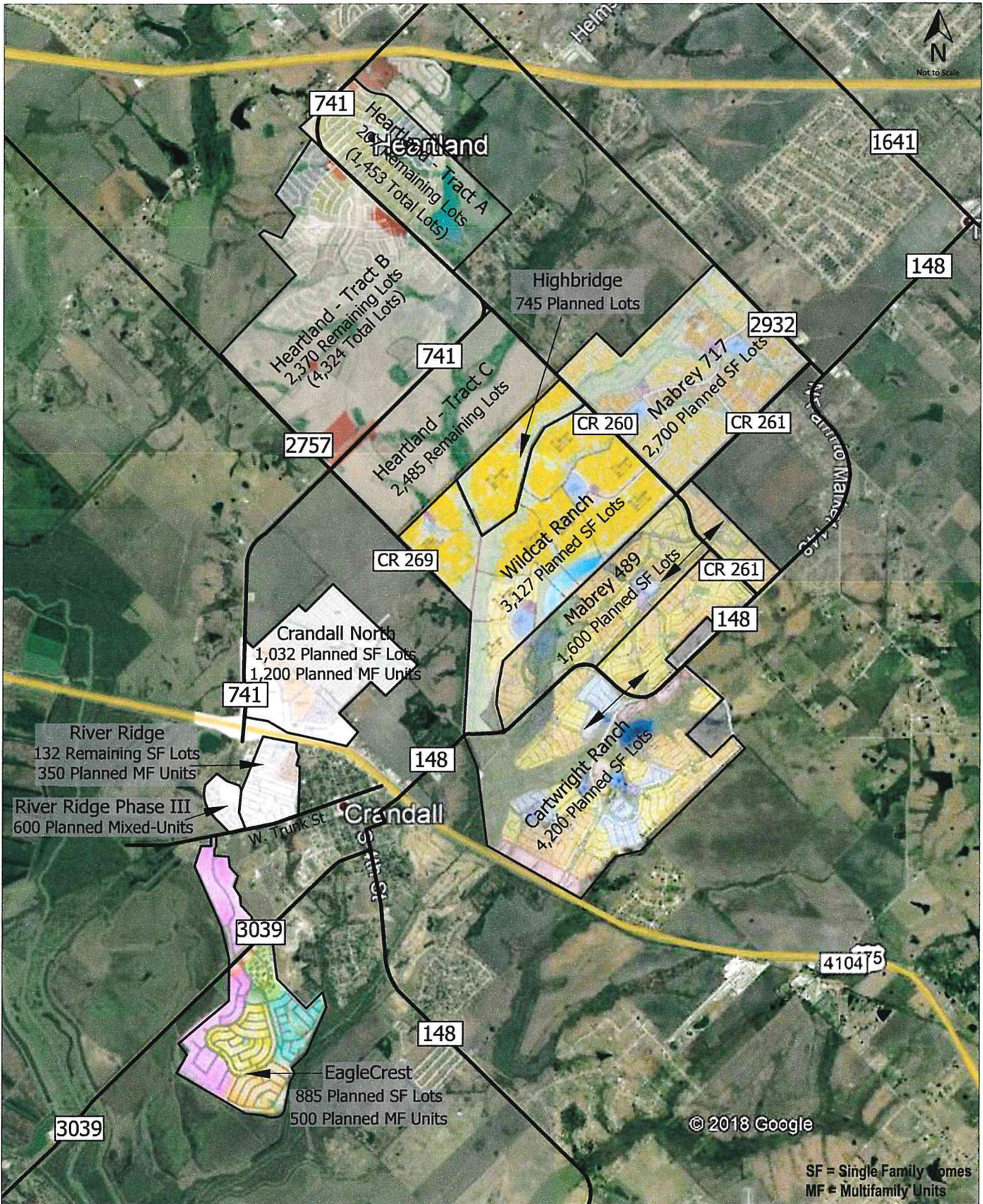
\_\_\_\_\_  
Jana Shelton  
City Manager

Attest:

\_\_\_\_\_  
Bobbie Jo Taylor, TRMC  
City Secretary



# City of Crandall Planned Developments



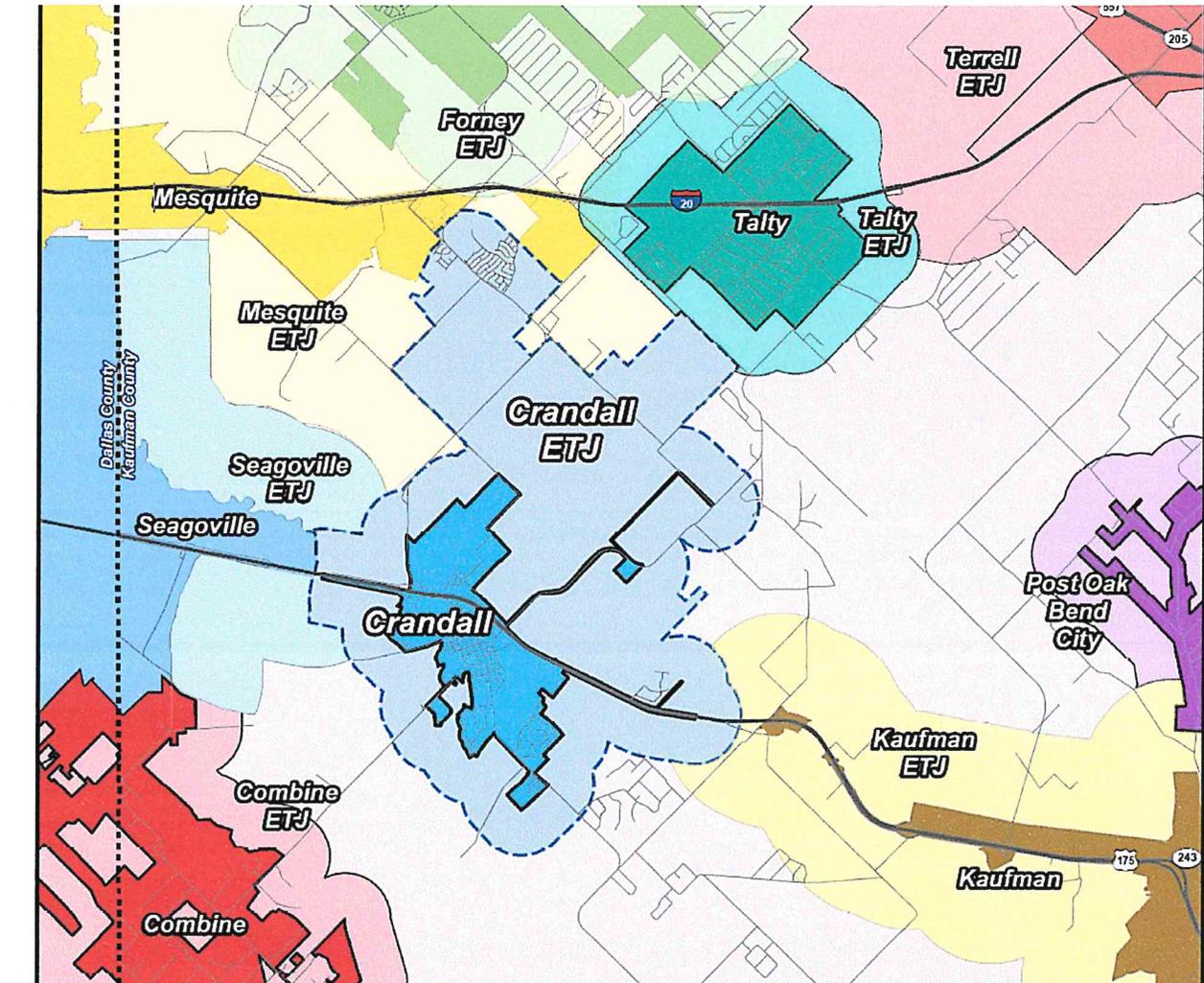


# City of Crandall Planned Developments

07/24/19

Name	Location	Type	2020	2021	2022	2023	2024	2025	2026-27	2028-30	2033+	Total	Area Total
<b>North of US 175 - Have Development Plan</b>													
Heartland - Tract A	South of IH 20, East of FM 741	Single Family									207	207	
Heartland - Tract B	South of IH 20, West of FM 741 (Lots remaining as of June 2019)	Single Family	350	350	350	350	350	350	270			2,370	
Heartland - Tract C	South of Tract A, East of FM 741	Single Family							80	1,050	1,355	2,485	
Highbridge	South of CR 260, South of Heartland Tract C	Single Family		300					445			745	
Wildcat - 155 Acres	North of CR 269, South of Heartland Tract C	Single Family					562					562	
Wildcat - Phases 1-6	West of FM 148, Between CR 269 and CR 260	Single Family	544	607			556			858		2,565	8,934
<b>North of US 175 - In Discussions, Have Concept Plan</b>													
Crandall North	US 175 at FM 741	Single Family		125	125	250	250	90	192			1,032	
		Multifamily						300		300	600	1,200	
Cartwright Ranch	Crandall North Multifamily: North of US 175, East of FM 148 and South of CR 2621	Single Family	100	250	250	400	400	400	800	1,200	400	4,200	
Mabrey - 489 Property	West of FM 148, South of CR 261	Single Family		230	100	100	100	100	200	300	470	1,600	
Mabrey - 717 Property	North of CR 260, West of CR 261	Single Family		100	100	100	100	100	200	300	1,700	2,700	
<b>South of US 175</b>													
River Ridge	South of US 175, West of FM 741 (Lots remaining after 2019)	Single Family	60	72								132	
	River Ridge Multifamily:	Multifamily				175		175				350	
Eaglecrest - Rosewood	FM 3039, West of High School	Single Family	35	100	150	150	150	150	150	300		885	
	Eagle Crest Multifamily:	Multifamily		150				200				500	
River Ridge Phase III	South of US 175, Northwest of Trunk/Trinity	MF, Retirement, etc.						130		200	270	600	2,467
<b>Summary</b>													
	Single Family Lots Per Year:		1,089	1,227	1,982	1,200	2,468	1,340	2,337	4,308	4,732	20,683	
	Single Family - Cumulative Total:		1,089	2,316	4,298	5,498	7,966	9,306	11,643	15,951	20,683		
	Multifamily Lots Per Year:		0	150	0	325	0	505	0	200	270	1,450	
	Multifamily - Cumulative Total:		0	150	150	475	475	980	980	1,180	1,450		
	Total Homes Per Year:		1,089	1,377	1,982	1,525	2,468	1,845	2,337	4,508	5,002	22,133	
	Total Homes - Cumulative Total:		1,089	2,466	4,448	5,973	8,441	10,286	12,623	17,131	22,133		

# Current ETJ Map



Needs Updating to Include East Crest  
- Coming soon Cartwright - Tren  
Update.

# RIVER RIDGE NORTH



**Crandall, Texas**  
1-21-2020  
19022

- Single Family
- Multi-family
- Commercial
- Cemetery
- Water Line
- Sewer Line

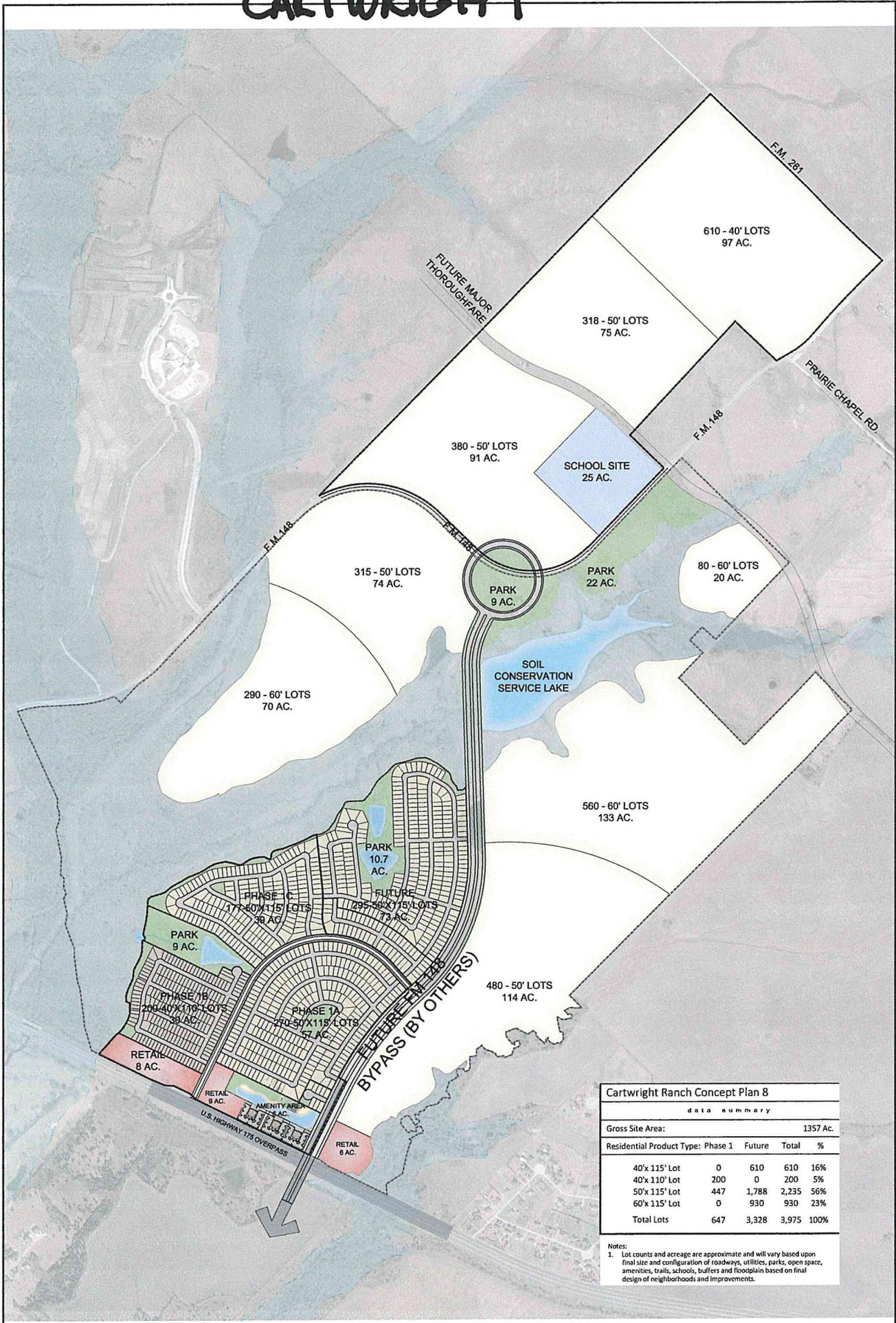
**Concept Plan for**  
**Meara Company Developments**  
5900 S. Lake Forest, Suite 295  
McKinney, Texas 75070  
(469) 213-3005

This layout is for conceptual purposes only, based on preliminary information. It is subject to change without notice and also subject to governmental approvals.  
Image is shown at a scale of 1" = 300' when printed 28x36.



**DOWDEY, ANDERSON  
& ASSOCIATES, INC.**

# CARTWRIGHT



Cartwright Ranch Concept Plan 8				
data summary				
Gross Site Area:	1357 Ac.			
Residential Product Type:	Phase 1	Future	Total	%
40'x 115' Lot	0	610	610	16%
40'x 110' Lot	200	0	200	5%
50'x 115' Lot	447	1,788	2,235	56%
60'x 115' Lot	0	930	930	23%
<b>Total Lots</b>	<b>647</b>	<b>3,328</b>	<b>3,975</b>	<b>100%</b>

Notes:  
 1. Lot counts and acreage are approximate and will vary based upon final size and configuration of roadways, utilities, parks, open space, amenities, trails, schools, buffers and floodplain based on final design of neighborhoods and improvements.

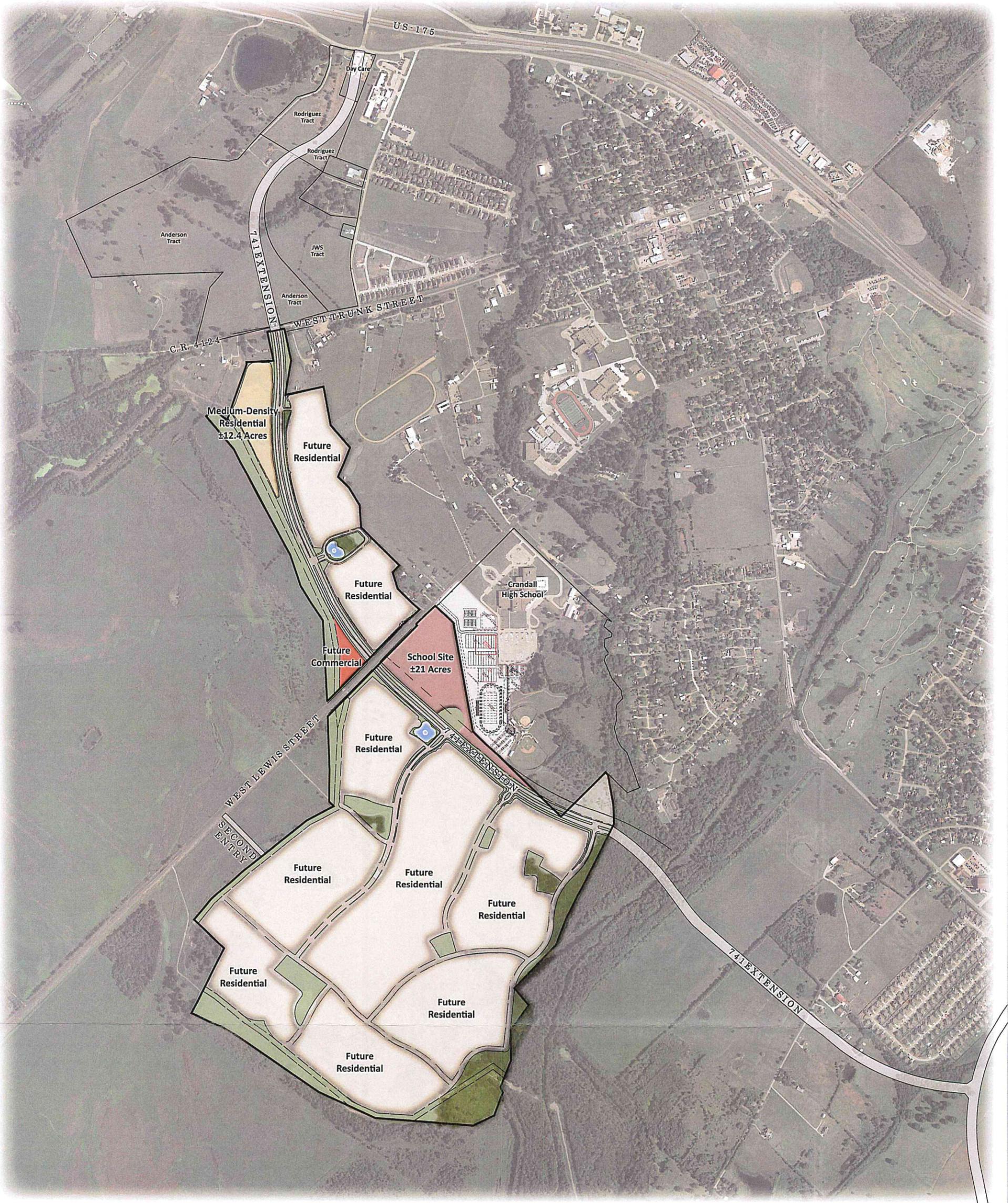
# EXHIBIT D



Cartwright Ranch Concept Plan				
data summary				
Gross Site Area:	1357 Ac.			
Residential Product Type: Phase 1	Future	Total	%	
40'x 115' Lot	0	915	915	23%
50'x 80' Lot	195	0	195	5%
50'x 115' Lot	455	1,555	2,010	51%
60'x 115' Lot	0	850	850	21%
Total Lots	650	3,320	3,970	100%

Notes:  
 1. This concept plan is for illustrative purposes and are subject to future alteration during the design process.

# EAGLECREST



**Crandall, Texas**

2-25-2021  
31001

- Future Residential
- Medium-Density Residential
- Approximately 1,600 Lots Total**
- Commercial
- School Site

This layout is for conceptual purposes only, based on preliminary information. It is subject to change without notice and also subject to governmental approvals.

Image is shown at a scale of 1"=350' when printed 36x48.



**CambridgeHomes**



**DOWDEY, ANDERSON & ASSOCIATES, INC.**

Land Planning ♦ Civil Engineering ♦ Water Resources ♦ Construction Services