

**AGENDA
THE CITY OF CRANDALL, TEXAS
PLANNING AND ZONING COMMISSION**

**Court Chambers ~ Police & Municipal Court Building
104 East Trunk Street, Crandall, Texas 75114**

Tuesday ~ April 12, 2022

5:30 p.m.

Chairman - Craig Baker - Place 4
Vice-Chairman - John Garvin - Place 3

Place 1 - Scott Rogers
Place 2 - Open

Place 5 - Sharon Hutchins
Place 6 - Micalah Medlin
Place 7 - Paul Hoffmeyer

Council Liaison - Caleb Allen
Adam Holden

WORKSHOP

1. Open Meeting, Invocation, Pledge of Allegiance
2. Roll Call
3. Citizen Comments: Three (3) minutes are 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 considering each item on the agenda, provided that the City Secretary has received a speaker request form before the start of the meeting.
4. Discuss a request for approval of a rezoning change to allow the creation of a new sub-district of the planned development of River Ridge North.

REGULAR MEETING

1. Open Meeting, Invocation, Pledge of Allegiance
2. Roll Call
3. Citizen Comments: Three (3) minutes are 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 considering each item on the agenda, provided that the City Secretary has received a speaker request form before the start of

the meeting.

4. Approval of the Planning and Zoning Minutes: March 8, 2022.
5. Public Hearing: to consider a request for approval of a rezoning change to allow the creation of a new sub-district of the planned development of River Ridge North to allow for horizontal multifamily uses as requested by Kimley-Horn. The Cottages at River Ridge consist of 18.923 acres of land with 216 units. The property is generally located east of FM 741 and north of US Highway 175 in the City of Crandall's city limits, Kaufman County, Texas.
6. Discuss and consider a request for approval of a rezoning change to allow the creation of a new sub-district of the planned development of River Ridge North to allow for horizontal multifamily uses as requested by Kimley-Horn. The Cottages at River Ridge consist of 18.923 acres of land with 216 units. The property is generally located east of FM 741 and north of US Highway 175 in the City of Crandall's city limits, Kaufman County, Texas.
7. Public hearing: to consider a request for approval of a Preliminary Plat for Wildcat Ranch Phase 7 as requested by LJA Engineering. Wildcat Ranch Phase 7 consists of 49.982 acres of land, 218 residential lots, and 9 non-residential lots. The property is generally located .7 miles southeast of CR 269 and FM 741 intersection in the City of Crandall's ETJ, Kaufman County, Texas.
8. Discuss and consider a request for approval of a Preliminary Plat for Wildcat Ranch Phase 7 as requested by LJA Engineering. Wildcat Ranch Phase 7 consists of 49.982 acres of land, 218 residential lots, and 9 non-residential lots. The property is generally located .7 miles southeast of CR 269 and FM 741 intersection in the City of Crandall's ETJ, Kaufman County, Texas.
9. Public Hearing: to consider a request for approval of a Preliminary Plat for Wildcat Ranch Phase 9 as requested by LJA Engineering. Wildcat Ranch Phase 9 consists of 46.422 acres of land, 176 residential lots, and 3 non-residential lots. The property is generally located .7 miles southeast of CR 269 and FM 741 intersection in the City of Crandall's ETJ, Kaufman County, Texas.
10. Discuss and consider a request for approval of a Preliminary Plat for Wildcat Ranch Phase 9 as requested by LJA Engineering. Wildcat Ranch Phase 9 consists of 46.422 acres of land, 176 residential lots, and 3 non-residential lots. The property is generally located .7 miles southeast of CR 269 and FM 741 intersection in the City of Crandall's ETJ, Kaufman County, Texas.
11. 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 Americans with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (972) 427-3771 x102 for 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 April 8, 2022, pm pursuant to Chapter 551 of the Texas Government Code.




Deuce Waters
City Secretary