

**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 ~ July 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 from May 11, 2021.
5. Public Hearing: on a request for approval of a Land Study of 699 lots on a 191.758-acre tract of land for Heartland South Phases 2 and 3 by Lennar Homes of Texas Land and Construction and LTD/LJA Engineering. The Property is generally located between FM 741 and CR 260, approximately 2.8 miles northeast of US HWY 175 in the City of Crandall ETJ, Kaufman County.
6. Discuss and consider a request approval of a Land Study of 699 lots on a 191.758-acre tract of land for Heartland South Phases 2 and 3 by Lennar Homes of Texas Land and Construction and LTD/LJA Engineering. The Property is generally located between FM 741 and CR 260, approximately 2.8 miles northeast of US HWY 175 in the City of Crandall ETJ, Kaufman County.
7. Public Hearing: on a request approval of a Final Plat for River Ridge Phase C as requested by Engineering Concepts and Design. River Ridge Phase 2C consists of a 9.274-acre tract of land situated in the D. Wilkerson Survey, Abstract No. 566, City of Crandall, Texas. River Ridge Phase 2C is generally located at the North-East corner of TX-219-Loop and CR – 4124 (West Trunk Street).

8. Discuss and consider approval of a Final Plat for River Ridge Phase C as requested by Engineering Concepts and Design. River Ridge Phase 2C consists of a 9.274-acre tract of land situated in the D. Wilkerson Survey, Abstract No. 566, City of Crandall, Texas. River Ridge Phase 2C is generally located at the North-East corner of TX-219-Loop and CR – 4124 (West Trunk Street).
9. Presentation by City Traffic Engineer Christy Lambeth.
10. 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: 102 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 the 8th day of July 2021 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

---

Bobbie Jo Taylor, City Secretary