

AGENDA
REGULAR CITY COUNCIL MEETING
CITY OF CRANDALL, TEXAS

Court Chambers ~ Police & Municipal Court Building

104 East Trunk ~ Crandall, Texas 75114

Tuesday ~ January 20, 2026

At 6:30 p.m.

Mayor – David Lindsey

Mayor Pro Tem – Scott Rogers

Council Member – Tim Atkins

Council Member – Caleb Allen

Council Member – Kimberly Herrera

Council Member – Adam Holden

City Manager – David Sanchez

**NOTICE IS HEREBY GIVEN PURSUANT TO V.T.C.A.,
GOVERNMENT CODE, CHAPTER 551, THAT THE CITY COUNCIL
FOR THE CITY OF CRANDALL WILL CONDUCT A MEETING,
OPEN TO THE PUBLIC, ON TUESDAY, JANUARY 20, 2026, AT
6:30 P.M. AT THE CITY OF CRANDALL COURT CHAMBERS
LOCATED AT 104 EAST TRUNK ST., CRANDALL, TEXAS 75114.**

REGULAR MEETING

1. Open Meeting, Invocation, Pledge of Allegiance.
2. Roll Call and Declaration of a Quorum and Call to Order.
3. **Citizens Wishing to Address City Council:** 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. Citizens may speak at the beginning of a meeting or at the time the item comes before Council in accordance with Texas Government Code Section 551.007. 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. No action may be taken by the city council during public comments.
4. Announcements by the Mayor, City Council Members or Staff. At this time, reports about items of community interest on which no action will be taken may be given to the public per Chapter 551.0415 of the Government Code.

5. **Communications From Mayor and Council.** Receive Councilmember requests for future agenda items, current and future items of community interest and other items of interest regarding the City of Crandall.

6. **Updates & Discussion** by the City Manager or staff.
- **Provide** an update on the remodeling of City Hall.
 - **Provide** an update on MUD #16 creation notice.
 - **Provide** an update on the video and audio upgrade.
 - **Introduce** the Communications and Marketing Coordinator.
 - **Provide** an update on the Investment Quarterly report.
 - **Provide** department updates on building permits and inspections.
 - **Provide** an update on general police activity.

7. **Consent Agenda**

All of the following items on the Consent Agenda are considered to be self-explanatory by the Council and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Mayor or a Council Member; in which event, the item will be removed from the consent agenda and considered separately.

- A. **Consider and act** on approval of City Council Minutes: 1/5/2026
B. **Consider and act** on approval of the Lone Star Consulting Contract for grant writing and grant submissions.

REGULAR AGENDA

8. **Updates** by Crandall ISD regarding school district matters.
9. **Discussion and Possible Action** on approval of Tax Increment Reinvestment Zone Number One FY2024-2025 Annual Report, and TIRZ #1 encompasses the River Ridge development.
10. **Discussion and Possible Action** on approval of Tax Increment Reinvestment Zone Number Two FY2024-2025 Annual Report, and TIRZ #2 encompasses the Cartwright Ranch development.
11. **Discussion and Possible Action** on approval of Tax Increment Reinvestment Zone Number Three FY2024-2025 Annual Report, and TIRZ #3 encompasses the Eaglecrest development.
12. **Discussion and Possible Action** on approval of Tax Increment Reinvestment Zone Number Four FY2024-2025 Annual Report, and TIRZ #4 encompasses the Arbors at Eastland development.

13. **Discussion and Possible Action** on approval of Tax Increment Reinvestment Zone Number Five FY2024-2025 Annual Report, and TIRZ#5 encompasses the Cotton Ridge development.
14. **Discussion and Possible Action** on approval of Tax Increment Reinvestment Zone Number Six FY2024-2025 Annual Report.
15. **Public Hearing:** a request for approval of a Specific Use Permit for a proposed childcare facility to go into an existing building in the Highway Business zoning district for a property identified as being Kaufman CAD ID 16065; approximately 0.47 acres of land, situated in the D. Wilkerson Survey, Abstract No. 965.02, Kaufman County, Texas, generally located at 615 N. Main Street in the City of Crandall city limits, Kaufman County, Texas.
16. **Discussion and Possible Action** on a request for approval of a Specific Use Permit for a proposed childcare facility to go into an existing building in the Highway Business zoning district for a property identified as being Kaufman CAD ID 16065; approximately 0.47 acres of land, situated in the D. Wilkerson Survey, Abstract No. 965.02, Kaufman County, Texas, generally located at 615 N. Main Street in the City of Crandall city limits, Kaufman County, Texas.
17. **Public Hearing:** a request for approval of a Specific Use Permit for a proposed 7-Eleven in the Highway Business Zoning district for a property identified as being Kaufman CAD ID 240668; approximately 1.682 acres of land, situated in the Samuel Gilliland Survey, Abstract No. 167, in the City of Crandall city limits, Kaufman County, Texas.
18. **Discussion and Possible Action** on a request for approval of a Specific Use Permit for a proposed 7-Eleven in the Highway Business Zoning district for a property identified as being Kaufman CAD ID 240668; approximately 1.682 acres of land, situated in the Samuel Gilliland Survey, Abstract No. 167, in the City of Crandall city limits, Kaufman County, Texas.
19. **Discussion and Possible Action** on approving minimum requirement of 1 acre lots for new residential subdivisions as requested by Mayor Pro Tem Rogers.
20. **Discussion and Possible Action** on the Interlocal Agreement between Kaufman County Emergency Services District No. 7 and the City of Crandall for the allocation of sales tax revenue.

21. **Executive Session:**

The City Council will hold executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained therein:

Executive Session: Texas Government Code Section 551.087, Deliberation Regarding Economic Development (Tax Increment Reinvestment Zone Six and Project Grand Slam).

Executive Session: Texas Government Code Section 551.074, discuss the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee (City Manager).

22. **OPEN SESSION:** The City Council will now adjourn Executive Session, reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

23. Adjourn.

CERTIFICATION

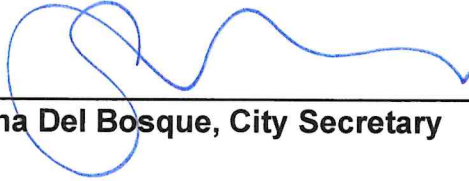
This meeting will be conducted pursuant to the Texas Government Code Section 551.001 et seq. At any time during the meeting, the Council reserves the right to adjourn into executive session on any of the above-posted agenda items in accordance with Sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of an 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 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 Ext: 102 for information.**

Attendance by other elected or appointed officials: it is anticipated that members of other city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum for those city boards, commissions, and/or committees. Notice is hereby given that this meeting, to the extent required by law, is also noticed as a meeting of the other boards, commissions and/or committees of the City, whose members may be in attendance. The members of the other boards, commissions and/or committees shall not deliberate or decide any matters relating to items listed on this agenda and no minutes shall be prepared.

Members of the City Council may attend via videoconference pursuant to the provisions of Tex. Gov't Code 551.127. In the event a member or members of the City Council attend via videoconference, a quorum of the City Council will be physically present at the location identified above.

I certify that the above agenda for this meeting of the City Council of City of Crandall, Texas, was posted on the bulletin board at City Hall, in Crandall, Texas, January 13, 2026, and on the city website by 5:00 pm pursuant to Chapter 551 of the Texas Government Code and remained so posted continuously for at least three business days preceding the scheduled time of said meeting.



Sabrina Del Bosque, City Secretary

