

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

Monday ~ February 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 February 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: 997 9195 8077

To participate in the meeting virtually please use the following link:  
<https://zoom.us/j/95791259124>

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 appointment of Park Board President.
5. Discuss and consider appointment of Park Board Vice-President.
6. Discuss and consider appointment of Park Board Treasurer.
7. Discuss and consider appointment of Park Board Secretary.
8. Discuss and consider updates to the City Council including possible appointment of a Board Liaison to represent the Park Board at City Council Meetings.
9. Review of current and potential developments.
10. Discuss and consider continuation of virtual meetings or moving to in person meetings.
11. Future Agenda Items
12. 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.**

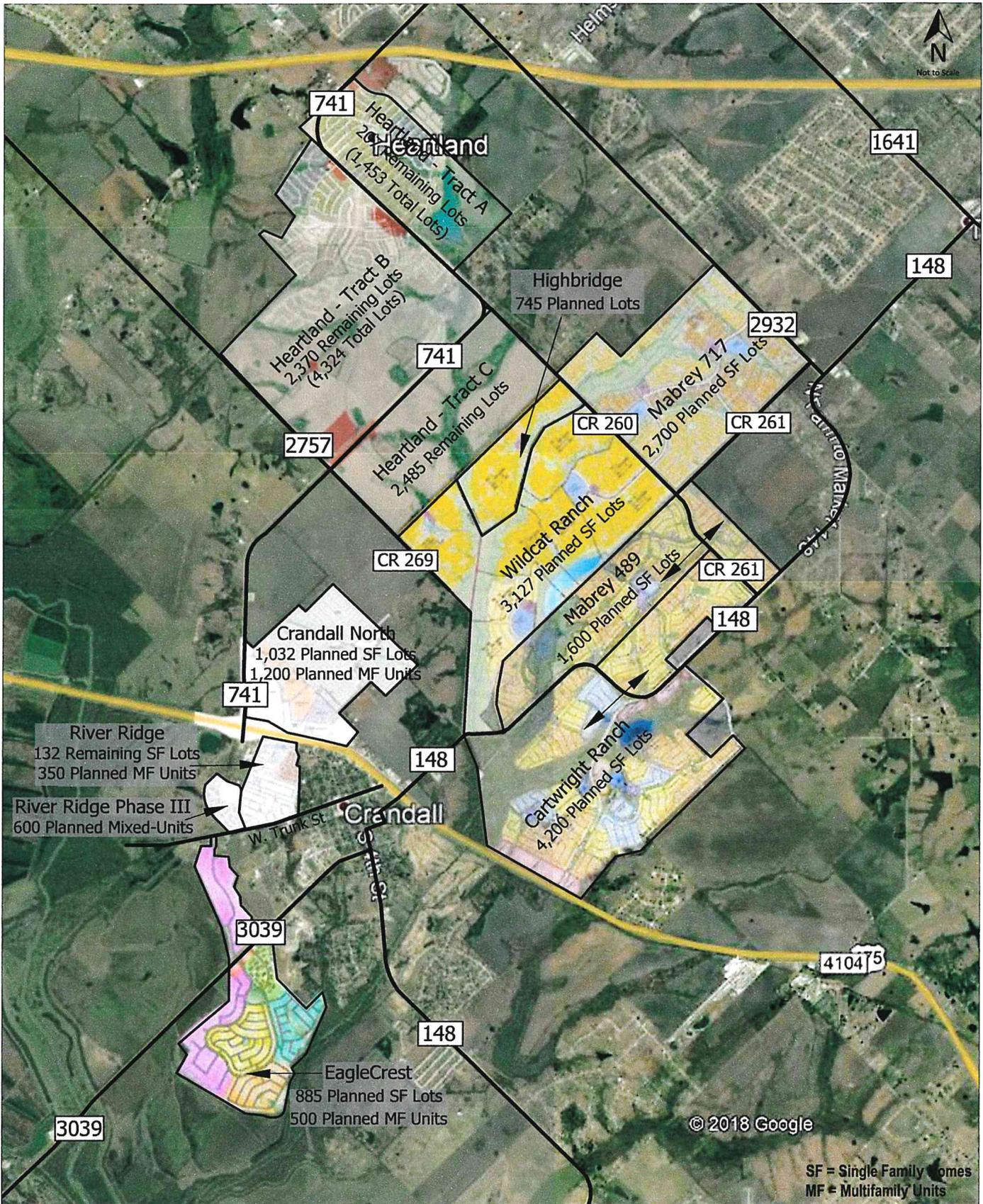
I certify that the above agenda for this Meeting of the City Council of the City of Crandall, Texas, was posted on the bulletin board at City Hall, in Crandall, Texas, on the 4th day of February 2021 by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.

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Bobbie Jo Taylor  
City Secretary



# City of Crandall Planned Developments



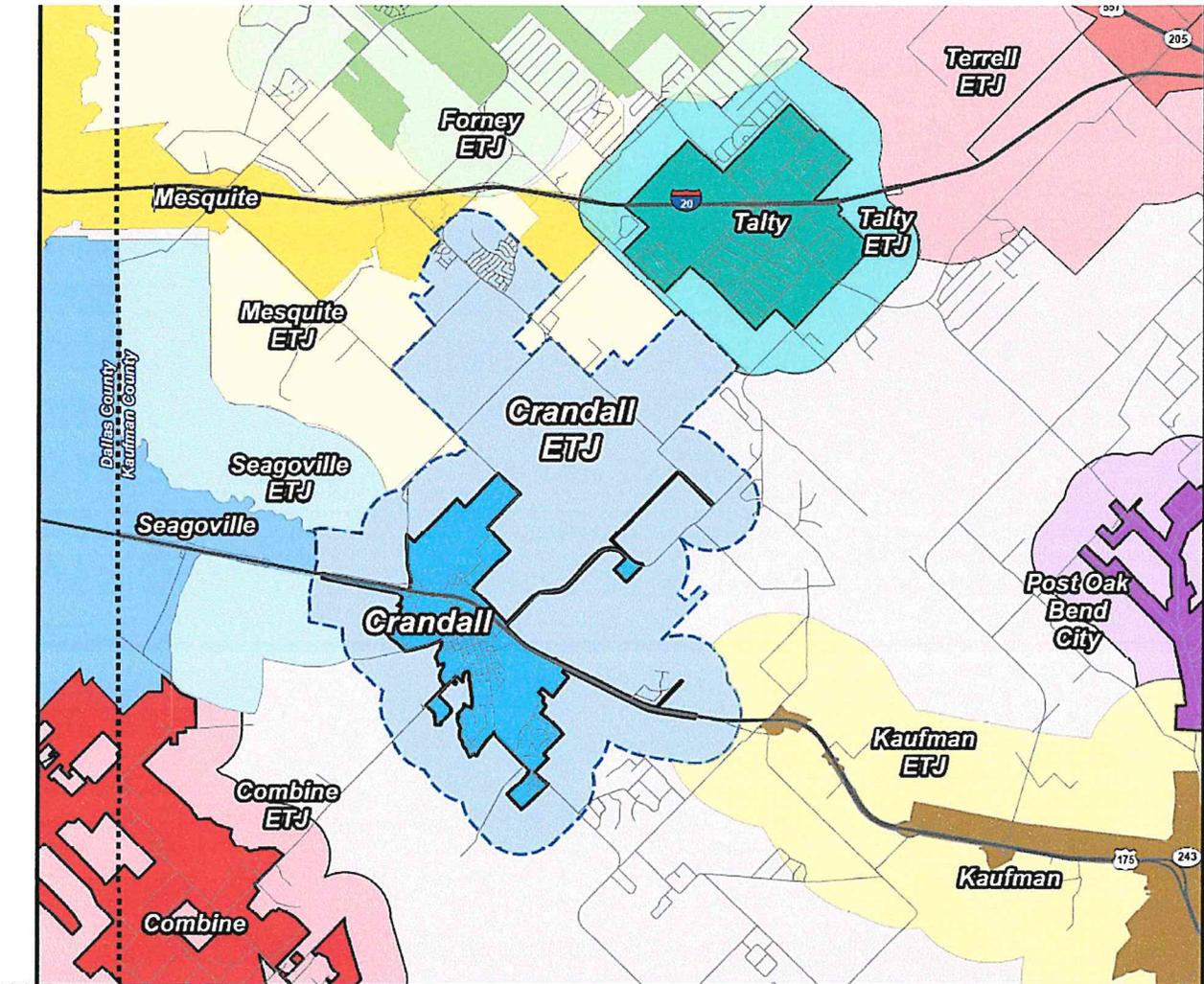


# City of Crandall Planned Developments

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	10,732
<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
- Water Line
- Sewer Line

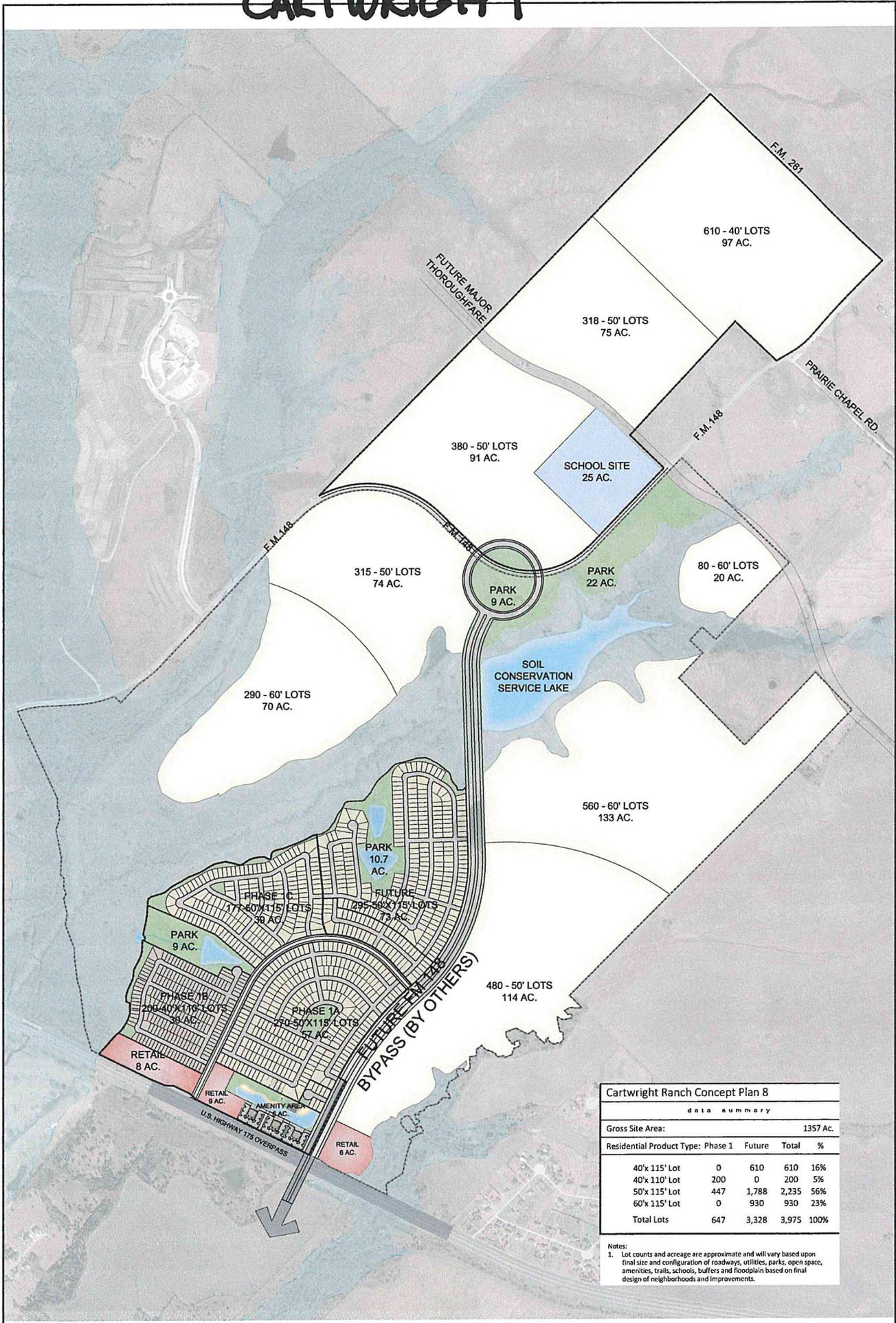
**Concept Plan for  
Meara Company Developments**  
5900 S. Lake Forest, Suite 295  
McKinney, Texas 75070  
(469) 213-3005

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



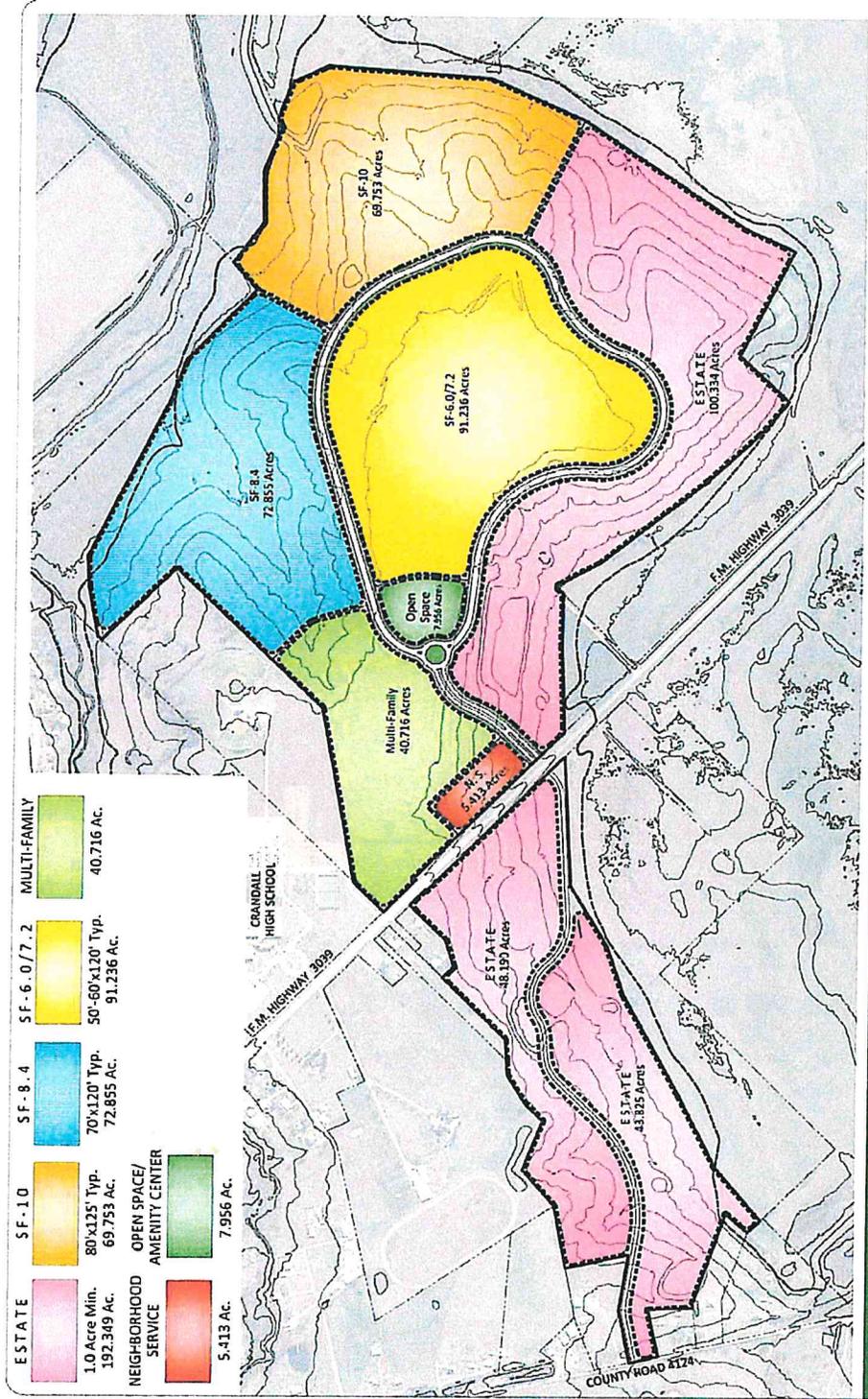
Cartwright Ranch Concept Plan 8				
data summary				
Gross Site Area:	1357 Ac.			
Residential Product Type:	Phase 1	Future	Total	%
40'x 115' Lot	0	610	610	16%
40'x 110' Lot	200	0	200	5%
50'x 115' Lot	447	1,788	2,235	56%
60'x 115' Lot	0	930	930	23%
<b>Total Lots</b>	<b>647</b>	<b>3,328</b>	<b>3,975</b>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

INS was presented in 1/2014  
Eagle Crest has changed owners  
They will come back w/ new plan in Jan/Feb. 2021



ESTATE	SF-1.0	80'x125' Typ.	69,753 Ac.	MULTI-FAMILY	40,716 Ac.
ESTATE	SF-8.4	70'x120' Typ.	72,855 Ac.	ESTATE	100,334 Acres
ESTATE	SF-6.0/7.2	50'-60'x120' Typ.	91,236 Ac.	ESTATE	48,195 Acres
NEIGHBORHOOD SERVICE	5,413 Ac.			ESTATE	43,323 Acres
OPEN SPACE/ AMENITY CENTER	7,956 Ac.			Multi-Family	40,716 Acres
NEIGHBORHOOD SERVICE	5,413 Ac.			Open Space	258 Acres

Engineering Concepts  
 10000 Katy Road, Suite 100  
 Houston, Texas 77055  
 Phone: 281.465.1111  
 Fax: 281.465.1112  
 www.ecconcepts.com

CONCEPT PLAN  
**EAGLECREST**  
 CRANDALL, TEXAS

DATE: 11-2015  
 SHEET NO. 1 OF 1  
 PROJECT NO. 0546