

AGENDA
THE CITY OF CRANDALL, TEXAS
PLANNING AND ZONING COMMISSION
Court Chambers ~ Police & Municipal Court Building
104 East Trunk Crandall, Texas 75114
Tuesday ~ February 10, 2026
6:00 p.m.

Chairman, Place 4 – Craig Baker

Vice Chairman, Place 3 – John Garvin
Place 1 – George Martinez
Place 2 – Shannon Barnes
Place 7 – Paul Hoffmeyer

Place 5 – Patricia Branson
Place 6 – Stacy McKinney

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: 1/13/2026
5. **Discussion and Action on** a request for approval of a Preliminary Plat for Lots 1-11, Block A, Lots 1-2, Block B, & Lots 1-7, Block C as requested by Kimley-Horn. Lots 1-11, Block A, Lots 1-2, Block B, & Lots 1-7, Block C consists of 135.0629 acres of land. The property consists of a commercial phase of the Eagle Crest project and is generally located at the southwest corner of US-175 and future Eaglecrest Parkway in the City of Crandall city limits, Kaufman County, Texas.
6. **Discussion and Possible Action** on a request for approval of a Final Plat for Grocer Crandall Lots 1-5, Block A as requested by Winkelmann & Associates. Grocer Crandall Lots 1-5, Block A consists of 15.386 acres of land. The property is generally located out of the J. Moore Survey, Abstract No. 309 in the City of Crandall's ETJ, Kaufman County, Texas, and is a new grocery store and part of the Eastland development (formerly Heartland South) and is a component of the revised Land Study for Eastland Phase 5-8 approved by the City in September 2025.

7. **Presentation** by Mike Slye, EDC Director regarding all Tax Increment Reinvestment Zones in the City of Crandall as requested by Committee member Barnes.
8. Adjourn.

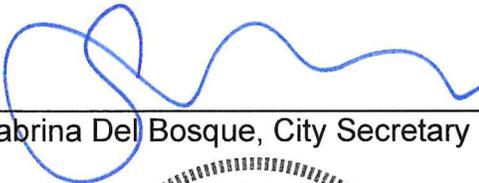
CERTIFICATION

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 *to discuss any matter as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 Deliberations about Gifts and Donations), 551.074 Personnel Matters), 551.076 (Deliberations about Security Devices), and 551.086 (Economic Development). The Planning & Zoning Commission for the City of Crandall may act on any item listed in Executive Session in Open Session or move any item from Executive Session to Open Session for action.*

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: 103 for information.**

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

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, February 4, 2026, and on the city website by 5:00 pm pursuant to Chapter 551 of the Texas Government Code.



Sabrina Del Bosque, City Secretary

