

MINUTES
THE CITY OF CRANDALL, TEXAS
PLANNING AND ZONING COMMISSION
Court Chambers ~ Police & Municipal Court Building
104 East Trunk Crandall, Texas 75114
Tuesday ~ January 13, 2026
6:00 p.m.

Chairman, Place 4 – Craig Baker

Vice Chairman, Place 3 – John Garvin	Place 5 – Patricia Branson
Place 1 – George Martinez	Place 6 – Stacy McKinney
Place 2 – Shannon Barnes	
Place 7 – Paul Hoffmeyer	

REGULAR MEETING

1. **Open Meeting, Invocation, Pledge of Allegiance-**
Chairman Baker called the meeting to order at 6:00 p.m. and led the invocation, followed by the Pledge of Allegiance.
2. **Roll Call-**
Chairman Baker conducted roll call. Committee member Martinez was absent. All other Committee members were present.
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-**
None.
4. **Approval of the Planning and Zoning Minutes: 12/9/2025-**
Committee member Branson made a motion to approve. Committee member McKinney seconded the motion. The motion was carried out with a unanimous vote of 6-0.

5. **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-**

Chairman Baker opened the public hearing at 6:01pm.

Chairman Baker read aloud the City Planner review comments.

No one came forward to speak.

Chairman Baker closed the public hearing at 6:03pm.

6. **Discussion and 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-**

Karina Taylor with the Harmony Playhouse LLC discussed her request and provided background of her childcare career.

The Committee discussed this agenda item.

Committee member Branson made a motion to approve. Committee member McKinney seconded the motion. The motion was carried out with a vote of 6-0.

7. **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-**

Chairman Baker opened the public hearing at 6:13pm.

Chairman Baker read aloud the City Planner review comments.

No one came forward to speak.

Chairman Baker closed the public hearing at 6:15pm.

8. **Discussion and Possible Action 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-**

Tim Donovan with Verdad Real Estate discussed this agenda item.

The Committee discussed this agenda item.

Committee member Branson made a motion to approve. Committee member Hoffmeyer seconded the motion. The motion was carried out with a vote of 6-0.

Committee member Barnes requested a presentation of all the TIRZ in the City of Crandall at the next Planning & Zoning meeting.

The City Manager responded that he would give the presentation at the next Planning & Zoning meeting.

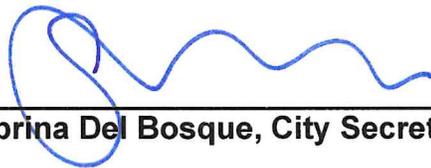
9. **Adjourn-**

Committee member Barnes made a motion to adjourn at 6:22 pm. Committee member Branson seconded the motion. The motion was carried out with a vote of 6-0.



Craig Baker, Chairman

Attest:



Sabrina Del Bosque, City Secretary

