

Minutes

Envision Crandall Comprehensive Plan Joint Workshop #1

City of Crandall, Texas

Court Chambers ~ Police & Municipal Court Building

104 East Trunk ~ Crandall, Texas 75114

Thursday, August 22nd, 2024

6:00 p.m.

Attendees

Sabrina Del Bosque

Shannon Barnes

Casey Bingham

Katy Vaughan

Pat Branson

Paul Hoffmeyer

Cody Frazier

Tim Atkins

Scott Rogers

Danny Kirbie

Jon Capps

Rebekah Eskridge

Craig Baker

Sharon Long

Tamara Chappell

Caleb Allen

David Lindsey

Charlene Goss

Holly Keown

Cortney Heinisch

Jerry Dean

Emma Hislop

I. Work Session Overview – Introductions

6:07 p.m. – 6:14 p.m.

1. Jerry Dean calls the joint workshop to order. (6:07 p.m.)
2. Roll Call of Attendees (6:11 p.m.)
3. The Kimley-Horn consultant team introduces themselves. (Mark Bowers, Reid Cleeter, Haley Carruthers, Connor Ford) (6:13 p.m.)

II. Session I – Visioning

6:14 p.m. – 6:50 p.m.

4. Haley Carruthers: The comprehensive plan materials we will look through today are on the surface of each table. Haley asks who is aware of the comprehensive planning process. (More than 50 percent of people raise their hands.) (6:14 p.m.)
5. Haley explains the timeline of the plan, engagement plan (280 completed surveys), already completed community engagement events, and stakeholder interviews. (6:15 p.m.)

In Haley’s presentation, infrastructure challenges were identified as a common theme. Other engagement takeaways were discussed, such as growth while maintaining the community feel and infrastructure. The community trusts city leadership. Residents desire additional park and recreation opportunities.

6. Mark Bowers discusses the first activity and strategic direction of the plan. (6:25 p.m.)

Mark discusses the strategic direction for the plan and explains that this activity will indicate whether the plan is representative of the community’s vision.

Mark describes word cloud. Mark begins reading of vision statement and guiding principles.

7. Mark explains Activity 1. (6:32 p.m.)
8. Group discussion in three small groups of 5-7. Discussion is captured within vision statement worksheets. (6:34 p.m.)

III. Session II – Future Land Use

6:50 p.m. – 7:30 p.m.

9. The presentation continues with Reid Cleeter discussing market findings. (6:50 p.m.)

Discussion of market analysis, market opportunity, and community desires. Market analysis also informs the near-, mid-, and long-term strategy for future development.

Discussion of SWOT Analysis of Crandall's Existing Conditions.

Discussion of what Crandall should do in the competition for regional development and capturing opportunity.

10. Haley discusses Future Land Use planning. (7:00 p.m.)
11. Commencement of second activity. Discussion is captured within dots on a map. (7:10 p.m.)
12. Jerry Dean states that growth is significant, and these figures may be conservative. We will approach a population of 20,000. Growth is coming, and I don't see it stopping, so we need to put up guard rails. We may be built out before 2050, so the time to guide that path is now. (7:12 p.m.)
13. Haley explains the second activity. (7:13 p.m.)
14. Participant asks what the difference is between urban and suburban. Reid explains. (7:15 p.m.)
15. Participants identify that development will continue along frontage roads and bypass highways. (7:16 p.m.)
16. Participants discuss the current conditions of Crandall and how that impacts future development. (7:18 p.m.)
17. Participant mentions that guiding development is difficult when the land is privately owned, as the landowner ultimately controls the land's destiny to an extent. (7:19 p.m.)
18. Participant mentions that more amenities are required for youth. Sports facilities are cited as an example that is lacking in Crandall compared to other communities. (7:20 p.m.)
19. Participants discuss how the far southeastern corner of Crandall will become industrial but in more of a suburban way due to it being on the edge of the city limits. (7:23 p.m.)
20. Participants discuss where parks could be within the City of Crandall. (7:25 p.m.)
21. Participants discuss a trail within the eastern edge of Crandall. (7:26 p.m.)
22. Participants discuss how developers may be willing to provide concessions to get development or incentives approved, such as trails or parks. (7:28 p.m.)

23. Reid Cleeter discusses how the maps will be utilized and incorporated into future recommendations (7:29 p.m.)

IV. Closing Statement & Next Steps

7:30 p.m. – 7:32 p.m.

24. Haley Carruthers states that the time is 7:30 p.m., and there is one more slide to discuss before the meeting ends. The Open House will be on September 10th. The consultant team will ask residents about findings utilizing feedback from this joint workshop. (7:30 p.m.)

25. The Open House will be in the Court Chambers on Trunk Street from 6:00 p.m. to 8:00 p.m. on September 10th. This event will be open to the public. (7:31 p.m.)

26. The meeting is adjourned. (7:32 p.m.)