



Introduction

The Envision Crandall Comprehensive Plan Open House #1 occurred on September 10th, 2024, from 6:00 PM to 8:00 PM. The event was open to the public and had 17 participants. The Open House materials were also made available virtually through a CVENT survey. 41 individuals completed this survey. The stations and high-level takeaways from both the in-person and online engagement are outlined in the following sections.





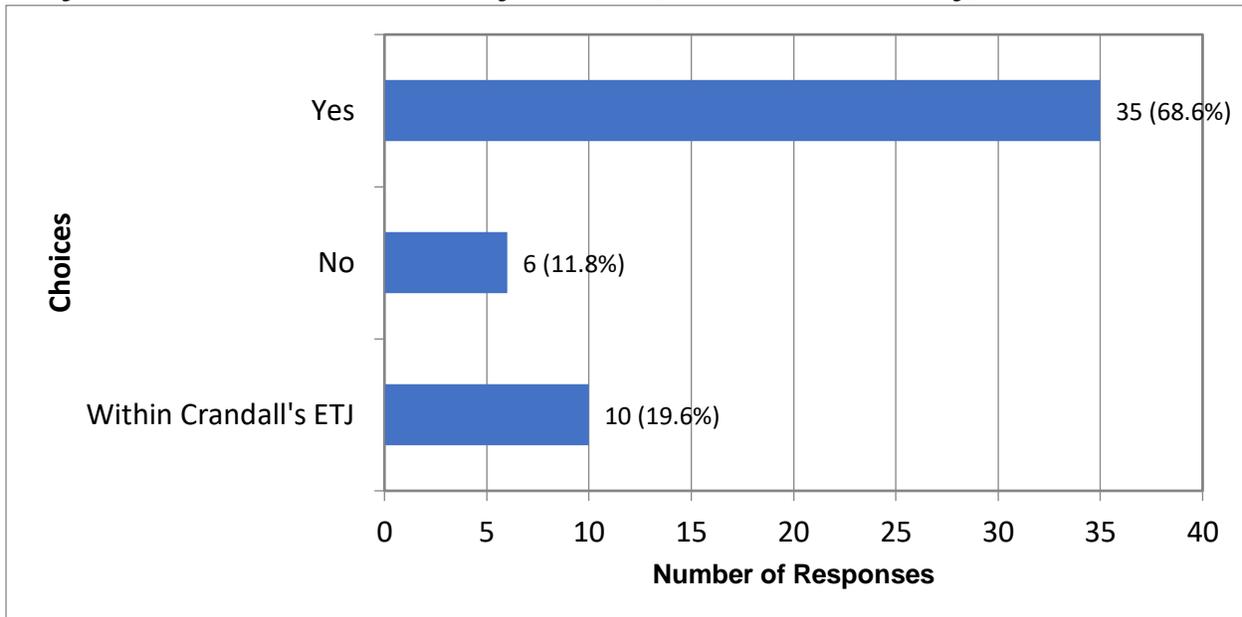
Live Work Board







Do you live within Crandall City Limits? (In-Person + Survey)



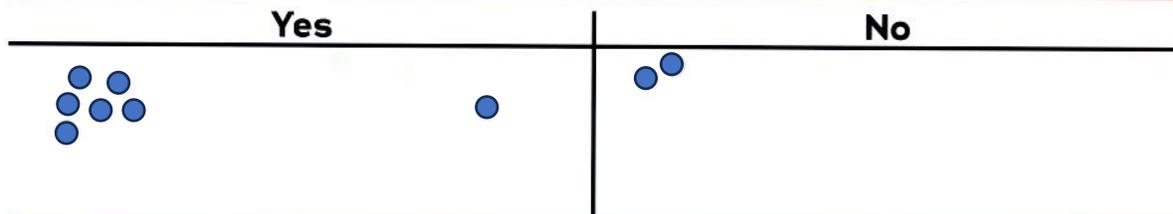
Vision Statement

BOARD 3	Envision Crandall Comprehensive Plan	
Vision Statement		

Draft Vision

Crandall is a safe community dedicated to maintaining its cherished small-town feel while embracing positive growth. Crandall will create inviting public spaces that foster connections, ensuring that future development enriches the character and identity of our community.

Place a dot in the appropriate column to indicate whether you agree or disagree with the Draft Vision.



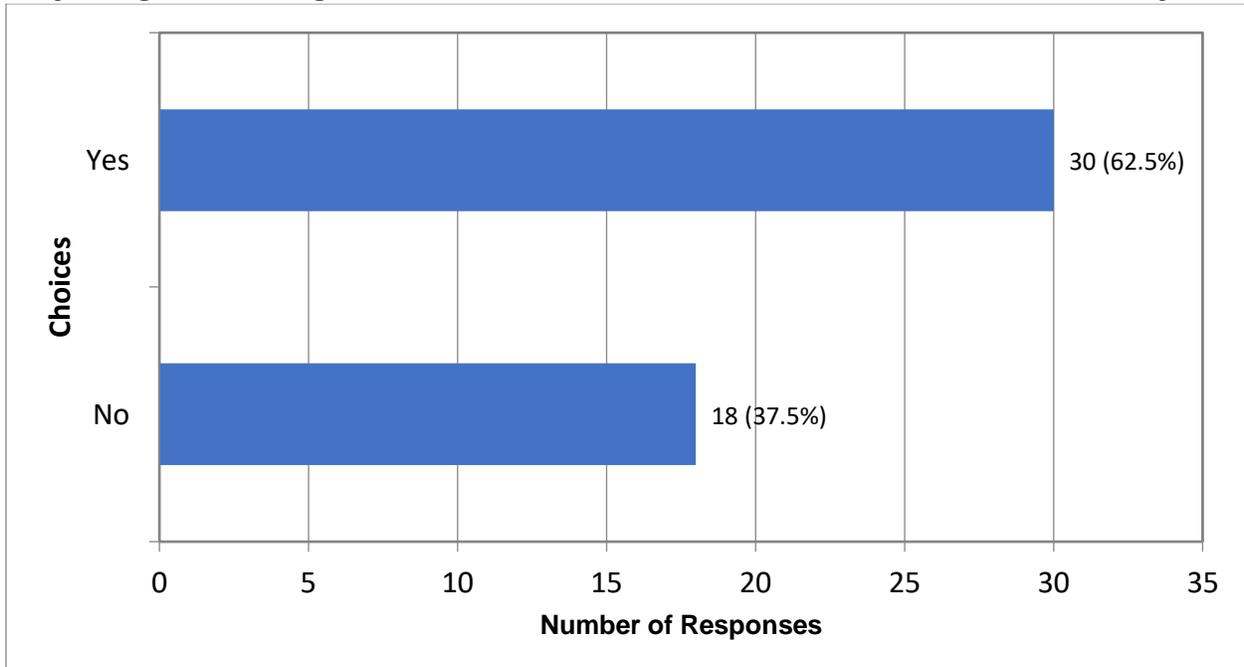
Is there something that we missed in the Vision Statement that should be added?

Establishing Crandall as a Cultural Arts District

cherish small town - better phrasing



Do you agree or disagree with the Draft Vision Statement? (In-Person + Survey)



Vision Statement Comments:

- Rapid growth in Crandall has raised concerns among about the loss of the small-town character.
- The swift development of numerous homes has outpaced the available infrastructure, leading to questions about sustainability.
- Residents worry that new housing projects may impact property values and increase crime rates.
- There is a strong sentiment among residents to preserve the town’s unique character and approach future developments with caution.
- Safety concerns are increasing as population density grows due to the influx of more affordable housing options.
- Residents desire development that prioritizes community well-being over short-term financial gains for developers.
- The current trajectory has led to comparisons with less desirable areas, prompting calls for higher-quality and more thoughtful housing developments.



Guiding Principles

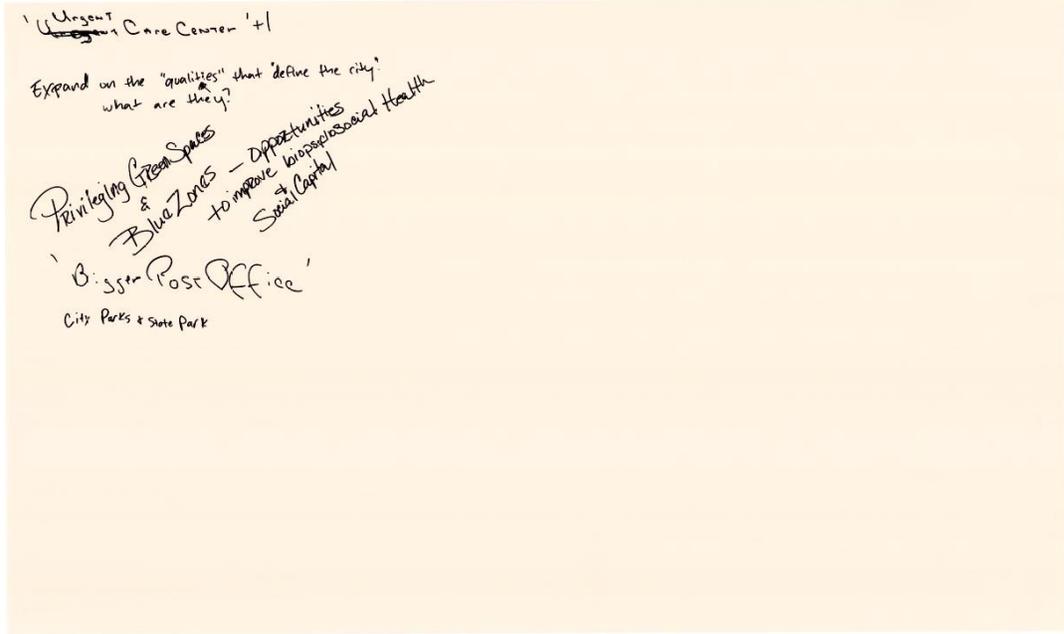
BOARD 5		Envision Grandall Comprehensive Plan		
5		Guiding Principles		
Place a tally in the appropriate column to indicate whether you agree, disagree, or are neutral with each Guiding Principle.				
Guiding Principles	Agree	Neutral	Disagree	
1. Responsible Growth	✓✓✓✓✓✓✓✓	✓		
2. Identity and Heritage Preservation	✓✓✓✓✓✓✓✓	✓✓		
3. Community Connections & Unique Destinations	✓✓✓✓✓✓✓✓	✓✓		
4. Quality of Life	✓✓✓✓✓✓✓✓			
5. Economic Opportunity	✓✓✓✓✓✓✓✓			
6. Vibrant Downtown	✓✓✓✓✓✓✓✓	✓		
7. Innovative Sustainability & Infrastructure	✓✓✓✓✓✓✓✓	✓✓		

Do you agree, feel neutral, or disagree with each guiding principle? (In-Person + Survey)

Choices	Agree	Neutral	Disagree
Responsible Growth	56.5%	12.3%	31.2%
Identity and Heritage Preservation	52.3%	27.1%	20.6%
Community Connections and Unique Destinations	59.8%	19.9%	20.3%
Quality of Life	62.1%	19.5%	18.4%
Economic Opportunity	56.8%	14.6%	28.6%
Vibrant Downtown	55.9%	17.3%	26.8%
Innovative Sustainability and Infrastructure	60.1%	14.8%	25.1%



Is there something that we missed in the guiding principles that should be added?



Kinley Horn

Guiding Principles Comments:

- Some residents feel that the city is not adequately addressing infrastructure needs.
- Concerns are raised about the town's direction, with residents fearing it may evolve into a more urban environment similar to Dallas or Seagoville.
- A number of residents believe that ongoing developments are undermining the small-town feel and overall quality of life in Crandall.
- There is skepticism regarding the city's commitment to innovative sustainability and infrastructure improvements, with calls for more actionable change.
- Residents express interest in an urgent care center, a bigger post office, and another city park.
- Greater access to green spaces and blue zones is desired to improve health and social outcomes.
- Some residents feel as if the downtown needs improvement.



PlaceType Review

Rural Placetypes

BOARD 8
Envision Crandall Comprehensive Plan

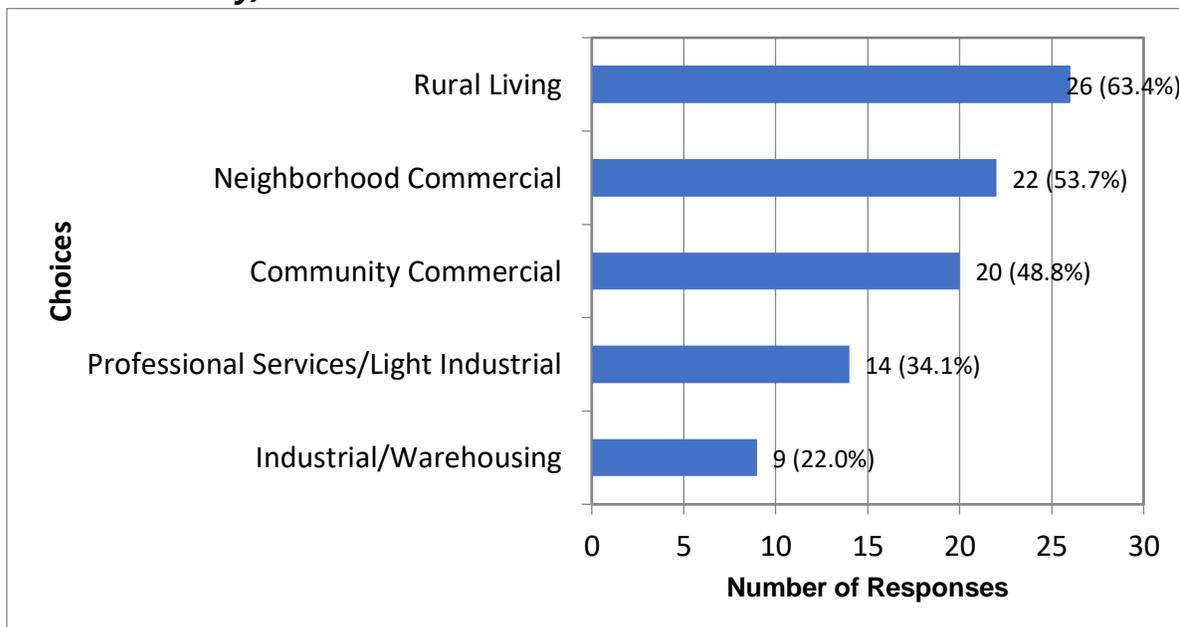
Rural PlaceTypes

Place a dot where you think a PlaceType should go within the Rural areas! Mark a tally if you agree the placetype fits in a rural context.

Dot Color	PlaceTypes	Agree
●	Rural Living	
●	Neighborhood Commercial	
●	Community Commercial	
●	Professional Services/ Light Industrial	
●	Industrial/ Warehousing	

Kimley-Horn

Select the listed PlaceTypes that you think should go within the Rural areas (In-Person + Survey).





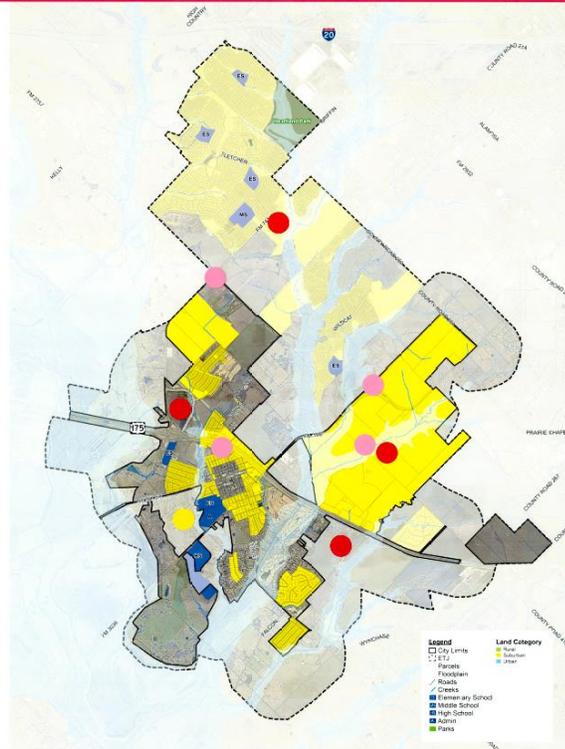
Suburban Placetypes

BOARD 9 Envision Crandall Comprehensive Plan
Suburban PlaceTypes

Suburban PlaceTypes

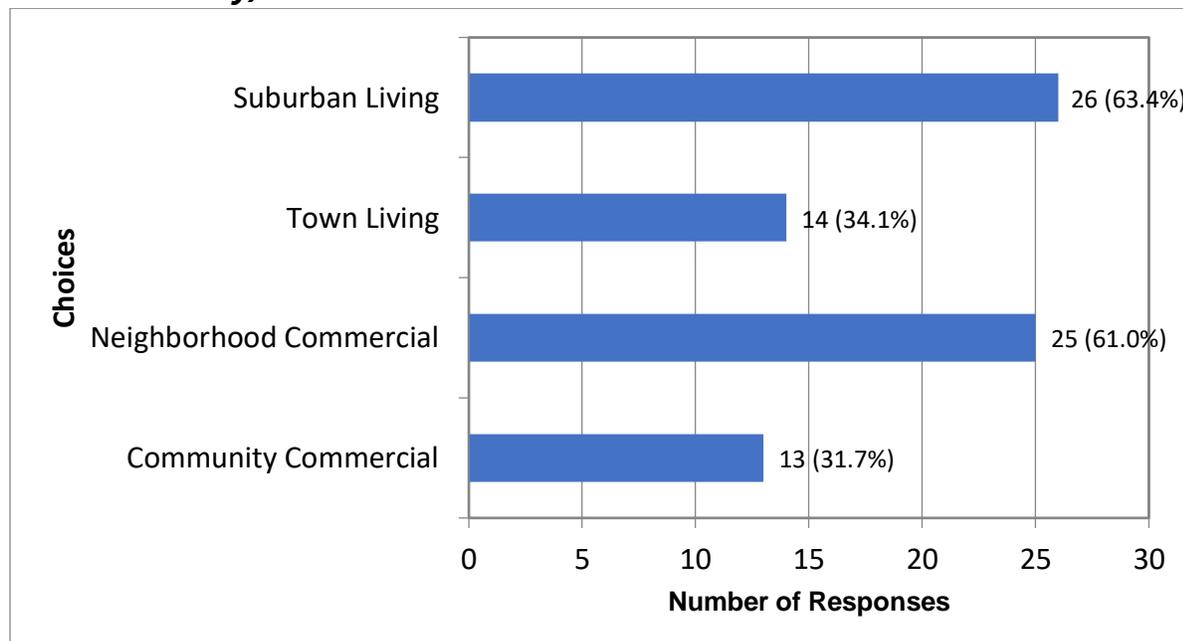
Place a dot where you think a PlaceType should go within the Suburban areas! Mark a tally if you agree the placetype fits in a suburban context.

Dot Color	PlaceTypes	Agree
	Suburban Living	
	Town Living	
	Neighborhood Commercial	
	Community Commercial	1



Kinley @Horn

Select the listed PlaceTypes that you think should go within the Rural areas (In-Person + Survey).





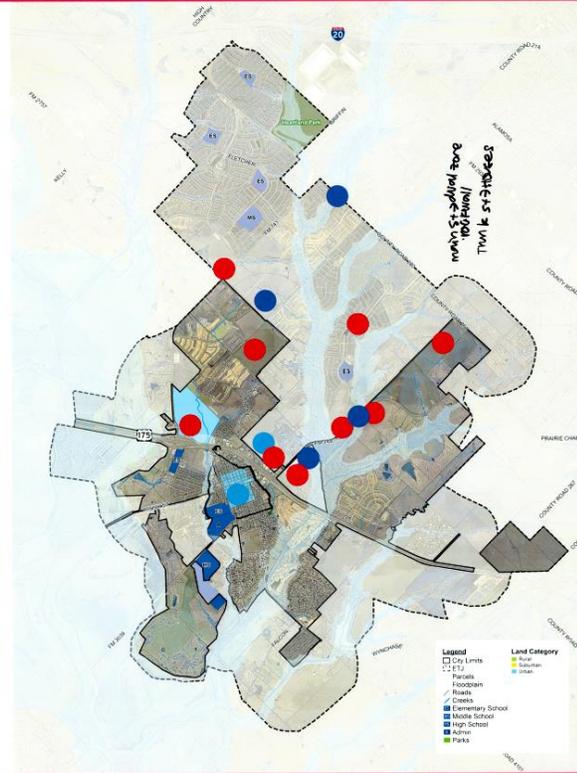
Urban PlaceTypes

BOARD 10 | Envision Crandall Comprehensive Plan | **Urban PlaceTypes**

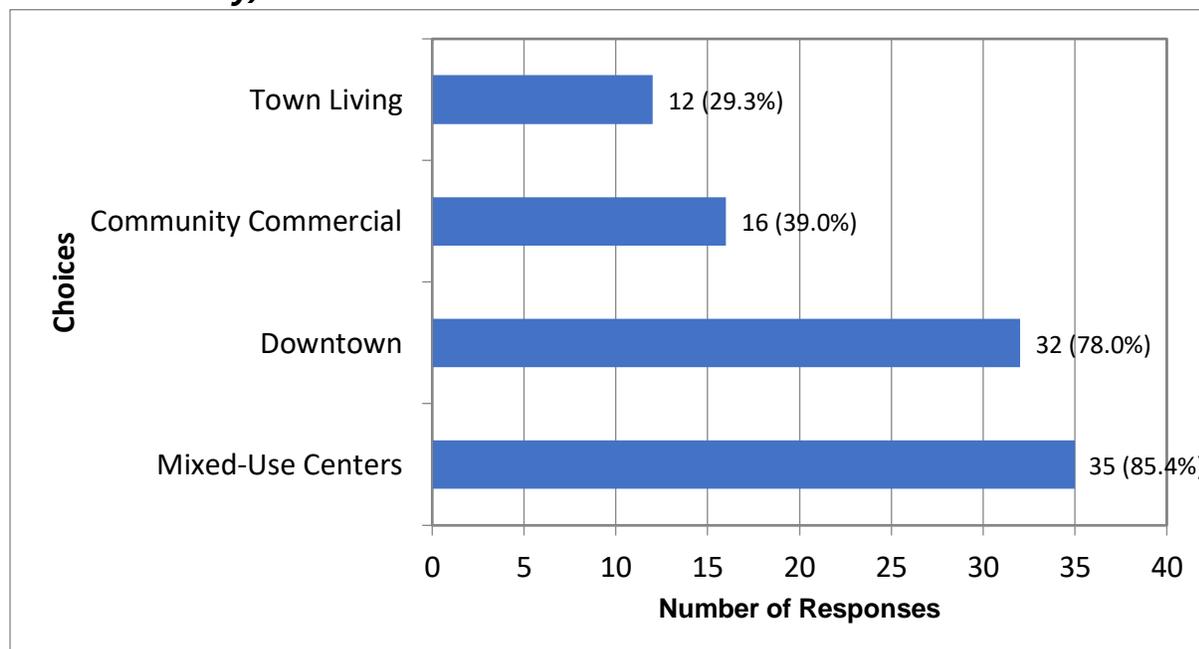
Urban PlaceTypes

Place a dot where you think a PlaceType should go within the Urban areas! Mark a tally if you agree the placetype fits in an urban context.

Dot Color	PlaceTypes	Agree
	Town Living	✓ ✓ ✓ ✓
	Community Commercial	✓ ✓ ✓
	Downtown	✓ ✓ ✓ ✓
	Mixed-Use Centers	✓ ✓ ✓



Select the listed PlaceTypes that you think should go within the Urban areas (In-Person + Survey).

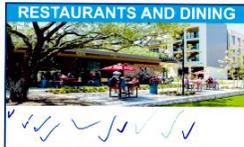
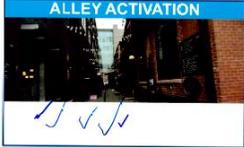
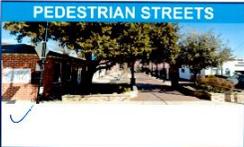
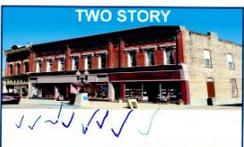




Downtown

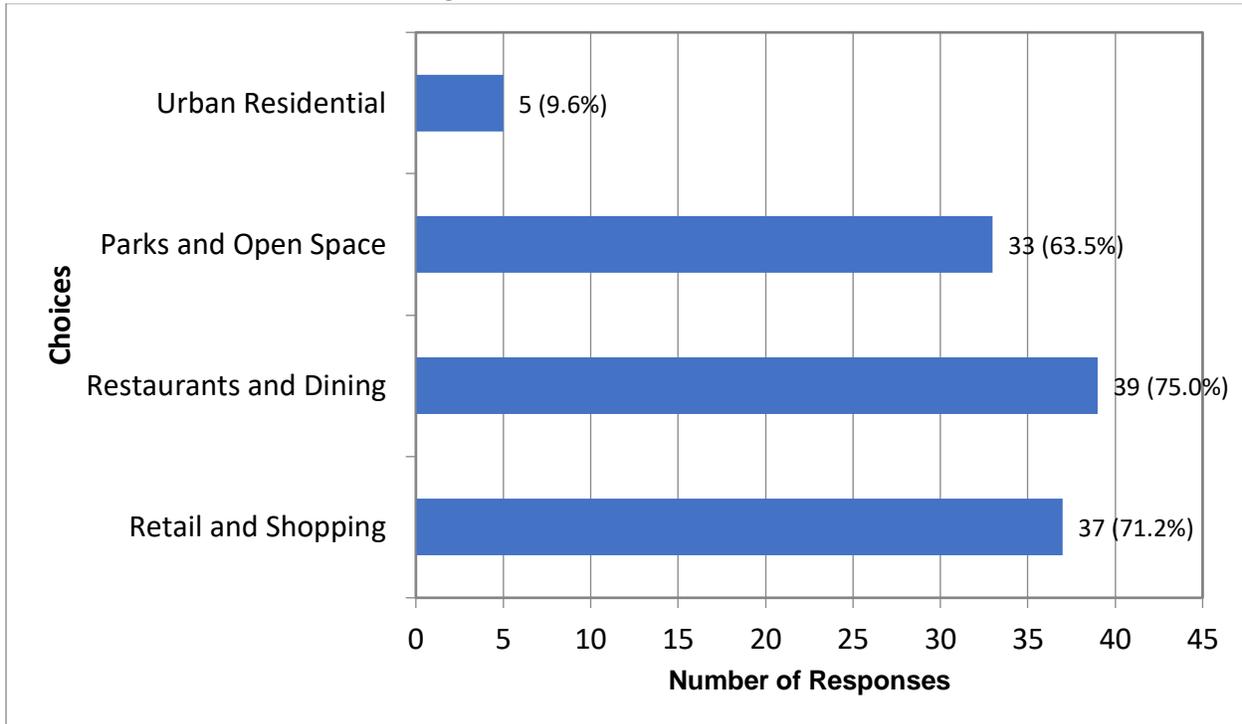
BOARD 11	Envision Crandall Comprehensive Plan Downtown	
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Below are several categories of images that display building height, land uses, and urban form of buildings in a downtown setting. Place a tally next to the images you think would fit well in Crandall now or in the future!

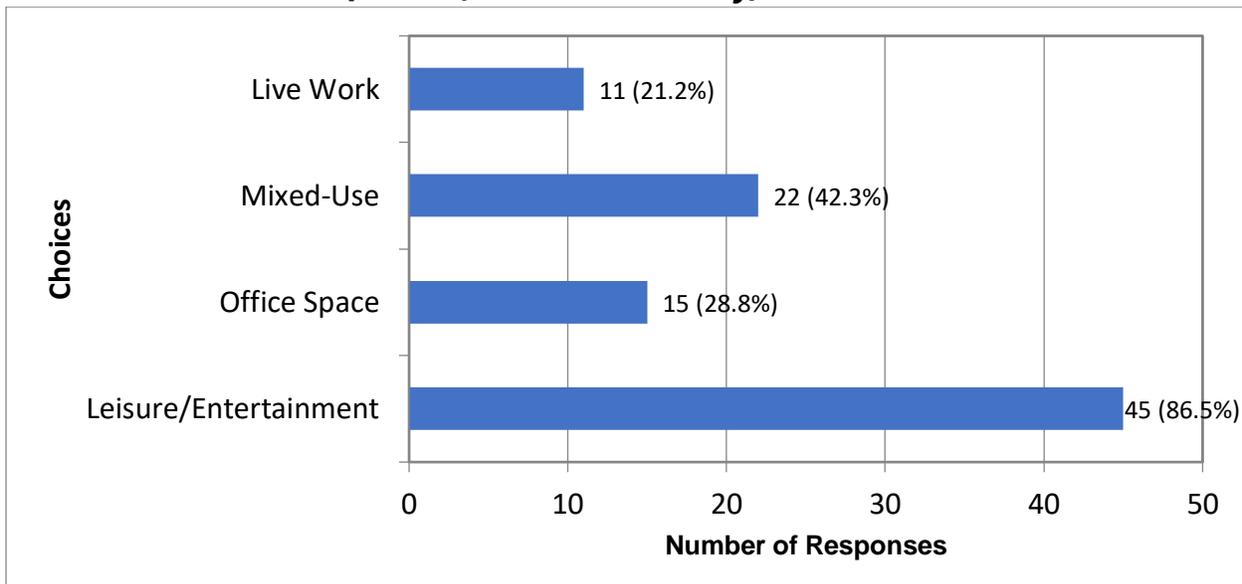
USE				
COMMERCIAL/ MIXED-USE				
SPECIAL RIGHT-OF-WAY				
SCALE				



Select which of the uses you believe would fit well in Downtown Crandall now or in the future. (In-Person + Survey)

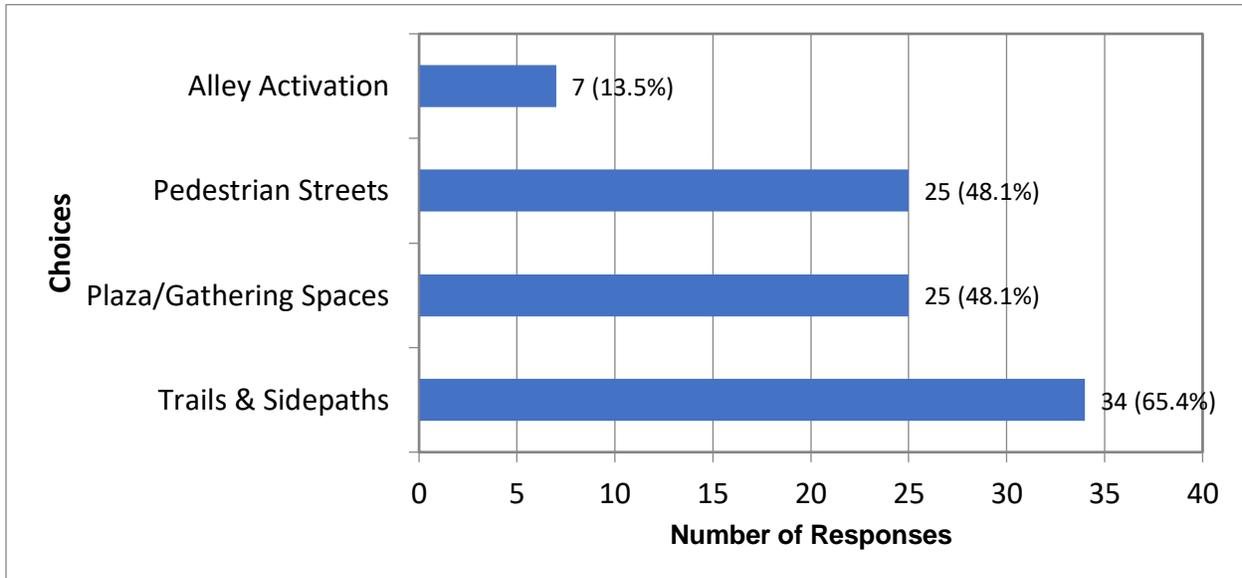


Select which commercial/mixed uses you believe would fit well in Downtown Crandall now or in the future. (In-Person + Survey)

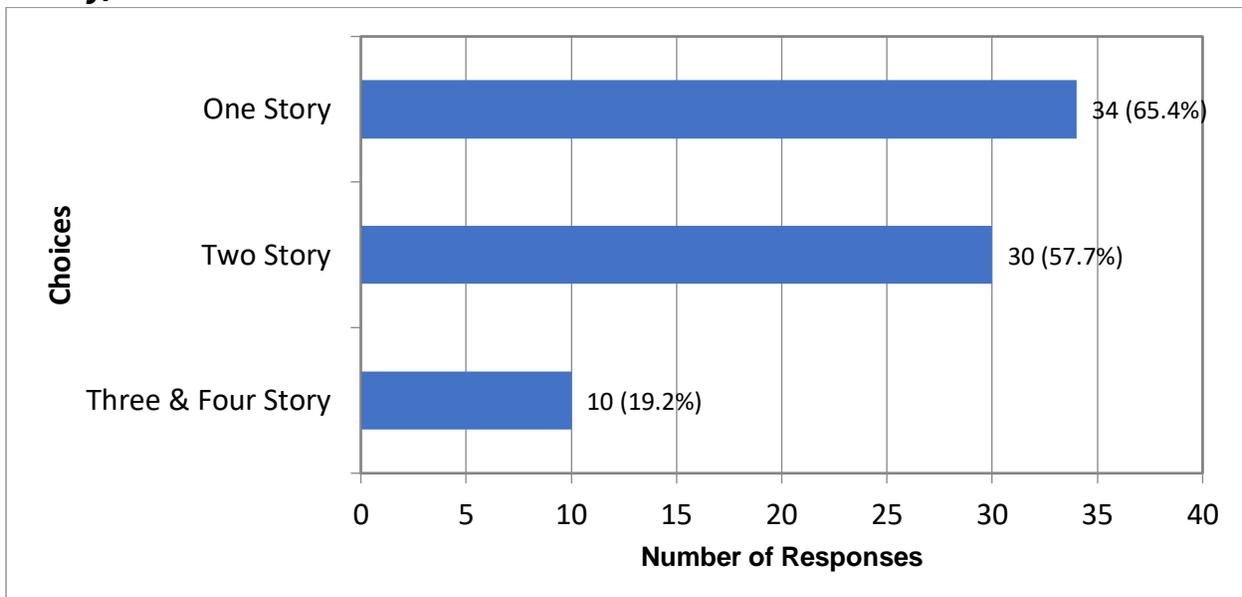




Select which special right-of-way you believe would fit well in Downtown Crandall now or in the future. (In-Person + Survey)



What is the appropriate height for buildings in Downtown Crandall? (In-Person + Survey)





Downtown Focus Areas

BOARD 12	Envision Crandall Comprehensive Plan Downtown	
Downtown Focus Areas		
<p>Place a numbered dot on the location you would like to focus on, then write the matching number and your comment below.</p>		
Greatest Opportunities	Needs to be Fixed	
Preserve the Area		
Comments		
<p>1-5/8 Dated 1. -> Needs a total overhaul it is not attractive 2. Kid Friendly - yellow 2. Red - Fix Main street road - paving - several other downtown roads need major help 3+4 Red - Fix roads - the traffic 3) Yellow - Develop open areas (playground) Red 4. Pickleball! - Concrete pad is already there!</p>		
Kimley-Horn		

Downtown Comments (In-Person + Survey)

- Residents advocate for enhancing small business growth and revitalizing existing buildings to preserve the town's charm.
- There is a desire for improved infrastructure, including parks and open spaces, to create community gathering areas.
- Many residents emphasize the importance of developing a vibrant entertainment district with shopping, dining, and recreational options.
- The community seeks to maintain its historical character while expanding social outlets and amenities.
- Suggestions include adding more restaurants and gathering spaces to make Crandall a more attractive destination.
- Some residents express satisfaction with the town's current state and value its historical buildings.
- There is a call for better urban planning that balances growth with maintaining the small-town feel.
- The community sees potential in existing open land to develop parks and recreational facilities for families.



Parks, Trails, and Open Space

BOARD 13 Envision Grandall Comprehensive Plan
Parks, Trails, Open Space

Focus Areas

Place a numbered dot on the location you would like to focus on, then write the matching number and your comment below.

● **Greatest Opportunities**

● **Needs to be Fixed**

● **Preserve the Area**

Comments

1 - COMMUNITY GARDEN AMEN
 #1 needs Lights
 Farmers Market.

2 Red - The Roads - the traffic

2-3 Yellow - Open spaces somewhere in their areas
 Park, Community Garden, etc.

Need more parks + trails

7 - BRUSH needs to be zoned as imp
 L curb-walks
 L side walks
 L lighting
 L traffic cross areas

5. Park/Recreation

Parks, Trails, and Open Space Comments (In-Person + Survey)

- Residents emphasize the importance of creating safe, well-maintained parks and walking trails for families to enjoy.
- Webb Park should be preserved, as it is the only public park.
- Some residents call for greater marketing of parks.
- There is a strong desire for designated public meeting areas to foster community engagement.
- Park-related amenities that were suggested include a community garden, farmers' market, and dog park.
- Suggestions include developing a comprehensive network of walking and biking trails to promote exercise and family activities.
- There is potential for utilizing available land to establish sports complexes, public parks, and playgrounds for children.
- Enhancing neighborhood connectivity and incorporating existing flood plains into green spaces are valuable opportunities.
- Community members express a need for larger parks with diverse facilities, including running tracks and multi-use fields.
- Overall, there is a call for increased recreational options to support a vibrant, family-friendly environment in Crandall.



Mobility and Thoroughfare Plan

BOARD
14
Envision Crandall Comprehensive Plan
Mobility and Thoroughfare Plan

Focus Areas

Place a dot where you think focus areas should be.

- Severe rehabilitation and repair needed
- Congestion and traffic
- Minor maintenance needs (debris, new striping, etc.)
- Safety, pedestrian issues, low visibility
- Flooding issues
- New opportunity connections

Comments

Consider the Mobility and Thoroughfare Map above and select the focus areas you believe should be a priority (In-Person + Survey).

Choices	Number of Responses
Severe rehabilitation and repair needed	23
Congestion and traffic	44
Minor maintenance needs (debris, new striping, etc.)	10
Safety, pedestrian issues, low visibility	24
Flooding issues	11
New opportunity connections	16

Mobility and Thoroughfare Plan Comments (In-Person + Survey)

- Residents express significant concerns about traffic congestion and the need for more roads to accommodate growth.
- There is a call for improved traffic management, including the installation of more stop lights and walk signs for safety.
- Participants mentioned that some drainage ditches along roads require maintenance.



- Many community members highlight the importance of maintaining road quality, noting issues like potholes that can damage vehicles.
- Suggestions include creating sidewalks and bike lanes to enhance safety for children traveling to school and local destinations.
- There is a request for better regulation of large vehicles on smaller roads to prevent damage and maintain safety.
- Residents report that traffic delays at four-way stops and intersections are problematic, necessitating increased police presence for management.
- Overall, there is a strong consensus that urgent improvements are needed to support the town's growth and ensure safe, efficient transportation for all residents.