



Crاندall Unified Development Code

Community Meeting #1

March 5, 2026

6:30-8:30 PM

Kimley»»Horn

Meeting Overview



Introductions



Project Context



Project Overview



Questions & Answers (Q&A)

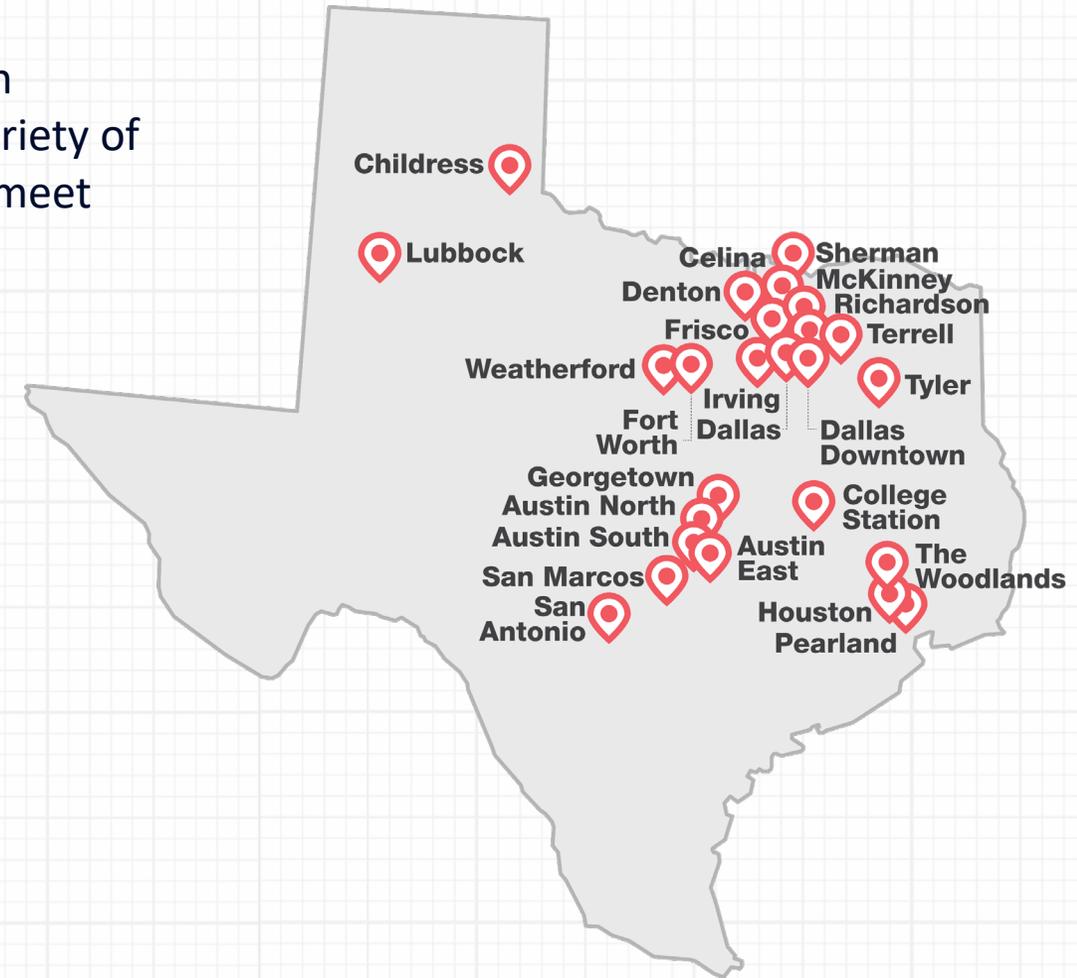
Introductions



Your Consultant Team | Kimley-Horn Associates

Kimley-Horn is a multi-disciplinary consultancy that specializes in engineering, planning and design. Utilizing resources across a variety of disciplines help to generate creative yet practical solutions that meet specific project needs. Kimley-Horn has:

- Over 20+ disciplines to target client needs
- 1,800+ Texas Employees for optimal bandwidth and capacity
- 58 years in the business



Project Manager
and Lead Planner
Carissa Cox, AICP



Senior Planner
Adolfo Gonzalez



Communications
Allie Stephenson

Your Technical Advisory Committee

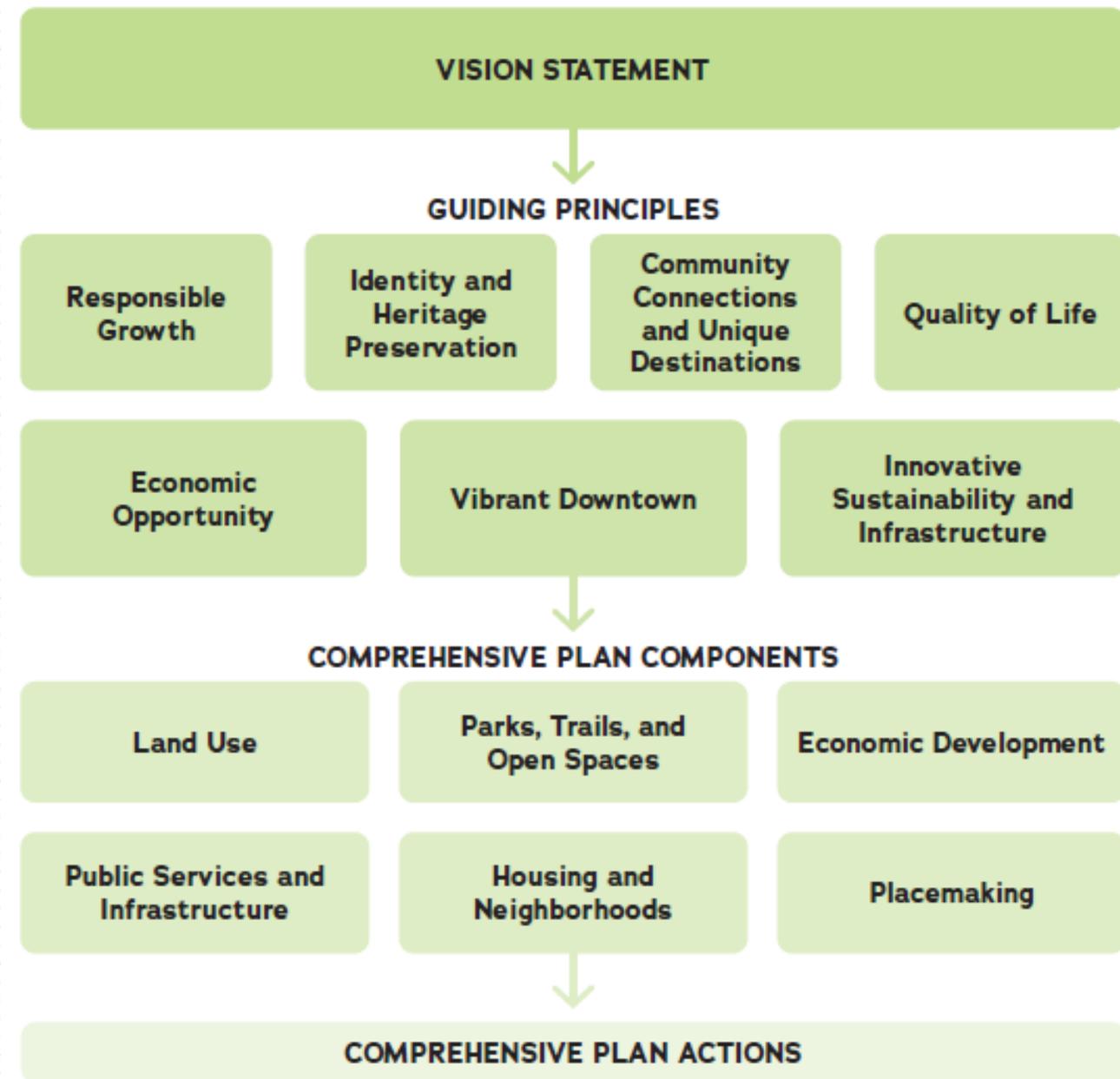
Committee Member #	Name	Position
Committee Member #1	David Lindsey	Mayor
Committee Member #2	Scott Rogers	Mayor Pro-Team
Committee Member #3	George Martinez	P&Z
Committee Member #4	Craig Baker	P&Z
Committee Member #5	Rebekah Eskridge	EDC
Committee Member #6	David Sanchez	City Manager
Committee Member #7	Tamara Chappell	Director of Administration - HR
Committee Member #8	Jason Brooks	Code Enforcement Officer
Committee Member #9	Lorena Meeks	Permit Technician
Committee Member #10	Meleta Moore	Communications and Marketing Coordinator

Project Context



Envision Crandall: Plan Overview

- The Plan establishes a long-term vision for the future growth of Crandall
- The Plan has several key elements that collectively shape and drive the future development of the area:
 - Vision Statement
 - Guiding Principles
 - Plan Components
 - Future Land Use Strategy



Envision Crandall: Vision Statement

“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.*”

Guiding Principles



Responsible Growth

Crandall will foster intentional and strategic growth, ensuring that all development enhances our community while collaborating to uphold the unique values and qualities that define the City.



Identity and Heritage Preservation

Crandall is dedicated to preserving and enhancing its rich heritage and small-town charm by integrating Crandall's character and current historical assets in future improvements.



Community Connections and Unique Destinations

Crandall will create and maintain welcoming spaces for entertainment and recreation that unite people and forge strong, lasting connections and a deep sense of belonging within the community.



Quality of Life

Crandall will emphasize providing safe neighborhoods while offering social, recreational, and life-enhancing opportunities for residents at all stages of life.



Economic Opportunity

Crandall will support and grow a thriving local economy by encouraging business development and providing educational opportunities to develop a skilled workforce that will contribute to the creation of jobs and additional investment into the City's economic environment.



Vibrant Downtown

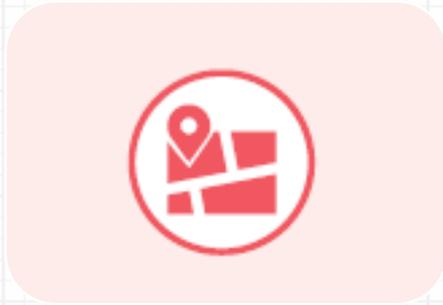
Crandall will cultivate a vibrant Downtown, making it a lively destination, offering a dynamic mix of retail, dining, and cultural experiences that draw people together and energize the community.



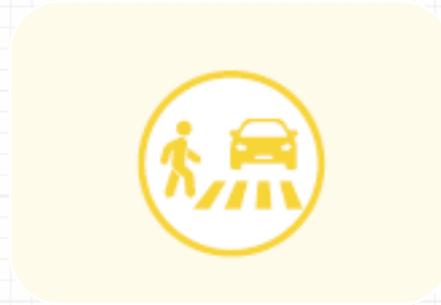
Innovative Sustainability and Infrastructure

Crandall will invest and partner in practices and policies that promote resource efficiency and support the growing community, ensuring that the roads, utilities, and public services can meet the needs of residents and businesses today and in the future.

Envision Crandall: Plan Components



Future Land Use



Mobility



Downtown



**Economic
Development**



**Public
Infrastructure**



**Parks, Trails, and
Open Space**

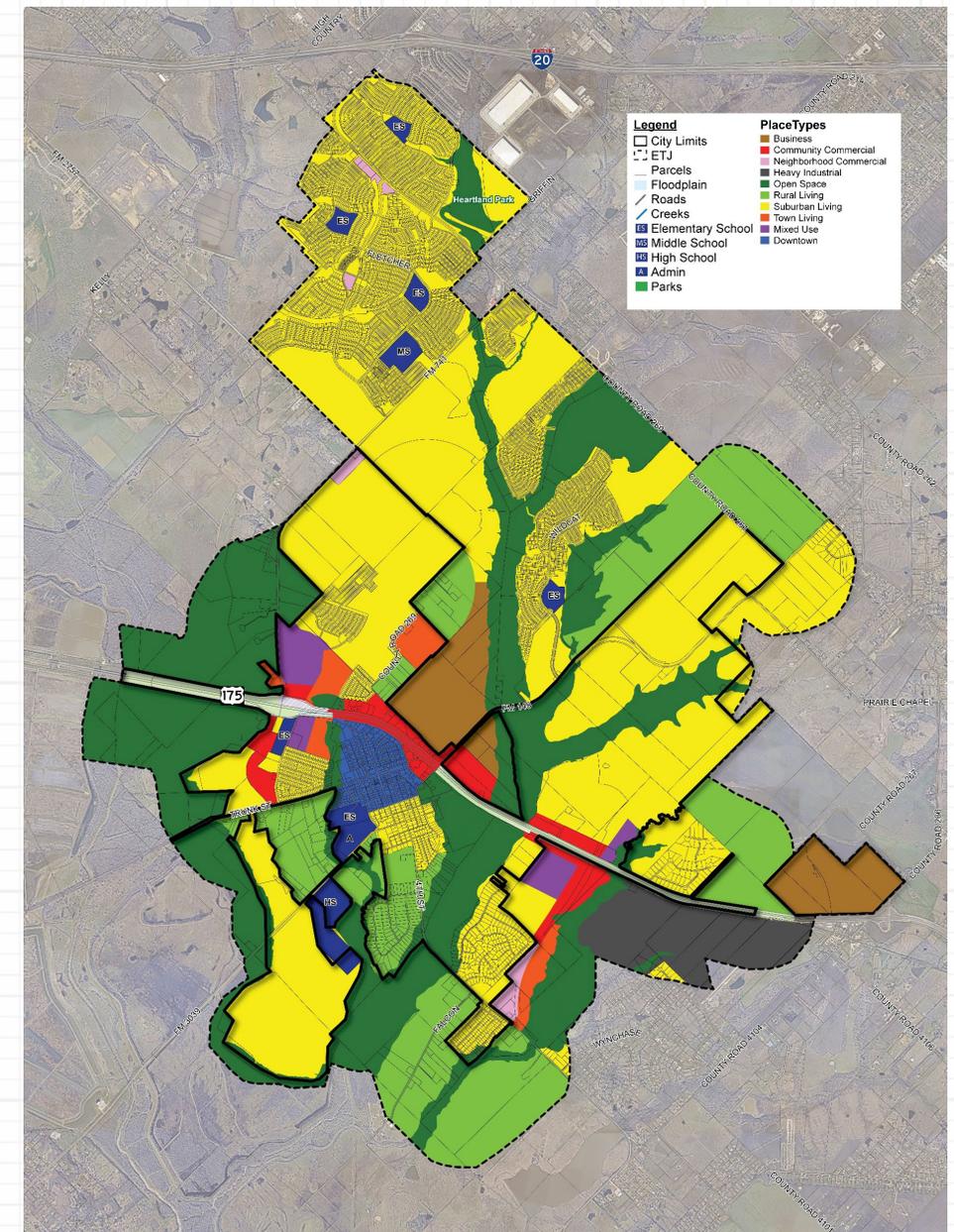


**Hazard Mitigation
and Resiliency**

Crandall Future Land Use

The Land Use Plan:

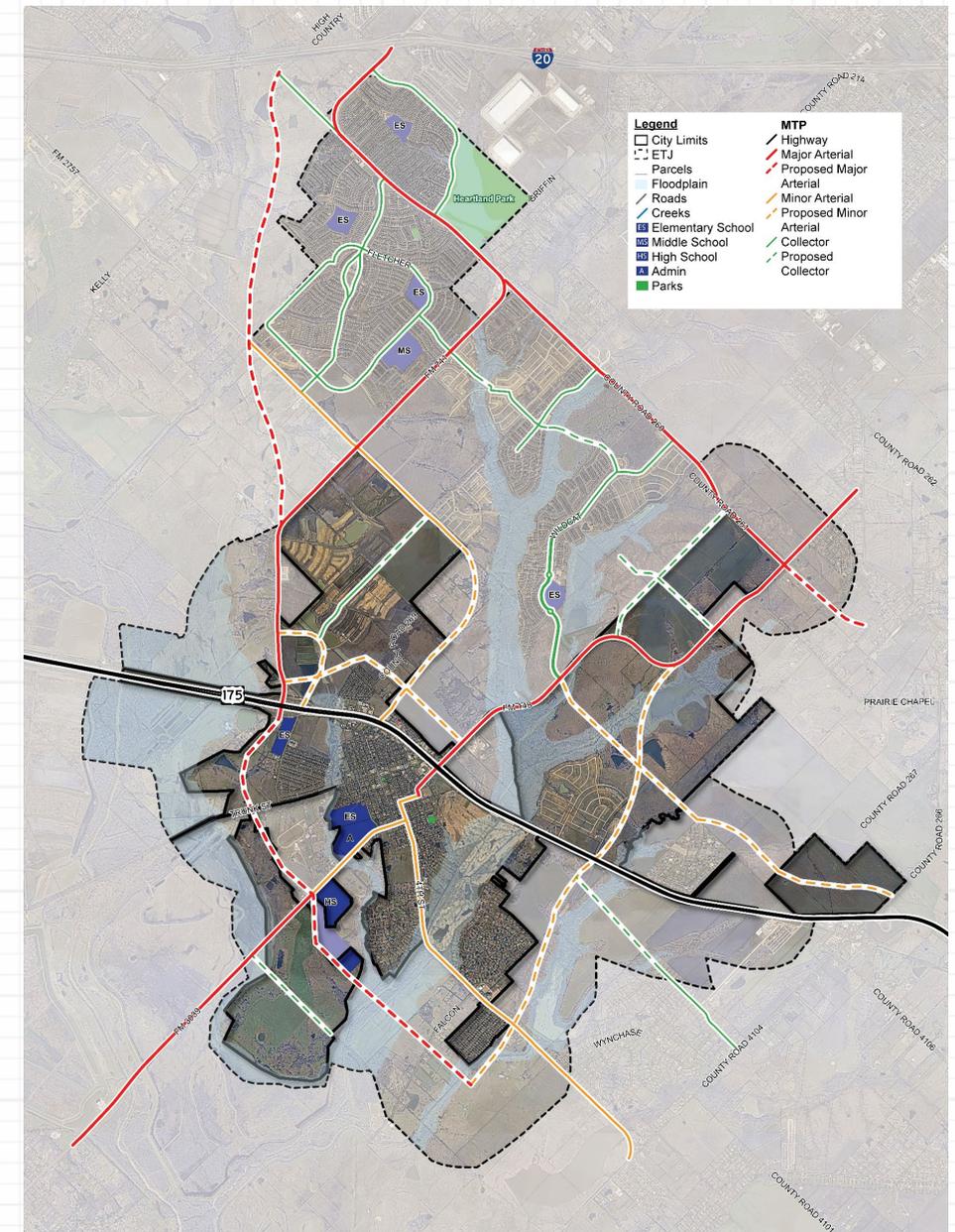
- guides the utilization of land and physical space in Crandall.
- acts as a Policy Guide for the community
- Informs decision makers on the approvals of new development, the use of land, and the design and intensity of uses on a site
- is not zoning
- Covers all land in the city limits and in Crandall's extra-territorial jurisdiction (ETJ)



Crandall Thoroughfare Plan

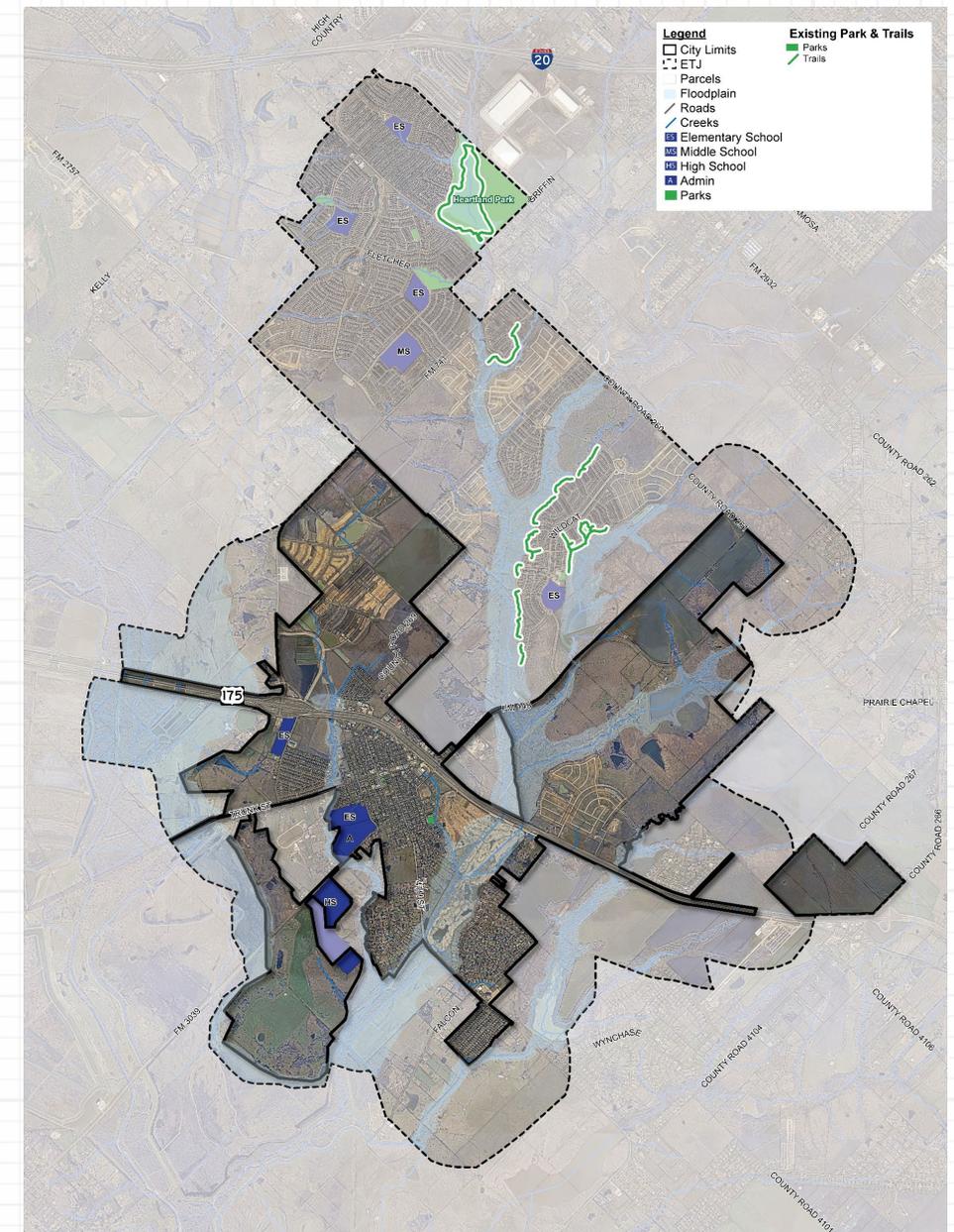
The Thoroughfare Plan is:

- a guide for determining the size and amenities of Crandall roadways
- based on current and future development plans, transportation needs, and physical barriers.



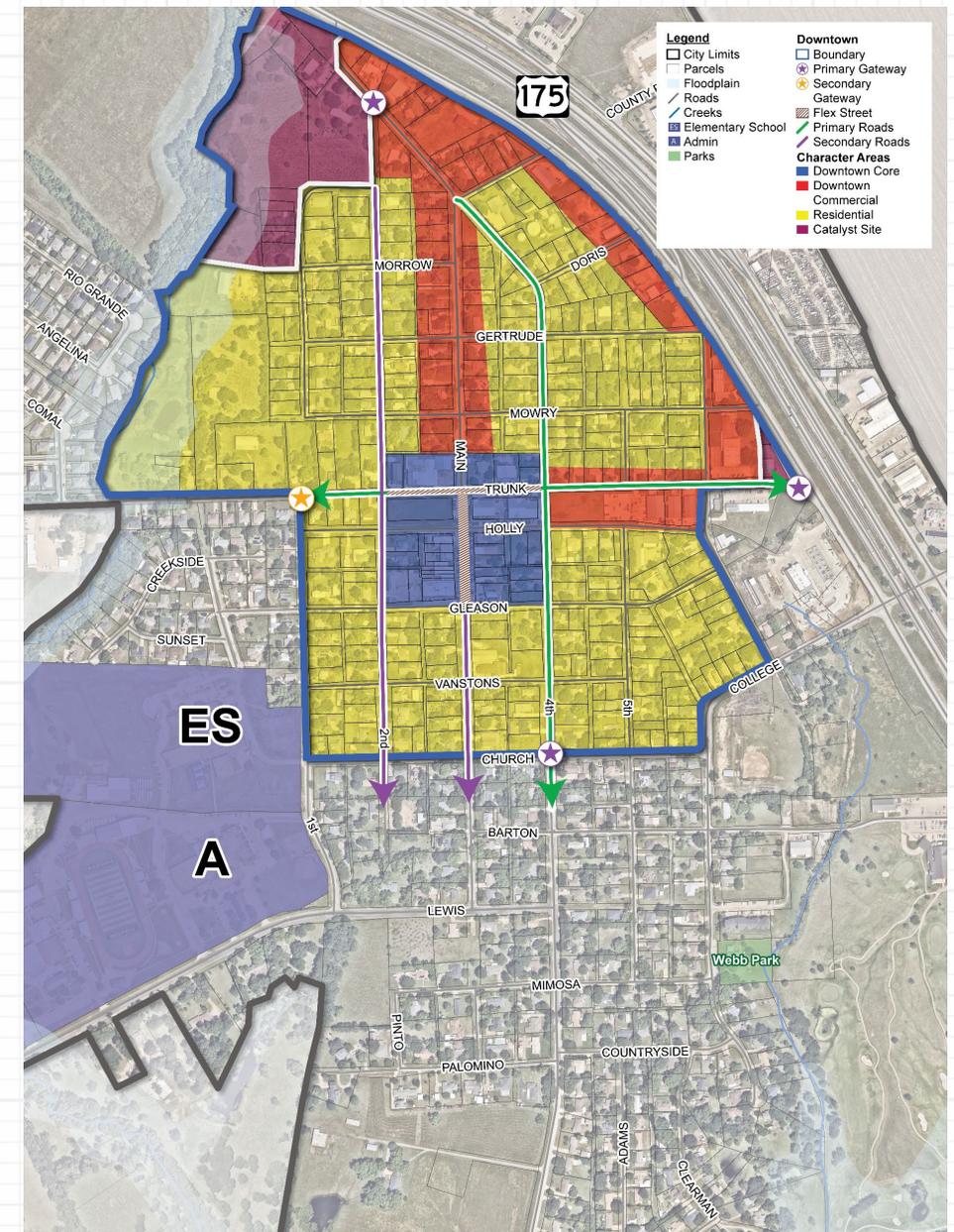
Crandall Parks and Trails Inventory

- The Envision Crandall Comprehensive Plan provided a vision for expanding park amenities and improving connectivity.
- The map shows the existing inventory of parks and trails within Crandall's jurisdiction.



Downtown Crandall

- The Envision Crandall Comprehensive Plan outlines a strategic vision of transforming Downtown Crandall into an economic driver.
- The map displays current zoning boundaries of Old Town Crandall, identifying points of interest and character areas.



Project Overview



What is a UDC?

- It is a comprehensive collection of all the adopted ordinances of the City that are used to regulate the use and development of land.
- It includes:
 - ✓ Zoning
 - ✓ Subdivision regulations
 - ✓ Design standards
 - ✓ Procedures for zoning, subdivision and land development
- It simplifies the regulatory process, ensuring consistency and clarity in planning and development decisions.



What is a UDC?

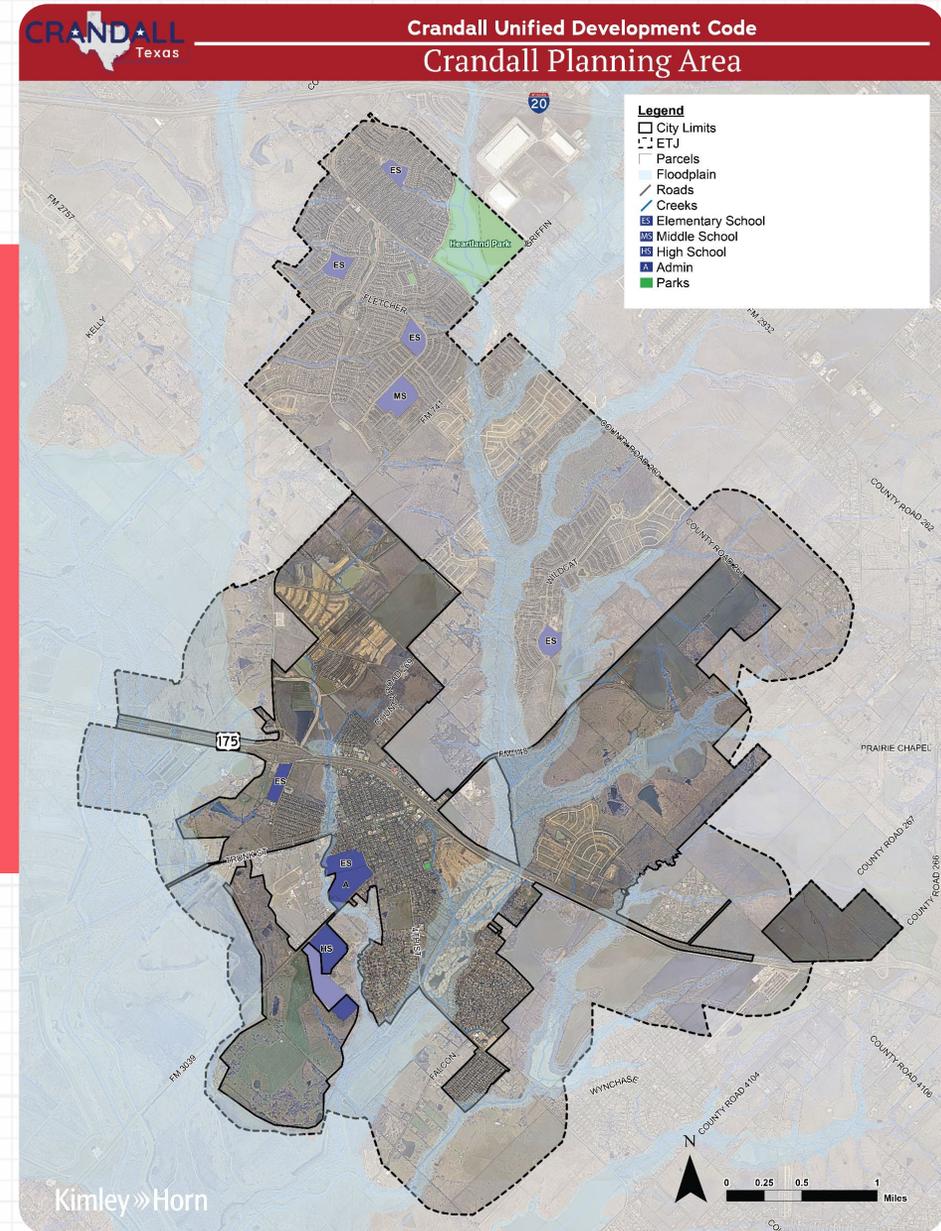
The UDC services several key purposes:

- **Provide a legal framework** for planning and development decisions, ensuring they are made consistently and predictably
- **Protect public health, safety and welfare**, addressing adequacy of infrastructure systems and environmental protection
- Promote economic growth and **attract desirable investment**, creating vibrant communities and job opportunities
- **Preserve and enhance the unique character of Crandall** by regulating elements of site and subdivision design, such as signage and landscaping

What Applies Where?

The State enables cities to enforce certain regulations within certain boundaries:

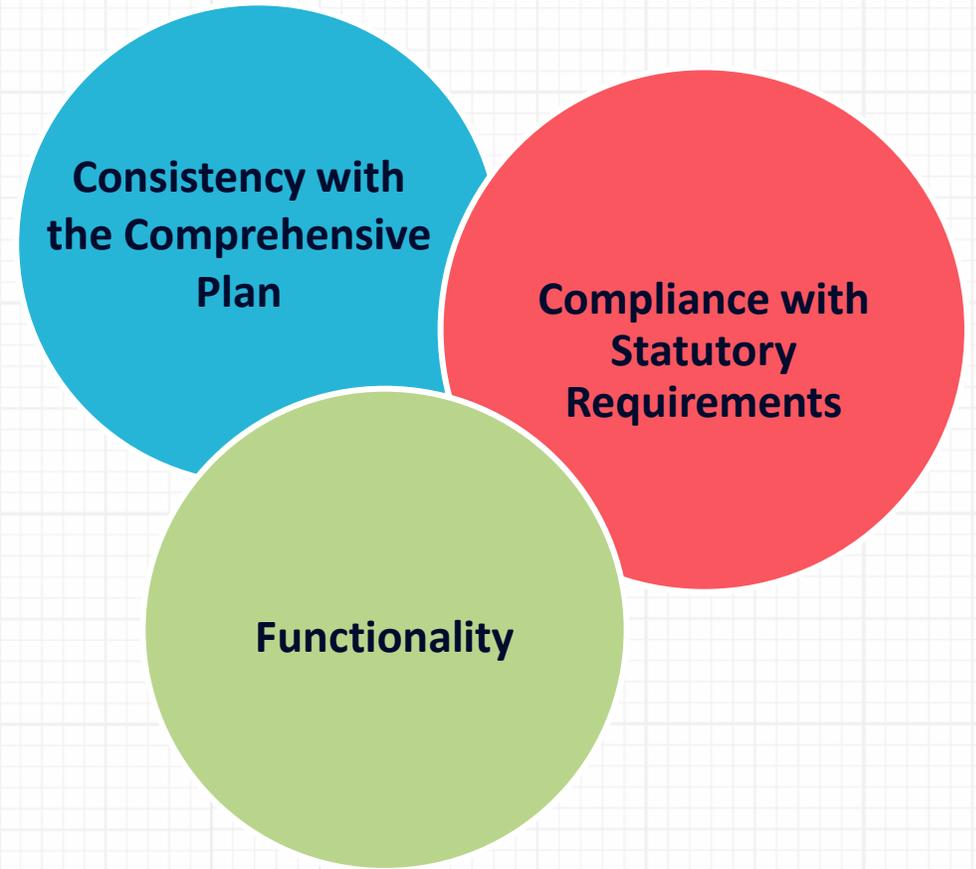
- Zoning and building regulations apply within city limits
- Platting applies within the city limits and ETJ



First Step: the UDC Diagnostic

The UDC Diagnostic **IS** a set of recommendations to guide the update of the UDC to align with three considerations.

The UDC Diagnostic **IS NOT** a rewrite of the code. Additional participatory processes are required to develop new code provisions.



Diagnostic Focus Areas

Code Diagnostic Workshop Activity (May 2025)

Step 1: Participants identified challenges they experience as a decision-maker with the City's current UDC.

Step 2: Discuss each response as a group.

Step 3: Organize responses to shape priorities and a direction to move forward with.

Code Diagnostic Workshop Activity Results

Key UDC Issues/Themes

- **Consistency** – remove instances of contradictions
- Condense ‘wordy’ sections – be more **user-friendly**
- Needs to be thorough – **no ‘grey areas’**
- **Needs to be stronger** for development purposes
- Clearly define **authority** within City Limits and ETJ
- **Platting requirements and processes need to be clear**
- Create a **Master Fee Schedule** that is reviewed regularly
- Expand demand/**attractiveness for Downtown Crandall**
- Mitigate the practice of developers building **‘cheaply made homes’ on small lots**

Aligning the Plan and the Code:

Elements of the Comprehensive Plan:

- Future Land Use
- Mobility
- Downtown
- Economic Development
- Public Infrastructure
- Parks, Trails, and Open Space
- Hazard Mitigation and Resilience

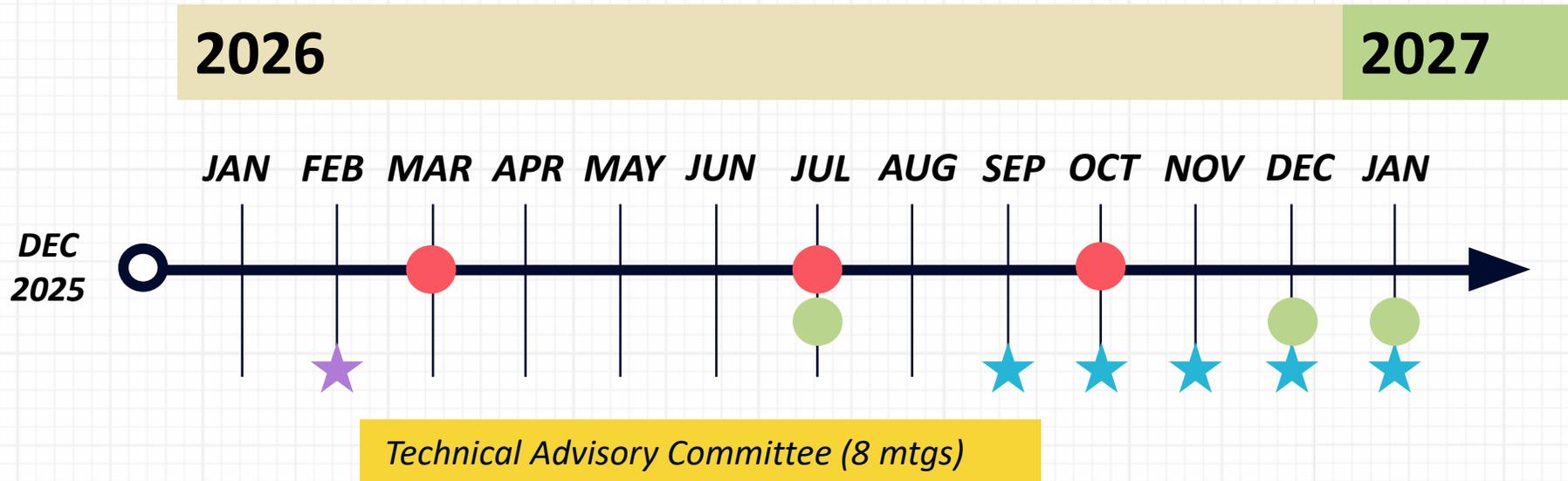
Elements of the UDC:

- Zoning
 - Permitted Uses
 - Development Intensity
 - Dimensional Standards
 - Building Design
 - Landscape
 - Open Space Amenities
- Subdivision
 - Infrastructure Standards
 - Connectivity
 - Parks and Trails
 - Floodplain & Drainage
 - Tree Protection
- Design Standards
 - Site layout
 - Building architecture
 - Streetscape
 - Signage
- Procedures
 - Approval authority
 - Public Notices
 - Rezoning
 - Technical Reviews

Project Approach

- Align Crandall's development regulations with the comprehensive plan
- Improve legibility through re-structuring and general clean-up
- Add sections where there are critical gaps
- Address priority issues the City wants resolved

Project Timeline



Project Management

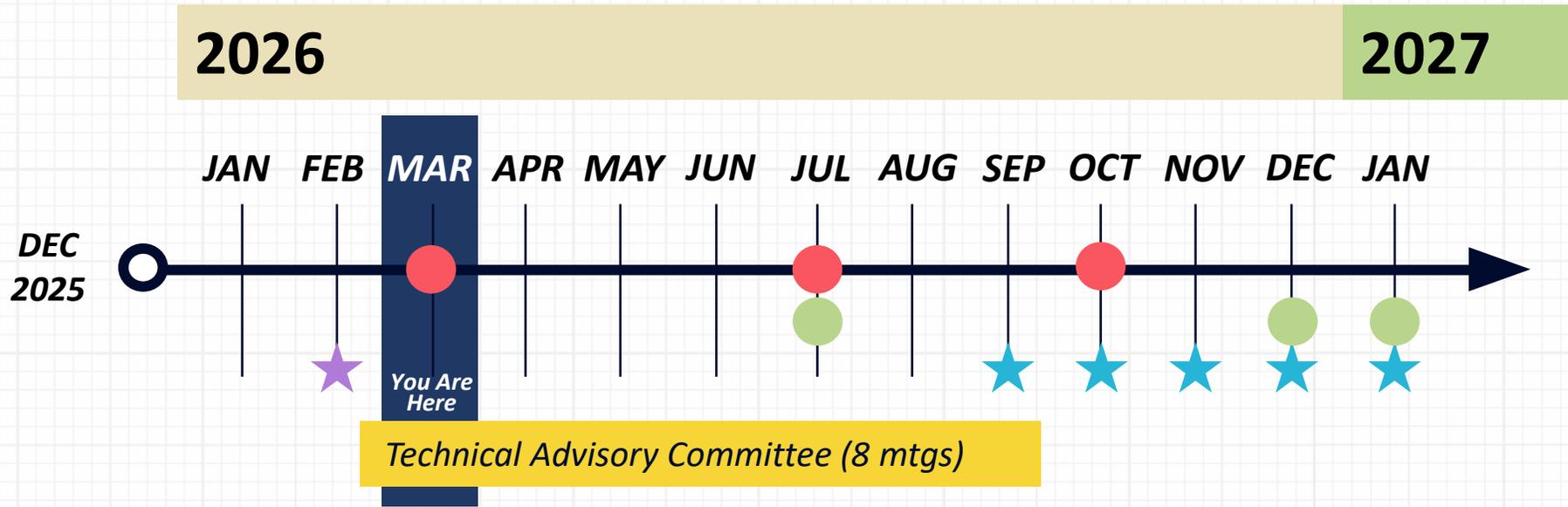
Meetings:

- Advisory Committee Meetings
- Public Meetings

Major Deliverables:

- ★ Drafts of the New UDC
- ★ Code Outline/Work Program

Project Timeline – Where Are We Today?



Project Management

Meetings:

- Advisory Committee Meetings
- Public Meetings

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Questions and Answers (Q&A)



Thank you!



Kimley»»Horn
Expect More. Experience Better.