



**NOTICE OF REGULAR SESSION PLANNING & ZONING
COMMISSION MEETING FOR THE TOWN OF CROSS ROADS
LOCATION: 1401 FM 424, CROSS ROADS, TX 76227
TUESDAY, FEBRUARY 4, 2020 at 7:00 PM**

Call to Order

1 Roll Call

CONVENE INTO REGULAR SESSION

2 Citizens Input for Items ON the Agenda

Complete a Citizens Input form and hand to the Town Secretary. Please limit your comments to three minutes in duration; you are restricted from passing your time or any portion of unused minutes to another citizen for comment.

3 Citizens Input for Items NOT on the Agenda

Complete a Citizens Input form and hand to the Town Secretary. Please limit your comments to three minutes in duration; you are restricted from passing your time or any portion of unused minutes on to another citizen for comment. The Planning and Zoning Commission is restricted from discussing or taking action on items not posted on the agenda. Action on your statement may only be taken at a future meeting.

4 Consider and take appropriate action regarding application 2020-0106-01PPLAT for property generally located at the 3800 block of New Hope Road for The Best Is Yet To Come Addition

5 Consider and take appropriate action regarding approval of December 3, 2019 Planning and Zoning Meeting Minutes

6 Consider and take appropriate action regarding approval of January 7, 2020 Planning and Zoning Meeting Minutes

7 Planning & Zoning Commission requests for Future Agenda Items

No Planning & Zoning Commission deliberation or discussion may take place during this agenda item.

Future Events and Meetings

All scheduled meetings are held at Town Hall. All citizens are invited to participate; schedule may change.

- *Comprehensive Plan Update Committee Meeting – Tuesday, February 11th, 2020 at 7:pm*
- *Municipal Development Meeting – Thursday, February 13th, 2020 at 7:pm*
- *Last day to file an application for a place on the May 2nd, 2020 General Election Ballot – February 14th, 2020 at 5:pm*
- *Town Council Meeting – Monday, February 17th, 2020 at 7:pm*
- *Staff Meeting – Monday, March 2nd, 2020 at 3:30 pm*

Adjourn

**A QUORUM OF COUNCIL MEMBERS MAY BE PRESENT.
NO ACTION BY THE TOWN COUNCIL WILL BE TAKEN AT THIS MEETING.**

CERTIFICATION

I, the undersigned authority, do hereby certify that this Public Meeting Notice was posted on the official bulletin board at the Town Hall of the Town of Cross Roads, Texas on Friday, January 31st, 2020 by 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. For requests, please contact Town Hall at 940-365-9693. Reasonable accommodations will be made to assist your needs.

Donna Butler, Town Secretary

I certify that the attached notice and agenda of items to be considered by the Town Council of the Town of Cross Roads was removed by me from the front window of the Town of Cross Roads Town Hall, 1401 FM 424, Cross Roads, Texas, on the _____ day of _____, 2019.

_____, Title: _____

RECEIVED

JAN 06 2020

Town of Cross Roads

**TOWN OF CROSS ROADS
PLATTING APPLICATION**



DATE: 12-9-19

APPLICATION # 2020-0106-01PPLA

PROJECT: The Best Is Yet To Come Addn.

Completed applications will be considered received on the due date specified on the yearly Submission Schedule.
PLEASE VERIFY MEETING DATES.

TYPE OF PLAT

Preliminary
Final

Replat
Administrative/Amending

PLEASE SPECIFY THE PRIMARY CONTACT

Land Owner Name Nan Stocker

Signature Nan Stocker

Applicant Name Nan Stocker

Signature Nan Stocker

Project Contact Mailing Address 4500 Bluestem #3101 Prosper, TX 75078

Project Contact Phone 940-783-0611

Email nanstocker@msn.com

Proposed Project Name New Hope Rd.
Lot/Block N/A

Location TBD NEW HOPE RD
Abstract H. WHITE A-1332

DCAD ID R 741221

Number of Lots Created 1

SUBMISSION DOCUMENTS

Fee 120.00
Map _____

Site Plan (Commercial) _____

Legal Description _____
List of Neighbors _____
Stamped/Addressed _____
Envelopes _____
Drawings (4 full, 2 half) _____
OTHER (Specify) THIS IS FOR A REPLAT

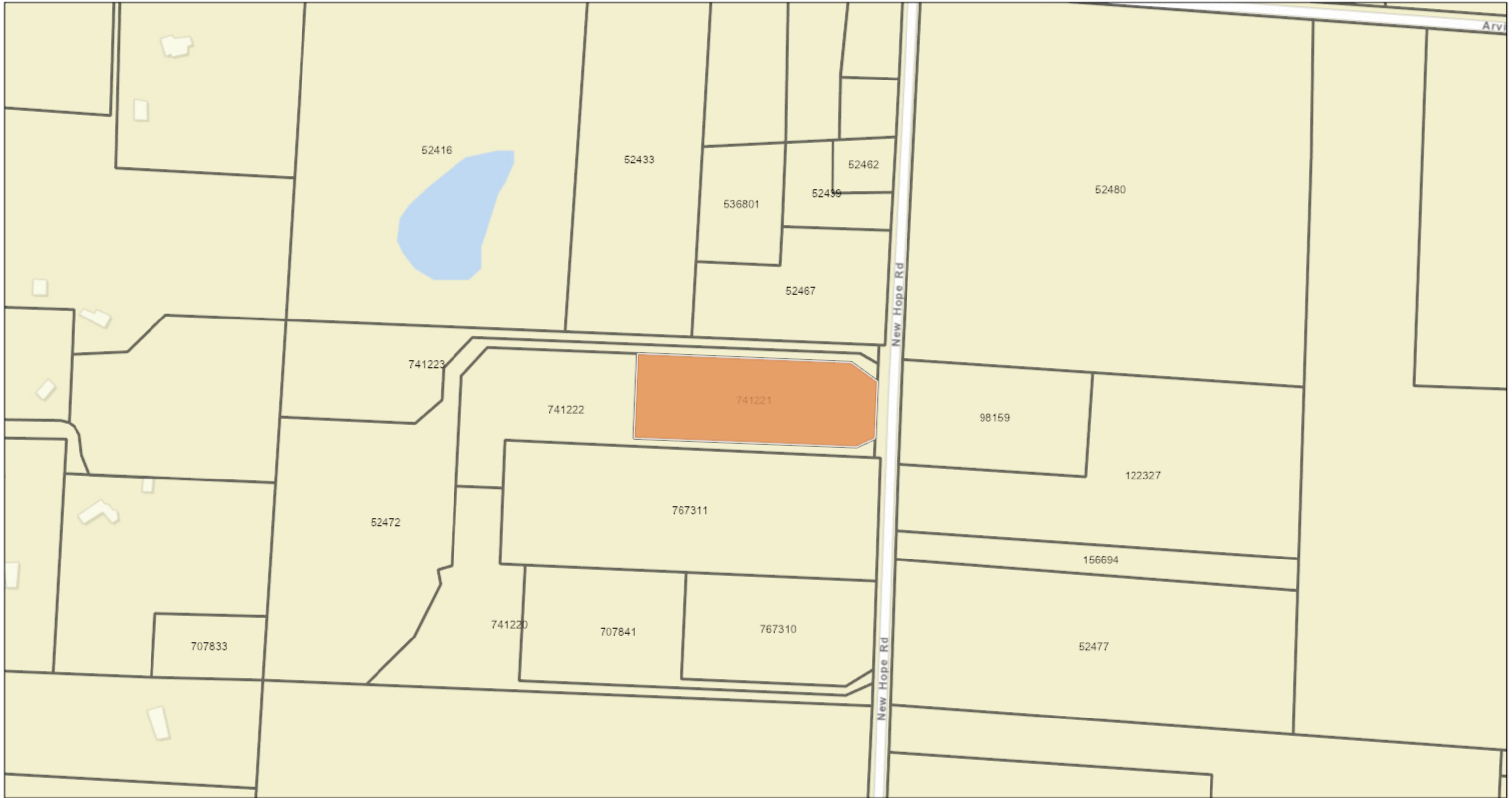
APPLICATION EXPLANATION

Explanation and Description of Request or Project

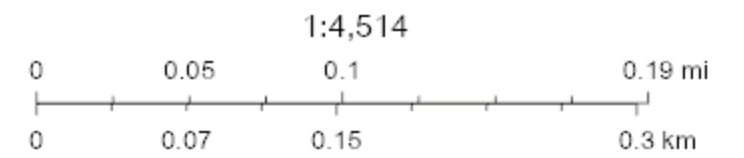
Platt request to build a home

Before submitting an application, the applicant should consult with the Town Administrator to discuss the feasibility of the request and any additional requirements.

PPLAT for The Best is Yet to Come Addition



January 7, 2020



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

INTERIOR CONCEPTS, INC.
TO
WILLIAM D. HAMMONS
DOC. #2015-144859
R.P.R.D.C.T.

SANDRA SECREST AND
DONNA PEACOCK
TO
WILLIAM D. SPOON AND
WIFE CINDY J. SPOON
DOC. #2013-35392
R.P.R.D.C.T.

10' EASEMENT
DENTON COUNTY
FILED
VOL. 402, PG. 249
C.F. #95-R0040301

REMNANT
BOBBIE L. DRAKE
TO
RYAN CARL LAHMANN AND
ELIZABETH MARIAN LAHMANN
DOC. #2015-116514
R.P.R.D.C.T.

LOT 1
4.956 ACRES

BLOCK A

RYAN CARL LAHMANN AND
ELIZABETH MARIAN LAHMANN
TO
NAN HAYES STOCKER
DOC. #2018-133895
R.P.R.D.C.T.

LOT 1, BLOCK A
MERRY HEART ADDITION
DOC. #2019-338
P.R.D.C.T.

OWNER'S CERTIFICATE AND DEDICATION
STATE OF TEXAS, COUNTY OF DENTON;

WHEREAS I, Nan Hayes Stocker, am the owner of that certain lot, tract, or parcel of land situated in the Henry White Survey Abstract Number 1332 in Denton County, Texas, being a part of that certain tract of land conveyed by deed from Ryan Carl Lahmann and Elizabeth Marian Lahmann to Nan Hayes Stocker recorded under Document Number 2018-133895, Real Property Records, Denton County, Texas, and being more particularly described as follows:
COMMENCING at an iron rod found for corner in New Hope Road a public roadway having a proposed right-of-way of 60.0 feet, said point being the southeast corner of that certain tract of land conveyed by deed from Sandra Secrest and Donna Peacock to William D. Spoon and wife, Cindy J. Spoon recorded under Document Number 2013-35392, Real Property Records, Denton County, Texas;

THENCE S 01° 30' 52" W, 119.82 feet with said New Hope Road to a point for PLACE OF BEGINNING;

THENCE S 01° 30' 52" W, 185.61 feet with said New Hope Road to a point for corner;

THENCE N 88° 29' 08" W, 38.93 feet to a capped iron rod marked RPLS 4561 set for corner;

THENCE S 65° 05' 11" W, pass at 11.14 feet a capped iron rod marked RPLS 4561 set for proposed west line of said New Hope Road, a total distance of 66.81 feet to a capped iron rod marked RPLS 4561 set for corner;

THENCE N 88° 13' 55" W, 743.34 feet with a common line of the remnant of that certain tract of land conveyed by deed from Bobby L. Drake to Ryan Carl Lahmann and Elizabeth Marian Lahmann recorded under Document Number 2015-116514, Real Property Records, Denton County, Texas to a capped iron rod marked RPLS 4561 set for corner;

THENCE N 01° 10' 51" E, 275.61 feet with a common line of said Lahmann remnant tract to a capped iron rod marked RPLS 4561 set for corner;

THENCE S 88° 13' 55" E, 713.34 feet with a common line of said Lahmann remnant tract to a capped iron rod marked RPLS 4561 set for corner;

THENCE S 54° 43' 23" E, pass at 96.61 feet a capped iron rod marked RPLS 4561 set for proposed west line of said New Hope Road, a total distance of 108.63 feet with a common line of said Lahmann remnant tract to a capped iron rod marked RPLS 4561 set for corner;

THENCE S 88° 29' 08" E, 40.01 feet with a common line of said Lahmann remnant tract to the PLACE OF BEGINNING and containing 5.168 acres of land, of which 0.212 acre is hereby dedicated for public roadway.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT WE, the aforesaid do hereby adopt this plat designating the herein above tract as LOT 1, BLOCK A, THE BEST IS YET TO COME ADDITION, an addition to Denton County, Texas, and do hereby dedicate to the public use forever all utility easements, drainage easements, and streets as shown hereon. All and any public utilities shall have the full right to remove and keep removed all growths which may endanger or interfere with the construction, maintenance, or efficiency of its respective system on the utility easement for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

WITNESS MY HAND this ____ day of _____, 2020

Nan Hayes Stocker

STATE OF TEXAS
COUNTY OF DENTON:

This instrument was acknowledged before me on _____, 2020 by Nan Hayes Stocker.

NOTARY PUBLIC
STATE OF TEXAS

RECOMMENDED FOR APPROVAL

Chairperson, Planning and Zoning Commission Date:
Town of Crossroads, Texas

APPROVED

Mayor, Town of Crossroads, Texas Date:

ATTESTED

The undersigned, The Town Secretary of the Town of Crossroads, hereby certifies that the foregoing Plat of Lot 1, Block A, The Best Is Yet To Come Addition or addition to Denton County was submitted to the Town Council on the ____ day of _____, 2020, and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements public parks, and water and sewer lines, as shown and set forth in and upon said plat and said Council further authorizes the Mayor to note the acceptance thereof for construction by signing his/her name as herein above subscribed.

Witness my hand this ____ day of _____, 2020

CERTIFICATE OF SURVEYOR

I, the undersigned, a registered professional land surveyor in the State of Texas, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

Jerald D. Yensan
Registered Professional Land Surveyor No. 4561

- NOTES:
1. Water is provided by Mustang Water Supply Corporation.
2. Sewer service is provided by private facilities.

OWNER/DEVELOPER
NAN STOCKER
4500 BLUE STEM DR. #3101
PROSPER, TX 75078

SURVEYOR
LANDMARK SURVEYORS
4238 I-35 N
DENTON, TEXAS 76207
(940) 382-4016

FINAL PLAT
LOT 1, BLOCK A OF
THE BEST IS YET TO COME ADDITION
BEING 5.168 ACRES IN THE
HENRY WHITE SURVEY A-1332
ETJ TOWN OF CROSS ROADS
DENTON COUNTY, TEXAS

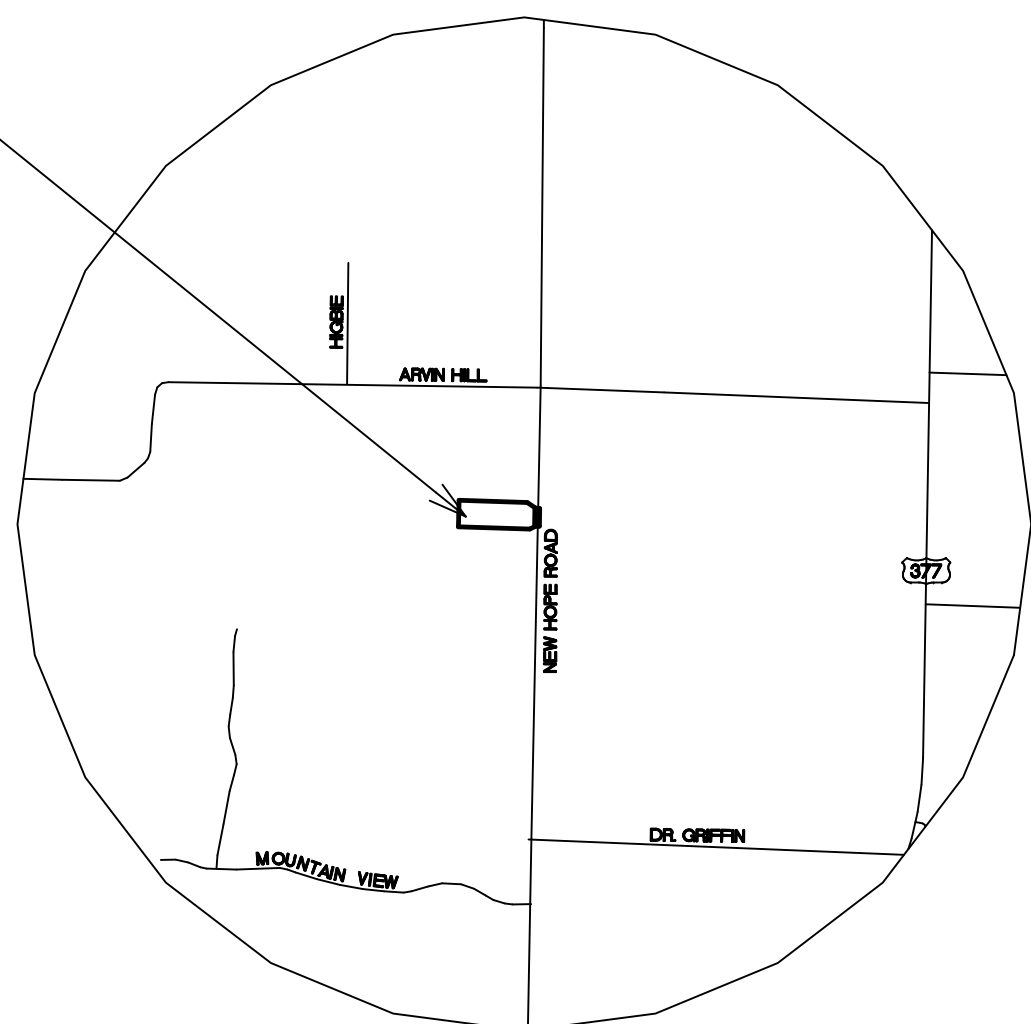
4238 I-35 NORTH
DENTON, TEXAS 76207
(940) 382-4016
FAX (940) 387-9784
LANDMARK SURVEYORS, L.L.C.
TX FIRM REGISTRATION NO. 10098600

DRAWN BY: BTH SCALE: 1"=50' DATE: 23 DECEMBER, 2019 JOB NO: 195022

LEGEND
B.L. = BUILDING LINE
D.E. = DRAINAGE EASEMENT
F.I.R. = FOUND IRON ROD
S.I.R. = SET CAPPED 1/2" RPLS 4561 IRON ROD
P.U.E. = PUBLIC UTILITY EASEMENT
P.A.E. = PUBLIC ACCESS EASEMENT
U.E. = UTILITY EASEMENT
W.E. = WATER EASEMENT

Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone (4202), North American Datum of 1983, as determined from GPS observations.

PROJECT LOCATION



VICINITY MAP
SCALE 1" = 2000'



GRAPHIC SCALE 1"=50'



**MINUTES OF REGULAR SESSION PLANNING & ZONING
COMMISSION MEETING FOR THE TOWN OF CROSS ROADS
LOCATION: 1401 FM 424, CROSS ROADS, TX 76227
TUESDAY, DECEMBER 3, 2019 at 7:00 PM**

Call to Order – **7:01 P.M.**

- 1 Roll Call
Chairperson Lynn; Commissioners Murphy, Riley, Wright, and Murdoch

CONVENE INTO REGULAR SESSION

- 2 Citizens Input for Items ON the Agenda
Email from Dennis Stallings in support of the request for Planned Development.
- 3 Citizens Input for Items NOT on the Agenda
None.

REGULAR SESSION

- 4 Consider and take appropriate action regarding application 2019-1007-01PPLAT a request to plat property generally located at the 3000 block of HWY 377 for Atwood's Ranch and Home
**Motion to approve pending Engineer's recommendations;
Second by Riley;
Passed unanimously.**
- 5 Discuss application 2019-1104-02ZC a request to rezone to a planned development for a property located south of HWY 380 and east of Naylor Road for proposed Cross Roads Market Square
Presentation by Fred Nichols, property owner, and Doug Powell, applicant.
- 6 Consider and take appropriate action regarding approval of November 5th, 2019 Planning and Zoning Meeting Minutes
**Motion to approve made by Riley;
Second by Wright;
Passed unanimously.**
- 7 Planning & Zoning Commission requests for Future Agenda Items
None.

Adjourn – **7:42 P.M.**

Planning and Zoning Chairperson

Donna Butler, Town Secretary



**MINUTES OF JOINT SESSION PLANNING & ZONING COMMISSION
AND TOWN COUNCIL MEETING FOR THE TOWN OF CROSS ROADS
LOCATION: 1401 FM 424, CROSS ROADS, TX 76227
TUESDAY, JANUARY 7, 2020 at 7:00 PM**

Call to Order – 7:00 PM

- 1 Roll Call Planning and Zoning
Chairperson Lynn; Commissioners Murphy, Riley, Wright, and Murdoch
- 2 Roll Call Town Council
**Mayor Gorton; Town Council Members Prins, Phillips, Meek, White-Stevens,
and Roberson**

CONVENE INTO JOINT REGULAR SESSION – 7:00 PM

- 3 Citizens Input for Items ON the Agenda
None.
- 4 Citizens Input for Items NOT on the Agenda
None.

PUBLIC HEARING – 7:02 PM

- 5 Hear public comment regarding application 2019-1104-02ZC a request to rezone from AG to a planned development for a property located south of HWY 380 and east of Naylor Road for proposed Cross Roads Market Square
 - **Virden Seybold – opposed; spoke in opposition to high density housing and town growth, he feels the town was meant to be small, stating the development is self-serving to the developer**
 - **Sylvia Phillips – approved; based on property location, stating it is a creative use of commercial property**
 - **Kathy Langley – approved; spoke in regards to embracing development and being fair to property owners**
 - **Nancy Johns – approved; stating it is a great use of the property with a live, eat, play concept**

RECONVENE INTO JOINT REGULAR SESSION – 7:36 PM

- 6 Discussion by Planning and Zoning Commission regarding application 2019-1104-02ZC a request to rezone from AG to a planned development for a property located south of HWY 380 and east of Naylor Road for proposed Cross Roads Market Square

- 7 Discussion by Town Council regarding application 2019-1104-02ZC a request to rezone from AG to a planned development for a property located south of HWY 380 and east of Naylor Road for proposed Cross Roads Market Square

Adjourn Town Council Meeting – 7:57 PM

PUBLIC HEARING – 8:08 PM

- 8 Hear public comment regarding application 2019-1209-07ZC a request to rezone from C-2 Commercial to C-1 Commercial for property located at 551 FM 424 for Pinnacle Montessori
Jared Helmberger – representing applicant; answered questions regarding property
- 9 Hear public comment regarding application 2019-1209-08ZC a request to rezone from AG to C-2 Commercial for property located at 901 FM 424 for Pinnacle Montessori
Jared Helmberger – representing applicant; answered questions regarding property

RECONVENE INTO REGULAR SESSION – 8:12 PM

- 10 Consider and take appropriate action regarding application 2019-1209-07ZC a request to rezone from C-2 Commercial to C-1 Commercial for property located at 551 FM 424 for Pinnacle Montessori
**Motion to deny made by Murphy;
Second by Wright;
Passed unanimously.**
- 11 Consider and take appropriate action regarding application 2019-1209-08ZC a request to rezone from AG to C-2 Commercial for property located at 901 FM 424 for Pinnacle Montessori
**Motion to approve made by Riley;
Second by Wright;
Passed unanimously.**
- 12 Consider and take appropriate action regarding application 2019-1209-01FPLAT for property generally located at the 6000 block of Hwy 377 behind Tractor Supply for Hormonal Health and Wellness medical office building
**Applicant requested application be pulled from the agenda;
Planning and Zoning Commission accepted.**

13 Consider and take appropriate action regarding application 2019-1209-06PPLAT for property located at 10615 Fishtrap Road for Fishtrap Warehouses

Motion to approve with conditions made by Riley;

Second by Murphy;

Passed unanimously.

14 Consider and take appropriate action regarding approval of December 3rd, 2019 Planning and Zoning Meeting Minutes

Motion to approve made by Riley;

Second by Wright;

Passed unanimously.

15 Planning & Zoning Commission requests for Future Agenda Items

None.

No Planning & Zoning Commission deliberation or discussion may take place during this agenda item.

Adjourn – 8:37 PM

CERTIFICATION

John Lynn, Planning and Zoning Chairperson

Donna Butler, Town Secretary