



**NOTICE OF REGULAR SESSION PLANNING & ZONING
COMMISSION MEETING FOR THE TOWN OF CROSS ROADS
LOCATION: 1401 FM 424, CROSS ROADS, TX 76227
TUESDAY, MARCH 3, 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

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4 Consider and take appropriate action regarding application 2020-0210-01FPLAT for property generally located on HWY 377, one-fourth mile north of Fishtrap Road for Atwood's Ranch and Home

5 Consider and take appropriate action regarding approval of January 20, 2020 Planning and Zoning Meeting Minutes

6 Consider and take appropriate action regarding approval of February 4, 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.

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- *Municipal Development Meeting – Thursday, March 12th, 2020 at 7:pm*
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- *Staff Meeting – Monday, April 6th, 2020 at 3:30 pm*
- *Planning and Zoning Commission Meeting – Tuesday, April 7th, 2020*

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, February 28th, 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 _____, 2020.

_____, Title: _____

RECEIVED
FEB 10 2020
Town of Cross Roads

TOWN OF CROSS ROADS
PLATTING APPLICATION



DATE: 02-10-2020
APPLICATION # 2020-0210-01 FPA
PROJECT: Atwoods final plat

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

TYPE OF PLAT

Preliminary _____ Replat _____
Final _____ Administrative/Amending _____

PLEASE SPECIFY THE PRIMARY CONTACT

Land Owner Name Atwood's Distributing Signature *Erin Atwood*
Applicant Name Kayla Wood Signature *Kayla R. Wood*

Project Contact Mailing Address 5930 Summerhill Road, Texarkana, TX 75503

Project Contact Phone 903-838-8533 Email kwood@mtgengineers.com

Proposed Project Name Atwood's Home and Ranch Location Hwy 377 1/4 mile north of Fishtrap Road
Lot/Block _____ Abstract Abstract 1332
DCAD ID 170247 & 168248
Number of Lots Created 1

SUBMISSION DOCUMENTS

Fee _____ Legal Description _____
Map _____ List of Neighbors _____
Site Plan (Commercial) _____ Stamped/Addressed _____
Envelopes _____
Drawings (4 full, 2 half) _____
OTHER (Specify) _____

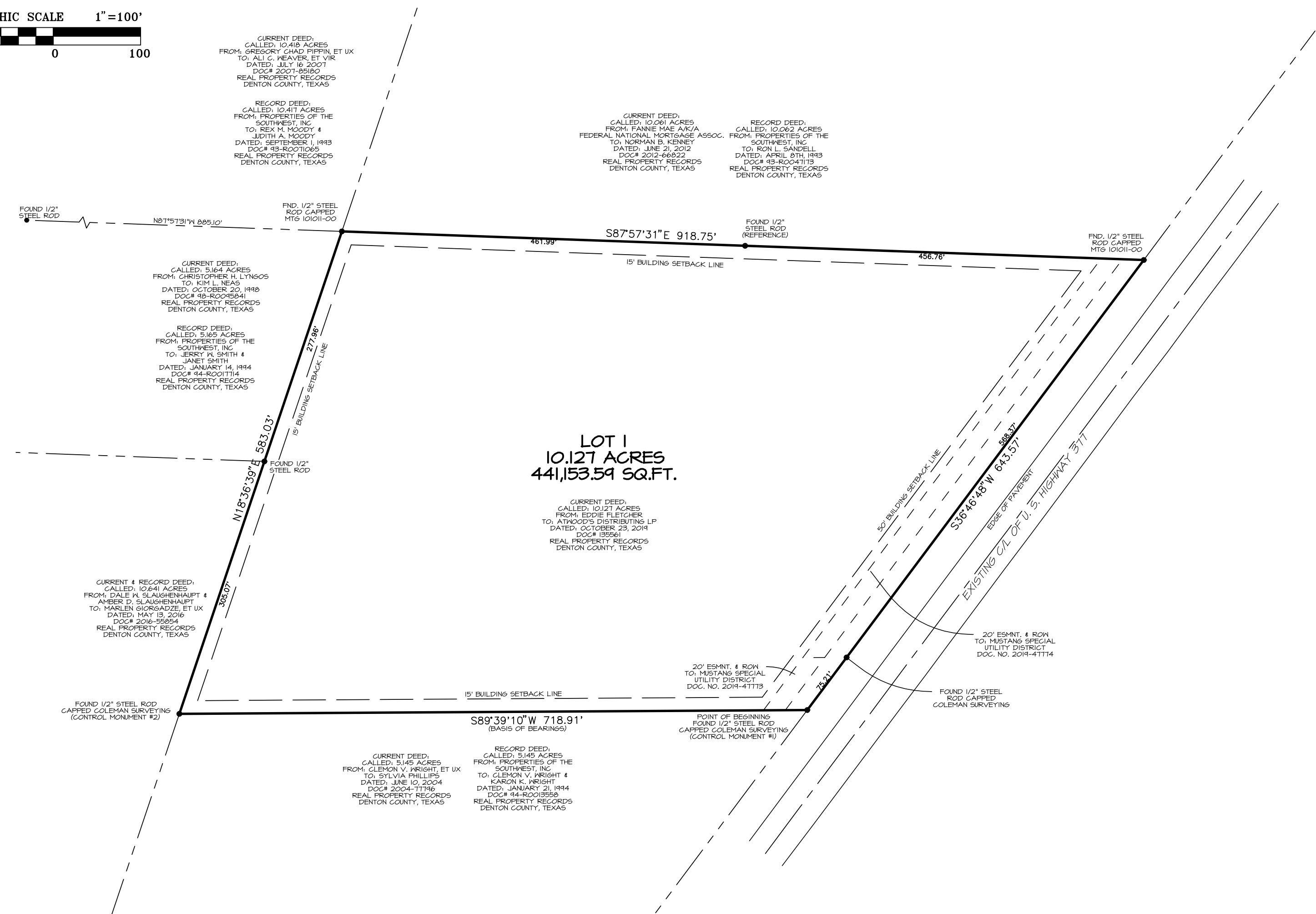
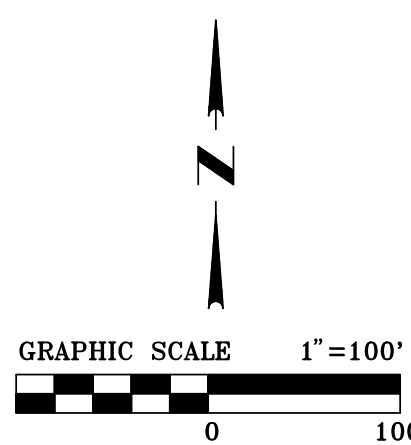
APPLICATION EXPLANATION

Explanation and Description of Request or Project

Request for Plat Approval for the construction of Atwood's Home and Ranch Store.

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

H. WHITE SURVEY, ABSTRACT 1332



Property Description
10.127 Acres
Denton County, Texas

All that certain lot, tract or parcel of land lying and situated in the H. White Headright Survey, Abstract 1332, Denton County, Texas, being all of that certain tract of land described as 10.127 acres in the deed from Eddie Fletcher to Atwoods Distributing LP, dated October 23, 2019, recorded in Document No. 135561 of the Real Property Records of Denton County, Texas, same being all of that certain tract of land described as 5.123 acres in the deed from Dorothy Fletcher to Eddie Fletcher, dated May 17, 2017, recorded in Document No. 2017-59112 of the Real Property Records of Denton County, Texas, same being described as 5.123 acres by deed of record from Properties of the Southwest, Inc. to the Veterans Land Board of the State of Texas, dated October 7, 1993, recorded in Document No. 93-R0073652 of the Real Property Records of Denton County, Texas, all of that certain tract of land described as 5.000 acres in the deed from Properties of the Southwest, Inc. to Eddie Lee Fletcher, dated May 17, 1993, recorded in Document No. 93-R0036483 of the Real Property Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch steel rod found for a corner, with cap stamped Coleman Surveying (control monument), lying in the West right-of-way line of U. S. Highway No. 377, the Southeast corner of the said 10.127 acre tract, the Northeast corner of that certain tract of land described as 5.145 acres in the deed from Clemon V. Wright, et ux, to Sylvia Phillips, dated June 10, 2004, recorded in Document No. 2004-77796 of the Real Property Records of Denton County, Texas, being the same tract of land described as 5.145 acres by deed of record from Properties of the Southwest, Inc. to Clemon V. Wright and Karon K. Wright, dated January 21, 1994, recorded in Document No. 94-R0013558 of the Real Property Records of Denton County, Texas;

THENCE South 89 degrees 39 minutes 10 seconds West (basis of bearings) a distance of 718.91 feet along the South line of the said 10.127 acre tract and the North line of the said 5.145 acre tract to a 1/2 inch steel rod found for a corner, with cap stamped Coleman Surveying (control monument), lying in the East line of that certain tract of land described as 10.641 acres in the deed from Dale W. Slaughterhaupt and Amber D. Slaughterhaupt to Marlen Giorgozde, et ux, dated May 13, 2016, recorded in Document No. 2016-58584 of the Real Property Records of Denton County, Texas, the Southwest corner of the said 10.127 acre tract, the Northwest corner of the said 5.145 acre tract;

THENCE North 18 degrees 36 minutes 39 seconds East along the West line of the said 10.127 acre tract and the East line of the said 10.641 acre tract, at a distance of 305.07 feet passing a 1/2 inch steel rod found for a corner, the Northeast corner of the said 10.641 acre tract, the Southeast corner of that certain tract of land described as 5.164 acres in the deed from Christopher H. Lyngas to Kim L. Neas, dated October 20, 1998, recorded in Document No. 98-R0095841 of the Real Property Records of Denton County, Texas, same being described as 5.165 acres by deed of record from Properties of the Southwest, Inc. to Jerry W. Smith and Janet Smith, dated January 14, 1994, recorded in Document No. 94-R0017714 of the Real Property Records of Denton County, Texas, continuing in all a distance of 583.03 feet along the West line of the said 10.127 acre tract and the East line of the said 5.164 acre tract to a 1/2 inch steel rod found for a corner, with cap stamped MTO 101011-00, the Northwest corner of the said 10.127 acre tract, the Northeast corner of the said 5.164 acre tract, the Southeast corner of that certain tract of land described as 10.418 acres in the deed from Gregory Chad Pippin, et ux, to Ali C. Weaver, et vir, dated July 16, 2007, recorded in Document No. 2007-85180 of the Real Property Records of Denton County, Texas, same being described as 10.417 acre by deed of record from Properties of the Southwest, Inc. to Rex M. Moody and Judith A. Moody, dated September 1, 1993, recorded in Document No. 93-R0071065 of the Real Property Records of Denton County, Texas, the Southwest corner of that certain tract of land described as 10.061 acres in the deed from Fannie Mae A/K/A Federal National Mortgage Assoc. to Norman B. Kenney, dated June 21, 2012, recorded in Document No. 2012-66822 of the Real Property Records of Denton County, Texas, same being described as 10.062 acre by deed of record from Properties of the Southwest, Inc. to Ron L. Sandell, dated April 8th, 1993, recorded in Document No. 93-R0047173 of the Real Property Records of Denton County, Texas;

THENCE South 87 degrees 57 minutes 31 seconds East along the North line of the said 10.127 acre tract and the South line of the said 10.061 acre tract, at a distance of 461.99 feet passing a 1/2 inch steel rod found for a corner, the Northeast corner of the said 5.123 acre tract, the Northwest corner of the said 5.000 acre tract, continuing in all a distance of 918.75 feet along the North line of the said 10.127 acre tract and the South line of the said 10.061 acre tract to a 1/2 inch steel rod found for a corner, with cap stamped MTO 101011-00, lying in the West right-of-way line of the said Highway, the Northeast corner of the said 10.127 acre tract, the Southeast corner of the said 10.061 acre tract;

THENCE South 36 degrees 46 minutes 48 seconds West feet along the West right-of-way line of the said Highway and the East line of the said 10.127 acre tract, at a distance of 568.37 feet passing a 1/2 inch steel rod found for a corner, with cap stamped Coleman Surveying, the Southeast corner of the said 5.000 acre tract, an angle point in the East line of the said 5.123 acre tract, continuing in all a distance of 643.57 feet along the West right-of-way line of the said Highway and the East line of the said 10.127 acre tract to the point of beginning and containing 10.127 acres of land, at the time of this survey.

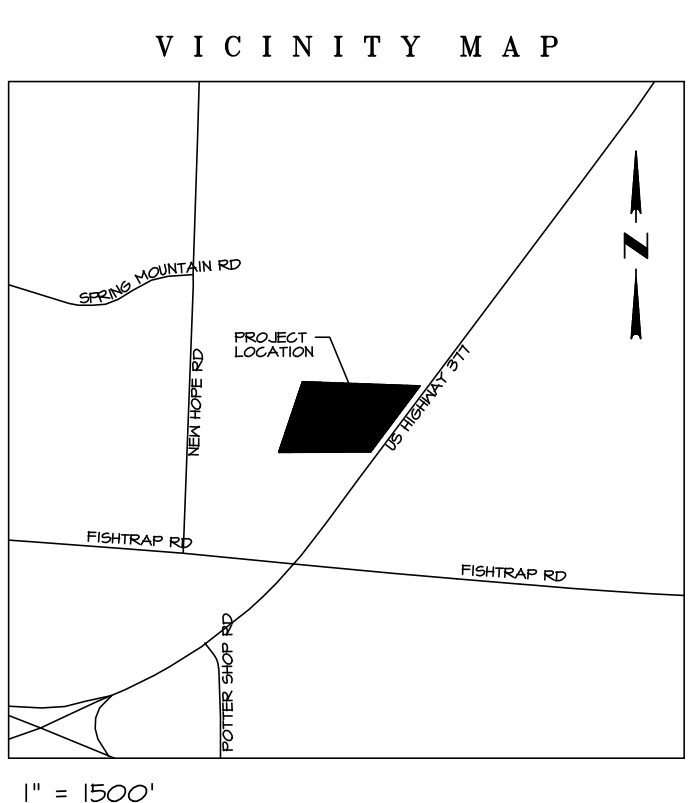
Recommended for Approval	_____	_____
Chairperson, Planning and Zoning Commission	Date	
Approved for Construction	_____	_____
Mayor, Town of Cross Roads	Date	

The undersigned, the Town Secretary, of the Town of Cross Roads, Texas, hereby certifies that the foregoing final plat of the Atwoods Cross Roads Subdivision or Addition to the Town of Cross Roads was submitted to the Town Council on the _____ day of _____, 20____, 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 _____, AD, 20_____.

CERTIFICATE OF ENGINEER OR SURVEYOR
I, Jeffrey A. Wood, do hereby certify that I am a Registered Professional Land Surveyor in the State of Texas and that subdivision plat attached hereto correctly reflects the results of a survey made by me on the ground September 30, 2019, that the corner monuments are in place at points on the boundaries as shown, that there are no visible encroachments (other than shown on the map) or discrepancies, and that the subdivision shall be known as Atwoods Cross Roads Subdivision, a subdivision of a part of the H. White Headright Survey, Abstract 1332, Denton County, Texas.

Jeffrey A. Wood
Registered Professional Land Surveyor
No. 6220, State of Texas
Firm Certificate No. 101011-00
Date: February 7, 2020



DEVELOPER:
ATWOODS RANCH & HOME
MARKED RABBS
2004 HWY 425 NORTH
MONTICELLO, AR 71655

ENGINEER:
KATLA WOOD
MTG ENGINEERS & SURVEYORS
5430 SUMMERHILL ROAD
TEXARKANA, TX 75503

FLOOD STATEMENT:
By graphic plotting only, all of this property is in Zone "X" areas determined to be outside the 0.2% Annual Chance Floodplain. Flood Insurance Rate Map No. 4812100450G, Community No. 481513. No field surveying was performed to determine this zone and an elevation certification may be needed to verify this determination or apply for variance from the Federal Emergency Management Agency.

The bearings are based on Grid North within the "Texas Coordinate System of 1983, North Central Zone", NAD83 (GCRS96, EPOCH2002.0), at the surface, with a bearing of South 84 degrees 36 minutes 10 seconds West. The conversion scale factor to go from Surface to Grid is 0.99988004348. The following control monuments were used to establish the basis of bearings:

CONTROL MONUMENT #1
N=1181753.2561
E=2428241.0254

CONTROL MONUMENT #2
N=1181753.2561
E=2427522.1251

CURRENT ZONING: AGRICULTURAL (A)
PROPOSED ZONING: COMMERCIAL 2 (C2)

- LEGEND
- - - - - 620 - EXISTING CONTOURS
 - - - - - 622 - PROPOSED CONTOURS
 - - - - - UC - UNDERGROUND CABLE
 - - - - - W - WATER LINE
 - - - - - E - OVERHEAD ELECTRIC LINE
 - ▲ - FIBER OPTIC MARKER
 - - TELEPHONE RISER
 - ⊙ - UIC MARKER
 - ⊖ - WATER METER

ATWOODS CROSS ROADS
SUBDIVISION
FINAL PLAT

10.127 ACRES OF THE H.
WHITE SURVEY, ABSTRACT 1332,
DENTON COUNTY, TEXAS

Date	Revision/Description

Drawn By	Checked By	Project No.	Dwg. Date	File No.	Sheet No.
DER	JW	196163	2/7/2020		



5930 SUMMERHILL RD.
TEXARKANA TEXAS 75501
P 903.838.8533 | F 903.832.4700
www.mtgengineers.com

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**MINUTES OF PLANNING AND ZONING COMMISSION MEETING
FOR THE TOWN OF CROSS ROADS**

MONDAY, JANUARY 20, 2020

**JOINT TOWN COUNCIL/PLANNING AND
ZONING COMMISSION SESSION – 7:00 P.M.**

LOCATION: 1401 FM 424, CROSS ROADS, TEXAS

CONVENE INTO JOINT COUNCIL/PLANNING COMMISSION SESSION – 7:35 P.M.

5. Roll Call, Town Council

Present: Mayor Gorton, Council Members Prins, Meek, White-Stevens, and Roberson

Absent: Council Member Phillips

6. Roll Call, Planning and Zoning

Present: Chairperson Lynn, Commissioners Wright, Riley, Murphy, and Murdoch

7. Conduct Joint Public Hearing by Planning and Zoning Commission and Town Council to 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

- **James Dominy – opposed to apartments**
- **Trina Page – opposed to apartments**
- **Rhonda Castleberry – opposed to apartments**
- **Viriden Seybold – opposed to apartments and any public improvement district**
- **Laurel Wallace – opposed to apartments; in favor of postponing vote**
- **Phil Moreno – in favor of planned development**
- **Steven Killfoil – in favor of the planned development**
- **Pete Carrothers – in favor of the planned development**
- **Pam Lawrence – opposed to apartments**
- **Christian Dudziak – against the planned development**
- **Darrell Herps – against the planned development**

- Suzanne Weaver – against the planned development

BREAK - 8:03 P.M.

RECONVENE – 8:11 P.M.

- Rob Puma – against the planned development
- Paul Gibson – against the planned development; in favor of postponing vote
- Chrystya Geremerz – in favor of the planned development
- Brad Gehringer – against the planned development
- Kathy Langley – in favor of the planned development
- Sylvia Phillips – in favor of the planned development

Mayor Gorton stated the following were received:

- 16 emails from citizens against the development
- 11 emails from citizens in favor of the development
- 44 signatures on a petition in favor of the development

8. Consider and take appropriate action 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
Motion to approve application made by Murphy;
Second by Riley;
Passed Unanimously.

ADJOURN JOINT SESSION; ADJOURN PLANNING AND ZONING COMMISSION – 8:44 P.M.

CERTIFICATION

John Lynn, Planning and Zoning Chairperson

Donna Butler, Town Secretary



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Donna Butler, Town Secretary

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_____, Title: _____