



# THE CROSS ROADS TIMES

Volume 4, Issue 2

THE TOWN OF CROSS ROADS, TX.

JULY 2005

## SPECIAL ELECTION EDITION (Pages 5—7)



### From the Mayor's Desk... By Harv Kitchens, Mayor

#### Planned Development in Cross Roads

In the past Newsletter, I reported that a developer had purchased over 200 acres at the Northeast corner of Highway 380 and Highway FM424 with the intent to develop the parcel as a Planned Development of residential and commercial.

On February 7th, 2005, we had a Town Hall Meeting with the developer discussing the concept that they had for this area. We were pleased that we had a "standing room only" response to this meeting. Many of you attended. The developer declared that their intent was to develop approximately 82 acres as commercial and 130 acres as residential. The proposal was that the residential would include an equestrian center, trails, lakes and 129 residential lots. This equated to average lot sizes of .79 of an acre. The majority of the residents that spoke at the meeting insisted that the council maintain our ordinances and the commitment to a 1 acre minimum residential lot size. The developer has now resubmitted with 1 house per net acre.

The proposal is minimum of 2,500 square feet air-conditioned floor space with houses averaging \$295,000.

The Commercial district has been proposed with three large retailers and smaller professional buildings, restaurants and retail establishments. The concept would be like a Town Center. The developer is very hopeful that one of the large retailers will be either Wal-Mart or Super Target. Neither has been signed as of this date. The proposal of the developer is to solicit National Retailers and local types as well. The result is a blend of the small retailers with the large retailers.

The Town Council appointed a Planned Development Review Committee to review the proposal and attempt to reach an agreement with the developer. This committee has been meeting weekly for a full day since the February 7<sup>th</sup> appointment. We are reviewing each and every word of their proposal to ensure that the citizens of Cross Roads have a superior Town Center. We have also consulted with citizens of our Town that have expertise in the field of land development for input and consideration.

We have heard the concerns of the citizens in regard to traffic, crime, drainage and these were issues that the committee was already aware of and addressing. We recognize the enormity of the task and will seek input

from professional Town Planners, professional engineers and legal advice from our Town attorney. We will leave no stone unturned.

We have also heard from citizens regarding the Developer's proposal for a rebate of a portion of the Sales Tax to the developer through a Chapter 380 Grant.

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**CITIZEN AND VOLUNTEER OF THE YEAR 2004**

Citizen of the Year 2004 was awarded to Randy Wallace. Randy has been recognized for his leadership as Planning & Zoning Chairman. Randy was appointed P&Z Chairman in June 2002 and has continued in that position to date. Randy has dedicated his efforts to strengthen the town's ordinances, streamlining the permit procedures and continues to serve on various task forces.

David Meek was recipient of the Volunteer of the Year 2004. David has been a member of the Road Maintenance Committee for the past 3 years, and has generously donated his personal time and resources in the ongoing efforts to repair and improve the roads and drainage issues in Cross Roads.

Both of these individuals continue in their roles helping the town stand out as a community fueled by volunteers. Please show your appreciation by

thanking these two very generous individuals next time you see them in town.

Past recipients of these awards to be acknowledged are as follows:



Mayor Kitchens (center) awards Randy Wallace (left) Citizen of the Year 2004 and Dave Meek (right) Volunteer of the Year 2004.

**Volunteer of the Year**

- 2000-Carol Roberts
- 2001-Doug Daffron
- 2002-Bill Ball
- 2003 -Laurel Wallace

**Citizen of the Year**

- 2000-Jerry Burns
- 2002-Laird Doctor
- 2003-Tony Russo

**Town Talk from the desk of the Town Secretary, By: Katherine Ritchie**

**Municipal Court**

The Municipal Court and Code Enforcement Committee has researched and reviewed the steps necessary in setting up the court and plan to request Council to appoint a municipal court judge and compliance officer no later than the June Council meeting.

Linda Harpold, Cross Roads assis-

tant administrator, has completed the court clerks training in Austin and will be assuming the responsibilities as Municipal Court Clerk.

**Cross Roads Celebration  
July 11, 2004**

Just a quick reminder to please place the date of Monday, July 11<sup>th</sup> on your calendar.

Cross Roads will be hosting its 4<sup>th</sup>

annual "Cross Roads Cookout". We will be burning the dogs at 5:30 pm and serving up a variety of side dishes. The regularly scheduled monthly town council meeting will follow the cookout at 7:00 pm.

This is a wonderful opportunity to meet your neighbors and to also acquaint yourself with the elected officials and the issues of this town.

**Planning and Zoning Commission Update, By Randy Wallace, P & Z Chairman**

I'm sure many of you have noticed the activity at the southeast corner of Hwy 380 and Moseley Rd. The property has been subdivided and a building permit issued for a 5,080 square foot furniture store. The building will be a steel commercial building with a split-faced concrete masonry block veneer on all four sides. There will be parapet walls concealing air conditioning units on

the roof and an effort was made to comply with our "Old Texas Country" theme.

This business has an interesting concept. During the two time frames per year when it is legal to sell fireworks they want to be a "Fireworks Superstore". We are currently strengthening the Town's policy on fireworks sales. The Council will act on an

ordinance at it's May meeting that will, among other things, prohibit the storage of fireworks in Town except during the 14 days before and after the sales periods. All furniture will be removed before fireworks can be brought in and all fireworks must be removed before furniture can be brought in.

## SPRING CLEAN UP

By: Tony Russo, Road Committee Chairman

The annual Spring Clean up was held on Saturday, March 12<sup>th</sup>. Volunteers gathered at the town Hall at 8 A.M. for light refreshments and organizing into various groups to cover specific sections of the Town for clean up.

Many of the volunteers used their pick up trucks and trailers for collecting the trash along all ditches and roadways. The Town's waste removal service, IESI provided two large rolloffs for the Town to use to dispose of the trash and other debris that was collected. Peggy Morris, owner of the Exxon Deli Quick on Highway 380 graciously allow the Town to place the rolloffs on her

property so we could have a central location for disposing of the trash collected. Both containers were filled to capacity. Frank Bartel's Tire Store assisted us in disposing of all the old tires that were collected.

The Road Committee would like to thank all volunteers for spending part of their Saturday morning in making our Town more attractive. Several families also brought their children along to participate. Some of our citizens also trimmed tree limbs that were protruding into our road right of ways.

We will have another clean up in the

fall and will publish the date in the newsletter or by mailing a reminder to you. In the meantime, the Road Committee would encourage citizens to periodically pick up trash and discarded items, especially during the summer months so our mowing service can properly mow along the roadways without having to stop to police the right of ways before mowing.

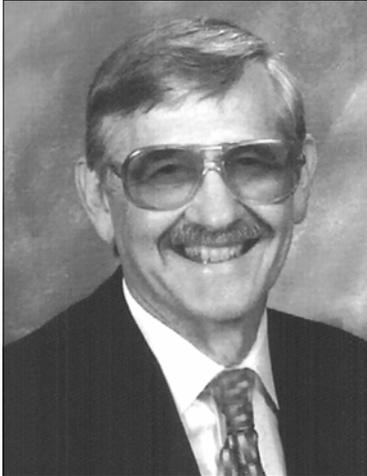
If any citizen encounters any large items dumped along the roadways, please contact the Town Hall and we will see that the items are picked up and disposed of.



### COMMUNITY BULLETIN BOARD

- *Say HELLO to your new neighbors....*
  - Bob Berg, 305 Oak Bluff
  - T. C. Bowen, 1955 New Hope Rd..
  - Phil and Kay Barger, 751 Oak Hill Ct.
  - Cecil Drake, 3601 Moseley Rd.
  - Chris and Paula Paus, 2450 Clear Spring Trail
  - Wallace and Kara Sue Kille, 550 Oak Hill Ct.
  - Richard and Nancy Weston, 2001 W. Oak Shores Dr.
- Randy and Laurel Wallace welcomed home a new granddaughter, Alana Landy Ekaterina Tingue, born June 3, 2004 in Russia.

**2005 COUNCILMEMBER CANDIDATES**



**NAME: Virden Seybold**

**HOW LONG HAVE YOU LIVED IN CROSSROADS?** Five Years

**MY FAMILY INCLUDES:** My wife, Elva; four children and seven grandchildren.

**OCCUPATION:** I am a retired United Methodist minister and retired regional director of a non-profit religious organization.

**In a survey conducted in 2002, Cross Roads citizens responded with several issues very important to them. HOW DO YOU FEEL ABOUT CROSS ROADS' ONE-ACRE MINIMUM LOT SIZE?**

I have always upheld the one acre minimum residential lot size in my four years on the Cross Roads Town Council. I will continue to do so. Well-spaced building will maintain the country atmosphere, preserve our lovely trees, and keep our town attractive.

**HOW DO YOU FEEL ABOUT COMMERCIAL GROWTH IN**

**CROSS ROADS?**

The town cannot legally stop commercial growth, but it can control it as much as possible for the health, safety and welfare of its citizens. I favor a well-balanced, nicely designed commercial growth within the boundaries of the Town's Comprehensive Plan—which specifies commercial development along US 380 and US 377. I will work to implement the "Old Texas Country" theme in commercial building and landscaping.

**IF ELECTED COUNCILMEMBER, WHAT DO YOU HOPE TO ACCOMPLISH FOR THE TOWN OF CROSS ROADS ?**

1. Promote the health, safety and welfare of our citizens.
2. Provide a town atmosphere that is pleasing, that has community spirit and community pride.
3. Continue to improve the town's roads with an orderly replacement and mending program, as well as brush trimming and ditch mowing.
4. Continue to support fiscally sound management of the town's finances.
5. Bring a high-speed internet service to the town
6. Continue to support no residential property taxes.
7. Get proper traffic control systems along US 380 and US 377 to accompany any commercial development
8. Continue to support the mayor and town staff in service to our citizens and business people.

**You may contact me at: 940 365-9027**



**NAME: Dan Prins**

**HOW LONG HAVE YOU LIVED IN CROSSROADS?** Five Years

**MY FAMILY INCLUDES:** My wife, Barbara; daughters Robin, Leigh Anne; grandsons Luke and James and son-in-law Will.

**OCCUPATION:** Commercial Construction Superintendent, retired US Army LTC.

**In a survey conducted in 2002, Cross Roads citizens responded with several issues very important to them. HOW DO YOU FEEL ABOUT CROSS ROADS' ONE-ACRE MINIMUM LOT SIZE?**

I whole heartedly agree with it.

**HOW DO YOU FEEL ABOUT COMMERCIAL GROWTH IN CROSS ROADS?**

I would prefer no growth. Since it is inevitable that it is coming, I would like to manage it and benefit from it.

*(Continued on page 5)*

**2005 COUNCILMEMBER CANDIDATES**

*(Continued from page 4)*

**IF ELECTED COUNCILMEMBER, WHAT DO YOU HOPE TO ACCOMPLISH FOR THE TOWN OF CROSS ROADS ?**

1. Maintain the quality of life we all enjoy.
2. Maintain the one acre minimums.
3. Control commercial development.
4. Continue to improve roads.

**You may contact me at: 817 456-6208**



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**NAME: Dennis Weldon Stallings DMV**

**HOW LONG HAVE YOU LIVED IN CROSSROADS?** I was born here 6-2-52, went to Denton schools, 1970 grad DHS. I moved back here 12/03.

**MY FAMILY INCLUDES:** Ronny Stallings, brother;. Sherry Stallings, sister; Son, Tad and Daughter, Tandy.

**OCCUPATION:** Veterinarian— Texas Racing Commission.

**In a survey conducted in 2002, Cross Roads citizens responded with several issues very important to them. HOW DO YOU FEEL ABOUT CROSS ROADS' ONE-ACRE MINIMUM LOT SIZE?** I do not agree with this lot size. In some areas this might be OK. I believe this discouraged development in Cross Roads which is obvious. There is a major highway going through town which should be commercially developed.

**HOW DO YOU FEEL ABOUT COMMERCIAL GROWTH IN CROSS ROADS?** It is obvious that commercial growth will proliferate on 380 & 377 especially when we get a sewer line. The highway frontage will become commercial but the property behind these business's will not be one-acre estates.

**IF ELECTED COUNCILMEMBER, WHAT DO YOU HOPE TO ACCOMPLISH FOR THE TOWN OF CROSS ROADS?** I would like to see flexibility with the one-acre lot size. A developer would like to develop commercial frontage and possibly higher density residential behind the commercial. In an area like Oak Shores the one-acre lot size is OK, but remember Oak Shores is isolated and surrounded by government land. Remember US 380 and 377 goes through our Town and we need to develop this to maximize land use.

**You may contact me at 940**



**365-9279**

**NAME: Michelle Meek**

**HOW LONG HAVE YOU LIVED IN CROSSROADS?** Almost 6 years.

**MY FAMILY INCLUDES:** Wonderful husband Dave, 2 stepchildren Erin and Josh.

**OCCUPATION:** Business Owner. .

**In a survey conducted in 2002, Cross Roads citizens responded with several issues very important to them. HOW DO YOU FEEL ABOUT CROSS ROADS' ONE-ACRE MINIMUM LOT SIZE?** I am a strong supporter of the one-acre minimum lot size. As it relates to the survey, the citizens have spoken and I agree with the majority of the citizens.

**HOW DO YOU FEEL ABOUT COMMERCIAL GROWTH IN**

*(Continued on page 6)*

**CROSS ROADS ELECTION**

*(Continued from page 5)*

**CROSS ROADS?** I am in favor of controlled commercial growth in our town. I feel that the controlled growth benefits the citizens with the sales tax revenues. This sales tax revenue is what allows us to continue to not need property taxes in the town of Cross Roads.

**IF ELECTED COUNCILMEMBER, WHAT DO YOU HOPE TO ACCOMPLISH FOR THE TOWN OF CROSS ROADS?** I would like to see and work on the continued progress on the Municipal Court. I would like to promote continued improvements on the roads in our town. I would also like to have continued citizen input, I enjoy speaking directly with the citizens and listening to their thought and opinions on the issues.

**You may contact me at 940  
440-0084**

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**CROSS ROADS  
ELECTION**

The previous two pages have been dedicated to the upcoming Cross Roads Election. We have provided you, the citizens of Cross Roads, with a profile from each candidate for the position of Councilmember for the Town of Cross Roads. Now the decision is up to you. You may vote for three of the four candidates to fill the three positions up for election. We have tried, in the limited space available, to provide information so you can make an informed decision. If you have additional questions, the candidates will be glad to hear from you. Each candidate has provided a phone number where you may reach them with questions and/or comments. This election is your opportunity to have “a say” in your community. I hope that

we will see you at the polls.

The voting hours and polling place is listed below:

All voting will be conducted at the Cross Roads Town Hall located at 1401 FM 424. Early voting is April 20th thru May 3rd, Monday thru Friday 9:00 a.m. till 4:00 p.m. [closed during lunch from noon to 1:00 p.m.] On April 27th there will be extended hours from **9:00 a.m. to 7:00 p.m.** (closed during lunch from noon to 1:00 p.m.). Election Day is Saturday, May 7th. You may vote at Cross Roads Town Hall from 7:00 a.m. to 7:00 p.m.

To assist in the voting process, you are asked to bring your Voters Certificate of your valid Drivers License.

If you have any questions regarding voting eligibility or hours for this election, please contact Katherine Ritchie, Town Administrator, at 940 365-9693.

**From the Mayor’s Desk...(cont’d from page 1)**

We know this a very sensitive area and our evaluation will include a thorough review of other Towns and Cities that have participated in a Chapter 380 grant. We have already been in contact with many Mayors and City Managers as to the benefits and risks of this type of agreement.

We recognize that since we do not have property tax that this is and should be a tremendous incentive for businesses to locate in Cross Roads. However, as I said in the last issue the competition for a Super Target or a Wal-Mart is with our neighboring Town Lincoln Park and they do not have property tax. So, if

they are in our Town we will get the Sales Tax not Lincoln Park.

Again, in listening to our citizens, the main thing that we hear is that we want more services in Cross Roads, such as a grocery store, cleaners, medical offices, banks and professional services. The second thing that is voiced is that since we are going to have a development in our Town we want it to “look nice and be something that we are proud of”. Since these are the wishes of our citizens, this committee has spent most of its time on Building Standards. This will enable us to have a planned development ordi-

nance that will ensure that the citizens will receive what they want.

The committee has recently met for the first time with the developer. The meeting was productive and the developer agreed with virtually all the improvements to the Building Standards we had suggested. The issues are complicated and we will continue to meet with the developer with a goal of having a recommendation to the Town Council by the June 13th meeting.

If you have specific input or questions, please contact Town Hall 940-365-9693 and our Town Secretary will relay your message to the committee.

## CROSS ROADS HISTORY...The Real Cross Roads: An Interview with Billy Ray Carroll

By: Ross Schraeder, Mayor Pro Tem

Just for the record, this is the third in a series of articles in the The Cross Roads Times on the cross roads for which the Town of Cross Roads was named. That is the intersection of Fish Trap Road and FM 424.

Born in 1938, Billy Ray Carroll moved to the Cross Roads area in 1947 and to his present place on Fish Trap Road in 1948. He says he has lived longer in the area that is now Cross Roads than any other resident except Neva Ottinger. What better person could you talk to about filling stations, than a 10-year-old boy at the time of the automotive boom just after the end of World War II. Yep, that is what was on the northwest corner of Fish Trap and FM 424, another gas station. That makes three of them at the intersection, one on every corner except the corner with the church.

Billy Ray's place is located about a quarter mile west of the Cross Roads on the north side of Fish Trap at 6000 Fish Trap Road. That is where his dad converted an old gas station for his family to live in. Billy Ray showed me where the original building was and where his dad had dug up the underground tanks. At the time, Fish Trap was the main road between Denton and McKinney, but was still gravel. His dad had a ton and a half International flat bed truck that he used to carry workers to and from the bridges being built on the new Highway 24 (now Hwy 380).

This was the highway that would soon spell doom for the businesses at the original Cross Roads.

The filling station at the Cross Roads was run by Jeff Perkins and his wife and was also a general store. It had an exterior of sandstone, just like the two houses that are presently north of Fish Trap on FM 424. Billy Ray says it was known as the Rock Store.



He further says that it was "the" main place on the intersection and all the workers, farmers and hunters met there on Saturdays to shoot the bull. No drinkin' or cussin' just good fun.

According to a hand drawn map of the Cross Roads intersection, found by the Cross Roads town administrator, Katherine Ritchie in the town hall archives, just north of the Rock Store was an ice house which was probably associated with the store. Yet further north were a barbershop owned by Barry Hurbert and a blacksmith shop owned by Paul Maples. Billy Ray doesn't remember the bar-

bershop or the blacksmith shop. They were probably of an earlier era. After all the stores at the Cross Roads shut down and were replaced by businesses down on the new highway, the stone facing was removed from the Rock Store and the frame was moved up to Hwy 377 across from Liberty road. It became what most of you may remember as the women's club building and now houses a swimming pool business.

Billy Ray worked at various jobs during his life, including at Love Field and generator switching at the power plant, but he has always had a vegetable garden on the side, sometimes as big as an acre. Even though he is now in a wheel chair, he is still growing vegetables. He just designed the beds so he can reach them without going into the garden. His favorites are bell peppers, tomatoes, jalapenos, cucumbers, garlic and onions. You see him with this year's crop of onions in the picture in the center of this article.

Billy Ray Carroll, Katherine Ritchie, Neva Ottinger, Georgia George, Bouncer Goin, and Ralph Lantrip supplied information for this series. I hope we will be working together to publish future articles on the history of Cross Roads and the area. If anyone has comments, corrections or wants to make inputs, please let me know. Call me at 940-440-2213 or email me at rossschraeder@texoma.net.

### COUNCIL APPROVES TEMPORARY TREE PRESERVATION ORDINANCE

The Cross Roads Town Council approved a temporary Tree Preservation Ordinance at the Town Council meeting on April 11th. The ordinance is designed to prevent clear cutting and destruction or damage to trees 4 inches in diameter and larger. The ordinance went into effect immediately and is in place for 120 days or until a regular ordinance is approved whichever is first. The temporary ordinance provides civil penalties and fines for offenses on properties 5 acres and larger. The majority of Cross Roads homeowners are not impacted by this ordinance as it is designed to stop the willful destruction of trees on large tracts and commercial properties.

The Town of Cross Roads  
1401 FM 424  
Crossroads, TX 76227



*Harv Kitchens, Mayor*  
*Ross Schraeder, Mayor Pro Tem*  
*Michelle Meek, Council Member*  
*Dan Prins, Council Member*  
*Janis Russo, Council Member*  
*Virden Seybold, Council Member*  
*Katherine Ritchie, Secretary*  
*Laurel Wallace, Editor*

Town of Cross Roads  
1401 FM 424  
Crossroads, TX 76227

Phone: 940-365-9693  
Fax: 940-665-6898

## **DATES TO REMEMBER**

- Town Council meetings are the second Monday of each month, 7:00 p.m. at the Town Hall. Please join us and become involved in your Town.
- Planning and Zoning Commission meets the fourth Tuesday of each month, 7:00 p.m. at the Town Hall.
- Comprehensive Planning Committee meets the second Wednesday of each month, 7:00 p.m. at the Town Hall.
- Road Repair Committee meets the Wednesday before Town Council at 7:00 p.m. at the Town Hall.
- Economic Development Committee meets the first Tuesday of each month at 7:00 p.m. at the Town Hall.
- All meetings are posted on the Town Hall bulletin board 72 hours prior to meeting.
- Monday, July 11th at 5:30 p.m. **“Cross Roads Celebration”** event. Town Council Meeting will follow at 7:00 p.m.

Town Hall will be closed Monday, July 4th in observance of Independence Day.