

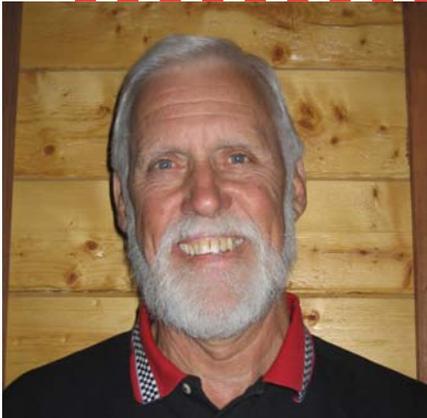


# THE CROSS ROADS TIMES

Volume 4 , Issue 3

THE TOWN OF CROSS ROADS, TX.

JULY 2005



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

### TWO GIANT STEPS FOR CROSS ROADS

#### MUNICIPAL COURT AND CODE ENFORCEMENT

After many weeks of work and effort by our Municipal Court Task Force, all the pieces have been put together to officially have a Municipal Judge, Municipal Clerk and a Code Enforcement Officer.

The Town of Cross Roads has had a need for Code Enforcement for many years. Over the years, we have established excellent ordinances to help us govern our Town and ensure that our citizens and our community are protected. However, without any means of enforcement these ordinances are of limited value. We are now able to enforce our ordinances which will protect all of us as citizens from undesirable situations and elements adversely affecting our Town.

Our method of enforcement will be on a complaint basis only and then the property owner will be given a 14-day period to correct any violation of an ordinance. If the property owner does not take action they will be on notice and if not corrected within another 10 day period a

citation will be issued and a court date and time will be established.

The goal of the Town is to correct existing violations as amicably as possible and at the same time let those individuals that are violating our ordinances know that they must comply.

Some of the ordinances that are typically violated are our sign ordinance, our nuisance ordinance (e.g. tall grass, junk automobiles, unsightly yards), and our commercial ordinances. All ordinances are available for review at Town Hall.

Our Municipal Judge is Angie Warner, our Municipal Clerk is Linda Harpold, and our Code Enforcement Officer is Jamie Wicker. If you have a complaint that you would like the Town to investigate, you should call Linda Harpold, Municipal Clerk at the Town Hall 940-365-9693. She will be able to assist you in completing the Complaint Form to initiate an investigation and appropriate action.

#### NEW TREE ORDINANCE

Your Town Council passed a Tree Preservation and Protection Ordinance at the last Council Meeting, July 11, 2005.

This ordinance is designed to protect and preserve the beautiful trees that we are so fortunate to have in our Town. The Town council appointed a Tree Preservation and Protection Committee and many hours have been spent by the committee, interested

individuals and Council members. Your council has been involved in two workshops with the committee to have an ordinance that will protect and preserve trees throughout our community.

While most cities and towns have a Tree Preservation Ordinance that reflects their need for landscaping and replacement trees when they are removed, the ordinance for Cross

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## CROSS ROADS ANNUAL JULY CELEBRATION

By: Katherine Ritchie, Town Administrator

The Cross Roads Annual July Celebration was held on Monday, July 11th at Town Hall. Residents of Cross Roads enjoyed a BBQ'd dinner with all the fixin's, including dessert.

We are very fortunate to have a number of people who every year generously contribute to make this event a great success. Once again this year we say thank you to our resident chef, Monnie Ritchie (I personally

know that this is his fourth year at the BBQ). Also I would like to thank our local businesses for their contributions: The Prairie House Restaurant who provided the hot dogs, beans and coleslaw, Jacobs Convenience Store provided the potato salad, pasta salad and drinks, Deli Quick supplied ice, drinks and paper products, and Sonic Restaurant again this year supplied all the condiments for chocolate and strawberry sundaes.

I also want to give special thank you to my office associate Linda Harpold for help setting up. It would not get done without her.



### You Should Know...

A resident of Cross Roads recently discovered that their property tax assessment is incorrect. Specifically they have been paying taxes on a swimming pool that has been assessed at \$22,000. The swimming pool does not exist on their property and there never has been a swimming pool on their property. This property owner is trying to recoup back taxes that have been incorrectly charged, but so far have been unable to do so.

In another situation, a property owner applied for a building permit for a hay barn. The permit was approved, but the hay barn was never built. The homeowner has been paying taxes for over two years for a hay barn that was never built. This has been brought to the attention of the appraisal office but has not been corrected.

If you would like to verify that your appraised value is correct, you may obtain this information by visiting the appraisal office located at 3911 Morse St., Denton, phone 940 349-

3800.

You can also log on to their website at [www.dentoncad.com/appraisal](http://www.dentoncad.com/appraisal). You may search for your property by either account number (shown on your appraisal and tax bill), address, or owner name. At this point you can click on to the account # shown (in blue and underlined) the next screen will give you an option to go into the history of the account. This will show improvements and your appraisal value for the period that you have owned the property. Any discrepancies should be easily noted.

### From the Mayor's Desk...(continued from page 1)

Roads focuses specifically on preserving the trees we have and protecting them from harm. It is written and specifically designed for our town to accomplish these objectives as outlined in the ordinance.

To encourage the preservation of trees that once removed can be replaced only after generations, to preserve protected trees during construction and to control the removal of protected trees when necessary.

Prohibit the indiscriminate clearing of property.

Protect and increase the value of residential and commercial properties within the Town.

Maintain and enhance a positive image for the attraction of new business enterprises to the Town.

Protect healthy, quality trees and promote the natural ecological environmental and aesthetic qualities of the Town.

Help provide needed shaded areas in order to provide relief from the heat by reducing the ambient temperature.

Help prevent erosion.

While this ordinance may require individuals to do some things differently and stop and think before taking certain actions, it will protect and preserve the beauty and natural environment that we all appreciate and enjoy. For additional details see the article on page 5.

## OUR FEATURED BUSINESS...

# CROSS ROADS COSMETIC & FAMILY DENTISTRY

August will mark the first anniversary of Cross Roads Cosmetic and Family Dentistry. Conveniently located to Aubrey, Cross Roads, Pilot Point, North Little Elm and the 380 corridor, the state-of-the-art dental facility is on the northwest corner at the junction of Hwy. 380 and FM424. Dr. Ray A. Smith opened the facility in July of 2004 and has been very busy helping patients with their dental problems. Dr. Smith, who has a very busy practice in the Highland Park area of Dallas, knew going in it was going to be a very busy year. "There was no way I could have ever done this if it wasn't for the fact that I have over 30 years experience in Dentistry. Every week, we kept getting busier and busier but I knew help was on the way." Joe, Dr. Smith's son, graduated from the University of Texas Health and Science Center at San Antonio on May 21st and successfully completed all his board examinations and license requirements in June. Dr. Joe A. Smith, D.D.S. joined his father full time in July. "The first year, I was only able to be here two days a week. I felt badly that at times we couldn't see patients for a month to six weeks. However, now with Dr. Joe being here full time we are better able to handle the patient load."

Dr. Ray Smith graduated from Dallas Hillcrest High School and received his bachelor degree from UT Austin. He graduated from Baylor College of Dentistry in 1974 and earned the prestigious Academic Fellowship of Academy of General Dentistry in 1982. Dr. Smith has served on numerous board and council positions for the Dallas

Dental Society, EDA, ADA, AGD, including a position at the national level on the Council of Dental Care for the Academy of General Dentistry. Dr. Smith's father, the late Dr. Joe H. Smith, was a pioneer in the field of Periodontics, being one of the early specialists from the Periodontics program at Columbia University School of Medicine in New York, the only perio program in the world in 1958.

Dr. Joe Smith, "Dr. Joe", is a 1997 Honors graduate from Pilot Point High School. Dr. Joe was a stand-out athlete in Pilot Point earning all



district and all area honors in baseball and football. He played two years of college baseball before retiring so he could concentrate on his studies to go to dental school. He received his undergraduate degree from Baylor University in Waco. During his senior year, Joe completed the post graduate course, "Preceptorship in Dental Implantology", only the second senior student allowed to take the course in its ten

year history. The one year course is one of the most comprehensive implant courses in the world. Joe's father, Dr. Ray Smith, also completed the course and both are scheduled to receive their Fellowships in the International Academy of Oral Implantology during the Chicago meeting on August 20th.

Cross Roads Cosmetic and Family Dentistry is a comprehensive dental care facility offering the latest in all dental treatments including orthodontics, children's dental care, cosmetic dentistry, implants, and oral diagnosis. "It's the best of both worlds when you have a dentist with over 30 years of experience and a recent graduate trained in all the latest techniques. We have always had the old fashion philosophy of treating patients as though they were family. God put us here on the earth and gave these abilities to help people. We do all we can to fulfill that promise."

Dr. Joe Smith lives in Denton and is engaged to Dr. Patricia Berube, a board certified Periodontist. Dr. Berube is opening a periodontic office in Denton this fall, but is available for consultations and treatments at the Cross Roads office.

Dr. Ray Smith has lived in the Pilot Point area since 1995 and has been married to his wife, Leshia, for 30 years. He also has a daughter, Brynn, who is a junior at Pilot Point High School.

You can reach Dr. Joe Smith and Dr. Ray Smith at 940-440-BITE (2483).

## HOW THE TREE PRESERVATION & PROTECTION ORDINANCE AFFECTS YOU

By : Kay Kitchens

In Cross Roads, we are blessed with many trees throughout our community. You may wonder, “With so many trees – why do we need a Tree Preservation and Protection Ordinance?” “Why should I have to get permission to cut down a tree?”

The reality is – you could say that about every ordinance. Why do I need permission.....? Why do I have to.....? Why is it necessary to...?

We have ordinances to control noise, to regulate the type, size and location of signs, to specify building standards and property line setbacks, to detail commercial landscape requirements etc. Every citizen may or may not be impacted by potential offences of each of our ordinances. But when an offense is about to happen next door to you – you want protection and expect your Town to provide that protection. If a neighbors grass and weeds grow out of control and create an insect problem as well as being unsightly – you want a want to have the offender notified and the problem solved.

The Tree Preservation and Protection Ordinance is designed to prevent the willful destruction of our tree canopies that provide shade, are attractive and help support our birds and wildlife. It only takes one developer with the mindset that a property is easier to sell if it is cleared of trees to wipe out hundreds of years of trees in one afternoon with a bulldozer. Those trees cannot be re-

placed. Different trees can be planted – but those will be small diameter trees, not the 30-inch diameter tree that was destroyed. Most of us won’t live long enough to see that 4-inch tree grow to be a true replacement for the tree that was b u l l d o z e d .

Homeowners came to Cross Roads in part because of our beautiful trees and will work hard to protect the trees in their yard. The areas of real concern and the primary focus of the ordinance are to preserve and protect trees in our commercial corridors and on larger acreages that may be developed in the near or distant future.

Here is a brief summary of the ordinance.

Applies to trees 6” or more in diameter.

Mesquite, thorny honey locust and willow trees are not protected.

Homeowners with 3 acres or fewer ARE NOT directly impacted. There is nothing in the ordinance requiring you to have a permit or explain your decision to remove a tree on your property.

Larger acreages are now required to request a no-fee permit to remove trees. For dead, dying or diseased trees this permit is for the protection of the homeowner to clearly identify the trees that are being removed and why. For other removal, a

permit and approval is required to ensure that only a small percentage of trees are removed each year.

Property owners who are building a home on a 1-acre or larger site are now required to provide a site plan that indicates the location of trees to be removed for the building site and the location of trees that will be preserved and protected. The ordinance provides some specific guidelines to help homeowners and builders effectively protect trees during construction.

Developers CANNOT cut down one protected tree without an approved tree removal permit and a tree protection plan. Clear cutting is forbidden.

As citizens of Cross Roads we will reap the benefits of protecting and preserving our trees and the majority of homeowners will not be directly impacted at all. A few owners of larger properties will now need to think before taking action. Homes to be built will need to carefully plan the location of home sites in consideration of the trees. Developers will have to plan their developments in consideration of the trees rather than simply destroying them for convenience and speed.

If you have questions about the Tree Preservation and Protection Ordinance you can review the entire ordinance at Town Hall. We will all benefit from the Tree Preservation

### From the Editor...

By: Laurel Wallace, Editor The Cross Roads Times

By the look of the last few weeks I think we can definitely say summer is here in Cross Roads. I hope you all had a safe and wonderful Independence Day celebration with your

families and loved ones. We send our thanks and gratitude to our sons and daughters who serve our country today and pray to see them home safely.

The next newsletter will be published in October. Please submit any articles to Town Hall by October 7th.

*Have a wonderful summer.*

## CROSS ROADS HISTORY...The Real Cross Roads: An Interview with Mr. Ralph Lantrip

By: Ross Schraeder, Mayor Pro Tem

Back in January, I went down to the Texas Highway Department to look into the history of the roads in and around Cross Roads. I didn't get much information from the present personnel, but they recommended



that I talk to Ralph Lantrip, one of their retired employees. Ralph and his wife Mary, both 81, live just off Rock Hill Road, which runs just outside the western border of the Town of Cross Roads. Ralph actually worked putting in the bridges of Highway 24, the predecessor of Highway 380, with Billy Ray Carroll's (last issues contributor) father, in 1949. He has more stories about the area than I can write about in a single issue, so I will limit this episode to the story of Mingo Road.

From time to time, everyone in Cross Roads has heard the train whistle as it comes out of Denton and heads north through Aubrey. These are the

whistles of the trains on the Texas and Pacific Railroad. The Texas and Pacific, along with the Missouri, Kansas and Texas (KATY) railroad, first came to Denton County in the late 1870's. By 1881, there were 12 trains a day coming through the Denton station. In those early days, and for many years to come, steam locomotives powered the trains, and steam locomotives require water to make the steam, which brings us to Mingo Road.

The Elm Fork of the Trinity River (Ralph calls it the Big Fork) provided one of the sources for that water. The train stop for water at the river was called Mingo. Mingo Road follows the railroad east out of Denton and crosses it just west of the river. In the old days, it then headed north a short distance to the Mingo water stop on the west side of the river, just before the tracks crossed over the river. Ralph says that the only things at the stop were some water tanks and a small grocery store, which was owned by his uncle. They wouldn't let passengers off at the stop; it was just to take on water. The railroad then crossed the river and headed north. Mingo Road also crossed the river on the "Swangin' Bridge" and continued east across Rock Hill Road to what is now Arvin Hill Road, and

eventually to Highway 99, which is now Highway 377.

I think what Ralph liked best about the Mingo story was the "Swangin' Bridge". He said that a cat or dog crossing the bridge would weave back and forth as the bridge swang. Whereas, the bridge is long gone, Ralph says that the bridge abutments can still be seen on the riverbanks about a quarter of a mile north of Highway 380. What you need to do now is go to the Highway 380 Green Belt, take a canoe and go up the river to experience the real history of the Cross Roads area. If you find the abutments, let me know and I will put your name in the next issue! Ralph also told me another story about the real Cross Roads intersection of Fish Trap and Hwy 99. Look for it in the next issue of the Cross Roads Newsletter!

Ralph Lantrip, Billy Ray Carroll, Katherine Ritchie, Neva Ottinger, Georgia George, and Bouncer Goin supplied information for this series. 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](mailto:rossschraeder@texoma.net).

### COMMUNITY BULLETIN BOARD

Welcome to the following new residents of Cross Roads:

- Wesley and Debbie Frazier, 4701 W. Oak Shores Drive
- Karen Wright, 200 Bridle Ridge Ranch Rd.
- Dr. David and Mary Schoppaul, 900 West Oak Shores Drive

Congratulations to Mayor Pro Tem Ross Schraeder and his lovely bride, Jane Kerbs who were married on June 28th in California. Welcome to Texas Jane.

## THE VILLAGES AT CROSS ROADS

By: Randy Wallace, Chairman Planning & Zoning Commission

The Villages at Cross Roads is the development planned for the northeast corner of Hwy 380 and FM 424. We began the discussion of this project with a Special Edition of this newsletter last January. Following a well-attended Council meeting February 7<sup>th</sup>, Mayor Harv Kitchens and the Town Council designated a Planned Development Review Committee to work with the developer to ensure that this Planned Development (PD) served the Town's interest. The team is comprised of Mayor Kitchens, Councilman Ross Schraeder, Councilman Virden Seybold and myself.

The significant elements of the PD application are:

Development standards which will determine the quality of the commercial and residential development.

The developer's request to create a Public Improvement District (PID) to recoup some of the infrastructure costs in the residential tract.

The developer's request for a Government Code Chapter 380 grant for a rebate of a portion of the sales tax generated in the commercial tract.

Since the February 7<sup>th</sup> meeting there have been numerous meetings, considerable public input and a Workshop on the development standards. Considerable progress has been made and our goal is to finalize the few remaining issues and present it at a Workshop preceding the August 15<sup>th</sup> Town Council meeting.

The current status of the PD application is as follows.

The development is comprised of approximately 215 acres bounded by the eastern Town Limits, Hwy 380, FM 424, and Fishtrap Road.

About 78 acres would be a regional shopping center, including two to three big box retailers and approximately 18 small to medium businesses.

129 acres would be dedicated to a gated residential community with minimum one-acre (net) lots, about 98 lots.

The developer has agreed to fund substantial road improvements on Hwy 380, FM 424 and Fishtrap Rd.

The developer will deed approximately four acres on FM 424, opposite Town Hall, to the Town for use as a park and to meet future needs of the Town.

The developer has agreed to bring waste water improvements from the Waste Water Treatment Plant on Naylor Road to Hwy 380. Service on Hwy 380 will be available from approximately Hwy 720 to FM 424.

The current status of the significant elements is as follows, all of this is tentative since the Council will have the final say in approving or rejecting the Committee's recommendations.

The Committee and the Developer:

Have agreed on development standards that will ensure a quality development for both the residential and commercial tracts.

Have agreed in principle to the PID for the residential tract. We still have some

details to work out. The Task Force members believe, based on our attorney's advice, that the PID can be created with virtually no risk to the Town. We believe it is in the Town's best interests to have a successful residential development on one acre lots served by sewers to forestall future attempts by developers to use the sewers to argue our one acre minimum is unreasonable and not economically viable.

Have agreed in principle to a Chapter 380 Grant. We still have substantial details to work out, but we believe the Grant is necessary to ensure that this development is successful and can be competitive with other commercial property being marketed in this area.

In conclusion, the Committee members feel that this Planned Development represents the best use of this property, will improve services to our community and generate substantial sales tax revenue. The alternative would be piecemeal development along Hwy 380 (think of Hwy 720 going through Little Elm) no road improvements and diminished sales tax revenue.

This development is going to have a substantial impact on our Town. Whether you support it, oppose it or just want to learn more about it, you are encouraged to attend the **Workshop and Council meeting at Town Hall beginning at 6 PM on August 15, 2005. There will be a full discussion of all the issues and ample opportunity for citizen input.**

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



THE TOWN OF  
CROSS ROADS, TX.

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

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## **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. The August Town Council meeting will be held on August 15 at 7:00 p.m. PRECEDED AT 6:00 P.M. BY A SPECIAL WORKSHOP REGARDING THE VILLAGES AT CROSS ROADS PLANNED DEVELOPMENT.

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.

Town Hall will be closed Monday, September 5th in observance of Labor