



THE CROSS ROADS TIMES

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THE TOWN OF CROSS ROADS, TX.

OCTOBER 2005



HISTORY MADE AT TOWN COUNCIL MEETING

At the September 19th special called Town Council Meeting -- history was made. The Cross Roads Town Council approved three agreements for development of property bounded by Highway 380, FM 424 and Fish Trap Road by Allegiance Development Corporation.

From the beginning, the mission of the Council-appointed Task Force was to ensure that the development would 1) be an asset to the Town, 2) be designed and built in keeping with our Old Texas Country Theme, 3) be aesthetically appealing including landscaping and protection of trees 4) bring needed and requested services to Cross Roads and 5) result in a development the citizens would appreciate.

These agreements were approved:

Creation of a Planned Development including Building Standards.

Creation of a Public Improvement District for the Residential Portion.

Grant from the Town of Cross Roads to Allegiance Development per Chapter 380 of the Texas Government Code.

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

Here is a brief explanation of the agreements:

Planned Development Agreement

The Planned Development (PD) provides the specific standards that the developer must adhere to regarding buildings, quality and landscaping. PD Standards are specific to this project and applicable to the land area within Cross Roads. These Standards take the place of Town ordinances on specific topics. Where a topic is not addressed in the PD, the ordinance stands. The standards specified in the Allegiance Development PD exceed many of our current ordinance standards.

The Residential Community will be comprised of 133 acres equating to 99 home sites with an average home sales price of \$295,000. The community will include a lake, community center, pool, park, hiking/riding trails, creek access and natural landscaping. All lots are one net acre and the minimum house size is 2,500 square feet.

The Commercial/Retail is 77 acres with 4,000 feet of Highway 380 frontage. First class retail, service, office and commercial uses are planned with architectural continuity and design. Current plans are for approximately 450,000 square feet to be comprised of large anchor stores to be completed and open in the first quarter of 2007. The second phase will include junior anchors and retail, service and professional space to open first quarter 2008.

Allegiance Development is contributing approximately 3.9 acres to the

Town of Cross Roads for park land or other Town use.

Significant capital will be spent by Allegiance Development in these areas:

Site Work/Landscaping/Lighting – extensive native landscaping, retention ponds, retaining walls and parking field islands with natural rock.

(Continued on page 2)

Inside this issue:	
–Budget & Finance Report	2
–A Visit to the Aubrey Fire Dept.	3
–The Supercenter Store	
–Business Profile The Luthier Shop	4
–Two Sides of Protecting & Preserving Our Trees	5
–Cross Roads History	6
–Road Committee Report	
–Community News	7
–Dates to Remember	8

Budget and Finance Committee, By: Janis Russo, Chairperson

At the September Council meeting the Financial Statement through August 2005, was presented. The next report to be presented at the October meeting will be the last report for our Budget Fiscal Year 2004-2005. We had budgeted \$ 386,447.00. We anticipate ending the year with a positive balance of revenues that will exceed our expenses. Reported in the year to date revenues is \$100,000 that was a partial payment from the Huffines group of developers that was not budgeted revenue. This revenue is now included in our operating funds. Through an agreement between the Town and the developers, the eastern

boundaries of our extra territorial jurisdiction (ETJ) were released. As part of that agreement there will be additional funds provided to the Town at a later date.

At the September Council meeting the Council approved the Budget for the Fiscal year 2005-2006, which began October 1st. The approved budget was \$449,884.00. This is an increase over last year's budget. We are anticipating additional tax revenues from the businesses in the Town. We have included an amount of \$100,00 from prior years-unexpended funds for "legal contin-

gency". This is in addition to the amount we budgeted for usual legal fees. Because of the growth that the Town is starting to experience, the Council thought it would be in our best interest to budget for possible unforeseen legal costs that may arise from the growth.

At each Council meeting the budget report is presented to provide citizens a monthly as well as a year to date update on our financial status. Please feel free to call me if you can't attend the meetings and have questions I can address for you.

Mayor's Message ... (continued)

(Continued from page 1)

Lighting fixtures will be Old Texas Country.

Common Areas – Paving with enhanced crosswalks, pavers and patterned concrete, public seating and a courtyard atmosphere.

Multiple water features, roads and bridges utilizing pavers and stone, natural stone signage, art to include rural artifacts and implements, historical and equestrian statues and plaques.

Public Improvement District

The Public Improvement District (PID) – Residential provides the financial feasibility for a high quality residential subdivision. Properties within the residential community will have an assessment levied on each lot in the amount of \$29,631.35. Homebuyers will have the option of paying the assessment over time or in full at any time. The PID expires in 30 years.

The developer will spend approximately \$6.7 million on development costs and will be reimbursed for \$2.9

million. The improvements include sanitary sewer, water improvements, storm drainage, paving, wastewater subscription and engineering architecture.

Chapter 380 Grant and Agreement – Commercial Infrastructure

The State of Texas Legislature authorized the creation of Chapter 380 Grant Agreements designed to help towns and cities to attract commercial development and provide a strong economic base.

The Chapter 380 agreement between the Town of Cross Roads and Allegiance Development creates an environment to stimulate economic development and manage it. By approving the Chapter 380 agreement, the Town Council has agreed to provide a portion of the taxes collected back to the developer to reimburse their costs for infrastructure. The major infrastructure improvement is the provision of wastewater removal for the commercial development area. The expansion of the wastewater drainage system up to Highway 380 will benefit other business development as well.

Through the 10 month negotiation between the Council-appointed Task Force and the developer, we believe we have achieved the following:

A plan for the creation of a development that will be a true asset to the Town of Cross Roads. Through the Planned Development we have the means to control the development and ensure compliance with the approved specifications and standards.

A Master planned area that will optimize the commercial corridor and allow for tax revenue far beyond what could have been achieved without the Planned Development agreement.

A Residential Community that will be attractive and an asset to our Town and supports our ordinance requiring one-acre minimum residential lots.

A means to attract quality businesses to Cross Roads that will generate tax revenue to support our roads and other town services and prevent the need for assessment of property taxes.

A Visit to the Aubrey Fire Station, By: Virden Seybold

Recently a group of people visited the Aubrey Fire Station for a tasty barbecued brisket dinner with all the trimmings. The occasion was the pay-off of a "Dinner for 8 and Tour of the Fire Station" that was auctioned at the annual Aubrey Education Foundation (AEF) fundraiser. Guests at the dinner were Jane & Ross Schraeder, Laurel & Randy Wallace, Carol Roberts & Wesley Moore, and Elva & Virden Seybold. Assistant Chief Mike Ganzer, an experienced barbecuer prepared the brisket. Capt. Kyle Arnold cooked all the rest of the meal.

Before dinner the group was given a tour of the fire station with a review of all the equipment and answers to all our questions about the equipment.

Following dinner we were given a presentation of their philosophy,

their training program, decisions about how to fight a given fire, and strategies employed in fighting fires. We asked a lot of questions which were readily answered. Their training program is particularly impressive. Not only does the Aubrey Fire Dept. train all of its own men, but also its training sessions are open to other fire departments which send many trainees.

The Aubrey Fire Dept. is also prepared to do training programs in the community at schools, churches and with community groups regarding CPR, Fire Safety and Fire Prevention.

The Department has 3 full-time staff, 1 part-time staff and 32 volunteers. The Department covers an area of 180 square miles.

In answer to the question, "What

most impressed you about the Aubrey Fire Dept.," Jane Schraeder said "The personnel are so capable, and they have our best interests at heart." Ross replied, "The quality of leadership that was demonstrated that night." Randy & Laurel Wallace were particularly impressed with the amount of territory that the department covers. Wesley Moore commented that he was impressed with their "education program for firefighters and their dedication to the fire station." Elva Seybold responded, "their training and the fact that they share that training with others in the community as well as with other fire departments."

Thanks to the Aubrey Fire Department, not only for supporting the AEF, serving a wonderful dinner and giving us a great educational evening, but most of all for their dedication to firefighting.

The Supercenter Store, By: Randy Wallace, P & Z Chairman

We have had a number of inquiries about the status of the new Supercenter Store at Hwy 380 and Moseley Rd. The following is a brief history of the property.

Last spring an application for a building permit was made. The plans were reviewed by the Architectural Review Committee (ARC) for conformance with our Old Texas Country theme for commercial buildings. Our Old Texas Country theme is not mandatory and relies on voluntary compliance of the property owner. The ARC identified a number of problems. Some changes were made and despite reservations expressed in both forums about the meager accommodation to our theme, the Planning and Zoning Commission and the Town Council felt obligated to approve the application.

The applicant was advised that the Town was approving a commercial building whose primary use would be as a home furnishing store. We acknowledged the applicant's intent to operate it as a fireworks store at New Year's and the 4th of July but made clear that use was at the discretion of the Town, and not by right.

Construction began and by mid June the health and safety issues were resolved. In an effort to accommodate the business and allow the sale of fireworks over the 4th of July, a temporary Certificate of Occupancy (CO) was issued with the understanding the remaining issues (mostly aesthetic) would be resolved in a timely fashion after the holiday sales period.

Progress since then has been slow. We have been frustrated because none of the four entities involved

would accept responsibility for resolving the issues. We notified them that there would be no CO, and no New Year's fireworks sales until all outstanding issues were resolved.

On October 3rd I received notification that Mr. Sam Hays had been given overall responsibility and authority for resolving our issues. The major issues are:

1. The general appearance of the property is an eyesore. Weeds have gone unchecked, required landscaping has died and two large trash bins are on the property.
2. The trash storage area must be screened from public view.
3. Signs must conform to our sign regulations.
4. Air Conditioning units on the roof must be screened from public view.

OUR FEATURED BUSINESS...

The Luthier Shop—Makers of Fine Bowed Stringed Instruments

When their children were growing up Jim and Edwinia Cundall started each of them on Edwinia's violin which had belonged to her father and which she had played in high school. The older son, Aaron, found he preferred guitar and today has his own band in Montana in which he is the lead singer, guitar and banjo player and mouth organist. Daughter Blanche, the next in line, was just not at all interested in violin but found horses to be much more fascinating, but Steven, the youngest, seemed to have found his niche and a lasting labor of love. Starting in the fifth grade orchestra and taking private violin lessons he began to become an accomplished musician with aspirations of perhaps becoming a professional. But he also had a work bench in his bedroom where he spent hours making tiny violins to scale. These miniature instruments were admired and purchased by some violin teachers at U.N.T. and T.W.U. Then in December of 1976 nine of these miniatures were exhibited in the downtown Dallas Library in an exhibit entitled "Musical Instruments as Art Objects".

Before entering college, Steve and father, Jim, started The Luthier Shop, one of the few area music shops that rents quality stringed instruments other than guitars. The Cundalls were spending some time on buying trips for Mrs. Cundall's antique business and while she was searching for antiques, Jim was looking for violins which could be restored for sale or rental. He managed to find quite a few and the rental business was begun in the garage of their house on Moseley Road.

Steven had become a very promising

violinist, winning all-region and all-state honors in high school for four years and going on to North Texas State University as a performance major. He found he was practicing five and six hours a day and was beginning to resent the time away from his work bench. The road to becoming the fine craftsman that he is was difficult. After his first year at N.T.S.U., on a trip to Chicago with the university orchestra, Steven visited the prestigious Chicago firm of Bein and Fuschi, producers of exceptionally fine violins and violas. After showing them one of his minia-

opened The Luthier Shop for rentals and some minor repairs. The business flourished and, upon the urging of his father, Steve Cundall returned to Cross Roads to help with the growing business.

In 1989 Steve carried his hand-made violin, viola and cello to Tuscon, AZ to enter the Violin Makers International Competition. The competition was intense, with more than a hundred craftsmen from as far away as Poland showing off their best work. All three of the instruments which Cundall entered placed in the competition and he came home a winner with a growing reputation.

Today The Luthier Shop in Cross Roads is the region's premier shop for quality stringed instrument rentals, restoration and the sale of fine violins, violas, cellos and basses. As well as being sold at The Luthier Shop, the Cundall instruments are being sold in fine shops in Chicago, Detroit, and throughout the U.S.A. under a special label designed by Steven.

For a number of years father and son have been partners but, though he still works in the shop, Jim has turned the ownership over to Steven Cundall as sole proprietor. And Steven remains remarkably humble about his skills. "I just make violins," he says. "I feel like it's what God wants me to do. I'm a Christian and I think the most important thing we do is to bring that into our business. The business is dedicated to the Lord and I think that's the reason we have prospered."



Jim Cundall (left) with his son Steven (middle) and his wife Edwinia (right) in the workshop of the Luthier Shop.

ture violins they offered him an apprenticeship for the summer and he left home at the age of nineteen to accept the position of apprentice. He worked for several years under the tutelage of Bill Webster, a nationally recognized expert in stringed instrument restoration, who convinced him to remain on and not return to school. Before he left to open his own shop in Chicago, Steven had become a master himself.

Meanwhile, Steven's father, Jim, re-

THE TWO SIDES OF PROTECTING AND PRESERVING OUR TREES

By: Kay Kitchens

There are two important considerations for ensuring that we protect and preserve the beautiful and beneficial trees we all enjoy in Cross Roads.

The first is making sure that everyone – citizens, new property owners, builders, developers – is aware of our Tree Protection and Preservation Ordinance. This ordinance was passed by the Town Council on July 11, 2005 and took effect immediately. The information about the ordinance was in the July Cross Roads Newsletter and in the two papers that provide articles about Cross Roads – The Town Charter and the Pilot Point Post Signal.

The second consideration is making sure that anyone observing a violation of the Tree Protection and Preservation Ordinance knows what to do about it.

Both considerations are addressed here:

Ordinance Overview

The Tree Protection and Preservation Ordinance applies throughout the Town of Cross Roads. Anyone planning to cut down ANY tree should obtain a copy from Town Hall and review it thoroughly. Questions may be referred to Katherine Ritchie, the Town Administrator. The following overview is to provide a general idea of what's included in the Ordinance, but is not intended to be comprehensive. For complete information, review the Ordinance.

Here is a brief summary of the ordinance:

—Homeowners with 3 acres or fewer ARE NOT restricted from removing trees on their property with one exception below. There is nothing in the ordinance requiring you to have a

permit or explain your decision to remove trees under 18 inches in diameter on your property.

—Removal of any tree 18 inches in diameter or larger by anyone REQUIRES a permit and approval. No Exceptions.

—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 of trees over 6 inches in diameter, 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 PRIOR TO ANY REMOVAL 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 tree without an approved tree removal permit and a tree protection plan. Clear cutting is forbidden.

We know that 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.

If removal of a tree over 6 inches is needed, there is a simple form to

complete. This can be done by picking up the form at Town Hall and returning it with complete information and pictures. This can also be done by email. Depending upon the specific situation, a site visit may be required.

Ordinance Enforcement

Since Cross Roads does not have police enforcement and our ordinances can only be enforced if the Town is aware of an infraction, it is important for all citizens to be aware of situations that may be in direct conflict with our ordinances.

If you observe the cutting of trees or see trees that have been cut (or otherwise significantly harmed) that are over 6 inches in diameter you should report this to Town Hall. Linda Harpold, Municipal Clerk at the Town Hall can be reached at 940-365-9693. She will provide you with the appropriate form. You will need to provide the following information:

- Date you observed the apparent infraction
- Location – street address or description
- Approximate number and diameter size of trees affected
- Any additional details that may be important.

While the Town requires written, signed complaints, you may request and have your name kept confidential.

Upon receipt of your complaint, the Town Administrator will then request that the Code Enforcement officer investigate the situation. Appropriate action will be taken as needed. The Tree Preservation and Protection Ordinance provides very specific penalties for anyone violating the terms or provisions of the ordinance.

CROSS ROADS HISTORY...An Interview with Dorothy Turner

By Ross Schraeder, Mayor Pro Tem



Dorothy Turner

In the July 2004 issue of The Cross Roads Times I reported on an interview with Neva Turner Ottinger. Neva noted that her older brother Bob had been the first mayor of Cross Roads and had served in that position for 12 years. This interview is with Mayor Bob Turner's wife, Dorothy.

Bob and Dorothy met while both were working in Dallas. Dorothy worked for SBC and Bob was a welder for Peerless Manufacturing, a company that made oil well machinery. They married in 1950 and moved to live on part of grandfather Dave Turner's farm out here in Cross Roads in 1957. Grandfather Dave started buying land on what is now part of Cross Roads in 1903. The year 1957 was a big one for the Turners. Dorothy says that in 1957 their second child, Cindy, was born, they bought a brand new Chevy Impala and they built a new house on Hwy 380. Our interview was in that

same house.

Their son, Bobby Ray, bought his great grandfather's home and still lives on part of the old farm over on Naylor Road along with his wife, Loretta, and their daughter, Emily. If you drive by Bob's house on Naylor you can still see the old barn far in the back. Dorothy splits her time between her father's farm in DeKalb, Texas, up near Texarkana and here in Cross Roads.

In 1963, Bob and Dorothy, along with Neva and Billy Ottinger, leased with an option to buy the T.O. Station at Hwy 380 and FM 424, where Century 21 is now located. Within a year they bought it and expanded the full service gas station and grocery store to include a welding shop, a feedlot and even a cattle pen. Dorothy says that you can still see some of the horse-walkers, washers and feeders that they made on Joe Spiritas' Supreme Farm. She says they also made the farm's steel gates.

The T.O. Station also sold fishing supplies and equipment. Some of the customers she remembers most are the president of the Republic National Bank in Dallas and several Braniff pilots, who came in to buy fishing stuff and chat, while they were out at the Corinthian Yacht Club. The T.O. Station was also the location of the

first meeting of Mustang Water. Dorothy was their first Secretary-Treasurer.

In 1979, after almost 16 years of hard work, Bob Turner became ill and it became necessary to sell the business. A year later Bob died. Dorothy, not ready to retire, went to work for the Denton County sheriff, Kenneth George. She worked in the sheriff's office for 6 years then became administrative assistant for Henry Gregory, Constable for District 1, for over 5 years. In that function she handled warrants. If anyone was wanted for anything, she was the communication source. Dorothy said the job was fascinating.

But you say "Wait-a-minute, he hasn't told us about the formation of the Cross Roads and Bob Turner's 12 years as mayor!" Well, I have run out of space, but that will be the subject of my article in the next newsletter.

Dorothy Turner, Ralph Lantrip, Billy Ray Carroll, Katherine Ritchie, Neva Ottinger, and Georgia George have supplied information for this series. We will be working together to publish future articles on the history of Cross Roads. If anyone has comments, corrections or wants to make inputs, please let me know. Call me at 940-440-2213 or email me at

Road Committee Report, By: Tony Russo, Chairman

The Road Committee has installed new speed limit signs on Naylor Road and New Hope Road. Thanks to David Meek for installing the poles and Bill Bacon for helping install the signs. A new stop sign has been installed at the intersection of Mill Creek and Keyes and some boulders installed to help preserve the road and protect the sign. Oak Shores Home Owners Association is re-landscaping their entry and donated the boulders. We want to acknowledge and thank the Home Own-

ers Association for their contribution. Thanks to Robert Puma for installing the stop sign and both he and David Meek for placing the boulders.

We are surveying the roads in the Town and will be establishing and prioritizing a list of roads for repaving and updating this coming year. We will keep you informed.

We would like to remind citizens that the Town has a Sign Ordinance. Signs

are not to be posted on the right of way, on poles, etc. Advertising and "for sale" signs, and other such signs are prohibited. The Road Committee members are removing any posted signs. Yard sale signs may be placed on a very limited basis. Persons responsible for the yard sale must remove yard sale signs by the Monday evening following a weekend sale. If you have questions on the ordinance, contact the Town Hall for specifics.

COMMUNITY BULLETIN BOARD

Welcome to our new neighbors in Cross Roads:

- Glenn and Julie Wilson, 1071 E. Oak Shores Drive
- Tim Riley, 201 Bridle Ridge Ranch Road
- Laura Martin and Mary Bean, 4501 W. Oak Shores Drive
- Kevin and Debbie Clark, 4300 Oak Shores Circle
- Deglen and Lara Isbell, 1400 Oak View Drive

Town of Cross Roads will celebrate their annual **Holiday Tree Lighting** on Monday, December 12th at 6:00 p.m. Please join your neighbors for this festive occasion. Refreshments will be served. The regularly scheduled Town Council Meeting will convene at 7:00 p.m.



Elva and Virden Seybold were honored at a reception on September 8th to celebrate their 50th Wedding Anniversary.



Cross Roads resident Barb Hambleton successfully trapped her pet armadillo named "Cliff". Rumor has it Cliff has been relocated to the Green Belt.

HURRICANE RELIEF FUNDRAISER HELD IN OAK SHORES

On September 24, 2005 the Oak Shores Homeowners Association sponsored a silent auction fundraiser to benefit the evacuees of Hurricanes Katrina and Rita. An invitation was extended to all Cross Roads residents at the September 19th Council Meeting.

Approximately 50 people enjoyed the hospitality of hosts David and Sue Weaver. In addition to having a good time, the participants accomplished some good works as well. Fifty-five items were donated and when the receipts were tallied at the end of



Herman Oosterwijk (left) and Doug Dickinson (right) inspect items up for bid at the silent auction.

the auction \$4,000.00 had been raised for hurricane relief. Donors selected a charity to receive their donation and the money was disbursed to six different charities.

Homeowner Association President Dave Meek said, "What a great evening, everyone enjoyed themselves, and the money will help in the relief efforts. We had a lot of generous people and some really competitive bidders! Thanks to everyone who participated".

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
Virден Seybold, Council Member
Katherine Ritchie, Town
Administrator
Linda Harpold, Secretary
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. 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.

December 12th at 6:00 p.m. we will have our [Holiday Tree Lighting](#) before the regular scheduled Town Council Meeting.

Town Hall will be closed in observance of the following Holidays: November 11th, Veteran's Day; November 24th & 25th, Thanksgiving; December 23rd & 26th, Christmas; and January 2nd, New Years.