



The Cross Roads Times

The Town of Cross Roads, Texas

Volume 5 Issue 3

October 2006

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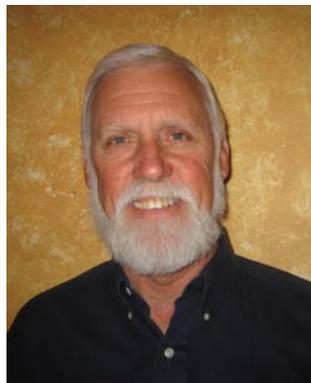
Special Interest Articles:

- Development Updates From the Mayor's Desk
- Building Guidelines in "Old Texas Country"
- Town Incorporation in "History of Cross Roads"

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



FALL 2006 UPDATE

Here is an update on the current development projects in Cross Roads.

ALLEGIANCE RESIDENTIAL PROJECT

This is the 133 acre project with 97 one-acre lots located at Highway 424 and Fish Trap Road. The developer has submitted the preliminary plans to the Town and they have been approved by Planning and Zoning and the Town Council. We also received their Grading Plans and they have been approved by our Town Engineer. The Tree Preservation and Protection Committee has reviewed the Tree Mitigation Plans and they

have some concerns that are being addressed with the developer to insure that the Tree Preservation and Protection Ordinance is followed. The developer has begun the dirt work preparing for the concrete streets and gutters. The plans call for a gated community with an entrance on Highway 424 and an entrance on Fish Trap Road. The developer estimates that construction of the houses will begin in January 2007 with a selling price beginning at \$290,000. They will select 3 custom builders to exclusively build in this development. The developer has donated to the Town of Cross Roads approximately 3 acres at the southeast corner of Highway 424 and Fish Trap Road. I encourage you to drive by this location and admire the beautiful trees that are located on this parcel of land. It will make a great park or location for another town facility in the future. Our "Thanks" goes out to Allegiance Development.

ALLEGIANCE COMMERCIAL DEVELOPMENT

This is the 76 acre commercial development on Highway 380 between Highway 424 and the Town's eastern boundary. The developer has submitted the preliminary plans to the Town and they have been approved by Planning and Zoning and the Town Council. We also received their Grading Plans and they have been approved by our Town Engineer. They have not submitted their Tree Protection and Preservation Plan. The P&Z and the Town Council approvals require that prior to grading the developer must submit a proposal for and be approved by the Tree Preservation and Protection Committee. According to the developer, they have signed Wal-Mart, Christina's Mexican Restaurant and four banks (NorthStar, Wachovia, Compass and Wells Fargo). We have just learned that both Whataburger and Jack in

the Box are planning to be in the development. In addition, Allegiance is negotiating with other restaurants and a movie theater. They are planning on major construction in January 2007 with the current projection that the Wal-Mart would open in June 2007. The developer agreement between the Town of Cross Roads and the developer includes very specific requirements as to design and appearance that ensures that we will have a development of which we can really be proud.

FOREST HILLS RESIDENTIAL DEVELOPMENT

This is located on the north side of Fish Trap Road close to Highway 380 and is a 100 acre sub-division with 66 lots of one acre or more. All of the preliminary plans have been approved by Planning and Zoning, Town Council, Town Engineer and the Tree Preservation and

Protection Committee. The dirt work is in progress and the utilities and streets are being developed. This will be an exclusive gated community and lots will be sold for approximately \$120,000 and up. The developer has an agreement with The National Home Builders Association to promote this development as the major Dallas Area Parade of Homes in the Fall of 2007.

STONE MOUNTAIN RESIDENTIAL DEVELOPMENT

This development will have its entrance on Rock Hill Road approximately 1 mile north of Highway 380. The majority of this development will be in the Town of Cross Roads. The balance is in our ETJ (Extra Territorial Jurisdiction). This development is in its early stages and Planning and Zoning conditionally approved the preliminary plat. This will be a very exclusive development with homes starting at

\$700,000. We will keep you posted as this development progresses. You can go to their website, www.stonemountaintexas.com

CROSS ROADS MEDICAL OFFICES (PRESBYTERIAN HOSPITAL)

These medical offices are located on Highway 380 just east of Moseley Road. All of the preliminary plans have been approved by Planning and Zoning, Town Council, Town Engineer and conditionally by the Tree Preservation and Protection Committee. The projected opening is for March 2007. There will be two OB/GYN physicians and two Family Practice physicians located in the facility when it opens. There also will be MRI and other imaging capabilities available. The plan is to initially open the lower floor of the two floors being constructed. We look forward to welcoming this Medical facility to Cross Roads.

Forest Hills development will be promoted by the DHBA in "the major Dallas Area Parade of Homes in 2007."

History of Cross Roads . . . by Ross Schraeder

In every issue of the Cross Roads Times we recognize people who have made contributions to the town. Had it not been for a group of people willing to stand up and sign a petition requesting the incorporation of the

Town of Cross Roads, we would not have our town today. Denton County Judge Tom Todd received the petition dated April 23, 1973, to incorporate a defined area around the crossroads of Fish Trap Road and Farm to Market

424 as an official town.

Some of these people have moved from our town and some have passed on, but many are still here in and around the Town of Cross Roads.

History of Cross Roads (continued)

Those people who signed the petition to incorporate the Town of Cross Roads in 1973 are listed below.

La Rue Ludwig	Helen S. Diamond
Billy S. Ottinger	William L. Beale
Bobby Turner	H.E. Yarbrough
Joan Floyd	Mrs. H.E. Yarbrough
Mrs. Bobby Turner	Mrs. Judy B. Albers
Donald D. Elmore	Mr. Wayne W. Albers
Mary L. Beal	Mrs. Arlys Burns
Mrs. Neva Ottinger	Mrs. Donald D. Elmore
Mrs. Warrenne Ludwig	Bobby D. Boyer
Glenn Floyd	Ira D. Cantrell
James M. Cundall	Minnie A. Cantrell
Edwinia T. Cundall	Doris Strange

The next time you see one of these people on the street, just tell them how much you appreciate the effort they made. Should you wish to see a copy of the entire petition, there is one on file at the Town Hall.

You can expect more on the start-up and expansion of Cross Roads in coming issues of the Cross Roads Times. Jim Cundall and Jerry Burns, two of the main driving forces in starting the Town, will be contributing writers to the History column.



Old Texas Country . . . by Virden Seybold

The conversation goes something like this.

"I've heard that the town has a theme for its commercial sector. What is it?"

"Well, **Old Texas Country**. of course!"

"And what does that mean?"

"That means that all new and remodeled commercial buildings in Cross Roads must reflect the **Old Texas Country** theme in their architecture."

"Yes, and I've seen some pretty junky old Texas buildings that I wouldn't want duplicated in town—such as an old run-down garage with a gas pump out front."

"Well, that's why the Town's Comprehensive Planning Committee, Architectural Review Committee, Planning and Zoning Committee and Town Council had several workshops to develop guidelines for builders. They met four times under the guidance of a commercial architect to draw up the guidelines. The Town Council then reviewed the guidelines at two meetings before adopting them on August 14."

"So, I guess then, that all commercial buildings in Cross Roads are going to look alike."

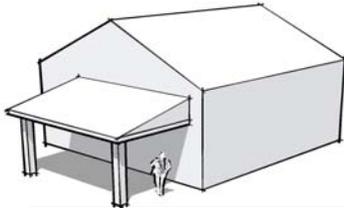
"No, not at all. The architectural guidelines do

not dictate that all buildings will look alike. In fact, the guidelines give a lot of choices within the outline of the **Old Texas Country** theme. For example, there are several architectural elements that are favored such as porches, trellises, covered walkways, canopies, roof overhangs, natural materials, pitched roof, gables, mullioned windows, standing seam metal roof, decorative sidewalk pavers, and site amenities such as sculpture. For each of these elements that the builder uses, points are given that satisfy a certain total number of points depending on the total size of the structure."

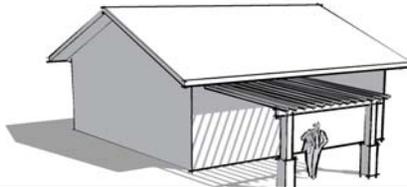
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Old Texas Country (continued)

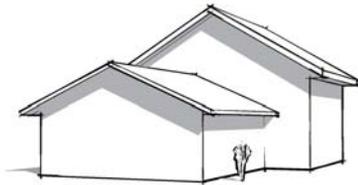
Here are some illustrations of these architectural elements:



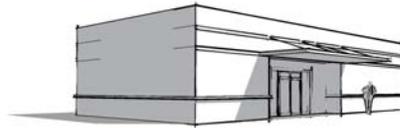
Porch



Trellis



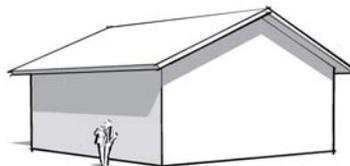
Varied Roof Heights



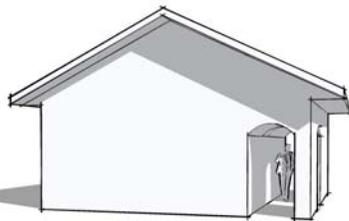
Canopies / Awnings



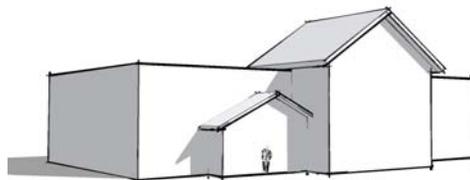
Architectural Details



Roof Overhang



Covered Walkway



Gabled Elements

"I do like the pictures. They help me visualize what you are talking about. However, do the architectural guidelines point out why the Town is doing this?"

"Yes, the intent is to create a regional image for Cross Roads reflecting the theme of **Old Texas Country** while adapting to contemporary building needs. These guidelines are to help owners, developers, designers, architects, and builders by providing design criteria that will coordinate the image, character and quality of the entire community. In addition, the guidelines will ensure the aesthetic value and visual appeal of nonresidential land uses in the Commercial Corridor as designated by the Comprehensive Plan, while reflecting traditional **Old Texas Country** characteristics and the indigenous image of Texas."

"And what kind of image is the Town hoping to develop?"

"Again, in the architectural guidelines this image is pointed out. **Old Texas Country** is a broad term meant to create a link to the rich lineage of older and distinctive Texas architecture. **Old Texas Country** can conjure images as varied as a prairie house log cabin, Spanish mission such as the Alamo, a rustic feed store, a stone Victorian building, or a 19th century downtown square. What ties all these buildings together is the use of a majority of simple and locally available materials, human scale, and a utilitarian design responsive to the local climate. Despite the era or style of building, most of these historical structures were simple buildings constructed of local wood, stone, earth or brick, and porches, with roof overhangs, and gabled roofs that helped to buffer the harsh extremes of the Texas climate. Gordon Echols' book Early Texas Architecture is an excellent reference source, and is available for review at the Town Hall."

Old Texas Country (continued)

"So, you've given me the choices, the intent of the guidelines and the image that is intended. Are there any mandatory provisions?"

"Yes, of course, there are several mandatory provisions, such as building articulation (avoiding an unattractive flat wall), unity of all buildings in a given

complex, 60% masonry, 80% of façade in earth-toned colors, window glass not to exceed 50% of area, screening of mechanical units, loading areas and dumpsters."

"Who is going to work with the planners of commercial buildings to help them through this process?"

"The Architectural Review Committee has been designated to do this. Lad Doctor is the chairperson of this committee and the other members of the committee are Paul Adams and Sally Williams."

"There are several mandatory provisions."

Budget and Finance . . .by Janis Russo

At the August 14, 2006, Council meeting the Council approved the Amended Budget for Fiscal Year 2005-2006. The amendment did not alter the overall budget but only reallocated unexpended funds from some categories to several categories that were expected to exceed their original allocations. In particular, additional funds were reallocated to Street Contract Repairs which was approximately 149% of the original amount budgeted for this item. As you know, the present Council is committed to improving the roads within our Town. The financial reports show that as of August 2006, expenses of \$303,298 have been incurred, of which \$128,364 (a little over 42%) were expended on street contract repairs and street materials.

Also, at the August Council the proposed 2006-2007 budget was presented. The Budget for 2006-2007 presented some new opportunities for consideration because of additional requirements

attributed to the residential and commercial development that has begun recently in our Town. No action was taken to approve the new budget at this Council meeting. Mayor Kitchens called for a special Budget Workshop prior to the September Council meeting to allow all interested persons as well as Council members to provide input for the final budget to be presented to Council in September.

At the September Council meeting the Council approved the budget for 2006-2007. The budget year begins on October 1 with an approved budget of \$763,481. This is an increase over last year's budget. We are anticipating additional tax revenues from the businesses in the Town. As in last year's budget, we have included an amount of \$100,000 from prior years-unexpended funds for "legal contingency". In addition we have reserved \$150,000 from prior years-unexpended funds to add to Street Contract Repairs. Both of these prior-years unexpended funds are in addition to the amount we budgeted for the usual legal

fees and street contract repairs. The Council thought it in our best interest to budget for possible unforeseen needs that may arise from the residential and commercial growth we are experiencing and to allow for more extensive work on our roads and culverts.

Expenses for September will be included in the Financial Report presented at the October Council meeting. This will conclude the budget year of 2005-2006.

At each Council meeting the budget report is presented to provide citizens a monthly and a year-to-date update on our financial status. Please feel free to contact me through Town Hall if you are unable to attend the meetings and have questions I can answer for you.

I personally want to extend my appreciation to Katherine Ritchie, our Town Secretary for all her efforts and the many hours spent with me in preparing the Amended 2005-2006 Budget, and the Budget for 2006-2007.

**Website
Coming**

**On November 1,
Cross Roads will
have a website.
Be sure to check it
out
www.crossroadstx.gov**

There will be some changes to the system of how bids will be submitted

Road Repairs Committee Report ...

by David R. Meek, Chairman

I would like to thank the Mayor and Town Council for having appointed me Chairman of the Road Repairs Committee. I would also like to thank Tony Russo for his past service on this committee. I know the effort he went through the last few years in order to make improvements to the roads in our community. The newest committee member is Doug Dickinson. Tony will remain on the committee. This team will continue to make improvements on the streets of Cross Roads with some changes in the system.

One change will be in the way contractors will be asked to bid on one year contracts for repairing a specific item (unit). The committee will identify

each unit requested for bid. A unit may be the recycling and resurfacing of one square foot of asphalt, or pot-hole repair per ton of material used. This method of bidding by contractors will ensure a consistent price for the town for budgeting purposes. The contractor with the best bid will be awarded the contract for one year. This change in procedure will allow the Road Committee to focus on capital improvements and larger projects.

There currently are two large projects underway. The bridge is being widened by an additional 8 feet on each side, and guardrails are being installed on Tipps at Moseley. The contract for this work has been

awarded to Bartel Transportation. The second project is general pothole repair and maintenance. This project has also been awarded to Bartel Transportation.

Watch for changes as they occur. Please send suggestions or comments to the Road Repairs Committee members listed below.

-
- Bill Bacon
 - Bill Palmertree
 - Tony Russo
 - Doug Dickinson
 - David Meek
-

Work is being done on Tipps at Moseley.

Volunteer Service In Our Community

This is a new section for the Cross Roads Times. It is designed to recognize volunteers within the area of Cross Roads who work to better their community, one step at a time.

Please send information for this column so that others may know what is being done, and who is doing it. The Town of

Cross Roads will keep a record of volunteer hours submitted so that over a year's time we may see the tally.

If you, or someone you know, is picking up trash, trimming back shrubs so vehicles have a better view, working for Habitat for Humanity, contributing food for an area food

bank, or doing other worthwhile endeavors that help make Cross Roads and surrounding areas better places to live, please let us know.

Call Town Hall 365-9693 and leave a message for the newsletter editor.

Thanks for all you do.

What would we do without our volunteers?

It would be a sad place to be if people weren't willing to offer themselves in times of need.

Community Bulletin Board

Welcome to our new neighbors in Cross Roads:

- John and Christie Torkelson, 4700 Keyes Lane
- Tong Thong, 1000 Keyes Lane
- Mr. and Mrs. Florentino Segundo, 2051 Oak Point Drive
- Mr. and Mrs. Chris Cozby, 651 Oak Hill Court

*Offer a warm welcome
to your new neighbors.*

Community Calendar

Friday, October 13, 2006, 5:30 p.m. to 7:00 p.m.
Oak Grove United Methodist Church Annual Spaghetti Supper & Auction
4725 FM 720 W. Aubrey, TX 76227 www.oakgrove-umc.org
Tickets are \$5 each, and are available at Town Hall.

Saturday, October 21, 2006, 7:00 a.m. – 9:00 p.m.
All You Can Eat Pancake Breakfast, benefit for Tim Leslie
Aubrey Area Library & New Community Center, 226 Countryside, Aubrey
Tickets are \$5 each. More information is available at Town Hall.

Saturday, October 21, 2006, 5:00 p.m.– 8:00 p.m.
Barbeque Benefit for Tim Leslie
Aubrey Area Library & New Community Center, 226 Countryside, Aubrey
Tickets are \$5 each and are available at Town Hall.

Wednesday, November 1, 2006 the Cross Roads website will be posted.
www.crossroadstx.gov

Tuesday, November 7, 2006 is Election Day.

Monday, December 11 2006, 6:00 p.m.
Cross Roads Annual Tree Lighting and Holiday Gathering prior to the regular
December Council meeting.

*Community Fund-
Raisers to help Tim
Leslie and family*

Katherine's Corner . . . by Katherine Ritchie, Town Secretary

Finally, summer seems to have ended, and fall, my favorite season, has arrived. I hope your yards have survived the drought. Please contact Mustang Special Utility District at 940 440-9561 for specific concerns.

I am very pleased to introduce to you the new Cross Roads Times newsletter editor, Jeanie Burch. Mrs. Burch is an area resident and retired secondary school teacher with a degree in English. This is her first newsletter edition, so I hope you enjoy it. The other half of the Burch team is Chuck Burch who has been helping at Town Hall with the landscaping maintenance, and all the other projects and chores that had not been completed since Town Hall was built. The Burches are owners and operators of Bison Hollow Bed, Breakfast and Barn in the Aubrey area. If you have suggestions for future articles, please submit them to Jeanie Burch in care of the Town Hall.

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
Virden Seybold, Council Member
Katherine Ritchie, Town
Administrator
Judy Moudy, Admin. Assist.
Jeanie Burch, 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.
- 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 .m. at the Town Hall.
- Road Repair Committee meets at 7:00 p.m. on the Wednesday prior to the Council Meeting.
- All meetings are posted on the Town Hall bulletin board 72 hours prior to meeting.

Town Hall will be closed in observance of the following Holidays:

November 10 for Veteran's Day, November 23-24 for Thanksgiving, December 22, 25 for Christmas, and January 1, 2007 for New Year's Day.



Happy Holidays!

Town of Cross Roads
1401 FM 424
Crossroads, TX 76227