

# The Cross Roads Times

Quarterly Publication of the Town of Cross Roads, Denton County, Texas 76227



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## From the Mayor's Desk

by Steve Smith

### Spring 2015 Update

I hope everyone is enjoying the warmer weather and much needed rainfall.

Things continue to remain extremely busy at Town Hall. We have been planning with County for a Naylor Rd. expansion project, preparing to perform a number of minor road repair and improvement items, as well as dealing with ETJ encroachments from other municipalities. We are also working on longer term planning in a number of ways including updating our thoroughfare plan, active engagement with TXDOT on Hwy 380 expansion efforts, participating with both school districts for future planning, and working through the scheduled updates to our comprehensive plan for this year. Several commercial projects have broken ground with others being planned, one residential project

is nearing construction, and we FINALLY have a functioning light at Hwy 380 and Fishtrap/ Moseley Rd. intersection.

### Commercial / Residential Development

A number of commercial projects have broken ground including KJE, an engineering firm, located by Discount Tire, Chicken Express next to McDonalds, and Village Veterinary Center, a standalone building in the Villages, have all started construction.

We anticipate construction to begin in the coming months on the Walmart gas station, two additional outparcel buildings known as OP6 and OP7, and Jack in the Box all within the Walmart Villages development. Further West along Hwy 380 Presidio II should begin construction, Big Tex Trailers will move to a newly renovated

location, and additional parking will be added around the Texas Health building adjacent to Discount Tire.

Residential growth and sales within our town continues to thrive. A residential project which was platted last year as Oak Hill Ranch with approximately 140 1+ acre homes along the East side of Naylor Rd. has new ownership and expects to begin construction soon. Please join me in welcoming Bloomfield homes and all the new residents the development will bring to our town.

### Naylor Rd. Expansion

We have again been working with Commissioner Hugh Coleman to improve mobility and safety around town. Denton

**CONTINUED PAGE 8**

# A Message From Councilman Kille...

Dear Friends and Neighbors,

Just a quick note to say "Thank You" for giving me your trust and the opportunity to serve on our Town Council the past four years. My term ends this May and I am not seeking reelection.

I must tell you these past four years have been quite a learning experience with the things that have happened in our town. Remember when we wanted some place to shop or a choice of where to go out to eat dinner?

The May elections are coming up and I hope you will get out and vote. There are some new names on the ballot and some who wish to return to serve. Also, there is always a "Big" need for volunteers to serve on committees. Our town was built on voluntarism, which is just one of the things that make living in Cross Roads so special.

Thank you again!



## Spring 2015 Roadside Clean Up

Roadside Clean Up Co-Chairs Paul and Sheri Hudak

We could not have had better weather for Roadside Clean-up Day held on Saturday, April 11<sup>th</sup>. All week the weather forecasts pointed to rain (as much as 90% predicted early in the week), but it turned out to be a comfortable and dry morning. Forty volunteers signed-in at Town Hall to participate. Door prizes (car trash bins) went to folks with the oldest generations of official Roadside Clean Up t-shirts. The Most Industrious Team went to the Hill and Garcia families, who tackled Oak Grove Road, which again was the dirtiest street in Town. Many thanks also to our unofficial volunteers, who collect each week throughout the year during walks and runs.

The Computer Crusher reported its best day ever in Cross Roads. The Upper Trinity Household Hazardous Waste team collected from 23 households. The Magic Shred truck also was kept busy during its two-hour visit. While the vendors gather their stats over the next few weeks, the table below shows Spring 2014 collection amounts for reference:

Material Collected 2014	Amount
Used Electronics	1554 lbs
Flammables	200 lbs
Pesticides, Herbicides, Fertilizers	500 lbs
Automotive Fluids	925 lbs
Paint / Paint-related	2000 lbs
Aerosol Cans	175 lbs
Subtotal	5354 lbs
Light Bulbs	400 units





# Comprehensive Planning Committee Reviews Multifamily Living

-Kathryn Langley

Those of us who have lived in the Town of Cross Roads for a while know the chant: “One Acre Minimum!” So, what is multifamily living and why would we entertain the idea of it coming to Cross Roads? We on the Comprehensive Planning committee have listened to several sides of this issue and here is a summary of what we have learned.

First, the Town of Cross Roads is faced with the potential of a law suit. The National Association of Home Builders (NAHB) has begun to use the requirements of the Federal Fair Housing Act (FHA), originally enacted in 1968, as a tool to discourage land use planning that, in their opinion, “limits affordable housing.” Home Builders Associations that have attempted to block or limit multifamily housing are being sued in various municipalities in Texas. Some of these lawsuits have been successful<sup>1</sup>. Others have failed<sup>2</sup>. The difference appears to be the extent to which municipalities have included multifamily housing in their land use plans. What the lawsuits all have in common is the cost; municipalities have had to pay millions of dollars in legal fees fighting for their rights.

Second, any resident wanting to pursue a simpler lifestyle, without the continual expenses and constant work necessary to maintain an acre of property, has had to move out of Cross Roads. There is simply not a housing option for them any longer here within our town limits. We have lost many valuable residents already who have spent years of their lives contributing to our community, just to say farewell to the town they have loved when one acre upkeep becomes too much.

Now, what will multifamily living look like here in Cross Roads? To many of our residents, whether a long time resident with ranch property, or more recent resident with an upscale home on a one-acre plus lot, the thought of an “apartment building” next door is not a pleasant one. Crowded apartment complexes are envisioned with seedy neighborhoods, heavy traffic, speed bumps, etc. Many of us, if we are honest, however, started our adult lives in multifamily housing, some OK and some not-so-great. We have now moved beyond the place where we need to live in multifamily housing and don’t relish the thought of having a multifamily complex next door. Please understand! This is NOT what we are talking about. We want to plan on an attractive complex that would be a positive addition to Cross Roads.

All of us on the Comprehensive Planning Committee want to assure everyone that we have approached this idea of Multifamily Living many times from many different angles. We have not succumbed to the “dark forces” threatening our wonderfully planned community easily. We are hearing the same story of how we need to consider this change from several sources. The responsibility of the Comprehensive Planning Committee is to plan for ideal locations! Town staff will work with Planning and Zoning and Council to develop the ordinances controlling architectural style, the size of the complex and the number of units per acre! If we wait, we potentially could have multifamily housing forced upon us in a way that detracts from our Town.

(continued next page)

# CPC Reviews Multifamily Cont...

## What is best for our community?

- 1.To promote well-balanced development that preserves our original goals for the Town and, at the same time, limits our exposure to legal action over the lack of multifamily housing.
- 2.To designate a list of “preferred locations” for multifamily living that enhance rather than detract from our plan, in the event we are approached by developers wanting to construct a multifamily living area. By developing a plan early, we can select a location that would add to Cross Roads. Failing to plan for multifamily could result in a court decision where we would be told where to place a multifamily living site.
- 3.If located in key areas, multifamily could actually greatly benefit the community by requiring a developer to add water and sewer access in an area that would encourage further development of Cross Roads. This could be a major plus for the Town of Cross Roads.
- 4.We have a say about where multifamily would be located, to minimize the impact on our Town.
- 5.If properly planned, multifamily in Cross Roads could possibly be an upscale “themed” complex, i.e. Senior Living. It could be a well landscaped complex with few units per acre. Our senior residents would not be forced to move away!

## In Summary:

The Comprehensive Planning Committee's goals are and continue to be to promote a well-developed, well-rounded community. The comprehensive plan is only a plan and not actual development. Multifamily living may be a great addition to our town, an addition that could balance our lifestyles. If multifamily

housing becomes a reality, it will very likely be many years before coming into being.

The Comprehensive Planning Committee welcomes your thoughts directly through Becky Ross, Cross Roads Planning Director at [b.ross@crossroadstx.gov](mailto:b.ross@crossroadstx.gov).

<sup>1</sup> Sunnyvale – The City of Sunnyvale was sued in 2000, the plaintiffs alleging that Sunnyvale’s “decades-long regulatory scheme, with evidence of overt discriminatory intent” was discriminatory. After years in court, costing the city millions of dollars, the courts declared that Sunnyvale’s zoning was discriminatory. The court considered the totality of Sunnyvale’s regulatory scheme and concluded that the city’s actions in: [1] excluding multifamily housing *and* [2] excluding affordable single-family housing *and* [3] imposing one-acre zoning was discriminatory, in the aggregate. Reference: [https://www.tml.org/legal\\_pdf/FairHousing.pdf](https://www.tml.org/legal_pdf/FairHousing.pdf)

<sup>2</sup> Kyle – The city of Kyle revised their subdivision ordinance, in 2003, to increase the size of single family residences, to increase the minimum size of lots on which these homes were constructed, to increase the size of garages, and to require 100 percent masonry. In 2005 the City was sued by the Home Builders Association of Greater Austin and the National Association for the Advancement of Colored People. The plaintiffs contended that the City of Kyle’s revision of its subdivision ordinance increased the price of a starter home by 33 percent, and was therefore discriminatory. The courts held that the increase in the cost of single family homes precipitated by the ordinance “would not have necessarily constituted discrimination.” Reference: <http://www.sanmarcosmercury.com/archives/7617>

# Shannon's Shout Out!

by Shannon DePrater, Town Secretary

The Town of Cross Roads will hold an election on Saturday, May 9, 2015 for three (3) Council member positions, currently held by Bruce Birdsong, Larry Fisher, and Wally Kille.

The order of the ballot is as follows, when voting you will be asked to vote for three, two, one, or none:

**David Meek      Larry Fisher      Kathryn Langley      Bruce Birdsong**

**Early voting begins Monday, April 27, 2015 and goes through Tuesday, May 5, 2015:**

Monday, April 27	(8:00 a.m. – 5:00 p.m.)	Friday, May 1	(8:00 a.m. – 5:00 p.m.)
Tuesday, April 28	(8:00 a.m. – 5:00 p.m.)	Saturday, May 2	(8:00 a.m. – 5:00 p.m.)
Wednesday, April 29	(8:00 a.m. – 5:00 p.m.)	Monday, May 4	(7:00 a.m. – 7:00 p.m.)
Thursday, April 30	(8:00 a.m. – 5:00 p.m.)	Tuesday, May 5	(7:00 a.m. – 7:00 p.m.)

**Election Day – Saturday, May 9 (7:00 a.m. – 7:00 p.m.)**

Cross Roads registered voters may vote anywhere in Denton County during Early Voting and only at the Steven E. Copeland Government Center located at 1400 FM 424, Cross Roads on Election Day. Once Early Voting locations are announced by Denton County, they will be updated on our website.

**Please visit [crossroadstx.gov](http://crossroadstx.gov) or [votedenton.com](http://votedenton.com) for more information.**

## ARTICLE CONTRIBUTIONS WELCOME

If there is an article you would like to submit for review to be included in a future newsletter, please send it to [b.ross@crossroadstx.gov](mailto:b.ross@crossroadstx.gov).

Suggestions for future subject are also welcome and encouraged!

# The UPS Store

Business Profile by Larry Fisher

Welcome to one of Cross Roads new businesses, the UPS Store!

Compact in size but large in customer services and products offered, the UPS Store stands conveniently in the row of stores anchored by Starbucks at one end and Fuzzy's Tacos at the other.

Once inside you'll discover a friendly staff eager to satisfy an amazing set of customer needs. Check out their website for a full listing of their product and service offerings. However, a quick summary includes: printing (color or B/W), binding, laminating, custom packaging, shipping, office supplies, notary services, mailboxes, mailing services, and freight shipping. Easy access and great services, a winning combination!



Heading up the new Cross Roads UPS Store are owners/managers John and Cynthia Pitts. I had the opportunity to chat with Cynthia about their business and what brought

them to Cross Roads. A former nurse, she and John examined what they wanted for their future and that of their three young daughters. Cynthia explained they were seeking a business that would offer them better control of their work lives as well as provide a legacy of values and work ethics for their daughters. Fortunately, a family member in the Houston area owned a successful UPS Store and provided

them a valuable example to follow.

Prior to settling on Cross Roads as their site of choice they first examined six other potential sites. But Cross Roads offered more of what they were seeking... high potential for growth, a small town community, friendly people, and an exciting business climate. They seek to not simply provide their customers with excellent services but also to create a lasting relationship.

When asked why their customers choose to do business with them, Cynthia noted the convenience of their location; the wide variety of essential services offered; the opportunity for customers to save time and money in their personal and business needs; and their unwavering dedication to a strong set of business values and work ethics.

If you haven't explored all that's contained in our new UPS Store, I encourage you to drop in, look around, and welcome Cynthia and John into our Cross Roads community. If you have need of a packing service for your items, Cynthia



will give you a 20% discount on your first packing service just for being a Cross Roads resident. Bring along this newsletter and ask them to sign it for your discount!

If your Cross Roads business hasn't been profiled in our newsletter, let us know! We take great pride in our businesses and want to make sure our residents know all of the great places to go!

# From the Mayor's Desk...

## CONTINUED FROM COVER

County and Cross Roads have entered into an interlocal cost sharing agreement for engineering services to expand Naylor Rd. That expansion is anticipated to be four lanes of pavement with shoulders from Hwy 380 to just south of our Town Limits. The sections South of our Town Limits will most likely need to be reduced back to two lanes, a possible center turn lane, and shoulders due to the lack of right of way at this time. While this is just the beginning of the project we are looking to expedite it as quickly as possible. I would like to thank Commissioner Coleman for making yet another road project possible. Thanks to all those who came out to our Spring Roadside Cleanup and our first ever night at the movies.

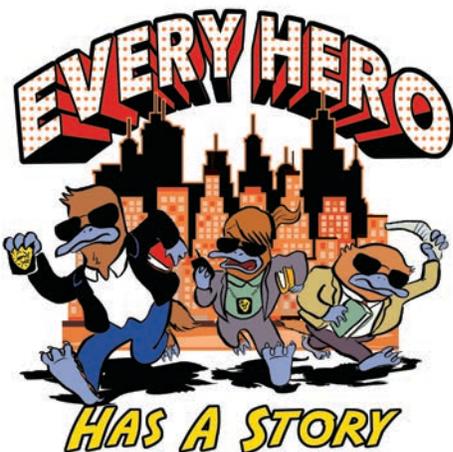
The next Coffee With The Mayor will be held on Saturday May 30<sup>th</sup> at 9AM, this time at the Town Park. I invite any of our citizens and business owners to join me in discussing topics related to our town in an informal setting and also enjoy the first day of our Community Market.

I truly encourage and invite all of our citizens to get involved in some fashion within our town. Please sign up for e-alerts on our website [www.crossroadstx.gov](http://www.crossroadstx.gov), and like our Town of Cross Roads Facebook page. This town is successful due to the hard work and diligent efforts put forth by its volunteer citizens and staff and for this I am very proud to represent you as Mayor.

## Aubrey Summer Reading Program

**Aubrey, TX: Every Hero Has a Story, and the Texas 2015 Summer Reading Program celebrates heroes! Saturday, June 13<sup>th</sup> at 1:30pm, the Library will launch its Heroes Kick-off.**

Reading logs can be picked up at the front desk of the Library the day of the Kick-Off. Children, teens, and adults will be encouraged to fill out reading logs and turn them in for prizes and entry into a drawing. At our final program on Saturday, August 8<sup>th</sup> at 1:30pm drawings will be held for \$20, \$25, \$50, and \$100 gift cards to Barnes & Noble.



**Monthly Programs will be held on 2<sup>nd</sup> Saturdays:**

- Saturday, June 13<sup>th</sup> 1:30pm – Heroes Kick-Off
- Saturday, July 11<sup>th</sup> 1:30pm – Dads as Heroes
- Saturday, August 8<sup>th</sup> 1:30pm – Mad Science presents – “The Science of Superheroes”

The first hero of our Summer Reading Program is the Town and citizens of Cross Roads. A big thank you for sponsoring this year's Summer Reading Program! When you come by the library, tell us YOUR hero story.

For more information call the Aubrey Area Library at 940-365-9162



# Family Movie Night!

The Park Board hosted our first annual Family Movie Night on April 18th. Rain predictions drove us inside Town Hall from the original location at the park. We had a few families join us to watch Aladdin, munch on popcorn, and play with glow necklaces.

The rain out date for the screen rental has been scheduled for Saturday, October 17th at the Town Park.



We hope to have great weather and a great turnout.

Stay tuned to the town Facebook page for Park Board updates.

We are always looking for new members so please contact Town Hall to join or come to a meeting to find out more!

## ROAD REPAIR UPDATE

Hi folks!

Our roads fared fairly well through all the ice and snow this year with a few exceptions. We have a few pot holes to fill and a major repair to do in Oak Shores which we will do after school is out for the summer. The widening of Naylor Road is in the engineering stage with a projected start date of late this year or the first of next year.

The best news is the raised median and stop light for the Fishtrap/Mosley/ 380 intersection. As you probably noticed, the lights are hung and the median is finished. We are ready for activation!

Stay safe,

Bill Roberson

# ASK N.E.P.D.

by Susan Zambrano

**“Why do the Police Officers heavily patrol Hwy. 380?”**

Highway 380 is long known for a high volume of accidents as a result of speeding. Our officers try to maintain a strong presence as a way to slow people down. It is not a secret that people will slow their rate of speed if they know officers are usually present on certain areas of roadways. TXDOT has also added new red lights, the latest at Fishtrap/Moseley and 380. Even after heavily patrolling, we still have a large number of vehicles running red lights. Having a strong officer presence also acts as a deterrent to other criminal activity and increases public safety.

## Community Market 2015

Community Market will take place every Saturday starting May 30th through August 29th from 8:00 AM to Noon. It is located at the Town Park on the corner of Fishtrap and Hwy 424. If you haven't been to our community market before, please give it a try. You will be pleasantly surprised at what it has to offer!

Along with returning favorites, we will also have lots of new vendors this year! Coming back again this summer will be the FREE kids' craft table on the first Saturday of the month. On opening day the park will also be hosting the Community Yard Sale!

For more information, please email [crossroadsmarket@crossroadstx.gov](mailto:crossroadsmarket@crossroadstx.gov) or give us a call at Town Hall!

## MOSQUITO DUNKS!

Dunks are available to residents at Town Hall. If you have standing water on your property, please do your best to drain it or treat it. If you have concerns about standing water around town, please let us know.

Mosquito season has already started. Help us stop them!



## Beyond the Blue Wall

by Larry Fisher, Cross Roads Town Council Member  
(information supplied by Denton ISD Communications)

Construction on Denton ISD's new Braswell High School and Carrico Athletic Center continues making progress. Just a few weeks back, the new high school construction suddenly "went vertical!"

As you drive east along 380 through the intersection with Navo Road you will notice the towers incorporated into VLK Architects' new high school design beginning to rise skyward above the blue construction fencing. There's much



work to be done, but it's good to see continuing progress being made in satisfying our area's growing need for additional educational resources.



**Expected  
Completion  
Dates**

**Fall 2016:**

High School No. 4  
and  
Elementary No. 23

**Fall 2018:**

Middle School No. 8  
and  
Ninth-Grade Addition  
to Guyer High School

**Fall 2019:**

Elementary No. 24

# 2013 Bond Package UPDATE

### 2013 Bond Package Update

The Denton ISD bond package approved by voters in 2013 consists of many improvements or renovations at existing campuses as well as five new facilities. The expected completion dates of these facilities are as follows:

#### Elementary School Nos. 23 and 24

There are more than 13,500 students in the district's 22 elementary schools, and that number is expected to increase to about 15,710 by 2018. In 2022, it's projected that there will be 17,884 elementary students in the district. Elementary No. 23 will be located directly Braswell High School and is also slated to open for the 2016-17 school year; a location has yet to be set for Elementary No. 24.

#### Middle School No. 8

In 2013-14, there were 5,559 middle school students in Denton ISD. By 2017, it's projected that there will be 6,740 students enrolled in the district's seven current middle schools. Middle School No. 8 is planned to be located in the U.S. 380 corridor.

An overview (shown on the left) of new school construction resulting from the 2013 Bond Package for Denton ISD reveals the District's broader need and vision for expanded education facilities in our area. It shows not only the expected opening of Braswell High School for the 2016 – 2017 academic year but also the concurrent opening of a new elementary school, located just south of the high school. Plans for the new middle school haven't yet been finalized but it too will be located in the 380 corridor, serving our growing student population and should open in the Fall of 2018.

## Town Council

Steve Smith, Mayor  
s.smith@crossroadstx.gov

Tony Russo  
t.russo@crossroadstx.gov

Bruce Bridsong  
b.birdsong@crossroadstx.gov

Larry Fisher  
l.fisher@crossroadstx.gov

Alan Hauf  
a.hauf@crossroadstx.gov

Wally Kille  
w.kille@crossroadstx.gov

## Town Staff

Shannon DePrater, Town Secretary  
s.deprater@crossroadstx.gov

Becky Ross, Planning Director  
b.ross@crossroadstx.gov

Susan Zambrano, Administrative Officer  
s.zambrano@crossroadstx.gov

## Meeting Schedule

**Town Council Meetings** are the third Monday of each month, 7:00 pm at Town Hall.

**Town Council Workshops** are held at 6:00 p.m. prior to the Town Council Meeting as needed.

**Planning and Zoning Commission** meets the first Tuesday of each month, 7:00 pm at Town Hall.

**NEPD Commission** Meetings are held on the third Thursday of the month, 7:00 pm at Town Hall.

**Administrative Staff** Meetings are held on the first Monday of the month, 3:00 pm at Town Hall.

**Comprehensive Planning Committee** meets the second Wednesday of each month, 7:00 pm at Town Hall.

**Municipal Development District** Meetings are held on the first Monday of the month, 7:00 pm at Town Hall.

**Park Board** meets the second Tuesday of each month at 7:00 p.m. at Cross Roads Town Park or Town Hall.

**Road Repair Committee** meets at 7:00 pm on the Wednesday prior to the Council Meeting.

**All Meeting Agendas are posted on Town Hall bulletin board at least 72 hours prior to meetings.**

The views and opinions expressed in the articles contained in this newsletter are those of the authors themselves and do not necessarily reflect official policy, position or statement of the Town of Cross Roads, Texas, or any of its public officers or officials.



Cross Roads Town Hall  
1401 FM 424

Cross Roads, Denton County, Texas 76227

(940) 365-9693

Fax (469) 375-5905

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