



**AGENDA**  
**PLANNING & ZONING COMMISSION PUBLIC HEARING & REGULAR SCHEDULED**  
**MEETING**  
**JULY 3, 2012**

**TOWN OF CROSS ROADS**  
**COUNTY OF DENTON, TEXAS**

The Town of Cross Roads Planning & Zoning Commission will convene a regular meeting of the Planning & Zoning commission. The meeting is scheduled to begin at 7:00 PM, held in the Town Hall Council Chamber, located at 1401 FM 424, Cross Roads, Texas.

1. **CALL TO ORDER A REGULAR PLANNING & ZONING MEETING TO ORDER**
2. **ROLL CALL**
3. **CITIZENS INPUT FOR ITEMS ON THE AGENDA.** Complete a Citizens Input form, and hand to the Town Secretary. Please limit your comments to three minutes in duration and you are restricted from passing your time or any portion of unused minutes on to another citizen for comment. Planning and Zoning Commission is restricted from discussing or taking action on items not posted on the agenda. Action on your statement may be taken only at a future meeting.
4. **DISCUSS, CONSIDER, AND ACT ON JUNE 5, 2012 MEETING MINUTES.**
5. **RECESS REGULAR PLANNING & ZONING MEETING AND CONVENE PUBLIC HEARING TO RECEIVE PUBLIC INPUT REGARDING THE FOLLOWING ITEMS.**
  - A. Proposed Final Plat application #2012-0604-01FP. Application submitted by Michael Doggett of Winkelmann & Associates, Inc. on behalf of Orange Development Inc. Subject property is located at the Southeast quadrant of FM 424 and Highway 380. The request is to divided the 4.040 acres into 2 lots. Lot 1 - 1.500 acres. Lot 2 to comprise the balance of the acreage.
  - B. Proposed Re-plat application #2012-0612-01RP. Application submitted by property owners Robert and Nellie Nelson request to adjust the property line between Lot 4 and Lot 5 located at 1001 Bridle Ridge Ranch Road to better conform to a natural division between the lots based on the terrain and the large Post Oaks on the property.
6. **ADJOURN THE PUBLIC HEARING AND RECONVENE THE REGULAR PLANNING AND ZONING MEETING.**
7. **DISCUSS, CONSIDER, AND ACT ON FINAL PLAT APPLICATION #2012-0604-01FP SUBMITTED BY WINKELMANN & ASSOCIATES, ON BEHALF OF PROPERTY OWNER ORANGE DEVELOPMENT INC.**
8. **DISCUSS, CONSIDER, AND ACT ON COMMERCIAL BUILDING APPLICATION # 2012-0605-01C FOR THE NEW CONSTRUCTION FOR RETAIL PHARMACY WITH DRIVE-THRU, BRICK, CAST STONE, AND STEEL FRAME CONSTRUCTION.**
9. **DISCUSS, CONSIDER, AND ACT ON RE-PLAT APPLICATION #2012-0612-01RP SUBMITTED BY PROPERTY OWNER ROBERT AND NELLIE NELSON.**
10. **DISCUSS, CONSIDER, AND ACT ON RECOMMENDATION FROM TOWN SANITARIAN TOM BAILEY TO ADOPT THE LITTLE ELM GREASE TRAP ORDINANCE PRIOR TO EXPECTED HIGH VOLUME OF FAST FOOD AND RESTAURANTS BUILDING IN TOWN ONCE WALMART BUILDS IN TOWN.**
11. **DISCUSS, CONSIDER, AND ACT ON RECOMMENDING ADOPTING UPDATED VERSION OF THE INTERNATIONAL BUILDING REGULATIONS AND THE NORTH TEXAS COUNCIL OF GOVERNMENTS AMENDMENTS.**
12. **ITEMS FOR NEXT WORKSHOP OR REGULAR MEETING AGENDA**
13. **DATE, TIME, AND LOCATION OF NEXT SCHEDULED MEETINGS** - All citizens are invited to participate.

July 4, 2012 Holiday – Town Offices Closed

Economic Development Meeting – 7:00 PM, Monday, July 9, 2012, Conference Room

Park Board Meeting – 7:00 PM, Tuesday, July 10, 2012, Town Park Hall

TOWN OF CROSS ROADS  
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Comprehensive Planning Committee – July 11, 2012, Council Chamber  
Road Repair Committee Meeting – July 12, 2012, Conference Room  
Town Council Meeting – 7:00 PM, Monday, July 16, 2012, Council Chamber  
Administrative Staff Meeting – 3:00 PM Monday, August 6, 2012, Conference Room  
Planning & Zoning Commission Meeting – 7:00 PM, Tuesday, August 7, 2012, Council Chambers

14. **CITIZENS INPUT FOR ITEMS NOT ON THE AGENDA.** Complete a Citizens Input form, and hand to the Town Secretary. Please limit your comments to three minutes in duration and you are restricted from passing your time or any portion of unused minutes on to another citizen for comment. Planning and Zoning Commission is restricted from discussing or taking action on items not posted on the agenda. Action on your statement may be taken only at a future meeting.

15. **MOTION TO ADJOURN MEETING**

**CERTIFICATION**

I, the undersigned authority, do hereby certify that his Public Meeting Notice was posted on the official bulletin board, at the Town Hall of the Town of Cross Roads, Texas. As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed executive session for seeking confidential legal advice from the Town Attorney on any agenda item listed herein. This facility is wheelchair accessible and accessible parking spaces are available. For requests, please contact Town Hall at (940) 365-9693. Reasonable accommodations will be made to assist your needs. This facility is wheelchair accessible and accessible parking spaces are available. For special requests, please contact Town Hall at (940) 365-9693. Reasonable accommodations will be made to assist your needs. This notice was posted on June 29, 2012 before 4:00 pm 72 hours before said meeting was convened.

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Town Secretary Katherine M. Ritchie