



**AGENDA**  
**PLANNING & ZONING COMMISSION PUBLIC HEARING & REGULAR SCHEDULED**  
**MEETING**  
**JUNE 5, 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 MAY 1, 2012 MEETING MINUTES.**
5. **RECESS REGULAR PLANNING & ZONING MEETING AND CONVENE PUBLIC HEARING TO RECEIVE PUBLIC INPUT REGARDING THE FOLLOWING ITEMS.**

Proposed major amendment to Planned Development Ordinance #2005-0912-01. Proposed amendment would change the height of monument signs from "not to exceed twenty (20') feet to not exceed forty (40') feet". Applicant Daniel Millner, KHA representing Frank Liu, Sage Crossroads, LLC. Subject property is the Village at Cross Roads Planned Development property, located at the north east corner of Highway 380 and FM 424 and commonly known as the future Walmart property.

6. **ADJOURN THE PUBLIC HEARING AND RECONVENE THE REGULAR PLANNING AND ZONING MEETING.**
7. **DISCUSS, CONSIDER, AND ACT ON MAJOR AMENDMENT APPLICATION # 2012-0508-01. MAJOR AMENDMENT TO PLANNED DEVELOPMENT ORDINANCE #2005-0912-01. PROPOSED AMENDMENT WOULD CHANGE THE MAXIMUM MONUMENT SIGN HEIGHT FROM TWENTY (20') FEET TO FORTY (40'). THE SUBJECT PROPERTY IS A TOTAL OF 76.468 ACRES LOCATED AT THE NORTH EAST CORNER OF HIGHWAY 380 AND NAYLOR ROAD WITH IN THE TOWN OF CROSS ROADS AND COMMONLY KNOWN AS THE FUTURE WALMART PROPERTY.**
8. **DISCUSS, CONSIDER, AND ACT ON RECOMMENDING ADOPTING UPDATED VERSION OF THE INTERNATIONAL BUILDING REGULATIONS AND THE NORTH TEXAS COUNCIL OF GOVERNMENTS AMENDMENTS.**
9. **ITEMS FOR NEXT WORKSHOP OR REGULAR MEETING AGENDA**
10. **DATE, TIME, AND LOCATION OF NEXT SCHEDULED MEETINGS** - All citizens are invited to participate.

Economic Development Meeting – 7:00 PM, Monday, June 11, 2012, Conference Room  
Park Board Meeting – 7:00 PM, Tuesday, June 12, 2012, Town Park Benches  
Comprehensive Planning Committee – June 13, 2012, Council Chamber  
Road Repair Committee Meeting – June 14, 2012, Conference Room  
Town Council Meeting – 7:00 PM, Monday, June 18, 2012, Council Chamber  
Administrative Staff Meeting – 9:00 AM Tuesday, Tuesday, July 3, 2012, Conference Room  
Planning & Zoning Commission Meeting – 7:00 PM, Tuesday, July 3, 2012, Council Chambers  
July 4, 2012 Holiday – Town Offices Closed

11. **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.

**12. 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 1, 2012 before 4:00 pm 72 hours before said meeting was convened.

---

Town Secretary Katherine M. Ritchie