



AGENDA
PLANNING & ZONING COMMISSION PUBLIC HEARING & REGULAR SCHEDULED
MEETING
MAY 1, 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 meetings will begin following the Joint Town Council and Planning & Zoning Commission Workshop meeting that 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 MARCH 27TH AND APRIL 3RD, 2012 MEETING MINUTES.**
5. **DISCUSS, CONSIDER, AND REVIEW ORDINANCE CONFLICT PERTAINING TO REGULATIONS OF GRASS HEIGHT.**
6. **RECESS REGULAR PLANNING & ZONING MEETING AND CONVENE PUBLIC HEARING TO RECEIVE PUBLIC INPUT REGARDING THE FOLLOWING ITEMS.**

Proposed preliminary plat application #2012-0403-02PP. Applicant Winkelmann & Associate, Inc. representing Greenway-Naylor, L.P. request to subdivide current tract into two developable lots. Lot #1 for CVS Pharmacy, Lot #2 future retail and or restaurant

7. **ADJOURN THE PUBLIC HEARING AND RECONVENE THE REGULAR PLANNING AND ZONING MEETING.**
8. **DISCUSS, CONSIDER, AND ACT ON PROPOSED PRELIMINARY PLAT APPLICATION #2012-0403-02PP. APPLICANT WINKELMANN & ASSOCIATE, INC. REPRESENTING GREENWAY-NAYLOR, L.P. REQUEST TO SUBDIVIDE CURRENT TRACT INTO TWO DEVELOPABLE LOTS. LOT #1 FOR CVS PHARMACY, LOT #2 FUTURE RETAIL AND OR RESTAURANT. THE SUBJECT PROPERTY IS LOCATED AT THE SOUTH EAST CORNER OF HIGHWAY 380 AND NAYLOR ROAD WITH IN THE TOWN OF CROSS ROADS.**
9. **DISCUSS, CONSIDER, AND ACT ON RECOMMENDING ADOPTING UPDATED VERSION OF THE INTERNATIONAL BUILDING REGULATIONS AND THE NORTH TEXAS COUNCIL OF GOVERNMENTS AMENDMENTS.**
10. **ITEMS FOR NEXT WORKSHOP OR REGULAR MEETING AGENDA**
11. **DATE, TIME, AND LOCATION OF NEXT SCHEDULED MEETINGS** - All citizens are invited to participate.

Park Board Meeting – 7:00 PM, Tuesday, May 8, 2012, Town Park Benches
Comprehensive Planning Committee – May 9, 2012, Council Chamber
Economic Development Meeting – 7:00 PM, Monday, May 14, 2012, Conference Room
Road Repair Committee Meeting – May 17, 2012, Conference Room
Town Council Meeting – 7:00 PM, Monday, May 21, 2012, Council Chamber
Administrative Staff Meeting – 9:00 AM Tuesday, Tuesday, June 5, 2012, Conference Room
Planning & Zoning Commission Meeting – 7:00 PM, Tuesday, June 5, 2012, Council Chambers

12. **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

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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.

13. **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 April 27, 2012 before 4:00 pm 72 hours before said meeting was convened.

Town Secretary Katherine M. Ritchie