



**MINUTES OF REGULAR PLANNING & ZONING COMMISSION MEETING
FOR THE TOWN OF CROSS ROADS
LOCATION: 1401 FM 424, CROSS ROADS, TEXAS
Monday, April 2, 2013 at 7:00 P.M.**

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

The Town of Cross Roads Planning & Zoning Commission convened into a regular meeting of the Planning & Zoning Commission. The meeting was open to the public and held in the Town Hall Council Chambers located at 1401 FM 424, Cross Roads, Texas.

1. CALL TO ORDER A REGULAR PLANNING & ZONING MEETING TO ORDER

Chairman Moore called the meeting to order at 7:03 p.m.

2. ROLL CALL

	PRESENT	ABSENT
Chairman Moore	X	
Commissioner Hauf	X	
Commissioner Lynn	X	
Commissioner Meek		X
Commissioner Sheehy	X	

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.

No citizen requested to speak.

4. DISCUSS, CONSIDER, AND ACT ON MARCH 5, 2013 MEETING MINUTES.

Motion made by Commissioner Sheehy, seconded by Commissioner Lynn to accept the March 5, 2013 Meeting minutes as presented. Motion carried 3-0-1 with Commissioners Moore, Sheehy and Lynn voting for and Commissioner Hauf abstaining.

5. DISCUSS, CONSIDER, AND ACT PRELIMINARY PLAT APPLICATION # 2013-0304-01PP. SUBJECT PROPERTY LOCATION 7038 ROCKRIDGE TRAIL A 5 ACRE PARCEL (ID # 162911 & # 164558) IN THE OAK BLUFF SUBDIVISION THAT LIES WITHIN THE TOWN OF CROSS ROADS' EXTRA TERRITORIAL JURISDICTION. APPLICATION SUBMITTED BY PROPERTY OWNER JOHN A. WILLIAMSON WHO REQUESTS TO DIVIDE 5 ACRE PARCEL INTO TWO (2) PLATTED LOTS.

Motion made by Commissioner Lynn, seconded by Commissioner Hauf to approve Preliminary Plat Application # 2013-0304-01PP as presented. Motion carried unanimously.

6. **DISCUSS, CONSIDER, AND ACT ON RE-PLAT APPLICATION #2013-0305-01RP. SUBJECT LOCATION – LOT 2 IN THE VILLAGE AT CROSS ROADS COMMERCIAL PLANNED DEVELOPMENT SUBDIVISION AT THE NORTHEAST CORNER OF FM 424 AND US HIGHWAY 380. APPLICATION SUBMITTED BY KRIS HOLEYFIELD OF KIMLEY HORN ENGINEERING. REQUEST TO DIVIDE LOT 2 (5.9941 ACRES) INTO 4 SEPARATE LOTS.**

Motion made by Commissioner Lynn, seconded by Commissioner Sheehy to approve Re-Plat Application #2013-0305-01RP.

Amended motion made by Commissioner Lynn to approve the Re-Plat with the addition on the plat to include the sanitary sewer easement, seconded by Commissioner Sheehy. Both motions carried unanimously.

7. **DISCUSS, CONSIDER, AND ACT ON TECHNICAL SITE PLAN APPLICATION #2013-0305-01SP. SUBJECT LOCATION NORTHEAST CORNER OF VILLAGE AT CROSS ROADS COMMERCIAL SUBDIVISION LOT 2. APPLICATION SUBMITTED BY KRIS HOLEYFIELD OF KIMLEY HORN ENGINEERING.**

Motion made by Commissioner Lynn, seconded by Commissioner Hauf to approve Technical Site Plan Application #2013-0305-01SP as presented. Motion carried unanimously.

8. **DISCUSS, CONSIDER, AND ACT ON COMMERCIAL BUILDING APPLICATION # 2013-0305-01C INCLUDING THE CIVIL PLAN REVIEW. SUBJECT LOCATION NORTHEAST CORNER OF VILLAGE AT CROSS ROADS COMMERCIAL SUBDIVISION LOT 2. APPLICATION SUBMITTED BY ATHINSON & ASSOCIATES BUILDERS ON BEHALF OF WHATABURGER.**

Motion made by Commissioner Lynn, seconded by Commissioner Hauf to approve Commercial Building Application # 2013-0305-01C with the following conditions:

- Not changing the 80,000 lumens per acre requirement
- Allowing photometric plan not to meet maximum light trespass allowance
- Meet landscape plan as written; need to ask Council for a PD Amendment
- Verify all appropriate calculations are correctly stated on submitted plans and that there are no internal inconsistencies.

Motion carried unanimously.

9. **ITEMS FOR NEXT WORKSHOP OR REGULAR MEETING AGENDA**

Commissioner Hauf requested that the Nuisance Ordinance be brought back to the Commission for review and revision, if needed. Commissioner Moore asked that this item be placed on the next agenda.

10. **DATE, TIME, AND LOCATION OF FUTURE MEETINGS - All citizens are invited to participate.**

- Park Board Meeting – 7:00 PM Tuesday, April 9, 2013, Council Chambers
- Road Repair Committee Meeting – 7:00 PM Thursday, April 11, 2013, Council Chambers
- Community Yard Sale – 9:00 AM – 4:00 PM Saturday, April 13, 2013, Town Park
- Council Meeting - 7:00 PM Monday, April 15, 2013, Council Chambers
- Comprehensive Planning Committee – 7:00 PM Wednesday, April 17, 2013, Council Chambers
- Volunteer Roadside Cleanup – 9:00 AM Saturday, April 20, 2013, Meet at Town Hall

11. CITIZENS INPUT FOR ITEMS NOT ON THE AGENDA.

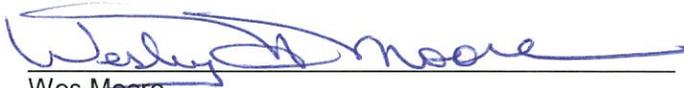
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No citizen requested to speak.

12. MOTION TO ADJOURN MEETING

Motion made by Commissioner Lynn, seconded by Commissioner Sheehy to adjourn. Meeting adjourned at 7:55 p.m.

APPROVED:



Wes Moore
Planning & Zoning Chairman, Town of Cross Roads

6/4/2013
Date

ATTEST:

I, Shannon DePrater, Town Secretary of, Town of Cross Roads, Denton County, Texas, do hereby certify that the following Meeting Minutes are a true and correct record of the proceedings.



Shannon DePrater, TRMC
Town Secretary, Town of Cross Roads

6/4/2013
Date