



**MINUTES OF REGULAR PLANNING & ZONING COMMISSION MEETING
FOR THE TOWN OF CROSS ROADS
LOCATION: 1401 FM 424, CROSS ROADS, TEXAS
Monday, May 7, 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.

REGULAR SESSION

1. CALL TO ORDER

Chairman Moore called the meeting to order at 7:00 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; you are restricted from passing your time or any portion of unused minutes to another citizen for comment. Action on your statement may only be taken at a future meeting.

No citizen requested to speak.

4. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING THE APRIL 2, 2013 PLANNING & ZONING COMMISSION MEETING MINUTES.

Motion made by Commissioner Lynn, seconded by Commissioner Sheehy to accept the April 2, 2013 Meeting minutes as presented. Motion carried 4-0-1 with Commissioners Moore, Hauf, Lynn, and Sheehy voting for and Commissioner Meek abstaining.

Chairman Moore opened the Public Hearing at 7:05 p.m.

CONVENE INTO PUBLIC HEARING

5. CONDUCT PUBLIC HEARING TO HEAR PUBLIC INPUT REGARDING A PROPOSED ZONING CHANGE FROM RESIDENTIAL TO C-2 COMMERCIAL OF PROPERTY BEING REAL PROPERTY LOCATED AT FISH TRAP ROAD AND HIGHWAY 377, AND BEING DESCRIBED AS LOT 2, BLOCK 1, OF THE CROSSROADS VILLAGE ESTATES NO. 2 ADDITION TO THE TOWN OF CROSS ROADS, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K AT PAGE 260 OF THE MAP RECORDS OF DENTON COUNTY, TEXAS.

No citizens requested to speak.

6. **CONDUCT PUBLIC HEARING TO HEAR PUBLIC INPUT REGARDING AMENDING CHAPTER 14 OF THE TOWN OF CROSS ROADS CODE OF ORDINANCES TO ADD A DEFINITION TO "BANKS AND FINANCIAL INSTITUTIONS" AS BUSINESSES THAT SERVE AS DEPOSITORIES FOR MONEY, INVESTMENT BROKERAGE HOUSES, AND FINANCIAL INSTITUTIONS THAT PROVIDE MONETARY SERVICES IN ADDITION TO MAKING LOANS.**

No citizens requested to speak.

7. **CONDUCT PUBLIC HEARING TO HEAR PUBLIC INPUT REGARDING AMENDING CHAPTER 4 OF THE TOWN OF CROSS ROADS CODE OF ORDINANCES TO PROVIDE FOR CLASSIFICATIONS OF SEXUAL ORIENTED BUSINESSES AND TO PROVIDE REGULATIONS FOR THE OPERATION OF SEXUALLY ORIENTED BUSINESSES.**

No citizens requested to speak.

Chairman Moore closed the Public Hearing at 7:08 p.m.

RECONVENE INTO REGULAR SESSION

Chairman Moore requested that Item #8 be discussed after Item #10.

9. **CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING AMENDING CHAPTER 14 OF THE TOWN OF CROSS ROADS CODE OF ORDINANCES TO ADD A DEFINITION TO "BANKS AND FINANCIAL INSTITUTIONS" AS BUSINESSES THAT SERVE AS DEPOSITORIES FOR MONEY, INVESTMENT BROKERAGE HOUSES, AND FINANCIAL INSTITUTIONS THAT PROVIDE MONETARY SERVICES IN ADDITION TO MAKING LOANS.**

Motion made by Commissioner Meek, seconded by Commissioner Lynn, to recommend definition Town Attorney David Berman offered and to strike last two sentences and to add that the parking ratio equal one space per 250 square feet of building area:

ALTERNATIVE FINANCIAL ESTABLISHMENT means a car title loan business, check cashing business, or money transfer business. An alternative financial establishment does not include state or federally chartered banks, community development financial institutions, savings and loans, and credit unions. An alternative financial establishment does not include an establishment that provides financial services that are accessory to another main use.

CAR TITLE LOAN BUSINESS means an establishment that makes small, short-term consumer loans secured by a title to a motor vehicle.

CHECK CASHING BUSINESS means a business that provides check cashing, payday cash advance, payroll advance, short-term cash loan, short term cash advance, instant payday cash advance, short-term money loan services, or similar services to individuals for a specified fee.

MONEY TRANSFER BUSINESS means an establishment that transmits funds for a fee.

SQUARE FEET OF FLOOR AREA IN STRUCTURE	TOTAL REQUIRED SPACES OR BERTHS
250	1

No alternative financial establishment may be located within 1,500 feet, measured from property line to property line, of any other alternative financial establishment. No alternative financial establishment may be located within 300 feet, measured from property line to property line, of a lot in a residential district. Motion carried unanimously.

10. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING AMENDING CHAPTER 4 OF THE TOWN OF CROSS ROADS CODE OF ORDINANCES TO PROVIDE FOR CLASSIFICATIONS OF SEXUAL ORIENTED BUSINESSES AND TO PROVIDE REGULATIONS FOR THE OPERATION OF SEXUALLY ORIENTED BUSINESSES.

Motion made Commissioner Lynn, seconded by Commissioner Meek, to recommend keeping the Ordinance as written. Motion carried unanimously.

8. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING A PROPOSED ZONING CHANGE FROM RESIDENTIAL TO C-2 COMMERCIAL OF PROPERTY BEING REAL PROPERTY LOCATED AT FISH TRAP ROAD AND HIGHWAY 377, AND BEING DESCRIBED AS LOT 2, BLOCK 1, OF THE CROSSROADS VILLAGE ESTATES NO. 2 ADDITION TO THE TOWN OF CROSS ROADS, DENTON COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET K AT PAGE 260 OF THE MAP RECORDS OF DENTON COUNTY, TEXAS.

Chairman Moore stepped down from commission due to being a property owner within 200 ft. of subject property and Commissioner Lynn chaired the Commission. Chairman Moore stepped out of the meeting at 8:20 p.m. and rejoined the meeting at 8:27 p.m.

Motion made by Commissioner Meek, seconded by Commissioner Sheehy to recommend approval of Zoning Change to the Town Council. Motion carried unanimously.

11. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING REVIEWING CHAPTER 8 OF THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING NUISANCES.

Motion made by Commissioner Lynn, seconded by Commissioner Hauf, to take no action. Motion carried unanimously.

12. PLANNING & ZONING COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS

No Planning & Zoning Commission deliberation or discussion may take place during this agenda item.

Commissioner Hauf requests a review of Chapter 6 – Health and Sanitation.

13. FUTURE EVENTS AND MEETINGS

Chairman Moore listed the future meetings.

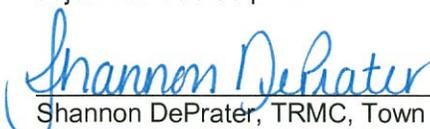
14. CITIZENS INPUT FOR ITEMS NOT ON THE AGENDA.

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

No citizens requested to speak.

15. MOTION TO ADJOURN

Motion made by Commissioner Lynn, seconded by Commissioner Sheehy, to adjourn. Meeting adjourned at 8:50 p.m.


Shannon DePrater, TRMC, Town Secretary
Town of Cross Roads, Texas


Wes Moore, Planning & Zoning Chair
Town of Cross Roads, Texas