



**MINUTES OF REGULAR PLANNING & ZONING COMMISSION MEETING
FOR THE TOWN OF CROSS ROADS
LOCATION: 1401 FM 424, CROSS ROADS, TEXAS
Tuesday, June 4, 2013
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 MAY 7, 2013 PLANNING & ZONING COMMISSION MEETING MINUTES.

Motion made by Commissioner Lynn, seconded by Commissioner Hauf to accept the May 7, 2013 Meeting minutes as amended. Motion carried unanimously.

Chairman Moore opened the Public Hearing at 7:02 p.m.

CONVENE INTO PUBLIC HEARING

5. CONDUCT PUBLIC HEARING TO HEAR PUBLIC INPUT REGARDING FINAL PLAT APPLICATION #2013-0506-01FP. 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.

No citizens requested to speak.

- 6. CONDUCT PUBLIC HEARING TO HEAR PUBLIC INPUT REGARDING PROPOSED CHANGES TO ARTICLE 3 SECTION 8 "TREE PRESERVATION AND PROTECTION" OF THE TOWN OF CROSS ROADS CODE OF ORDINANCES.**

No citizens requested to speak.

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

RECONVENE INTO REGULAR SESSION

- 7. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING FINAL PLAT APPLICATION #2013-0506-01FP. 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 Meek, seconded by Commissioner Lynn, to accept and recommend final plat application #2013-0506-01FP dividing the parcel into two platted lots. Motion carried unanimously.

- 8. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING PROPOSED CHANGES TO ARTICLE 3 SECTION 8 "TREE PRESERVATION AND PROTECTION" OF THE TOWN OF CROSS ROADS CODE OF ORDINANCES.**

Motion made by Commissioner Hauf, seconded by Commissioner Lynn, to recommend proposed changes to Article 3 Section 8 "Tree Preservation and Protection" of the Town of Cross Roads Code of Ordinances to the Town Council including the addition of second footnote (**) at the end of Section 3.08.015 stating, "If determined by an International Society of Arboriculture certified town arborist that a tree not listed, for the area intended is a tree of equal or greater value of listed trees, may be included for mitigation." Motion failed 2-1-1 with Commissioners Moore and Hauf voting for, Commissioner Meek voting against and Commissioner Lynn abstaining.

In the case of an abstention without a conflict of interest, the vote is considered a no vote.

Motion made by Commissioner Lynn, seconded by Commissioner Meek to table this item to the end of the meeting. Motion carried unanimously.

- 9. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING CIVIL PLANS FOR SUBJECT PROPERTY LOCATION BEING LOTS 3 AND 4 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.

Motion made by Commissioner Lynn, seconded by Commissioner Hauf, to recommend Civil Plans for subject property location being Lots 3 and 4 in the Village at Cross Roads Commercial Planned Development Subdivision at the northeast corner of FM 424 and US Highway 380 contingent upon all outstanding Town Engineer's comments being met by the June 17, 2013 Town Council meeting. Motion carried unanimously.

10. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING LANDSCAPE PLANS FOR SUBJECT PROPERTY LOCATION BEING LOTS 3 AND 4 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.

Motion made by Commissioner Lynn, seconded by Commissioner Meek, to advise applicant that they need to meet current landscape guidelines for the PD or request a variance from the Town Council. Motion carried unanimously.

Motion made by Commissioner Lynn, seconded by Commissioner Hauf, to approve the Landscape Plans for Subject Property Location being Lots 3 and 4 in the Village at Cross Roads Commercial Planned Development Subdivision at the northeast corner of FM 424 and US Highway 380 subject to all outstanding comments being met by the June 17, 2013 Town Council Meeting. Motion carried unanimously.

11. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING TECHNICAL SITE PLAN APPLICATION #2013-0426-01SP FOR SUBJECT PROPERTY LOCATION BEING LOTS 3 AND 4 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.

Motion made by Commissioner Lynn, seconded by Commissioner Meek, to recommend Technical Site Plan Application #2013-0426-01SP for subject property location being Lot 3 in the Village at Cross Roads Commercial Planned Development Subdivision at the northeast corner of FM 424 and US Highway 380 subject to meeting the town engineer's outstanding comments, specifically meeting fire lane radius, prior to the June 17, 2013 Council meeting. Motion carried unanimously.

Motion made by Commissioner Lynn, seconded by Commissioner Meek, to recommend Technical Site Plan Application #2013-0426-01SP for subject property location being Lot 4 in the Village at Cross Roads Commercial Planned Development Subdivision at the northeast corner of FM 424 and US Highway 380 subject to meeting the town engineer's outstanding comments, specifically meeting fire lane radius, prior to the June 17, 2013 Council meeting. Motion carried unanimously.

12. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING COMMERCIAL BUILDING APPLICATION #2013-0508-01C FOR SUBJECT PROPERTY LOCATION BEING LOT 4 IN THE VILLAGE AT CROSS ROADS COMMERCIAL PLANNED DEVELOPMENT SUBDIVISION AT THE

NORTHEAST CORNER OF FM 424 AND US HIGHWAY 380. APPLICATION SUBMITTED BY ALLEN OGHENEJOB OF IDENTITY ARCHITECTS.

Motion made by Commissioner Lynn, seconded by Commissioner Meek, to recommend Commercial Building Application #2013-0508-01C for subject property location being Lot 4 in the Village at Cross Roads Commercial Planned Development Subdivision at the northeast corner of FM 424 and US Highway 380 contingent upon meeting all outstanding comments of the Town's Building Inspector and Architecture Review Committee prior to the June 17, 2013 Town Council meeting. Motion carried 3-1-0 with Commissioners Moore, Lynn, and Meek voting for and Commissioner Hauf voting against.

13. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING COMMERCIAL BUILDING APPLICATION #2013-0508-02C FOR SUBJECT PROPERTY LOCATION BEING LOT 3 IN THE VILLAGE AT CROSS ROADS COMMERCIAL PLANNED DEVELOPMENT SUBDIVISION AT THE NORTHEAST CORNER OF FM 424 AND US HIGHWAY 380. APPLICATION SUBMITTED BY ALLEN OGHENEJOB OF IDENTITY ARCHITECTS.

Motion made by Commissioner Lynn, seconded by Commissioner Meek, to recommend Commercial Building Application #2013-0508-02C for subject property location being Lot 3 in the Village at Cross Roads Commercial Planned Development Subdivision at the northeast corner of FM 424 and US Highway 380 contingent upon meeting all outstanding comments of the Town's Building Inspector and Architecture Review Committee prior to the June 17, 2013 Town Council meeting. Motion carried 3-1-0 with Commissioners Moore, Lynn, and Meek voting for and Commissioner Hauf voting against.

Chair Moore called a short recess, reconvening at 8:17 p.m.

14. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING REVIEWING CHAPTER 6 OF THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING HEALTH AND SANITATION.

Motion made by Commissioner Hauf to exempt lots in a natural state that maintain no buildings from Section 6.04.002 Duty to Maintain Property. Motion died for lack of second.

Motion made by Commissioner Lynn, seconded by Commissioner Meek, to change Section 6.04.002 Duty to Maintain Property to read:

It shall be unlawful for the owner or occupant of any property within the corporate limits of the town, whether the same be occupied or unoccupied, to permit grass, weeds, Johnson grass, brush or any objectionable or unsightly matter to grow to a height greater than twelve (12) inches upon such real property **within 20 feet of any public road way or fence line whichever is less.** ~~within one hundred fifty feet of the edge of any public roadway or right of way. It shall be a defense to the foregoing provision if the vegetation consists of regularly cultivated crops not growing or situated within a public right of way.~~

Motion carried unanimously.

Motion made by Commissioner Lynn, seconded by Commissioner Hauf, to remove Agenda Item 8 from the Table. Motion carried unanimously.

8. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING PROPOSED CHANGES TO ARTICLE 3 SECTION 8 "TREE PRESERVATION AND PROTECTION" OF THE TOWN OF CROSS ROADS CODE OF ORDINANCES.

Motion made by Commissioner Hauf, seconded by Commissioner Lynn, to recommend proposed changes to Article 3 Section 8 "Tree Preservation and Protection" of the Town of Cross Roads Code of Ordinances to the Town Council including the addition of second footnote (**) at the end of Section 3.08.015 stating, "If determined by an International Society of Arboriculture certified town arborist that a tree not listed, for the area intended is a tree of equal or greater value of listed trees, may be included for mitigation." Motion carried unanimously.

15. PLANNING & ZONING COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS

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

No items requested.

16. FUTURE EVENTS AND MEETINGS

Chairman Moore listed the future meetings.

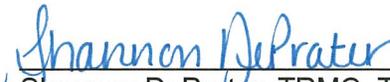
17. CITIZENS INPUT FOR ITEMS NOT ON THE AGENDA.

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.

18. MOTION TO ADJOURN

Motion made by Commissioner Lynn, seconded by Commissioner Meek, to adjourn. Meeting adjourned at 9:06 p.m.



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



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