



**MINUTES OF REGULAR PLANNING & ZONING COMMISSION MEETING
FOR THE TOWN OF CROSS ROADS
LOCATION: 1401 FM 424, CROSS ROADS, TEXAS
Tuesday, August 6, 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 7:01 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 JUNE 4, 2013 PLANNING & ZONING COMMISSION MEETING MINUTES.

Motion made by Commissioner Lynn, seconded by Commissioner Hauf to accept the June 4, 2013 Meeting minutes as amended. Motion carried 3-0-1 with Commissioner Sheehy abstaining.

Chairman Moore convened into the Public Hearing at 7:07 p.m.

CONVENE INTO PUBLIC HEARING

5. CONDUCT PUBLIC HEARING TO HEAR PUBLIC INPUT REGARDING PRELIMINARY PLAT APPLICATION #2013-0708-01PP FOR SUBJECT PROPERTY LOCATED 1301 KEYES LANE.

Peter Pohlman, 1301 Keyes Lane addressed the Commission and explained he is wanting to move his boundary line on his two tracts of land; not subdivide his property and stated he believes his request should meet the platting requirement exceptions of the Town of Cross Roads Code of Ordinance Section 10.03.002 "Subdivisions excluded from platting".

6. CONDUCT PUBLIC HEARING TO HEAR PUBLIC INPUT REGARDING REPLAT APPLICATION #2013-0703-01RP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF OAK GROVE ROAD AND US HIGHWAY 380.

David Gregory, 250 West Southlake Boulevard, Suite 117, addressed the Planning & Zoning Commission representing property owner and is available for questions.

Chairman Moore closed the Public Hearing at 7:35 p.m.

RECONVENE INTO REGULAR SESSION

7. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING PRELIMINARY PLAT APPLICATION #2013-0708-01PP FOR SUBJECT PROPERTY LOCATED 1301 KEYES LANE.

Motion made by Commissioner Sheehy, seconded by Commissioner Hauf, to recommend this property be plated. Motion carried 3-1-0 with Commissioners Sheehy, Hauf and Moore voting for and Commissioner Lynn voting against.

8. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING REPLAT APPLICATION #2013-0703-01RP FOR PROPERTY LOCATED AT THE NORTHWEST CORNER OF OAK GROVE ROAD AND US HIGHWAY 380.

Motion made by Commissioner Lynn, seconded by Commissioner Sheehy, to accept and recommend approval of replat application #2013-0708-01PP. Motion carried unanimously.

9. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING LANDSCAPE PLANS FOR SUBJECT PROPERTY LOCATION BEING 8600 & 8700 US HIGHWAY 380.

Motion made by Commissioner Lynn, seconded by Commissioner Hauf, to conditionally approve recommend approval of the Landscape Plans for subject property location being 8600 and 8700 US Highway 380 with the following stipulations:

- Meet 15 percent gross landscaping
- Swap out the two magnolias trees under the existing power lines with ornamental trees
- Meet perimeter landscape edge

Motion carried unanimously.

10. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING COMMERCIAL BUILDING APPLICATION #2012-1220-01C FOR SUBJECT PROPERTY LOCATION BEING 8600 & 8700 US HIGHWAY 380.

Motion made by Commissioner Lynn, seconded by Commissioner Sheehy, to recommend approval of Commercial Building Application #2012-1220-01C for subject property location

being 8600 and 8700 US Highway 380. Motion carried 3-0-1 with Commissioners Lynn, Moore and Sheehy voting for and Commissioner Hauf abstaining.

11. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING POSSIBLE REVISIONS TO ARTICLE 4.04 "TEMPORARY SALE REGULATIONS" OF THE TOWN OF CROSS ROADS' CODE OF ORDINANCES.

Motion made by Commissioner Lynn, seconded by Commissioner Hauf to postpone this agenda item to the September Planning & Zoning meeting. Motion carried unanimously.

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; 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.

13. 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.

14. FUTURE EVENTS AND MEETINGS

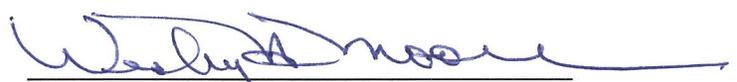
Chairman Moore listed the future meetings.

15. ADJOURN

Motion made by Commissioner Lynn, seconded by Commissioner Sheehy, to adjourn. Meeting adjourned at 8:10 p.m.



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



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