



**MINUTES  
PLANNING & ZONING COMMISSION PUBLIC HEARING & REGULAR SCHEDULED  
MEETING  
AUGUST 7, 2012**

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

The Town of Cross Roads Planning & Zoning Commission convened a regular meeting of the Planning & Zoning Commission. The meeting was held in the Town Hall Council Chamber, located at 1401 FM 424, Cross Roads, Texas.

**1. MEETING CALLED TO ORDER AT 7:06 PM.**

**2. ROLL CALL**

	<b>PRESENT</b>	<b>ABSENT</b>
<b>CHAIRMAN MOORE</b>	<b>X</b>	
<b>COMMISSIONER LYNN</b>	<b>X</b>	
<b>COMMISSIONER MEEK</b>	<b>X</b>	
<b>COMMISSIONER SHEEHY</b>	<b>X</b>	
<b>COMMISSIONER HAUF</b>		<b>X</b>

**3. CITIZENS INPUT FOR ITEMS ON THE AGENDA. No citizen requested to speak..**

**4. DISCUSS, CONSIDER, AND ACT ON JULY 3, 2012 MEETING MINUTES.**

**MOTION** – Commissioner Lynn made a motion seconded by Commissioner Sheehy to table the approval of July 3, 2012 minutes until a quorum of attending members are present.

**MOTION PASSED UNANIMOUSLY**

**5. DISCUSS, CONSIDER, AND ACT ON COMMERCIAL BUILDING APPLICATION FOR THE CONSTRUCTION OF WALMART RETAIL STORE FRONT SITE PLAN, LANDSCAPE, CIVIL CONSTRUCTION PLANS.**

**MOTION** – Commissioner Lynn made a motion seconded by Commissioner Sheehy to recommend approval of the Walmart building application, site plan, landscape, and civil plans with the condition that all review comments by the engineer Jason Pool have been addressed.

**MOTION PASSED UNANIMOUSLY**

**MOTION** – Commissioner Meek made a motion seconded by Commissioner Lynn to recommend approval of the Walmart building application construction plans with the condition that all review comments by the town building official Rodney Patterson have been addressed.

**MOTION PASSED UNANIMOUSLY**

**6. DISCUSS, CONSIDER, AND ACT ON RECOMMENDATION FROM TOWN SANITARIAN TOM BAILEY TO ADOPT THE LITTLE ELM GREASE TRAP ORDINANCE PRIOR TO EXPECTED HIGH VOLUME OF FAST FOOD AND RESTAURANTS BUILDING IN TOWN ONCE WALMART BUILDS IN TOWN.**

**MOTION** – Commissioner Lynn made a motion seconded by Commissioner Meek to table this item until more research has been completed.

**MOTION PASSED UNANIMOUSLY**

**7. DISCUSS, CONSIDER, AND ACT ON RECOMMENDING ADOPTING UPDATED VERSION OF THE INTERNATIONAL BUILDING REGULATIONS AND THE NORTH TEXAS COUNCIL OF GOVERNMENTS AMENDMENTS.**

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**MOTION** – Commissioner Lynn made a motion seconded by Commissioner Meek to table until the Fire Marshall has responded with comments.

**MOTION PASSED UNANIMOUSLY**

8. **ITEMS FOR NEXT WORKSHOP OR REGULAR MEETING AGENDA** – All tabled agenda items, revision to minor subdivision plat regulations, and Old Texas Theme Zoning point system.

9. **DATE, TIME, AND LOCATION OF NEXT SCHEDULED MEETINGS** - All citizens are invited to participate.

Economic Development Meeting – 7:00 PM, Monday, August 13, 2012, Conference Room

Road Repair Committee Meeting – August 16, 2012, Conference Room

Town Council Meeting – 7:00 PM, Monday, August 20, 2012, Council Chamber

Administrative Staff Meeting – 3:00 PM Monday, To Be Determined

Planning & Zoning Commission Meeting – 7:00 PM, Tuesday, September 4, 2012, Council Chambers

10. **CITIZENS INPUT FOR ITEMS NOT ON THE AGENDA.** No citizen requested to speak.

11. **MOTION TO ADJOURN MEETING**

**MOTION** – Commissioner Lynn made a motion seconded by Commissioner Sheehy to adjourn.

**MOTION PASSED UNANIMOUSLY**

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Approved by Wes Moore P & Z Chairman                      Date

I, Katherine M. Ritchie, 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.

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Town Secretary Katherine M. Ritchie                      Date