



**MINUTES
PLANNING & ZONING COMMISSION PUBLIC HEARING &
REGULAR SCHEDULED MEETING
JULY 3, 2012**

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

The Town Council & Planning & Zoning Workshop Meeting was held at Town Hall, 1401 FM 424, Cross Roads, Texas. The meeting was open to the public with the following business.

1. **THE MEETING WAS CALLED TO ORDER AT 7:00 PM.**

2. **ROLL CALL**

	PRESENT	ABSENT
CHAIRMAN MOORE	X	
COMMISSIONER LYNN		X
COMMISSIONER HAUF	X	
COMMISSIONER SHEEHY	X	
COMMISSIONER BIRDSONG	X	

3. **CITIZENS' INPUT FOR ITEMS ON THE AGENDA.**

No citizens requested to speak.

4. **DISCUSS, CONSIDER, AND ACT ON JUNE 5, 2012, MEETING MINUTES**

MOTION - Commissioner Birdsong made a motion seconded by Commissioner Hauf to approve the minutes of the June 5, 2012, meeting.

MOTION PASSED UNANIMOUSLY

5. **RECESS REGULAR PLANNING & ZONING MEETING AND CONVENE PUBLIC HEARING TO RECEIVE PUBLIC INPUT REGARDING THE FOLLOWING ITEMS:**

7:04 PM

- A. Proposed Final Plat application #2012-0604-01FP. Application submitted by Michael Doggett of Winkelmann & Associates, Inc. on behalf of Orange Development Inc. Subject property is located at the Southeast quadrant of FM 424 and Highway 380. The request is to divide the 4.040 acres into 20 lots. Lot 1 is to be 1.500 acres. Lot 2 to comprise the balance of the acreage.

- B. Proposed Re-plat application #2012-0612-01RP. Application submitted by property owners Robert and Nellie Nelson request to adjust the property line between Lot 4 and Lot 5 located at 1001 Bridle Ridge Ranch Road to better conform to a natural division between the lots based on the terrain and the large Post Oaks on the property.

No citizen requested to speak in the public hearing.

6. **ADJOURN THE PUBLIC HEARING AND RECONVENE THE REGULAR PLANNING AND ZONING MEETING.**

7:06 PM

7. **DISCUSS, CONSIDER, AND ACT ON FINAL PLAT APPLICATION #2012-0604-01FP.**

MOTION - Commissioner Sheehy made a motion seconded by Commissioner Birdsong to approve final plat with stipulation that all items identified in Jason Pool's letter are addressed prior to council vote.

MOTION PASSED UNANIMOUSLY

8. **DISCUSS, CONSIDER, AND ACT ON COMMERCIAL BUILDING APPLICATION #2012-0605-01C. FOR THE NEW CONSTRUCTION FOR RETAIL PHARMACY WITH DRIVE-THRU, BRICK, CAST STONE, AND STEEL FRAME CONSTRUCTION.**

MOTION – Commissioner Hauf made a motion seconded by Commissioner Sheehy to approve the application.

Friendly amendment to include approval with road expansion being done by applicant at the time of construction.

MOTION PASSED UNANIMOUSLY

9. **DISCUSS, CONSIDER, AND ACT ON RE-PLAT APPLICATION #2012-06912-01RP.**

MOTION – Commissioner Sheehy made a motion seconded by Commissioner Birdsong to approve the re-plat.

MOTION PASSED UNANIMOUSLY

10. **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 Birdsong made a motion seconded by Commissioner Hauf to table this item.

MOTION PASSED UNANIMOUSLY

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

MOTION – Commissioner Birdsong made a motion seconded by Commissioner Sheehy to table this item.

MOTION PASSED UNANIMOUSLY

12. ITEMS FOR NEXT WORKSHOP OR REGULAR MEETING AGENDA

Swearing in of David Meek,
Agenda Items 10 and 11

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

July 4, 2012, Holiday – Town Offices Closed
Economic Development Meeting – 7:00 PM, Thursday, July 19, 2012, Conference Room Park Board Meeting – 7:00 PM, Tuesday, July 10, 2012, Town Park
Comprehensive Planning Committee – 7:00 PM, Wednesday, July 11, 2012, Council Chambers
Road Repair Committee Meeting – July 12, 2012, Conference Room
Town Council Meeting – 7:00 PM, Monday, July 16, 2012, Council Chamber
Administrative Staff Meeting – 3:00 PM, Monday, August 6, 2012, Conference Room
Planning & Zoning Commission Meeting – 7:00 PM, Tuesday, August 7, 2012, Council Chambers

14. CITIZENS INPUT FOR ITEMS NOT ON THE AGENDA.

No citizen requested to speak.³

15. MOTION FOR ADJOURNMENT

MOTION – Commissioner Hauf made a motion seconded by Commissioner Sheehy to adjourn the meeting.

MOTION PASSED UNANIMOUSLY

Approved by Wes Moore, Chairman P & Z

Date

I, Steve Smith, Mayor of, Town of Cross Roads, Denton County, Texas, do hereby certify that the following Planning & Zoning Minutes are a true and correct record.

Mayor – Steve Smith/Transcriber Judy Moudy

Date