



**MINUTES
PLANNING & ZONING COMMISSION PUBLIC HEARING & REGULAR SCHEDULED
MEETING
JUNE 5, 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 began at 7:00 PM, held in the Town Hall Council Chamber, located at 1401 FM 424, Cross Roads, Texas.

1. COMMISSION CHAIRMAN MOORE CALLED TO ORDER A REGULAR PLANNING & ZONING MEETING AT 7:01 PM.

2. ROLL CALL

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

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

4. DISCUSS, CONSIDER, AND ACT ON MAY 1, 2012 MEETING MINUTES.

MOTION – Commissioner Birdsong made a motion seconded by Commissioner Hauf to approve the May 1, 2012 meeting minutes.

MOTION PASSED UNANIMOUSLY

5. CHAIRMAN MOORE RECESSED THE REGULAR PLANNING & ZONING MEETING AND CONVENED A PUBLIC HEARING TO RECEIVE PUBLIC INPUT REGARDING THE FOLLOWING ITEMS AT 7:07 PM.

Proposed major amendment to Planned Development Ordinance #2005-0912-01. Proposed amendment would change the height of monument signs from “not to exceed twenty (20’) feet to not exceed forty (40’) feet”. Applicant Daniel Millner, KHA representing Frank Liu, Sage Crossroads, LLC. Subject property is the Village at Cross Roads Planned Development property, located at the north east corner of Highway 380 and FM 424 and commonly known as the future Walmart property.

Larry Fisher spoke in favor of amending the sign height regulations.
Virden Seybold spoke in opposition to amending the sign height regulations.
Ross Schraeder spoke in opposition to amending the sign height regulations.
Tony Russo spoke in favor of amending the sign height regulations.
Harv Kitchens spoke in favor of amending the sign height regulations.
Daryl Herbst email was in opposition to amending the sign height regulations.
Randy Wallace email was in opposition to amending the sign height regulations.
Diana Owens email was in opposition to amending the sign height regulations.

6. CHAIRMAN MOORE ADJOURNED THE PUBLIC HEARING AND RECONVENED THE REGULAR PLANNING AND ZONING MEETING AT 7:25 PM.

7. DISCUSS, CONSIDER, AND ACT ON MAJOR AMENDMENT APPLICATION # 2012-0508-01. MAJOR AMENDMENT TO PLANNED DEVELOPMENT ORDINANCE #2005-0912-01. PROPOSED AMENDMENT WOULD CHANGE THE MAXIMUM MONUMENT SIGN HEIGHT FROM TWENTY (20’) FEET TO FORTY

(40'). THE SUBJECT PROPERTY IS A TOTAL OF 76.468 ACRES LOCATED AT THE NORTH EAST CORNER OF HIGHWAY 380 AND NAYLOR ROAD WITH IN THE TOWN OF CROSS ROADS AND COMMONLY KNOWN AS THE FUTURE WALMART PROPERTY.

POINT OF INFORMATION – Chairman Moore step down from commission and joined the audience due to possible conflict of interest.

MOTION – Commissioner Lynn made a motion seconded by Commissioner Hauf to approve the major amendment application # 2012-0508-01 that would change the maximum monument sign height from twenty feet (20') to forty feet (40').

MOTION AMENDMENT – Commissioner Lynn amended his motion by specifying to allow one (1) forty foot (40') sign, one (1) thirty foot (30') sign, and four (4) twenty five foot (25') signs, with one of the twenty-five foot (25') signs to be on FM 424 driveway entrance. The aspect ratio of the sign must be twice as high as wide (2 to 1).

MOTION DIED DUE TO COMMISSIONER HAUF NOT ACCEPTING THE AMENDED MOTION.

MOTION - Commissioner Lynn made a motion to approve the major amendment application # 2012-0508-01 that would change the maximum monument sign height from twenty feet (20') to forty feet (40').

MOTION DIED FOR A LACK OF A SECOND.

MOTION – Commissioner Hauf made a motion seconded by Commissioner Birdsong to allow two (2) thirty foot (30'), four (4) twenty foot (20') signs with a two to one (2 to 1) aspect ratio of height to width.

AYE – Commissioner Hauf

NAY – Commissioners, Birdsong, and Lynn

MOTION FAILED.

MOTION – Commissioner Birdsong made a motion seconded by Commissioner Lynn to allow two (2) thirty five foot (35') signs on the Highway 380 frontage, and two (2) twenty-five foot (25') signs at the other driveway entrances, with all signs required to have a two to one (2 to 1) aspect ratio of height to width, and the one (1) entrance sign on FM 424 could be as wide at thirteen feet (13').

MOTION PASSED UNANIMOUSLY

POINT OF INFORMATION – Chairman Moore joined the commission.

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

MOTION – Commissioner Lynn made a motion seconded by Commissioner Hauf to table discussion on this agenda item.
MOTION PASSED UNANIMOUSLY

9. ITEMS FOR NEXT WORKSHOP OR REGULAR MEETING AGENDA – No new items were offered.

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

Re-Scheduled Economic Development Meeting – 7:00 PM, Monday, June 7, 2012, Conference Room

Park Board Meeting – 7:00 PM, Tuesday, June 12, 2012, Town Park Benches

Comprehensive Planning Committee – June 13, 2012, Council Chamber

Road Repair Committee Meeting – June 14, 2012, Conference Room

Town Council Meeting – 7:00 PM, Monday, June 18, 2012, Council Chamber

Administrative Staff Meeting – 9:00 AM Tuesday, Tuesday, July 3, 2012, Conference Room

Planning & Zoning Commission Meeting – 7:00 PM, Tuesday, July 3, 2012, Council Chambers

July 4, 2012 Holiday – Town Offices Closed

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

