



**MINUTES OF REGULAR PLANNING & ZONING COMMISSION MEETING  
FOR THE TOWN OF CROSS ROADS  
LOCATION: 1401 FM 424, CROSS ROADS, TEXAS  
Tuesday, January 7, 2014 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**

	<b>PRESENT</b>	<b>ABSENT</b>
Chairman Moore	X	
Commissioner Clark	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 citizens input.

**4. CONSIDER AND TAKE APPROPRIATE ACTION REGARDING THE NOVEMBER 5, 2013 PLANNING & ZONING COMMISSION MEETING MINUTES.**

Motion made by Commissioner Clark, seconded by Commissioner Meek to approve the November 5, 2013 minutes as presented. Motion carried unanimously.

*Chair Moore opened the Public Hearing at 7:05 p.m.*

**CONVENE INTO PUBLIC HEARING**

**5. CONDUCT PUBLIC HEARING TO HEAR PUBLIC INPUT REGARDING A PROPOSED ZONING CHANGE FROM AGRICULTURAL TO SINGLE FAMILY BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MARCELLA JONES SURVEY, ABSTRACT NUMBER 662, TOWN OF CROSS ROADS, DENTON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN CALLED 184.177 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO CADG CROSS OAK RANCH, LLC, RECORDED**

IN DOCUMENT NUMBER 2012-69508 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

No public input.

6. CONDUCT PUBLIC HEARING TO HEAR PUBLIC INPUT REGARDING PRELIMINARY PLAT APPLICATION #2013-1202-01PP. SUBJECT PROPERTY BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MARCELLA JONES SURVEY, ABSTRACT NUMBER 662, TOWN OF CROSS ROADS, DENTON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN CALLED 184.177 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO CADG CROSS OAK RANCH, LLC, RECORDED IN DOCUMENT NUMBER 2012-69508 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

No public input.

*Chair Moore closed the Public Hearing and Reconvened into Regular Session at 7:07 p.m.*

#### RECONVENE INTO REGULAR SESSION

7. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING A PROPOSED ZONING CHANGE FROM AGRICULTURAL TO SINGLE FAMILY BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MARCELLA JONES SURVEY, ABSTRACT NUMBER 662, TOWN OF CROSS ROADS, DENTON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN CALLED 184.177 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO CADG CROSS OAK RANCH, LLC, RECORDED IN DOCUMENT NUMBER 2012-69508 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

Motion made by Commissioner Meek, seconded by Commissioner Clark, to recommend approval of the proposed zoning change from agricultural to single family being all that certain lot, tract or parcel of land situated in the Marcella Jones Survey, abstract number 662, Town of Cross Roads, Denton County, Texas, and being all that certain called 184.177 acre tract of land described as tract 2 in deed to CADG Cross Oak Ranch, LLC, recorded in document number 2012-69508 of the Real Property Records of Denton County, Texas. Motion carried unanimously.

8. CONSIDER AND MAKE RECOMMENDATION TO THE TOWN OF CROSS ROADS' TOWN COUNCIL REGARDING PRELIMINARY PLAT APPLICATION #2013-1202-01PP. SUBJECT PROPERTY BEING ALL THAT CERTAIN LOT, TRACT OR PARCEL OF LAND SITUATED IN THE MARCELLA JONES SURVEY, ABSTRACT NUMBER 662, TOWN OF CROSS ROADS, DENTON COUNTY, TEXAS, AND BEING ALL THAT CERTAIN CALLED 184.177 ACRE TRACT OF LAND DESCRIBED AS TRACT 2 IN DEED TO CADG CROSS OAK RANCH, LLC, RECORDED IN DOCUMENT NUMBER 2012-69508 OF THE REAL PROPERTY RECORDS OF DENTON COUNTY, TEXAS.

Motion made by Commissioner Meek, seconded by Commissioner Clark, to recommend approval of the proposed preliminary plat application #2013-1202-01PP subject property being all that certain lot, tract or parcel of land situated in the Marcella Jones Survey,

abstract number 662, Town of Cross Roads, Denton County, Texas, and being all that certain called 184.177 acre tract of land described as tract 2 in deed to CADG Cross Oak Ranch, LLC, recorded in document number 2012-69508 of the real property records of Denton County, Texas. Motion carried unanimously.

**9. 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 input.

**10. PLANNING & ZONING COMMISSION REQUESTS FOR FUTURE AGENDA ITEMS**

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

Commissioner Meeks would like an item to look at creating an Ordinance allowing UTV Vehicles on residential streets and subdivisions.

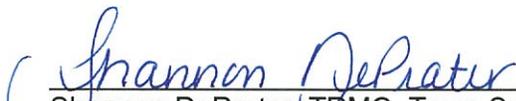
**11. FUTURE EVENTS AND MEETINGS**

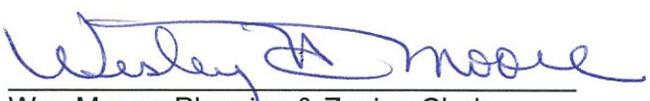
*All scheduled meetings are held in the Council Chambers. All citizens are invited to participate; schedule may change.*

- *Comprehensive Planning Committee – Wednesday, January 8, 2014 at 7:00 PM*
- *Park Board Committee Meeting – Tuesday, January 14, 2014 at 7:00 PM*
- *Roads Committee Meeting – Wednesday, January 15, 2014 at 7:00 PM*
- *NEPD Commission Meeting – Thursday, January 16, 2014 at 7:00 PM*
- *Coffee with the Mayor – Saturday, January 18, 2014 at 9:00 AM*
- *Town Council Meeting – Monday, January 20, 2014 at 7:00 PM*

**12. ADJOURN**

Chair Moore called for a vote on adjournment. Meeting adjourned at 7:28 p.m.

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

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