



**MINUTES OF REGULAR SESSION  
PLANNING & ZONING COMMISSION MEETING  
FOR THE TOWN OF CROSS ROADS  
LOCATION: 1401 FM 424, CROSS ROADS, TX 76227  
TUESDAY, MAY 6, 2014 at 7:00 PM**

Call to Order

1. Roll Call

<b>Attendee Name</b>	<b>Title</b>	<b>Status</b>	<b>Arrived</b>
Wes Moore	Chair	Present	
Tom Clark	Commissioner	Present	
John Lynn	Commissioner	Excused	
David Meek	Commissioner	Present	
Bill Sheehy	Commissioner	Present	

2. 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.*

No Citizens Input.

3. Consider and make recommendation regarding Consider and take appropriate action regarding the March 4, 2014 Planning & Zoning Commission Meeting Minutes.

Motion made by Commissioner Sheehy, seconded by Commission Clark, to approve the March 4, 2014 Meeting Minutes as presented. Motion carried 3-0-1 with Commissioners Moore, Clark and Sheehy voting for and Commissioner Meek abstaining.

<b>RESULT:</b>	<b>APPROVED [3 TO 0]</b>
<b>MOVER:</b>	Bill Sheehy
<b>SECONDER:</b>	Tom Clark
<b>AYES:</b>	Moore, Clark, Sheehy
<b>ABSTAIN:</b>	Meek
<b>EXCUSED:</b>	Lynn

4. Consider and make recommendation regarding Consider and make recommendation regarding Final Plat Application #2014-0114-01FP; subject property being Oak Bluff Addition, Lots 1, 2, and 3, Block A, Cross Roads, Texas.

Motion made by Commissioner Meek, seconded by Commissioner Sheehy, to recommend approval of Final Plat Application 2014-0114-01FP with the caveat that the Town of Cross Roads is not taking ownership of the Oak Bluff Subdivision Roads. Motion carried unanimously.

<b>RESULT:</b>	<b>RECOMMEND APPROVAL TO COUNCIL [UNANIMOUS]</b> <b>Next: 5/19/2014 7:00 PM</b>
<b>MOVER:</b>	David Meek
<b>SECONDER:</b>	Bill Sheehy
<b>AYES:</b>	Moore, Clark, Meek, Sheehy
<b>EXCUSED:</b>	Lynn

5. Consider and make recommendation regarding Consider and make recommendation regarding Final Plat Application #2014-0304-01FP; subject property being the East Side of Naylor Road, 0.5 miles south of US Highway 380 (Oak Hill Ranch), Cross Roads, Texas.

Chair Moore asked for administrative item change from lot 55 and lot 56 to Lot 55 plus an HOA Lot.

Motion made by Commissioner Sheehy, seconded by Commissioner Meek, to recommend approval of Final Plat Application 2014-0304-01FP contingent upon engineering comments being met prior to the May 19, 2014 Town Council Meeting. Motion carried unanimously.

<b>RESULT:</b>	<b>APPROVED WITH STIPULATIONS [UNANIMOUS]</b> <b>Next: 5/19/2014 7:00 PM</b>
<b>MOVER:</b>	Bill Sheehy
<b>SECONDER:</b>	David Meek
<b>AYES:</b>	Moore, Clark, Meek, Sheehy
<b>EXCUSED:</b>	Lynn

- 6. Consider and make recommendation regarding Consider and make recommendation regarding Technical Site Plan Application #2014-0414-02Site; subject property being Amy's Place, Lot 7 (KJ Environmental, Inc. Headquarters), Cross Roads, Texas.

Motion made by Commissioner Meek, seconded by Commissioner Clark, to recommend approval of Technical Site Plan Application 2014-0414-02Site contingent upon using the parallel parking option and meeting town engineer's comments prior to the May 19, 2014 Town Council Meeting. Motion carried unanimously.

<b>RESULT:</b>	<b>APPROVED WITH STIPULATIONS [UNANIMOUS]</b> <b>Next: 5/19/2014 7:00 PM</b>
<b>MOVER:</b>	David Meek
<b>SECONDER:</b>	Tom Clark
<b>AYES:</b>	Moore, Clark, Meek, Sheehy
<b>EXCUSED:</b>	Lynn

- 7. Consider and make recommendation regarding Consider and make recommendation regarding Landscape Plan Application #2014-0414-02LS; subject property being Amy's Place, Lot 7 (KJ Environmental, Inc. Headquarters), Cross Roads, Texas.

Motion made by Commission Sheehy, seconded by Commission Clark, to recommend approval of Landscape Plan Application 2014-0414-02LS contingent upon the new parallel parking site plan meeting the ten foot landscape buffer. Motion carried unanimously.

<b>RESULT:</b>	<b>APPROVED WITH STIPULATIONS [UNANIMOUS]</b> <b>Next: 5/19/2014 7:00 PM</b>
<b>MOVER:</b>	Bill Sheehy
<b>SECONDER:</b>	Tom Clark
<b>AYES:</b>	Moore, Clark, Meek, Sheehy
<b>EXCUSED:</b>	Lynn

8. Consider and make recommendation regarding Consider and make recommendation regarding Civil Plans Application #2014-0414-02CP; subject property being Amy's Place, Lot 7 (KJ Environmental, Inc. Headquarters), Cross Roads, Texas.

Motion made by Commissioner Meek, seconded by Commission Sheehy, to recommend approval of Civil Plans Application 2014-0414-02CP as presented. Motion carried unanimously.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	David Meek
<b>SECONDER:</b>	Bill Sheehy
<b>AYES:</b>	Moore, Clark, Meek, Sheehy
<b>EXCUSED:</b>	Lynn

9. Consider and make recommendation regarding Discussion of Town Attorney's response to proposed Golf Cart/UTV Ordinance.

Commissioners discussed Town Attorney Berman's response, who was responsible for enforcement, and how to move forward. Chair Moore asked for this item to be placed on the next agenda as an action item. Mayor Pro Tem Russo, from the audience, requested this item be placed on the June Administrative Staff meeting.

The consensus of the Commissioners was to request an item be on the June Administrative Staff meeting.

#### 10. 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.

#### 11. Planning & Zoning Commission requests for Future Agenda Items

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

No requests for Future Agenda Items were made.

#### 12. Future Events and Meetings

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

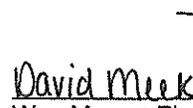
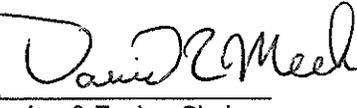
- Park Board Committee Meeting - Tuesday, May 13, 2014 at 7:00 PM
- Comprehensive Planning Committee Meeting - Wednesday, May 14, 2014 at 7:00 PM
- NEPD Commission Meeting - Thursday, May 15, 2014 at 7:00 PM
- Town Council Meeting - Monday, May 19, 2014 at 7:00 PM
- CLOSED - Town Hall will be closed Monday, May 26, 2014 for Memorial Day

Chair Moore listed the future meetings and events.

ADJOURN

Motion made by Commissioner Sheehy, seconded by Commissioner Clark, to adjourn. Meeting adjourned at 8:31 p.m.

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

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