



**MINUTES
MAY 21, 2012
TOWN COUNCIL MEETING**

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

A regularly scheduled Town Council meeting was held in the Town Hall Council Chamber located at 1401 FM 424, Cross Roads, Texas. The meeting was open to the public with the following business:

1. **CALL TO ORDER** - Mayor Schraeder called to order a regular council meeting at 7:00 pm.

2. **ROLL CALL**

	PRESENT	ABSENT
MAYOR SCHRAEDER	X	
COUNCILMEMBER DICKEY	X	
COUNCILMEMBER FISHER	X	
COUNCILMEMBER KILLE	X	
COUNCILMEMBER RUSSO	X	
COUNCILMEMBER SMITH	X	

3. **MAYOR'S UPDATE** – Mayor Schraeder gave an update on the results of the recently conducted town survey, the April 3, 2012, Special Called Council meeting, the code and building inspections performed at the Ruff Nek property on Moseley Road.

4. **COUNCILMEMBERS' ANNOUNCEMENTS** - There were no announcements.

5. **DISCUSS, CONSIDER, AND ACT ON RESOLUTION #2012-0521-01 DENYING THE MID-TEX DIVISION OF ATMOS ENERGY CORPORATION'S STATEMENT OF INTENT TO CHANGE THE GAS UTILITY RATES.**

MOTION – Councilmember Russo made a motion seconded by Councilmember Dickey to approve resolution #2012-0521-01 denying the Mid-Tex Division of Atmos Energy Corporation's statement of intent to change the gas utility rates.

PASSED UNANIMOUSLY

6. **OATH OF OFFICE AND INSTALLATION OF NEWLY ELECTED MAYOR AND TOWN COUNCIL MEMBERS.**

Town Secretary Katherine Ritchie administered the oath of office to newly elected Mayor Steve Smith, Councilmembers Kim Dickey, and Tony Russo.

Mayor Steve Smith presented a plaque of appreciation to outgoing mayor Ross Schraeder.

7. **RECESSED TOWN COUNCIL MEETING - RECEPTION IN HONOR OF OUT GOING MAYOR ROSS SCHRAEDER**

8. **RECONVENED THE REGULAR TOWN COUNCIL MEETING AT 7:50 PM**

9. **VISITORS'/CITIZENS' FORUM INPUT FOR ITEMS ON THE AGENDA.**

No one requested to speak.

10. **DISCUSS, CONSIDER, AND ACT ON APPOINTMENT OF MAYOR PRO-TEM**

MOTION - Councilmember Fisher made a motion seconded by Councilmember Dickey to appoint Councilmember Russo as mayor pro-tem.

MOTION PASSED UNANIMOUSLY

11. **DISCUSS, CONSIDER, AND ACT ON BANK ACCOUNT DESIGNATORS**

MOTION – Councilmember Fisher made a motion seconded by Councilmember Dickey to have Town Secretary Katherine Ritchie, Mayor Steve Smith, and Mayor Pro-Tem Tony Russo as the bank account designators.

MOTION PASSED UNANIMOUSLY

12. **DISCUSS, CONSIDER, AND ACT ON RE-APPOINTMENTS FOR THE 2012 – 2013 TENURE.**

Municipal Court Judge Angie Warner
Enforcement Officer Mike Carroll
Building and Inspection Officer Rodney Patterson
Town Engineer Jason Pool

MOTION – Councilmember Kille made a motion seconded by Councilmember Fisher to extend the appointments of Municipal Court Judge Angie Warner, Enforcement Officer Mike Carroll, Building and Inspection Officer Rodney Patterson, and Town Engineer Jason Pool for six months.

AYE – Councilmember Dickey, Councilmember Fisher, Councilmember Kille

NAY – Councilmember Russo

MOTION PASSED

13. **DISCUSS, CONSIDER, AND APPROVE THE DENTON RECORD CHRONICLE AS THE NEWSPAPER OF RECORD FOR THE TOWN OF CROSS ROADS.**

MOTION – Councilmember Fisher made a motion seconded by Councilmember Kille to approve the Denton Record Chronicle as the newspaper of record for the Town of Cross Roads and to also duplicate all items published in the Denton Record Chronicle in the Pilot Point Post-Signal.

AYE – Councilmember Dickey, Councilmember Fisher, Council Kille

NAY – Councilmember Russo

MOTION PASSED

14. **DISCUSS, CONSIDER, AND ACT ON FINANCIAL REPORTS** - Reporting Officer Mayor Steve Smith

A. Discuss, consider, and approve the list of bills for March & April 2012.

MOTION – Councilmember Fisher made a motion seconded by Councilmember Dickey to approve the list of bills for March 2012.

MOTION PASSED UNANIMOUSLY

MOTION – Councilmember Fisher made a motion seconded by Councilmember Russo to approve the list of bills for April 2012.

MOTION PASSED UNANIMOUSLY

B. Discuss, consider, and approve the financial reports for March & April 2012.

MOTION – Councilmember Russo made a motion seconded by Councilmember Dickey to approve the financial reports for March 2012.

MOTION PASSED UNANIMOUSLY

MOTION – Councilmember Dickey made a motion seconded by Councilmember Fisher to approve the financial reports for April 2012.

MOTION PASSED UNANIMOUSLY

15. **DISCUSS, CONSIDER, AND APPROVE MARCH 19, 2012 & APRIL 3, 2012 MEETING MINUTES.**

MOTION – Councilmember Fisher made a motion seconded by Councilmember Russo to approve the Council Meeting minutes for March 19, 2012.

MOTION PASSED UNANIMOUSLY

MOTION – Councilmember Fisher made a motion seconded by Councilmember Dickey to approve the minutes for the April 3, 2012 Special Called Public Hearing and Town Council Meeting.

MOTION PASSED UNANIMOUSLY

MOTION – Councilmember Dickey made a motion seconded by Councilmember Kille to approve the minutes for Joint Council & Planning & Zoning Workshop Meeting held on April 3, 2012..

MOTION PASSED UNANIMOUSLY

16. **DISCUSS, CONSIDER, AND ACT ON ADMINISTRATIVE, SELECT COMMISSIONS, COMMITTEES, BOARDS, AND TASKFORCES REPORTS.**

A. ADMINISTRATIVE UPDATE

- Mayor Steve Smith reported on scheduling a Council Workshop Meeting for Monday, June 11th at 7:00 PM to discuss possible ways to fill the vacant council seat. He also announced the June Administrative Staff meeting will be changed to Tuesday, June 12th at 9:00 AM.
- B. COMPREHENSIVE PLANNING UPDATE** – Committee Chairman Virden Seybold reported on the May 9, 2012 meeting. He reported that the committee members are working on a Mission Statement and Vision Statement for the Town of Cross Roads.
- C. ECONOMIC DEVELOPMENT UPDATE** – Committee Chairman Bill Bacon reported on the May 14, 2012 meeting. Bill Sheehy met with Katherine Ritchie to discuss ways prospective businesses are given information. Bill reported that the Committee had reviewed the survey and sent results of it to the Buxton Corp. The Committee does not feel ready to contact these businesses at this time. The Committee feels it is critical to have the EDC website set up. Bill Sheehy has volunteered to contact other towns to find out how they have proceeded with this. Suggestion had been made to possibly change webmasters for the Town's website and the EDC website.
- D. TOWN ENGINEER'S REPORT** - Jason Pool reported on the progress being made on Annexation Petition #2012-0420-01A 8.10 acres located along the eastern border of the Village at Cross Roads Development. Preliminary Plat Application #2012-0403-02 4.04 acres located at the SE corner of Hwy 380 & Naylor Road. Minor Amendment to PD Ordinance #2005-0912-01. 76.468 acres the commercial portion of the Village at Cross Roads Development, located north of Hwy 380 between FM 424 & Oak Grove Road.
- E. PARK BOARD UPDATE** – Committee Chairwoman Gale Bacon on the May 8th Park Board meeting. The Community Farmers' Market will begin on Saturday, June 2, 2012; time will be from 8:00AM until 12 noon. Flyers, ads in 2 newspapers (\$400 has been spent), signs have been purchased to use each week (\$80 - \$85 for signs).
- F. PLANNING & ZONING UPDATE** - Commission Chair Wesley Moore reported on the May 1st, Planning & Zoning Commission meeting. The Commission approved changing the PD ordinance to allow 4.5 parking spaces instead of 5 spaces per 1000 square feet for retail use; approved replating of the South East corner of 380 and FM 424; the Commission is waiting until a report from the Fire Marshall is received to make decisions on the new building codes.
- G. ROAD REPAIR UPDATE** – Committee Chairman Bill Roberson reported on the May 17th 2012 Road Repair Committee Meeting. There has been no information received as of now regarding the availability of funds from Denton County for road repair. He reported that problems with some roads in town are possibly caused by water under the roads. Jason Pool has checked to see if there would be any millings available, as of now the state does have any Cross Roads could receive. The committee is contacting the State to see if possible to get permission to stripe roads. Bill reported there has been discussion on a turning lane at 380 and 424.

17. **DISCUSS, CONSIDER AND ACT ON ADOPTING TABLED AGENDA ITEM - PROPOSED ORDINANCE NO. 2011-1219-01.**

**TOWN OF CROSS ROADS
ORDINANCE NO. 2011-1219-01**

AN ORDINANCE OF THE TOWN OF CROSS ROADS, TEXAS, AMENDING ORDINANCE NO. 2007-0611-01, RESOLUTION NOS. 2007-0424-01 AND 2007-0514-01 (TO THE EXTENT OF ANY CONFLICT), AND THE SERVICE AND ASSESSMENT PLAN FOR THE CROSS ROADS PUBLIC IMPROVEMENT DISTRICT NO. 1, DELAYING THE COMMENCEMENT OF COLLECTIONS OF SPECIAL ASSESSMENTS FOR A PERIOD NOT TO EXCEED TWO YEARS; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.

MOTION – Councilmember Fisher made a motion seconded by Councilmember Russo to table action on this item.

MOTION PASSED UNANIMOUSLY

18. **DISCUSS, CONSIDER, AND ADOPT ORDINANCE # 2012-0521-01 ZONE CHANGE AMENDMENT TO CHANGE PARKING REQUIREMENTS OF THE EXISTING PLANNED DEVELOPMENT ZONING ORDINANCE # 2005-0912-01 FROM 5 PARKING SPACING PER 1000 SQUARE FEET FOR RETAIL USES, TO 4.5 SPACES PER 1000 SQUARE FEET FOR RETAIL USES.**

MOTION – Councilmember Fisher made a motion seconded by Councilmember Dickey to adopt Ordinance #2012-0521-01 zone change amendment to change parking requirements of the existing planned development zoning ordinance #2005-0912-01 from 5 parking spaces per 1000 square feet for retail uses, to 4.5 spaces per 1000 square feet for retail uses.

MOTION PASSED UNANIMOUSLY

19. **DISCUSS, CONSIDER, AND ACCEPT ANNEXATION PETITION APPLICATION #2012-0420-01A. APPLICANT FILED BY BBSSI (BANKERS BANKING SYNDICATION SERVICES INC), AND SAGE CROSSROADS, LLC. SUBJECT PROPERTY LOCATION IS THE EASTERN EDGE OF THE PLANNED DEVELOPMENT COMMONLY KNOWN AS VILLAGE AT CROSS ROADS. THE PROPERTY IS NORTH OF HIGHWAY 380, AND CONTIGUOUS TO THE EASTERN EDGE OF THE TOWN LIMITS.**

MOTION – Councilmember Dickey made a motion seconded by Councilmember Kille to accept annexation petition application #2012-0420-01a. Applicant filed by BBSSI (Bankers Banking Syndication Services INC), and Sage Crossroads, LLC. Subject property location is the eastern edge of the planned development commonly known as Village at Cross Roads. The property is north of Highway 380, and contiguous to the eastern edge of the town limits.

MOTION PASSED UNANIMOUSLY

20. RECESS REGULAR COUNCIL MEETING AT 9:13 PM AND CONVENE PUBLIC HEARING TO RECEIVE INPUT ON THE FOLLOWING AGENDA ITEMS;

- A.** Proposed annexation of 8.10 acres contiguous to the town limits on the east border of the Town of Cross Roads, North of Highway 380. Application #2012-0412-01 submitted by property owner Bankers Banking Syndication Services INC, and Sage Crossroads, LLC .

No one requested to speak.

- B.** Proposed preliminary plat application #2012-0403-02PP. Applicant Winkelmann & Associate, Inc. representing Greenway-Naylor, L.P. request to subdivide current tract into two developable lots. Lot #1 for CVS Pharmacy, Lot #2 future retail and or restaurant. The subject property is located at the South East corner of Highway 380 and Naylor Road with in the Town of Cross Roads.

No one requested to speak.

21. ADJOURN PUBLIC HEARING AT 9:14 PM AND RECONVENE REGULAR COUNCIL MEETING

22. RECESS REGULAR COUNCIL MEETING AT 9:15 PM AND CONVENE SECOND PUBLIC HEARING TO RECEIVE INPUT ON THE FOLLOWING AGENDA ITEM;

- A.** Proposed annexation of 8.10 acres contiguous to the town limits on the east border of the Town of Cross Roads North of Highway 380. Application #2012-0412-01a submitted by BBSSI (Bankers Banking Syndication Services INC), and Sage Crossroads, LLC.

No one requested to speak.

23. ADJOURN PUBLIC HEARING AND RECONVENE REGULAR COUNCIL MEETING AT 9:15 PM.

24. DISCUSS, CONSIDER, AND ACT ON ANNEXATION PETITION APPLICATION #2012-0420-01A. APPLICANT FILED BY BBSSI (BANKERS BANKING SYNDICATION SERVICES INC), AND SAGE CROSSROADS, LLC. SUBJECT PROPERTY LOCATION IS THE EASTERN EDGE OF THE PLANNED DEVELOPMENT COMMONLY KNOWN AS VILLAGE AT CROSS ROADS. THE PROPERTY IS NORTH OF HIGHWAY 380, AND CONTIGUOUS TO THE EASTERN EDGE OF THE TOWN LIMITS.

MOTION – Councilmember Russo made a motion seconded by Councilmember Fisher to act on annexation petition application #2012-0420-01a. Applicant filed by BBSSI (Bankers Banking Syndication Services INC), and Sage Crossroads, LLC. Subject property location is the eastern edge of the planned development commonly known as Village at Crossroads. The property is north of Highway 380, and contiguous to the eastern edge of the town limits.

MOTION PASSED UNANIMOUSLY

25. **DISCUSS, CONSIDER, AND ACT ON PROPOSED PRELIMINARY PLAT APPLICATION #2012-0403-02PP. APPLICANT WINKELMANN & ASSOCIATE, INC. REPRESENTING GREENWAY-NAYLOR, L.P. REQUEST TO SUBDIVIDE CURRENT TRACT INTO TWO DEVELOPABLE LOTS. LOT #1 FOR CVS PHARMACY, LOT #2 FUTURE RETAIL AND OR RESTAURANT. THE SUBJECT PROPERTY IS LOCATED AT THE SOUTH EAST CORNER OF HIGHWAY 380 AND NAYLOR ROAD WITH IN THE TOWN OF CROSS ROADS.**

MOTION – Councilmember Russo made a motion seconded by Councilmember Fisher to approve proposed preliminary plat application #2012-0403-02PP. Applicant Winkelmann & Associate, inc. representing Greenway-Naylor, LLP. request to subdivide current tract into two developable lots. Lot #1 for CVS pharmacy, lot #2 future retail and or restaurant. The subject property is located at the southeast corner of Highway 380 and Naylor Road.

MOTION PASSED UNANIMOUSLY

26. **DISCUSS, CONSIDER, AND ACT ON PROPOSED MINOR ZONE CHANGE AMENDMENT APPLICATION #2012-0508-02ZCA. THE APPLICANT DANIEL MILLNER ON BEHALF OF PROPERTY OWNER FRANK LIU, SAGE CROSSROADS REQUESTS TO AMEND PLANNED DEVELOPMENT ORDINANCE #2005-0912-01 CONCEPT PLAN BY UPDATING THE WALMART BUILDING LOCATION AND FOOTPRINTS, UPDATE DRIVE LOCATIONS, UPDATE TABULATIONS AS FOLLOWS; BUILDING AREA, COVERAGE PARKING PROVIDED, PARKING RATIO, LANDSCAPE COVERAGE, PARKING LOT LAYOUT AND ALSO SHOW SIGNALIZED INTERSECTION.**

MOTION – Councilmember Kille made a motion seconded by Councilmember Fisher to adopt proposed minor zone change amendment application #2012-0508-02ZCA. The applicant Daniel Millner on behalf of property owner Frank Liu, Sage Crossroads requests to amend planned development ordinance #2005-0912-01 concept plan by updating the Walmart building location and footprints, update drive locations, update tabulations as follows; building area, coverage parking provided, parking ratio, landscape coverage, parking lot layout and also show signalized intersection.

MOTION PASSED UNANIMOUSLY

