



**MINUTES OF WORKSHOP AND REGULAR SESSION TOWN  
COUNCIL MEETING FOR THE TOWN OF CROSS ROADS  
LOCATION: 1401 FM 424, CROSS ROADS, TEXAS  
Monday, November 18, 2013  
WORKSHOP SESSION – 6:00 P.M.  
REGULAR SESSION – 7:00 P.M.**

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

The Town Council of the Town of Cross Roads, Texas, met in a Regular Session on Monday, November 18, 2013. The meeting was held within the boundaries of the Town and was open to the public.

**WORKSHOP SESSION – 6:00 P.M.**

**1. Call to Order – 6:01 P.M.**

*Mayor Smith moved item 3 forward:*

**3. Village at Cross Roads Tree Mitigation Disbursement Discussion**

Mayor Smith gave a brief history of The Village at Cross Roads Tree Mitigation and then stated the trees will first be offered to The Village at Cross Roads residents. The trees will not be warranted and are free to the residents and residents are responsible for watering.

Once the Village residents receive their trees, the remaining trees will be offered to the developers of the Village to use as a sound buffer along the back fence between the commercial and residential lots.

Discussion ensued regarding the number, type, and size of trees and whether or not a number or monetary limit should be placed on the trees.

A letter will be sent to the residents of the Village at Cross Roads with the tree options and descriptions of each tree available including the watering stipulation of the trees along the fence buffer, stating that the Village at Cross Roads Developers will install three water meters to water the trees placed along the fence between the commercial and residential lots with the understanding that the Developers will pay for the water until the lots are sold and then the homeowners of those lots will pay for the water – at no time will the Homeowners Association take over paying for the watering of the trees along the fence between commercial and residential lots.

## 2. Town Council vacancy discussion

Mayor Smith gave the names of the two individuals interested in the vacancy – Alan Hauf and Kathy Langley, and stated the options Council has: 1) call a special election, 2) appoint a person for the remainder of the term, or 3) leave the position vacant.

## 4. Proposed Revisions to Existing Multi-Family Ordinance Discussion

Mayor Smith stated that the proposed amendments are simply to enhance the existing ordinance and to add the Architecture Review Committee Review. The Town does not have a section of area designated as Multi-Family.

Mayor Smith listed the proposed amendments and explained that the Comprehensive Planning Committee will be looking into Form Based Coding and in 2015, the Comprehensive Plan may be revised based on the amount of commercial growth.

## 5. Discussion of Agenda Items posted for consideration on the Regular Session Agenda for November 18, 2013.

Council members discussed the proposed Noise Ordinance amendments and asked Town Secretary DePrater to look at the October Financials and bring back amended Financials to the December meeting.

*Mayor Smith called a short recess.*

### CONVENE INTO REGULAR SESSION – START TIME 7:06 P.M.

## 6. Roll Call

	PRESENT	ABSENT
Mayor Smith	X	
Council member Birdsong	X	
Council member Fisher	X	
Council member Kille	X	
Council member Russo	X	

## 7. Mayor's Announcements and Updates

- Commercial / Residential Development

Mayor Smith gave an update to Council and addressed questions of his update. Discussion only, no action taken.

## 8. Council members' Announcements and Updates

Council member Fisher:

- asked the Council and residents in attendance to send their thoughts on a no-smoking Ordinance

- Asked if Historic Lane could be placed on an Administrative Staff Meeting agenda to discuss the Town's options of either redoing the street or placing a sign with dangerous road, no thru trucks, narrow road.
- Shared his appreciation of the Bond Election turn out as it was the highest approval rate of NISD bond elections and the most turnout was along the US Highway 380 corridor, which will also host the new sight for a new high school at Naylor and US Highway 380.
- Asked about the illegal signs at the Ville Grande Shopping Center

Council member Birdsong asked about construction entrances and Walmart signage.

Council member Russo commented on the traffic at Fishtrap and FM 424 Intersection.

### **9. Commission and Committees Announcements and Updates**

- Municipal Development District – President Sheehy
- Planning & Zoning Commission – Chair Moore

Committee Chairs or their representative updated Council regarding their last meeting and addressed questions; discussion only, no action taken.

### **10. Citizens Input for Items ON the Agenda**

*Complete a Citizens Input form, and hand it to the Town Secretary. Please limit your comments to three minutes in duration and you are restricted from passing your time or any portion of unused minutes on to another citizen for comment. Action on your statement may only be taken at a future meeting.*

No citizens requested to speak.

*Mayor Smith opened the public hearing at 7:32 p.m.*

### **CONVENE INTO PUBLIC HEARING**

### **11. Conduct a Public Hearing to hear Public Input regarding a proposed zoning change from Agricultural to Light Industrial being Real Property located at 3500 Moseley Road.**

The following address Council:

- Carol Roberts, 900 North Pottershop
- Virden Seybold, 1501 Oak View Court

### **12. Conduct a Public Hearing to hear public input regarding amendments to the Comprehensive Zoning Ordinance to revise regulations for the MF-Multi-Family district.**

No citizens requested to speak.

*Mayor Smith reconvened into Regular Session at 7:37 p.m.*

## RECONVENE INTO REGULAR SESSION

### **13. Consider and take appropriate action regarding amendments to the Comprehensive Zoning Ordinance and the regulations for the MF-Multi-Family district**

Motion made by Council member Fisher, seconded by Council member Birdsong, to approve the amendments as listed. Motion carried unanimously.

### **14. Consider and take appropriate action regarding filling the vacant Town Council position**

Motion made by Council member Russo, seconded by Council member Kille, to appoint Alan Hauf to the vacant position. Motion carried unanimously.

### **15. Consider and take appropriate action regarding amendments to Section 8.02.002 "Specific Noises Enumerated" of the Town of Cross Roads' Code of Ordinances**

Motion made by Council member Kille, seconded by Council member Birdsong, to approve the proposed amendments. Friendly amendment made to change visible to readable and include 18x24 size sign. Motion and amendment carried unanimously.

### **16. Consider and take appropriate action regarding the October 21, 2013 Town Council Meeting Minutes**

Motion made by Council member Fisher, seconded by Council member Kille to accept the October 21, 2013 minutes as written. Motion carried unanimously.

### **17. Consider and take appropriate action regarding the October 2013 Financial Reports**

No action taken, revised Financials will be brought back to the December meeting.

### **18. Citizen Input for items NOT on the agenda**

*Complete a Citizens Input form, and hand it to the Town Secretary. Please limit your comments to three minutes in duration and you are restricted from passing your time or any portion of unused minutes on to another citizen for comment. Action on your statement may only be taken at a future meeting.*

No citizens requested to speak.

### **19. Town Council requests for future agenda items**

No requests were made.

## 20. Future meetings and events:

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

- **CANCELLED** - NEPD Commission Meeting – Thursday, November 21, 2013 at 7:00 PM
- Town Offices **CLOSED** – Thursday, November 28 and Friday, November 29 for the Thanksgiving Holiday
- Administrative Staff Meeting – Monday, December 2, 2013 at 3:00 PM
- Municipal Development District Meeting – Monday, December 2, 2013 at 7:00 PM
- Planning & Zoning Commission Meeting – Tuesday, December 3, 2013 at 7:00 PM
- **CANCELLED** - Park Board Committee Meeting – Tuesday, December 10, 2013
- Comprehensive Planning Committee – Wednesday, December 11, 2013 at 7:00 PM
- Coffee with the Mayor – Saturday, December 14, 2013 at 9:00 AM
- Town Council Meeting – Monday, December 16, 2013 at 7:00 PM
- NEPD Commission Meeting – Thursday, December 19, 2013 at 7:00 PM

Mayor Smith listed future meetings.

### CONVENE INTO EXECUTIVE SESSION

**21. Pursuant to Texas Government Code, Section 551.071 (Consultation with Town Attorney) the Town Council will convene in closed executive session to consult with its Town Attorney “on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts” with the Act:**

- (1) **proposed zoning change from Agricultural to Light Industrial being Real Property located at 3500 Moseley Road**

*Mayor Smith convened into Executive Session at 7:48 P.M.*

*Mayor Smith reconvened into Regular Session at 8:44 P.M.*

### RECONVENE INTO REGULAR SESSION

**22. Consider and take appropriate action regarding matters discussed in the executive session**

Motion made by Council member Fisher, seconded by Council member Birdsong, to accept the Planning & Zoning Commission’s recommendation to deny the rezoning request. Motion carried unanimously.

## 23. Adjourn

Motion made by Council member Fisher, seconded by Council member Kille, to adjourn. Meeting adjourned at 8:47 p.m.

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

  
Steve Smith, Mayor  
Town of Cross Roads, Texas