



AGENDA
PLANNING & ZONING COMMISSION PUBLIC HEARING AND REGULAR
SCHEDULED MEETING
OCTOBER 25, 2011

TOWN OF CROSS ROADS
COUNTY OF DENTON, TEXAS

The Town of Cross Roads Planning & Zoning Commission will convene a public hearing and a regular meeting of the Planning & Zoning commission. The meetings will begin a 7:00 PM, held in the Town Hall Council Chamber, located at 1401 FM 424, Cross Roads, Texas.

1. **CALL TO ORDER A REGULAR PLANNING & ZONING MEETING TO ORDER**
2. **ROLL CALL**
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 and you are restricted from passing your time or any portion of unused minutes on to another citizen for comment. Planning and Zoning Commission is restricted from discussing or taking action on items not posted on the agenda. Action on your statement may be taken only at a future meeting.
4. **DISCUSS, CONSIDER, AND ACT ON SEPTEMBER 27, 2011 MEETING MINUTES.**
5. **RECESS REGULAR MEETING AND CONVENE A PUBLIC HEARING TO RECEIVE PUBLIC IN REGARDING THE FOLLOW ITEMS.**
 - A. Amending the Code of Ordinances, by amending Section 14.03.076 of Division 3 (“districts”) of Article 14.03 (the “Comprehensive Zoning Ordinance”) of Chapter 14 (“Zoning”) to amend Subsection (2) of Subpart (d) of Section 14.03.076 to exempt commercial properties from the minimum lot size requirement if served by a public sanitary sewer system.
 - B. Amending the Code of Ordinances, Subpart (b) of Section 14.03.077 of Division 3 (“districts”) of Article 14.03 (the “Comprehensive Zoning Ordinance”) of Chapter 14 (“Zoning”) to add pawnshops to the list of permissible uses in the LI – Light Industrial districts.
6. **ADJOURN PUBLIC HEARING AND RECONVENE REGULAR PLANNING AND ZONING MEETING.**
7. **DISCUSS, CONSIDER, AND ACT ON RECOMMENDING TO COUNCIL APPROVAL TO AMENDING THE CODE OF ORDINANCES, BY AMENDING SECTION 14.03.076 OF DIVISION 3 (“DISTRICTS”) OF ARTICLE 14.03 (THE “COMPREHENSIVE ZONING ORDINANCE”) OF CHAPTER 14 (“ZONING”) TO AMEND SUBSECTION (2) OF SUBPART (D) OF SECTION 14.03.076 TO EXEMPT COMMERCIAL PROPERTIES FROM THE MINIMUM LOT SIZE REQUIREMENT IF SERVED BY A PUBLIC SANITARY SEWER SYSTEM.**
8. **DISCUSS, CONSIDER, AND ACT ON RECOMMENDING TO COUNCIL APPROVAL TO AMENDING THE CODE OF ORDINANCES, TOWN OF CROSS ROADS, TEXAS, BY AMENDING SUBPART (b) OF SECTION 14.03.077 OF DIVISION 3 (“DISTRICTS”) OF ARTICLE 14.03 (THE “COMPREHENSIVE ZONING ORDINANCE”) OF CHAPTER 14 (“ZONING”) TO ADD PAWNSHOPS TO THE LIST OF PERMISSIBLE USES IN THE LI – LIGHT INDUSTRIAL DISTRICTS**
9. **DISCUSS, CONSIDER, AND ACT ON RECOMMENDING TO COUNCIL TO ADOPT REVISED RESIDENTIAL BUILDING CODES.**

10. DISCUSS, CONSIDER, AND ACT ON CHANGING PLANNING & ZONING MEETING TO ANOTHER DAY OF THE MONTH.

11. ITEMS FOR NEXT WORKSHOP OR REGULAR MEETING AGENDA

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

Administrative Staff Meeting – 9:00 AM Tuesday, November 1, 2011, Conference Room
Economic Development Meeting – 7:00 PM, Monday, November 14, 2011, Conference Room
Park Board Meeting – 7:00 PM, Tuesday, November 8, 2011, Town Park Benches
Comprehensive Planning Committee – 7:00 PM, Wednesday, November 9, 2011, Council Chambers
Road Repair Committee Meeting - 7:00 PM, Thursday, November 17, 2011, Conference Room
Town Council Meeting – 7:00 PM, Monday, November 21, 2011, Council Chamber
Planning & Zoning Commission Meeting – TO BE DETERMINED

13. 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 and you are restricted from passing your time or any portion of unused minutes on to another citizen for comment. Planning and Zoning Commission is restricted from discussing or taking action on items not posted on the agenda. Action on your statement may be taken only at a future meeting.

14. MOTION TO ADJOURN WORKSHOP MEETING

CERTIFICATION

I, the undersigned authority, do hereby certify that his Public Meeting Notice was posted on the official bulletin board, at the Town Hall of the Town of Cross Roads, Texas. As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed executive session for seeking confidential legal advice from the Town Attorney on any agenda item listed herein. This facility is wheelchair accessible and accessible parking spaces are available. For requests, please contact Town Hall at (940) 365-9693. Reasonable accommodations will be made to assist your needs. This facility is wheelchair accessible and accessible parking spaces are available. For special requests, please contact Town Hall at (940) 365-9693. Reasonable accommodations will be made to assist your needs. This notice was posted on October 21, 2011 before 4:00 pm 72 hours before said meeting was convened.

Town Secretary Katherine M. Ritchie