



COMPREHENSIVE PLAN



2035 GUIDE OF LONG RANGE DEVELOPMENT

PROPOSED FEBRUARY 27, 2023

TOWN OF CROSS ROADS COMPREHENSIVE PLAN



ACKNOWLEDGEMENTS

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BASIS OF THE COMPREHENSIVE PLAN- AN OVERVIEW

The Town of Cross Road was established in 1973. Cross Roads, according to the Texas Local Government Code, is a General Law municipality. The Texas Local Government Code, within Chapter 213, establishes the right to form a comprehensive plan. Within Chapter 213.002..."a municipality may adopt a comprehensive plan for the long range development of the municipality. "

This Comprehensive Plan is a step forward from the Town of Cross Road's Vision 2035. The Visioning Study was completed in 2021. From the Visioning Study the following Vision Statement was derived which states ...

THE TOWN OF CROSS ROADS IS A THRIVING COMMUNITY BUILT ON LOW DENSITY COUNTRY CHARM THAT IS COMMITTED TO AN EXCELLENT QUALITY OF LIFE FOR OUR COMMUNITY, CITIZENS, BUSINESSES AND VISITORS. WE SEEK SUSTAINABLE GROWTH THAT PROTECTS OUR NATURAL AND HISTORIC RESOURCES, WHILE PRESERVING OUR VALUES, QUALITIES, AND CULTURE. A STRONG AND ACTIVE MULTI-GENERATIONAL POPULATION ENJOYS ITS SPIRIT OF COMMUNITY.

Regional Setting

This Comprehensive Plan looks at the Town of Cross Roads from within its regional setting. Regionally, the area is responding to significant growth and struggling to preserve the natural resources. Cross Road's Vision is to preserve its low density development in contrast to the regional growth. Cross Roads desires to protect the natural and historic resources.

The Town of Cross Roads is within Denton County and immediately adjacent to the County Seat, being the City of Denton. Both Denton County and the City of Denton are experiencing very fast population and economic growth.

The Town is also bisected by US 380 in a west to east direction. US 380 highway corridor is subject to some of the fastest growth in the Nation. Neighboring cities of Aubrey to the north, Oak Point to the south, and Little Elm, Prosper and Frisco to the east have much higher development density and are subject to significant growth. Within 8 miles of the Town of Cross Roads, along US 380, are two major economic developments. The PGA American Headquarters with golf courses and major attractions. A regional theme park entertainment complex, by Universal Studio, has also been announced at a site adjacent to the PGA complex. Both developments can be expected to bring traffic increases along US 380 into Cross Roads.



The entrance at the new home of the PGA of America in Frisco, TX on August 17, 2022. (Photo by The Mamones LLC/PGA of America)

PGA American Headquarters



Plan for Universal Studio Theme Park

As the Region grows, the impact of this growth will create demands on the Town of Cross Roads. For example, there is planned a significant "Outer Loop" transportation corridor to the north, in Aubrey, which will handle the increased traffic generated by growth. This increased traffic will flow to US 380 and therefore place increased demands on the existing north-south transportation corridors in Cross Roads being US 377, FM 424 and also FM 720.

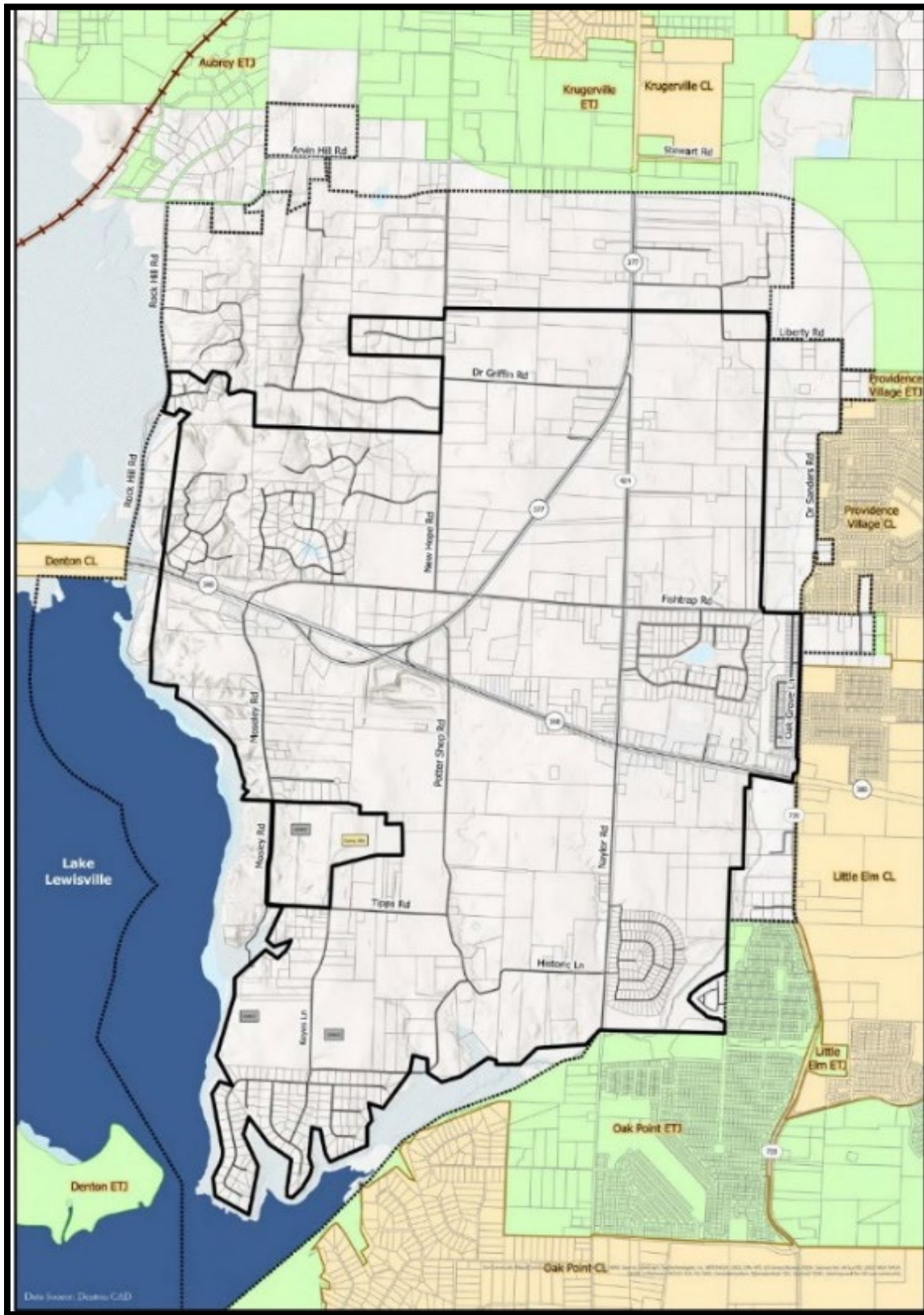
To the west of the Town of Cross Roads is Lake Lewisville and the wetlands of Lake Ray Roberts. Both reservoirs are significant U.S. Army Corp of Engineers water and flood prevention facilities. These regional features are habitats for a significant number of threatened or endangered animals. Additionally the water from these reservoirs are significant sources of fresh water and flood protection for the Region.

Base Map

The Town of Cross Roads is utilizing the following illustrative map as the base for its land development planning. The Town's Limits are identified in the bold black line. The Extra Territorial Jurisdiction (ETJ), for Cross Roads, is the map area outside of the Town limits with no colored or white background. The ETJ for Cross Roads are unincorporated lands where there is no land use control; however, Cross Roads does have control over the subdivision of property within the ETJ. In the future, at the choice of the property owner, these lands may be annexed into Cross Roads.

The property within surrounding city limits including Providence Village, Little Elm and Oak Point are illustrated with color to differentiate the limits of those communities.

BASE MAP

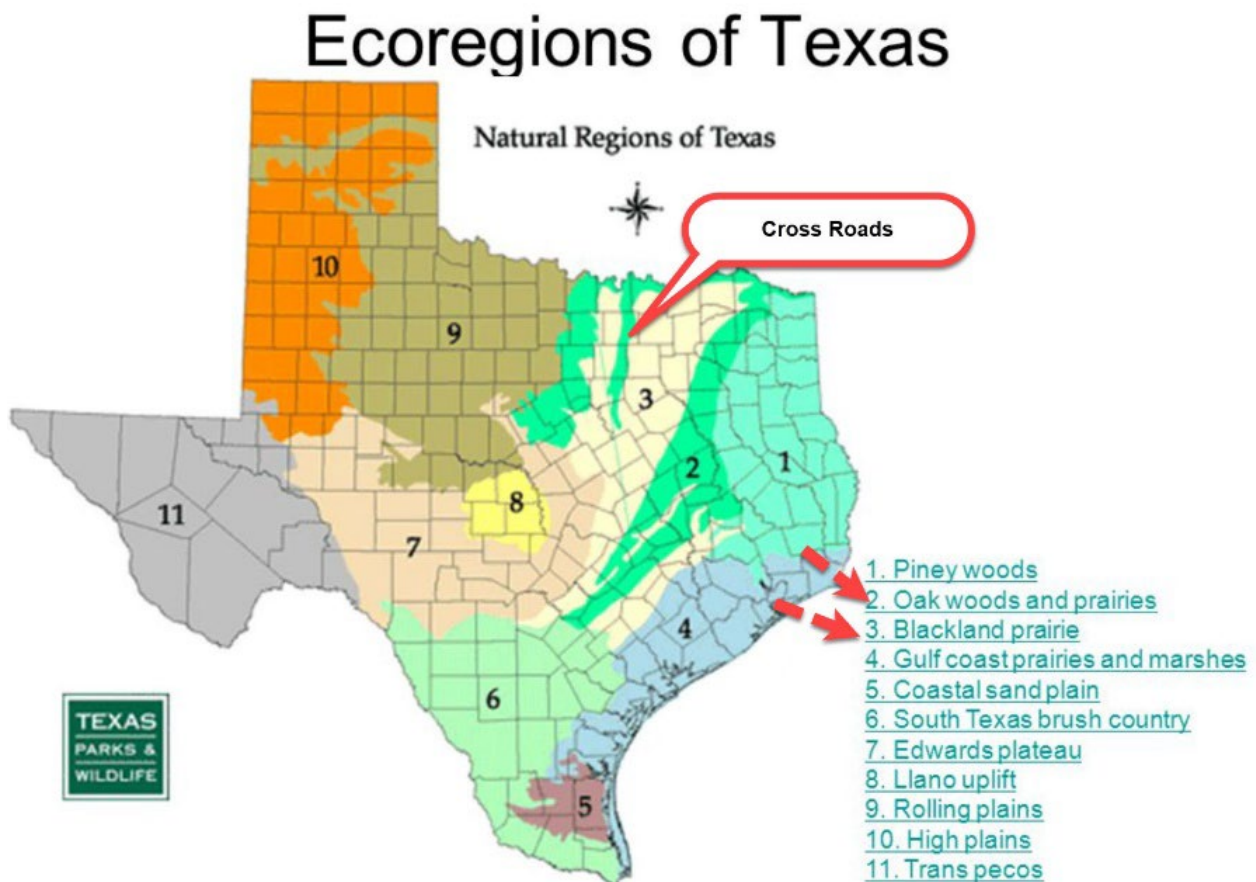


ENVIRONMENTAL INVENTORY, STEWARDSHIP, AND NEEDS ANALYSIS

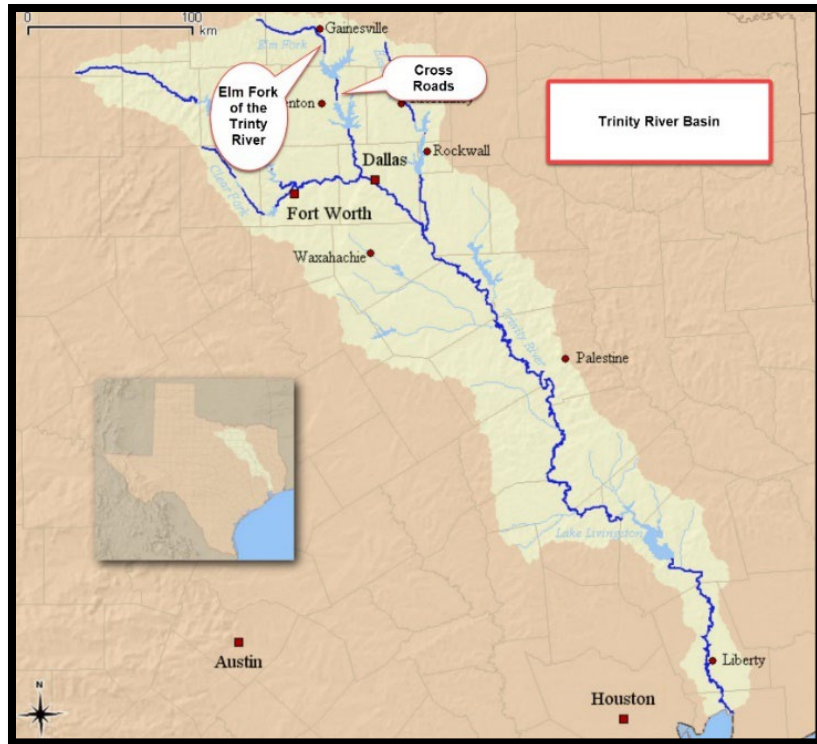
The Environmental Inventory

The Town of Cross Roads sits in a unique location between two major Texas EcoRegions:

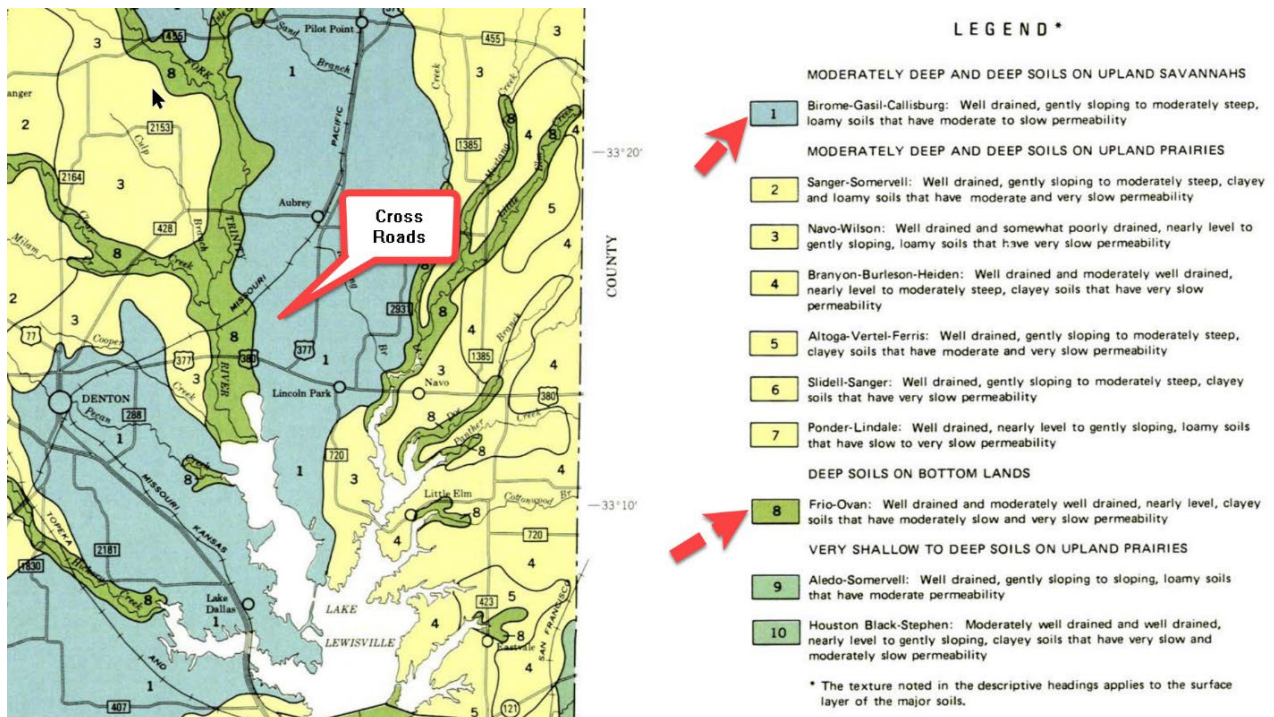
(1) The Blackland Prairie and (2) Oakwoods and Prairies.



This unique location is an environmental transition between the blackland soils and the sandy loam soils. The transition area provides a wealth and diversity of natural habitats for Texas animals and fauna. Further unique in this natural environment is the fact that Cross Roads is home to the Elm Fork of the Trinity River, the riparian/wetlands of Lake Ray Roberts and the Lewisville Lake Reservoir.



The sandy loam soils of Cross Roads are part of a natural system, closely followed by the equine industry. These well drained loamy soils are desirable for the pastures and turf desired by those raising horses in Texas.



This unique environmental region and its water reservoirs, along the Elm Fork of the Trinity River, provides a special habitat for the rare, threatened, and endangered species of the United States.

The 2020 Environmental Impact Report of the US Army Corps of Engineers, below, contains a list of species that are threatened and endangered within the Lewisville Lake Project lands of which Cross Roads share.

Table 3-5: TPWD List of Threatened and Endangered Species That May Occur within Lewisville Lake Project Lands

Common Name	Scientific Name	State Status
Birds		
White-faced Ibis	<i>Plegadis chihi</i>	Threatened
Bald Eagle	<i>Haliaeetus leucocephalus</i>	Threatened
Whooping Crane	<i>Grus Americana</i>	Endangered
Piping Plover	<i>Charadrius melodus</i>	Threatened
Interior Least Tern	<i>Sternula antillarum athalassos</i>	Endangered
Reptiles		
Texas Horned Lizard	<i>Phrynosoma cornutum</i>	Threatened
Timber (canebrake) Rattlesnake	<i>Crotalus horridus</i>	Threatened
Mollusks		
Sandbank Pocketbook	<i>Lampsilis satura</i>	Threatened
Louisiana Pigtoe	<i>Pleurobema riddellii</i>	Threatened
Texas Heelsplitter	<i>Potamilus amphichaenus</i>	Threatened

Source: TPWD 2019

ENVIRONMENTAL STEWARDSHIP

The citizen response to a survey which became the basis of the Cross Roads Vision 2035 report highlighted the importance of the Town's environment. The citizens of the Town of Cross Roads stated that the trees, topography, open land, pastures, small-town environment, and beautiful back road scenery all are key attributes for Cross Roads. The future vision statement of Cross Roads states, in part, "We seek sustainable growth that protects our natural and historic resources".

The future land use plan and thoroughfare plan within this Comprehensive Plan shall address this unique environmental inventory of Cross Roads. The sustainable growth will respond to the necessary environmental stewardship desired by the citizens of Cross Roads in their Vision 2035.

The Environmental Needs Analysis

Floodplains in Cross Roads are associated with the adjoining areas of Lake Lewisville and its tributary the Cantrell Slough. In terms of the present development there is no major conflict with these floodplain areas.

The topography of the Town is gently rolling. Most of Cross Roads slopes or drains westward toward Lewisville Lake. However, this slope crests just west of US 377 and lands east of US 377 slope or drain eastward to the Cantrell Slough, which eventually drains into Lake Lewisville in the southern area of Cross Roads.

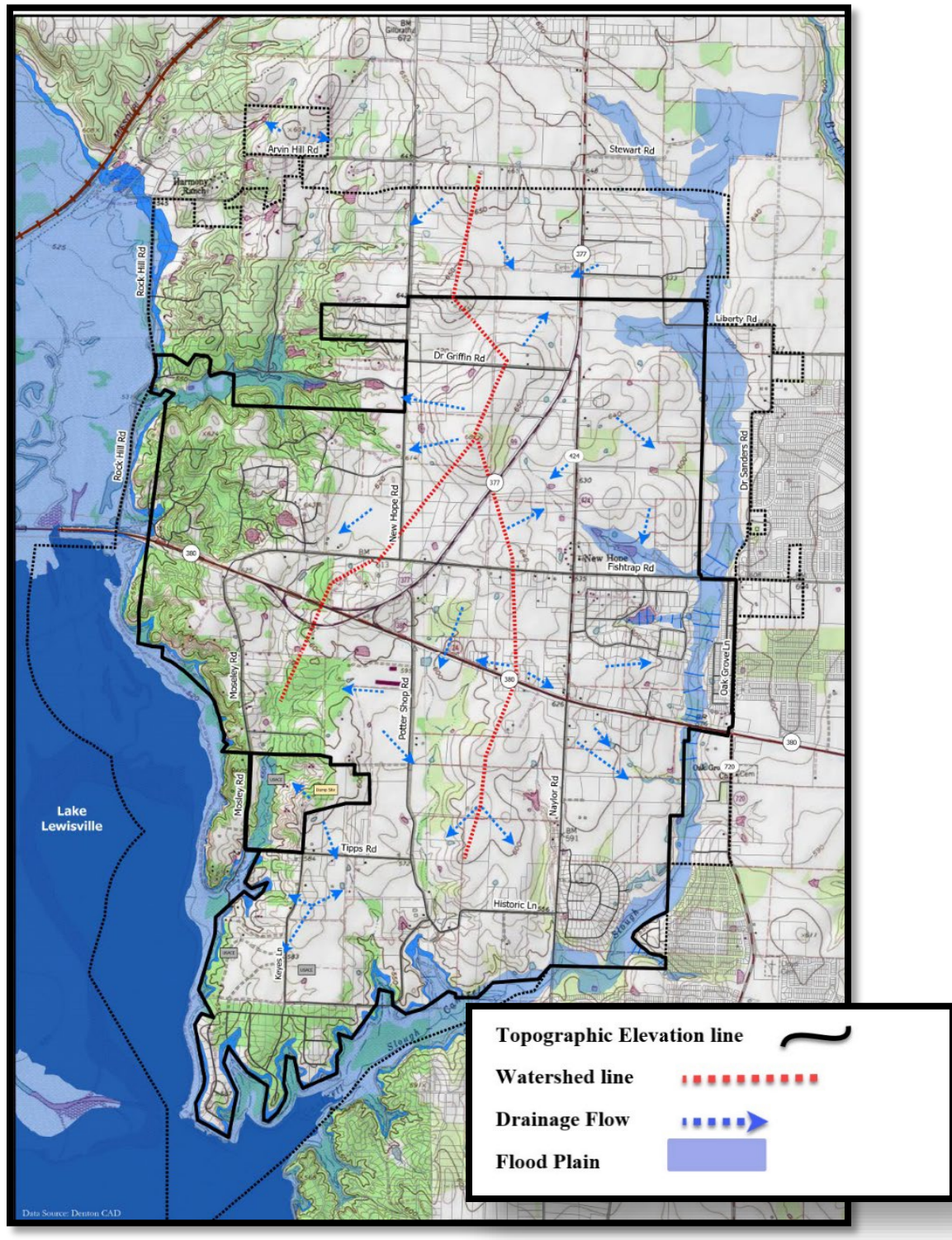
The following Floodplain and Drainage Area Map demonstrates the general flood plain areas. The watershed lines are delineated with a red dashed line. Future development will need to be aware of the floodplain areas and the drainage patterns of the Town. The Town plans no public waste water systems. The adjoining Mustang Special Utility District may provide public waste water service. Increased costs may be associated with the provision of waste water service when service lines cross the ridge lines of the watersheds within Cross Roads.

Along US 380 there will be a demand for retail development to serve the traveling public. Future development of retail shall be encouraged to be in minimum 5-acre tracts to encourage joint use of utilities and share in the cost of providing those utilities. Residential development will be encouraged at 1 acre or more to minimize the need of public utilities.

The enhancements of the Cross Roads open spaces and awareness of the unique environmental offerings is important. Town of Cross Roads citizens desire development to respect the natural resources and to limit development which

may endanger the quality of the environment offered by Lewisville Lake and its immediate environs.

Flood Plains and Drainage Area Map



DEMOGRAPHIC TRENDS AND PROJECTION

Rural vs Urban

Cross Roads is a small rural town within a rapidly growing urban area. According to the U.S. Census, the definition of a town, hamlet, village and rural settlement are those with a population up to 5,000 people. Cross Roads, according to the 2020 U.S. Census definition, is a rural settlement, not an urban area. The 2020 population of Cross Roads, according to the U.S. Census, was 1,744. In the future, Cross Roads will continue to be under 5,000 population and maintain its rural definition. Utilizing the current growth rate, the population of Cross Road is not expected to exceed 2,568 persons by 2032.

Population and Future Population

	2010	2020	2022	Annual % change 2010-2020	Annual % change 2020- 2022	Annual % change 2022- 2027	Population - 2027	Annual % change 2027-2032	Population 2032
Cross Roads	663	1,744	1,830	16.30%	4.90%	5.9%	2,425	5.90%	2,568
3 min drive of Cross Roads	399	1,771	1,525	34.40%	decrease	6.60%	2,029	6.60%	2,162
5 min drive of Cross Roads	7,051	15,323	16,779	11.70%	4.80%	5.1%	21,036	5.10%	22,109
10 min drive of Cross Roads	24,110	40,076	43,161	6.60%	3.80%	4.10%	52,070	4.10%	54,205
20 min drive of Cross Roads	150,840	215,515	227,961	4.30%	2.90%	3.20%	264,807	3.20%	309,977
30min drive of Cross Roads	326,617	480,235	508,509	4.60%	2.90%	3.40%	595,418	3.40%	680,619
Denton County	661,868	906,422	959,896	3.70%	2.90%	3.00%	1.1m	3.00%	1,133,000
DFW	6.37m	7.64m	7.85m	2.00%	1.40%	1.70%	8.51m	1.70%	8,510,000

Source: Sites USA, Mundo and Associates, Inc.

However, Cross Roads is within a surrounding area of urban growth. For the area within a 10-minute drive, the population will climb to 54,205 persons by 2032, which includes the urbanized areas of Oak Point, Little Elm, Providence Village, Aubrey and portions of the City of Denton.

Within a 30-minute drive of Cross Roads, the population growth swells to 480,235 persons in the year 2020 according to the U.S. Census. By the year 2032, a population of 680,619 will be within 30-minute drive of Cross Roads. This encompasses the highly urbanized growth of Frisco, Prosper, Little Elm, Celina, Aubrey, Denton and Argyle.

The U.S. Census also includes the number of housing units in its definition of rural vs urban and defines an urban settlement as having a minimum of 2,000 housing units. Cross Roads, according to the 2020 U.S. Census had 651 housing units. The surrounding urban areas, within 5 minutes of Cross Roads, all exceed the 2000 housing units in 2020 and in 2032.

	2022 No. of Housing Units
Cross Roads	651
3 Min Drive of Cross Roads	7818
5 Min Drive of Cross Roads	21,880
10 Min Drive of Cross Roads	141,234
20 Min Drive of Cross Roads	640,577
Denton County	373,402
DFW	3.04 M

Source: U.S. Census and Sites USA

ECONOMIC DEVELOPMENT INVENTORY AND NEEDS ANALYSIS

Population

As shown in the following table the median age of residents of Cross Roads is like the general urbanized area surrounding Cross Roads. Future sales tax generating retail will be attracted to younger communities since those younger consumers purchase more than an older population. The median age of Cross Roads will be attractive to the retail sales tax generating businesses. Further, retail markets, along SH 380 provides strength to the Cross Roads market.

	Median Age-2022	Average Household Income-2022	Owner-occupied Hm Value-2022	Daytime Population + 16 yrs-2022	Monthly Retail Expenditure-2022
Cross Roads	33	\$ 93,332	\$ 394,927	1,554	\$ 2,516
3 min Drive of Cross Roads	30	\$ 89,118	\$ 350,670	7,069	\$ 2,541
5 min Drive of Cross Roads	31.5	\$ 90,454	\$ 274,912	21,402	\$ 2,583
10 min Drive of Cross Roads	32.8	\$ 97,212	\$ 278,907	185,920	\$ 2,676
20 min Drive of Cross Roads	31.9	\$ 77,385	\$ 264,845	122,359	\$ 2,285
30 min Drive of Cross Roads	33.2	\$ 97,244	\$ 315,508	257,096	\$ 2,680
Denton County	33.9	\$ 105,325	\$ 314,858	598,468	\$ 2,841
DFW	34.3	\$ 97,584	\$ 255,094	5.65m	\$ 2,693

Source: U.S. Census and Sites USA

Higher Levels of Household Incomes

The households of the Town and the urbanized area around Cross Roads have a household income above \$90,000. This Cross Roads market (Town and area around the Town) can support new retail and shopping businesses with community-wide upper incomes. The market from a 30-minute drive to within the Town City Limits will be attractive to future sales tax generating retailers.

Owner Occupancy Home Values

There is a broad selection of owner-occupied housing types within the Town of Cross Roads. The choices of homes range from a rural ranch existing mobile home to a large estate home. While the Town may offer a wide selection of housing types, it is also important to know that, on average, the home that is owner occupied is generally close to \$400,000 in value. See the above noted chart where it's noted that the Average Owner-Occupied Home in Cross Roads is \$394,927. This higher value is above the average within 5, 10 and even 30-minute drive of Cross Roads. This higher value, owner occupied home, strengthens the market attraction of the Town of Cross Roads.

Monthly Retail Expenditure

Town households spend on average \$2,516 monthly on retail expenditures. This is healthy purchasing power and close to the averages of the DFW area. The monthly retail expenditures are useful to define the sales tax generating retailers who may be attractive to the Town market.

COMMUNITY AND RECREATIONAL FACILITIES, ANALYSIS, AND PROJECTED NEEDS

Town of Cross Roads Community Facilities include:

A Town Hall Office & Municipal Court

The Police Department



Denton County Tax Records & Precinct 1 Offices



Additionally, there are the Denton Independent School District (DISD) Agricultural Campus on Fish Trap Road and a five-acre, Town-owned tract of land on Naylor Road. The school districts of Denton ISD and the Aubrey ISD provide public school services. There are currently no school campus buildings in Cross Roads, however, a DISD flagship high school is planned for a 2026/2027 school year opening. Fire Protection is provided by the Little Elm Fire Department. Mustang Special Utility District provides public water and waste water services where there are service lines in Cross Roads.

Public Recreational Facilities for the Town of Cross Roads include:

The Town Park, along with the shoreline of Lewisville Lake and natural reserve areas off of Keyes Lane under the control of the US Army Corps of Engineers. The dark blue areas of the US Army Corp of Engineers 2020 Master Plan for Lake Lewisville map below highlight the “environmentally sensitive” areas which the Corp reserves for natural areas of the Lake. While the shoreline of the Lake and the two natural reserve areas of the Corp within Cross Roads are not formal recreation areas they are open space areas preserving habitat for threatened and endangered wildlife.





Oak Shores Community Park

The residential communities of Oak Shores, Oak Hill Ranch and Villages of Cross Roads have parklands within their developments available to the residents.

Analysis and Projected Needs

With the population of Cross Roads presently at 1,830 and population growth in 2032 at 2,568 there may be little demand for more community service space or buildings. However, there is a need for the Town to consider a new Town Hall to consolidate the normal Town Hall services including Council Meeting Chambers and allow for the police services to utilize all their building. A Town Hall may serve not only a place for Council and the Municipal Court to meet but also provide a community gathering location for reasons of celebration and community affairs.

Overall, in the Town of Cross Roads, there is acreage meeting and exceeding the Natural Parks and Recreation overall standard of 10 acres of parkland per 1,000 population.

Inventory of Parks, Recreation and Open Space Lands in Town of Cross Roads

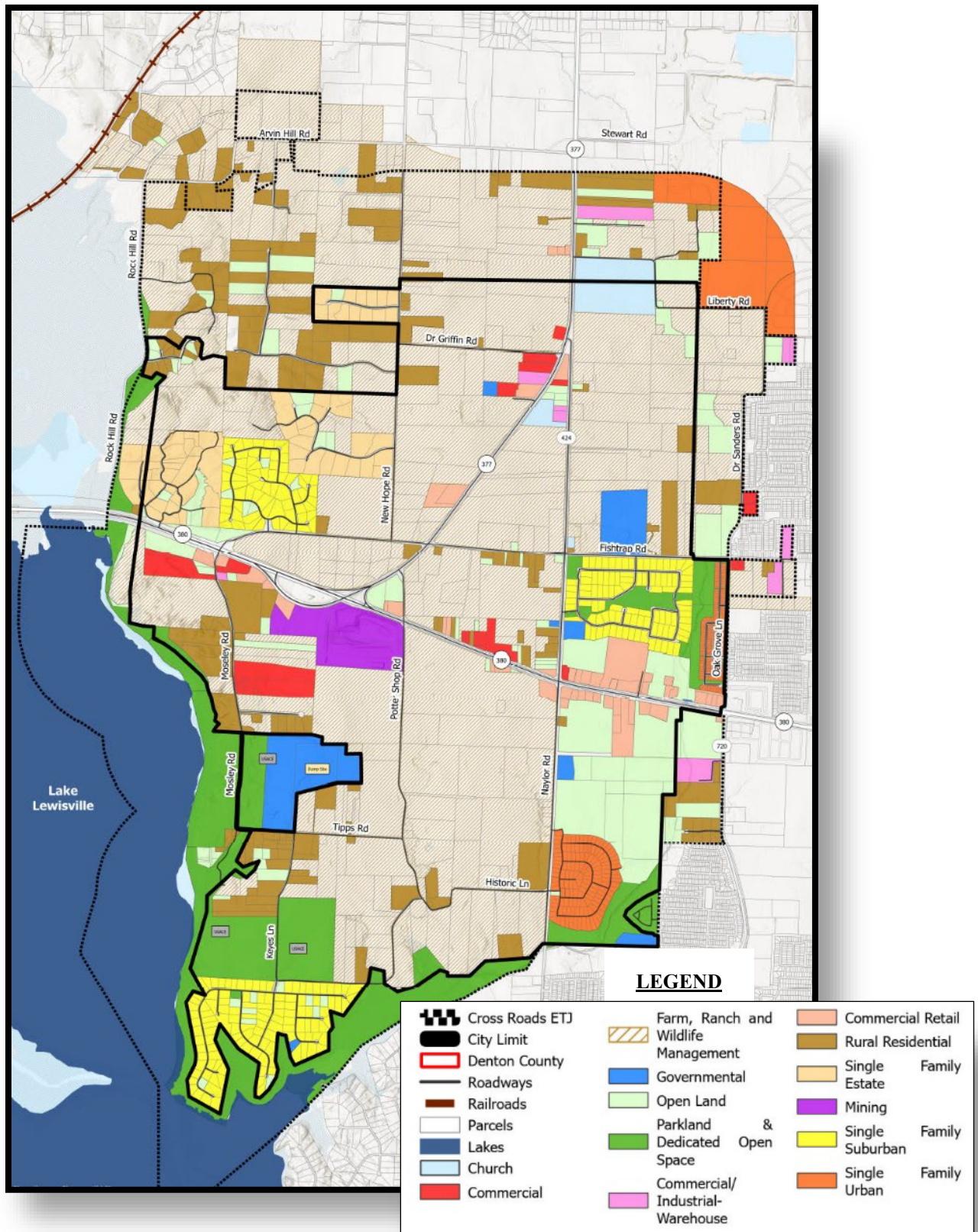
The Corps of Engineers, Lake Lewisville shorelines and natural areas are not included within this calculation since the shoreline is a combination of land, water reservoir and wetlands. At times due to the property being a flood prevention reservoir, some or all the lands are underwater and not lands for parks, recreation and open space.

The gross acreage of the land inventory noted above for parks, recreation and open space is not the whole story. Within these park and recreation lands there is a need for more recreational offerings for all ages. Further there are no public trails within Cross Roads. The Acme Brick Quarry future use for recreation is a consideration of additional lands after mining operations are complete.

Town Park	4.0	acres
Villages of Crossroads	17.34	acres
Oak Hill Ranch	47.14	acres
Oak Shores	1.0	acres
Total	69.48	acres

Source: Denton County CAD

EXISTING LAND USE MAP-TOWN OF CROSS ROADS, 2022



The Town of Cross Roads is a rural community where much of the land use is within the **Farm, Ranch and Wildlife Management**. The brown strip illustrated areas of Farm, Ranch and Wildlife Management land uses is represented on the Existing Land Use map showing properties greater than 2 acres used for agricultural purposes having agricultural structures including barns and stable.



The dark solid brown areas are categorized as rural residential property where the use is a combination of residential with some limited agricultural use not including barns and stables. In this land uses the residential use is the primary use having accessory uses that may include a horse or two or small agricultural pursuits such as beekeeping. Agricultural is not the primary use on these properties, residential is the primary use.



Single Family Estates such as Oak Bluff and Spring Mountain were developed with lots larger than one (1) acre and are noted with a light tan color on the Existing Land Use Map. The **Single Family Suburban Residential** neighborhoods (Oak Shores, Villages of Cross Roads, and Forest Hills) are single family lot size of one (1) acre. See the yellow areas outlined on the Existing Land Use Map for the single family suburban existing land use. In contrast to these lower density uses are the **Single Family Urban** developments of Oak Hill Ranch and Hillstone Pointe, (orange colored land use) that are subdivisions developed at more urban density greater than one (1) single family home per acre. The Town desires that these existing urban single family residential are the extent of the higher density urban levels of development.

Comparison of the suburban single-family vs the urban single-family development is shown below.



Commercial Retail is generally along US 380. The Walmart shopping center illustrates a planned commercial development area.



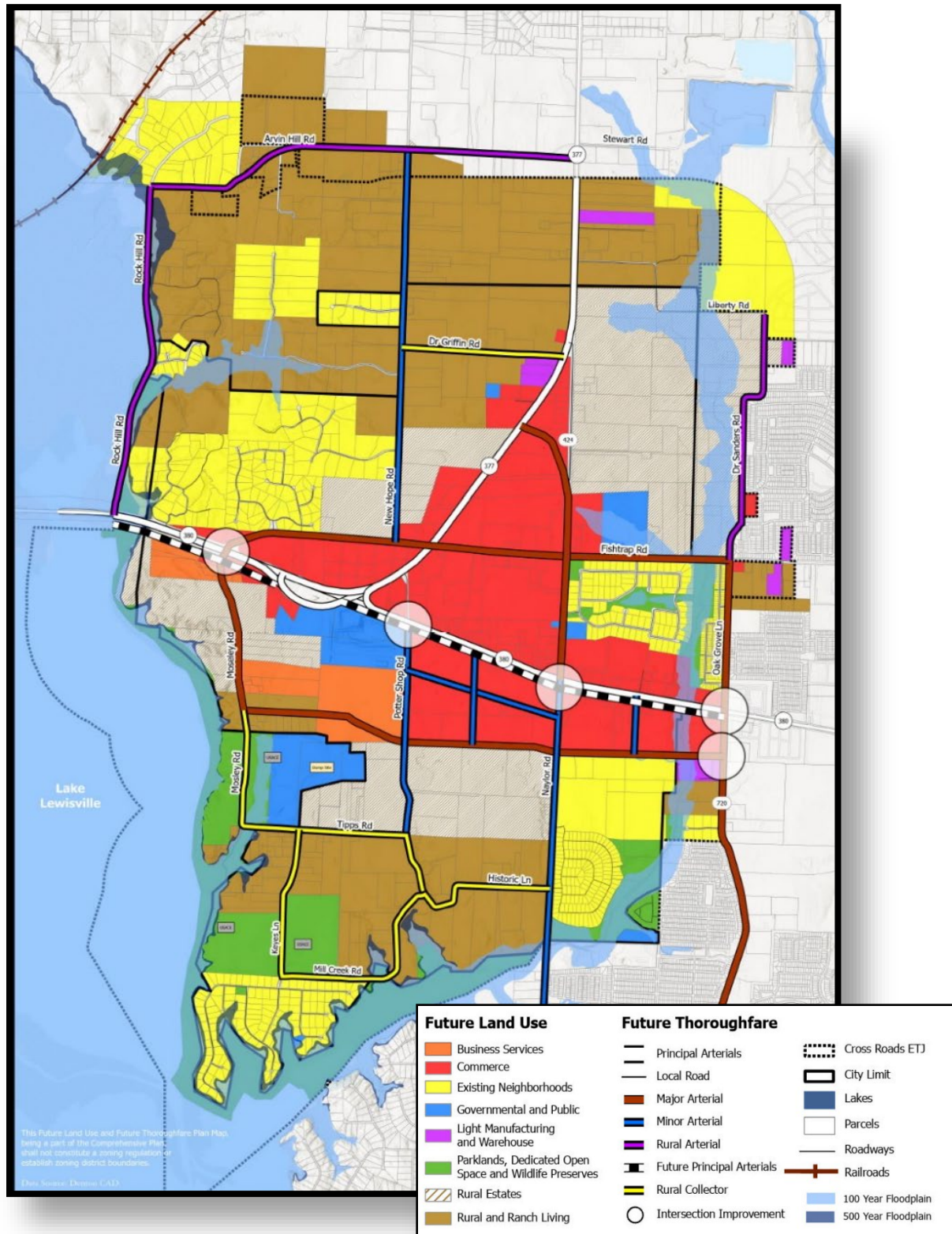
There is a limited amount of **manufacturing and warehouse** use in Cross Roads. Since the community is primarily rural.

When you compare the density of development with surrounding communities you find that Cross Roads is presently developed at 0.5 acres per acre. Oak Point is developing at 1.8 persons/ acre. Little Elm is developed at 7.5 persons per acre.

Density Comparison

City	Population	Acres	Sq. Miles	Person /sq mile	Person/ acre
Cross Roads	1,830	3,675	5.7	318	0.5
Denton Co.	145,750	56,214	87.8	1,671	2.6
Oak Point	5,000	2,763	4.3	1,163	1.8
Little Elm	51,640	6,864	10.7	4,826	7.5
Source: NCTCOG, Denton CAD & Mundo and Associates, Inc.					

COMPREHENSIVE PLAN – FUTURE LAND USE & THOROUGHFARE PLAN



In seeking sustainable growth, which is a critical element of the Town of Cross Roads Vision, this community is planning for long range development that recognizes the Town's strategic location within the immediate watersheds of Lewisville Lake and Lake Ray Roberts. Cross Roads, on the banks of Lake Lewisville, has critical habitat areas essential to the threatened and endangered species of the Lake Ray Roberts and Lake Lewisville environs. Cross Roads has the unique sandy loam soils which allow a special and high level of equine agriculture. Cross Roads is a community where residents desire a low density, rural level of development that will be continued into the future. The future growth, as planned, will sustain the present levels of development.

THOROUGHFARE PLANS FOR THE FUTURE

Expanding the highways of a community may be assumed as encouraging high development levels. In Cross Roads, the existing thoroughfare may require improvement, but the improvement is to move traffic to US 380 and US 377 and not to encourage higher density of development.

Principal Arterials: US 380 and US 377 plus limited access US 380

The purpose of the principal arterials in Cross Roads is to move traffic through the community. These roads are planned at 6 to 8 lanes. These roads are maintained by the Texas Department of Transportation (TxDOT).

The TxDOT 2045 Feasibility Study indicates US 380, through Cross Roads, will become limited access with frontage roads. These highway plans are TxDOT's who is responding to projected traffic demands of the regional growth. Grade separated intersections will be necessary and their locations are illustrated on the Future Land Use and Thoroughfare Plan at the intersections of US 380 with: Fishtrap Road/Mosely Road on the west, Potter Shop Road plus Naylor Road/SH 424, and SH 720. TxDOT has estimated a future right of way acquisition of approximately 200 feet, in width, will be needed from properties on the south side of US 380. A considerable loss of sales tax generating commercial will be taken with this right of way acquisition.

Examples of principal arterial roads including the following:



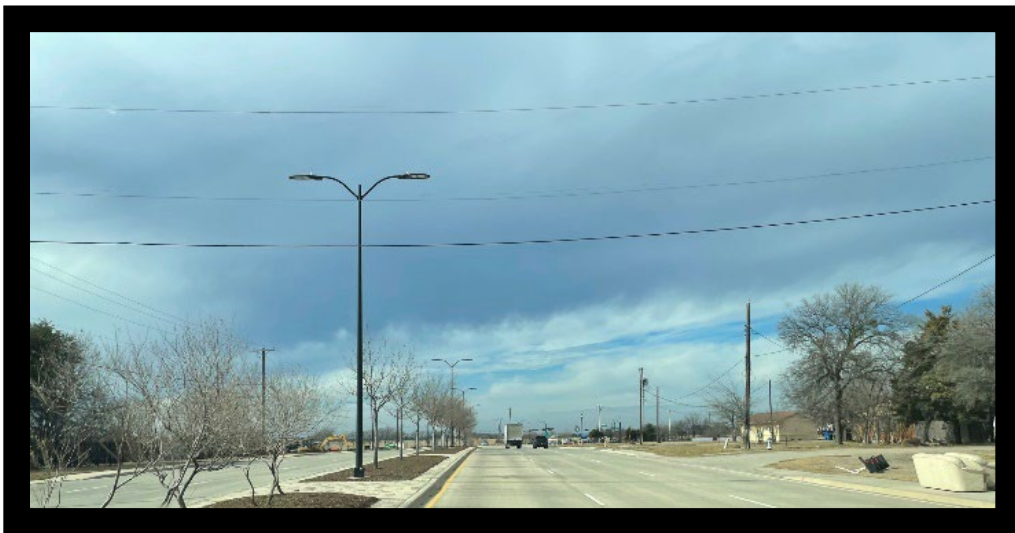
US 377 will be expanded, when funding is available, in the future from 2 to 4 lanes to move the traffic from the “outer” loop in Aubrey down to US 380 in Cross Roads.

Major Arterials:

FM 424, FM 720 and a loop of Fishtrap Road, Mosely Road to the” new” East/West Roadway and Oak Grove Road.

The purpose of these thoroughfares is to move traffic from the Minor and Rural thoroughfares to the Principal Arterials of US. 380 and US 377. In the future these highways or thoroughfares will be 6 lanes with a 100 to 120 right of way. The “new” east/west major arterial will be needed to relocate the sales tax generating commercial activity lost due to the expansion of US 380.

Examples of Major Arterials include the following:



Minor Arterials:

Naylor Road, New Hope Road, Potter Shop Road between US 380 frontage roads and the “new” East /West Roadway and new minor arterials within the proposed and new commerce area fronting on US 380 south of the frontage roads.

These thoroughfares will be used to move local traffic to the Major Arterials. The roadways will be 4 lanes with an 80 to 100 foot right of way.

Examples of Minor Arterials include the following:



Rural Arterial: Rock Hill Road and Dr. Sanders Road

The purpose of these roads is to move local and rural traffic to the Minor and Major Arterials. There will be required a 70 foot right of way with sidewalks on both sides of the road.

Examples of a Rural Arterials include:



Rural Collector: Dr. Griffin Road, Historic Lane, Keys Lanes, Mill Creek Road, Mosely Road south of the “new” East/West Roadway, Tipps Roads, and Potter Shop Roadway south of the “new” East/West Roadway.

On these rural roadways the purpose is to collect residential subdivision and rural traffic and move it to the Rural Arterials and Minor Arterials. The required right of way shall be 60 feet with two 12’ traffic lanes, two 12’ shoulders-drainage and two 6’ utility ways. New residential subdivisions of more than 100 homes shall be required to provide a rural collector. The tree landscape that adjoins the Rural Collector shall be maintained.

Examples of Rural Collectors include the following:



Local Roads:

These are the roadways that provide access within residential subdivisions and to rural properties in rural areas. A 60 foot right of way shall be required. A sidewalk on one side of the road will be recommended. Additional drainage easements may be needed.



FUTURE LAND USE PLAN

The Cross Roads Thoroughfare Plan is the framework of the community's land use patterns providing important access to property and moving traffic through the Town. The Future Land Use patterns are best described as proposing a low density of development. Commerce will be focused along US 380. From US 380 north and south the density of development shall decrease. The northern and southern areas of Cross Roads are proposed as Rural and Ranch Living.

Commerce

Cross Roads does not have a property tax. The Town has planned its primary business areas as Commerce: Properties currently used and planned for sales tax generating retail and properties planned as walkable commercial, live/work centers of 5 acres or more. These are the red areas of the Future Land Use map. These commerce areas relate to the Principal Arterial Roads, US 380, and US 377, where the traveling traffic will provide a market beyond the local population to support the retail uses. The commerce areas will be for planned center where at least 80% of the property uses are sales tax generating, where mixed uses are permitted and where residential uses may be permitted on the upper floors of a mixed-use building. Examples of planned and walkable commerce areas include the following:



Business Services

This planned land use category is described as property currently used and planned for non-sales tax generating commerce, personal services, business services and higher technology. Within the Town of Cross Roads these areas are the current office complex at Mosely Road and US 380 and then an area planned at Mosely Road and the “new” East/ West roadway.



Existing Neighborhoods

Existing single-family residential subdivisions within the Town of Cross Roads are identified on the Future Lane Use Map in a solid yellow color. It is not anticipated that the land use patterns will change in these neighborhoods in the future. There is a significant diversity of single-family residential density within the existing subdivisions of Cross Roads.



Government and Public

On the Future Land Use Plan Map the Land uses dedicated to serving the public from the Town, County and School District are identified in a solid bright blue color.



Light Manufacturing and Warehouse

This future land use is for properties that use or create non-polluting products and warehouse services. The Town of Cross Roads has identified these future land uses on SH 377. Examples of future light manufacturing and warehouse buildings include the following:



Parklands, Dedicated Open Space and Wildlife Preserves

Cross Roads properties of the Town, U.S. Army Corps of Engineers, and the Homeowner Association properties dedicated to parks and open space were identified on the Future Land Use Plan. These community assets contribute to the well-being of the community and its environs.

Trails should be incorporated into the park system in the future.

These lands are noted in bright solid green.



Rural Estates

Future residential subdivisions will be planned at 1 acre per lot with no or limited agriculture use on the 1-acre lot. The Town plans no water and waste water public systems so the lots will need to be large enough for individual systems on each lot. The brown strip pattern on the Future Land Use Map denotes the areas where future rural estates may be located. These Rural Estate areas are the transition from the more developed area such as Commerce and the Rural and Ranch Living areas.

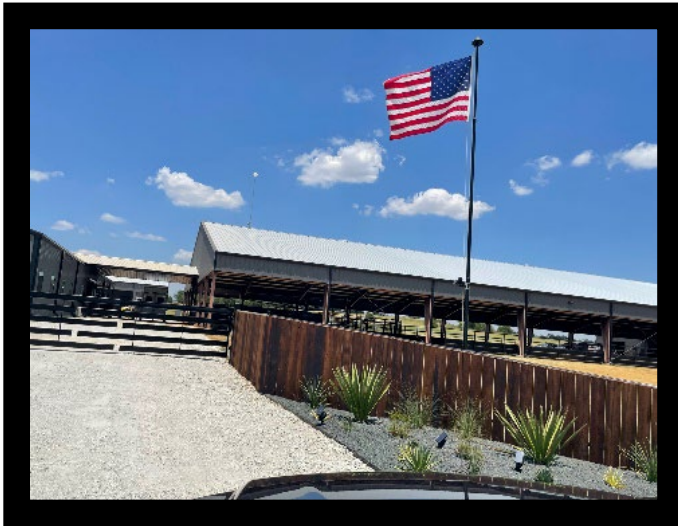
Examples of Rural Estates at one acre are the following:



Rural and Ranch Living

The south and north edges of Cross Roads beyond the Commerce and Rural Estates is planned for the continuance of the rural and ranch living that is the Town's significant present day characteristic. The Visioning Study and the Strategic Plan and this Comprehensive Plan all demonstrate the desires of the community to keep the rural and ranch living in the Town. In this area, properties are usually 2 acres or more with a single family resident and stables, barns and pastures for large animals and fields for agricultural use. These areas on the Future Land Use Plan are noted in a solid brown.

With heavy development pressures from adjoining communities land use controls will be needed to implement this effort to maintain rural and ranch living.



SUMMARY STATEMENT

Town of Cross Roads envisions the future of their community with a forward look of a sustainable level of development which respects the existing natural resources of the area in concert with desire to provide an excellent quality of life for the citizens, businesses and visitors, while maintaining no municipal ad valorem property taxes. These future land use plans and thoroughfare plans propose a Town with a strong and active multi-generational population enjoying the spirit of community. The future of this Town will be built at a low-density level where our natural resources, our historic features, our values, qualities and culture may flourish and thrive.