



**MINUTES OF REGULAR PLANNING & ZONING COMMISSION MEETING
FOR THE TOWN OF CROSS ROADS
TUESDAY, NOVEMBER 7, 2023 AT 7:00 P.M.**

LOCATION:

IN PERSON at 1401 FM 424, CROSS ROADS, TEXAS 76227

OR

VIRTUALLY by Zoom Meeting

1. Called to Order at **7:07 P.M.**
2. Roll Call: **Chairperson Lagano, Commissioner Hodge, and Alternate Commissioner Hampton. Commissioners Cook and Bryant were absent.**
3. Citizens Input. (Items on the agenda and not on the agenda)
None.
4. Staff report on status of development projects.
Town Administrator Kristi Gilbert stated the application for preliminary plat in Stone Mountain requested a 30-day waiver, and only one application was received on the November submittal date but it was administratively incomplete.
5. Discuss and consider approval of September 5, 2023 meeting minutes.
**Motion to approve the September meeting minutes made by Hodge;
Second by Hampton;
Passed 3 to 0.**
6. CONDUCT A PUBLIC HEARING, discuss and consider a recommendation on a request by applicant Ramon Aranda on behalf of owner Margarito Espinoza for the expansion of a special use permit to allow for outdoor retail sales for additional property recently acquired at 8801 US 380, Cross Roads, Denton County, Texas. (2023-1009-04SUP)

Chairperson Lagano opened the Public Hearing at 7:12 P.M.

- **Ramon Aranda spoke on behalf of his request.**
- **Andrew Burke with Imperial Supply spoke on behalf of the request.**

Chair closed the Public Hearing at 7:26 P.M.

Motion to recommend denial of the SUP made by Hodge;

Second by Hampton;

Recommendation to deny the SUP passed 3 to 0.

7. Discuss and consider a recommendation on a preliminary plat application for Oakview Addition, Phase II, for property located on the north side of Turner Road, within the Town of Cross Roads. (2023-0805-01PPLAT)
 - **Richard Floyd spoke on behalf of the development.**
 - **Timothy Williams spoke in opposition to the development.**

- Preston Fuqua spoke in opposition to the development.

Motion to recommend approval of the preliminary plat with Staff's conditions:

The Town Engineer's comments dated October 26, 2023 to include verification of ROW calculations, adding ineffective flow areas to model transitions, verification of HEC-RAS data on Sheet C-4.3 and the comments related to the channel on Sheet C-5.2;

Made by Hodge;

Second by Hampton;

Passed 3 to 0.

8. Discuss and consider a recommendation on a preliminary plat application for a 1.76 acre parcel located just to the East of 11911 US 380, within the Town of Cross Roads. (2023-1009-03PPLAT)

Motion to recommend denial of the preliminary plat application made by Hodge;

Second by Hampton;

Recommendation to deny passed 3 to 0.


9. Planning & Zoning Commission requests for Future Agenda Items.

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

Adjourned at 7:52 P.M.



Brian Lagano, Planning and Zoning Chair



Donna Butler, Town Secretary