



**NOTICE OF TOWN COUNCIL MEETING
FOR THE TOWN OF CROSS ROADS
MONDAY, NOVEMBER 1, 2021 at 7:00 P.M.
LOCATION: IN PERSON at
1401 FM 424, CROSSROADS, TEXAS 76227
Or
Join Zoom Meeting
<https://us02web.zoom.us/j/86187124655>
Meeting ID: 861 8712 4655
One tap mobile
+13462487799,,86187124655# US (Houston)**

1. Call to Order.
2. Roll Call.
3. Invocation – Clarence Dalrymple, Aubrey Faith Assembly
4. Pledge of Allegiance – Scoutmaster Stewart and Boy Scout Troup 1811
5. Council Member’s announcements and updates.
6. Mayor’s announcements and updates.
7. Citizens Input (Items on the agenda and not on the agenda)
If commenting via Zoom, please use the Raise Your Hand feature. Please state your full name before speaking. Please limit your comments to three minutes in duration. You are restricted from passing your time or any portion of unused minutes to another citizen for comment.
8. Updates; Discussion of Same.
 - Town Administrator Announcements and Updates – Kristi Gilbert
 - Financial Reports
 - Building Permits and Development
 - Law Enforcement – Chief Shaun Short
 - Fire Department – Chief Paul Rust
 - Parks and Recreation Board/Connectivity Committee/Municipal Development District

CONSENT AGENDA

9. Consider approval of the October 4, 2021 Council Meeting Minutes.
10. Consider approval of a resolution establishing a regular meeting schedule for 2022.
11. Consider approval of a resolution establishing the 2022 Holiday Schedule.
12. Discuss and consider action on proposed easement dedication for public sewer extension into Town Property located adjacent to Oak Hill Ranch Phase II.

CONVENE INTO BOARD OF ADJUSTMENTS

- 13. Conduct a public hearing and consider action on an application submitted on behalf of Chick-fil-a for property generally located at 11851 US HWY, 380 for a variance from the required 50 foot front yard setback as set forth in Section 14.03.076(d)(3) of the Code of Ordinances. If granted, the variance would allow for a reduced front yard setback of seventeen (17) feet for the purpose of the installation of a canopy in the drive thru lane.

RECONVENE INTO REGULAR TOWN COUNCIL MEETING

REGULAR BUSINESS

- 14. Discuss and consider a resolution amending Resolution 2020-0921-03 to specify the powers and duties of the Parks and Recreation Board.

EXECUTIVE SESSION

- 15. The Town Council will convene into Executive Session pursuant to the following:
 - a. Texas Government Code, Section 551.071 Consultation with Attorney – Consultation with and legal advice from the Town Attorney regarding sales tax.
 - b. Texas Government Code, Section 551.072 - Deliberation Regarding Real Property; to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person: FM 424
- 16. Take action as may be necessary or appropriate on matters discussed in Executive session.

ADJOURN

Future Meetings and Events:

All citizens are invited to participate; schedule may change.

- *Planning and Zoning Commission Meeting – Tuesday, November 2nd, 2021 at 7:00 p.m.*
- *Parks and Recreation Board Meeting – November 3rd, 2021 at 7:00 p.m.*
- *Municipal Development District Meeting – November 11th, 2021 at 7:00 p.m.*
- *Town Council Meeting – Monday, November 15th, 2021 at 7:00 p.m.*
- *Holiday Pop-Up Market – Saturday, November 20th, 2021 from 9:00 a.m. to 2:00 p.m.*
- *Parks and Recreation Board Meeting – Wednesday, December 1st, 2021 at 7:00 p.m.*

CERTIFICATION

I, the undersigned authority, do hereby certify that this Public Meeting Notice was posted on the official bulletin board at the Town Hall of the Town of Cross Roads, Texas on or before Friday, October 29th, 2021 by 5:00 p.m., in accordance with Chapter 551, Texas Government Code.

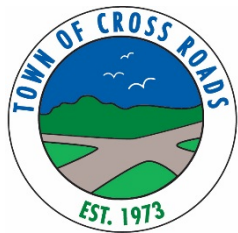
As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed executive session for seeking confidential legal advice from the Town Attorney on any agenda item listed herein.

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.

Donna Butler, Town Secretary

I certify that the attached notice and agenda of items to be considered by the Town Council of the Town of Cross Roads was removed by me from the front window of the Town of Cross Roads Town Hall, 1401 FM 424, Cross Roads, Texas, on the _____ day of _____, 2021.

_____, Title: _____



**NOTICE OF TOWN COUNCIL MEETING
FOR THE TOWN OF CROSS ROADS
MONDAY, OCTOBER 4, 2021 AT 7:00 P.M.**

**LOCATION: 1401 FM 424, CROSSROADS, TEXAS 76227
And Virtually by Zoom**

Called to order at 7:01 P.M.

1. Roll Call: **Mayor Tompkins, Council Members Phillips, Meek, King, Gaalema, White-Stevens**
2. Invocation – **Pastor Jeff Kossack**
3. Pledge of Allegiance – **Mayor Pro Tem Dave Meek**
4. Council Member Announcements and Updates.
White-Stevens: October, November and December Pop-Up Market, Phillips: Pop-up Market and Villages Community Garage Sale
5. Mayor Announcements and Updates.
First Annual National Night Out, Little Elm Fire and EMS, Town Vision, new Town website, and encouraged residents to volunteer for boards and commissions
6. Citizens Input (Items on the agenda and not on the agenda)
 - **Abigail Allen, Pilot Post Signal Editor: Item 12, in favor of Post Signal**
 - **Bob Gorton: Item 11, in favor of transparency**
 - **Herman Oosterwijk: recommends neighborhoods hang blue welcome ribbons for Cross Road Police Department, and Little Elm Fire and EMS; thanked the Council**
 - **Rod Zohfeld: Item 11, in favor of adopting**
 - **John Knox: Item 11, trusts Council to make decision; thanked Mayor Tompkins, Kristi Gilbert, and Chief Short for the CRPD Ribbon Cutting, John Low for CRPD renovation, Little Elm Fire, Debbie Womack's work on Visioning**
 - **Paula Paus: thanked Debbie Womack and citizen and Mayor's involvement; praised Chief Short and Little Elm Fire and EMS**

Email

 - **Carolyn Drahos Zohfeld: Item 12, in favor of Denton Record Chronicle**
 - **Elva and Virden Seybold: Thanked Mayor and Council for CRPD, LE Fire and EMS, Town Vision, and transparency**
7. Updates; Discussion of Same.
 - **Town Administrator Announcements and Updates – Kristi Gilbert: new Town website, and Town Hall transitioning to PCs**
 - **Financial Reports – Gilbert: increase in sales tax revenue, and decrease in expenditures**
 - **Building Permits and Development – Gilbert: currently several commercial and residential projects**
 - **Law Enforcement – Presentation by Shaun Short: current status update**
 - **Parks and Recreation Board/Connectivity Committee/Municipal Development District - none**

CONSENT AGENDA

8. Consider approval of meeting minutes September 20, 2021.
- ~~9. Consider an ordinance adopting the second amendment to the Fiscal Year 2020-2021 budget for the Town of Cross Roads.~~

Item 9 pulled from Consent Agenda.

10. Consider approval of a resolution approving a negotiated settlement between the Atmos Cities Steering Committee (ACSC) and Atmos Energy Corp., Mid-Tex Division regarding the company's 2021 Rate Review Mechanism (RRM) filing.

**Motion to approve Consent Agenda, not including Item 9, made by Gaalema;
Second by Phillips;
Passed unanimously.**

REGULAR SESSION

9. Consider an ordinance adopting the second amendment to the Fiscal Year 2020-2021 budget for the Town of Cross Roads. **(Removed from Consent Agenda)**
**Motion to approve moving \$5,000.00 for Parks and Recreation Board made by Meek;
Second by Gaalema;
Passed unanimously.**
11. Discuss and consider approval of a resolution adopting the Town of Cross Roads Vision 2035 and associated next steps for future planning.
**Motion to approve made by King;
Second by Gaalema;
Passed unanimously.**
12. Discuss and consider approval of a resolution designating the official newspaper of record for the Town of Cross Roads.
**Motion to designate Denton Record Chronicle as the official newspaper of record made by King;
Second by Gaalema;
King and Gaalema voted yes;
Phillips, Meek, and White-Stevens voted no;
Failed 3 to 2.**

**Motion to designate Pilot Post Signal as the official newspaper of record made by Meek;
Second by Phillips;
Phillips, Meek, and White-Stevens voted yes;
King and Gaalema voted no;
Passed 3 to 2.**
13. Consider a resolution appointing full member and an alternate member to fill vacancies on the Parks and Recreation Board.
**Motion to appoint Steven Killfoil as a full member, James Kovacik to Alternate Seat #1, and James Knicker to Alternate Seat #2 to fill vacancies made by White-Stevens;
Second by Phillips;
Passed unanimously.**
14. Discuss and consider approval of a resolution appointing an alternate Commissioner to the Planning and Zoning Commission.
**Motion to appoint Steve Zuczek as an alternate Commissioner made by King;
Second by Phillips;
Passed unanimously.**

15. Consider a resolution appointing full member to fill a vacancy on the Municipal Development District.
Motion to appoint Greg Gaalema as a full member to fill a vacancy made by Meek;
Second by King;
Passed unanimously.

EXECUTIVE SESSION – No Executive Session.

16. The Town Council will convene into Executive Session pursuant Texas Government Code, annotated, Chapter 551, Subchapter D for the following:

Texas Government Code, Section 551.072 - Deliberation Regarding Real Property; to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person: FM 424

17. Take action as may be necessary or appropriate on matters discussed in Executive session.
18. Council requests for future agenda items.
White-Stevens: overall health of the Town truck, a Town hiring policy and purchasing policy

Adjourn – **8:13 P.M.**

T. Lynn Tompkins, Jr.
Town Mayor

Donna Butler
Town Secretary



COUNCIL AGENDA BRIEFING SHEET

Meeting Date:

November 1, 2021

Agenda Item:

Discuss and consider approval of a resolution establishing a regular meeting schedule for 2022.

Prepared by:

Kristi Gilbert, Town Administrator

Description:

Section 22.038(a) of the Texas Local Government Code states “the governing body of the municipality shall meet at the time and place determined by a resolution adopted by the governing body.” Some of the upcoming meetings are scheduled for holidays. The attached resolution will specify a single Council meeting date in December 2021 of December 13, 2021 and will establish the regular meetings for the remainder of 2022. Note that due to the timing of preparation of Council packets and holiday conflicts, the January and July meetings have been moved to the 2nd and 4th Mondays.

Recommended Action:

Staff recommends approval.

Attachments:

Proposed Resolution

**TOWN OF CROSS ROADS
RESOLUTION NO. 2021-1101-**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CROSS
ROADS, TEXAS SCHEDULING ADDITIONAL REGULAR TOWN
COUNCIL MEETINGS FOR THE DECEMBER 2021 AND 2022
CALENDAR YEAR AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, Section 22.038(a) of the Texas Local Government Code provides that the governing body of the municipality shall meet at the time and place as determined by a resolution adopted by the governing body.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CROSS ROADS, TEXAS:

SECTION 1.

That the Town Council will conduct regular meetings at 7:00 p.m. at Cross Roads Town Hall located at 1401 FM 424, Cross Roads, Texas on the following dates:

1. Monday, December 13, 2021 – Only December Council Meeting
2. Monday, January 10, 2022 – Note, second Monday of the Month
3. Monday, January 24, 2022 – Note, fourth Monday of the Month
4. Monday, February 7, 2022
5. Tuesday, February 22, 2022 – Moved due to President’s Day holiday
6. Monday, March 7, 2022
7. Monday, March 21, 2022
8. Monday, April 4, 2022
9. Monday, April 18, 2022
10. Monday, May 2, 2022
11. Monday, May 16, 2022
12. Monday, June 6, 2022
13. Monday, June 20, 2022
14. Monday, July 11, 2022 – Note, second Monday of the Month
15. Monday, July 25, 2022 – Note, fourth Monday of the Month
16. Monday, August 1, 2022
17. Monday, August 15, 2022
18. Tuesday, September 6, 2022 – Moved due to Labor Day holiday
19. Monday, September 19, 2022
20. Monday, October 3, 2022
21. Monday, October 17, 2022
22. Monday, November 7, 2022
23. Monday, November 21, 2022
24. Monday, December 5, 2022
25. Monday, December 19, 2022

SECTION 2.

That this Resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED by the Town Council of the Town of Cross Roads, Texas, on this **1st day of November 2021.**

APPROVED:

T. Lynn Tompkins, Jr., Mayor

ATTEST:

Donna Butler, Town Secretary

APPROVED AS TO FORM:

Town Attorney



COUNCIL AGENDA BRIEFING SHEET

Meeting Date:

November 1, 2021

Agenda Item:

Discuss and consider approval of a resolution establishing a holiday schedule for 2022.

Prepared by:

Donna Butler, Town Secretary

Description:

Section 622.003 of the Texas Government Code provides the dates and descriptions of national and state holidays. These dates are listed in the employee handbook as allowed holidays. The attached resolution will establish the dates for the 2022 holiday schedule and will provide support for the Town Council Meeting Schedule.

Recommended Action:

Staff recommends approval.

Attachments:

Proposed Resolution

**TOWN OF CROSS ROADS
RESOLUTION NO. 2021-1101-**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CROSS
ROADS, TEXAS SCHEDULING HOLIDAYS FOR THE 2022 CALENDAR
YEAR AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, 622.003 of the Texas Government Code provides the dates and descriptions of national and state holidays; and

WHEREAS, the Town of Cross Roads Personnel Handbook (Employee Handbook) amended and adopted September 20, 2021 provides for the observance of holidays each year as set by the State of Texas.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CROSS ROADS, TEXAS:

SECTION 1.

Cross Roads Town Hall located at 3201 US 380, Suite 105, Cross Roads, Texas will be closed in observance of holidays on the following dates:

1. Friday, December 31, 2022 – New Year’s Day
2. Monday, January 17, 2022 – Martin Luther King, Jr. Day
3. Monday, February 21, 2022 – President’s Day
4. Friday, April 15, 2022 – Good Friday
5. Monday, May 30, 2022 – Memorial Day
6. Monday, July 4, 2022 – Independence Day
7. Monday, September 5, 2022 – Labor Day
8. Friday, November 11, 2022 – Veteran’s Day
9. Thursday, November 24, 2022 – Thanksgiving Day
10. Friday, November 25, 2022 – Thanksgiving
11. Friday, December 23, 2022 – Christmas
12. Monday, December 26, 2022 - Christmas

SECTION 2.

That this Resolution shall take effect immediately from and after its adoption and it is so resolved.

PASSED AND APPROVED by the Town Council of the Town of Cross Roads, Texas, on this **1st day of November 2021.**

APPROVED:

T. Lynn Tompkins, Jr., Mayor

ATTEST:

Donna Butler, Town Secretary

APPROVED AS TO FORM:

Town Attorney



COUNCIL AGENDA BRIEFING SHEET

Meeting Date:

November 1, 2021

Agenda Item:

Discuss and consider action on proposed easement dedication for public sewer extension into Town Property located adjacent to Oak Hill Ranch Phase II.

Prepared by:

Rodney Patterson, Building Official

Description:

The developers of Oak Hill Ranch have agreed to extend public sewer to the approximate 5 acre parcel dedicated to the Town of Cross Roads which is located adjacent to their property as a part of the public improvements for Phase II of this development. In order to facilitate this extension, the Town will need to dedicate to Mustang Special Utility District, a public sewer easement on the south side of the property. The 8" sewer line will be extended in an easement between two residential lots within Phase II of the development and will terminate within a 15' utility easement on the southern edge of the Town property.

Recommended Action:

Staff is recommending approval of the proposed easement in order to facilitate providing sewer service to the Town property.

Attachments:

Proposed easement dedication document.
Graphic of proposed easement.
Proposed Plat for Phase II of Oak Hill Ranch.
Blow up of Sewer Plans.

AFTER RECORDING RETURN TO:
Mustang Special Utility District
7985 FM 2931
Aubrey, TX 76227

SEWER EASEMENT AND RIGHT-OF-WAY
(Including Temporary Easement for Construction)

STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS
COUNTY OF DENTON §

That _____ (“Grantor”), for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration paid to Grantor by Mustang Special Utility District (“Grantee”), the receipt and sufficiency of which is hereby acknowledged, does hereby grant and convey unto Grantee, its successors and assigns, a fifteen foot (15’) permanent easement and right-of-way (the “Easement”), such easement being described on the attached **Exhibit A**, to erect, construct, install, and lay and thereafter access and use, operate, inspect, repair, alter, protect, maintain, replace, upgrade, parallel, add and remove water distribution lines and wastewater collection lines, if applicable, (the pipelines) and appurtenances, and any other facilities necessary to serve Grantor’s property as well as Grantee’s current and future system-wide customers, (collectively, the “Improvements”) under and across _____ acres of land, more particularly depicted and described in **Exhibit A**, such exhibit being attached hereto and made a part hereof by reference as if fully set forth herein (the “Easement Property”).

Grantor also grants and conveys unto Grantee a fifty foot (50’) wide temporary construction easement, parallel to and twenty-five feet (25’) on either side of the Easement Property for use in connection with the initial installation of the Improvements by Grantee, within the Easement Property and for the storage of excavation material resulting from such construction (the “Temporary Construction Easement”). The Temporary Construction Easement will expire upon completion of construction and acceptance of the Improvements by Grantee, but in no event later than _____.

Grantee shall have such other rights and benefits necessary and/or convenient for the full enjoyment and use of the rights herein granted, including without limitation: the reasonable right from time-to-time to remove any and all subsequent paving, trees and undergrowth, and other obstructions that injure the Improvements.

Grantor, its successors and assigns, may fully use and enjoy the Easement Property, except that such use and enjoyment shall not hinder, conflict or interfere with the exercise of Grantee’s rights hereunder and no building, structure or reservoir shall be constructed upon, over or across the Easement Property without Grantee’s written consent; provided further that Grantor, its successors and assigns, may construct, dedicate and maintain over and across the Easement Property such driveways, aerial utility lines and fences as will not interfere with Grantee’s use of the Easement for the permitted purposes. The installation of subsurface utility lines across the Easement are subject to Mustang’s prior written consent.

Grantee shall clean up and remove all trash and debris caused by the installation of the Improvements hereunder or Grantee’s use of the Easement Property, and shall repair all damages caused by the installation of the Improvement or Grantee’s use of the Easement Property within a reasonable time not to exceed forty-five (45) days following completion and acceptance of the Improvements by Grantee. Grantee shall also restore the surface of the land to a smooth contour following said installation or use of the Easement Property, including the restoration of existing top soil or removal of soils created during construction by Grantee within a reasonable time not to exceed forty-five (45) days following

completion and acceptance of the Improvements by Grantee. During construction, Grantee shall install such fences, barricades or safety barriers as may be reasonably required to protect the public, livestock or adjacent property.

The consideration recited herein shall constitute payment in full for all damages sustained by Grantor by reason of the installation of the Improvements referred to herein, and Grantee will maintain the Easement Property in a state of good repair and efficiency so that no damages will result from its use to Grantor's premises. This agreement together with other provisions of this grant shall be perpetual and shall constitute a covenant running with the land for the benefit of Grantee, its successors and assigns. Grantee's rights hereunder may be assigned in whole or in part to one or more assignees.

TO HAVE AND TO HOLD the Easement and rights appurtenant thereto unto Grantee, its successors and assigns, until the Improvements are declared permanently abandoned by Grantee, in which event the Easement Property and rights appurtenant thereto shall cease and terminate and revert to Grantor.

Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Easement and rights appurtenant thereto herein granted to Grantee, or Grantee's successors and assigns, against every person whomsoever claiming, or to claim, the same or any part thereof.

It is expressly understood that all rights, conveyances or covenants are herein written, and no verbal agreements of any kind shall be binding or recognized or in any way modify this instrument of conveyance.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this _____ day of _____, 2021.

GRANTOR:

By: _____

Name: _____

Title: _____

Date: _____

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before on _____, 2021, by _____
the _____ of _____, on behalf of and with authority of
said entity.

Notary Public, State of Texas

Exhibit A

EXHIBIT "A"
LEGAL DESCRIPTION FOR
15' SEWER EASEMENT

All that certain lot, tract, or parcel of land, situated in a portion of the Marsella Jones Survey, Abstract No. 662, Town of Cross Roads, Denton County, Texas, being part of that certain called 5.038 acre tract described in a deed to Town of Cross Roads recorded in Document No. 2019-109373 of the Deed Records of Denton County, Texas (DRDCT), and being more completely described as follows, to-wit:

COMMENCING at a "X" cut found Northwest corner of Oak Hill Ranch, Phase 1 recorded in Document No. 2019-388 of the Plat Records of Denton County, Texas (PRDCT), being in the West line of a called 184.179 acre tract described in a deed to Bloomfield Homes, LP recorded in Document No. 2015-37904 (DRDCT) and being in the West right-of-way line of Naylor Road (55' right-of-way width), from which a P.K. nail found with washer stamped "GOODWIN & MARSHALL" being in said West right-of-way line bears South 02 deg. 43 min. 54 sec. West - 210.10 feet;

THENCE North 05 deg. 22 min. 15 sec. East departing said West right-of-way line, a distance of 1,194.43 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL" hereinafter referred to as 1/2" capped iron rod set, for the Southeast corner of said 5.038 acre tract;

THENCE South 88 deg. 31 min. 21 sec. East along the South line of said 5.038 acre tract, a distance of 142.52 feet to a 1/2" capped iron rod set for the **TRUE POINT OF BEGINNING**;

THENCE North 21 deg. 52 min. 42 sec. West departing said South line, a distance of 10.00 feet to a 1/2" capped iron rod set;

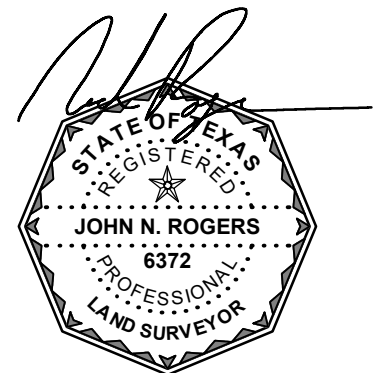
THENCE North 68 deg. 07 min. 18 sec. East, a distance of 15.00 feet to a 1/2" capped iron rod set;

THENCE South 21 deg. 52 min. 42 sec. East, a distance of 16.48 feet to a 1/2" capped iron rod set in the South line of said 5.038 acre tract;

THENCE North 88 deg. 31 min. 21 sec. West along said South line, a distance of 16.34 feet to the **POINT OF BEGINNING**, containing 199 square feet or 0.005 acres of land, more or less.

Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation.

Exhibit map attached and made a part hereof.



9/10/2021

Sheet 1 of 2

CALLED 32.836 ACRES
GARY B. DAVIS
DOC. NO. 1994-5864
D.R.D.C.T.

NAYLOR ROAD

PROPOSED
55' R/W

CALLED 5.038 ACRES
TOWN OF CROSS ROADS, TEXAS
DOC. NO. 2019-109373
D.R.D.C.T.

1/2" C.I.R.S.
"GOODWIN & MARSHALL"

1/2" C.I.R.S.
"GOODWIN & MARSHALL"

S 88°31'21" E 142.52'

15' SEWER EASEMENT
199 SQ.FT. / 0.005 AC.

1/2" C.I.R.S.
"GOODWIN & MARSHALL"

**POINT OF
BEGINNING**

1/2" C.I.R.S.
"GOODWIN & MARSHALL"

MARSELLA JONES SURVEY
ABSTRACT No. 662

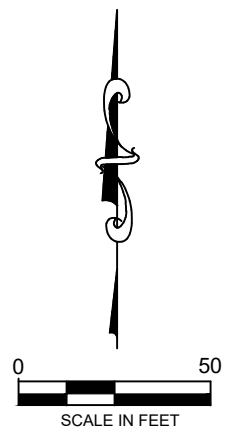
PROPOSED OAK HILL
RANCH, PHASE 2

REMAINDER OF CALLED 184.179 ACRES
BLOOMFIELD HOMES, LP
DOC. NO. 2015-37904
D.R.D.C.T.

N 05°22'15" E 1194.43'

**POINT OF
COMMENCING**
"X" CUT FOUND

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N21°52'42"W	10.00'
L2	N68°07'18"E	15.00'
L3	S21°52'42"E	16.48'
L4	N88°31'21"W	16.34'



BEARINGS ARE REFERENCED TO TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 AS DERIVED FROM GPS OBSERVATION.

EXHIBIT "A" MAP SHOWING
15' SEWER EASEMENT, SITUATED IN A PORTION OF THE
MARSELLA JONES SURVEY, ABSTRACT NO. 669
TOWN OF CROSS ROADS, DENTON COUNTY, TEXAS

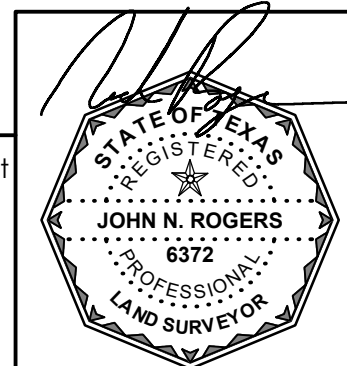
**GOODWIN AND
MARSHALL**

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS

2405 Mustang Drive, Grapevine, Texas 76051
(817) 329 - 4373

TxEng Firm # F-2944 - TxSurv Firm # 10021700

Job No.:	10736	Scale:	1"=50'	Sheet	
Drafted:	J.A.V.	Checked:	J.N.R.		2
Surveyed on the Ground:	7/9/2017			of	
Date Prepared:	6/1/2021				
Revised:	8/31/2021	Revised:	9/10/2021		



November 1, 2021 Agenda Packet 18 of 33
Date Signed: 9/10/2021

CALLED 32.836 ACRES
GARY B. DAVIS
DOC. NO. 1994-5864
D.R.D.C.T.

CALLED 0.581 ACRES
FERNANDO G. BOCANEGRA
DOC. NO. 1999-55889
D.R.D.C.T.

TRACT 1
LUIS O. RODRIGUEZ & WIFE,
SAN JUANITA RODRIGUEZ
DOC. NO. 2008-31835
D.R.D.C.T.

TRACT 2
LUIS O. RODRIGUEZ & WIFE,
SAN JUANITA RODRIGUEZ
DOC. NO. 2008-31835
D.R.D.C.T.

CALLED 0.241 ACRES
CLAUDIA SANCHEZ
DOC. NO. 2012-130410
D.R.D.C.T.

JIMMY REEVES
DOC. NO. 1998-3624
D.R.D.C.T.

POINT OF BEGINNING
"X" CUT FOUND

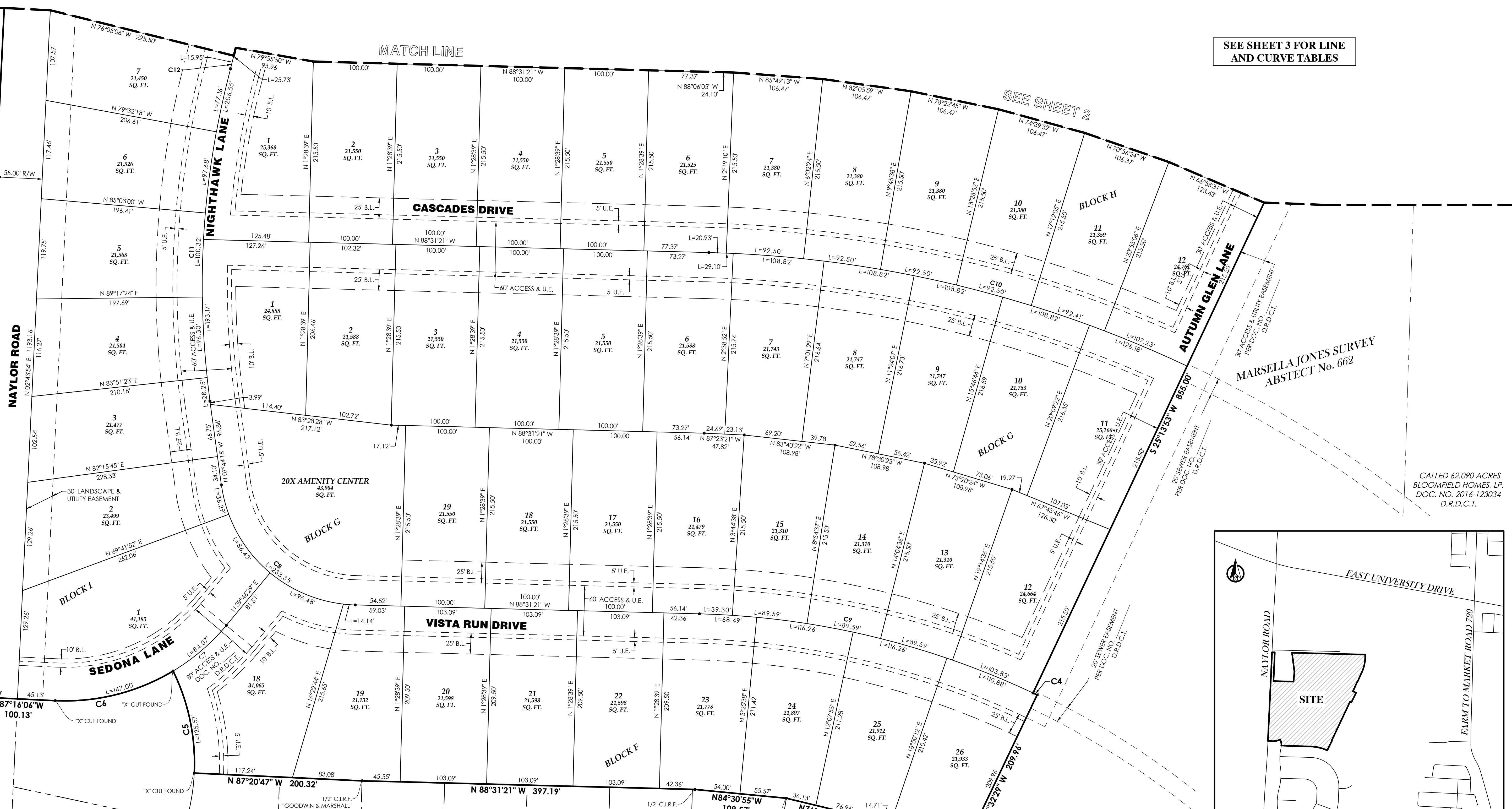
CALLED 95.56 ACRES
KEN MAYER
DOC. NO. 2017-55307
D.R.D.C.T.

P.K. NAIL W/WASHER
"GOODWIN & MARSHALL"

SEE SHEET 3 FOR LINE
AND CURVE TABLES

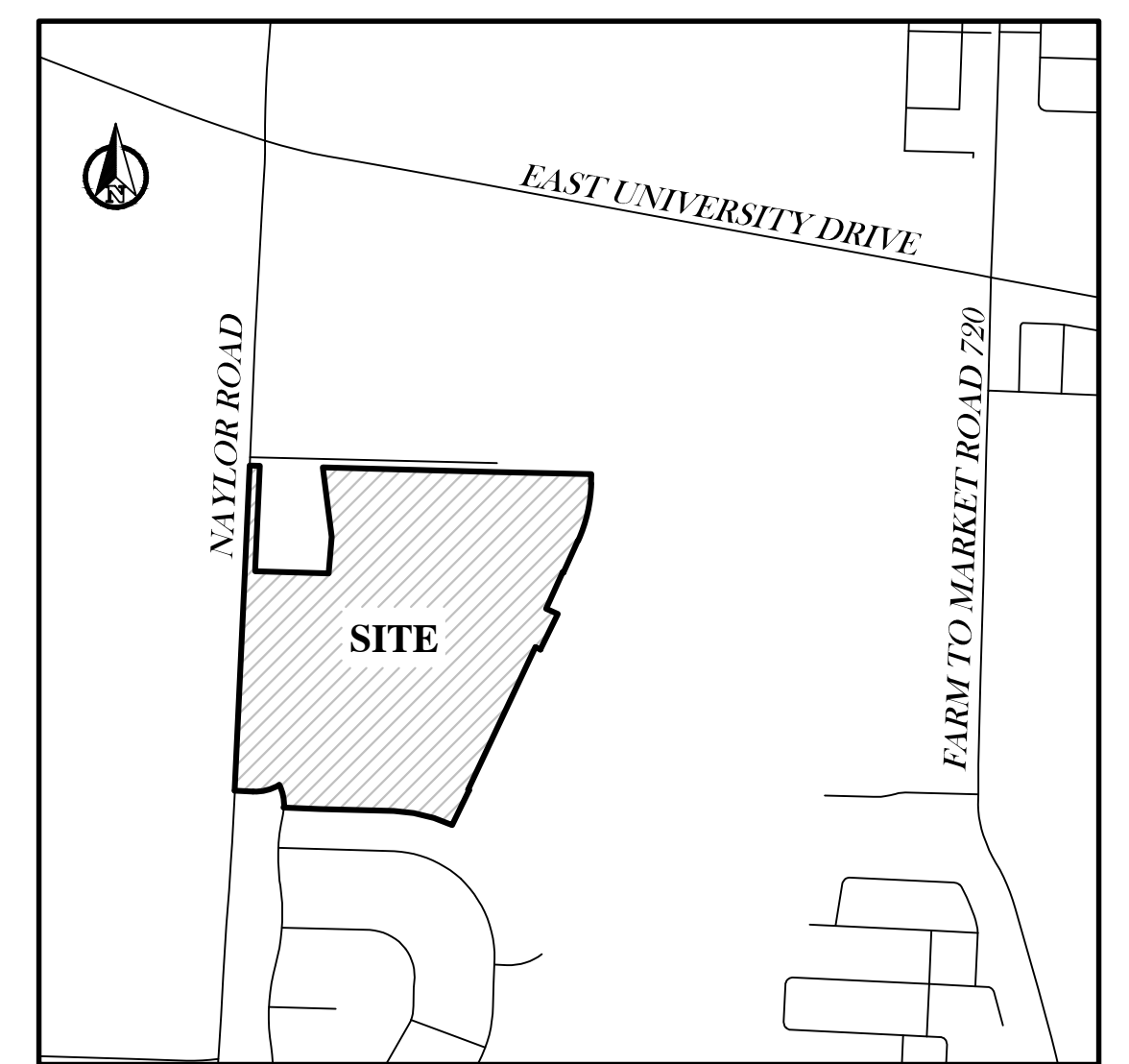
SEE SHEET 2

MATCH LINE



MARSELLA JONES SURVEY
ABSTRACT No. 662

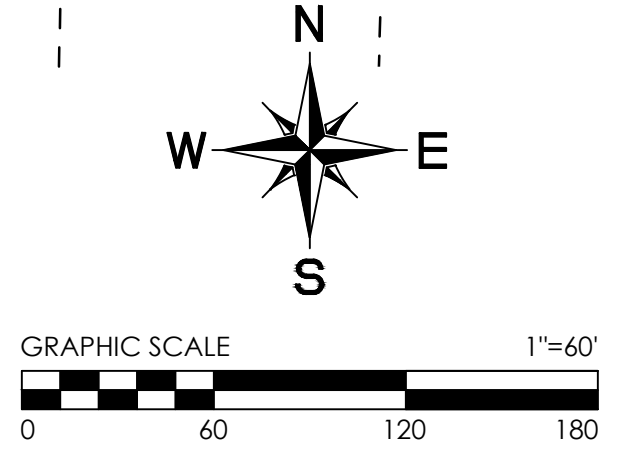
CALLED 62.090 ACRES
BLOOMFIELD HOMES, LP.
DOC. NO. 2016-123034
D.R.D.C.T.



VICINITY MAP
N.T.S.

LEGEND	
•	1/2" C.I.R.F., UNLESS OTHERWISE NOTED
SQ. FT.	SQUARE FEET
AC.	ACRES
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
R/W	RIGHT-OF-WAY
INST. NO.	INSTRUMENT NUMBER
VOLUME	VOLUME
PG.	PAGE
D.R.J.C.T.	DEED RECORDS, JOHNSON COUNTY, TEXAS
P.R.J.C.T.	PLAT RECORDS, JOHNSON COUNTY, TEXAS
I.R.F.	IRON ROD FOUND
C.I.R.F.	CAPPED IRON ROD FOUND
C.I.R.S.	CAPPED IRON ROD SET (GOODWIN & MARSHALL)
---	BOUNDARY LINE
---	ADJONER LINE
---	EASEMENT LINE
---	CENTERLINE

PRELIMINARY, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
Issued for review 8/31/2021 8:30 AM



DEVELOPER:
DOUGLAS PROPERTIES, INC.
2309 AVE. K
SUITE 100
PLANO, TX 75074
(972) 422-1658

OWNER:
BLOOMFIELD HOMES, LP
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TX 76092
(817) 416-1572

PREPARED BY:
GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
(817) 329-4373
TxEng Firm # F-2944 - TxSurv Firm # 10021700

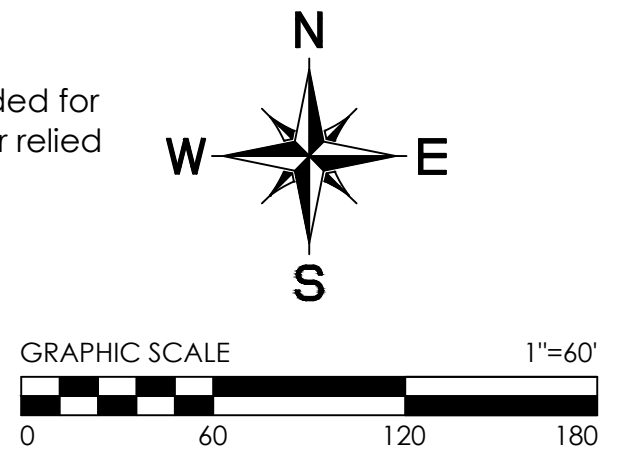
FINAL PLAT
OF
LOTS 18-26, BLOCK F; LOTS 1-19,
20X AMENITY CENTER, BLOCK G;
LOTS 1-24, BLOCK H; LOTS 1-47, BLOCK I;
LOTS 1-7, 36-42, BLOCK J;
OAK HILL RANCH, PHASE 2
BEING
61.838 ACRES
SITUATED IN THE
MARSELLA JONES SURVEY, ABSTRACT No. 662
TOWN OF CROSS ROADS, DENTON COUNTY,
TEXAS
113 RESIDENTIAL LOTS, 1 NON-RESIDENTIAL LOTS
Date: August 2021

CALLLED 32.836 ACRES
GARY B. DAVIS
DOC. NO. 1994-5864
D.R.D.C.T.

CALLLED 5.038 ACRES
TOWN OF CROSSROADS, TEXAS
DOC. NO. 2019-109373
D.R.D.C.T.

SEE SHEET 3 FOR LINE
AND CURVE TABLES

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VOLUNTEER ENTERPRISES ADDITION
DOC. NO. 2014-394
P.R.D.C.T.

CALLLED 15.13 ACRES
RUSTIC FURNITURE WAREHOUSE, LLC
DOC. NO. 2016-164035
D.R.D.C.T.

CALLLED 57.115 ACRES
GREENWAY-380 PARTNERS, L.P.
DOC. NO. 2004-25048
D.R.D.C.T.

APPROXIMATE LOCATION OF
FLOODPLAIN ZONE "A" PER
FIRM MAP NO. 48121C0405G
DATED 4/18/2011

REMAINDER OF CALLED 184.179 ACRES
BLOOMFIELD HOMES, LP.
DOC. NO. 2015-37904
D.R.D.C.T.

OWNER'S CERTIFICATE AND DEDICATION

STATE OF TEXAS,
COUNTY OF DENTON:

WHEREAS, BLOOMFIELD HOMES, L.P., as owner of that certain lot, tract, or parcel of land, situated in a portion of the Marsella Jones Survey, Abstract No. 662, Town of Cross Roads, Denton County, Texas, being part of that certain called 184.179 acre tract described in a deed to Bloomfield Homes, L.P., recorded in Document No. 2015-37904 of the Deed Records of Denton County, Texas (DRDCT), part of that certain called 62.090 acre tract described in a deed to Bloomfield Homes, L.P., recorded in Document No. 2016-123034 (DRDCT), and being more completely described as follows, to-wit:

BEGINNING at an "X" cut found for the Northwest corner of Oak Hill Ranch, Phase 1 recorded in Document No. 2019-388 of the Plat Records of Denton County, Texas (PRDCT), being in the West line of said 184.179 acre tract, and being in Naylor Road;

THENCE North 02 deg. 43 min. 54 sec., East along the West line of said 184.179 acre tract and Naylor Road, a distance of 1,209.62 feet to an "X" cut set;

THENCE North 02 deg. 33 min. 44 sec., East along said West line and Naylor Road, a distance of 554.85 feet to an "X" cut set for the Northwest corner of said 184.179 acre tract;

THENCE South 88 deg. 31 min. 21 sec., East along the North line of said 184.179 acre tract, a distance of 55.01 feet to a 1/2" capped iron rod set stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod set, for the Northwest corner of a called 5.038 acre tract described in a deed to the Town of Cross Roads, Texas recorded in Document No. 2019-109373 (DRDCT), and being in the South right-of-way line of a 90 foot right-of-way dedication as shown in Volunteer Enterprises Addition recorded in Document No. 2014-394 (PRDCT);

THENCE South 02 deg. 33 min. 44 sec., West departing said North and South lines and continue along the West line of said 5.038 acre tract, a distance of 555.97 feet to a 1/2" capped iron rod set;

THENCE South 02 deg. 43 min. 54 sec., West along said West line, a distance of 16.54 feet to a 1/2" capped iron rod set for the Southwest corner of said 5.038 acre tract;

THENCE South 88 deg. 31 min. 21 sec., East along the South line of said 5.038 acre tract, a distance of 399.24 feet to a 1/2" capped iron rod set for the Southeast corner of same;

THENCE North 04 deg. 21 min. 30 sec., East along the East line of said 5.038 acre tract, a distance of 198.16 feet to a 1/2" capped iron rod set;

THENCE North 07 deg. 10 min. 48 sec., West along said East line, a distance of 378.81 feet to a 1/2" capped iron rod set for the Northeast corner of said 5.038 acre tract, being in the North line of said 184.179 acre tract, and the South line of said Volunteer Enterprises Addition;

THENCE South 88 deg. 31 min. 21 sec., East along said North and South lines, a distance of 928.73 feet to a 5/8" iron rod found for the Southeast corner of said Volunteer Enterprises Addition and the Southwest corner of a called 15.13 acre tract described in a deed to Rustic Furniture Warehouse, LLC recorded in Document No. 2016-164035 (DRDCT);

THENCE South 88 deg. 38 min. 12 sec., East along the North line of said 184.179 acre tract and the South line of said 15.13 acre tract, a distance of 527.42 feet to a 1/2" iron rod found for the Southeast corner of said 15.13 acre tract, the Southwest corner of a called 57.115 acre tract described in a deed to Greenway-380 Partners, L.P., recorded in Document No. 2004-25048 (DRDCT), and being in the North line of the before mentioned 62.090 acre tract;

THENCE South 01 deg. 27 min. 03 sec., West departing said deed lines, a distance of 50.87 feet to a 1/2" capped iron rod set for a Point of Curvature of a circular curve to the right, having a radius of 800.00 feet, a central angle of 22 deg. 55 min. 29 sec., and being subtended by a chord which bears South 12 deg. 54 min. 47 sec., West - 317.96 feet;

THENCE in a southerly direction along said curve to the right, a distance of 320.09 feet to a 1/2" capped iron rod set;

THENCE South 24 deg. 22 min. 32 sec., West tangent to said curve, a distance of 190.04 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 2,279.50 feet, a central angle of 00 deg. 07 min. 28 sec., and being subtended by a chord which bears North 65 deg. 41 min. 12 sec., West - 4.95 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 4.95 feet to a 1/2" capped iron rod set;

THENCE South 24 deg. 15 min. 04 sec., West non-tangent to said curve, a distance of 216.10 feet to a 1/2" capped iron rod set;

THENCE South 65 deg. 16 min. 38 sec., East, a distance of 69.53 feet to a 1/2" capped iron rod set;

THENCE South 26 deg. 10 min. 54 sec., West, a distance of 215.50 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 1,848.50 feet, a central angle of 00 deg. 57 min. 01 sec., and being subtended by a chord which bears North 64 deg. 17 min. 37 sec., West - 30.65 feet;

THENCE in a northwesterly direction along said curve to the left, a distance of 30.65 feet to a 1/2" capped iron rod set;

THENCE South 25 deg. 13 min. 53 sec., West non-tangent to said curve, a distance of 855.00 feet to a 1/2" capped iron rod set for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 993.50 feet, a central angle of 00 deg. 18 min. 36 sec., and being subtended by a chord which bears South 64 deg. 36 min. 49 sec., East - 5.38 feet;

THENCE in a southeasterly direction along said curve to the right, a distance of 5.38 feet to a 1/2" capped iron rod set;

THENCE South 25 deg. 32 min. 29 sec., West non-tangent to said curve, a distance of 209.96 feet to a 1/2" capped iron rod set in the North line of the before mentioned Oak Hill Ranch, Phase 1;

THENCE North 68 deg. 06 min. 03 sec., West along said North line, a distance of 106.32 feet to a 1/2" capped iron rod found stamped "GOODWIN & MARSHALL", hereinafter referred to as 1/2" capped iron rod found;

THENCE North 76 deg. 22 min. 21 sec., West along said North line, a distance of 113.08 feet to a 1/2" capped iron rod found;

THENCE North 84 deg. 30 min. 55 sec., West along said North line, a distance of 109.57 feet to a 1/2" capped iron rod found;

THENCE North 88 deg. 31 min. 21 sec., West along said North line, a distance of 397.19 feet to a 1/2" capped iron rod found;

THENCE North 87 deg. 20 min. 47 sec., West along said North line, a distance of 200.32 feet to an "X" cut found for a Point of Curvature of a non-tangent circular curve to the left, having a radius of 250.00 feet, a central angle of 28 deg. 46 min. 46 sec., and being subtended by a chord which bears North 11 deg. 44 min. 10 sec., West - 124.26 feet;

THENCE in a northerly direction along said curve to the left and said North line, a distance of 125.57 feet to an "X" cut found for a Point of Curvature of a non-tangent circular curve to the right, having a radius of 250.00 feet, a central angle of 33 deg. 41 min. 21 sec., and being subtended by a chord which bears South 75 deg. 53 min. 13 sec., West - 144.89 feet;

THENCE in a westerly direction along said curve to the right and said North line, a distance of 147.00 feet to an "X" cut found;

THENCE North 87 deg. 16 min. 06 sec., West tangent to said curve and continue along said North line, a distance of 100.13 feet to the **POINT OF BEGINNING**, containing 2,693.661 square feet or 61.838 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, BLOOMFIELD HOMES, L.P., acting herein by and through its duly authorized representatives, do hereby adopt this plat designated herein as OAK HILL RANCH, PHASE 2, an addition to the Town of Cross Road, Denton County, Texas. The easements shown heron are hereby reserved for the purposes indicated. All streets, alleys and rights-of-way are hereby dedicated in fee simple to the Town of Cross Roads for municipal purposes. The utility and fire lane easements (streets, alleys and common areas) shall be open to the public, fire and police units, garbage and rubbish collection agencies and all public and private utilities for each particular use. No buildings, trees, shrubs or other improvements or growths shall be constructed, reconstructed or placed upon, over or across the utility easements as shown. Said utility easements are hereby reserved for the mutual use and accommodation of any utility using or desiring to use the same.

OWNER'S CERTIFICATE AND DEDICATION CONT...

All and any public utility shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs, or other improvements or growths which in any way endanger or interfere with the construction, reconstruction, maintenance or efficiency of its respective system on the utility easements, and all public utilities shall at all times have the right of ingress and egress to and from and upon the said utility easements for the purpose of construction, reconstruction, inspecting, patrolling, maintaining or adding to or removing all or parts of its respective system without the necessity of any time of procuring the permission of anyone. Any public utility shall have the right of ingress to private property for the purposes of reading meters and any maintenance and service required or ordinarily performed by that utility.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the Town of Cross Roads.

Witness our hand, this the _____ day of _____, 20__.

BLOOMFIELD HOMES, LP
a Texas limited partnerhip

By: BLOOMFIELD PROPERTIES, INC.
a Texas corporation, General Partner

By: _____

Title: _____

STATE OF TEXAS,
COUNTY OF TARRANT:

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared _____ of Bloomfield Properties, Inc. the General Partner of Bloomfield Homes, LP, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE
this the _____ day of _____, 20__.

Notary public, State of Texas

NOTES

- 1. Bearings are referenced to Texas State Plane Coordinate System, North Central Zone (4202), North American Datum of 1983 as derived from GPS observation. The combined scale factor for this site is 0.99985233. This factor is to be applied to any ground coordinate or distance values in order to reduce said values to State Plane grid. Elevations shown hereon were derived from GPS observation and calibrated to Benchmark #1 as shown in G & A Consultants plans having a published elevation of 541.35 feet (NAVD88).
- 2. According to the Flood Insurance Rate Map (FIRM) panel 48121C0405G, effective April 18, 2011, this survey is located in Flood Insurance Zone "X" non shaded areas to be outside the 0.2% annual chance floodplain and Zone "A" no base flood elevations determined.
- 3. All 1/2" iron rod set with yellow plastic cap stamped "Goodwin & Marshall" unless otherwise noted.
- 4. Lot 20X, Block G is a private H.O.A./Developer owned and maintained open space lot.

APPROVALS

RECOMMENDED FOR APPROVAL

Chairperson, Planning & Zoning Commission Date

APPROVED FOR CONSTRUCTION

Mayor, Town of Cross Roads Date

THE UNDERSIGNED, the Town Secretary, of the Town of Cross Roads, Texas, hereby certifies that the foregoing final plat of the Oak Hill Ranch, Phase 2, an addition to the Town of Cross Roads, was submitted to the Town Council on the _____ day of _____, 20__ on the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public parks, and water and sewer lines, as shown and set forth in an upon said plat, and said Council further authorizes the Mayor to note the acceptance thereof for construction by signing his/her name as herein above described.

Witness my hand this _____ day of _____, 20__.

SURVEYORS CERTIFICATE

This is to certify that I, John N. Rogers, a Registered Professional Land Surveyor of the State of Texas, have plotted the above subdivision from an actual on the ground survey, and that all lot corners, angle points and points of the curve shall be properly marked on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

John N. Rogers
Registered Professional Land Surveyor No. 6372
Surveyed on the ground 10/8/2014
Goodwin & Marshall, Inc.
2405 Mustang Drive
Grapevine, Texas 76051
metro (817) 329-4373

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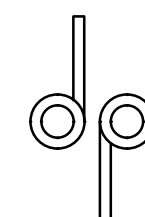
CURVE TABLE					
CURVE #	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	800.00	320.09	22°55'29"	S12°54'47"W	317.96
C2	2279.50	4.95	0°07'28"	N65°41'12"W	4.95
C3	1848.50	30.65	0°57'01"	N64°17'37"W	30.65
C4	993.50	5.38	0°18'36"	S64°36'49"E	5.38
C5	250.00	125.57	28°46'46"	N11°44'10"W	124.26
C6	250.00	147.00	33°41'21"	S75°53'13"W	144.89
C7	250.00	84.07	19°16'04"	N49°24'31"E	83.68
C8	165.50	233.35	80°47'06"	S48°07'48"E	214.49
C9	993.50	411.89	23°45'14"	S76°38'44"W	408.94
C10	1424.50	590.57	23°45'14"	S76°38'44"W	586.35
C11	1015.50	399.72	22°33'10"	N03°32'20"W	397.15
C12	1015.50	221.70	12°30'31"	N08°33'39"E	221.26
C13	1848.50	766.36	23°45'14"	S76°38'44"W	760.88
C14	2279.50	906.04	22°46'25"	S77°08'09"W	900.09

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S46°28'39"W	20.51
L2	N42°54'31"W	20.29

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Date: August 2021

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PLANO, TX 75074
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OWNER:

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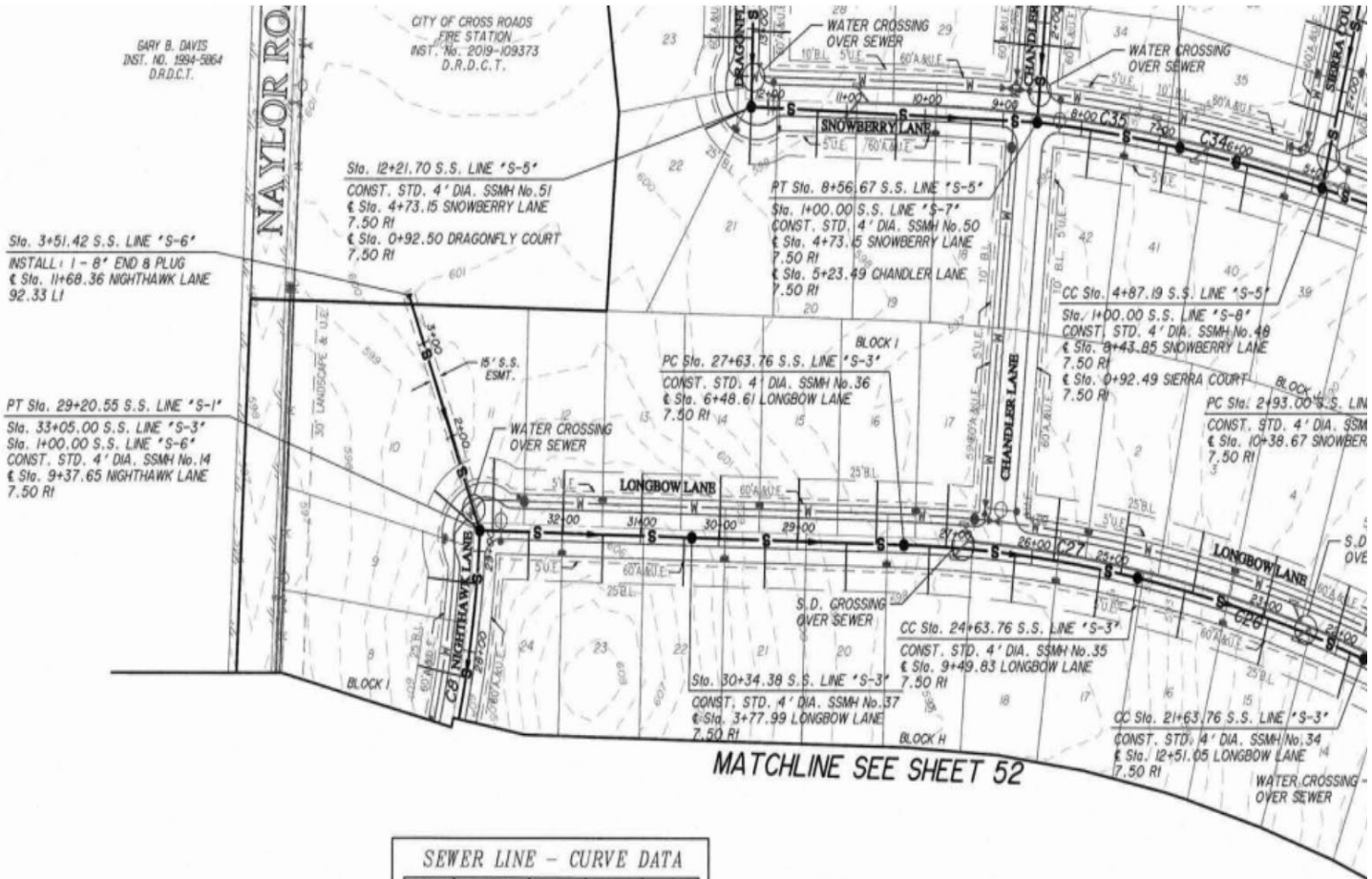
PREPARED BY:

GOODWIN AND MARSHALL INC.
CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
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TxEng Firm # F-2844 - TxSurv Firm # 10021700

EX:107036 - Oak Hill Ranch (COGON PLAT) PHASE 2, 107036-PLAT-PLAT-SHEETS.dwg

2021-06-22 Oak Hill Ranch, Phase 2 Construction Plans.pdf

<



SEWER LINE - CURVE DATA

CURVE #	DELTA	TANGENT	RADIUS	LENGTH
C1	11°41'06"	100.89	986.00	201.09
C2	14°31'28"	126.67	986.00	250.00
C3	17°25'58"	151.17	986.00	300.00
C4	17°25'58"	151.17	986.00	300.00

Contractor Field Verification Note:
 Contractor shall field locate and verify the horizontal and vertical location of all existing and proposed Mustang SUD utilities prior to construction. No



COUNCIL AGENDA BRIEFING SHEET

Meeting Date:

November 1, 2021

Agenda Item:

Conduct a public hearing and consider action on an application submitted on behalf of Chick-fil-a for property generally located at 11851 US HWY, 380 for a variance from the required 50 foot front yard setback as set forth in Section 14.03.076(d)(3) of the Code of Ordinances. If granted, the variance would allow for a reduced front yard setback of seventeen (17) feet for the purpose of the installation of a canopy in the drive thru lane.

Prepared by:

Kristi Gilbert, Town Administrator

Description:

The applicant, Interplan LLC, acting on behalf of Owner Chick-fil-a has submitted a request to reduce the required 50' front yard setback to 17' to add Face to Face and Order Mean Delivery canopies to protect employees and customers from the elements and expedite the ordering process to alleviate traffic issues.

Included for reference is a draft site plan of the site, as well as an aerial map and the judgment from the condemnation proceedings.

When the Town Council is acting as the Zoning Board of Adjustments they have the authority to authorize, in specific cases, a variance from the terms of the Comprehensive Zoning Regulations if the variance is not contrary to the public interest and, due to special conditions, a literal enforcement of this article would result in unnecessary hardship. A supermajority vote of the board (four) is required in order to approve a variance.

When judging whether to approve a variance the key elements include the fact that it was not self-created, that it is unique to the property, that a strict enforcement of the ordinance would result in undue hardship and it is not contrary to the public interest. Members should use this as a guide in determining whether granting the variance is appropriate.

Recommended Action:

Staff recommends denial of the variance request in that it is a self-created issue that is similar to many other properties in Town.

Attachments:

Application for a Variance
Request Letter
Site Plan and Elevations



Universal Variance Application
THERE IS A FEE FOR FILING FOR A VARIANCE

Date of Application: 09/16/2021 Property Address: 11851 US Highway 380, Crossroads, TX 76227
Duration of Request: TEMPORARY (DATES _____) PERMANENT

Land Owners Name: Chick-fil-A Inc. Phone No: 404.275.0907

email : beth.davidson@cfacorp.com Mailing Address: 5200 Bufington Road, Atlanta, GA 30349

If you are not the Land Owner- Status of Applicant (Owner/Agent): Agent

Applicant's Name: Gabriela Mosquera, Interplan LLC C/O Chick-fil-A Inc. Phone No: 407.645.5008

Applicant's email: gmosquera@interplanllc.com Applicant's Address: 220 E. Central Parkway, Suite 4000
Altamonte Springs, FL 32701

Description and reason for request: Request for a variance to encroach into the 50' building setbacks by 33' in order to do a drive-thru modification with the addition of a Face to Face (F2F) and an Order Meal Delivery (OMD) canopies, which will serve to protect employees and customers against the elements as well as help expedite the ordering process and alleviate traffic.

Signature of Owner: *Maura Beth Davidson* Date: _____

Signature of Applicant: *[Signature]* Date: 9/16/2021

The following must be submitted before processing and scheduling for Board of Adjustment.

1. Application and fee w/any drawings, maps, etc to support the request
2. Site plan or graphic depiction of what the variance is for

For Office Use Only		
Section of Code	<u>14.03.076 (d) (3) Area Regulations. Front Yard.</u>	
Description of Variance Sought	<u>Requesting a seventeen foot (17') setback when the minimum setback is fifty feet (50') from the property line.</u>	
Completed Application (Date)	Check # <u>11490</u>	Receipt # <u>3636</u>
Approval Date	Signature _____	

1401 FM 424 Cross Roads, TX 76227
TEL 940/365-9693 FAX 469/375-5905
CrossRoadsTX.gov

September 16, 2021

Donna Butler
Town of Cross Roads, TX
Planning Department
Phone: 940.365.9693
E-mail: d.butler@crossroadstx.gov

Reference: Chick-fil-A #03657 Cross Roads, TX
11851 US Highway 380, Crossroads, TX 76227
IP # 2020.0232
Variance Request Narrative

Ms. Butler,

Chick-fil-A is proposing to remodel the existing restaurant located at the address referenced above. The scope of work involves a drive-thru modification with the addition of a Face to Face (F2F) and an Order Meal Delivery (OMD) canopies, which will serve to protect employees and customers against the elements as well as help expedite the ordering process and alleviate traffic. Due to this addition, we need to request a variance as the canopies appear to be encroaching in the required 50' Building setback by 33'.

Upon review, please let me know if you have any questions or require additional information.

Sincerely,
INTERPLAN LLC

G. Mosquera

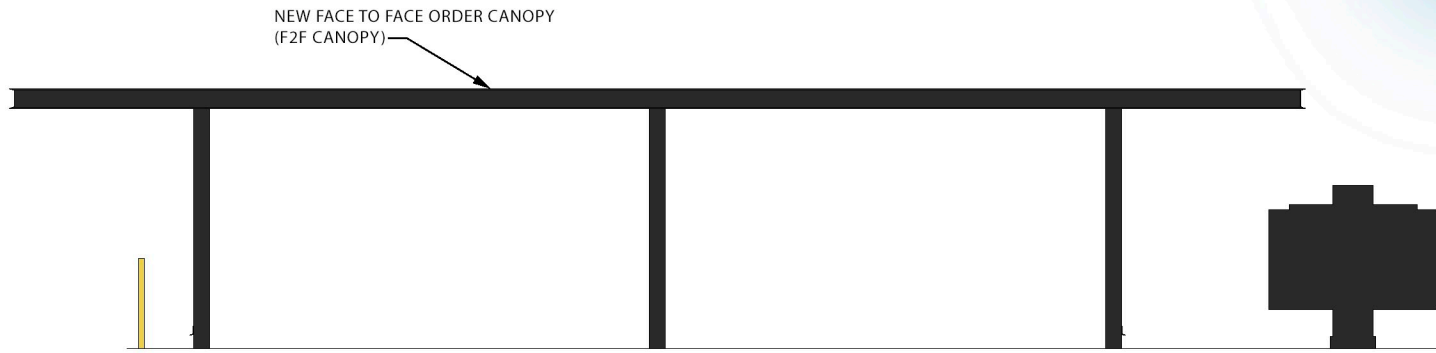
Gabriela Mosquera
Development Services/ Permit Lead

enclosures

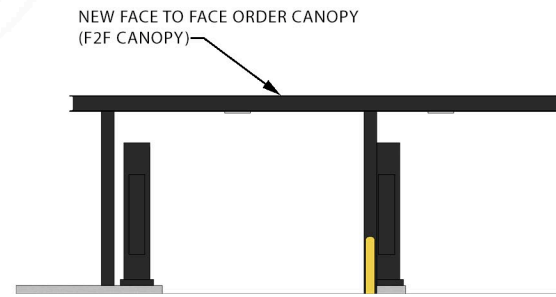
ec: N. Carreras/V. Valera/ S. Anderson; Interplan LLC

CANOPY FACIA & COLUMNS:
 DARK BRONZE
 DURA COAT, DC19ST-2073,
 OIL RUBBED
 BRONZE METALLIC TEXTURE PVD

DECK SOFFIT:
 SMOOTH WHITE,
 HIGH GLOSS



FRONT ELEVATION (NORTH) SCALE = 1/4"



SIDE ENTRY ELEVATION (EAST)



CHICK-FIL-A 3657
 11851 US 380
 CROSS ROADS, TX

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
 THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

INTERPLAN LLC

ARCHITECTURE • ENGINEERING • PROJECT MANAGEMENT • INTERIOR DESIGN

November 1, 2021 Agreement No. 2020.0232

09-08-21

CANOPY FACIA & COLUMNS:
 DARK BRONZE
 DURA COAT, DC195T-2073,
 OIL RUBBED
 BRONZE METALLIC TEXTURE PVD

DECK SOFFIT:
 SMOOTH WHITE,
 HIGH GLOSS



REAR ELEVATION (SOUTH) SCALE = 1/4"



DRIVE THRU ELEVATION (WEST) SCALE = 1/4"



CHICK-FIL-A 3657

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CROSS ROADS, TX

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. DUE TO INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
 THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDELINE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OR MATERIAL SAMPLES PROVIDED.

INTERPLAN LLC

ARCHITECTURE • ENGINEERING • PROJECT MANAGEMENT • INTERIOR DESIGN

November 1, 2021 Agenda Item No. 2020.0232

09-08-21



COUNCIL AGENDA BRIEFING SHEET

Meeting Date:

November 1, 2021

Agenda Item:

Discuss and consider a resolution amending Resolution 2020-0921-03 to specify the powers and duties of the Parks and Recreation Board.

Prepared by:

Kristi Gilbert, Town Administrator

Description:

At the September 7, 2021 Council Meeting, Parks and Recreation Chairperson Ron Zofeld requested the Council approve an amendment to the powers and duties of the board to allow for a semi-independent board with budgetary authority and the ability to adopt rules and regulations. At the time, Staff did not recommend approval of the resolution as many of the items were not in compliance with the Town's policies or statutory provisions.

Since that meeting, Staff has worked with the board to provide for a more specific list of duties that comply with necessary regulations. Attached is the resulting document.

Recommended Action:

Staff recommends approval of the resolution.

Attachments:

Proposed Resolution

Resolution 2020-0921-03

AMENDMENT TO RESOLUTION NO. 2021-1001-___

A RESOLUTION OF THE TOWN OF CROSS ROADS AMENDING RESOLUTION 2020-0921-03 BY SPECIFYING THE POWERS AND DUTIES OF THE PARKS AND RECREATION BOARD PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Cross Roads, Texas, finds and determines that it is advisable and in the best interest of the citizens of the Town to amend the creation and establishment of the Parks and Recreation Board serving in and advisory capacity to the Town Council with the duties and function as listed, and does so by this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CROSS ROADS, TEXAS:

SECTION 1. That the Town Council does hereby amend the creation and establishment of the Parks and Recreation Board (the "Board") of the Town of Cross Roads, Texas, to serve in an advisory capacity, and to assume the duties and perform the functions enumerated hereinafter.

SECTION 2. That the Board shall consist of seven (7) regular members and two (2) alternate members, and one (1) Seated Council person to act as liaison, each of whom shall be appointed by the Town Council. Alternate members may participate in deliberations but shall not vote unless serving in the place of an absent Board member or at the request of the Board's chairperson, Council liaison, or the mayor. All Board members shall serve at the pleasure of the Town Council. The Board shall have the following powers and duties:

- 1) Submit an annual budget, in itemized detail, for Park Maintenance, Park Events and all Park Improvements:
 - a. The Park and Recreation Board budget must be approved by Town Council, the Park Board shall have authority to finance Park maintenance, and Park events as specified in the detailed budget presented and approved by the Town Council. Expenditures outside of the Council-approved budget must be approved by the Town Council or purchased in accordance with any future purchasing policy;
 - b. Any Capital improvement from the approved budget and Master Plan must be presented to the Town Council for approval and expense authority;
 - c. The Board shall obtain Council approval prior to the submission of any grants, with the exception of event grants through the Wal-Mart Corporation. Funds from a Wal-Mart Corporation Event Grant or sponsorship for specific events, may be expended as the board sees fit. Expenditure of all other grant awards must be reviewed by the Town Council with a budget recommendation by the Parks and Recreation Board. In the interest of limiting the amount of times businesses are requested to sponsor various events, every effort should be made to coordinate the event schedule and approach potential sponsors on an annual basis.
 - c. At all times, the bidding process and approval will follow state and local laws and will be available for Council review;
- 2) To acquaint itself with and make a continuous study and inspection of the complete park and recreation system;

- 3) To act as an advisory board to the Town Council and town staff in matters pertaining to capital expenses, parks master plan, structures, facilities, contract/legal documents, future expansion of parks and recreation projects and land development.
- 4) To adopt a set of standards on areas, facilities, programs and financial support;
- 5) To recommend rules and ordinances governing the use of park facilities for Town Council approval;
- 6) To maintain Parks and Recreation email, calendar of events, reservations, website, and Facebook page, subject to Staff training and oversight;
- 7) To advise the Town Council via the Parks and Recreation Board Liaison and the Town Administrator of decisions and recommendations;
- 8) To work to obtain grants including working with a grant writer at the direction of the Town Council.
- 9) To perform such other duties as the Town Council may prescribe.

SECTION 3. That the Board shall meet at least on a quarterly basis and shall follow the guidelines set forth in the Boards, Committees and Commissions Policy of the Town.

SECTION 4. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portion of said Resolution which shall remain in full force and effect.

SECTION 5. That this Resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY PASSED by the Town Council of the Town of Cross Roads, Texas, on this the 1st day of November, 2021.

Mayor

ATTEST:

Town Secretary

RESOLUTION NO. 2020-0921-03

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF CROSS ROADS, TEXAS, CREATING AND ESTABLISHING A PARKS AND RECREATION BOARD; SPECIFYING THE BOARD'S POWERS AND DUTIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Cross Roads, Texas, finds and determines that it is advisable and in the best interest of the citizens of the Town to create and establish a Parks and Recreation Board to serve in an advisory manner and does so by this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF CROSS ROADS, TEXAS:

SECTION 1. That the Town Council does hereby create and establish the Parks and Recreation Board (the "Board") of the Town of Cross Roads, Texas, to serve in an advisory capacity, and to assume the duties and perform the functions enumerated hereinafter.

SECTION 2. That the Board shall consist of 7 regular members and 2 alternate members, each of whom shall be appointed by the Town Council. Alternate members may participate in deliberations but shall not vote unless serving in the place of an absent regular member at the request of the Board's chairperson or the mayor. All members shall serve at the pleasure of the Town Council. The Board shall have the following powers and duties:

- 1) To act only in an advisory capacity to the town council and town staff in all matters pertaining to parks and recreation;
- 2) To acquaint itself with and make a continuous study and inspection of the complete park and recreation system;
- 3) To follow a master planning guide for park structures, facilities or other improvements on park areas;
- 4) To recommend the adoption of standards on areas, facilities, programs and financial support;
- 5) To recommend to the town council rules and regulations governing the use of park facilities;
- 6) To advise the Town Council and Town Administrator of recommendations and their reasons;
- 7) To actively participate in Parks and Recreation Board events; and
- 8) To perform such other duties as the town council may prescribe.

SECTION 3. That the Board shall meet at least on a quarterly basis and shall follow the guidelines set forth in the Boards, Committees and Commissions Policy of the Town.

SECTION 4. That should any word, sentence, paragraph, subdivision, clause, phrase or section of this Resolution be adjudged or held to be void or unconstitutional, the same shall not

affect the validity of the remaining portions of said Resolution which shall remain in full force and effect.

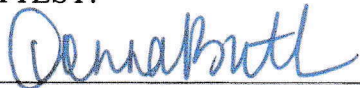
SECTION 5. That this resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY PASSED by the Town Council of the Town of Cross Roads, Texas, on the 21st day of September, 2020.



Mayor

ATTEST:



Town Secretary