



**NOTICE OF TOWN COUNCIL MEETING
FOR THE TOWN OF CROSS ROADS
MONDAY, MARCH 15, 2021 at 7:00 P.M.
LOCATION: Virtual Meeting Only**

Join Zoom Meeting

<https://us02web.zoom.us/j/82099434525>

Meeting ID: 820 9943 4525

One tap mobile

+13462487799,,82099434525# US (Houston)

1. Call to Order.
2. Roll Call.
3. Invocation.
4. Pledge of Allegiance.
5. Mayor's announcements and updates.
6. Council Member's announcements and updates.
7. Citizens Input for Items ON the Agenda
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. Citizens Input for Items NOT on the Agenda
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. Town Council is restricted from discussing or taking action on items not posted on the agenda. Action/Discussion on your statement may only be taken at a future meeting.

CONVENE INTO BOARD OF ADJUSTMENTS

9. Conduct a public hearing and consider action on application 2021-0203-01VARIANCE for property generally located at the northeast corner of US 380 and FM 424 for an 18' setback where a 25' setback is required.

CONVENE INTO PUBLIC HEARING

10. Conduct a public hearing on updating the official zoning map for the Town of Cross Roads.

11. Conduct a public hearing on the proposed 2020 Update to the 2015 Comprehensive Plan.

RECONVENE INTO REGULAR SESSION

12. Discuss and consider action on Ordinance 2021-0315-01 adopting the updated Official Zoning Map for the Town of Cross Roads.
13. Discuss and consider action on Ordinance 2021-0315-02 adopting the 2020 Updated to the 2015 Comprehensive Plan.
14. Discuss and consider action on application 2021-0201-03FPLAT for property generally located at the northeast corner of US 377 and Liberty Road for Aubrey Storage Facility.
15. Discuss proposed amendments to the comprehensive zoning regulations to remove the Architectural Review Committee and associated references.

CONSENT AGENDA

16. Consider action on the Town monthly financial reports.
17. Consider action on the February 22, 2021 Town Council Meeting Minutes.
18. Discuss and consider action on Ordinance 2021-0315-03 cancelling the May 1st, 2021 General Election.
19. Request for future agenda items.

ADJOURN

Future Meetings and Events:

~~All scheduled meetings are held at Town Hall.~~ All scheduled meetings are currently being held virtually by Zoom. All citizens are invited to participate; schedule may change.

- *Public Safety Advisory Board – Tuesday, March 23rd, 2021 at 7pm*
- *Town Council Work Session Meeting – Monday, April 5th, 2021 at 7pm*
- *Planning and Zoning Commission Meeting – Tuesday, April 6th, 2021 at 7pm*
- *Parks and Recreation Board Meeting – Wednesday, April 7th, 2021 at 7pm*
- *Municipal Development District – Thursday, April 8th, 2021 at 7pm*
- *Town Council Meeting – Monday, April 19th, 2021 at 7pm*

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 by Friday, March 12th, 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: _____



COUNCIL AGENDA BRIEFING SHEET

Meeting Date:

March 15, 2021

Agenda Item:

Conduct a public hearing and consider action on application 2021-0203-01VARIANCE for property generally located at the northeast corner of US 380 and FM 424 for an 18' setback where a 25' setback is required.

Prepared by:

Kristi Gilbert, Interim Town Administrator

Description:

The applicant, FLDY Investments, LTD has submitted a request to reduce the required 25' landscape setback to 18'. The hardship they have identified that necessitates this request is the taking of approximately 871 square feet of land by the Texas Department of Transportation for right-of-way purposes for the US 380 expansion project.

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.

Recommended Action:

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.

Attachments:

Application for a Variance
Draft Site Plan
Aerial Map
Condemnation Proceedings Judgment
Proposed Landscape Plan



Universal Variance Application – 2021-0203-01 VARIANCE
THERE IS A FEE FOR FILING FOR A VARIANCE

Date of Application: February 3, 2021 Property Address: E US 380 TX (DENTON COUNTY APPRAISAL DISTRICT)

Duration of Request: TEMPORARY (DATES _____) PERMANENT

Land Owners Name: FLDY INVESTMENTS, LTD. Phone No: 713-293-6901

email : davidf@lovetcommercial.com Mailing Address: 1520 Oliver Street, Houston, TX 77007

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

Applicant's Name: Adams Engineering Phone No: 817-328-3200

Applicant's email: dennis.lang@adams-engineering.com Applicant's Address: 8951 Cypress Waters Blvd, Suite 150, Dallas, TX 75019

Description and reason for request: Cross Roads Retail outparcels along Hwy 380 are able to implement parking stalls and the required 25' landscape setback (PD Ord 2005-0912-01) between the shared access drive and right-of-way. The August 2020 land take creates an offset in the right-of-way that impacts Lot 1 only. This offset in alignment reduces the distance needed to provide both parking and setback. Since vehicles have a physical size and parking stalls cannot be reduced, a variance is requested to reduce the Hwy 380 landscape setback to an 18' average for Lot 1 only. See Site Plan for reference.

Signature of Owner: Amy Clark Digitally signed by Amy Clark
Date: 2021.02.03 16:28:20 -06'00' **Date:** 02.03.21

Signature of Applicant: *Frank W. Aldridge* **Date:** 02.03.21

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>Ordinance 2005-0912-01 Exhibit B IV. A. v. 4.</u>	
Description of Variance Sought	<u>Requesting an 18 foot setback where a 25 foot setback is required.</u>	
Completed Application (Date)	Check #	PayPal
Approval Date	Signature	

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



Know what's below.
Call before you dig.



STANDARD ACCESSIBILITY REQUIREMENTS

PARKING:

- (A) ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A MIN. 96" WIDE OR A MIN. 132" WIDE FOR VAN DESIGNATED SPACES WITH A MAXIMUM SLOPE OF 2% (IN ALL DIRECTIONS). ALL BUILDINGS SHALL CONTAIN AT LEAST ONE VAN ACCESSIBLE SPACE FOR NO LESS THAN ONE VAN SPACE FOR EVERY 6 ACCESSIBLE SPACES.
- (B) EACH ACCESSIBLE PARKING SPACE SHALL HAVE A VERTICALLY MOUNTED (OR SUSPENDED) SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. APPROPRIATE VAN ACCESSIBLE SPACES MUST INCORPORATE "VAN-ACCESSIBLE" BELOW THE SYMBOL OF ACCESSIBILITY. SIGNS SHALL BE LOCATED AS NOTED TO 80" (MIN.) ABOVE THE ADJACENT PAVED SURFACE TO BOTTOM OF SIGN.
- (C) ALL ACCESSIBLE SPACES SERVING ACCESSIBLE PARKING SPACES SHALL BE AS NOTED TO A 60" WIDE MINIMUM.

RAMPS:

- (D) RAMPS EXCEEDING 6" IN RISE (EXCLUDING CURB RAMPS) SHALL HAVE APPROPRIATE EDGE PROTECTION WITH HANDRAILS ON EACH SIDE AT BETWEEN 34" AND 38", AND EXTEND 12" BEYOND THE TOP AND BOTTOM OF RAMP. HANDRAIL SHALL NOT DIMINISH THE CLEAR AREA REQUIRED FOR TOP AND BOTTOM LANDINGS SERVING THE RAMPS.
- (E) RAMPS SHALL HAVE A SURFACE ARRANGED SO THAT WATER WILL NOT ACCUMULATE. COLOR OF RAMP FINISH MATERIAL (INCLUDING CONCRETE) SHALL HAVE A LIGHT AND REFLECTIVE VALUE TO SIGNIFICANTLY CONTRAST FROM ADJACENT SURFACES OR COLORS ONLY IF REQUIRED BY LOCAL OR STATE JURISDICTION.
- (F) LANDINGS FOR RAMPS SHALL BE AS WIDE AS THE RAMP AND 60" LONG MINIMUM (36" MINIMUM FOR CURB RAMPS)
- (G) RAMPS SHALL NOT EXCEED A 1:12 RUNNING SLOPE OR 30° RISE
- (H) RAMPS AND LANDINGS SHALL NOT EXCEED 1:48 (2% CROSS SLOPE)

SIDEWALKS AND ACCESSIBLE ROUTES:

- (I) SIDEWALKS MUST BE AT LEAST 36" WIDE WITH 5'X5' CLEAR PASSING OPPORTUNITIES IN INCREMENTS LESS THAN 150 LF
- (J) LONGITUDINAL SLOPE OF ANY SIDEWALK (ACCESSIBLE ROUTE) SHALL NOT EXCEED 1:20 (5%)

PARKING INFORMATION

PARKING REQUIRED MINIMUM:	21 SPACES (1 SPACE FOR EACH 200 SF)
PARKING PROVIDED:	28 SPACES (ALL MINIMUM 9.5' x 18')
ADA PARKING REQUIRED:	2 SPACE
ADA PARKING PROVIDED:	2 SPACES
(VAN ACCESSIBLE PARKING PROVIDED):	1 SPACE

SYMBOL KEY

- (1) TYPICAL ACCESSIBLE PARKING SPACES SEE PAVING DETAILS (TYP)
- (2) INSTALL BARRIER FREE RAMP (BFR) REFER TO PAVING DETAILS (TYP)
- (3) PROPOSED DRAINAGE STRUCTURE. REFER TO DRAINAGE PLAN (TYP)
- (4) ACCESSIBLE PARKING SIGNAGE IN BOLLARD PER DETAIL
- (5) VAN ACCESSIBLE PARKING SIGNAGE IN BOLLARD PER DETAIL
- (6) TRANSITION CURB

LEGEND

- PROPOSED FACE AND BACK OF CURB
- PROPOSED VEHICULAR PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED SIGN
- PAINTED TRAFFIC ARROW
- FIRE LANE STRIPING
- ADA PARKING SPACE SYMBOL PER DETAIL
- EXISTING SANITARY MANHOLE TO CONNECT PROPOSED MANHOLE
- PROPOSED CURB INLET
- GRATE INLET
- ACCESSIBLE ROUTE
- PARKING COUNT
- PROPOSED SLOTTED DRAIN

****NOTICE TO CONTRACTORS - UTILITIES****

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ANY EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, THE GOVERNING MUNICIPALITY, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION PROVIDED IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

**** NOTICE TO CONTRACTORS - TOPOGRAPHIC SURVEY ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY JPH LAND SURVEYING, INC. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. THE ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

THESE PLANS ARE SUBJECT TO REVIEW & APPROVAL BY JURISDICTIONAL ENTITIES.

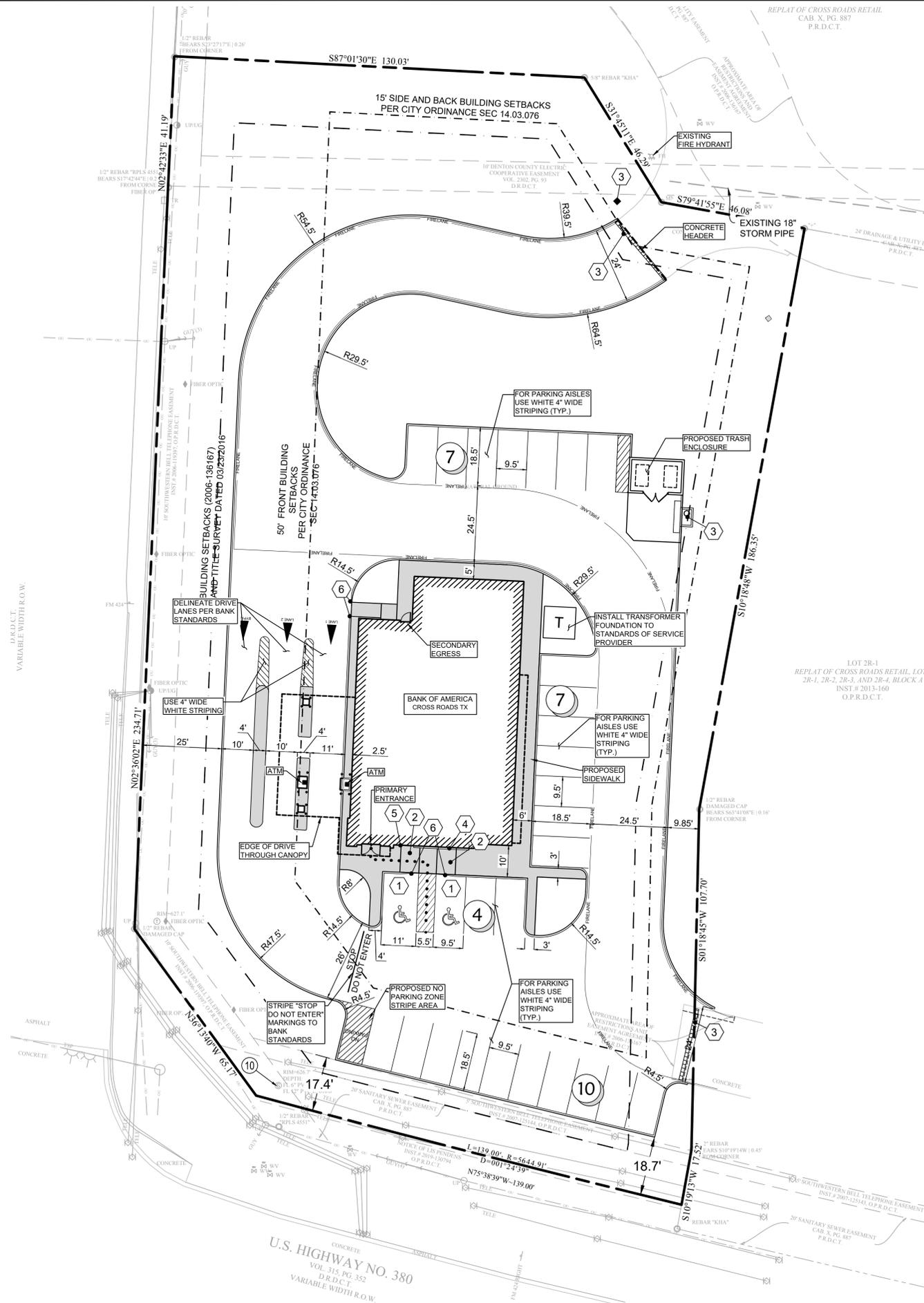
BANK OF AMERICA
CROSS ROADS
GROUND UP
Cross Roads Hwy 380 + FM 424
Denton, TX 76227

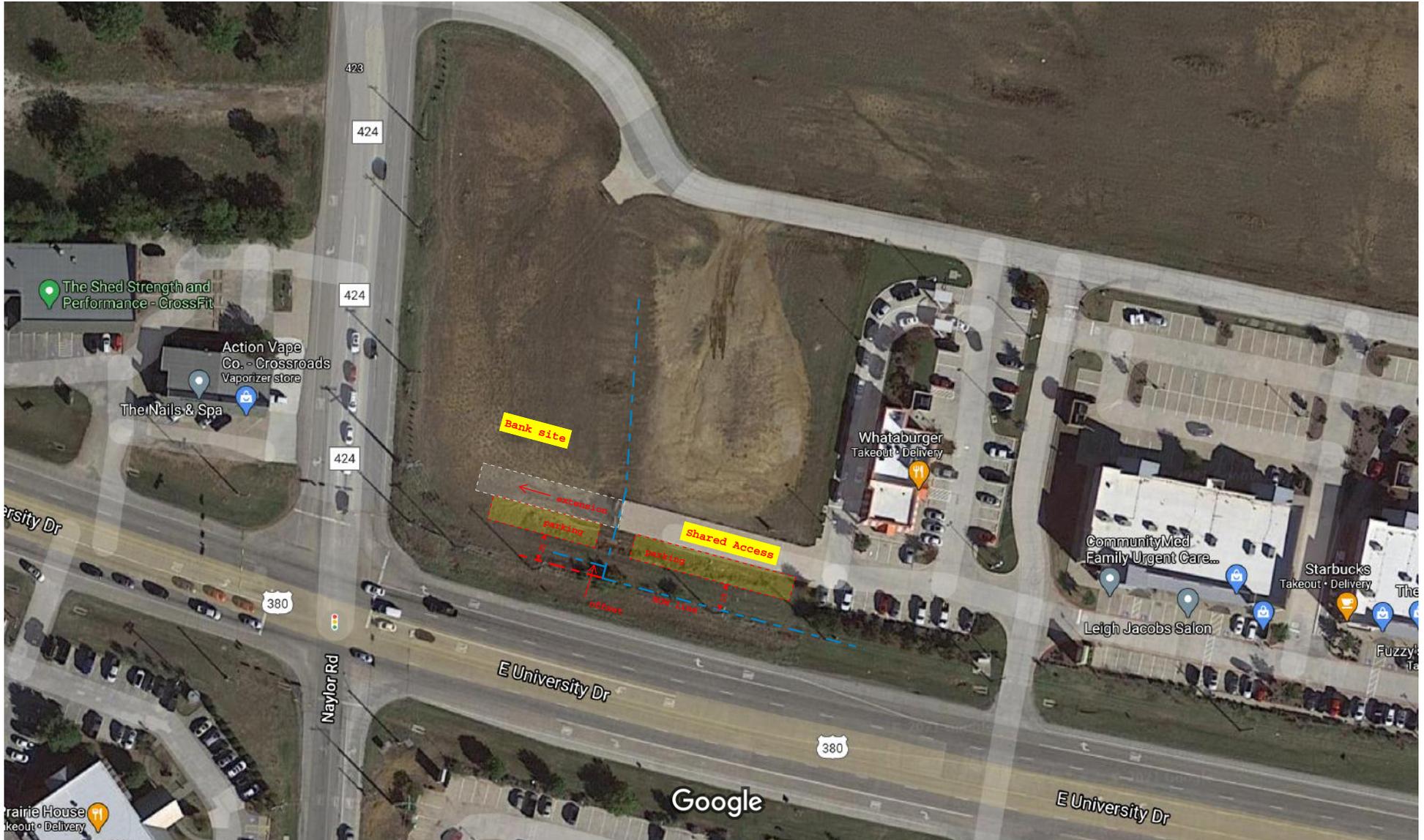
PROPERTY ID: TXW-D71
NSRP VERSION: 2.0
BULLETIN: 1-2019

SITE PLAN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF DENNIS W. LANG, P.E. LICENSE No. 41411, ON 02/02/21 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

TBPE Registration #: F-1002
Proj. No.: 19.0005343.000 Reviewed By: SW





Imagery ©2021 Maxar Technologies, U.S. Geological Survey, Map data ©2021 50 ft

Denton County
Juli Luke
County Clerk

Instrument Number: 124838

ERecordings-RP

JUDGMENT

Recorded On: August 18, 2020 02:08 PM

Number of Pages: 8

" Examined and Charged as Follows: "

Total Recording: \$54.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 124838
Receipt Number: 20200818000554
Recorded Date/Time: August 18, 2020 02:08 PM
User: TJ D
Station: Station 29

Record and Return To:

Corporation Service Company



STATE OF TEXAS
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke
County Clerk
Denton County, TX

JUDGMENT OF COURT IN ABSENCE OF OBJECTION

CSJ: 0135-10-059
PARCEL: 9

NO. PR-2019-01072

THE STATE OF TEXAS	§	CONDEMNATION PROCEEDING FILED
	§	
V.	§	
	§	IN THE PROBATE COURT
VOLUNTEER ENTERPRISES LLC, A	§	
TEXAS LIMITED LIABILITY	§	
COMPANY, ET AL	§	OF DENTON COUNTY, TEXAS

BE IT REMEMBERED:

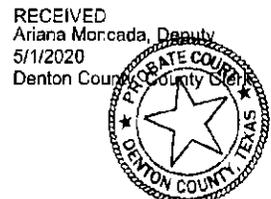
That on this date there came on to be heard and considered the decision of the Special Commissioners filed on February 20, 2020, with the Judge of said Court aforesaid under the above-entitled and numbered cause, which is a condemnation proceeding in which the State of Texas is Plaintiff and the following are Defendants: Volunteer Enterprises LLC, a Texas Limited Liability Company; and FLDY Investments, Ltd., a Texas Limited Partnership.

It appears to the Court, and it is so found, that no objections to said decision were filed within the time provided by law and that said decision has been filed with the Clerk of this Court.

It is, therefore, ORDERED, ADJUDGED and DECREED by the Courts as follows:

1. That said decision of said Special Commissioners be, and the same is hereby, made the judgment of this court.
2. That the Clerk of this Court record said decision in the minutes of this Court.
3. That by virtue of said decision of said Special Commissioners, the State of Texas is entitled to condemn and does hereby have judgment against the above-named Defendants for the fee simple title in the property situated in Denton County, Texas, and described in Exhibit "A" attached hereto and incorporated herein for all purposes.

JUDGMENT OF COURT IN ABSENCE OF OBJECTION
PAGE 1



Except there shall be excluded from said estate all the oil, gas and sulphur which can be removed from beneath said land without any right whatever remaining to the owners of said oil, gas and sulphur of ingress or egress to or from the surface of the land condemned for the purpose of exploring, developing, drilling or mining of the same.

4. It further appears that the State of Texas has deposited in this Court the sum of **NINE THOUSAND EIGHT HUNDRED NINETY THREE AND NO/100 (\$9,893.00)**, which represents the difference between the amount of damages awarded by the Special Commissioners, to-wit: **NINETEEN THOUSAND SEVEN HUNDRED EIGHTY SIX AND NO/100 (\$19,786.00)** and the amount previously paid to Defendants, under the terms of a Possession and Use Agreement entered into by the parties, to wit: **NINE THOUSAND EIGHT HUNDRED NINETY THREE AND NO/100 (\$9,893.00)**. It therefore, appears that the amount of damages awarded by the Special Commissioners, against the State of Texas, to-wit: the sum of: **NINETEEN THOUSAND SEVEN HUNDRED EIGHTY SIX AND NO/100 (\$19,786.00)**, has either been deposited in this Court or paid directly to Defendants. It is therefore ordered that a writ of possession issues in behalf of the State of Texas.

5. That the Plaintiff hereby discloses that Defendants herein, or Defendants' heirs, successors, or assigns may be entitled to repurchase from the Plaintiff the property, described in Exhibit "A" attached hereto, according to the terms of Chapter 21, Subchapter E of the Texas Property Code, or may request from the Plaintiff information relating to the use of said property and any actual progress made toward that use, as set out more fully in Chapter 21, Subchapter E of the Texas Property Code, and that the repurchase price is the price paid to Defendants at the time Plaintiff acquired the property through eminent domain.



6. That the costs of said proceeding are to be paid by the State of Texas as provided in said decision of said Special Commissioners, which costs shall be paid only to the Probate Clerk of Denton County, Texas.

SIGNED this the 4th day of May, 2020.

Bonnie Robison
HON. BONNIE J. ROBISON
JUDGE, PROBATE COURT
JUDGE, Probate Court
of Denton County, Texas



APPROVED AS TO FORM
AND PREPARED BY:

Clint A. Harbour

CATHERINE R. FULLER
Texas Bar No. 24107254
CLINT A. HARBOUR
Texas Bar No. 24025948
Assistant Attorneys General
Transportation Division
P.O. Box 12548
Austin, Texas 78711-2548
Telephone: (512) 936-1142
Facsimile: (512) 936-0888
Email: catherine.fuller@oag.texas.gov

ATTORNEY FOR PLAINTIFF,
THE STATE OF TEXAS



CERTIFICATE OF SERVICE

This is to certify that on the 1st day of May, 2020, a true and correct copy of the foregoing *Judgment of Court in Absence of Objection*, has been sent in accordance with Rule 21a of the Texas Rules of Civil Procedure, to the following:

JOSH WESTROM
Jones & Westrom
Attorneys at Law
400 West Oak, Suite 300
Denton, Texas 76201
Email: jwestrom@dentonnattorney.com
Telephone: (940) 383-1619
Facsimile: (940) 565-1078

*Attorney for Defendant,
Volunteer Enterprises LLC, a Texas Limited Liability Company*

FLDY INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP
By serving: Frank M.K. Liu, Registered Agent
1520 Oliver Street
Houston, Texas 77007

Clint A. Harbour

CATHERINE R. FULLER
Texas Bar No. 24107254
CLINT A. HARBOUR
Texas Bar No. 24025948
Assistant Attorneys General



EXHIBIT "A"
Page 1 of 3

County: Denton
Highway: U.S. 380
Station: 660+18.42 to 661+62.18
R.O.W. CSJ: 0135-10-059

Page 1 of 3
July 21, 2017
(Revised December 15, 2017)

PROPERTY DESCRIPTION FOR PARCEL 9

DESCRIPTION OF AN 871 SQUARE FOOT [0.020 ACRE] TRACT OF LAND LOCATED IN THE M. JONES SURVEY, ABSTRACT No. 662, IN DENTON COUNTY, TEXAS, BEING A PORTION OF A CALLED 1.397 ACRE TRACT OF LAND DESCRIBED AS "TRACT 1" IN THE SPECIAL WARRANTY DEED TO VOLUNTEER ENTERPRISES, LLC RECORDED IN DOCUMENT No. 2016-93711 OF THE OFFICIAL PUBLIC RECORDS OF DENTON COUNTY, TEXAS (O.P.R.D.C.T.), ALSO BEING A PORTION OF LOT 1, BLOCK A, ACCORDING TO THE REPLAT OF CROSS ROADS RETAIL RECORDED IN CABINET X, PAGE 887 OF THE PLAT RECORDS OF DENTON COUNTY, TEXAS (P.R.D.C.T.), AS SHOWN ON A SKETCH PREPARED BY SAM, LLC FOR THIS PARCEL, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a calculated point for the most westerly southwest corner of said Lot 1 and being in the east right-of-way line of F.M. 424 (a 100' wide right-of-way), and in the existing north right-of-way line of United States Highway 380, also known as East University Drive (U.S. 380) (a variable width right-of-way), from which a 1/2-inch iron rod with a red plastic cap found bears N31°09'48"E, a distance of 1.57 feet;

THENCE S36°09'53"E, with said existing north right-of-way line and the south line of said Lot 1, a distance of 62.70 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set** in the proposed north right-of-way line of said U.S. 380 for the **POINT OF BEGINNING**, being 84.67 feet Left of Baseline Station 660+18.42 and having a Texas State Plane Coordinate System, N.A.D.83 (2011 CORS, EPOCH 2010), North Central Zone (4202), surface coordinate of North 7,133,475.29, East 2,430,915.35, also being the beginning of a curve to the left;

1) **THENCE** with said proposed north right-of-way line, across said Lot 1, and with the arc of said curve to the left, an arc length of 141.64 feet, through a central angle of 01°28'15", having a radius of 5,644.91 feet, and whose chord bears S75°37'50"E a distance of 141.63 feet to a 5/8-inch iron rod with a pink plastic cap stamped "TXDOT SURVEY MARKER, RIGHT OF WAY MONUMENT" set, in the east line of said Lot 1 and the west line of the remainder of a called 76.468 acre tract of land described in the Special Warranty Deed with Vendor's Lien to Sage Crossroads, LLC recorded in Document No. 2012-39399 of said O.P.R.D.C.T. also being in the east line of Lot 2R-1, Block A, according to the plat of Cross Roads Retail, Lots 2R-1, 2R-2, 2R-3, and 2R-4, Block A, recorded in Document No. 2013-160 of said P.R.D.C.T., being 84.67 feet Left of Baseline Station 661+62.18;

2) **THENCE** S10°19'00"W, departing said proposed north right-of-way line, with the west line of said Lot 1 and the east line of said Lot 2R-1, a distance of 6.37 feet to a calculated point in the existing north right-of-way line of said U.S. 380 for the southwest corner of said lot 2R-1 and the southeast corner of said Lot 1, also being the beginning of a curve to the right;

3) **THENCE** with said existing north right-of-way line, the south line of said Lot 1, and the arc of said curve to the right, an arc length of 134.36 feet, through a central angle of 01°21'45", having a radius of 5,649.58 feet, and whose chord bears N75°38'07"W, a distance of 134.36 feet to a calculated point for the southwest corner of said Lot 1, from which a 1/2-inch iron rod with cap stamped "RPLS 4561" bears S56°13'08"E a distance of 4.23 feet;

FN D_35489

1016037101D-20



EXHIBIT "A"
Page 2 of 3

County: Denton
Highway: U.S. 380
Station: 660+18.42 to 661+62.18
R.O.W. CSJ: 0135-10-059

Page 2 of 3
July 21, 2017
(Revised December 15, 2017)

PROPERTY DESCRIPTION FOR PARCEL 9

4) THENCE N36°09'53"W, with the west line of said Lot 1 and continuing with said existing north right-of-way line, a distance of 10.01 feet to the POINT OF BEGINNING and containing 871 square feet [0.020 acre] of land.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DALLAS §

This property description is accompanied by a separate plat of even date.

All bearings are based on the Texas State Plane Coordinate System, North Central Zone, NAD 83(2011 CORS, EPOCH 2010).

All distances and coordinates shown are surface and may be converted to grid by dividing by a combined scale factor of 1.000150630 (0.99984939269).

**The monument described and set in this call, if destroyed during construction, may be replaced with a TxDOT Type II Right of Way Marker upon completion of the highway construction project under the supervision of a Registered Professional Land Surveyor, either employed or retained by TxDOT.

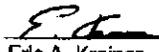
The Station and Offset Information refers to the Baseline described in the Control Sheet to be created 11-20-2017 for the TxDOT Right of Way Mapping Project Control-Section-Number 0135-10-059.

That I, Eric A. Kreiner, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Dallas, Dallas County, Texas this the 21st day of July, 2017 A.D.

SURVEYING AND MAPPING, LLC
Texas Firm Registration No. 10064306
7101 Envoy Court
Dallas, Texas
241-631-7888




Eric A. Kreiner
Registered Professional Land Surveyor
No. 5320 State of Texas
(Revised December 15, 2017)



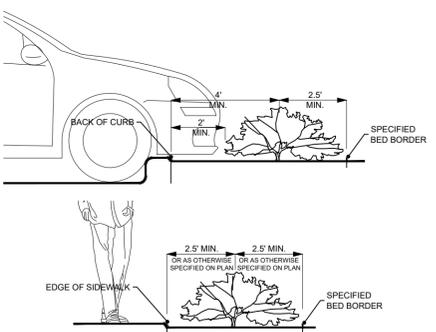
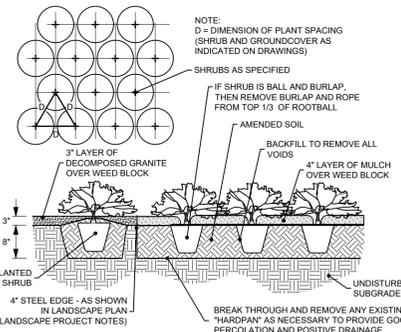
LANDSCAPE PROJECT NOTES

Refer to Sitemap Specifications for all information regarding landscape work.
Notify Landscape Architect or designated representative of any discrepancy or any condition which may prohibit the installation as shown.
Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.
All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tiled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.
All landscaped areas will be irrigated with an underground automatic system.
Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.
All trees and shrubs shall be installed per planting details.
Trees shall be planted at least five feet (5') from any utility line or sidewalk, to the outside of utility easements with a clear ten feet (10') around fire hydrants and twenty feet (20') min. from all irrigation control zone meter boxes. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.
All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.
All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/16" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.
A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees and within all beds with plants spaced 18" o.c. or greater. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).
Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.
All areas of decomposed granite shall be over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier of locally available material, installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface, and/or the top of steel edge.
All areas of river rock as designated shall be Rio Grande Cobble, locally available and of an average diameter of one and one-half inches (2") minimum to three inches (3") maximum. Contractor shall install to a minimum depth of three inches (3"). Rock should be compacted and stable under foot when applied in a pedestrian area.

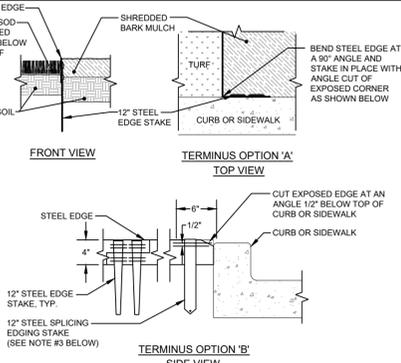
SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion or any construction disturbance will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.
SOIL PREPARATION:
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Sod shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After grading and cleaning, all areas to receive turf shall be leveled, fine graded, and drug with a weighted spike harrow or float drag.
GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, virile system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a greener appearance.
IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.
Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.
MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

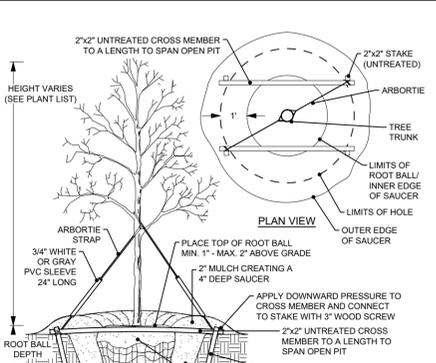
F.M. HIGHWAY NO. 424
VOL. 342, PG. 298
D.R.D.C.T.
VARIABLE WIDTH R.O.W.



SHRUB PLANTING AND SPACING

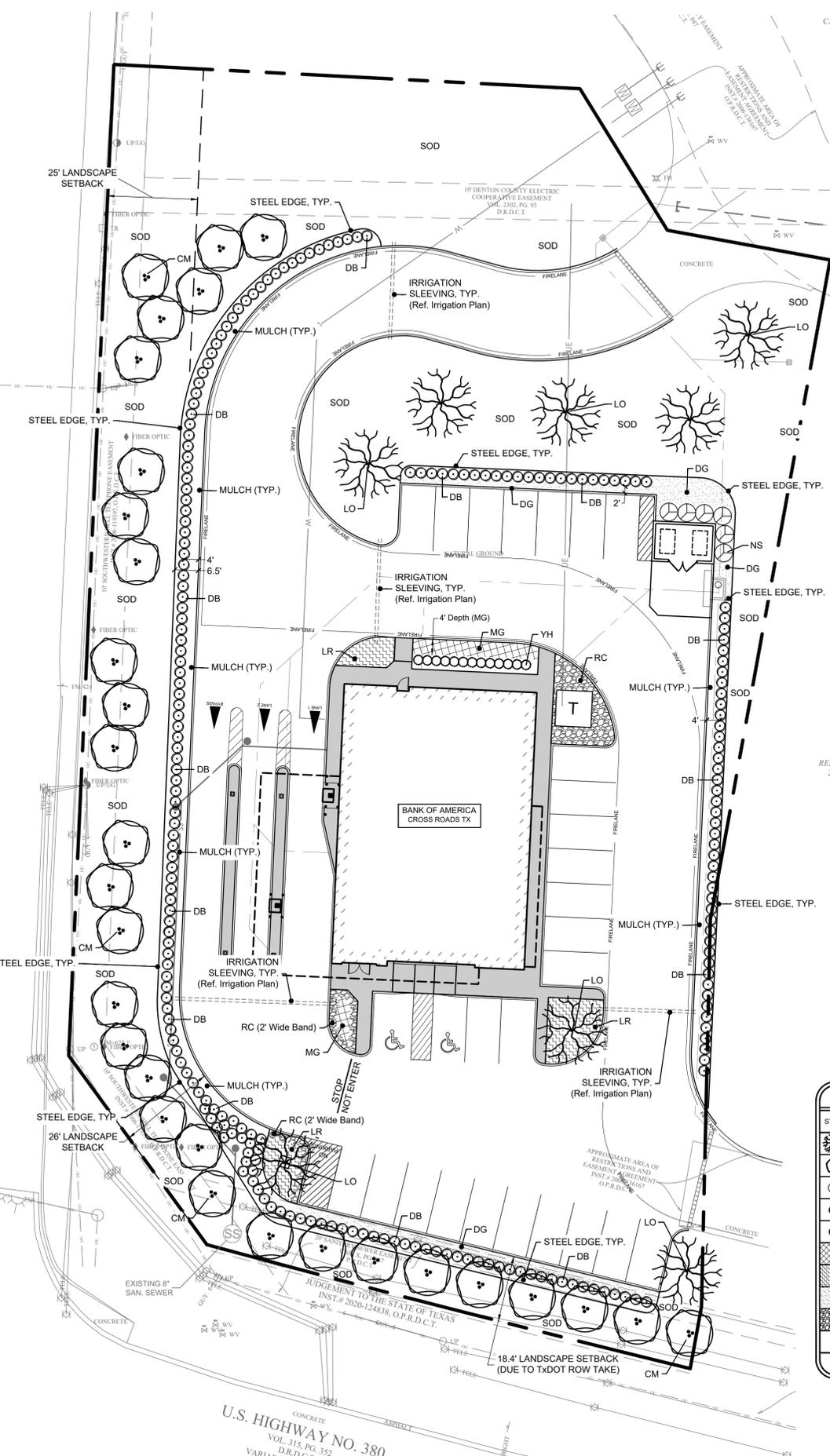
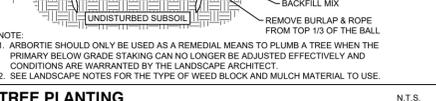
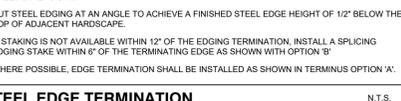


SHRUB DISTANCE FROM EDGE OF BED

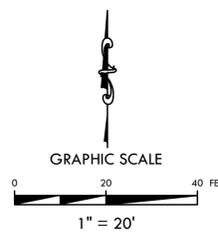


STEEL EDGE TERMINATION

TREE PLANTING



Know what's below.
Call before you dig.



LANDSCAPE REQUIREMENTS for the Town of Cross Roads, TX

"EXHIBIT 'B'"
Allegiance Cross Roads
General Planned Development Standards
For Approximately 215 Acres
Town of Cross Roads, Denton County, Texas

IV. Commercial Development Standards- Tract 2

D. Architectural and Landscaping Standards

V. Landscape Perimeter Requirements

A landscaped area consisting of living trees, turf, or other living ground cover and being at least twenty-five (25) feet in width measured from the property line interior to the property shall be provided adjacent to and outside of the rights of way for US 380 and FM 424. One large tree, four (4) inch caliper minimum, shall be planted on thirty (30) foot centers within the required landscaped area, subject to the US 380 requirements below. A minimum of fifteen (15) shrubs with a minimum size of five (5) gallons each will be planted in the landscaped area for each thirty (30) feet of linear frontage. Parking abutting the landscaped area will be screened from the adjacent roadways. The required screening may be with shrubs or a berm or a combination of the two. All measurements of tree diameters shall be at four and one-half (4.5) feet above natural grade.

US 380 Requirements: Notwithstanding the building regulations applicable to property development in C-Commercial Districts as set forth in the Town's Comprehensive Zoning Ordinance, electric distribution facilities along the perimeter of the Property and within the US 380 right-of-way need not be underground. In areas where electric distribution facilities are not underground, and where mature trees may interfere with such facilities, ornamental trees shall be planted in the perimeter landscape buffer, which shall be at least ten (10) feet in height at the time of planting at one tree per fifteen (15) feet of frontage. Clustering of plantings is permitted.

VI. Landscape Interior Parking Requirements:

Fifteen (15) square feet of landscaping for each parking space shall be provided within the paved boundaries of the parking area. All landscaped areas shall be protected by a raised six (6) inch concrete curb. Pavement shall not be closer than three (3) feet from the trunk of a tree. Landscaped islands shall generally be located at the terminus of all parking rows, and shall contain at least one (1) large tree, four (4) inch caliper minimum, with no more than fifteen (15) parking spaces permitted in a continuous row without being interrupted by a landscaped island. Where there is a landscaped median between two (2) rows of head-in parking, landscaped islands are required every twenty (20) spaces. Landscaped islands shall be a minimum of one hundred (100) square feet, minimum eight (8) feet wide and a length equal to the abutting space. There shall be at least one (1) large tree, four (4) inch caliper minimum, within one hundred and fifty (150) feet of every parking space. All measurements of tree diameters shall be at four and one-half (4.5) feet above natural grade.

LANDSCAPE CALCULATIONS for the Town of Cross Roads, TX

	REQUIRED	PROVIDED	COMMENTS
Perimeter Trees:	(1) Ornam. Tree @ 15' o.c. of Perim. Edge 438 ft / 15' = (29) Trees	30 Trees	-
Perimeter Shrubs:	(15) Shrubs per 30' L. of Perim. Edge 438 ft / 30' * 14.6 * 15 = (219) Shrubs	220 Shrubs	-
Interior Parking:	(15 sf) of Landscape per Parking Space 27 Spaces * 15 sf = (405 sf) Landscape	990 sf	-

PLAN REVIEW NOTE

NOTE: IN ORDER TO MEET THE PLANNED DEVELOPMENT LANDSCAPE CRITERIA PROVIDED BY THE TOWN OF CROSSROADS FOR THE ALLEGIANCE CROSSROADS DEVELOPMENT, SPECIFIC TO THE LANDSCAPE SETBACK AREAS ALONG HIGHWAY 380 AND FM 424, IT WAS NECESSARY TO PLACE SOME OF THE REQUIRED LANDSCAPE MATERIALS IN UTILITY EASEMENT AREAS. APPROVAL OF THIS PLAN SERVES AS ACKNOWLEDGEMENT AND ACCEPTANCE OF THIS BY ALL REVIEWING PARTIES.

Plant Material List

SYM.	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
LO	8	Live Oak	Quercus Virgiana	N/A	Cont.	4' cal	10' min.	5' min.	Full Canopy, Healthy, Good Form
CM	30	Crape Myrtle 'Natchez'	Lagerstromia indica 'Natchez'	N/A	Cont.	3' cal	10' min.	5' min.	Full Canopy, Healthy, Good Form Multi-trunk, 3 cane minimum
NS	6	Nellie R. Stevens Holly	Ilex x Nellie R Stevens'	60"	Cont.	15 gal	6' min.	30' min.	Full, Healthy, Even Growth
DB	220	Dwarf Burford Holly	Ilex cornuta 'Burfordii'	36"	Cont.	5 gal	30" min.	24" min.	Full, Healthy, Even Growth - Must be NOTE: 30" Min. Ht. at Installation
YH	13	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	36"	Cont.	5 gal	18" min.	24" min.	Full, Healthy
MG	216 sf	Gulf Muhly Grass	Muhlenbergia capillaris	24"	Cont.	3 gal	18" min.	18" min.	Full, Round, Healthy
LR	463sf	Big Blue Liriope	Liriope muscari 'Big Blue'	18"	Cont.	1 gal	12" min	12" min	Full, Healthy
DG	592 sf	Decomposed Granite	-	-	-	-	-	-	Locally Available (3" Min. Depth)
RC	357 sf	Rio Grande Cobble	-	-	-	-	-	-	Large Oversize (3" Min. Depth)
SOD	-	Turf Sod (Common Bermuda)	Cynodon dactylon	N/A	N/A	N/A	N/A	N/A	Locally available

In Accordance to the Current Edition of The American Standard for Nursery Stock

BANK OF AMERICA
CROSS ROADS
GROUND UP
Cross Roads Hwy 380 + FM 424
Denton, TX 76227

PROPERTY ID: TXW-D71
NSRP VERSION: 2.0
BULLETIN: 1-2019

LANDSCAPE PLAN



Proj. No: 19.0005343.000 Reviewed By: SW

L1.0



COUNCIL AGENDA BRIEFING SHEET

Meeting Date:

March 15, 2021

Agenda Item (#10 & 12):

Item 10. Conduct a public hearing on updating the official zoning map for the Town of Cross Roads.

Item 12. Discuss and consider action on Ordinance 2021-0315-02 adopting an updated Official Zoning Map for the Town of Cross Roads.

Prepared by:

Kristi Gilbert, Interim Town Administrator

Description:

Section 211.001 of the Texas Local Government Code authorizes a municipality to adopt zoning regulations for the purpose of promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance. Additionally, Section 211.005 provides for the ability to divide the town into zoning districts. The Town of Cross Roads does not have an official zoning map on file that has been updated regularly with prior zoning changes. The purpose of adopting this ordinance is to designate the official zoning map for the Town of Cross Roads which is reflective of the history of the zoning changes throughout the Town. This map does not rezone any property, it is designed to only reflect what has already been approved by the Planning and Zoning Commission and the Town Council. This map will be updated in the future with each approved zoning change. The timing of this is appropriate to ensure the map is reflected correctly in the proposed comprehensive plan update.

Fiscal Impact:

N/A

Recommended Action:

Staff respectfully requests approval of the ordinance adopting the updated Official Zoning Map for the Town of Cross Roads.

Attachments:

Proposed Ordinance
Official Zoning Map

ORDINANCE NO. 2021-0315-01

AN ORDINANCE OF THE TOWN OF CROSS ROADS ADOPTING AN UPDATED OFFICIAL ZONING MAP OF THE TOWN OF CROSS ROADS AS THE OFFICIAL ZONING MAP OF THE TOWN OF CROSS ROADS, INCLUDING A SAVINGS CLAUSE, A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, Section 51.001 of the Texas Local Government Code provides that a governing body may adopt ordinances and resolutions that “is for the good government, peace, and order of the municipality”; and

WHEREAS, Section 211.001 of the Texas Local Government Code authorizes a municipality to adopt establish zoning districts for the purpose of promoting the public health, safety, morals, or general welfare and protecting and preserving places and areas of historical, cultural, or architectural importance and significance; and

WHEREAS, Section 51.012 of the Texas Local Government Code states that a municipality may adopt an ordinance or resolution that is necessary “for the “good government, interest, welfare, or good order of the municipality as a body politic”; and

WHEREAS, all statutory and constitutional requirements for the passage of this Ordinance have been adhered to, including but not limited to the Open Meetings Act; and

WHEREAS, the Town of Cross Roads Town Council concludes that this ordinance is being adopted with the consent of all appropriate persons, and that the passage of this ordinance is in the best interest of the public’s health, safety and welfare.

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

Section 1. All matters stated hereinabove are found to be true and correct and are incorporated herein by reference as if copied in their entirety.

Section 2. That the map attached hereto as Exhibit “A” is adopted by the Cross Roads Town Council as the Official Zoning Map of the Town of Cross Roads, Texas, reflecting the appropriate zoning classifications for all real property within the town limits.

Section 3. If any phrase, clause, sentence, paragraph or section of this ordinance shall be deemed void, ineffective, or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such voidness, ineffectiveness, or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance since the Town Council would have enacted the same without any void, ineffective, or unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. THAT the Town Secretary is hereby authorized and directed to cause publication of the description caption and penalty clause hereof as an alternative method of publication provided by law.

Section 5. THAT this ordinance shall become effective from and after the date of its passage.

PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF CROSS ROADS, TEXAS on this the 15th day of March, 2021.

APPROVED:

MAYOR

ATTEST:

TOWN SECRETARY

APPROVED AS TO FORM:

TOWN ATTORNEY

EXHIBIT "A"
OFFICIAL ZONING MAP



COUNCIL AGENDA BRIEFING SHEET

Meeting Date:

March 15, 2021

Agenda Item (#11 & 13):

- Item 11. Conduct a public hearing and consider action on the proposed 2020 Update to the 2015 Comprehensive Plan.
- Item 13. Discuss and consider action on an ordinance adopting the 2020 Updated to the 2015 Comprehensive Plan.

Prepared by:

Kristi Gilbert, Interim Town Administrator

Description:

On January 14, 2020 the Council-appointed Comprehensive Plan Update Committee held their first meeting to discuss updates to the 2015 Comprehensive Plan. Sub-committees were created to address individual sections.

The Committee presented a redline version of the 2015 Comprehensive Plan to the Town Council for input in September 2020 that did not yet include updates to the maps. This redline version is included for your reference. Staff subsequently updated the maps with input provided from the committee and provided data where the Committee indicated staff suggestion was needed. Additional volunteers utilized the redline copy from the Committee, along with the updated maps, to prepare the clean version included for your recommendation.

The Comprehensive Plan is a living document and should not be interpreted as strict regulations. Considering this, the Town's new visioning project and the fact that 2020 official census data is not yet available, Staff would recommend a review of the document in no less than nine to 12 months' time to update with additional information. It should be noted that this has been a lengthy process due to COVID and other factors. Many interested parties have contacted Staff on the status of this project and are awaiting its approval for submission. Staff would encourage the Council to take action and suggest any substantive changes be made when a re-review is conducted after the receipt of census data.

Fiscal Impact:

N/A

Planning and Zoning Recommendation

The Planning and Zoning Commission considered the proposed plan at their March 2, 2021 meeting and recommended approval unanimously with four members present.



COUNCIL AGENDA BRIEFING SHEET

Recommended Action:

Staff respectfully requests the Commission recommend to Town Council the approval of the 2020 Update to the 2015 Comprehensive Plan.

Attachments:

Proposed Ordinance

Draft 2020 Update of 2015 Comprehensive Plan

Redline Version of 2015 Comprehensive Plan from Comprehensive Plan Update Committee

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF CROSS ROADS, TEXAS, ADOPTING A COMPREHENSIVE LAND USE PLAN AND THOROUGHFARE PLAN ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT “A”; PROVIDING A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town desires to develop a vision and a strategy for how future growth and potential redevelopment should occur within the Town, how established neighborhoods may be preserved and enhanced, and to establish new policy and procedural guidelines to implement community values to promote sound development and promote the health, safety and welfare of the community; and

WHEREAS, the 2020 Update to the 2015 Comprehensive Plan concentrates on priorities that should be addressed for future development, followed by longer term issues that may require attention now and later; and

WHEREAS, the Comprehensive Plan provides recommendations for enhancing the identity of the Town, analyzing and improving its neighborhoods, promoting high quality design, attractiveness, and strong economic performance along its major corridors, and providing urban design guidance for the use and redevelopment of properties along those corridors; and

WHEREAS, the Town Council has determined that it is in the best interest of the Town to adopt a new Comprehensive Land Use Plan and Thoroughfare Plan, which are attached hereto and incorporated herein by reference as Exhibit “A,” as the Comprehensive Land Use Plan and Thoroughfare Plan for the Town;

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

SECTION 1. That the Town Council hereby adopts the Comprehensive Land Use Plan and Thoroughfare Plan of the Town of Cross Roads, Texas, true and correct copies of which are attached hereto and incorporated herein by reference as Exhibit “A,” as the comprehensive plan and thoroughfare plan for the Town of Cross Roads.

SECTION 2. That all provisions of the ordinances of the Town of Cross Roads, Texas, in conflict with the provisions of this ordinance be, and the same are hereby,

repealed, and all other provisions of the ordinances of the Town not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 3. That this ordinance shall take effect immediately from and after its passage as the law in such cases provides.

DULY PASSED by the Town Council of the Town of Cross Roads, Texas, this the _____ day of _____, 2021.

APPROVED:

MAYOR

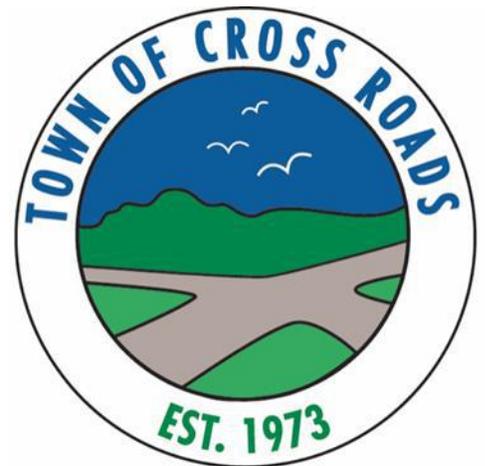
ATTEST:

TOWN SECRETARY

APPROVED AS TO FORM:

TOWN ATTORNEY

Cross Roads
OPEN FOR BUSINESS



2020 Update of 2015 Comprehensive Plan

EXECUTIVE SUMMARY

The Town of Cross Roads Comprehensive Plan is intended to be a flexible and adaptive guide for developers, residents, policymakers, and Town staff to use as a tool. For citizens and potential developers, this plan can be used as a guide to create development requests and applications that are in line with the town vision. For policy makers and staff, it can be an aid for reviewing development projects as well as designing a Town budget, prioritizing capital improvement projects, drafting ordinances and daily decision making.

This plan is intended to be a continually developing guide that responds to the changing and growing needs of the town. An annual review of this document by the Planning and Zoning Committee should occur at one-year intervals (one annual meeting). This review should address the status and continued applicability of the plan based on current conditions. A report on these findings should be prepared and presented to the Town Council. Items needing amendment or additions needed should be made accordingly with approval.

A Comprehensive Planning committee with public participation should be formed every 3-5 years to perform a complete and more thorough review and update of the plan. Performing periodic evaluations of this plan, will ensure that the plan will remain functional and continue providing Town leaders an effective guide for decision making.

LEGAL AUTHORITY

Municipalities in Texas are not mandated by state government to prepare and maintain local comprehensive plans. However, Section 213 of the Texas Local Government Code provides that, "The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality." The Code cites basic reasons for long-range, comprehensive community planning by stating that, "The powers granted under this chapter are for the purposes of promoting sound development of municipalities and promoting public health, safety and welfare."

The Code also gives Texas municipalities the freedom to "define the content and design" of their plans, although Section 213 suggests that a comprehensive plan may:

1. Include but is not limited to provisions on land use, transportation, and public facilities.
2. Consist of a single plan or a coordinated set of plans organized by subject and geographic area.
3. Be used to coordinate and guide the establishment of development regulations. The Plan serves as a guide for the ongoing development and redevelopment of the community with respect to land use, thoroughfares and streets, and other matters affecting development within the Town.

Chapter 211: Allows the governing body of a community to regulate zoning.

Chapter 212: Allows the governing body of a community to regulate subdivision development within the Town and Extraterritorial Jurisdiction (ETJ).

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**SECTION 1
ACKNOWLEDGEMENTS AND CREDITS**

We wish to acknowledge the following individuals, groups, and organizations who were instrumental in guiding the Comprehensive Plan process. Also, thank you to the citizens of Cross Roads for their vision and contributions to this plan.

COMPREHENSIVE PLAN COMMITTEE

Eddie Army, Co-Chair
Herman Oosterwijk, Co-Chair
Pete Carrothers, Member
Gary Daniels, Member
Greg Gaalema, Member
Steve Hays, Member
Rick Hodge, Member
Kathy Langley, Member
Courtney McGee, Member
Sylvia Philips, Member

TOWN STAFF

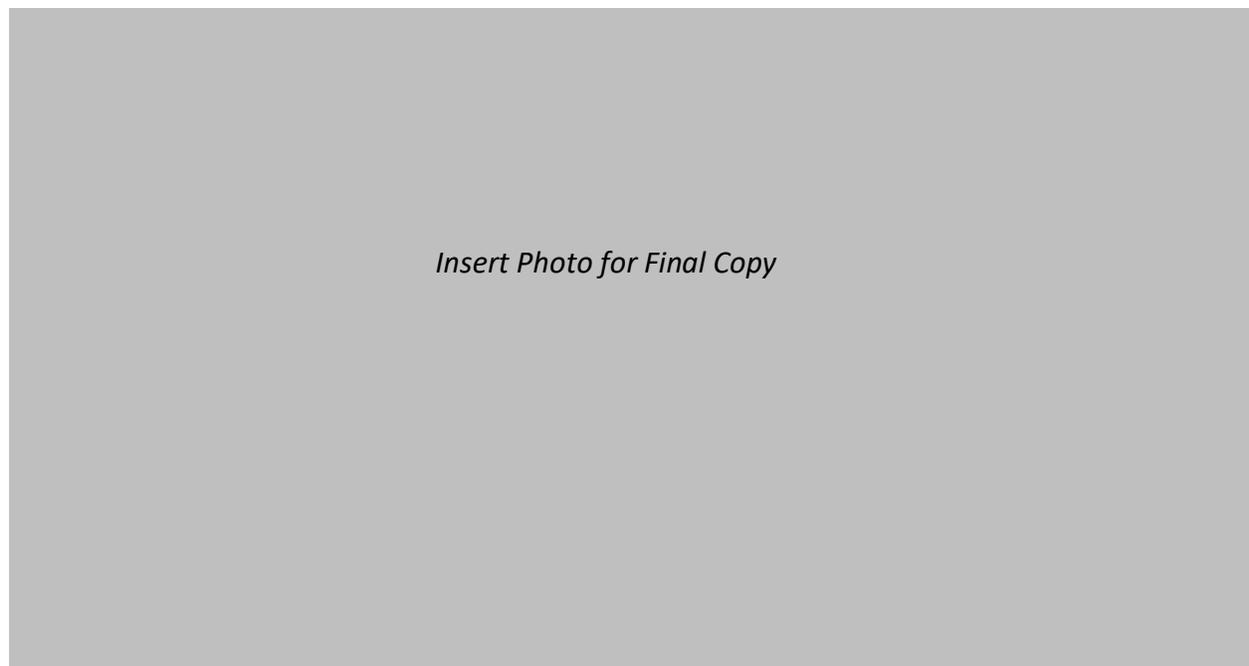
Kristi Gilbert, Interim Town Administrator
Donna Butler, Town Secretary

2021 TOWN COUNCIL

T. Lynn Tompkins, Jr., Mayor
Bobby Phillips, Mayor Pro Tem
David Meek, Council Member
Wendy White-Stevens, Council Member
Duke Roberson, Council Member
Greg Gaalema, Council Member

CREDITS

Aubrey Independent School District
City-Data.com
Denton County
Denton Independent School District
Denton County Appraisal District
Federal Emergency Management Agency
Mustang Special Utility District
North Central Texas Council of Governments
Texas Department of Transportation
U.S. Army Corps of Engineers
U.S. Census Bureau
U.S. Fish and Wildlife Service



SECTION 2 OVERVIEW

A group of Texans with a vision formed the Town of Cross Roads in Denton County in 1973. Ranchers, farmers, and businesspeople wanted to retain the rural qualities of their community while adding new families, new businesses and the professions and trades needed by their families. Cross Roads would have no town property tax and would be sustained by fees and sales tax.

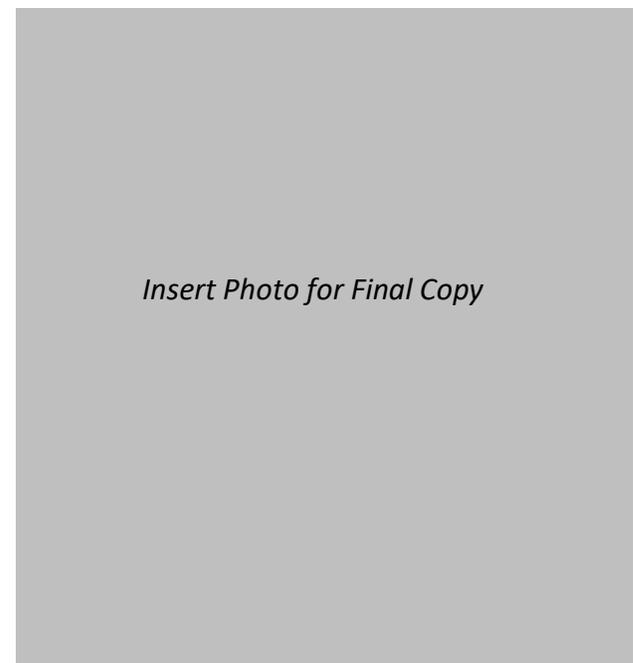
Today that same vision continues at the core of this comprehensive plan. With roots firmly anchored in the rich land, the businesspeople, ranchers, and farmers have their eyes on the future. Surrounding the confluence of two Texas highways, 380 and 377, Cross Roads has the thriving college community of Denton to the west, the residential community of Little Elm to the East and Southeast and Krugerville to the North with Oak Point and Lake Lewisville to the South and Southwest. A US Army Corps of Engineers reservoir, Lake Lewisville is surrounded by environmental preserves and recreational opportunities.

The topography of Cross Roads generally slopes from north to south with the Cantrell Slough as the major drainage channel running from the northeastern portion of the Town southerly and then southwesterly to Lake Lewisville. There are gentle sloping areas both north and south of US 380 with more definition and elevation changes on the western side of the Town. In the areas around the Lake, there is substantial tree coverage. The Town supports this tree coverage through preservation via ordinance. Trees are the underpinning to

the Town's commitment to a healthy natural environment. "Take a tree down, plant a tree" supports this philosophy.

There are two school districts providing educational support to Cross Roads: Denton Independent School District which starts south of Fishtrap Road and extends to the southern Town limits; and Aubrey Independent School District which starts at Fishtrap Road and extends north to the Town limits.

Denton ISD is one of the larger school districts in Denton County and Aubrey ISD is the smallest school district in Denton County. A small proportion of school aged children in the Town of Cross Roads attend Aubrey ISD facilities, while most school aged children attend school in the Denton ISD.



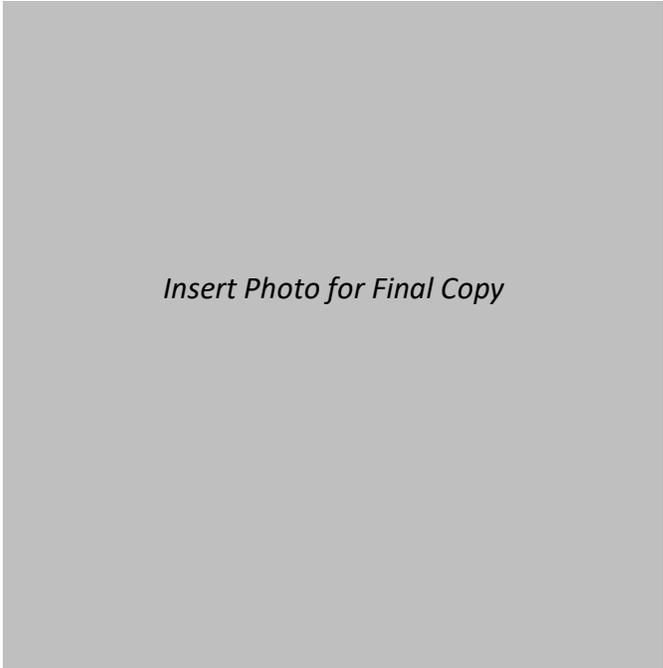
Cross Roads has managed its growth through the implementation of the 2015 Comprehensive Plan and by capitalizing on its zoning and subdivision ordinances. Commercial construction along US 380 between Farm Road 424 and the eastern Town boundary continues to flourish, along with emerging commercial growth on US 377.

In the timeframe between 2015 and 2018, the population has increased from 1250 to around 1600, approximately a 25 percent increase. Completed residential construction in the Village of Cross Roads, Hillstone and Forest Hills as well as construction in other newly developed residential neighborhoods has increased the number of homes in the Town. In addition, there are several subdivisions being considered for the Town which will further increase the population. The build out forecast for Cross Roads is for a population of between 4,400 and 5,000. Development of larger home sites continues in a steady progression.

Cross Roads has no ad valorem taxes [property taxes] and relies upon application and permits fees, sales tax, and other forms of revenue to fund Town government and services. One of the objectives of this Comprehensive Plan is to create a development environment where retail establishments are successful, providing

goods and services to residents of the Town and to other consumers, which minimizes the need for a property tax.

The transportation system in and around the Town has two main components: the highways and the local street system. US 380 has significant capacity constraints while there is a surplus capacity on US 377. US 380 is a four-lane divided highway with a continuous turn lane in the middle. Congestion at peak hours on US 380 is significant and will continue to be an issue. Recommendations have been made in the Transportation element of this plan to help improve traffic congestion management.



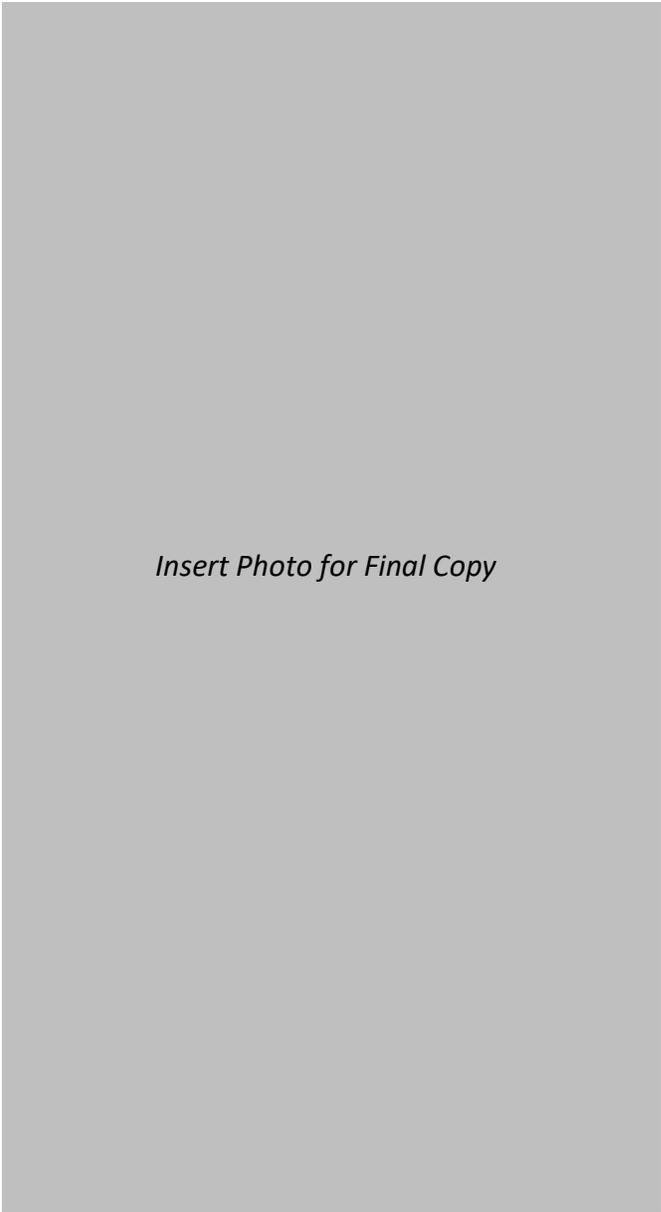
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Housing is mostly of excellent to good quality with a few areas where minimum housing standards should be enforced. The Town has continued to encourage larger lot sizes for single family detached housing. Much of the land in the Town is agricultural, including both farms and ranches. Many of the larger tracts of land, while zoned agricultural and used for agriculture, include a residential component. With the adoption of this Plan, the Town has provided areas for future multi-family use, mixed-use, and senior housing with the recognition that higher density housing demands off-site sanitary sewer service.

The Town has established a Municipal Management District to assist in its efforts to expand economic opportunities within the municipal boundary. The focus is to ensure that businesses building or expanding in Cross Roads are those businesses that provide goods and services that the community needs and wants. Additionally, there is a focus on retail uses that generate sales tax revenue.

Note: From time to time the Comprehensive Plan may be administratively adjusted due to new information being available. For instance, if new traffic counts become available, the Plan may be amended to show the new trip counts without a public hearing by the Town Council. However, if there is an amendment to the maps, goals, or suggested plans of action in the guide,

those amendments will be considered by the Town Council in a public hearing environment.



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**SECTION 3
DEMOGRAPHICS AND PROJECTIONS**

SUMMARY

The population of Cross Roads has increased at an average rate of just over six percent per year over the last five years from roughly 1,840 residents to around 2,460 residents, an increase of about 34 percent. While the population is increasing, it is also becoming younger. More families with children are moving into the Town especially in the newer neighborhoods.

INFORMATION

Cross Roads, has about 6.6 square miles of land within its corporate limits. There is a modified extra territorial jurisdiction [ETJ] boundary that is as much as one-half mile in width around the Town. There are parts of the ETJ around the Town where agreements have been made with nearby jurisdictions that have caused modifications to the one-half mile statutory width. Within the ETJ, the Town's subdivision and construction codes may be enforced, however the zoning ordinances are not applicable in the ETJ.

The Town of Cross Roads is Type A, General Law city as described in the Texas Local Government Code, Chapter 101. To expand the size [geography] of the Town, a property owner within the ETJ must petition for annexation and the Town Council must approve to accept the property into its jurisdiction. The opportunities for Cross Roads expanding its boundaries is very limited.

North Central Texas is growing more rapidly than many other portions of the United States. The North Central Texas Council of Governments estimates that there are as many as 198 people per day moving into the region. The Dallas Fort Worth Metroplex is the third fastest growing area in the United States following only the Houston area and New York. Denton County has been the eighth fastest growing county over the last three years.

Trended Population				
Year	2010	2015	Estimated 2020	Projected 2025
Population	900	1,250	2,200	4,200

PROJECTIONS

In 2015 the average family size in Cross Roads was 3.2 people, but in 2020 the average family size is 2.8 people. Younger families are moving into the community with more school aged children.

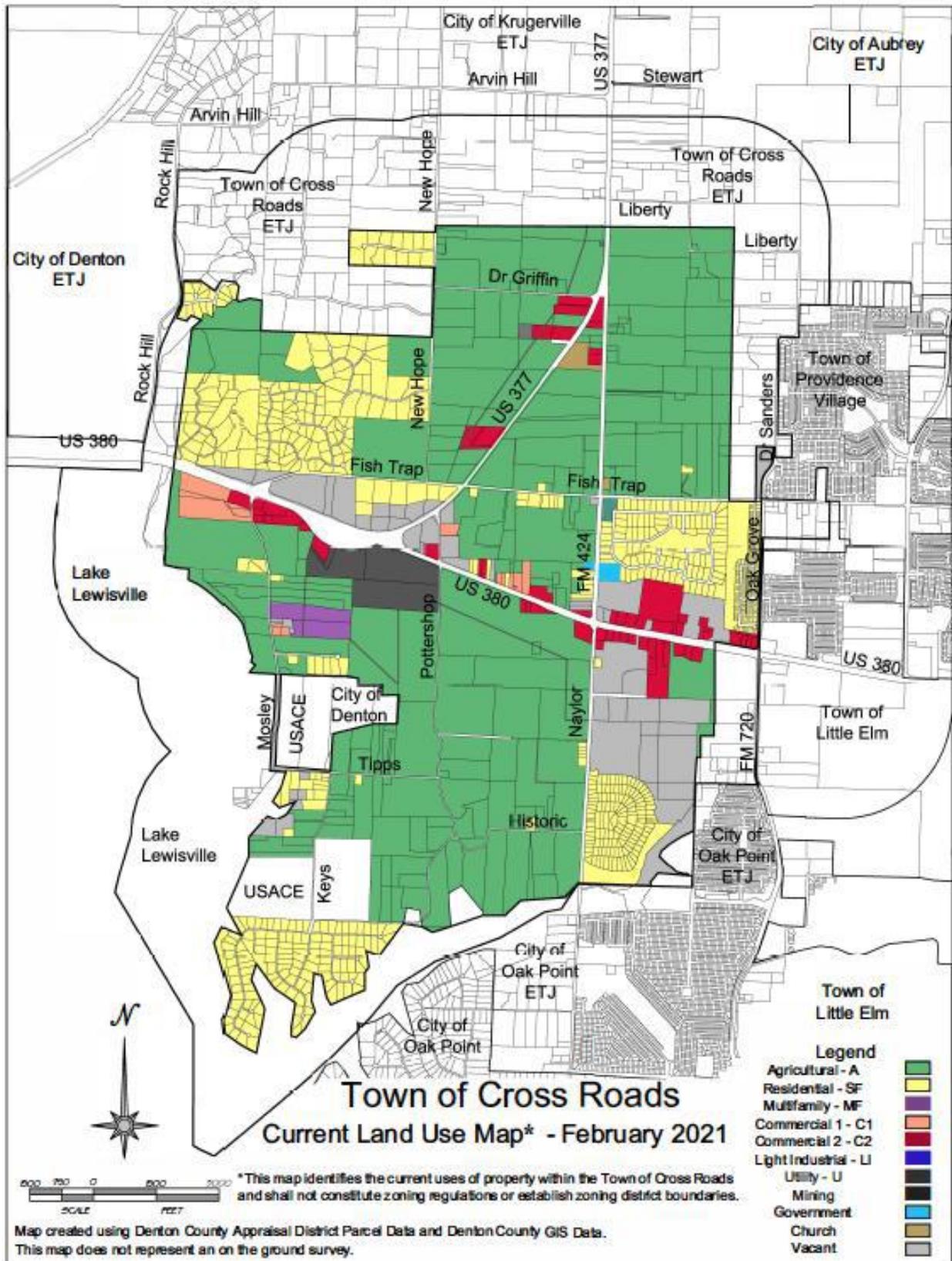
The 2018 US Census estimate showed the Town to have 1980 residents, while the 2010 census showed the Town to have 1563 residents. This is almost a 27 percent growth rate over the intervening eight years. Based on the last 15 years, the Town is on track to grow an additional 1,700 residents for a population of around 4,200 by 2025. One constraint on population growth will be the availability of residential lots. If all the existing lots are built out, then population growth will slow down. If there is a continuing supply of residential lots, then the population will continue to grow unless or until there is an economic reset that minimizes the number of prospective purchasers.

If the Town were to develop in accordance with the Future Land Use Map where single-family residential development [2,998 acres] is expected to occur, the population from that geography would be as many as 9,594.

Then if the areas identified for mixed use and multifamily [108.8 acres] were to develop at an average density of eight dwelling units per acre, the resulting population could reach 2,764. And the senior housing at a density of four units per acre at a population rate of 1.8 residents per household would generate as many as 525 residents. So, the total population of the Town if everything were constructed in accordance with the Future Land Use Map could be as much as 12,883 residents.

This is a highly unlikely scenario. A more conservative estimate seems to make sense as many of the existing and future property owners enjoy the larger lots up to and including the large horse ranches and homestead agricultural uses. The future population at build out is more likely to be in the 4,400 to 5,000 population range.

**SECTION 4
CURRENT LAND USE MAP
UPDATED FEBRUARY 2021**



SECTION 4 CURRENT LAND USE

The Town of Cross Roads encompasses a little over six and one-half square miles. Within this geography the Town has horse ranches, farms, large-lot residential neighborhoods, one-acre residential neighborhoods, and commercial uses.

The attached CURRENT LAND USE MAP shows how the land is currently being utilized in the Town with some land uses shown in the Extra Territorial Jurisdiction.

The attached CURRENT ZONING MAP shows how the land within the Town is zoned. The combination of agricultural uses, homestead agricultural uses, and vacant/other land uses cover a significant portion of the land. Additionally, there is a substantial portion of the Town that is shown as large lot single family but doesn't fall into the category of homestead agriculture.

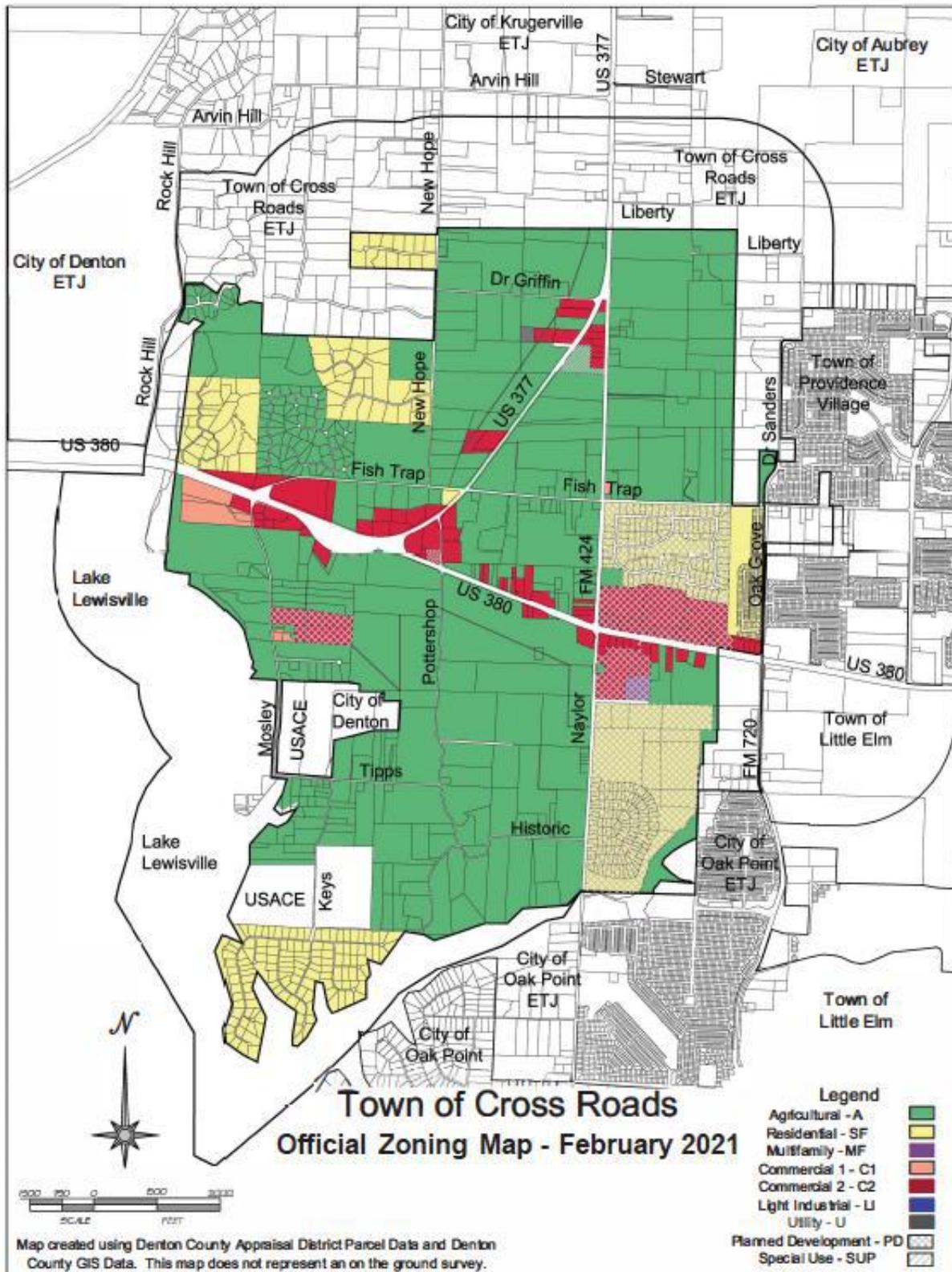
Residential development across the Town, except for the subdivisions, is relatively low density. Most neighborhoods are comprised of lots of one acre or more.

About 4.57 percent of the Town is currently zoned for commercial uses. The most significant commercial development is located on both sides of US 380 between FM 424/Naylor Road and the eastern Town limits. One factor that encourages commercial development along this portion of US 380 is the existing sanitary sewer capacity on both sides of US 380.

There is small area of commercial/industrial development at the intersection of Dr. Griffin Road and US 377.

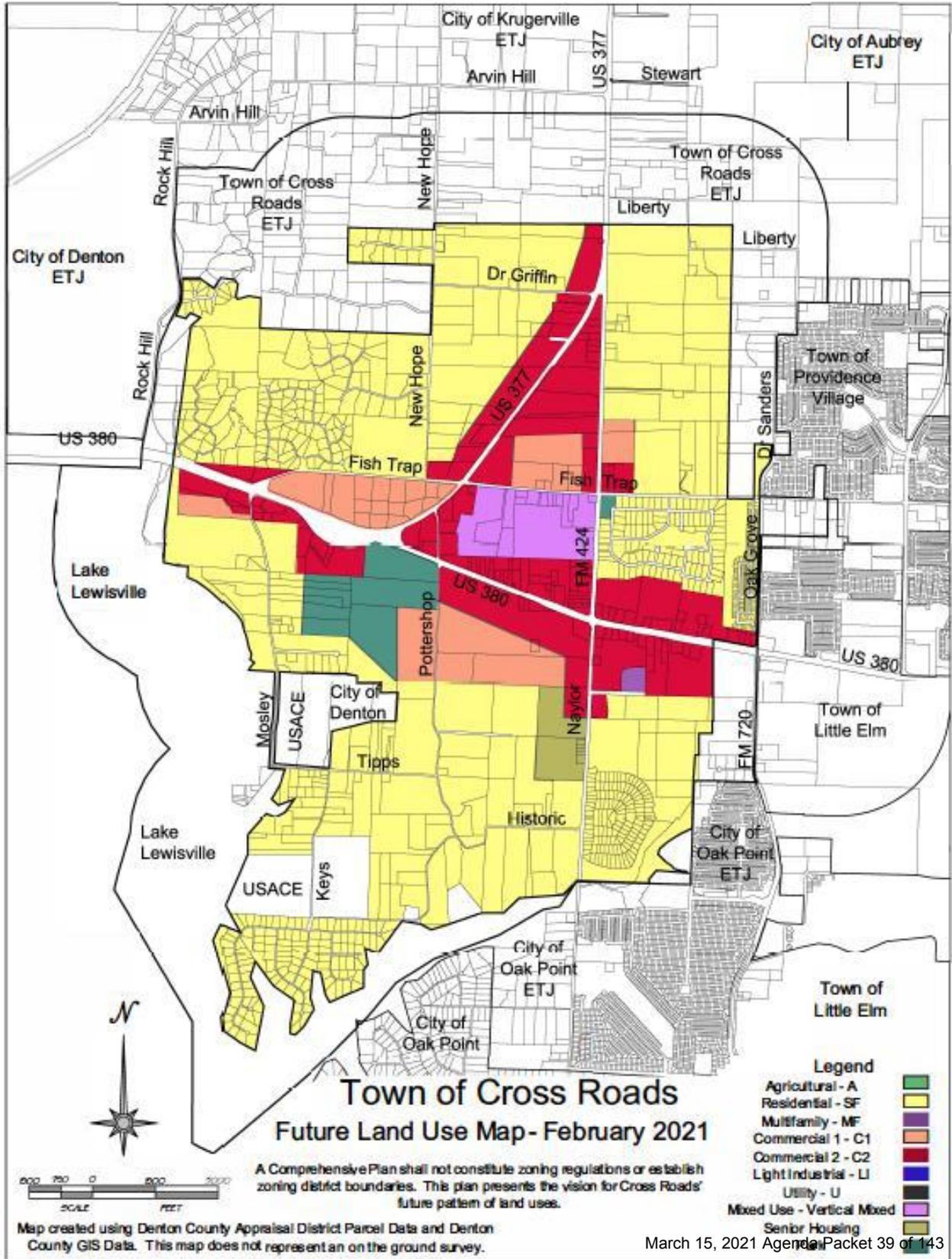
Acme Brick owns and operates a large clay mine at the southwest corner of the intersection of Potter Shop Road and US 380. This mine is a large pit that is easily visible from US 380 and from the elevated portion of US 377. Acme has indicated that this mine has a useful life of an additional 20-25 years.

SECTION 4
CURRENT ZONING MAP
UPDATED FEBRUARY 2021



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**SECTION 5
FUTURE LAND USE MAP
UPDATED FEBRUARY 2020**



**SECTION 5
FUTURE LAND USES**

RESIDENTIAL GOALS

Preserve the historic rural character of the Town by maintaining a balance between the expanding urban area and the environmental preserves and rural areas of the community.

Ensure housing development is compatible with existing and adjacent land uses. Provide for open space or conservation style residential neighborhoods where adjoining the Corp of Engineer property, as an essential interface with the nature preserves.

The Town has limited access to public sewer, requiring on-site sewage facilities for most residential property; The commitment is to protect the quality of life and maintain the established countryside feel of the Town.

Ensure that housing development has access to key community amenities and natural attributes, such as walkable neighborhoods, parks, and open green spaces to draw people outside and foster social interactions.

Provide appropriate locations for higher density residential, attached single family, and retirement housing.

COMMERCIAL GOALS

Expand and diversify the Town's sales tax base by appropriate commercial development as depicted on the Future Land Use Map.

Encourage retail development in areas where there are high traffic volumes, visibility, and accessibility.

Encourage non-retail commercial development in areas where commercial development may be appropriate, yet where it does not compete for property that is more suitable for retail development.

Areas of the Town should be identified for office and professional office uses.

Identify areas of the Town that are appropriate for mixed-use development with a residential component.

Provide an opportunity in the Town of Cross Roads for a portion of the community to live, work, and play in smaller, walkable areas.

**SECTION 6
TRANSPORTATION**

GOAL

To provide the residential and commercial citizens of Cross Roads with a long-range plan providing a transportation system that efficiently moves vehicular traffic throughout the Town.

OBJECTIVES

Provide functional and dimensional classifications of roadways throughout the Town.

Work with surrounding communities, The Texas Department of Transportation, Denton County, and the North Central Texas Council of Governments to develop and implement transportation systems that positively affect vehicular movement within the Town of Cross Roads.

Provide transportation solutions that contribute to the overall health, safety, and welfare of the Town.

Identify transportation improvements that positively affect the travelling public within the corporate limits.

SUGGESTED GUIDELINE

Whenever a property is being platted or a request is made for a change in zoning, property needed for rights-of-way should be requested for roadways shown on the Thoroughfare Plan.

The Thoroughfare Plan roadways should periodically be evaluated for traffic congestion and capacity improvements.

Requests for commercial and high-density platting should always include shared access and cross access easements to reduce the number of driveways connected to roadways identified on the Thoroughfare Plan.

Driveways connected to roadways identified on the Thoroughfare Plan should be minimized to maintain roadway efficiency.

When acquiring right of way necessary to comply with the Thoroughfare Plan, care should be taken to minimize the impact on adjacent properties.

CURRENT ROAD PROJECTS

US 377 From North of BUS 377E to (US) HWY 380:

The proposed project consists of the reconstruction and widening of US 377 from North of BUS 377E in Pilot Point to US 380 in Cross Roads, TX. Improvements would include the expansion of the current 2-lane rural roadway to a 6-lane urban roadway with a raised median to provide additional capacity and improve safety. Improvements would consist of 12-foot-wide travel lanes, 14-foot-wide outside shared-use lanes, and 5-foot sidewalks with American Disabilities Act (ADA) curb ramps in both directions through most of the project. Proposed drainage would be conveyed by curb & gutter, a storm sewer system and crossing culverts. Other improvements would include realigning the intersections of BUS 377 S at US 377, and FM 424 at US 377. The existing right of way (ROW) width would increase with the proposed project to 140-f feet. The proposed project is anticipated to require 63.2 acres of additional ROW and 1.8 acres of proposed permanent drainage easements to accommodate the proposed improvements.

US 380 PROJECT:

The purpose of the proposed project is to improve mobility by increasing capacity and reducing traffic congestion. Widening and increasing the number of traffic lanes and adding additional grade separations would

improve mobility. This project will also create a pedestrian-friendly corridor with safe access to businesses and schools. The area of this project is Loop 288 to west of CR 26 (Collin County Line).

It will widen 4 to 6 lanes divided urban with grade separations at major intersections and have raised medians and left/right turn lanes from LP 288 to W of US 377.

DISCUSSION

In practice, the Thoroughfare Plan should be thought of as a blueprint that establishes a set of terminology, standards and general principles that guide decision-making for all aspects of roadway planning, funding, construction/reconstruction, operation, and maintenance of the Town's primary roadway system. Through its adoption, the Council establishes a set of procedures, as well as physical and operational standards that everyone (the single-family homeowner, land developer, business people, elected officials, and Town or other agency staff persons) should use in day-to-day practice to coordinate the development, operation and maintenance of the thoroughfare system.

As a long-range planning tool, it is intended to identify street needs for the next twenty years within the developed area and to establish a desirable thoroughfare system for undeveloped areas and redevelopment areas based on anticipated development patterns.

There are two United States Highways that meet in the Town. US 380 is the major transportation corridor bisecting the Town into north and south. The City of Denton is to the west across Lake Lewisville and the Town of McKinney is further to the east. A second US Highway, US 377 commences in the western portion of the Town and heads generally north from US 380 and provides transportation access to the Towns of Krugerville, Aubrey, and areas further north. There is substantial growth on both sides of US 380 from Denton to McKinney and as such, traffic volume is increasing and will continue to increase.

There are a variety of benefits to be derived from thoroughfare planning, but the primary objective is to enable the street system to be developed in a manner which will adequately serve the current and anticipated future travel demands while creating a pleasing and efficient community transportation system. The complexity of the Town environment requires that the thoroughfare plan be compatible with and complement other components of the land-use planning and development process. Transportation planning should contribute to the fulfillment of overall community goals, not dictate these goals.

If the Thoroughfare Plan and its implementation are responsive to travel needs and reflect community values, then businesses and residents will be able to locate and invest in the Town with confidence. They will know how the street

system will be operated and that the Town is committed to maintaining adequate mobility. Over the long term, the plan will also minimize the cost of building roads and their impact on adjacent properties.

There is not a public transportation system that serves the Town of Cross Roads, nor are there plans to incorporate a public transportation system into the transportation system that serves the Town. The flexibility and convenience of operating an automobile has contributed significantly to its attractiveness. The availability of the automobile to most of the population permits a wider choice of residential location with respect to employment location. Therefore, continuing reliance on the privately owned automobile/truck will be the transportation system of choice for the foreseeable future.

With this caveat in mind, the design of the Town's roadway system becomes a critical element in future land-use decisions. Land-use decisions and the transportation system are inextricably linked to one another. Failure to consider the current and future transportation requirements as the Town develops would be a critical mistake from which the Town might never fully recover.

**SECTION 6
THOROUGHFARE PLAN**

The Thoroughfare Plan serves a few functions and purposes:

FUNCTIONS:

- Identifies general alignment of thoroughfares.
- Specifies right-of-way requirements and protects right of way through the zoning, platting, and building permit processes.
- Specifies basic design elements such as pavement width, parkway or shoulder width, and median width.
- Identifies the relative importance of thoroughfares and their role in providing mobility and public safety.
- Establishes a philosophy for the development of the thoroughfare system on a municipality-wide basis and provides focus for areas with special transportation concerns.

PURPOSE:

- To facilitate communication among Town staff, elected and appointed officials, land developers, the community, and others who may have an interest in the Town's transportation system.
- To facilitate effective design, operation, and maintenance of the road system which includes the entire roadway system in the Town, including local streets.
- To assist citizens in making decisions about the location of their homes or businesses and the future uses of property.

FUNCTIONAL CLASSIFICATION

Functional classification is the process by which streets are grouped into classes, or systems, according to the character of service they are intended to provide. Since most travel involves movement through a network of roads, it is necessary to determine how travel can be channeled within the network in a logical and efficient manner. Functional classification defines the nature of this channelization process by identifying the part that any road will play in serving the flow of trips through a street network.

There are three distinct elements of every trip on the street network: main movement, distribution/collection, and access. These elements translate directly into the functional classes used in this plan.

1. Arterial streets provide the links between areas of the Town. They typically define neighborhoods and serve the main function of movement from one part of the Town to another.
2. Collector streets provide the links between the local streets and arterials. They serve the function of collecting or distributing traffic between the arterials and local streets.
3. Local streets are usually contained within a neighborhood and provide access to adjacent property which is the origin or destination of every trip. The local streets serve the function of internal circulation for all types of development.

The purpose of functional classification is to describe how the street network operates by defining the role that each roadway plays in the system. Classification is necessary for communication among engineers/planners, administrators, and the public. In addition, it provides the framework for monitoring the status of the network, and efficiently allocating available resources to plan, construct, operate, and maintain it.

Related to the idea of functional classification is the dual role that the roadway plays in providing access to property and travel mobility. The primary function of local streets is to provide access to adjacent property, while arterial streets emphasize a high level of mobility for through traffic movement. Regulation of access is necessary on highways and arterials to enhance their primary function of mobility. Collector streets provide a balance between access to adjacent properties and traffic mobility.

ARTERIAL THOROUGHFARES

The arterial street system is divided into two sub-classifications, "principal" arterials and "minor" arterials. Arterials represent those thoroughfares that are used by the traveling public to travel between neighborhoods and communities within the Town. Ideally, arterial thoroughfares define neighborhood boundaries and do not cross into neighborhoods.

PRINCIPAL ARTERIAL THOROUGHFARES

Principal arterial streets are the back bone of the Town's street system. They serve the major centers of activity and high-volume traffic corridors, accommodate the longest trip desires, and carry a high proportion of total area travel on a small percentage of total system mileage.

The network formed by principal arterials is fully interconnected and provides links to the highway system and to areas outside the Town. Geometric design and traffic control measures are used to enhance the movement of through traffic on principal arterials, while access to abutting property may be restricted, or managed, to protect the traffic carrying capacity of the roadway. Access to abutting land is subordinate to the provision of travel service for major traffic movements. Access should be controlled, and driveways should be minimized along these arterials.

In the Town of Cross Roads, the two US Highways are identified as Strategic Principal Arterials. US 377 is currently two lanes undivided through most of its path through the Town. As you can see from the capacity and volume information below, this roadway is not operating near capacity. US 380, on the other hand is four lanes with a center turn lane through most of its route through the Town. The volumes of traffic on this section of the roadway put it at or above capacity much of the time.

In discussions with the Texas Department of Transportation, Denton Office, they advised that consideration is being given to widening US 380 through the Town to three or four travel lanes each way with a divider between the lanes. However, no timing for the widening has been established.

MINOR ARTERIAL THOROUGHFARES

Minor arterial streets interconnect with and augment the principal arterial network. They serve traffic with a smaller geographic area of influence, accommodate trip lengths of moderate length, and offer greater opportunities for emphasis on land access than the principal system. The minor arterials carry significant through traffic volumes and are needed to provide route and spacing continuity for the arterial system. Currently, there are no minor arterials identified in the Town.

COLLECTOR THOROUGHFARES

The collector street system provides both land access service and traffic circulation around and between residential neighborhoods and commercial/industrial areas. They differ from the arterial system in that collectors distribute trips from the arterials the local street system. Conversely, the collector street also collects traffic from local streets in neighborhoods and channels it into the arterial system. Collectors should accommodate short trip lengths, and do not typically extend across arterial thoroughfares or carry a high percentage of through trips. In some circumstances collectors serve as a relief valve when the

arterial system is congested. This can be minimized by providing an adequate arterial street system.

Throughfare	
U.S. Thoroughfare	FM424
U.S. Thoroughfare Strategic Principal Arterial	US 380 / 377
Principal 4 Lane Undivided Thoroughfare	
Collector 2 Lane Undivided Thoroughfare	

Minimum Right of Way Requirement		
Number of lanes	Typical 24-hour volume	Typical 24-hour capacity
6 lanes divided	21,500 vpd	42,000 vpd
4 lanes undivided	8,900 vpd	29,000 vpd
2 lanes undivided	3,600 vpd	10,000 vpd

Roadway Capacities	
Classification	Right of Way Requirement in feet
Principal Arterial	100
Collector	90

Source: Institute of Transportation Engineers (ITE) Trip Generation Report, Fifth edition

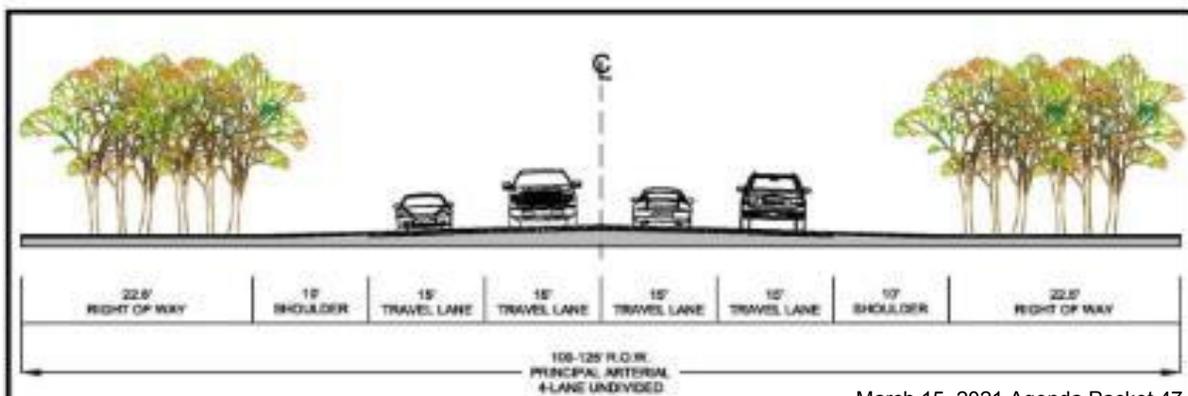
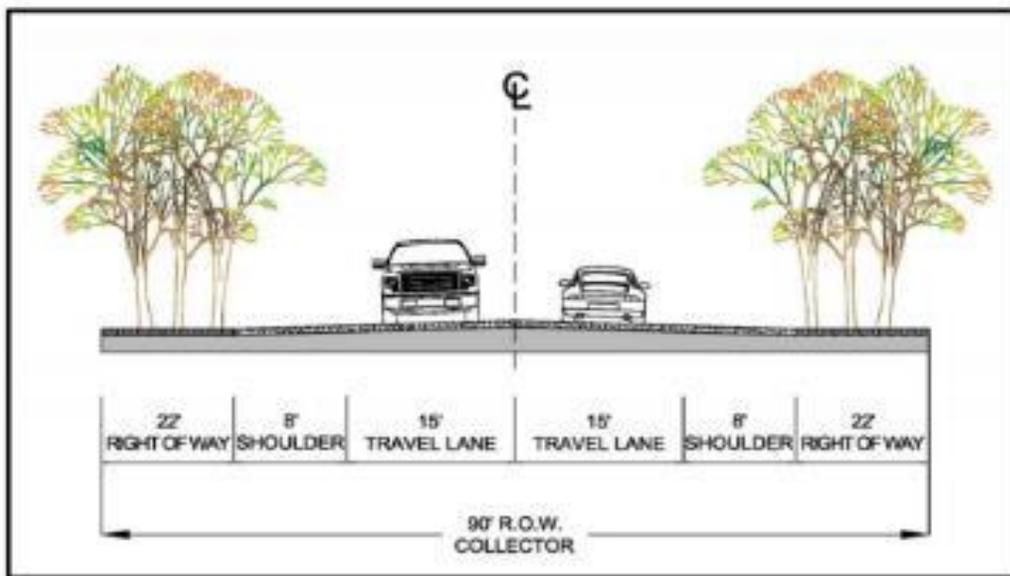
Volume is the estimated maximum number of vehicle trips generated in a 24-hour period to provide for reasonable mobility. Capacity is the maximum number of vehicle trips that the roadway can accommodate and resulting mobility is adversely impacted when capacity is reached.

While local streets are not a part of the adopted Thoroughfare Plan, they provide the single most important part of the transportation system. They provide access

to and from neighborhoods and other residential and low-density developments and provide access to the thoroughfare system.

LOCAL STREETS

The current thoroughfare plan shows a limited number of thoroughfares in the Town and in the extra territorial jurisdiction areas. The current transportation system generally provides sufficient capacity for current levels of development. There are



some areas where increased development may have adverse impacts on the capacity of the existing transportation system, for instance US 380 tends to be at or near capacity.

US Highway 380, being the high-volume corridor between Denton and points further east is in serious need of increased capacity through the Town.

SUGGESTIONS

Work with the Texas Department of Transportation and Denton County for a roadway with a minimum cross section for US 380 through Town with at least three through lanes each way within 200 feet of right of way. In addition, the Town should be working with TXDOT to increase capacity on US 380 all the way from Denton to McKinney.

Work with the Texas Department of Transportation to establish a roadway with a minimum cross section for FM 424 for a minimum four lane thoroughfare within 100 feet of right of way.

Consider increasing the right of way of Fishtrap Road between US 380 and the eastern town limits to 100 feet and requiring a four lane, undivided roadway cross section. Fishtrap Road is the only east-west artery through town north of US 380 and must serve as an alternative access for the travelling public and emergency services when US 380 is not available.

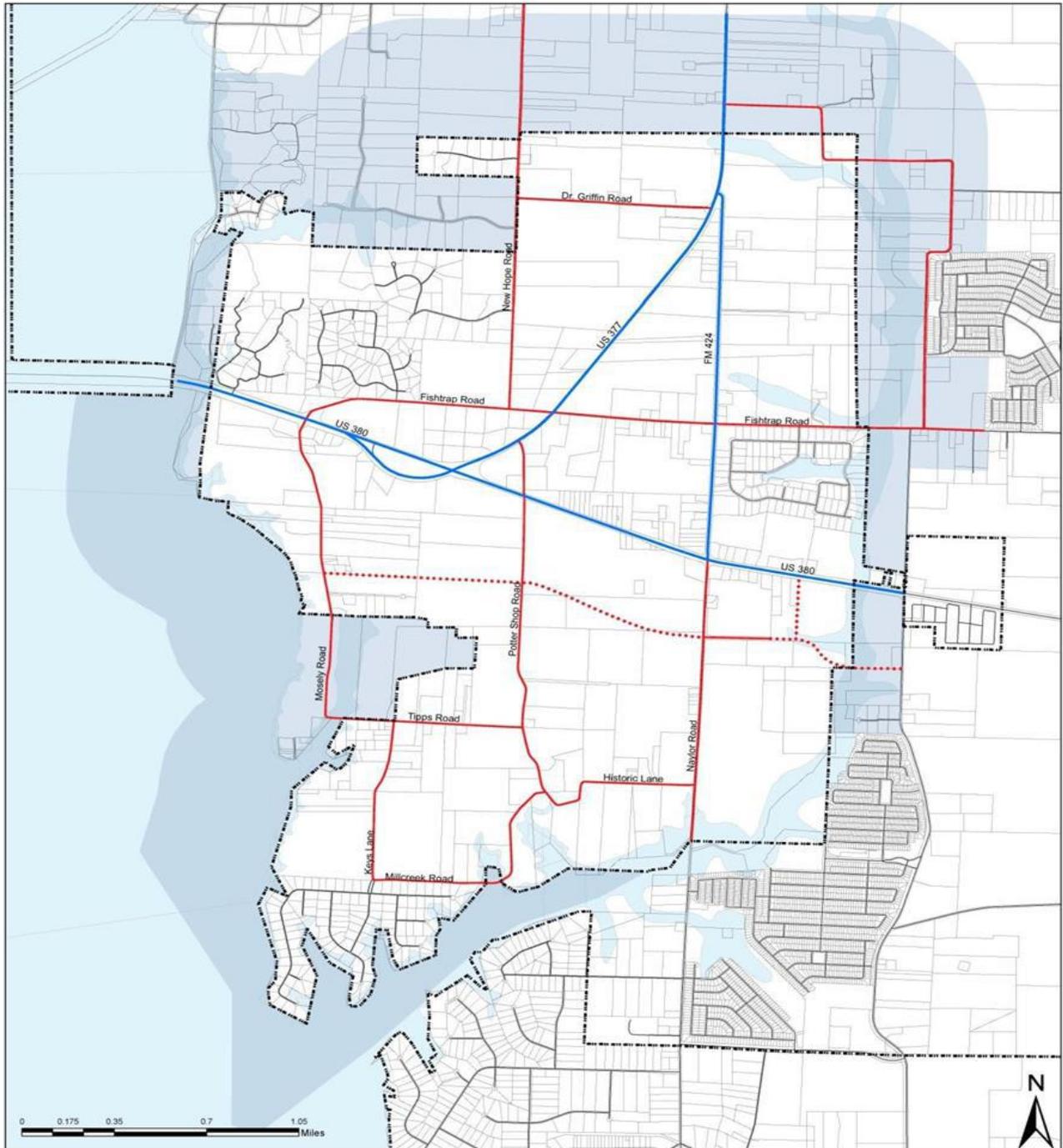
24-hour traffic counts by roadway		
Roadway	Location	24- hour count
US 380	West of Rock Hill Rd	36,430
US 380	Midway between Naylor Rd and S Potter Shop Rd	37,760
US 380	West of Oak Grove Ln	41,632
Fish Trap Rd	North of US 380	894
Fish Trap Rd	West of US 377	545
Fish Trap Rd	Midway between FM424 and US 377	1,390
Fish Trap Rd	Midway between Lake Way and Oak Grove Ln	3,661
Rock Hill Rd	North of US 380	977
Mosley Rd	South of US 377	667
S Potter Shop Rd	South of US 380	349
Naylor Rd	South of US 380	8,326
FM 424	North of US 380	8,661
Oak Grove Ln	North of US 380	3,523
W. FM 720	South of US 380	11,512
Historic Ln	West of Naylor	302
FM 424	South of Fish Trap Rd	9,654
New Hope Rd	North of Bridle Ridge Ranch Rd	263
Dr Griffin Rd	Midway between US 377 and New Hope Rd	132
Hwy 377	North of FM 424	17,102
Walmart main drive	At US 380	5,512
Walmart main drive	Left -turn exit onto E-bound 380	1,161

Source: EDT Best Practices, LLC Traffic Report completed February 2017

THOROUGHFARE PLAN STREET DESIGNATIONS

STREET	STREET TYPE	NCTCOG CLASSIFICATION	R.O.W. FEET	TOTAL PAVING WIDTH	NUMBER OF LANES/WIDTH	SHOULDER WIDTH
Dr. Griffin Road	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Dr. Sanders (ETJ)	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Fishtrap Road (Town & ETJ)	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
FM 424 (TxDOT)	U.S. Thoroughfare	Principal Arterial	100	TxDOT	TxDOT	TxDOT
Historic Lane	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Keys Lane (outside of Oak Shores)	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Liberty Road (Town & ETJ)	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Mill Creek Road	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Moseley Road	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Naylor Road	Thoroughfare	Principal Arterial	125	56' min	4 @ 12' (11' min)	10' (6' min)
New Hope Road	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Oak Grove Road (ETJ)	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Potter Shop Road (North)	Collector	Collector	90	36' min	2 @ 15' (12' min)	10' (6' min)
Potter Shop Road (South)	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
South Commercial Boundary Road, East	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
South Commercial Boundary Road, West	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Tipps Road	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
U.S. Highway 377 (TxDOT)	U.S. Thoroughfare	Strategic Principal Arterial	140	TxDOT	TxDOT	TxDOT
U.S. Highway 380 (TxDOT)	U.S. Thoroughfare	Strategic Principal Arterial	200	TxDOT	TxDOT	TxDOT

**Town of Cross Roads Throughfare Plan
May 2015**

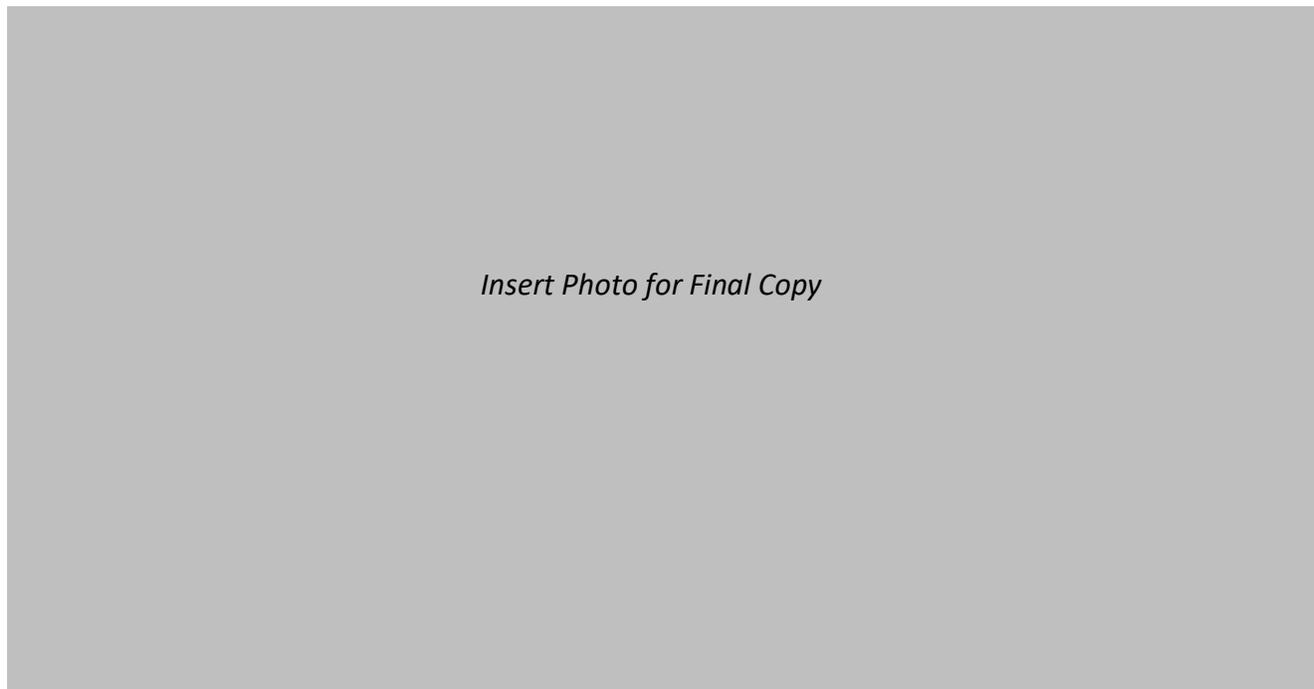


Map created using Denton County Appraisal District parcel data, Denton County GIS data, U.S. Fish & Wildlife Service GIS data, USACE data, and FEMA data. This map does not constitute an on the ground survey.

Legend

- City Limits
- Future Collector
- State Highway
- Major Thoroughfare
- Extraterritorial Jurisdiction

**SECTION 7
PARK AND OPEN SPACE**



GOAL

Provide open space, parks, and recreational opportunities for the citizens of Cross Roads as well as pass through traffic/tourism.

OBJECTIVES

Preserve and maintain a high quality of life for the citizens of the Town.

Identify opportunities to preserve and protect open spaces and sensitive environmental resources while providing recreational opportunities for the citizenry.

Determine how much of the municipal budget should be allocated to the acquisition, operations and maintenance of parks, open space, and other uses on an annual basis and then allocate that portion of the annual budget accordingly.

Partner with the Municipal Development District Board to create an allocation of funds for events at parks that will promote the town and encourage pass through tourism.

Re-establish a Parks and Recreation Board to oversee the improvement, care and control of the Town's parks and recreation facilities including promoting public awareness of the facilities and services provided by the town and stimulate community participation and pass-through tourism in these programs.

SUGGESTED GUIDELINES

Continue to partner with residential developments that support and enhance property values within and adjacent to the Town.

Establish guidelines that encourage developers and property owners to include open space and trails within existing and new developments.

Partner with developments to encourage the opportunity for trail systems (hike and bike) to be able to connect to other trail systems and green spaces (established and future planned).

It is desirable for the community to encourage open space, park environments and recreational opportunities for its citizens.

Given the rural nature of Cross Roads and the continuing focus on larger lot developments for single family residential uses, property owners and developers should provide recreational facilities that include parks, open space, and trails as well as other amenities to the communities that they develop or maintain.

In many parts of the Town the openness and unrestricted vistas are important visual resources for the citizenry. In other parts of the Town there are areas where trees are abundant. These tree resources should be preserved and protected wherever and whenever possible.

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Some related objectives of the Town are:

- maintain a high quality of life.
- enhance property values.
- encourage physical activity, exercise, and wellbeing.
- create a sense of community; and
- provide recreational opportunities including pedestrian and bicycle trails.

NATURAL ENVIRONMENT

Cross Roads provides environments from rolling hills to open expanses of farm and ranch land to large lot residential subdivisions designed to provide the residents with internal recreational opportunities. Most developed recreational facilities in the Town are privately owned and operated by property owners' associations or the private property owners. There is a relatively small area of the Town that is designated flood plain by the Federal Emergency Management Agency. These flood prone areas are all owned by individuals or corporations. There are some easements in existence for sanitary sewer to be installed and operated in the existing Cantrell Slough. The Town does not hold the title to any flood prone areas but should consider some ownership of flood plain areas when and if those areas could be used as resources for the Town.

Consideration should be given to the acquisition of land that is unsuitable for residential or commercial development for

open space conservation and passive recreational activities like trails.

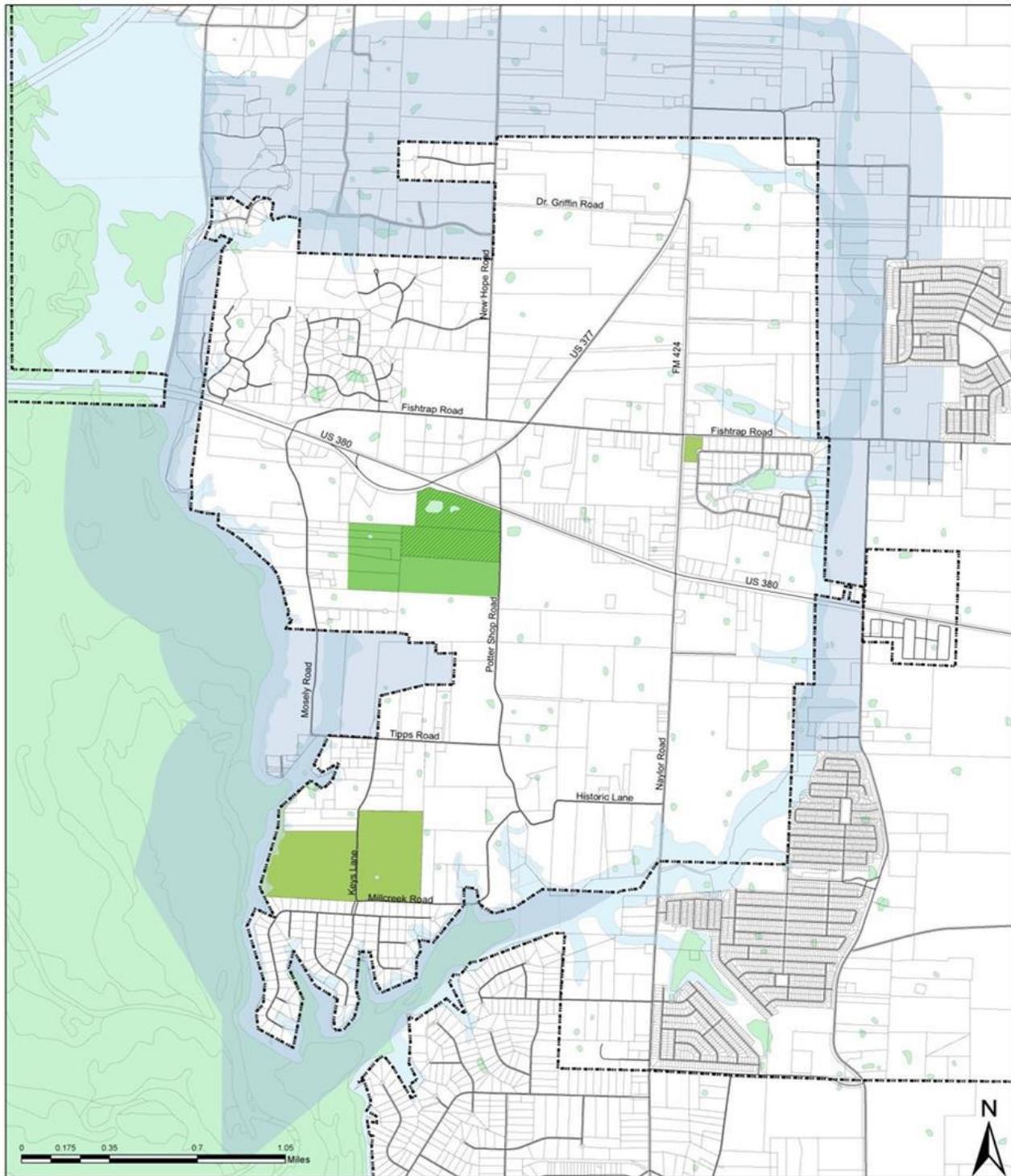
Development in flood plain areas should be discouraged and where flood plain disturbance is necessary, it should be minimized.

TRAILS

Developers and private property owners should consider and to the extent possible provide recreational opportunities that include pedestrian and bicycle trails within the boundaries of their property. In areas where trail connections are possible between developed areas, property owners and developers are encouraged to provide trail access. These trail linkages may provide long term recreational benefits to the community as well as providing potential connectivity to other trails and areas of the Town and surrounding areas. Trails and trail linkages may provide equestrian opportunities in the Town that may not otherwise exist.



**PARK PLAN MAP
UPDATED AUGUST 2015**



Legend

- City Limits
- 1 Extraterritorial Jurisdiction
- 2 Wetlands
- 3 USACE Wildlife Management Areas
- 4 Existing City Park
- 5 Proposed City Park
- 6 Proposed City Park - Clay Quarry

Map created using Denton County Appraisal District parcel data, Denton County GIS data, U.S. Fish & Wildlife Service GIS data, USACE data, and FEMA data. This map does not constitute an on the ground survey.

SECTION 8 HOUSING

GOALS

Identify the types and quality of the current housing within the Town.

Consider other types of housing that would complement the housing environment.

Identify areas where other types of housing may be located within the Town limits.

Visual housing resource surveys were performed on October 14, 2014, December 2, 2014, January 26, 2015, and July 24, 2015. As a result of these visual surveys it is apparent that the prevalent housing type is detached single family dwellings located mostly on larger lots, farms, and ranches. There are several neighborhoods within the Town, having a minimum residential density of no less than one dwelling unit per acre. Generally, a one-acre minimum lot size is required for the installation of an on-site sanitary sewer system [septic system].

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based upon available information, younger families with children are moving to the Town.

The overwhelming majority of the housing stock is in good to excellent condition. There are some limited areas of Town, notably portions of Fish Trap Road, Naylor Road, and Moseley Road where some older housing is in marginal to poor condition. There are a limited number of dwelling units that have been abandoned or that are vacant located within the Town. The Town should utilize code enforcement to bring these abandoned or substandard structures into compliance with Town's zoning regulations and codes.

Over the course of the Comprehensive Plan Update, the Comprehensive Planning Committee has considered a variety of alternative housing types. As a result of these continuing discussions, these housing types have been modified in the future land use element of the Comprehensive Plan and have been shown on the new Future Land Use Map [FLUM].

The alternative housing types that have been modified in the Future Land Use element of this plan include multifamily housing [not to exceed 12 dwelling units per acre]. This designation may include single family attached housing (townhouses) as well as apartments.

Additionally, mixed use development has

been recommended allowing a residential component as one of the potential uses in a mixed-use development. Lastly, a senior housing component has been recommended that is designed for higher density housing that may include attached or detached single family dwellings and apartments for residents 55 years of age or older.

There is a substantial portion of the community that supports the continuation of single-family detached housing located on larger lots as the predominant housing type in the Town. To that end, a significant portion of the Future Land Use Map recommends single family detached housing located on lots that are an acre or larger including farms and ranches since sanitary sewer is not readily available to residential portions of the Town. While not shown on the Future Land Use Map as a future land use there is strong support for the continuation of the agricultural uses that have been and are located within the corporate limits. [The current land use map is reflective of the actual uses currently in the Town]

Areas for the location of multifamily, senior housing, and mixed-use developments have been identified on the Future Land Use Map. Around 50 acres has been identified for a senior housing project and is located on the west side of Naylor Road between US 380 and Historic Lane. Further, it is located on a parcel of land that overlooks

Lake Lewisville and an area that is heavily treed.

An area for multifamily uses has been identified south of Fishtrap Road adjacent to Pottershop Road. This area contains 30 acres of land. The current multi-family zoning district allows for a density of nearly twelve dwelling units to the acre. However, a realistic density is more likely seven or eight units to the acre based upon the design requirements of the zoning ordinance. At eight units to the acre around 240 units could be constructed. The Future Land Use Goals and Policies require the installation of off-site sanitary sewer for any residential development having a density greater than one dwelling unit to the acre.

Lastly, an area of about 108.8 acres has been identified on the southwest corner of Fishtrap Road and FM 424 for the development of mixed use which may include residential.

Multiple changes in the Future Land Use Map related to residential uses are recommended since the production of the last FLUM.

There is a continuing desire by many property owners for residential lots to remain at least one acre in size. One-acre residential lots should be served by a potable water supply. For residential lots that do not have a potable water supply, the minimum lot size should be two acres.

**SECTION 9
ECONOMIC DEVELOPMENT**

GOALS

Support Revenue Generation for the Town of Cross Roads by pursuing an increase in the number of quality businesses located in the Town.

Identify businesses that provide necessary and desirable services to the citizens of the Town and assist those businesses in the expansion, relocation, or location within the community.

Identify and support businesses and services to locate or expand within the Town that increase the sales tax base for the community.

Support development projects that will further the objectives of the Town.

Identify and support services that assist in the expansion and development of a quality and diverse workforce.

SUGGESTED GUIDELINES

Advertise the competitive commercial nature of the Town and reinforce the fact that the Town has no Ad Valorem taxes.

Significantly enhance the efforts to promote the Town as a great place to live and do business including the significant large trade base within the surrounding area. The very large pass through traffic associated with Routes 380 and 377 is also attractive for small businesses.

Maintain a Promotional Package that can be provided to support prospective new business interesting locating in the Town.

Develop and maintain a coordinated effort with some regional organizations (The Denton Convention and Visitors Bureau) to make known special events and markets at the Park. As well as work with local organizations and businesses to sponsor additional special events at Parks. The key is to increase the number of ongoing events at the park and in the Town to create ongoing activity to help increase community involvement and to encourage others from surrounding areas to visit our town.

A marketed “Buy Local at the Pavilion/Park” should be established. Work with Chamber (or other entities) to for help in implementing and fully advertising this program.

Periodically the Counsel should review Town Policies and Regulations for possible deterrents to business growth. Likewise, a review should be done to ensure that perspective businesses have an understanding Cross Roads is willing to work together to make their projects successful.

POTENTIAL PROJECTS

Enhance the Town’s website. Update current the website with professional pictures, updated retail information and things to do for day trippers from the Dallas/ Fort Worth area.

Develop a “Town Economic Development collateral packet” (approx. 4 pages.) that provides town history, key points of information about the town, including location highlights, economic statistics, demographic information, governmental information (who to contact and how) and include professional pictures and maps. This should be professionally printed and made available to all interested parties at the town office. This document should be kept as up to date as possible.

Participate in the siting and acquisition of a public safety facility to support the continuing economic vitality of the Town.

Town Council and MDD should continue to pursue Fiber Optic Cable to be readily available at a reasonable cost within the city limits.

Continue to partner with Mustang Water to ensure an abundance of water and sewer (where available) to support growth within the city.

**SECTION 10
PUBLIC FACILITIES**

GOAL

Provide necessary and desired public facilities to support the current and future residents and property owners of the community.

Prioritize that the Town identify necessary and desired public facilities for its citizens.

When public facilities have been identified and their development and construction has been supported by the community, the Town shall include those facilities in the Capital Improvement Program. When new public facilities are considered, not only the cost of acquisition and construction are to be considered, but also the cost of operating and maintaining those new facilities.

Maintenance, operating, and replacement costs for equipment and facilities shall be evaluated on an annual basis and necessary cost shall be included in the annual budgeting process.

The Town shall create a capital improvements program for the acquisition and construction of necessary and desired public facilities.

The Town shall proactively work with the independent school districts to capitalize on the design and construction of new educational

facilities within the corporate boundaries of the Town.

DISCUSSION

An objective of the Town has been to minimize the cost of government while ensuring that necessary and desired services are provided. In that vein, increasing public facilities becomes a financial liability that the Town views with a very keen eye toward, not only the cost of acquisition and construction, but the costs of operations, maintenance and replacing equipment. A new Public Safety Building is recommended for the security and health of Cross Roads' residents, commuters, and visitors.

**SECTION 11
UTILITIES AND DRAINAGE**

GOALS

Work with all public utilities to:
Ensure that they have sufficient capacity to provide the required and desired levels of service to the residential and commercial consumers of the Town of Cross Roads.

Facilitate the installation of utility infrastructure, such as coordinating the property owners for dedication of easements along the major corridors.

Encourage and support the installation of fiber optics within the commercial districts and residential communities, where feasible.

Ensure that all natural-drainage channels within the Town are not adversely impacted by lack of public and private maintenance or from development.

Where possible, storm drainage should utilize the natural drainage channels and creeks and minimize the adverse effects of storm water runoff, flooding, and erosion.

SUGGESTIONS

The Town shall periodically meet with utility providers to identify areas where increased or improved services should be located.

The Town shall coordinate with utility providers early in development processes to assist the utilities in the timely and sufficient delivery of their

services to customers, both current and future.

The Town shall adopt and enforce an ordinance that is designed to protect the natural drainage channels and creeks within the Town.

The Town shall periodically inspect natural drainage channels and creeks to identify areas where potential remediation may be necessary to minimize flooding.

Property owners that have natural drainage channels and creeks on their properties shall be responsible for the care and maintenance of said channels and creeks in a manner that allows for the continuing flow of storm water.

Where development is planned, developers and property owners will coordinate with the Town engineer to minimize disruption to the natural drainage systems that exist in the Town.

Water and Sewer:

Mustang Special Utilities District provides the Town of Cross Roads with water and sewer services. Mustang, the largest SUD in Texas, utilizes both deep wells and the Upper Trinity Regional Water Authority (UTRWA) to serve nearly 20,000 meters. Mustang has an abundance of water and has made provisions to serve upwards of 130,000 meters in the region.

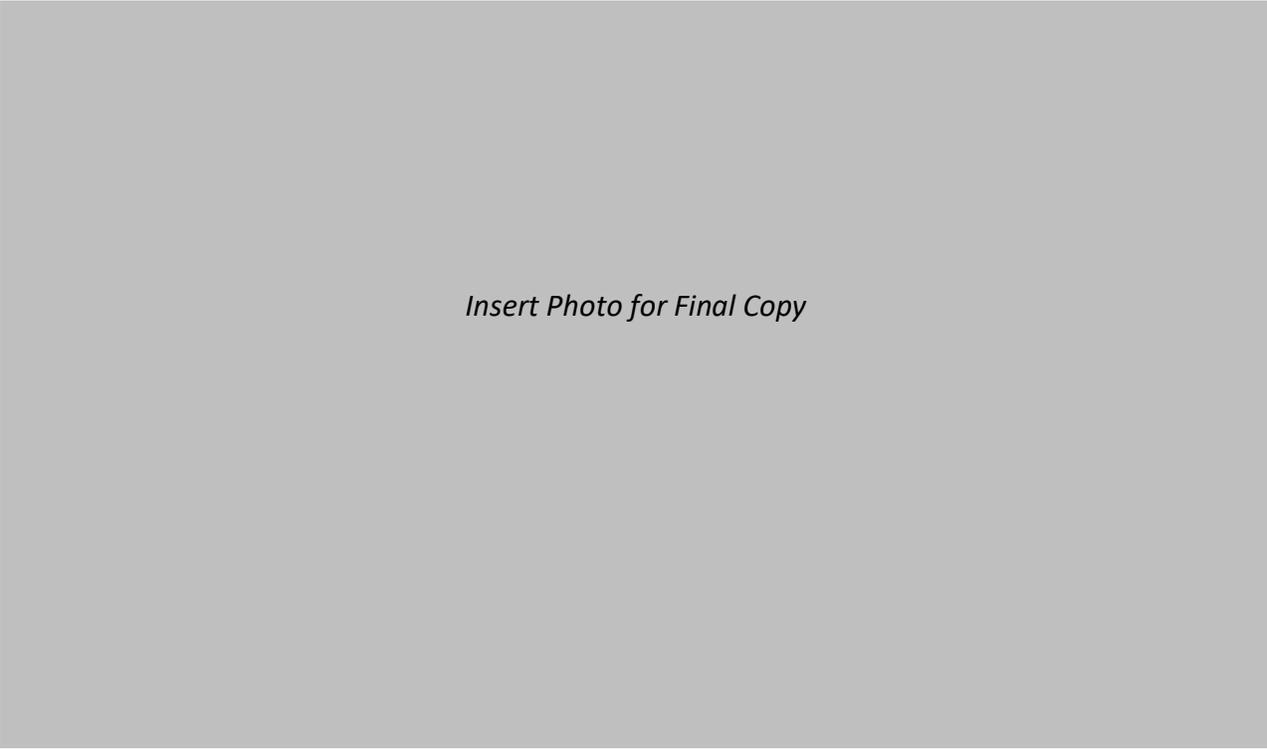
The deep well and water tower near Hwy 377 and Dr. Griffin Rd. are fully operational with 18-inch lines connecting into the existing system. Mustang authorized an \$18 million-dollar expansion which will double the capacity of the Peninsula plant by end of year 2021. The area currently served by sewer is generally located east of Naylor Road and FM 424. Since neither Mustang nor the Town of Cross Roads can issue bonds, all expansion costs must be borne by the Developers.

Telecommunication:

Cross Roads is one of the first cities in North Texas to get AT&T 5G network which is transmitted from the Mustang Water Tower near Hwy 377.

High Speed Fiber Optics:

The trunk lines for fiber optics are located along the south side of Hwy 380 and along the east side of 424 and 377 however, only a few businesses have tied into the service.



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This action plan provides direction to the Town staff and leadership for the implementation of a number of the goals, objectives, and policies of the Comprehensive Plan. The Action Plan identifies responsibility and timing for each of the actions.

Town staff shall draft zoning regulations that codify the standards required for mixed use developments. [Completed as of 2020 Update]

Town staff shall draft zoning regulations that codify the standards for the senior housing zoning district. [Identified as Future Project with 2020 Update]

Town staff shall prepare, adopt and enforce an ordinance that is designed to protect the natural drainage channels and creeks within the Town. [Completed as of 2020 Update]

The Town Council and staff shall work with the Texas Department of Transportation and Denton County US 380 to have at least three through lanes each way within 200 feet of right of way. [Completed as of 2020 Update]

The Town Council and staff should work with TXDOT, Denton County and Collin County to increase capacity on US 380 all the way from Denton to McKinney. [Completed as of 2020 Update]

Town Council and staff shall work with the Texas Department of Transportation to establish a roadway with a minimum cross section for FM 424 for a minimum four lane thoroughfare within 100 feet of right of way

and then to amend the Town Thoroughfare Plan to show a minimum four lane cross section. [Continued Project with 2020 Update]

Town Council and staff should increase the right of way of Fishtrap Road between US 380 and the eastern town limits to 100 feet and require a four lane, undivided roadway cross section and the Town Thoroughfare Plan should be amended to show a minimum four lane cross section. [Continued Project with 2020 Update]

The Town staff should utilize code enforcement to bring these abandoned or substandard structures into compliance with Town's zoning regulations and codes. [Continued Project with 2020 Update]

Town Council, Park Board and Town staff should commence the acquisition of the ACME Brick clay quarry while not accepting any liability that would necessarily be Acme's responsibility. [Identified as Future Project with 2020 Update]

The Town Council and staff shall create a capital improvements program for the acquisition and construction of necessary and desired public facilities. [Continued Project with 2020 Update]

**SECTION 13
APPENDIX**

CAPITAL IMPROVEMENTS PLAN

INTRODUCTION

A Capital Improvement Plan or Program [CIP] is generally a short-range plan that covers a three-to-ten-year time frame and that identifies capital projects and equipment purchases, provides a planning schedule, and identifies options for financing the plan. This tool is a direct linkage to the planning and preparation of the annual budget and adoption.

There are benefits to the creation and maintenance of a CIP: Allows concurrent evaluation and prioritization of all capital projects and/or equipment to be acquired; provides the opportunity to consider consolidation of acquisitions with the potential to reduce cost and regulate debt; may be used as a public relations and economic development tool; brings together the various entities within the community that are competing for scarce financial resources; and may provide a roadmap for acquisition, operations and maintenance of capital expenditures.

The Town currently addresses capital expenditures through the annual budget

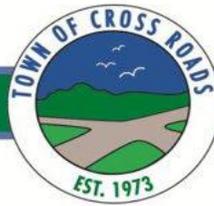
process. The annual budget for Fiscal Year 2020-2021 has line items that appear to be potential capital expenditures.

There are a few future activities that should be addressed in the CIP environment:

1. New public safety facility with supporting furniture and equipment.
2. Ne large-scale community park with supporting structures to include restrooms, picnic tables and benches and adaptive playground equipment.
3. Sanitary sewer along US380 from Potter Shop Road to FM 424 in concert with Mustang SUD.

RECOMMENDATION

The Town should prepare a **capital improvements program/plan** for public facilities expenditures that they are planning on in the future. The CIP should be a five-year time frame to be consistent with the comprehensive plan updates. CIP, though, should be updated every year with the preparation of the budget.



ACKNOWLEDGEMENTS AND CREDITS

We wish to acknowledge the following individuals, groups, and organizations who were instrumental in guiding the Comprehensive Plan process. Also, thank you to the citizens of Cross Roads for their vision and contributions to this plan.

ACKNOWLEDGEMENTS

TOWN COUNCIL

Bob Gorton, Mayor
David Meek, Mayor Pro Tem
Dan Prins, Council Member
Wendy White-Stevens, Council Member
Bobby Phillips, Council Member
Duke Roberson, Council Member

COMPREHENSIVE PLANNING 2020 UPDATE COMMITTEE

Herman Oosterwijk, Co-Chair
Eddie Army, Co-Chair
Jordan Woodard, Secretary
Pete Carrothers, Member
Gary Daniels, Member
Greg Gaalema, Member
Steve Hays, Member
Rick Hodge, Member
Kathy Langley, Member
Courtney McGee, Member
Sylvia Philips, Member

TOWN STAFF

Becky Ross, Town Administrator/Planner
Donna Butler, Town Secretary
Jason Pool, Town Engineer



CREDITS

Acme Brick
Aubrey Independent School District
City-Data.com
Denton County
Denton Independent School District
Denton County Appraisal District
Federal Emergency Management Agency
Mustang Special Utility District
North Central Texas Council of Governments
State of Texas
Texas Department of Transportation
U.S. Army Corps of Engineers
U.S. Census Bureau
U.S. Fish and Wildlife Service

PREVIOUS PROJECT CONSULTANTS

Michael R. Coker Company
3111 Canton Street, Suite 140
Dallas, Texas 75226
214-821-6105
www.cokercompany.com



OVERVIEW

The Town of Cross Roads is located in Denton County, in North Texas and is immediately to the east of the City of Denton. Krugerville is located just north of the Town limits and the Town of Little Elm is located to the east and southeast of the Town. The Town of Oak Point is just south of the Town limits. The Town is largely rural with a commercial corridor that extends from the western Town Limits to the eastern Town Limits on both sides of US Highway 380. The southwestern portion of the Town fronts on Lake Lewisville [a U.S. Army Corps of Engineers reservoir].

The topography generally slopes from north to south with Cantrell Slough as the major drainage channel running from the northeastern portion of the Town southerly and then southwesterly to Lake Lewisville. There are gentle sloping areas both north and south of US 380 with more definition and elevation changes on the western side of the Town. In the areas around the Lake, there is substantial tree coverage and tree preservation is an objective that the Town supports [via ordinance](#).

There are two school districts that provide educational support to the community: Denton Independent School District which starts south of Fishtrap Road and extends to the southern Town limits; and Aubrey Independent School District which starts at Fishtrap Road and extends north to the northern Town limits. Denton ISD is one of the larger school districts in Denton County and Aubrey ISD is the smallest school district in Denton County. A small proportion of school aged children in the Town of Cross Roads attend Aubrey ISD facilities, while a majority of the school aged children attend school in the Denton ISD.

Cross Roads has managed its growth through the implementation of the 2015 Comprehensive Plan and by capitalizing on its zoning and subdivision ordinances. Commercial construction along US 380 between Farm Road 424 and the eastern Town limits [continues to flourish, along with emerging commercial growth on US 377](#).

In the timeframe between 2015 and 2018, the population has increased from 1250 to around 1563, approximately a 25 percent increase. Completed residential construction in both the Villages of Cross Roads and Forest Hills subdivisions has increased the number of homes as well as construction in other newly developed residential subdivisions in the Town. Other established subdivisions are almost completely built as well. Further, there are a number of subdivisions being considered for the Town which will further increase the population. The build out forecast for Cross Roads is for a population of between 4,400 and 5,000. Development of larger home sites continues in a relatively modest, but steady progression.

The Town has no ad valorem taxes [property taxes] and relies upon application and permits fees, sales tax, and other forms of revenue to fund Town government and

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services. One of the objectives of this Comprehensive Plan is to create an environment where retail establishments provide goods and services to the Town and to other consumers, while minimizing the need for a property tax.

The transportation system in and around the Town has two main components: the highways and the local street system. US 380 has significant capacity constraints while there is a surplus capacity on US 377. US 380 is a four lane divided highway with a continuous turn lane in the middle. Congestion at peak hours on US 380 is significant and will continue to be an issue. Recommendations have been made in the Transportation element of this plan to help improve traffic and congestion management.

The housing is mostly of good to excellent quality with very limited areas where minimum housing standards should be enforced. The Town has continued to encourage larger lot sizes for single family detached housing. Much of the land in the Town is agricultural including both farming and ranching. Many of the larger tracts of land, while zoned agricultural and used for agriculture, include a residential component. With the adoption of this Plan, the Town has provided areas for future multi-family uses, mixed-uses, and senior housing uses with the acknowledgement that higher density housing must provide for off-site sanitary sewer service.

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The Town has established a Municipal Management District to assist in their efforts to expand economic opportunities within the municipal boundary. The focus is to ensure that businesses that build or expand in Cross Roads are those businesses that provide goods and services that the community needs and wants. Additionally, there is a focus on retail uses that generate sales tax revenue.

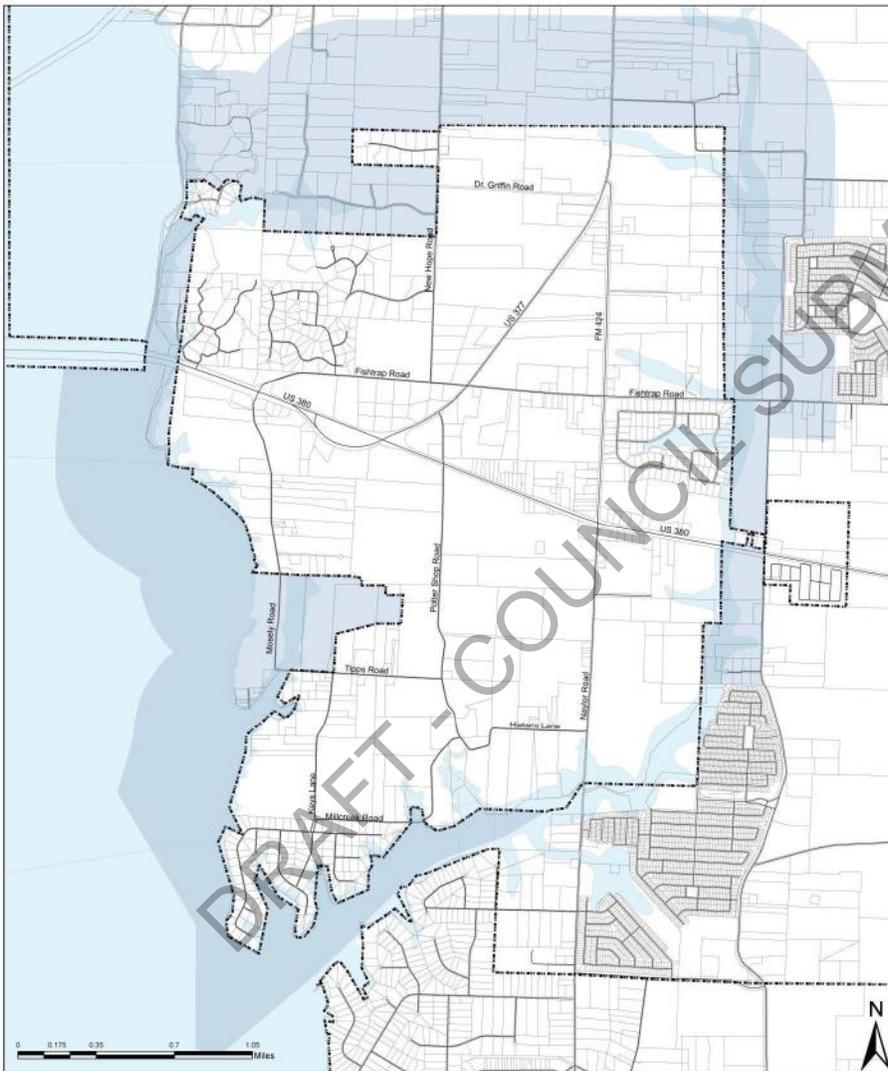
Note: From time to time the Comprehensive Plan may be administratively adjusted due to new information being available. For instance, if new traffic counts become available, the Plan may be amended to show the new trip counts without a public hearing by the Town Council. However, if there is an amendment to the maps, goals or suggested plans of action in the guide, those amendments will be considered by the Town Council in a public hearing environment.

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DRAFT TOWN COUNCIL RESOLUTION #2



Town of Cross Roads Town Limits



Map created using Denton County Appraisal District parcel data, Denton County GIS data, U.S. Fish & Wildlife Service GIS data, USACE data, and FEMA data. This map does not constitute an on the ground survey.



EXECUTIVE SUMMARY

The Town of Cross Roads Comprehensive Plan is intended to be a flexible and adaptive guide for policymakers and Town staff to use as a tool while reviewing development projects, Town budget, prioritizing capital improvement projects, drafting ordinances and daily decision making. For citizens and potential developers, this plan can be used as a guide to create development requests and applications that are in line with the town vision.

This plan is intended to be a continually developing guide that responds to the changing and growing needs of the town. An annual review of this document by the Planning and Zoning Committee should occur at one-year intervals (one annual meeting). This review should address the current status and continued applicability of the plan based on current conditions. A report on these findings should be prepared and presented to the Town Council. Items needing amendment or additions needed should be made accordingly with approval.

A Comprehensive Planning committee should be formed every 3-5 years to perform a complete and more thorough review and update of the plan with public participation.

By performing periodic evaluations of this plan, it will ensure that the plan will remain functional and continue providing Town leaders an effective guide for decision making.

For a Comprehensive Plan to be successful in must have viable, realistic strategies for implementation. The objectives and policies contained within are derived from the goals and recommendations listed within each section. These goals and recommendations were a culmination of past surveys, roundtable discussions with residents and members of the committee; along with large amounts of data provided by numerous Federal, State and Local entities. The Comprehensive Planning committee made up of 12 residents were responsible for formulating Plan recommendations.

Legal Authority

State Support for Community Planning Chapter 213 of the Texas Local Government Code

Municipalities in Texas are not mandated by state government to prepare and maintain local comprehensive plans. However, Section 213 of the Texas Local Government Code provides that, "The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality." The Code also cites the basic reasons for long-range, comprehensive community planning by stating that, "The



powers granted under this chapter are for the purposes of promoting sound development of municipalities and promoting public health, safety and welfare.” The Code also gives Texas municipalities the freedom to “define the content and design” of their plans, although Section 213 suggests that a comprehensive plan may:

- (1) include but is not limited to provisions on land use, transportation, and public facilities;
- (2) consist of a single plan or a coordinated set of plans organized by subject and geographic area; and,
- (3) be used to coordinate and guide the establishment of development regulations. The Plan serves as a guide for the ongoing development and redevelopment of the community with respect to land use, thoroughfares and streets, and other matters affecting development within the City.

Chapter 211: Allows the governing body of a community to regulate zoning.

Chapter 212: Allows the governing body of a community to regulate subdivision development within the City and Extraterritorial Jurisdiction (ETJ).

DRAFT - COUNCIL SUBMITTAL #1



DEMOGRAPHICS AND PROJECTIONS ELEMENT

SUMMARY

The population of Cross Roads has increased at a rate of just under five percent per year over the last five years from roughly 1250 residents to around 1563 residents, an increase of about 25 percent. While the population is increasing, it is also becoming younger. More families with children are moving in to the Town especially in the subdivisions.

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INFORMATION

The Town of Cross Roads, Texas has about 6.6 square miles of land within the corporate limits. There is a modified extra territorial jurisdiction [ETJ] boundary that is as much as one-half mile in width around the Town. There are parts of the ETJ around the Town where agreements have been made with nearby jurisdictions that have caused modifications to the one-half mile statutory width. Within the ETJ, the Town's subdivision and construction codes may be enforced, however the zoning ordinance is not applicable in the ETJ.

The Town of Cross Roads is Type A, General Law city as described in the Texas Local Government Code, Chapter 101. In order to expand the size [geography] of the Town, a property owner within the ETJ must petition for annexation and the Town Council must approve to accept the property into its jurisdiction. The likelihood of Cross Roads expanding its boundaries is very limited. If there is any geographical expansion, it is going to be modest.

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The Town of Cross Roads is situated in Denton County, in North Central Texas. This area of the United States is growing more rapidly than many other portions of the country. The North Central Texas Council of Governments estimates that there are as many as 198 people moving into the region daily. The Dallas Fort Worth Metroplex is the third fastest growing area in the United States following only the Houston area and New York. Denton County has been the eighth fastest growing county over the last three years.

PROJECTIONS

In 2015 the average family size in Cross Roads was 3.2 people, but in 2020 the average family size is XX people. Younger families are moving into the community with more school aged children.

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The 2018 US Census estimate showed the Town to have 1563 residents, while the 2010 projections showed the Town to have 900 residents. This is almost a 84 percent growth rate over the intervening 8 years. Based on the last 15 years, the Town is on track to

*All census numbers including those highlighted in yellow are subject to change and/or not accurate and will change pending the results of reports from North Texas Council of Governments and the 2021 census results. These numbers along with other highlighted sections are subject to change and Council will be presented with these changes.



grow an additional ~~xx~~ to ~~xx~~ residents for a population of around ~~xx~~ by ~~202~~. One constraint on population growth will be the availability of residential lots. If all of the existing lots are constructed, then population growth will slow down. If there is a continuing supply of residential lots, then the population will continue to grow unless or until there is an economic reset that minimizes the number of prospective purchasers.

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If the Town were to develop in accordance with the Future Land Use Map where ~~single-family~~ residential development [2,998 acres] is expected to occur, the population from that geography would be as many as 9,594. Then if the areas identified for mixed use and multifamily [108.8 acres] were to develop at an average density of eight dwelling units per acre, the resulting population could reach 2,764. And the senior housing at a density of four units per acre at a population rate of 1.8 residents per household would generate as many as 525 residents. So, the total population of the Town if everything were constructed in accordance with the Future Land Use Map could be as much as 12,883 residents. This is a highly unlikely scenario. A more conservative estimate seems to make sense as many of the existing and future property owners enjoy the larger lots up to and including the large horse ranches and homestead agricultural uses. The future population at build out is more likely to be in the 4,400 to 5,000 population range.

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Commented [CM2]: Update acreage upon completion of 2020 FLM

Commented [CM3]: Updated numbers from Jason –We will not able to get acreage numbers so this cannot be updated, generalized statement or delete? Sylvia / tax office for home value estimates?

Population, Age, Income, Home Value

Year	2000	2010	2015	2018 Estimates
Population	603	900	1,250	1,563
Average Age	53.1	50.2	47.2	39.4
Average Income	\$72,034	\$87,984	\$107,434	\$125,833
Average Home Value	\$157,800	\$222,134	\$380,372	Not Available

~~Race~~

Year	2000	2010	2015	2018 Estimates
White	92.5%	Not Available	75.6%	75.6%
Black or African American	0.7%	Not Available	7.7%	7.7%
American Indian	1.2%	Not Available	0.3%	0.3%
Hispanic	4.3%	Not Available	13.4%	13.4%
Asian	0.3%	Not Available	1.6%	1.6%
Other	0.1%	Not Available	1.4%	1.4%

NOTE TO COUNCIL:

After a spirited debate within the committee it was voted to remove race from this section. I (CM) removed all demographic data (strike through shown above and below) with the exception of population so as to be uniform with all demographic data (race, education, sex, income, etc) The data removed is available for review via the Internet and requested reports as needed.



2017 Education Levels (All population over 25 years of age)

Level	Percent
High School	96.7%
BA/BS	45%
Graduate Degree	16.7%

As the population is increasing, so are the values of land and homes. Income levels are increasing and racial diversity is more visible. The Town has a well educated citizenry. Average ages are getting younger and family units are getting larger.

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DRAFT - COUNCIL SUBMITTAL #12

Note: Black print is the 2015 wording. Goals have been reorganized to collect residential at beginning and non-residential toward the end.

Policies: were lengthy recitals of ordinances, or desired ordinance changes that may not have been: adopted by Council, well thought out or adequately expressed, and may potentially be in conflict to the Town Ordinance. They provide no practical benefit and serve to over-whelm the reader. The Comp Plan purpose is for vision not for enforcement.

FUTURE LAND USE ELEMENT INCLUDING FUTURE LAND USE MAP

Cross Roads is located at the intersection of US Highway 377 and US Hwy 380 and is bounded by the Corp of Engineer Lakes Lewisville and Ray Roberts.

GOALS

(1) residential goals

E: Preserve the **historical** rural character of the Town by maintaining a balance between the expanding urban area **and the environmental preserves and** rural areas of the community.

A& F: Ensure housing development is compatible with existing and adjacent land uses. **Provide for open space or conservation style residential neighborhoods where adjoining the Corp of Engineer property, as an essential interface with the nature preserves.**

In as much, as the Town has limited access to public sewer; and to further protect the quality of life, and to maintain the established countryside feel of the Town, through the restriction of detached single family residential development to one acre lots.

F: Ensure housing development has access to key community amenities and natural attributes, **such as; walkable neighborhoods, parks, and open green spaces to draw people outside and foster social interactions.**

B: Provide appropriate locations for higher density residential, attached single family, and retirement housing.

(2) commercial goals

G: Expand and diversify the Town's sales tax base by appropriate commercial development as depicted on the Future Land Use Map.

C: Encourage retail development in areas where there are high traffic volumes, **visibility** and accessibility.

D: Encourage non-retail commercial development in areas where commercial development may be appropriate, **yet** where it does not compete for property that is more suitable for retail development. **Areas of the Town should be identified for office and professional office uses.**

H: Identify **areas** of the Town that are appropriate for mixed-use type development, with a residential component.

I: Provide an opportunity in the Town of Cross Roads for a portion of the community to live, work, and play in a smaller, walkable area.

Reference to the 2015 Comp Plan Land Use language for Goals:

(1) is residential

(2) is non-residential

(1)A: Preserve the rural character of the Town by restricting detached single family residential development to one acre lots or larger

(1)B: Provide appropriate locations for higher density residential, attached single family, and retirement housing

(2)C: Encourage retail development in areas where there are high traffic volumes and accessibility

(2)D: Encourage non-retail commercial development in areas where commercial development may be appropriate and where it does not compete for land that is more suitable for retail development

(1)E: Preserve the rural character of the Town by maintaining a balance between the expanding urban area and the rural areas of the community.

(1)F: Ensure housing development is compatible with existing and adjacent land uses and has access to key community features and natural features

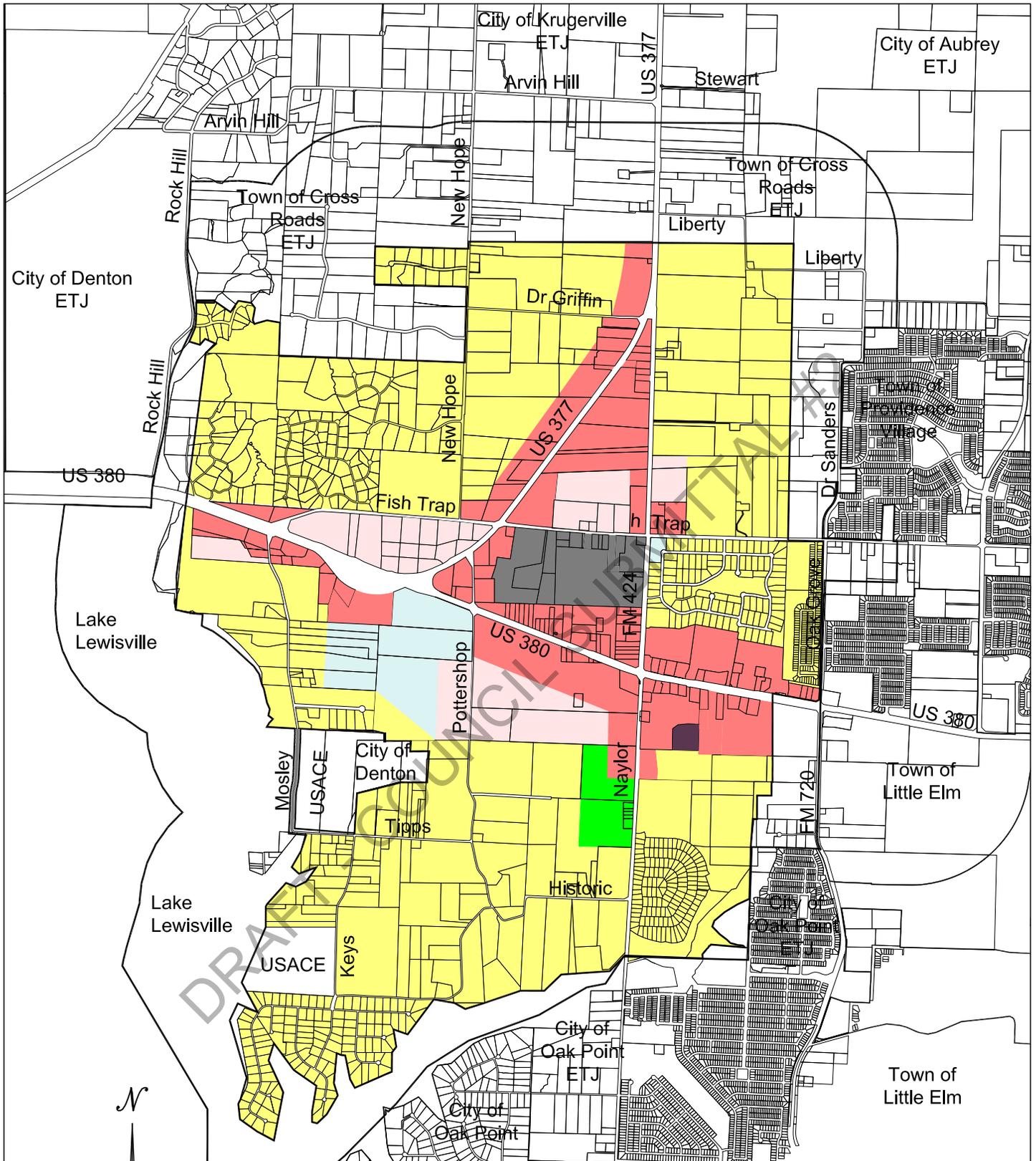
(2)G: Expand and diversify the Town's sales tax base by appropriate commercial development as depicted on the Future Land Use Map

(2)H: Identify an area of the Town that is appropriate for mixed-use type development

(2)I: Provide an opportunity in the Town of Cross Roads for a portion of the community to live, work, and play in a smaller, walkable area.

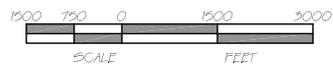
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DRAFT - COUNCIL SUBMITTAL #2



Town of Cross Roads Future Land Use Map DRAFT - February 2020 - DRAFT

Legend	
Agricultural - A	
Residential - SF	
Multifamily - MF	
Commercial 1 - C1	
Commercial 2 - C2	
Light Industrial - LI	
Suggested Senior Housing Park	
Mixed Use - Vertical Mixed	



Jason R. Pool, PE
Tx Lic # 92623, Tx Firm #11096

Map created using Denton County Appraisal District Parcel Data and Denton County GIS Data. This map does not represent an on the ground survey.



TRANSPORTATION ELEMENT INCLUDING THOROUGHFARE PLAN

GOAL

To provide a long-range plan that provides a transportation system for the citizens of Cross Roads that efficiently moves vehicular traffic throughout the Town

Deleted: long range

OBJECTIVES

- A. Provide the functional and the dimensional classifications of roadways throughout the Town.
- B. Work with surrounding communities, The Texas Department of Transportation, Denton County, and the North Central Texas Council of Governments to develop and implement transportation systems that positively affect transportation within the Town of Cross Roads.
- C. Provide transportation solutions that contribute to the overall health, safety, and welfare of the Town.
- D. Identify transportation improvements that positively affect the travelling public within the corporate limits.

SUGGESTED GUIDELINE

Deleted: POLICIES

1. Whenever a property is being platted ~~or a request is made for a change in zoning,~~ property needed for rights of way should be requested for those roadways shown on the Thoroughfare Plan.
2. The Thoroughfare Plan roadways should periodically be evaluated for traffic congestion and capacity improvements.
3. Requests for commercial and high-density platting should always include shared access and cross access easements in order to reduce the number of driveways connected to roadways identified on the Thoroughfare Plan.
4. Driveways connected to roadways identified on the Thoroughfare Plan should be minimized to maintain roadway efficiency.
5. When acquiring right of way necessary to comply with the Thoroughfare Plan, care should be taken to minimize the impact on adjacent properties

Commented [CM1]: This is not something the town can do. Highlighted red will be removed from item 1.

Deleted: high density



CURRENT ROAD PROJECTS

US 377 From North of BUS 377E to (US) HWY 380:

The proposed project consists of the reconstruction and widening of US 377 from North of BUS 377E in Pilot Point to US 380 in Cross Roads, TX. Improvements would include the expansion of the current 2-lane rural roadway to a 6-lane urban roadway with a raised median to provide additional capacity and improve safety. Improvements would consist of 12-foot-wide travel lanes, 14-foot-wide outside shared-use lanes, and 5-foot sidewalks with American Disabilities Act (ADA) curb ramps in both directions through most of the project. Proposed drainage would be conveyed by curb & gutter, a storm sewer system and crossing culverts. Other improvements would include realigning the intersections of BUS 377 S at US 377, and FM 424 at US 377. The existing right of way (ROW) width would increase with the proposed project to 140-f feet. The proposed project is anticipated to require 63.2 acres of additional ROW and 1.8 acres of proposed permanent drainage easements to accommodate the proposed improvements.
(See attached document from Keep It Moving Dallas regarding the 377 project)

US 380 PROJECT:

The purpose of the proposed project is to improve mobility by increasing capacity and reducing traffic congestion. Widening and increasing the number of traffic lanes, and adding additional grade separations would improve mobility. This project will also create a pedestrian friendly corridor with safe access to businesses and schools. The area of this project is Loop 288 to west of CR 26 (Collin County Line). It will widen 4 to 6 lanes divided urban with grade separations at major intersections. Also raised medians and left/right turn lanes from LP 288 to W of US 377.
Estimated Project Let: May 2021
Total Length: 14.773 miles
(See attached document from TX DOT regarding the 380 project)

Oak Grove / Naylor Rd:
(pending update from Jason)

The deleted statement below is already in practice, so it has been removed from suggested guidelines.

Deleted: ~~Revisions should be made to the Town Subdivision Regulations to reflect modifications to the thoroughfare and local street standards.~~

Commented [CM3]: This is taken directly from TX Dot & Keep It Moving Dallas

Cross Roads, Texas: Counts taken 2017-02-28					24-Hour			Prior Counts	
#	Roadway	Location	AM Peak	PM Peak	Directional		Total	2015-11	2014-06
1	US 380	West of Rock Hill Rd.	6:15-7:15 1,075	4:45-5:45 1,709	EB	18,945	36,430	40,573	41,588
			7:00-8:00 1,747	4:30-5:30 1,258	WB	17,485			
2	US 380	Midway between Naylor Rd. and S. Potter Shop Rd.	6:15-7:15 1,074	4:45-5:45 1,688	EB	17,757	37,760	36,282	na
			7:00-8:00 2,039	4:30-5:30 1,415	WB	20,003			
3	US 380	West of Oak Grove Lane	11:00-12:00 1,124	5:00-6:00 1,789	EB	20,642	41,632	43,178	43,647
			7:15-8:15 1,676	4:30-5:30 1,488	WB	20,990			
4	Fish Trap Rd	North of US 380	11:15-12:15 23	2:00-3:00 30	EB	290	894	590	598
			8:15-9:15 51	5:45-6:45 51	WB	604			
5	Fish Trap Rd	West of US 377	9:00-10:00 24	4:30-5:30 23	EB	245	545	485	na
			7:45-8:45 28	4:45-5:45 30	WB	300			
6	Fish Trap Rd	Midway between FM 424 and US 377	7:15-8:15 42	5:00-6:00 102	EB	670	1,390	1,084	na
			7:15-8:15 146	4:45-5:45 50	WB	720			
7	Fish Trap Rd	Midway between Lake Way and Oak Grove Lane	7:30-8:30 127	5:15-6:15 296	EB	2,043	3,661	3,132	2,039
			7:30-8:30 247	3:30-4:30 131	WB	1,618			
8	Rock Hill Rd.	North of US 380	9:00-10:00 36	4:15-5:15 57	NB	494	977	990	na
			7:30-8:30 54	4:15-5:15 37	SB	483			
9	Mosley Rd.	South of US 377	7:15-8:15 36	3:00-4:00 29	NB	317	667	1,177	na
			9:00-10:00 25	4:45-5:45 50	SB	350			
10	S. Potter Shop Rd.	South of US 380	7:30-8:30 18	12:15-1:15 17	NB	165	349	376	na
			7:45-8:45 15	6:15-7:15 22	SB	184			
11	Naylor Rd	South of US 380	7:15-8:15 547	4:45-5:45 464	NB	4,495	8,326	7,083	na
			6:30-7:30 283	4:45-5:45 405	SB	3,831			
12	FM 424	North of US 380	8:15-9:15 272	4:30-5:30 437	NB	4,513	8,661	9,688	na
			7:30-8:30 324	3:45-4:45 321	SB	4,148			
13	Oak Grove Ln.	North of US 380	6:30-7:30 97	4:30-5:30 128	NB	1,476	3,523	3,119	na
			7:00-8:00 186	6:15-7:15 163	SB	2,047			
14	W. FM 720	South of US 380	7:15-8:15 367	1:15-2:15 306	NB	4,575	11,512	13,504	na
			6:00-7:00 428	5:00-6:00 609	SB	6,937			

Cross Roads, Texas: Counts taken 2017-02-28					24-Hour			Prior Counts	
#	Roadway	Location	AM Peak	PM Peak	Directional		Total	2015-11	2014-06
15	Historic Rd.	West of Naylor	6:15-7:15 16	5:00-6:00 22	EB	161	302	233	na
			11:00-12:00 9	4:00-5:00 20	WB	141			
16	FM 424	South of Fish Trap Rd.	11:15-12:15 268	4:30-5:30 471	NB	4,960	9,654	8,713	8,170
			11:15-12:15 354	4:15-5:15 387	SB	4,694			
17	New Hope Rd.	North of Bridle Ridge Ranch Rd.	9:30-10:30 10	2:15-3:15 14	NB	117	263	247	325
			6:30-7:30 12	5:30-6:30 20	SB	146			
18	Dr. Griffin Rd.	Midway between US 377 and New Hope Rd.	7:00-8:00 14	3:00-4:00 12	EB	77	132	89	na
			7:15-8:15 5	3:30-4:30 9	WB	55			
19	Hwy 377	North of FM 424	7:00-8:00 494	4:00-5:00 794	NB	8,674	17,102	15,062	5,646
			7:15-8:15 712	4:30-5:30 641	SB	8,428			
20	Walmart Main Drive	At US 380	11:15-12:15 188	4:30-5:30 267	NB	2,663	5,512	na	na
			11:15-12:15 184	5:30-6:30 284	SB	2,849			
20L	Walmart Main Drive	Left-Turn exit onto E-Bound 380	11:00-12:00 126	12:15-1:15 138	SB	1,161	1,161	na	


 Provided By:
 EDT Best Practices, LLC
 Greg East, CED, AICP, RIA
 (817) 992-6156
www.EDTBestPractices.com



DISCUSSION

In practice, the Thoroughfare Plan should be thought of as a blueprint that establishes a set of terminology, standards, and general principles that guide decision-making for all aspects of roadway planning, funding, construction/reconstruction, operation, and maintenance of the Town's primary roadway system. Through its adoption, the Council establishes a set of procedures, as well as physical and operational standards that everyone—the single family homeowner, land developer, businesspeople, elected official, and Town or other agency staff persons should use in day to day practice to coordinate the development, operation and maintenance of the thoroughfare system.

As a long-range planning tool, it is intended to identify street needs for the next twenty years within the developed area and to establish a desirable thoroughfare system for undeveloped areas and redevelopment areas based on anticipated development patterns.

There are a variety of benefits to be derived from thoroughfare planning, but the primary objective is to enable the street system to be developed in a manner which will adequately serve the current and anticipated future travel demands while creating a pleasing and efficient community transportation system. The complexity of the Town environment requires that the thoroughfare plan be compatible with and complement other components of the land-use planning and development process.

Transportation planning should contribute to the fulfillment of overall community goals, not dictate these goals. If the Thoroughfare Plan and its implementation are responsive to travel needs and reflect community values, then businesses and residents will be able to locate and invest in the Town with confidence. They will know how the street system will be operated and that the Town is committed to maintaining adequate levels of mobility. Over the long term, the plan will also minimize the cost of building roads and their impact on adjacent properties.

There is not a public transportation system that serves the Town of Cross Roads, nor are there plans to incorporate a public transportation system into the transportation system that serves the Town. The flexibility and convenience of operating an automobile has contributed significantly to its attractiveness. The availability of the automobile to the majority of the population permits a wider choice of residential location with respect to employment location. Therefore, continuing reliance on the privately owned automobile/truck will be the transportation system of choice for the foreseeable future. With this caveat in mind, the design of the Town's roadway system becomes a critical element in future land use decisions.



Land use decisions and the transportation system are inextricably linked to one another. Failure to take into account the current and future transportation requirements as the Town develops would be a critical mistake from which the Town might never fully recover.

The Thoroughfare Plan serves a number of functions and purposes:

FUNCTIONS:

- Identifies general alignment of thoroughfares.
- Specifies right-of-way requirements and protects right of way through the zoning, platting and building permit processes.
- Specifies basic design elements such as pavement width, parkway or shoulder width, and median width.
- Identifies the relative importance of thoroughfares and their role in providing mobility and public safety.
- Establishes a philosophy for the development of the thoroughfare system on a municipality-wide basis and provides focus for particular areas with special transportation concerns.

PURPOSE:

- To facilitate communication between Town staff, elected and appointed officials, land developers, the community, and others who may have an interest in the Town's transportation system.
- To facilitate effective design, operation, and maintenance of the road system which includes the entire roadway system in the Town, including local streets.
- To assist citizens in making decisions about the location of their homes or businesses and the future uses of property.

There are two United States Highways that operate in the Town. US 380 is the major transportation corridor bisecting the Town north and south. The City of Denton is to the west across Lake Lewisville and the Town of McKinney is further to the east. A second US Highway, US 377 commences in the western portion of the Town and heads generally north from US 380 and provides transportation access to the Towns of Krugerville, Aubrey, and areas further north. There is substantial growth on both sides of US 380 from Denton to McKinney and as such, traffic volumes are increasing and will continue to increase.



FUNCTIONAL CLASSIFICATION

Functional classification is the process by which streets are grouped into classes, or systems, according to the character of service they are intended to provide. Since most travel involves movement through a network of roads, it is necessary to determine how travel can be channeled within the network in a logical and efficient manner. Functional classification defines the nature of this channelization process by identifying the part that any particular road will play in serving the flow of trips through a street network.

There are three distinct elements of every trip on the street network: main movement, distribution/collection and access. These elements translate directly into the functional classes used in this plan.

1. Arterial streets provide the links between areas of the Town. They typically define neighborhoods and serve the main function of movement from one part of the Town to another.
2. Collector streets provide the links between the local streets and arterials. They serve the function of collecting or distributing traffic between the arterials and local streets.
3. Local streets are usually contained within a neighborhood and provide access to adjacent property which is the origin or destination of every trip. The local streets serve the function of internal circulation for all types of development.

The purpose of functional classification is to describe how the street network operates by defining the role that each roadway plays in the system. Classification is necessary for communication among engineers/planners, administrators, and the general public. In addition, it provides the framework for monitoring the status of the network, and efficiently allocating available resources to plan, construct, operate, and maintain it.

Related to the idea of functional classification is the dual role that the roadway plays in providing access to property and travel mobility. The primary function of local streets is to provide access to adjacent property, while arterial streets emphasize a high level of mobility for through traffic movement. Regulation of access is necessary on highways and arterials to enhance their primary function of mobility. Collector streets provide a balance between access to adjacent properties and traffic mobility.

ARTERIAL THOROUGHFARES

The arterial street system is divided into two sub-classifications, "principal" arterials and "minor" arterials. Arterials represent those thoroughfares that are used by the traveling public to travel between neighborhoods and communities within the Town. Ideally,



arterial thoroughfares define neighborhood boundaries and do not cross into neighborhoods.

PRINCIPAL ARTERIAL THOROUGHFARES

Principal arterial streets are the back bone of the Town's street system. They serve the major centers of activity and high volume traffic corridors, accommodate the longest trip desires, and carry a high proportion of total area travel on a small percentage of total system mileage.

The network formed by principal arterials is fully interconnected and provides links to the highway system and to areas outside the Town. Geometric design and traffic control measures are used to enhance the movement of through traffic on principal arterials, while access to abutting property may be restricted, or managed, to protect the traffic carrying capacity of the roadway. Access to abutting land is subordinate to the provision of travel service for major traffic movements. Access should be controlled and driveways should be minimized along these arterials.

In the Town of Cross Roads, the two US Highways are identified as Strategic Principal Arterials. US 377 is currently two lanes undivided through the majority of its path through the Town. As you can see from the capacity and volume information below, this roadway is not operating near capacity. US 380, on the other hand is four lanes with a center turn lane through most of its route through the Town. The volumes of traffic on this section of the roadway put it at or above capacity much of the time.

In discussions with the Texas Department of Transportation, Denton Office, they advised that consideration is being given to widening US 380 through the Town to three or four travel lanes each way with a divider between the lanes. However, no timing for the widening has been established.

MINOR ARTERIAL THOROUGHFARES

Minor arterial streets interconnect with and augment the principal arterial network. They serve traffic with a smaller geographic area of influence, accommodate trip lengths of moderate length, and offer greater opportunities for emphasis on land access than the principal system. The minor arterials carry significant through traffic volumes and are needed to provide route and spacing continuity for the arterial system. Currently, there are no minor arterials identified in the Town.

COLLECTOR THOROUGHFARES

The collector street system provides both land access service and traffic circulation around and between residential neighborhoods and commercial/industrial areas. They differ from the arterial system in that collectors distribute trips from the arterials the local



street system. Conversely, the collector street also collects traffic from local streets in neighborhoods and channels it into the arterial system. Collectors should accommodate short trip lengths, and do not typically extend across arterial thoroughfares or carry a high percentage of through trips. In some circumstances collectors serve as a relief valve when the arterial system is congested. This can be minimized by providing an adequate arterial street system.

The Thoroughfare Plan identifies four different types of thoroughfares in the Town of Cross Roads:

Thoroughfare	
U.S. Thoroughfare	FM 424
U.S. Thoroughfare Strategic Principal Arterial	U.S. 380/377
Principal 4 Lane Undivided Thoroughfare	
Collector 2 Lane Undivided Thoroughfare	

Minimum right of way requirements

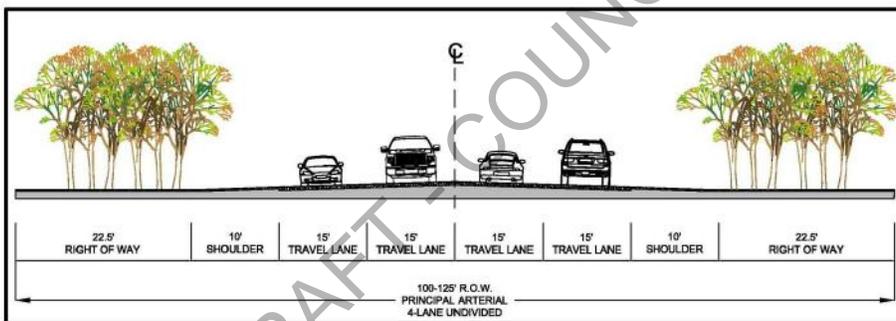
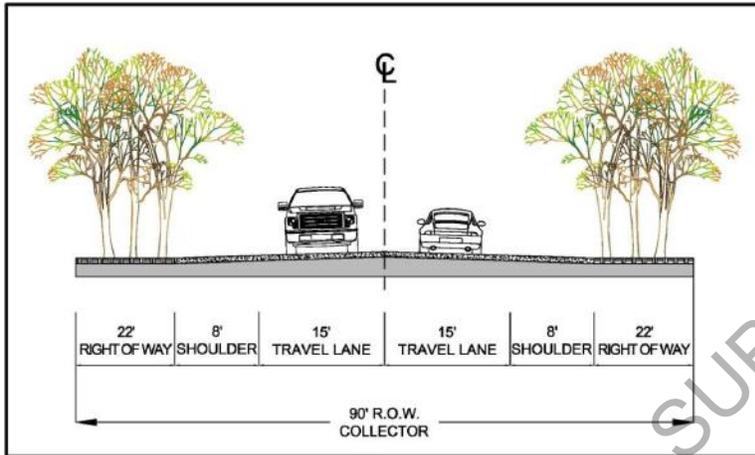
Classification	Right of Way Requirement in Feet
Principal Arterial	100
Collector	90
Local	60

Roadway Capacities

	Typical 24 Hour Volume	Typical 24 Hour Capacity
6 Lane Divided	21,500 vpd	42,000 vpd
4 Lane Undivided	8,900 vpd	20,000 vpd
2 Lane Undivided	3,600 vpd	10,000 vpd

Source: Institute of Transportation Engineers [ITE] Trip Generation Report, Fifth Edition

Volume is the estimated maximum number of vehicle trips generated in a 24-hour period to provide for reasonable mobility. Capacity is the maximum number of vehicle trips that the roadway can accommodate and resulting mobility is adversely impacted when capacity is reached.



LOCAL STREETS

While local streets are not a part of the adopted Thoroughfare Plan, they do provide the single most important part of the transportation system, they provide access to and from neighborhoods and other residential and low-density developments and provide access to the thoroughfare system.

Deleted: low density



The current thoroughfare plan shows a limited number of thoroughfares in the Town and in the extra territorial jurisdiction areas. The current transportation system generally provides sufficient capacity for current levels of development. There are some areas where increased development may have adverse impacts on the capacity of the existing transportation system, for instance US 380 tends to be at or near capacity.

US Highway 380, being the high-volume corridor between Denton and points further east is in serious need of increased capacity through the Town.

SUGGESTIONS

Work with the Texas Department of Transportation and Denton County for a roadway with a minimum cross section for US 380 through Town with at least three through lanes each way within 200 feet of right of way. In addition, the Town should be working with TXDOT to increase capacity on US 380 all the way from Denton to McKinney.

Work with the Texas Department of Transportation to establish a roadway with a minimum cross section for FM 424 for a minimum four lane thoroughfare within 100 feet of right of way.

Consideration should be given to increasing the right of way of Fishtrap Road between US 380 and the eastern town limits to 100 feet and requiring a four lane, undivided roadway cross section. Fishtrap Road is the only east-west artery through town north of US 380 and must serve as an alternative access for the travelling public and emergency services when US 380 is not available.

24-hour traffic counts by roadway [Feb 2017]
See next page:

Deleted: high volume

Deleted: 24 hour traffic counts by roadway [June 2014]

↑
Roadway ... [1]

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Commented [CM6]: Pending update from Jason

DRAFT - COUNTY SUBMITTAL #2

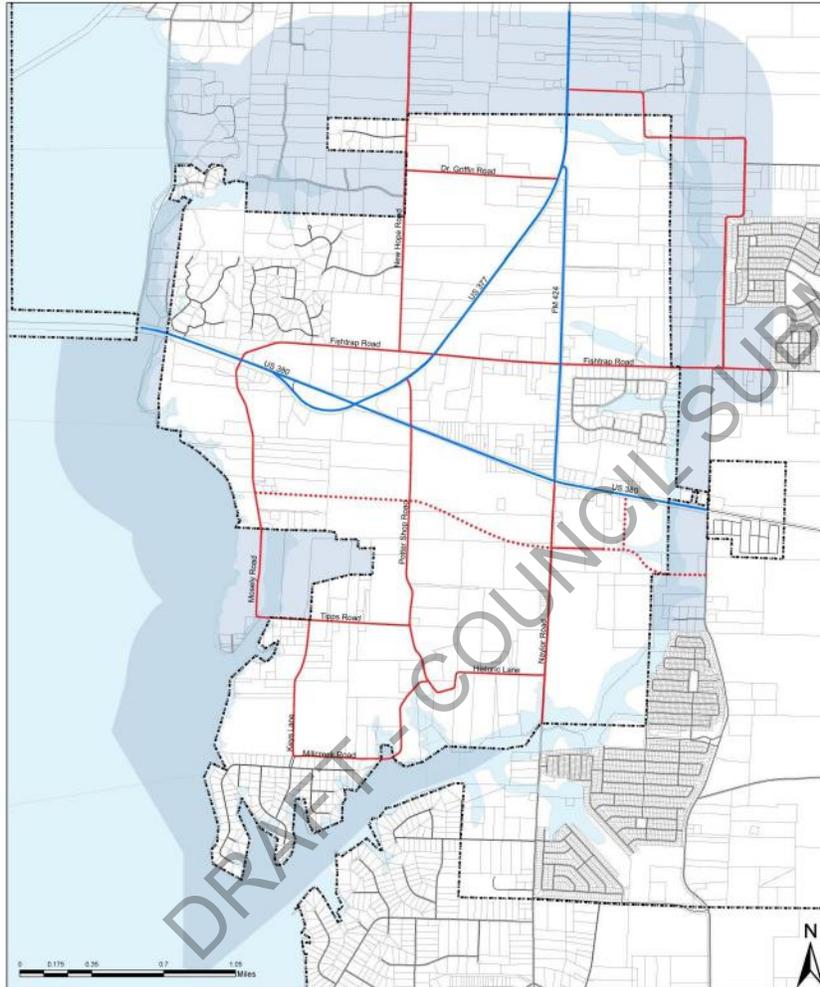


THOROUGHFARE PLAN STREET DESIGNATIONS

STREET	STREET TYPE	NCTCOG CLASSIFICATION	R.O.W. FEET	TOTAL PAVING WIDTH	NUMBER OF LANES/WIDTH	SHOULDER WIDTH
Dr. Griffin Road	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Dr. Sanders (ETJ)	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Fishtrap Road (Town & ETJ)	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
FM 424 (TxDOT)	U.S. Thoroughfare	Principal Arterial	100	TxDOT	TxDOT	TxDOT
Historic Lane	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Keys Lane (outside of Oak Shores)	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Liberty Road (Town & ETJ)	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Mill Creek Road	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Moseley Road	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Naylor Road	Thoroughfare	Principal Arterial	125	56' min	4 @ 12' (11' min)	10' (6' min)
New Hope Road	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Oak Grove Road (ETJ)	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Potter Shop Road (North)	Collector	Collector	90	36' min	2 @ 15' (12' min)	10' (6' min)
Potter Shop Road (South)	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
South Commercial Boundary Road, East	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
South Commercial Boundary Road, West	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
Tipps Road	Collector	Collector	90	36' min	2 @ 15' (12' min)	8' (6' min)
U.S. Highway 377 (TxDOT)	U.S. Thoroughfare	Strategic Principal Arterial	140	TxDOT	TxDOT	TxDOT
U.S. Highway 380 (TxDOT)	U.S. Thoroughfare	Strategic Principal Arterial	200	TxDOT	TxDOT	TxDOT



Town of Cross Roads Thoroughfare Plan May 2015



Map created using Denton County Appraisal District parcel data, Denton County GIS data, U.S. Fish & Wildlife Service GIS data, USACE data, and FEMA data. This map does not constitute an on the ground survey.

Legend

- City Limits
- Future Collector
- State Highway
- Major Thoroughfare
- Extraterritorial Jurisdiction



Home	Interstate Highways	US Highways	State Highways	FM Roads	Other Roads	Public Hearings/Meetings	Contact Us	Business Diversity / CIP	Key Projects (Dallas Planning)	CityMAP
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Home » Public Hearings » 2020 » US 377 From North of BUS 377E to United States Highway (US) 380 in Denton County, TX - Virtual Public Meeting

US 377 From North of BUS 377E to United States Highway (US) 380 in Denton County, TX - Virtual Public Meeting

Tuesday, April 28, 2020

CSJ: 0081-06-040

Where:

<https://us377dentoncounty.com/>

When:

The virtual public meeting will be held beginning on Tuesday, April 28, 2020 and will be available through Wednesday, May 13, 2020. All comments must be received on or before Wednesday, May 13, 2020.

Purpose:

The purpose of the virtual public meeting is to present the proposed US 377 highway improvements and solicit public comments. The virtual public meeting materials will consist of a video presentation explaining the proposed project, which includes both audio and video components, along with other exhibits and materials for review. Formal comments may be provided by mail, email, or voicemail as described in the notice and on the virtual public meeting website.

Description:

The proposed project consists of the reconstruction and widening of US 377 from North of BUS 377E in Pilot Point to US 380 in Cross Roads, TX. Improvements would include the expansion of the current 2-lane rural roadway to a 6-lane urban roadway with a raised median to provide additional capacity and improve safety. Improvements would consist of 12-foot-wide travel lanes, 14-foot-wide outside shared-use lanes, and 5-foot sidewalks with American Disabilities Act (ADA) curb ramps in both directions through most of the project. Proposed drainage would be conveyed by curb & gutter, a storm sewer system and crossing culverts. Other improvements would include realigning the intersections of BUS 377 S at US 377, and FM 424 at US 377. The existing right of way (ROW) width would increase with the proposed project to 140-f feet. The proposed project is anticipated to require 63.2 acres of additional ROW and 1.8 acres of proposed permanent drainage easements to accommodate the proposed improvements.

Special Accommodations:

Special accommodations: TxDOT makes every reasonable effort to accommodate the needs of the public. The open house will be in English. If you have a special communication accommodation or need for an interpreter, a request can be made. If you have a disability and need assistance, special arrangements can also be made to accommodate most needs. Please call (214) 320-4480 at least two working days prior to the meeting. Please be aware that advance notice is requested as some accommodations may require time for TxDOT to arrange.

Memorandum of Understanding:

The environmental review, consultation, and other actions required by applicable federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 9, 2019, and executed by FHWA and TxDOT.

Downloads:

[Virtual Public Meeting Notice \(English\)](#)

[Virtual Public Meeting Notice \(Spanish\)](#)

[Comment Form \(English\)](#)

[Comment Form \(Spanish\)](#)

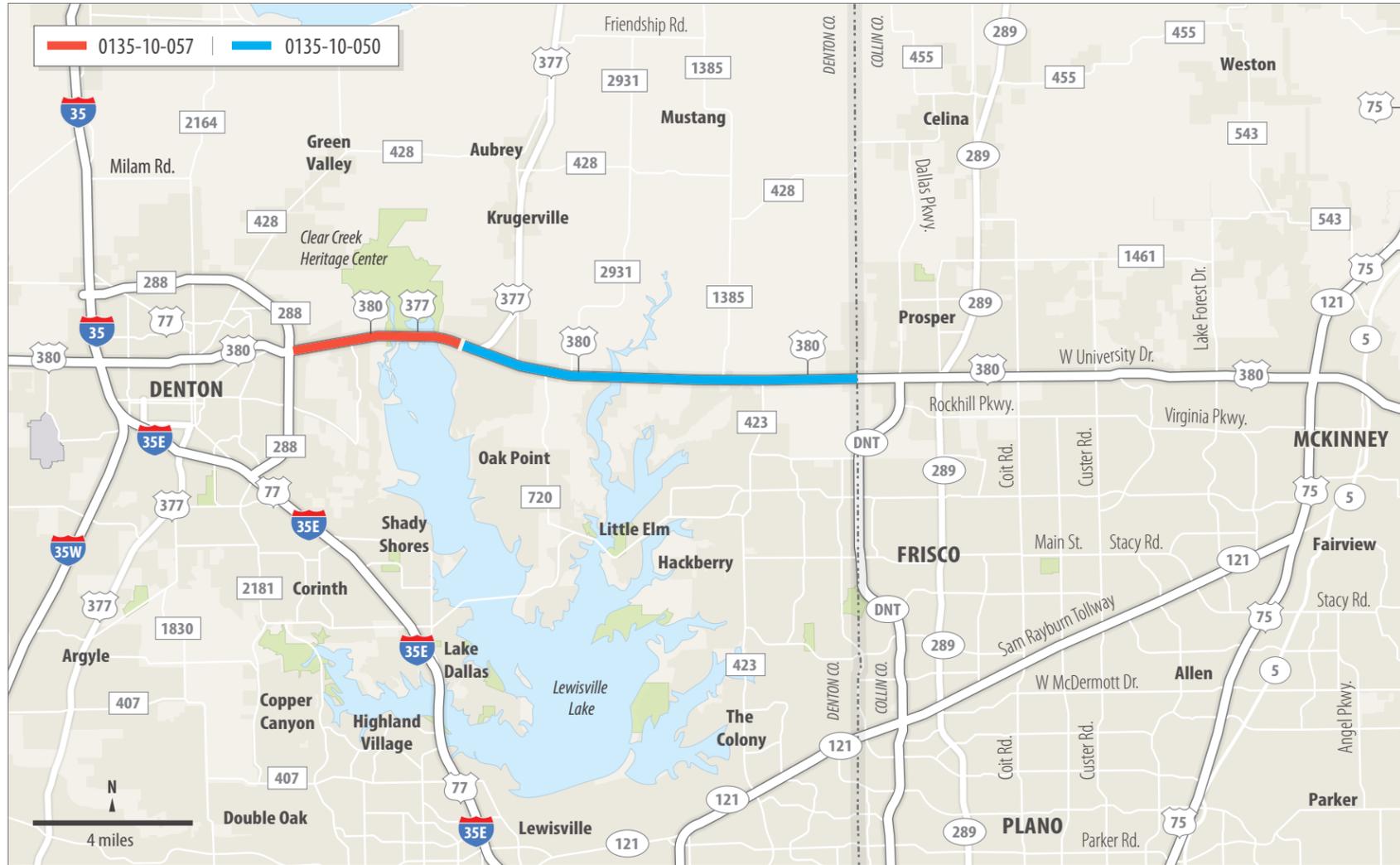
[Virtual Public Meeting Info](#)

Contact:

TxDOT Dallas District
Public Information Office
(214) 320-4480
[Email](#)

US 380 PROJECT

"Through collaboration and leadership, we deliver a safe, reliable, and integrated transportation system that enables the movement of people and goods."



NOTE: Highlighted areas are not drawn to exact scale.

TxDOT graphic

PURPOSE AND NEED

The purpose of the proposed project is to improve mobility by increasing capacity and reducing traffic congestion. Widening and increasing the number of traffic lanes, and adding additional grade separations would improve mobility. This project will also create a pedestrian friendly corridor with safe access to businesses and schools.

PROJECT DETAILS

Limits: Loop 288 to west of CR 26 (Collin County Line)

CSJs: 0135-10-050; 0135-10-057

Description: Widen 4 to 6 lanes divided urban with grade separations at major intersections. Also raised medians and left/right turn lanes from LP 288 to W of US 377.

Estimated Project Let: May 2021

Total Length: 14.773 miles

PROJECT STATUS

The project engineering (schematic and environmental) is being worked on by a TxDOT consultant and being managed by TxDOT Advance Project Development. Currently the schematic is being designed.

ESTIMATED COSTS

Estimated Construction Cost	\$126.3 M
Estimated Right of Way Cost	\$11.8 M
Estimated Total Cost*	\$138.1 M

*Subject to change

TxDOT graphic

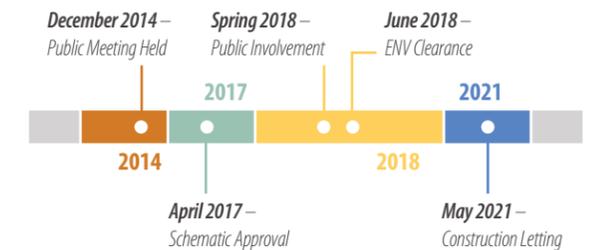
CONSTRUCTION FUNDING STATUS

Funded	\$102.7 M
Unfunded	\$23.6 M

SOURCE: TxDOT

TxDOT graphic

PROJECT TIMELINE



SOURCE: TxDOT

TxDOT graphic

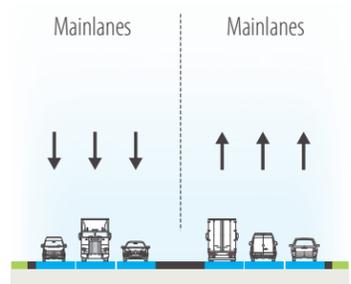
PROGRAMMING STATUS

MTP (2040 Metropolitan Transportation Plan) MTP ID: RSA1- 2.225.425 to RSA1- 2.225.475	YES
UTP (2017 Unified Transportation Program)	YES
STIP (Statewide Transportation Implementation Program, 2017-2020)	YES
PHASE: 0135-10-050: C ; 0135-10-057: E,R	

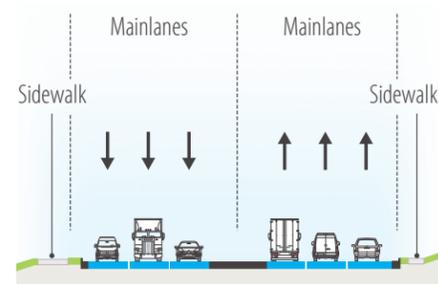
SOURCE: TxDOT

TxDOT graphic

EXISTING TYPICAL SECTION

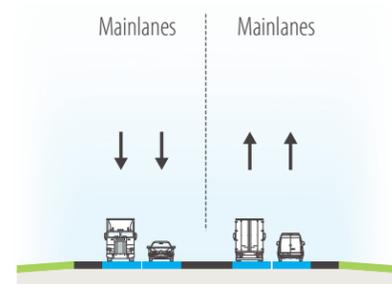


PROPOSED TYPICAL SECTION

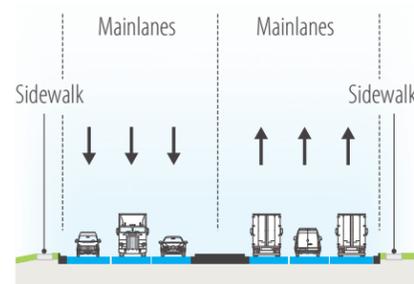


Within the Project Section of CSJ: 0135-10-057

EXISTING TYPICAL SECTION

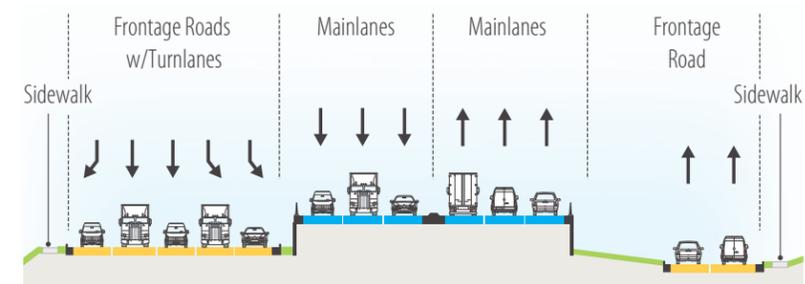


PROPOSED TYPICAL SECTION



Within the Project Section of CSJ: 0135-10-050

PROPOSED GRADE SEPARATION TYPICAL SECTION



NOTE: Illustrations are simplified depictions of the highway upgrades, and are not exact. TxDOT graphic

CONTACT INFORMATION

Travis Owens, P.E.
 TxDOT Dallas Advance Project Development
 214-320-6625
 Travis.Owens@txdot.gov



Dallas District Office
 4777 E. Highway 80
 Mesquite, TX 75150



PARK AND OPEN SPACE ELEMENT

GOAL

Provide open space, parks, and recreational opportunities for the citizens of Cross Roads as well as pass through traffic/tourism.

OBJECTIVES

- A. Preserve and maintain a high quality of life for the citizens of the Town.
- B. Identify opportunities to preserve and protect open spaces and sensitive environmental resources while providing recreational opportunities for the citizenry.
- C. Determine how much of the municipal budget should be allocated to the acquisition, operations and maintenance of parks, open space, and other on an annual basis and then allocate that portion of the annual budget accordingly.
- D. Partner with the Municipal Development District Board to create an allocation of fund for events at the park that will promote the town and encourage pass through tourism.
- E. Re-establish a Parks and Recreation Board to oversee the improvement, care and control of the Town's parks and recreation facilities including promoting public awareness of the facilities and services provided by the town and stimulate community participation and pass through tourism in these programs.

SUGGESTED GUIDELINES

- 1. Continue to partner with residential developments that support and enhance property values within and adjacent to the Town.
- 2. Establish guidelines that encourage developers and property owners to include open space and trails within existing and new developments.
- 3. Partner with developments to encourage the opportunity for trail systems (hike and bike) to be able to connect to other trail systems and green spaces (established and future planned).

Deleted: <#>Identify locations where a large scale community gathering area/park could be located. This space should include sufficient land to support community parking areas, a pavilion, open space, and a walking trail.¶

Commented [CM3]: Suggest replacing with the following:

Deleted: Encourage the Municipal Development District Board to allocate resources to acquire land for a large scale community gathering area/park.

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Deleted: POLICIES

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Deleted: Encourage residential developments to provide opportunities for trail systems [hike, bike and equestrian] to connect to one another where appropriate.

Deleted: <#>Encourage physical activity and a sense of well-being¶

Deleted: In the last Comprehensive Plan a singular policy related to parks and open space:¶

¶ 11. *Policy:* Public open space, trails, and parks are important to build community identity. The Town wishes to provide a central gathering focus for the community.¶

* Working notes for review *All highlighted sections are pending information for additional updates that may occur before publishing (traffic counts, census numbers, incoming data, etc.)



It is desirable for the community to encourage open space, park environments and recreational opportunities for its citizens. Given the rural nature of Cross Roads and the continuing focus on larger lot developments for single family residential uses, property owners and developers should provide recreational facilities that include parks, open space and trails as well as other amenities to the communities that they develop or maintain.

Deleted: In discussions with the Park Board, this policy [now an objective] has been clarified to include an area of sufficient size to comfortably host large community events and to provide parking, green space, a dog park, health and fitness equipment, a pavilion, an entertainment venue and to provide for accessibility. An area of sufficient size to support the aforementioned activities within close proximity to the current Town Hall is desirable.¶

In many parts of the Town the openness and unrestricted vistas are important visual resources for the citizenry. In other parts of the Town there are areas where trees are abundant. These tree resources should be preserved and protected wherever and whenever possible.

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Some related objectives of the Town are to: maintain a high quality of life; enhance property values; encourage physical activity, exercise and wellbeing; create a sense of community; and to provide recreational opportunities including pedestrian and bicycle trails.

Commented [CM7]: Reformat?

NATURAL ENVIRONMENT

Cross Roads provides environments from rolling hills to open expanses of farm and ranch land to large lot residential subdivisions designed to provide the residents with internal recreational opportunities. Most developed recreational facilities in the Town are privately owned and operated by property owners associations or the private property owners.

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There is a relatively small area of the Town that is designated flood plain by the Federal Emergency Management Agency. These flood prone areas are all owned by individuals or corporations. There are some easements in existence for sanitary sewer to be installed and operated in the existing Cantrell Slough. The Town does not hold the title to any flood prone areas but should consider some ownership of flood plain areas when and if those areas could be used as resources for the Town. Consideration should be given to the acquisition of land that is unsuitable for residential or commercial development for open space conservation and passive recreational activities like trails. Development in flood plain areas should be discouraged and where flood plain disturbance is necessary, it should be minimized.

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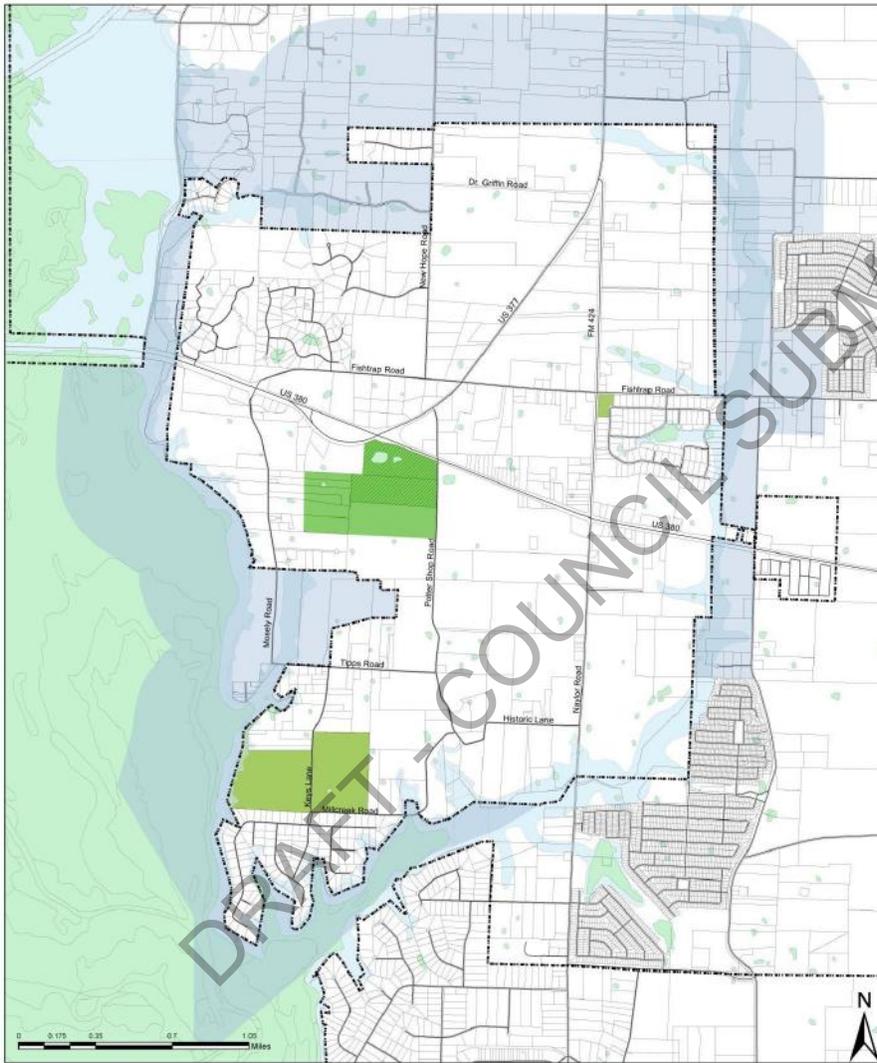
TRAILS

Developers and private property owners should consider and to the extent possible provide recreational opportunities that include pedestrian and bicycle trails within the boundaries of their property. In areas where trail connections are possible between developed areas, property owners and developers are encouraged to provide trail access. These trail linkages may provide long term recreational benefits to the community as well as providing potential connectivity to other trails and areas of the Town and surrounding areas. Trails and trail linkages may provide equestrian opportunities in the Town that may not otherwise exist.

DRAFT - COUNCIL SUBMITAL #1



Town of Cross Roads Park Plan August 2015



Legend

- City Limits
- 1 Extraterritorial Jurisdiction
- 2 Wetlands
- 3 USACE Wildlife Management Areas
- 4 Existing City Park
- 5 Proposed City Park
- 6 Proposed City Park - Clay Quarry

Map created using Denton County Appraisal District parcel data, Denton County GIS data, U.S. Fish & Wildlife Service GIS data, USACE data, and FEMA data. This map does not constitute an on the ground survey.

DRAFT - COUNCIL SUBMITAL #1



HOUSING ELEMENT

GOALS

- A. Identify the types and quality of the current housing stock within the Town
- B. Consider other types of housing that would complement the housing environment within the Town
- C. Identify areas where other types of housing may be located within the Town limits

Visual housing resource surveys were performed on October 14, 2014, December 2, 2014, January 26, 2015, and July 24, 2015. As a result of these visual surveys it is apparent that the prevalent housing type is detached single family dwellings located mostly on larger lots, farms, and ranches. There are a number of subdivisions within the Town, all having a minimum residential density of no less than one dwelling unit per acre. Generally, a one acre minimum lot size is required for the installation of an on-site sanitary sewer system [septic system].

The residential component of the Town is growing at a reasonable rate with some larger subdivisions contemplated or in the platting or development stages. The population of the Town is growing and based upon available information, younger families with children are moving to the Town.

The overwhelming majority of the housing stock is in good to excellent condition. There are some limited areas of Town, notably portions of Fish Trap Road, Naylor Road, and Moseley Road where some older housing stock is in marginal to poor condition. There are a limited number of dwelling units that have been abandoned or that are vacant located within the Town. The Town should utilize code enforcement to bring these abandoned or substandard structures into compliance with Town's zoning regulations and codes.

Over the course of the Comprehensive Plan Update, the Comprehensive Planning Committee have considered a variety of alternative housing types. As a result of these continuing discussions, these housing types have been modified in the future land use element of the Comprehensive Plan and have been shown on the new Future Land Use Map [FLUM].

The alternative housing types that have been modified in the Future Land Use element of this plan include: multifamily housing [not to exceed 12 dwelling units per acre]. This designation may include single family attached housing (townhouses) as well as

Commented [CM1]: Remove? Ask Becky

Commented [CM2]: What is the ruling on this? Is this correct?

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Deleted: Among these other housing types are: multifamily, single-family attached, mixed-use that could include a housing component, higher density single family detached and senior housing

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apartments. Additionally, mixed use development has been recommended allowing a residential component as one of the potential uses in a mixed-use development. Lastly, a senior housing component has been recommended that is designed for higher density housing that may include attached or detached single family dwellings and apartments for residents 55 years of age or older.

Deleted: mixed use

There is a substantial portion of the community that support the continuation of single-family detached housing located on larger lots as the predominant housing type in the Town. To that end, a significant portion of the Future Land Use Map recommends single family detached housing located on lots that are an acre or larger including farms and ranches. While not shown on the Future Land Use Map as a future land use there is strong support for the continuation of the agricultural uses that have been and are located within the corporate limits. [The current land use map is reflective of the actual uses currently in the Town]

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Areas for the location of multifamily, senior housing, and mixed-use developments have been identified on the Future Land Use Map. Around 73 acres has been identified for a senior housing project and is located on the west side of Mosley Road just south of US 380 and relatively close proximity to the future community recreational facility/park. Further, it is located on a parcel of land that overlooks Lake Lewisville and an area that is heavily treed.

Deleted: mixed use

An area for multifamily uses has been identified south of Fishtrap Road adjacent to Pottershop Road. This area contains 30 acres of land. The current multi-family zoning district allows for a density of nearly twelve dwelling units to the acre. However, a realistic density is more likely seven or eight units to the acre based upon the design requirements of the zoning ordinance. At eight units to the acre around 240 units could be constructed. The Future Land Use Goals and Policies require the installation of off-site sanitary sewer for any residential development having a density greater than one dwelling unit to the acre.

Lastly, an area of about 108.8 acres has been identified on the southwest corner of Fishtrap Road and FM 424 for the development of mixed use which may include residential.

Multiple changes in the Future Land Use Map related to residential uses are recommended since the production of the last FLUM. There is a continuing desire by many property owners for residential lots to remain at least one acre in size. One-acre residential lots should be served by a potable water supply. For residential lots that do not have a potable water supply, the minimum lot size should be two acres.

Deleted: Multifamily, senior housing and mixed use areas have been incorporated into the Comprehensive Plan.

Commented [CM3]: Recommend the deletion of this sentence. Not an ordinance but likely permitting would be approved without potable water supply.

Deleted: One acre

Deleted: lot size

Commented [CM4]: Check with Becky, suggested change to 1 acre.



ECONOMIC DEVELOPMENT ELEMENT

GOALS

- A. Support Revenue Generation for -the Town of Cross Roads by pursuing an increase in the number of quality businesses located in the Town.
- B. Identify businesses that provide necessary and desirable services to the citizens of the Town and assist those businesses in the expansion, relocation, or location within the community.
- C. Identify and support businesses and services to locate or expand within the Town that increase the sales tax base for the community.
- D. Support development projects that will further the objectives of the Town.
- E. Identify and support services that assist in the expansion and development of a quality and diverse workforce.

SUGGESTED GUIDELINES/POLICIES

1. Advertise the competitive commercial nature of the Town and reinforce the fact that the Town has no Ad Valorem taxes.
 2. Significantly Enhance the efforts to promote the Town as a great place to live and do business including the significant large trade base within the surrounding area. The very large pass through traffic associated with Routes 380 and 377 is also attractive for small businesses. Significantly enhance the Town's web presence. Update current website with professional pictures (could get a photographer to donate the time in return for credit on site) update with retail information and other items to do for day trippers for Dallas/ Fort Worth area.
 3. Maintain a Promotional Package that can be provided to support prospective new business interesting locating in the Town.
- ~~Develop a "Town Economic Development collateral packet" (approx. 4 pages.) that provides town history, key points of information about the town, including location highlights, economic statistics, demographic information, governmental information (who to contact and how) and~~



~~include professional pictures and maps. This should be professionally printed and made available to all interested parties at the town office. This document should be kept as up to date as possible.~~^[CM1]

4. ~~Develop and Maintain a coordinated effort with some regional organizations (The Denton Convention and Visitors Bureau) to make known special events and markets at the Park.~~^[CM2] As well as work with local organizations and businesses to sponsor additional special events at the Park. The key is to increase the number of ongoing events at the park so as to create a sense of ongoing activity to help increase community involvement and to encourage others from surrounding areas to visit our town.
5. ~~A marketed "Buy Local at the Pavilion/Park" should be established. Work with Chamber (or other entities) to for help in implementing and fully advertising this program.~~
6. ~~Periodically the Counsel should review Town Policies and Regulations for possible deterrents to business growth. Likewise, a review should be done to insure that perspective businesses have an understanding Cross Roads is willing to work together to make their projects successful.~~

1. —

~~Consider distribution of Municipal Development District funds to pay principal, interest or other financial obligations related to development projects that have been approved.~~^[CM3]

3. —

4. ~~Consider grants and appropriate funding solutions for projects that support the economic development and community objectives of the Town, including applications for grants and other funding opportunities.~~^[CM4]

POTENTIAL PROJECTS

- ~~Participation in the acquisition of the ACME Brick clay quarry as a potential economic development asset and assist in the development of a community recreational facility.~~



1. Significantly enhance the Town's web presence. Update current website with professional pictures (~~could get a photographer to donate the time in return for credit on site~~), -update with retail information and other items to do for day trippers for Dallas/ Fort Worth area.
2. Develop a "Town Economic Development collateral packet" (approx. 4 pages.) that provides town history, key points of information about the town, including location highlights, economic statistics, demographic information, governmental information (who to contact and how) and include professional pictures and maps. This should be professionally printed and made available to all interested parties at the town office. This document should be kept as up to date as possible.^{CM51}
3. Participation in the siting and acquisition of a public safety facility to support the continuing economic vitality of the Town.
4. Town Council and MDD to continue to pursue Fiber Optic Cable to be readily available at a reasonable cost across within the city limits.
5. Continue to partner with Mustang Water to insure an abundance of water and sewer (where available) to support growth within the city.

** Working notes for review *All highlighted sections are pending information for additional updates that may occur before publishing (traffic counts, census numbers, incoming data, etc.)*



PUBLIC FACILITIES ELEMENT

GOAL

Provide necessary and desired public facilities to support the current and future residents and property owners of the community.

- A. Suggested Guideline: It shall be a priority of the Town to identify necessary and desired public facilities for the Town.
- B. Suggested Guideline: When public facilities have been identified and their development and construction has been supported by the community, the Town shall include those facilities in the Capital Improvement Program.
- C. Suggested Guideline: When new public facilities are considered, not only the cost of acquisition and construction are to be considered, but also the cost of operating and maintaining those new facilities.
- D. Suggested Guideline: Maintenance, operating, and replacement costs for equipment and facilities shall be evaluated on an annual basis and necessary cost shall be included in the annual budgeting process.
- E. Suggested Guideline: The Town shall create a capital improvements program for the acquisition and construction of necessary and desired public facilities.
- F. Suggested Guideline: The Town shall proactively work with the independent school districts to capitalize on the design and construction of new educational facilities within the corporate boundaries of the Town.

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DISCUSSION

An objective of the Town has been to minimize the cost of government while ensuring that necessary and desired services are provided. In that vein, increasing public facilities necessarily become a financial liability that the Town views with a very keen eye toward, not only the cost of acquisition and construction, but the cost operations, maintenance, and replacement equipment.

In other elements of the Comprehensive Plan, there are some recommendations for new public facilities:

- New public safety facility

Deleted: <#>New community park¶

Deleted: <#>emergency services

Deleted: <#>New sanitary sewer facility [in cooperation with Mustang SUD]¶



UTILITIES AND DRAINAGE ELEMENT

GOALS

2020 TOWN of CROSS ROADS DRAINAGE

- A. Work with all public utilities to:
 1. ensure that they have sufficient capacity to provide the required and desired levels of service to the residential and commercial consumers of the Town of Cross Roads
 2. facilitate the installation of utility infrastructure, such as coordinating the property owners for dedication of easements along the major corridors
 3. encourage and support the installation of fiber optics within the commercial districts and residential communities, where feasible.
- B. _____
- C. Ensure that all natural drainage channels within the Town are not adversely impacted by lack of public and private maintenance or from development.
- D. Where possible, storm drainage should utilize the natural drainage channels and creeks and to minimize the adverse effects of storm water runoff, flooding and erosion

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Moved up [1]: ensure that they have sufficient capacity to provide the required and desired levels of service to the residential and commercial consumers of the Town¶

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SUGGESTIONS

1. The Town shall periodically meet with utility providers to identify areas where increased or improved services should be located.
2. The Town shall coordinate with utility provides early in development processes to assist the utilities in the timely and sufficient delivery of their services to customers, both current and future.
3. The Town shall adopt and enforce an ordinance that is designed to protect the natural drainage channels and creeks within the Town.
4. The Town shall periodically inspect natural drainage channels and creeks to identify areas where potential remediation may be necessary in order to minimize flooding.
5. Property owners that have natural drainage channels and creeks on their properties shall be responsible for the care and maintenance of said channels

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and creeks in a manner that allows for the continuing flow of storm water.

6. Where development is planned, developers and property owners will coordinate with the Town engineer to minimize disruption to the natural drainage systems that exist in the Town.

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2020 TOWN of CROSS ROADS UTILITIES

Water and Sewer:

Mustang Special Utilities District provides the Town of Cross Roads with water and sewer services. Mustang, the largest SUD in Texas, utilizes both deep wells and the Upper Trinity Regional Water Authority (UTRWA) to serve nearly 20,000 meters. Mustang has an abundance of water and has made provisions to serve upwards of 130,000 meters in the region.

The deep well and water tower near Hwy 377 and Dr. Griffin Rd. are fully operational with 18 inch lines connecting into the existing system. Mustang authorized an \$18 million-dollar expansion which will double the capacity of the Peninsula plant by end of year 2021. The area currently served by sewer is generally located east of Naylor Road and FM 424. Since neither Mustang nor the Town of Cross Roads can issue bonds, all expansion costs must be borne by the Developers.

Telecommunication:

Cross Roads is one of the first cities in North Texas to get AT&T 5G network which is transmitted from the Mustang Water Tower near Hwy 377.

High Speed Fiber Optics:

The trunk lines for fiber optics are located along the south side of Hwy 380 and along the east side of 424 and 377 however, only a few businesses have tied into the service.



COUNCIL AGENDA BRIEFING SHEET

Meeting Date:

March 15, 2021

Agenda Item:

Discuss and consider action on application 2021-0201-03FPLAT for property generally located at the northeast corner of US 377 and Liberty Road for Aubrey Storage Facility.

Prepared by:

Kristi Gilbert, Interim Town Administrator

Description:

Applicant Frank Canedy submitted a preliminary plat for the Aubrey Storage Addition on November 9, 2020 which was considered by the Planning and Zoning Commission on December 1, 2020 and by the Town Council on December 21, 2020 and approved with conditions based on staff comments.

On February 1, 2021, the applicant filed the final plat application for a 5.707 acre tract of land located within the extraterritorial jurisdiction of the Town of Cross Roads on the northeast corner of Hwy 377 and Liberty Road. Attached is the final plat application and associated documents along with comments from Town Engineer Jason Pool.

Fiscal Impact:

N/A

Planning and Zoning Recommendation

The Planning and Zoning Commission considered the application at their March 2, 2021 meeting and recommended approval unanimously (four members in attendance) contingent on meeting the recommendations of the Town Engineer.

Recommended Action:

The Town Engineer has recommended approval conditioned on the comments in his review letter attached.

In accordance with Section 212.009 of the Texas Local Government Code, the Planning and Zoning Commission has the following options available:

- Approve
- Approve with conditions (specifying the conditions)
- Disapprove (specifying the statute or ordinance on which the disapproval is based)

Attachments:

Engineer Comments
Final Plat Application
Plat Documents



Town of Cross Roads

1401 FM 424

Cross Roads, Texas 76227

940-365-9693 office | 469-375-5905 fax

town-information@crossroadstx.gov / crossroadstx.gov

Civil Engineer Comments

8849 Liberty Road Aubrey Storage Addition 02-23-2021

This project is an ETJ project. The town is responsible for subdivision/drainage, MSUD for water, Denton County for the fire marshal, driveway, detention outfall, OSSF, and building permits. Final plat will not be filed until the civil improvements are complete. For this project civil improvements are the subdivision drainage/detention, access driveways, concrete fire lane, and the public water lines.

Items on the plans needing revision or are of note:

1. Drainage coefficient called out for the storage area is for light commercial/industrial of 0.7, verse heavy commercial/industrial of 0.8, or commercial/business coefficient of 0.95. My opinion is that the heavy commercial/industrial of 0.8 is more appropriate considering the almost complete removal of vegetation on the site. The gravel will have some permeability, so I will defer to the design engineer on between 0.8 or 0.95. Fire lane looks to be proposed as concrete, the remaining areas are gravel or buildings.
2. Note that the remainder property around this addition is shown as undeveloped properties in the drainage area map. These properties when developed will need to provide for their own detention.
3. Maintenance of the internal fire lane, detention pond, and drainage improvements will be by the property owner.
4. ROW dedication of 45 ft from the center line of Liberty is shown. Coordination with Denton county will be needed on the two driveway access points off of Liberty Rd.
5. As of 2/22/2021, MSUD is still performing feasibility studies on the east west line to determine ultimate size needed, but do not anticipate issue with providing the project water service.
6. As of 2/22/2021, MSUD has not completed their review of the proposed improvements but did offer up some items of concern that will be brought up in their review/revision cycle. I mention them here because they do alter the plan layout:
 - a) Add a dedicated MSUD easement just outside the 45 ft ROW.
 - b) Adjust the detention pond geometry as needed to accommodate the proposed water line
 - c) Adjust/relocate the OSSF disposal area to not overlap the water line easement.

I am recommending conditional approval of by P&Z, based on the above comments. Once MSUD issued official comments, we will need to see revised plans based on that revision.

Jason Pool, P.E.

Tx Lic #92623, Tx Firm #11096

TCEQ #OS0033361 DR

TOWN OF CROSS ROADS
DEVELOPMENT APPLICATION



DATE: 1-26-2021

APPLICATION # 2021-0201-03FPLAT

PROJECT: Aubrey Storage Addition

Completed applications will be considered received on the due date specified on the yearly Submission Schedule.
PLEASE VERIFY MEETING DATES.

DEVELOPMENT APPLICATION

ZONE CHANGE _____ TECHNICAL SITE PLAN _____
GRADING _____ MISCELLANEOUS _____ FINAL PLAT _____

PLEASE SPECIFY THE PRIMARY CONTACT

Land Owner Name Paul's Kids, LLC Signature [Signature]
Applicant Name Frank Canedy Signature [Signature]
Project Contact Mailing Address 111 W. Main Street, Allen, Texas 75013
Project Contact Phone 972-359-1733 Email frank@RLKEngineering.com

Proposed Project Name Aubrey Storage Addition Location NEC of US377/Liberty Road
Lot/Block Lot 1, Block A Abstract James Bridges - Abst.36
DCAD ID 722015/660454/52376
Current Zoning Undeveloped Requested Zoning None

SUBMISSION DOCUMENTS

Fee Final Plat - Commercial - \$30/per lot (3) + \$100 = \$190 Legal Description
Map List of Neighbors
Site Plan (Commercial) Stamped/Addressed Envelopes
Drawings (4 full, 6 half, CD)
OTHER (Specify)

- 1) Legal Description and plat of the subject site typed and attached separately or the subdivision name with lot and block number.
- 2) Map A location map clearly showing the site in relation to adjacent streets and distance to nearest thoroughfare.
- 3) Filing Fee – Application Fee – Review Fee
 ZONE CHANGE AND RESIDENTIAL REPLAT ONLY:
- 4) Names and Addresses of legal property owners within 200 feet of property and the property ID number.
- 5) Stamped addressed envelopes of the property owners within 200 feet.

ADDITIONAL INFORMATION

Before submitting an application, the applicant should consult with the Town Administrator to discuss the feasibility of the request and any additional requirements.

CALLED 1.498 ACRES
JUAN & ELIZABETH TORRES
C.C. NO. 2011-94406
L.R.D.C.T.

CALLED 2.00 ACRES
JOSE & VERONICA TORRES
C.C. NO. 2008-85588
L.R.D.C.T.

CALLED 1.00 ACRES
MARIA GUADALUPE CERVANTES
C.C. NO. 2011-94405
L.R.D.C.T.

CALLED 6.667 ACRES
PAUL'S KIDS, L.L.C.
C.C. NO. 2017-113548
L.R.D.C.T.

CALLED 32.75 ACRES
PAUL & MARY CRUTSINGER
VOLUME 613, PAGE 78
L.R.D.C.T.

CALLED 32.75 ACRES
PAUL & MARY CRUTSINGER
VOLUME 613, PAGE 78
L.R.D.C.T.

CALLED 32.75 ACRES
PAUL & MARY CRUTSINGER
VOLUME 613, PAGE 78
L.R.D.C.T.

CALLED 2.00 ACRES
KARRIE SHIPP
C.C. NO. 2015-43542
L.R.D.C.T.

CALLED 58.7825 ACRES
COVENANT CHURCH
C.C. NO. 2010-4241
L.R.D.C.T.

S 87°52'29" E 1001.71'

S 88°46'31" E 445.79'

LOT 1, BLOCK A
Gross 5707ac (248,604sqft)
Net 5244ac (228,450sqft)

LIBERTY RD.
(VARIABLE R.O.W.)

Final Plat

AUBREY STORAGE ADDITION

LOT 1, BLOCK A
Being 5.707 Acres
out of
16.995 Acres Situated In The
JAMES BRIDGES SURVEY ~ ABST. 36
DENTON COUNTY, TEXAS

Owners
Paul's Kids, LLC
8849 Liberty Road
Aubrey, Texas 76227

Owners
Mary Crutsinger
8707 Liberty Road
Aubrey, Texas 76227

Owners
Mary Crutsinger & Karrie A Shipp
8849 Liberty Road
Aubrey, Texas 76227

Engineer
RLK Engineering, Inc.
Texas Registration No. 579
1111 West Main Street
Allen, Texas 75013
Telephone 972 359-1733

Surveyor
Surdukan Surveying, Inc.
PO Box 126
Anna, Texas 75409
Telephone 972 924-8200

Owner's Certificate

That, Paul's Kids, LLC, Mary Crutsinger and Karrie A Shipp do hereby adopt this Final Plat designating the herein above described property as Aubrey Storage Addition, Lot 1, Block A, an addition to the Town of Crossroads, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown thereon, the easements as shown, for the mutual use and accommodation of the Town of Crossroads & Denton County and all public utilities desiring to use or using same. All and any public utility and the Town of Crossroads & Denton County shall have the right to remove and keep removed all or parts of any buildings, fences, shrubs, trees, or other improvements or growths which in any way, endanger or interfere with the construction, maintenance, or efficiency of its respective systems on said easements, and the Town of Crossroads and all public utilities shall at all times have the right of ingress and egress to and from and upon the said easement strips for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity, at any time, of procuring the permission of anyone.

The owner of Lot 1, Block A, of this plat shall be solely responsible for the maintenance of the storm water detention system as well as the maintenance of the ditch (including all erosion control) traversing said lot. The owner shall further hold the Town of Crossroads & Denton County harmless from any damages to persons, to the owner's lot or any affected lot arising from such maintenance responsibility. The drainage easement shown here under shall not create any affirmative duty to the Town or County to repair, maintain, or correct any condition that exists or occurs due to the natural flow of storm water runoff, including but not limited to, storm water overflow, bank erosion and sloughing, loss of vegetation and trees, bank subsidence, and interference with structures. The Town & County retains the right to enter upon the easements for public purposes. Alteration of natural flow of water shall be subject to the regulations and ordinances of the Town of Crossroads, Denton County, the State of Texas and United States of America.

Witness my hand, this the ___ day of ___, 2021.

Paul's Kids, LLC
Karrie A. Shipp

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for State of Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN under my hand and seal of office this the ___ day of ___, 2021.

Notary Public in and For the State of Texas

Witness my hand, this the ___ day of ___, 2021.

Mary Crutsinger

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for State of Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN under my hand and seal of office this the ___ day of ___, 2021.

Notary Public in and For the State of Texas

Surveyor's Certificate

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: I, DAVID J. SURDUKAN, Registered Professional Land Surveyor, do hereby certify that I have surveyed the herein above described property, and that the corner monuments shown thereon were properly placed, under my personal supervision, in accordance with the Platting Rules and Regulations of the State of Texas, and the Rules and Regulations of the Town of Crossroads, Texas.



David J. Surdukan
Registered Professional Land Surveyor
Texas Registration No. 4613

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, a Notary Public in and for State of Texas, on this day personally appeared _____ known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN under my hand and seal of office this the ___ day of ___, 2021.

Notary Public in and For the State of Texas

Legal Description:

BEING a 5,707 tract of land situated in the James Bridges Survey, Abstract No. 36, Denton County, Texas, and being part of a called 32.75 acre tract of land as conveyed to Paul and Mary Crutsinger in Volume 613, Page 78 of the Land Records of Denton County, Texas, and also being all of a called 6.667 acre tract of land as conveyed to Paul's Kids, LLC in County Clerk No. 2017-113548 of the Land Records of Denton County, Texas, and also being all of a called 2.00 acre tract of land as conveyed to Karrie Shipp in County Clerk No. 2015-43542 of the Land Records of Denton County, Texas, and being more particularly described in metes and bounds as follows:

POINT OF COMMENCEMENT at a PK Nail Found in Liberty Road for the northwest corner of a called 58.725 acre tract of land as conveyed to Covenant Church in County Clerk No. 2010-4241 of the Land Records of Denton County, Texas, and said PK Nail also being in the east Right-of-Way (ROW) line of US Highway 377;

THENCE S 87°51'07" E with the north line of the called 58.725 acre tract of land, and passing a 1/2" iron rod at 149.92' to a 1/2" iron rod being the southeast corner of the called 2.00 acre tract and continuing for a total distance of 289.34' to a point for corner and being the POINT OF BEGINNING;

THENCE N 01°26'30" E a distance of 552.75' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE S 88°46'31" E a distance of 445.79' to a 1/2" capped iron rod stamped "4613" set for corner;

THENCE S 01°13'29" W a distance of 559.97' to a point for corner in Liberty Road and said point also being in the north line of the called 58.725 acre tract of land;

THENCE N 87°51'07" W with the north line of the called 58.725 acre tract of land, a distance of 447.94' to the POINT OF BEGINNING, and containing an area of 248,604 Square Feet or 5.707 Acres.

Recommended for Approval
Chairperson, Planning and 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 _____ Subdivision or Addition to the Town of Cross Roads was submitted to the Town Council on the _____ day of _____, 2021, and 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 and 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 subscribed.

Witness my hand this ___ day of ___, AD, 2021.

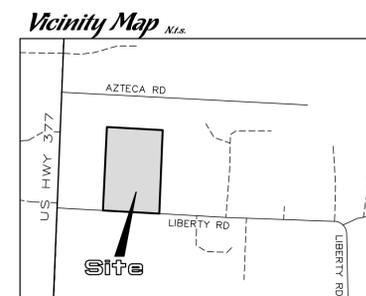
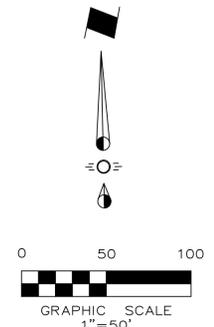
US HWY 377

N 01°26'30" E 756.24'

1/2" CRS (STAMPED "4613")

Point of Commencing

Point of Beginning



Flood Note
According to Flood Insurance Rate Map (FIRM) Map No. 48121CO285G, dated 4-18-2011, prepared by the Federal Emergency Management Agency (FEMA) for Collin County, Texas, this property is within Zone X.



COUNCIL AGENDA BRIEFING SHEET

Meeting Date:

March 15, 2021

Agenda Item

Discuss proposed amendments to the comprehensive zoning regulations to remove the Architectural Review Committee and associated references.

Prepared by:

Kristi Gilbert, Interim Town Administrator

Description:

At the February 22, 2021 Council Meeting, Council Member White-Stevens asked for a future agenda item to discuss architectural design in the zoning regulations. Discussion was held at the March 1, 2021 Council meeting to remove the Architectural Review Committee and associate references since the Town could no longer enforce building materials. There were also discussions held with regard to building articulation and landscaping requirements. Staff was directed to prepare an ordinance removing references to the Architectural Review Committee within the Town's Comprehensive Zoning Ordinance.

Attached is a draft redline of amendments to sections of the Comprehensive Zoning Regulations defining the duties of the Architectural Review Committee and referencing the architectural review committee. Staff also made minor changes in two sections which referenced the Planning and Zoning Commission as the approval board for nonresidential building permits when current practice has been the Town Council.

Fiscal Impact:

N/A

Recommended Action:

Since this is an amendment to the Comprehensive Zoning Regulations, the Planning and Zoning Commission must first conduct a public hearing and make a recommendation to the Town Council before action can be taken. Staff is seeking direction from the Town Council on the proposed amendments before they are presented to the Planning and Zoning Commission.

Attachments:

Redline of Proposed Amendments

  **ARTICLE 14.03 COMPREHENSIVE ZONING ORDINANCE**

.....

  **Sec. 14.03.008 Architectural guidelines**

(a) General provisions.

(1) Intent. It is the intent of the governing body of the town to create a regional image for Cross Roads reflecting the theme of “Texas Country” while adapting to contemporary building needs. These guidelines are to help owners, developers, designers, architects, and builders by providing design criteria that will coordinate the image, character and quality of the entire community and ensure the aesthetic value and visual appeal of nonresidential land uses in the commercial corridor as designated in the comprehensive plan, while reflecting traditional “Texas Country” characteristics and the indigenous image of Texas. (Ordinance 2014-0421-02 adopted 4/21/14)

(2) Applicability. The provisions of this section shall apply to all nonresidential development within the town. Where the provisions of this section conflict with other articles or sections of this chapter or of the Code of Ordinances, the provisions of this section shall apply. Where the provisions of this section conflict with the provisions of an overlay district or planned development (“PD”), the overlay or PD provisions shall apply. Where the provisions of this section are silent on a subject, the provisions found in other parts of this article and this code shall apply. (Ordinance 2019-0218-01 adopted 2/18/19)

(3) Image. “Texas Country” is a broad term meant to create a link to the rich lineage of older design and with modern materials and distinctive Texas architecture. Texas Country can conjure varied images tied together by the use of a majority of simple and locally available materials, human scale, and a utilitarian design in response to the local climate. Despite the era or style of building, most of these historical structures were simple buildings constructed of local wood, stone, earth or brick, where porches, roof overhangs, and gabled roofs served to help buffer the harsh extremes of the Texas climate. (Ordinance 2014-0421-02 adopted 4/21/14)

(b) Mandatory provisions.

(1) Four-sided architecture is required unless rear walls are determined not to be visible by the town council.

(2) Building articulation. Building facades over 100' in length must have building offsets of at least 6' for a minimum of 25% of the facade. No wall plane may extend more than 100' without horizontal and vertical articulation. Building facades between 40 to 100 feet in length may have either horizontal or vertical articulation. Facade articulations/offsets shall be shown on the elevation drawings along with dimensions verifying that the elevations have met the above requirements as part of the site plan submittal.

Deleted: (4) Architectural review advisory committee. There is hereby established an architectural review advisory committee, composed of at least three (3) members appointed by and to serve at the pleasure of the town council, whose function shall be: (A) to adopt architectural policies and guidelines for the design, construction, and remodeling of buildings and structures within nonresidential districts consistent with the guidelines set forth in this section; (B) to review and make recommendations to the commission for the approval or denial of applications for the approval of building elevations/facades in nonresidential districts; and (C) to make recommendations on exceptions to the required exterior materials for buildings and structures in nonresidential districts. The committee shall review building and development permit applications, site plans, and building elevation/facade plans; shall work with owners, developers and builders in achieving the goal of the Texas Country theme concept; and shall advise the planning and zoning commission in the building and development permit process. (Ordinance 2014-1215-01, sec. 2, adopted 12/15/14)

Deleted: architectural review committee

(3) Multi-tenant buildings in commercial centers. To achieve unity between multi-tenant buildings in a commercial development of more than one building, all buildings in such a development shall employ a similar theme, colors, and palette of materials.

(4) Masonry requirements. All buildings shall be constructed with a minimum 85% masonry, exclusive of doors and windows. Masonry shall consist of brick, stone, simulated stone and shall be unpainted. Unpainted, integral color concrete masonry units are allowed as masonry, but are limited to a maximum 15% of a street-facing facade. The town council may approve facades with less than 85% masonry on a case-by-case basis to accommodate special design considerations. Architecturally detailed and finished concrete tilt wall may be allowed on street-facing building facades or those visible from a public right-of-way only with town council approval.

Deleted: architectural review committee may favorably recommend and ...

Deleted: recommendation by the architectural review committee and ...

(5) Secondary materials. Secondary materials (maximum 15%) may be EIFS, stucco, wood, metal, or other approved material. The percentage of EIFS or stucco may be increased with town council approval.

Deleted: recommendation by architectural review committee and city...

(Ordinance 2014-0421-02 adopted 4/21/14)

(6) Earth-toned colors. At least 80% of structure shall be neutral, cream, or deep, rich, nonreflective natural or earth-toned colors, and no more than one (1) color may be used for visible roof surfaces. (Ordinance 2019-0218-01 adopted 2/18/19)

(7) EIFS. The use of exterior insulated finishing system (EIFS) is not allowed below ten (10) feet above finished grade.

(8) Glass. Total window area shall not exceed 50% of street-facing facades. Windows shall have a maximum reflectivity of 20%. Pink or gold glass is not permitted.

(Ordinance 2014-0421-02 adopted 4/21/14)

(9) Mechanical unit screening. All mechanical equipment shall be screened from all public view. Screening must match building color and material. (Ordinance 2015-0720-01, sec. 1, adopted 7/20/15)

(10) Exposed conduit, utility boxes, and drain spouts shall be painted to match the color of the building or an accent color.

(11) Trash and recycling collection areas.

(A) Trash and recycling collection areas shall be located to minimize visibility.

(B) Trash receptacles, recycling receptacles, and trash compactors shall be screened with an 8-foot masonry wall of a consistent color and material as the primary building.

(C) Enclosures shall be oriented so that the service opening does not face any public right-of-way or residentially zoned property. The opening shall incorporate a metal

gate to visually screen the dumpster or compactor. Concrete-filled steel bollards are required at the rear of the enclosure and in front of the enclosure to protect the gate hinges.

(D) Enclosures located in public areas must be screened with landscaping.

(E) All metal gates must not be allowed to swing into the drive aisle or fire lane.

(12) Gas pumps.

(A) Roofs of pump canopy structures shall be pitched, or a mansard roof shall be used to give the appearance of a pitched roof.

(B) Canopy columns shall be fully encased with masonry that is complimentary to that used on the main building.

(C) The canopy band face shall be a color consistent with the main structure or accent color and may not be backlit. Signage shall conform to the town's sign ordinance and sign regulations.

(13) Loading areas. All loading and service areas shall be screened from view from adjacent public streets and adjacent residential areas. Screening shall be by walls compatible to the project design and landscaping.

(Ordinance 2014-0421-02 adopted 4/21/14)

(c) Design elements.

(1) Each building or development, as a condition of the issuance of a building permit or the approval of a site plan, must rate a minimum of 15 points if the building (or combination of buildings) is less than 10,000 square feet; 25 points for buildings in excess of 10,000 square feet; and 25 points for multifamily structures (each building and aggregate of all floors). Each building or development must earn a minimum number of points in each of the four groups according to the table below:

	<u>Small Structures</u> under 10,000 square feet	<u>Large Structures</u> over 10,000 square feet	<u>Multifamily Structures</u>
Group I	2 minimum	4 minimum	6 minimum
Group II	5 minimum	6 minimum	6 minimum
Group III	2 minimum	3 minimum	3 minimum
Group IV	1 minimum	2 minimum	6 minimum

(2) The points can be acquired by implementing a choice and combination of the design elements identified in the following chart (see [figure 2](#) for illustrations). Additions and remodels with substantial improvement to existing buildings must be of similar design, and must meet the point score required for the building size of the addition. The applicant must submit a table with the architectural drawings enumerating the proposed points acquired for the development.

(Ordinance 2014-1215-01, sec. 2, adopted 12/15/14)

(3) A range of point value for certain architectural features are allowed according to figure 1 “rating points.” The town council will evaluate the plan and score the element according to its detail and use. Several of these elements can be used as a simple amenity to a structure or can become a functional space of its own. By way of example, and not by way of limitation:

Deleted: architectural review advisory committee

(A) A porch can function as a simple structure that keeps rain off of patrons as they approach a building (1 point) or it can be a spacious arrangement that invites patrons to congregate and encourages social engagement (up to 4 points).

(B) Simple trellises can be used to accentuate or create architectural interest (1 point). More elaborate trellises can create a space to contemplate or relax from an otherwise busy day (2 points).

(C) Covered walkways are a benefit to moving people into and away from a building in inclement weather, and can allow pedestrian traffic to space out along a facade rather than congregate at the door in inclement weather (1 point). They can also create functional spaces that move beyond the simple protection from weather. They can provide significant architectural details that enhance the public's experience of a space and provide additional areas for patrons to congregate and engage (up to 4 points).

(D) Canopies and awnings, like the other elements in this category, range from simple functionality (1 point) to the creation of a functional space providing significant architectural detail, focal points and additional functionality (3 points).

(Ordinance 2014-0421-02 adopted 4/21/14)

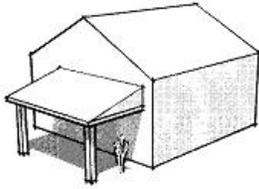
Figure 1. Rating points

Point Range	Elements	Description
GROUP I		
1-4	Porches	Covered areas with columns and sloped roof attached to the main facade of the structure. Must extend at least 6 feet beyond the main facade and across at least 15% of the facade.

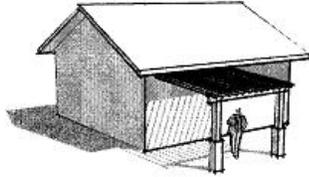
1-2	Trellises	Trellis used to enhance an entry feature or as a shaded walkway.
1-4	Covered walkways	An exterior walkway at least 6' in depth protected by the roof of the main structure, and across at least 15% of the facade.
1-3	Canopies/awnings	Coverings of canvas, metal, standing seam, or other material hung from the building facade to protect windows or door openings.
2	Roof overhangs	Buildings that feature a pitched roof or partially pitched roof with overhang at least 4 feet beyond the primary facade.
GROUP II (NOTE: Mandatory requirements are for 85% masonry)		
2-6	Stone/natural materials	Use of stone or natural materials for at least 40% of facade (exclusive of doors and windows). A weathered wood facade may be used with a specific approval of the ARC.
1-3	Cast stone	Use of cast stone for at least 40% of facade (exclusive of doors and windows). A weathered wood facade may be used with a specific approval of the ARC.
1-3	Architectural details in the facade	Ornamental brick work, stone window/door lintels, decorative window details, cast stone details, etc.
GROUP III		
1-3	Pitched roof	Pitched roof covering 100% of the total roof area with a pitch of at least 3:12 and no visible flat roofline.
1-2	Gabled elements	If a flat roof is used, gabled parapet walls are used to break up long facades.
1-4	Varied roof heights	Within a pitched roof, varied roof heights or dormers to break up the line of the roof.
1-2	Standing seam metal roof	Use of standing seam metal roof materials for a pitched roof or mansard roof elements.
GROUP IV		
1-2	Decorative paving at sidewalks	Pavers or decorative concrete for minimum of 10% of total walkways.
1-4	Site amenities	Outdoor seating, patio areas, fountains, large planters, decorative light fixtures, or public sculpture/artwork.

(Ordinance 2015-0720-01, sec. 2, adopted 7/20/15)

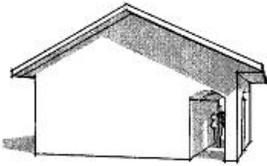
Figure 2. Architectural examples



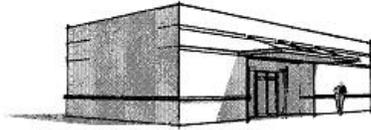
Porch



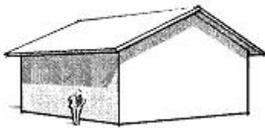
Trellis



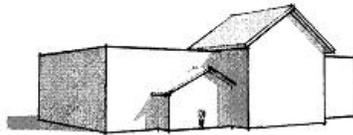
Covered Walkway



Canopies/Awnings



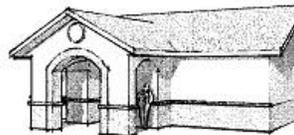
Roof Overhang



Gabled Elements



Varied Roof Heights



Architectural Details

(Ordinance 2014-0421-02 adopted 4/21/14)

.....



Sec. 14.03.075 MF apartment district

(a) Regulations as set forth in this section are the district regulations in the MF apartment district.

(b) In MF apartment district, no building or land shall be used and no building shall be hereafter erected, reconstructed, enlarged or converted, unless otherwise provided in this article, except for one (1) or more of the following uses:

- (1) Apartment purposes.
- (2) Uses permitted in SF residential district.
- (3) Only the following accessory buildings and uses:

(A) An accessory building necessary to store equipment for several dwelling units or provide a service function for several dwelling units. No such accessory building shall be occupied as a place of abode. Any accessory building which is not a part of the main building shall be separated from the main building by a minimum of thirty feet (30').

(4) Every use not hereby specifically authorized and permitted is expressly prohibited in MF apartment district.

(c) Building regulations.

(1) Main building exterior designs in the commercial districts shall be in accordance with the architectural guidelines of this article. The use of other exterior building materials shall be on an exception basis as may be approved by the town council after recommendation from the commission. Exterior building designs, elevations, and facades shall be submitted to the staff for review with respect to conformance with the “Texas Country” architectural theme prior to consideration of a building permit application by the town council. Building elevation/facade plans shall include an architectural rendering showing all four elevations of the proposed building. Upon approval, the rendering shall become part of the zoning for that site. No building shall be hereafter erected, reconfigured, enlarged, or converted unless the appropriate building permit has been requested and approved. Building elevations/facade plans shall be submitted as a part of the site plan and building permit application process.

(2) All mechanical equipment and loading docks shall be constructed, located and screened from public view either by landscaping materials or masonry that blends with the building, so as not to interfere with the peace, comfort, and repose of the occupants of any adjoining building or residence.

Deleted: architectural review committee

Deleted: planning and zoning commission

- (3) Refuse collection areas shall be screened from public view.
- (4) All utilities shall be underground. This includes, in addition to those normally installed underground, electric distribution facilities, telephone cable, and individual business services.
- (5) All outside storage must be screened from public view either by landscaping materials or masonry that blend with the building. The only exception is the display of Christmas trees for a period not to exceed thirty (30) days prior to Christmas each year, which does not have to be screened; however a permit is still required.
- (6) Swimming pools - See [article 3.09](#).
- (7) No apartment building shall exceed two (2) standard stories in height, but in no case more than thirty (30) feet; provided the town council, after receiving a recommendation from the planning and zoning commission, may grant a special exception in excess of the above, subject to appropriate safeguards and conditions.
- (8) Mailrooms or mail kiosks shall be one hundred (100) percent masonry and constructed of the same materials as the main structure.
- (9) Architectural guidelines - See [section 14.03.008](#).

Deleted: and architectural review

(d) Area regulations.

(1) ...

(19) Zoning approval. Site, elevation, and facade plans shall be reviewed by the town's ~~staff~~ prior to submittal to the planning and zoning commission. The planning and zoning commission shall, after conducting a public hearing, recommend approval of an application for a multiple-family dwelling complex if the proposed development meets all the minimum standards established in this article and other applicable ordinances, and if the commission finds that the proposed development will not be detrimental to the health, safety, or welfare of the surrounding neighborhood or its occupants, or be substantially or permanently injurious to neighboring property. The commission shall recommend disapproval of any application which fails to meet the above criteria or is in conflict with the comprehensive plan.

Deleted: architectural control committee

Deleted: The architectural control committee shall review appropriate plans and make its recommendation to the commission. In making its recommendation, the committee shall consider comments by town staff, including the town engineer.

(Ordinance 2013-1216-01 adopted 12/16/13)

  **Sec. 14.03.076 C - Commercial district**

(a) ...

(c) Building regulations.

(1) Main building exterior designs in the commercial districts shall be in accordance with the architectural guidelines of this article. The use of other exterior building materials shall be on an exception basis as may be approved by the town council after recommendation from the commission. Exterior building designs, elevations and facades shall be submitted to town staff for review with respect to conformance with the “Texas Country” architectural theme prior to consideration of a building permit application by the town council. Building elevation/facade plans shall include an architectural rendering showing all four elevations of the proposed building. Upon approval, the rendering shall become part of the zoning for that site. No building shall be hereafter erected, reconfigured, enlarged, or converted unless the appropriate building permit has been requested and approved. Building elevations/facade plans shall be submitted as a part of the site plan and building permit application process. (Ordinance 2013-0121-02, sec. 2, adopted 2/18/13)

Deleted: the architectural review committee

Deleted: planning and zoning commission

...

  **Sec. 14.03.077 LI - Light industrial district**

(a) ...

(c) Building regulations.

(1) Main building exterior designs in the light industrial districts shall be in accordance with the architectural guidelines of this article. The use of other exterior building materials shall be on an exception basis as may be approved by the town council after recommendation from the commission. Exterior building designs, elevations and facades shall be submitted to the town staff for review with respect to conformance with the “Texas Country” architectural theme prior to consideration of a building permit application by the planning and zoning commission. Building elevation/facade plans shall include an architectural rendering showing all four elevations of the proposed building. Upon approval, the rendering shall become part of the zoning for that site. No building shall be hereafter erected, reconfigured, enlarged, or converted unless the appropriate building permit has been requested and approved. Building elevations/facade plans shall be submitted as a part of the site plan and building permit application process. (Ordinance 2013-0121-02, sec. 2, adopted 2/18/13)

Deleted: architectural review committee

...

Bank Balances as of February 28, 2021

<u>Account</u>	<u>January Balance</u>	<u>February Balance</u>
NEPD	\$207,053.34	\$227,847.58
PID	\$91,700.16	\$98,683.18
General Fund	\$787,813.40	\$1,023,706.87
Public Safety Fund	\$682,540.73	\$682,797.29
Road Improvement	\$217,559.16	\$217,640.94
Cares Fund Act	\$6,582.57	\$6,585.04
MDD	\$388,149.00	\$369,210.94
NEPD Seizure	\$14,001.20	\$14,000.59
Legal Contingency	\$254,120.99	\$254,216.51
NEMC	\$337,877.09	\$368,953.18
TOTAL	\$2,987,397.64	\$3,263,642.12

TOWN OF CROSS ROADS

Check Detail

February 2021

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
10100 CASH-OPERATING						
02/01/2021	Check	Transfer	Northeast Police Department	February 2021 Town of Cross Roads Contributions		-
						81,887.00
				February 2021 Town of Cross Roads Contributions		81,887.00
02/01/2021	Check	10138	Aubrey Area Chamber of Commerce	Invoice 3701/ Government Membership		-120.00
				Invoice 3701/ Government Membership		120.00
02/01/2021	Check	10139	Mustang SUD	Acct: 002-0081400-002/002-0077400-001Water for Town of Cross Roads/City Park		-58.50
				Water City Hall		30.26
				City Park		28.24
02/02/2021	Check	10140	WEX Bank	Acct: 0496-00-205129-0/Invoice 69919540/January Fuel		-57.87
				Acct: 0496-00-205129-0/Invoice 69919540/January Fuel		57.87
02/02/2021	Check	10141	Billy Joe Lerma	Invoice 169328 - Weed eating ditches and debris cleanup for Pottershop		-1,560.00
				Invoice 169328 - Weed eating ditches and debris cleanup for Pottershop		1,560.00
02/03/2021	Check	ACH	JPMorgan Chase Bank NA	Acct:5567 0879 0008 2141 - January 2021 (Auto Draft)		-
						13,606.98
				Coserv (2) Naylor Road & Hwy. 377 & Dr Griffin Lights		191.28
				The Core/USPS/TX Municipal Clerk		1,063.05
				Walmart		11.72
				Intuit Payroll/QB Online /Adobe / Calendar Wiz /Acrobat Pro/ DotGov Registration		632.27
				Verizon		40.21
				TMCA Membership		100.00
				Car Wash		15.00
				Aubrey Chamber/Walmart/Prosper BL (Flowers)		
				Northeast Police Department Credit Card Reimbursement for January 2021		-
						11,175.59
				Northeast Municipal Court Credit Card Reimbursement for January 2021		-377.86
02/05/2021	Payroll Check	DD	Rebecca	Pay Period: 01/23/2021-02/05/2021		-952.64

TOWN OF CROSS ROADS

Check Detail

February 2021

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
			Ross	Direct Deposit		-952.64
02/05/2021	Payroll Check	DD	Rebecca Ross	Pay Period: 01/23/2021-02/05/2021		-2,000.00
				Direct Deposit		-2,000.00
02/05/2021	Payroll Check	DD	Donna J. Butler	Pay Period: 01/23/2021-02/05/2021		-1,842.05
				Direct Deposit		-1,842.05
02/05/2021	Payroll Check	DD	Brenda Sanchez	Pay Period: 01/23/2021-02/05/2021		-1,633.63
				Direct Deposit		-1,633.63
02/05/2021	Payroll Check	DD	Brenda Sanchez	Pay Period: 01/23/2021-02/05/2021		-50.00
				Direct Deposit		-50.00
02/05/2021	Payroll Check	DD	Susan D. Zambrano	Pay Period: 01/23/2021-02/05/2021		-2,330.25
				Direct Deposit		-2,330.25
02/05/2021	Payroll Check	DD	Rodney D. Patterson	Pay Period: 01/23/2021-02/05/2021		-1,704.91
				Direct Deposit		-1,704.91
02/05/2021	Check	10142	Billy Joe Lerma	Invoice 169330 - Weed eating ditches and debris cleanup for Pottershop		-1,547.50
				Invoice 169330 - Weed eating ditches and debris cleanup for Pottershop		1,547.50
02/05/2021	Check	10143	CoServ	Acct: 9000272762-9000272767/Town of Cross Roads, Town Park, Walmart and Fishtrap Lights		-302.82
				Acct: 9000272765/ 9000272766/ 9000272767 / Walmart and Fishtrap Lights		51.88
				Acct: 9000272762/Town of Cross Roads Lights		222.97
				Acct: 9000272764/Town Park Lights		27.97
02/08/2021	Check	10144	Amanda Escovedo	Invoice 104/Clean Town Hall for February 7, 2021		-175.00
				Invoice 104/Clean Town Hall for February 7, 2021		175.00
02/08/2021	Check	10145	John Glover	Health Inspections for Rosa's Cafe, Burger King and 29 Acres		-180.00

TOWN OF CROSS ROADS

Check Detail

February 2021

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
				Health Inspections for Rosa's Cafe, Burger King and 29 Acres		180.00
02/08/2021	Check	10146	Xerox Corporation	Invoice 012531118/Metered 12-21-20 to 1-21-21		-209.94
				Invoice 012531118/Metered 12-21-20 to 1-21-21		209.94
02/09/2021	Tax Payment		IRS	Tax Payment for Period: 02/03/2021-02/05/2021 Federal Tax Payment		-4,207.25
				Federal Taxes (941/944)		-4,207.25
02/09/2021	Check	10147	Nichols, Jackson, Dillard, Hager & Smith	Bill 32539- Drafted letter to AG in reg to ORR from Abigail Allen, Email to Mayor reg public safety bldg., Urbana Proposal, attend Council Meeting, Revision of SGI Contract for Interim Town Admin, telephone conference with council member, CoServ Resolution, telephone conference with council member, review agenda, Draft Resolution for reg PSAB, conference with the Mayor, AT&T and fiber optic cable installations, attend Council Meeting		-1,942.50
				Bill 32539- Drafted letter to AG in reg to ORR from Abigail Allen, Email to Mayor reg public safety bldg., Urbana Proposal, attend Council Meeting, Revision of SGI Contract for Interim Town Admin, telephone conference with council member, CoServ Resolution, telephone conference with council member, review agenda, Draft Resolution for reg PSAB, conference with the Mayor, AT&T and fiber optic cable installations, attend Council Meeting		1,942.50
02/11/2021	Check	10148	Strategic Government Resources	Invoice 2021-102845/ City Administrator for 1-24-21 to 1-30-21 and 1-31-21 to 2-06-21		-4,049.90
				Invoice 2021-102845/ City Administrator for 1-24-21 to 1-30-21 and 1-31-21 to 2-06-21		4,049.90
02/12/2021	Payroll Check	DD	Greg L. Bertrand	Pay Period: 01/15/2021-02/14/2021 January 2021 Court Date		-1,056.95
				Direct Deposit		-1,056.95
02/16/2021	Check	10149	Humana Compbenefits Ins Co	Billing ID: 548675-001/ Invoice 831011414- March 2021 Vision/Dental/Life		-308.00
				Billing ID: 548675-001/ Invoice 831011414- March 2021 Vision/Dental/Life		308.00
02/17/2021	Tax Payment		IRS	Tax Payment for Period: 02/10/2021-02/12/2021 Federal Tax Payment		-234.85
				Federal Taxes (941/944)		-234.85

TOWN OF CROSS ROADS

Check Detail

February 2021

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
02/19/2021	Payroll Check	DD	Donna J. Butler	Pay Period: 02/06/2021-02/19/2021		-1,842.04
				Direct Deposit		-1,842.04
02/19/2021	Payroll Check	DD	Rebecca Ross	Pay Period: 02/06/2021-02/19/2021		-952.62
				Direct Deposit		-952.62
02/19/2021	Payroll Check	DD	Rebecca Ross	Pay Period: 02/06/2021-02/19/2021		-2,000.00
				Direct Deposit		-2,000.00
02/19/2021	Payroll Check	DD	Brenda Sanchez	Pay Period: 02/06/2021-02/19/2021		-1,633.63
				Direct Deposit		-1,633.63
02/19/2021	Payroll Check	DD	Brenda Sanchez	Pay Period: 02/06/2021-02/19/2021		-50.00
				Direct Deposit		-50.00
02/19/2021	Payroll Check	DD	Susan D. Zambrano	Pay Period: 02/06/2021-02/19/2021		-2,330.26
				Direct Deposit		-2,330.26
02/19/2021	Payroll Check	DD	Rodney D. Patterson	Pay Period: 02/06/2021-02/19/2021		-1,704.89
				Direct Deposit		-1,704.89
02/22/2021	Check	10150	Blue Cross Blue Shield	Acct: 092928/Medical for 3-1-21 to 4-1-20		-3,201.27
				Medical Coverage for 3-1-21 to 4-1-21		2,829.65
				Dependent Medical Coverage - March 2021		-371.62
02/22/2021	Check	10156	Mustang SUD	Acct: 002-0081400-002/002-0077400-001Water for Town of Cross Roads/City Park		-58.61
				Water City Hall		30.37
				City Park		28.24
02/22/2021	Check	10157	Pilot Point Post Signal	Invoices 94717/Legal Notice of Public Hearings		-69.75
				Invoices 94717/Legal Notice of Public Hearings		69.75
02/22/2021	Check	10158	Amanda	Invoice 0000001/Clean Town Hall for February 28, 2021		-175.00

TOWN OF CROSS ROADS

Check Detail

February 2021

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
			Escovedo	Invoice 0000001/Clean Town Hall for February 28, 2021		175.00
02/22/2021	Check	10159	Billy Joe Lerma	Invoice 169331 - Weed eating ditches and debris cleanup for Pottershop, Asphalt for potholes, Filled in Potholes		-2,010.00
				Invoice 169331 - Weed eating ditches and debris cleanup for Pottershop		1,470.00
				Invoice 169331/Asphalt for potholes		90.00
				Invoice 169331/Filled in Potholes		450.00
02/22/2021	Check	10160	Avenue Muniservices	INV06-011054 - STARS TX MCR - February 2021 (Monthly Report for 1 Year)		-1,500.00
				INV06-011054 - STARS TX MCR - February 2021 (Monthly Report for 1 Year)		1,500.00
02/22/2021	Check	10161	AT&T	831-000-7892-703/831-000-7892-704 - 2-19-21 thru 3-18-21		-1,014.05
				831-000-7892-703/831-000-7892-704 - 2-19-21 thru 3-18-21		1,014.05
02/23/2021	Tax Payment		IRS	Tax Payment for Period: 02/17/2021-02/19/2021 Federal Tax Payment		-4,207.33
				Federal Taxes (941/944)		-4,207.33
02/23/2021	Check	10151	Texas Municipal Retirement System	00321/February 2021 Town of Cross Roads		-3,096.32
				Employee TMRS		-1,491.68
				Employer TMRS		-1,604.64
02/23/2021	Check	10152	Atmos Cities Steering Committee	Invoice 21-164/2021 Membership Assessment		-71.55
				Invoice 21-164/2021 Membership Assessment		71.55
02/23/2021	Check	10153	CLC Signs by Design	Invoice 7373/Business cards for Kristi Gilbert		-60.00
				Invoice 7373/Business cards for Kristi Gilbert		60.00
02/24/2021	Check	10154	All American Dog	Invoice 4301/ Animal Control Services		-1,150.00
				Invoice 4301/ Animal Control Services		1,150.00
02/25/2021	Check	10155	Strategic Government	Invoice 2021-102889/ City Administrator for 2-7-21 to 2-13-21 and 2-14-21 to 2-20-21		-3,749.46

TOWN OF CROSS ROADS

Check Detail

February 2021

DATE	TRANSACTION TYPE	NUM	NAME	MEMO/DESCRIPTION	CLR	AMOUNT
			Resources			
				Invoice 2021-102889/ City Administrator for 2-7-21 to 2-13-21 and 2-14-21 to 2-20-21		3,749.46

TOWN OF CROSS ROADS

Deposit Detail

February 2021

DATE	TRANSACTION TYPE	NUM	CUSTOMER	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
10100 CASH-OPERATING							
02/03/2021	Deposit			Northeast Police Department			11,169.72
				Northeast Police Department	January 2021 Credit Card Reimbursement		11,169.72
02/03/2021	Deposit			Northeast Police Department			5.87
				Northeast Police Department	Seizure Fund - January 2021 Credit Card Reimbursement		5.87
02/03/2021	Deposit		Northeast Municipal Court Northeast Municipal Court		NEMC January 2021 Credit Card Reimbursement		377.86 377.86
02/03/2021	Deposit						495.92
		75471400	Level 3 Communications		4th Qtr Franchise Fees		25.92
		129	Kasey Pruett		6601 Fishtrap Road permit fee for remodel Check No. 129		-470.00
02/05/2021	Deposit						1,081.60
		0516-1319-0293-3246	Envision Architects		NE Corner US 377 and Liberty Road Final Plat Submission for Aubrey Storage (professional service deposit sku #2763) PayPal: 0516-1319-0293-3246		-189.98
		0517-2425-7714-0964	4F Custom Homes & Framing		3000 Moseley RD - plan review for bldgs 9 & 10 PayPal: 0517-2425-7714-0964		-592.26
		0517-2317-1349-6929	Doug Soell		8800 US HWY 380 - tenant finish out plan review fee PayPal: 0517-2317-1349-6929		-99.37
		0518-1435-0162-0455	Sarah Wooldridge		Bank of America Variance Application PayPal: 0518-1435-0162-0455		-199.99
02/05/2021	Deposit		Bloomfield Homes, LP				2,001.00
		343349	Bloomfield Homes, LP		11301 Wind Song LN plan review Check No. 343349		-327.00
		343350	Bloomfield Homes, LP		11650 Norcross DR plan review fee Check No. 343350		-474.00
		343351	Bloomfield Homes, LP		11250 Pentridge CIR plan review fee Check No. 343351		-474.00
		343352	Bloomfield Homes, LP		11150 Pentridge CIR plan review fee Check No. 343352		-470.00
		343353	Bloomfield Homes, LP		11200 Cedar Creek DR plan review fee Check No. 343353		-256.00
02/05/2021	Deposit		Bloomfield Homes, LP				1,689.00
		343354	Bloomfield Homes, LP		11151 Cedar Creek DR plan review fee Check No. 343354		-313.00
		343355	Bloomfield Homes, LP		12251 Tanager LN plan review fee Check No. 343355		-429.00
		343356	Bloomfield Homes, LP		3300 Hickory Chase DR plan review fee Check No. 343356		-273.00
		343357	Bloomfield Homes, LP		3700 Hickory Chase DR plan review fee Check No. 343357		-327.00
		343358	Bloomfield Homes, LP		11200 Wind Song LN plan review Check No. 343358		-347.00
02/05/2021	Deposit						5,348.74
		040795	Mustang SUD		4th Qtr (Oct-Dec) Franchise Fees		4,167.74
		3034	Luanne Guditis		1960 Hidden Creek CT permit fee for detached hobby shop project Check No. 3034		-540.00
		343359	Bloomfield Homes, LP		11400 Wind Song LN plan review fee Check No. 343359		-359.00
		343272	Bloomfield Homes, LP		1250 Tanager LN plan review fee Check No. 343272		-282.00
02/10/2021	Deposit						745.00

TOWN OF CROSS ROADS

Deposit Detail

February 2021

DATE	TRANSACTION TYPE	NUM	CUSTOMER	VENDOR	MEMO/DESCRIPTION	CLR	AMOUNT
		1058	GNC Health Store		Annual Health Inspection Fee Check No. 1058		-265.00
		30908	Circle H Contractors LP				-480.00
02/12/2021	Deposit						760.08
		0520-3352-7622-8898	True Pool Company		4200 Hickory Chase DR pool permit PayPal: 0520-3352-7622-8898		-310.07
		0520-3314-7541-3094	Topside Management Services		3750 W Oak Shores DR - roof permit PayPal: 0520-3314-7541-3094		-119.93
		0523-8326-6669-2790	Scott Hileman		203 Lake Way - patio cover extension and outdoor kitchen PayPal: 0523-8326-6669-2790		-330.08
02/12/2021	Deposit			State Comptroller State Comptroller	February 2021 Sales Tax Collections		278,608.13 278,608.13
02/12/2021	Deposit			MDD MDD	FY21 2nd Qtr Funds to the Town of Cross Roads		60,000.00 60,000.00
02/22/2021	Deposit		Northeast Municipal Court Northeast Municipal Court		February 2021 NEMC Salary Reimbursements		7,723.09 7,723.09
02/22/2021	Deposit						2,240.50
		2087174		At&T Communication of Texas	4th Qtr. Franchise Fees		455.52
		75520661	Fusion Telecom of Texas		4th Qtr. Franchise Fees		30.66
		6577	Compliance Solutions Inc		4th Qtr. Franchise Fees		4.32
		7242	Villa Grande		Annual Alcohol Permit		-750.00
		1015	ML Gray Partnership		Additional Professional Service Deposit for The Hillside Estate		-1,000.00
02/22/2021	Deposit			State Comptroller State Comptroller	February 2021 Beverage Tax Collection		1,479.03 1,479.03
02/24/2021	Deposit						2,698.82
		2088198		Southwestern Bell	4ht Qtr Franchise Fees		725.19
		14382050	Comcast Phone of Texas, LLC		January 2021 Franchise Fees		4.38
		14382701	MCIMETRO Access Transmission Services		4th Qtr Franchise Fees		4.38
		1019			2201 Tipps Road - professional service deposit for grading and culvert application Check No. 1019		-1,000.00
		3967002527	Greenway Investment Company		Additional Professional Services Due		-739.87
		3967002528	Greenway Investment Company		Additional Professional Services Due		-225.00
02/25/2021	Deposit						1,480.29
			Bloomfield Homes, LP		11100 Pentridge CR & 11351 Norcross DR - Re-inspection Fees PayPal: 0539-0229-4615-5639		-139.95
		0540-3260-4080-6638	Texas Signs Inc.		15000 US 380 sign permits for Take 5 Car Wash PayPal: 540-3260-4080-6638		-340.09
		0540-1187-0077-2611	Earl Morse		11750 US 380, STE 150 Commercial CO Inspection PayPal: 0540-1187-0077-2611		-119.93
		0541-4302-3366-2203	Hauk Custom Pools		11500 Norcross DR pool permit PayPal: 0541-4302-3366-2203		-310.07
		0541-2185-0013-0688	BMR Pool & Patio, L.L.C.		11300 Tanager Lane pool and patio projects PayPal: 0541-2185-0013-0688		-570.25

TOWN OF CROSS ROADS
Budget vs. Actuals: FY21 Budget - FY21 P&L
October 2020 - February 2021

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
1000 Sales Tax Collections	1,130,165.61	850,000.00	280,165.61	132.96%
1004 Beverage Tax Collections	10,349.18	8,500.00	1,849.18	121.76%
1006 Franchise Tax-Telecom	2,751.63	7,500.00	-4,748.37	36.69%
1008 Franchise Tax- Waste	11,740.18	12,000.00	-259.82	97.83%
1010 Franchise Tax-Electric/Gas	77,293.29	82,225.00	-4,931.71	94.00%
1018 Franchise Tax- Mustang SUD	9,823.83	7,500.00	2,323.83	130.98%
2000 Development/Platting Permit Fees	1,849.90	2,500.00	-650.10	74.00%
2002 Residential/Commercial Building Permits and Inspections	187,607.81	65,000.00	122,607.81	288.63%
2004 Septic Permits and Fees	2,175.00	1,250.00	925.00	174.00%
2006 Health Inspection and Fees	8,150.00	4,500.00	3,650.00	181.11%
2008 Signs Permit and Fees	1,690.00	845.00	845.00	200.00%
3000 Administrative Fees	700.00	1,042.00	-342.00	67.18%
3001 Un-Permitted Tree Kill Fine	1,232.00		1,232.00	
Total 3000 Administrative Fees	\$ 1,932.00	\$ 1,042.00	\$ 890.00	185.41%
3004 MDD Contribution	120,000.00	120,000.00	0.00	100.00%
3006 Interest Income	3,293.91	2,675.00	618.91	123.14%
3009 NEMC Personnel Reimbursement	41,000.37	44,423.08	-3,422.71	92.30%
3011 NEPD Personnel Reimbursement	6,750.00	6,750.00	0.00	100.00%
3014 Credit Card Processing Fee	553.43	416.69	136.74	132.82%
Total Income	\$ 1,617,126.14	\$ 1,217,126.77	\$ 399,999.37	132.86%
Gross Profit	\$ 1,617,126.14	\$ 1,217,126.77	\$ 399,999.37	132.86%
Expenses				
6001 Accounting and Auditing Fees		4,500.00	-4,500.00	0.00%
6002 Advertising and Promotion	262.63	416.69	-154.06	63.03%
6004 Software	11,285.10	10,416.69	868.41	108.34%
6006 Codification Services	1,824.00	416.69	1,407.31	437.74%
6008 Election Costs	8,371.30	4,000.00	4,371.30	209.28%
6010 TML Insurance	6,842.26	7,500.00	-657.74	91.23%
6012 Legal Fees	22,219.10	5,000.00	17,219.10	444.38%
6014 Office Expenses	4,002.40	4,166.69	-164.29	96.06%
6016 Public Notices/Dues	67.00	416.69	-349.69	16.08%
6018 Repair and Maintenance	5,815.38	12,000.00	-6,184.62	48.46%
6020 Vehicles Maintenance	1,154.21	900.00	254.21	128.25%
6022 Training	1,085.75	2,084.50	-998.75	52.09%
6024 Utilities	5,634.17	7,916.69	-2,282.52	71.17%
6028 Lovetts 380 Agreement		0.00	0.00	
6030 Paypal Charge	552.67	416.69	135.98	132.63%
7000 Police Department Services	409,435.00	409,435.00	0.00	100.00%
7002 Interlocal Ambulance	27,830.00	27,830.00	0.00	100.00%
7004 Interlocal Fire	212,500.00	212,500.00	0.00	100.00%
8000 A Park Maintenance	3,881.06	5,050.00	-1,168.94	76.85%

8002 Park Events	1,097.50	2,500.00	-1,402.50	43.90%
8004 Park Improvement Fund	250.00	2,500.00	-2,250.00	10.00%
8006 Careflite Services	1,944.00	2,500.00	-556.00	77.76%
8007 Capital Additions		7,500.00	-7,500.00	0.00%
8008 City of Aubrey Library Fund	17,161.65	16,411.00	750.65	104.57%
8500 Street Materials and Signs	1,657.36	3,350.00	-1,692.64	49.47%
8502 Street and Row Cleanup	10,973.05	16,700.00	-5,726.95	65.71%
8504 Street Contract/Repairs	247,114.49	229,000.00	18,114.49	107.91%
9000 Engineering Services	21,843.46	30,000.00	-8,156.54	72.81%
9002 Res & Com Building Review & Insp.	4,512.00	4,500.00	12.00	100.27%
9004 Other Professional Services	11,439.35	750.00	10,689.35	1525.25%
9006 Code Enforcement Services		1,000.00	-1,000.00	0.00%
9008 Sanitarian Services	2,100.00	2,500.00	-400.00	84.00%
9010 Animal Control	5,750.00	5,750.00	0.00	100.00%
9506 Employee Health Benefits	14,727.73	15,208.35	-480.62	96.84%
Payroll Expenses			0.00	
9502 Taxes	13,975.16	14,807.69	-832.53	94.38%
9504 Wages	172,642.90	175,576.93	-2,934.03	98.33%
Company Contributions			0.00	
9500 Retirement	11,438.68	13,231.73	-1,793.05	86.45%
Total Company Contributions	\$ 11,438.68	\$ 13,231.73	-\$ 1,793.05	86.45%
Total Payroll Expenses	\$ 198,056.74	\$ 203,616.35	-\$ 5,559.61	97.27%
Total Expenses	\$ 1,261,389.36	\$ 1,258,752.03	\$ 2,637.33	100.21%
Net Operating Income	\$ 355,736.78	-\$ 41,625.26	\$ 397,362.04	-854.62%
Other Income				
3500 PASS THROUGH INCOME	0.00		0.00	
Total Other Income	\$ 0.00	\$ 0.00	\$ 0.00	
Net Other Income	\$ 0.00	\$ 0.00	\$ 0.00	
Net Income	\$ 355,736.78	-\$ 41,625.26	\$ 397,362.04	-854.62%

Tuesday, Mar 02, 2021 07:33:46 AM GMT-8 - Cash Basis

TOWN OF CROSS ROADS
Budget vs. Actuals: FY21 Budget - FY21 P&L
October 2020 - September 2021 (FEBRUARY)

	Total			
	Actual	Budget	over Budget	% of Budget
Income				
1000 Sales Tax Collections	1,130,165.61	2,100,000.00	-969,834.39	53.82%
1004 Beverage Tax Collections	10,349.18	16,000.00	-5,650.82	64.68%
1006 Franchise Tax-Telecom	2,751.63	10,000.00	-7,248.37	27.52%
1008 Franchise Tax- Waste	11,740.18	24,000.00	-12,259.82	48.92%
1010 Franchise Tax-Electric/Gas	77,293.29	107,000.00	-29,706.71	72.24%
1018 Franchise Tax- Mustang SUD	9,823.83	12,000.00	-2,176.17	81.87%
2000 Development/Platting Permit Fees	1,849.90	6,000.00	-4,150.10	30.83%
2002 Residential/Commercial Building Permits and Inspections	187,607.81	175,000.00	12,607.81	107.20%
2004 Septic Permits and Fees	2,175.00	3,000.00	-825.00	72.50%
2006 Health Inspection and Fees	8,150.00	9,000.00	-850.00	90.56%
2008 Signs Permit and Fees	1,690.00	2,000.00	-310.00	84.50%
3000 Administrative Fees	700.00	2,500.00	-1,800.00	28.00%
3001 Un-Permitted Tree Kill Fine	1,232.00		1,232.00	
Total 3000 Administrative Fees	\$ 1,932.00	\$ 2,500.00	-\$ 568.00	77.28%
3004 MDD Contribution	120,000.00	240,000.00	-120,000.00	50.00%
3006 Interest Income	3,293.91	7,000.00	-3,706.09	47.06%
3009 NEMC Personnel Reimbursement	41,000.37	105,000.00	-63,999.63	39.05%
3011 NEPD Personnel Reimbursement	6,750.00	13,500.00	-6,750.00	50.00%
3014 Credit Card Processing Fee	553.43	1,000.00	-446.57	55.34%
Total Income	\$ 1,617,126.14	\$ 2,833,000.00	-\$ 1,215,873.86	57.08%
Gross Profit	\$ 1,617,126.14	\$ 2,833,000.00	-\$ 1,215,873.86	57.08%
Expenses				
6001 Accounting and Auditing Fees		4,500.00	-4,500.00	0.00%
6002 Advertising and Promotion	262.63	1,000.00	-737.37	26.26%
6004 Software	11,285.10	25,000.00	-13,714.90	45.14%
6006 Codification Services	1,824.00	1,000.00	824.00	182.40%
6008 Election Costs	8,371.30	14,000.00	-5,628.70	59.80%
6010 TML Insurance	6,842.26	7,500.00	-657.74	91.23%
6012 Legal Fees	22,219.10	12,000.00	10,219.10	185.16%
6014 Office Expenses	4,002.40	10,000.00	-5,997.60	40.02%
6016 Public Notices/Dues	67.00	1,000.00	-933.00	6.70%
6018 Repair and Maintenance	5,815.38	20,000.00	-14,184.62	29.08%
6020 Vehicles Maintenance	1,154.21	2,000.00	-845.79	57.71%
6022 Training	1,085.75	5,000.00	-3,914.25	21.72%
6024 Utilities	5,634.17	19,000.00	-13,365.83	29.65%
6028 Lovetts 380 Agreement		85,451.00	-85,451.00	0.00%
6030 Paypal Charge	552.67	1,000.00	-447.33	55.27%
7000 Police Department Services	409,435.00	982,644.00	-573,209.00	41.67%
7002 Interlocal Ambulance	27,830.00	27,830.00	0.00	100.00%
7004 Interlocal Fire	212,500.00	425,000.00	-212,500.00	50.00%

8000 A Park Maintenance	3,881.06	10,000.00	-6,118.94	38.81%
8002 Park Events	1,097.50	5,000.00	-3,902.50	21.95%
8004 Park Improvement Fund	250.00	5,000.00	-4,750.00	5.00%
8006 Careflite Services	1,944.00	2,500.00	-556.00	77.76%
8007 Capital Additions		15,000.00	-15,000.00	0.00%
8008 City of Aubrey Library Fund	17,161.65	21,500.00	-4,338.35	79.82%
8500 Street Materials and Signs	1,657.36	8,000.00	-6,342.64	20.72%
8502 Street and Row Cleanup	10,973.05	40,000.00	-29,026.95	27.43%
8504 Street Contract/Repairs	247,114.49	458,000.00	-210,885.51	53.96%
9000 Engineering Services	21,843.46	75,000.00	-53,156.54	29.12%
9002 Res & Com Building Review & Insp.	4,512.00	9,000.00	-4,488.00	50.13%
9004 Other Professional Services	11,439.35	1,500.00	9,939.35	762.62%
9006 Code Enforcement Services		2,000.00	-2,000.00	0.00%
9008 Sanitarian Services	2,100.00	5,000.00	-2,900.00	42.00%
9010 Animal Control	5,750.00	13,800.00	-8,050.00	41.67%
9506 Employee Health Benefits	14,727.73	36,500.00	-21,772.27	40.35%
Payroll Expenses			0.00	
9502 Taxes	13,975.16	35,000.00	-21,024.84	39.93%
9504 Wages	172,642.90	415,000.00	-242,357.10	41.60%
Company Contributions			0.00	
9500 Retirement	11,438.68	31,275.00	-19,836.32	36.57%
Total Company Contributions	\$ 11,438.68	\$ 31,275.00	-\$ 19,836.32	36.57%
Total Payroll Expenses	\$ 198,056.74	\$ 481,275.00	-\$ 283,218.26	41.15%
Total Expenses	\$ 1,261,389.36	\$ 2,833,000.00	-\$ 1,571,610.64	44.52%
Net Operating Income	\$ 355,736.78	\$ 0.00	\$ 355,736.78	
Other Income				
3500 PASS THROUGH INCOME	0.00		0.00	
Total Other Income	\$ 0.00	\$ 0.00	\$ 0.00	
Net Other Income	\$ 0.00	\$ 0.00	\$ 0.00	
Net Income	\$ 355,736.78	\$ 0.00	\$ 355,736.78	

Tuesday, Mar 02, 2021 07:34:09 AM GMT-8 - Cash Basis



**NOTICE OF TOWN COUNCIL MEETING
FOR THE TOWN OF CROSS ROADS
TUESDAY, February 22, 2021 at 7:00 P.M.
LOCATION: Virtual Meeting Only**

1. Call to Order – **7:01 P.M.**
2. Roll Call:
Mayor Tompkins, Council Members Greg Gaalema, Bobby Phillips, Dave Meek, Wendy White-Stevens, and Duke Roberson
3. Invocation – **John Eaton, Relate Church.**
4. Pledge of Allegiance – **Kristi Gilbert.**
5. Mayor’s announcements and updates.
6. Council Member’s announcements and updates.
7. Citizens Input for Items ON the Agenda
None.
8. Citizens Input for Items NOT on the Agenda
None.
9. Receive a presentation and consider acceptance of the Fiscal Year 2020 Audited Financial Statements for the Town of Cross Roads and Northeast Municipal Court.
Motion to accept made by Phillips;
Second by Gaalema;
Roll Call Vote:
Gaalema – Yes
Phillips – Yes
Meek – Yes
White-Stevens – Yes
Roberson – Yes
Passed unanimously.
10. Receive a presentation and acceptance of the 2020 and 2019 Amended Annual Report by the Northeast Police Department.
Motion to accept made by Phillips;
Second by Gaalema;
Roll Call Vote:
Gaalema – Yes

Phillips – Yes
Meek – Yes
White-Stevens – Yes
Roberson – Yes
Passed unanimously.

11. Discuss and consider action on application 2021-0104-04C for a building permit, civil/landscape plan and technical site plan for property generally located at 11700 US HWY 380 for Raising Cane's.

Motion to table made by Phillips;
Second by Roberson;
Roll Call Vote:
Gaalema – Yes
Phillips – Yes
Meek – Yes
White-Stevens – Yes
Roberson – Yes
Passed unanimously.

12. Discuss and consider action on an amended landscape plan for property located at 901 Moseley Road for The Hillside Estate.

Motion to approve with contingency no trees be eliminated made by Meek;
Second by Phillips;
Roll Call Vote:
Gaalema – Yes
Phillips – Yes
Meek – Yes
White-Stevens – Yes
Roberson – Yes
Passed unanimously.

13. Discuss and consider action on a landscape plan for property located at 3401 US HWY 377 for Atwood's Ranch and Home.

Motion to approve contingent on 1 through 5 of engineer's recommendations [attached to the minutes for reference], and pending calculations from applicant required in item 4, and compliance with town's dumpster ordinance in item 5 made by Meek;
Second by White-Stevens;
Roll Call Vote:
Gaalema – Yes
Phillips – Yes
Meek – Yes
White-Stevens – Yes
Roberson – Yes
Passed unanimously.

14. Discuss and consider action on a resolution establishing the number of members on the Parks and Recreation Board.
Motion to keep previous resolution;
Second by Gaalema;
Roll Call Vote:
Gaalema – Yes
Phillips – No
Meek – Yes
White-Stevens – Yes
Roberson – Yes
Passed 4 to 1.

15. Discuss and consider action on appointing individuals as full and/or alternate members of the Parks and Recreation Board.
Motion to appoint Ron Zohfeld and Blanche Dillon as regular members, and Steven Killfoil and Lisa Dominy as alternate members made by Meek;
Second by Galeema;
Roll Call Vote:
Gaalema – Yes
Phillips – Yes
Meek – Yes
White-Stevens – Yes
Roberson – Yes
Passed unanimously.

Item 18. Removed from Consent Agenda.

18. Consider action on a Joint Election Agreement and Contract for Election Services between the Town of Cross Roads as a participating authority and the Denton County Elections Administrator.
No action.

CONSENT AGENDA

16. Consider action on authorizing the Mayor to execute an engagement letter for auditing financial statements of Fiscal Year 2021 for the Town of Cross Roads and Northeast Municipal Court (NEMC).

17. Consider approval of a contract with John Glover for environmental inspection services.

19. Consider action on the Town monthly financial reports.

20. Consider action on Northeast Police Department quarterly financial reports.

21. Consider and take appropriate action regarding the January 19th, 2020 Town Council Meeting Minutes.
22. Consider and take appropriate action regarding the February 1st, 2020 Town Council Work Session Minutes.

Motion to approve Consent Agenda made by Phillips;

Second by Meek;

Roll Call Vote:

Gaalema – Yes

Phillips – Yes

Meek – Yes

White-Stevens – Yes

Roberson – Yes

Passed unanimously.

23. Request for future agenda items.

Gaalema would like to discuss a shared vision for the town.

White-Stevens would like to review and discuss architectural guidelines of Town Ordinance Section 14.03.008 and overnight parking in relation to town ordinance and public safety.

ADJOURN – **9:01 P.M.**

CERTIFICATION

T. Lynn Tompkins, Jr., Town Mayor

Donna Butler, Town Secretary



Town of Cross Roads

1401 FM 424

Cross Roads, Texas 76227

940-365-9693 office | 469-375-5905 fax

town-information@crossroadstx.gov / crossroadstx.gov

Civil Engineer Comments

3401 US HWY 377 Atwood's Ranch and Home 02-05-2021

The plan as presented looks to be mostly in compliance with our landscape ordinance. Below are some items of note and deficiencies:

1. Plan calls out a 6 ft wood fence between differing adjacent zoning districts. Definition of a Screening Device per 14.03.003 is at least 8 ft in height.
2. Frontage parking landscape buffer calls out five large canopy trees that appear to be in an existing Mustang SUD water easement. Mustang is not currently allowing new planting of large canopy trees in their easements. These few trees will need to be swapped for ornamentals to avoid project close out issues with MSUD.
3. One parking island looks to not have a required tree (north west island near the building). Others appear to be doubled up with ornamentals.
4. No calculation is provided for the percentage of interior parking field landscaping (7% required). Parking field and irrigation sleeves are already in place in the field. Should this percentage be off, correction at this point is challenging.
5. Dumpster area shows no screening devices or plantings.
6. Trees are required to be measured 4.5 ft above grade per ordinance. I was unable to find any reference to high measurement specification.
7. Plan notes reference an irrigation system, and a separate irrigation plans was provided.

Jason Pool, P.E.

Tx Lic #92623, Tx Firm #11096

TCEQ #OS0033361 DR



**NOTICE OF TOWN COUNCIL WORK SESSION
FOR THE TOWN OF CROSS ROADS
LOCATION: VIRTUAL MEETING ONLY
MONDAY, MARCH 1, 2021 AT 7:00 P.M.**

Call to Order – **7:02 P.M**

Present: Mayor Tompkins; Council Members

1. Invocation led by Pastor Jeff Kossack.
2. Pledge of Allegiance led by
3. Mayor Announcements and Updates.
 - **Working on hybrid meeting for both virtual and in person.**
 - **New committees added to volunteer form to gauge interest.**
 - **Alert town staff for any road issues.**
 - **Krugerville will be building a facility to house the NEPD.**
 - **Public Safety Advisory Board is reviewing options in regards to options for a public safety building to report to Council.**
 - **Club Pilates is having a Grand Opening Friday at noon.**
4. Council Member Announcements and Updates.
 - **White-Stevens – Texas Comptroller’s Office will be having an emergency preparedness tax free weekend April 24th through 26th.**
5. Committee and Commissions Announcements and Updates.
 - **John Knox – MDD has approved funds for updating the town website, purchasing advertising and participating in marketing. The town’s boards will be coordinating to create a vision statement.**
 - **Kathryn Langley – Parks and Recreation Board will be holding an Easter egg hunt on April 3rd, Spring Clean Up on April 24th, Farmers Market in early May, and joining Denton County in developing hiking and kayak trails. As they have many more plans going forward, the boards committees need a lot of volunteers.**
 - **Randy Wallace – Public Safety Advisory Board held the first meeting, elected officers, and set a monthly meeting date. Mayor Parrent of Krugerville presented the plan to build an NEPD building in Krugerville, and the Board is reviewing that. The Board discussed prioritizing efforts, and they are reviewing public and private emergency services. They are evaluating the public safety building to see where they want to go with that.**
6. Citizens Input for Items ON the Agenda.

None.
7. Citizens Input for Items NOT on the Agenda.

Steven Killfoil – Mayor Tompkins relayed Killfoil’s concern in regards to a recent theft of a credit card at gunpoint near Cross Roads.

8. Updates; Discussion of Same.
 - Town Administrator Announcements and Updates – **Kristi Gilbert asked for local photos. She met with FEMA in regards to disaster relief assistance that might be received during the recent inclement weather.**
 - Finance Director – **Susan Zambrano stated February saw an increase in income and sales tax was at a record high. The town has received all franchise fees and building permits are well above what was expected.**
 - Law Enforcement – **Chief Edland followed up on the armed robbery incident, stating it was in Little Elm, yet NEPD showed up to support. There was an arrest and the weapon was found.**
 - Building Permits and Development – **Mayor Tompkins listed new permit submittals: three residential addition and alteration, three pool, two commercial at 29 Acres, one commercial alteration at Velocity Physical Therapy, five sign, and twelve new residential; he stated Hormal Health civil construction is complete, The Hillside Estate is working on landscaping, Atwood's is working through issues, Cane's has delayed submittal while waiting on civils and architectural details, and Liberty Storage final plat will be heard by both boards this month.**
9. Receive a presentation and discussion from Municipal Judge Greg Bertrand on Northeast Municipal Court operations.
10. Discussion related to updates on high speed internet.
11. Discussion related to overnight parking violations within the Town of Cross Roads.
12. Discussion on developing a shared vision and goals for the Town to include work sessions with other boards and committees of the Town.
13. Discussion on the review of development applications including architectural guidelines, exceptions to standards, review process and possible amendments to the zoning regulations.
14. Discuss a request by Danny and Barbara Prins to deannex approximately 22.7 acres of land located at 3001 New Hope Road.
15. The Town Council will convene in executive session under Texas Government Code Section, Section 551.087 (Economic Development) and Section 551.072 (Real Property), to discuss or deliberate regarding commercial or financial information that the council has received from a business prospect that the council may seek to have locate, stay, or expand in the Town and with which the council is conducting economic development negotiations, and to discuss or deliberate the purchase, exchange or value of real estate about which the Town is in negotiations with a third person, regarding the proposed Town Development Project and the public safety building.

Take action as may be necessary or appropriate on matters discussed in Executive session.

No executive session was held.

16. Council requests for future agenda items.

None.

Adjourn – **9:18 P.M.**

T. Lynn Tompkins, Jr., Town Mayor

Donna Butler, Town Secretary

**TOWN OF CROSS ROADS
ORDINANCE 2021-0315-03**

AN ORDINANCE DECLARING UNOPPOSED CANDIDATES IN THE MAY 1, 2021, GENERAL MUNICIPAL ELECTION; DECLARING UNOPPOSED CANDIDATES FOR THE OFFICE OF TOWN COUNCIL MEMBER; DECLARING EACH UNOPPOSED CANDIDATE ELECTED TO OFFICE; AND APPROVING THE ORDER OF CANCELLATION TO CANCEL THE GENERAL MUNICIPAL ELECTION SCHEDULED TO BE HELD ON MAY 1, 2021; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Town Council of the Town of Cross Roads, Texas, passed Ordinance 2020-1221-01, on December 12, 2020, ordering a General Election to be held on May 1, 2021, for the purpose of electing three at large Council Members; and

WHEREAS, pursuant to Sections Sec. 143.007 and Sec. 146.025, of the Texas Election Code, the deadline for filing applications for a place on the ballot and declarations of write-in candidacy have expired; and

WHEREAS, the City Secretary, in accordance with Section 2.052, Texas Election Code, has certified in writing that no person has made a declaration of write-in candidacy, and that each candidate on the ballot is unopposed for election to office; and

WHEREAS, under these circumstances, Subchapter C, Chapter 2 Election Code, authorizes the City Council to declare the candidates elected to office and cancel the election;

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

SECTION 1.

The following candidates, who are unopposed in the May 1, 2021, General Municipal Election, are declared elected to office, and shall be issued certificate of election following the time the election would have been canvassed:

Wendy White-Stevens

Dave Meek

Ron King

SECTION 2.

The May 1, 2021 General Municipal Election is cancelled, and the City Secretary is directed to cause a copy of the Order of Cancellation which is a part of this ordinance and attached as Exhibit A to be posted on Election Day at the polling place (Steven E. Copeland Government Center, 1400 FM 424), used or that would have been used in the election.

SECTION 3.

It is declared to be the intent of the Town Council that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance is declared invalid by the judgment or decree of a court of competent jurisdiction, the invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance since the Town Council would have enacted them without the invalid portion.

SECTION 4.

This ordinance shall take effect upon its passage and so it is ordained.

PASSED AND APPROVED ON THIS THE 15th DAY OF MARCH, 2021.

APPROVED:

MAYOR

ATTEST:

TOWN SECRETARY

EXHIBIT A

ORDER OF CANCELLATION

EJEMPLO DE ORDEN DE CANCELACION

The Town Council of the Town of Cross Roads hereby cancels the election scheduled to be held on May 1, 2021 in accordance with Section 2.053(a) of the Texas Election Code. The following candidates have been certified as unopposed and are hereby elected as follows:

El Consejale de Town of Cross Roads por la presente cancela la ellecion que, de lo contrario, se hubiera celebrado el 1 Mayo 2021 de conformidad, con la Seccion 2.053(a) deCodigo de Elecciones de Texas. Los siguientes candidatos han sido certificados como candidatos z,nicos y por la presente quedan elegidos como se haya indicado a continuacion:

Candidate (Candidato)	Office Sought (Cargo al que presenta candidature)
Wendy White-Stevens	Council Member
Dave Meek	Council Member
Ron King	Council Member

A copy of this order will be posted on Election Day at each polling place that would have been used in the election.

El Dia de las Elecciones se exhibira una copia de esta orden en todas las mesas electorates quese hubieran utilizado en la ellecion.

Issued this the 15th day of March, 2021.