



**MINUTES OF TOWN COUNCIL MEETING  
FOR THE TOWN OF CROSS ROADS  
MONDAY, JUNE 19, 2023 at 6:00 P.M.**

**LOCATION:**

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

**Or**

**View via Zoom Meeting**

1. Call to Order – **6:01 P.M.**
2. Roll Call: **Mayor Tompkins; Council Members Housewright, Meek, Paus, and Zuczek. King was absent.**
3. Invocation – **Frank Lott, Green Valley Baptist Church**
4. Pledge of Allegiance – **Chris Paus, Council Member**
5. Citizens Input (Items on the agenda and not on the agenda).  
**None.**
6. Council Members' announcements and updates.  
**Paus reminded residents to use 10-digit zip code for online purchases.**
7. Mayor's announcements and updates.  
**Housewright's appointment to Council; Citizen's Advisory Committee for Denton ISD 5; work on Millcreek to begin; Dutch Bros. Coffee opening; Town newsletter; need for volunteers for Founder's Day**
8. Updates; Discussion of Same.
  - a. Town Administrator Announcements and Updates – **Kristi Gilbert**
  - b. Financial Reports – **Kristi Gilbert**
  - c. Building Permits and Development – **Kristi Gilbert**
  - d. Law Enforcement – **Shaun Short**
  - e. Fire Department – **Mayor Tompkins reviewed Paul Rust's Report**
  - f. Committee Reports – **Paula Paus for MDD and Parks**

**CONSENT AGENDA**

9. Consider approval of the May and June 2023 Council Meeting Minutes.
  - a. May 17<sup>th</sup> Regular Meeting
  - b. May 31<sup>st</sup> Called Meeting
  - c. June 1<sup>st</sup> Council Orientation
  - d. June 2<sup>nd</sup> – 3<sup>rd</sup> Council Retreat
10. Consider approval of the May 2023 Financials.
11. Consider approval of an ordinance adopting the 2023 Service and Assessment Plan and updated assessment roll for the Cross Roads Public Improvement District #1.
12. Consider approval of an ordinance amending the sign regulations to allow for temporary signs during periods of road construction.

**Motion to approve the Consent Agenda made by Meek;  
Second by Paus;**

**Passed unanimously.**

**BOARD OF ADJUSTMENTS**

13. **CONDUCT A PUBLIC HEARING**, discuss and consider action on a request from applicant, Dalia Sanchez, on behalf of property owner Luis Garcia, requesting a variance from the minimum one-acre lot size requirements to allow for two existing tracts of land comprised of 0.194 acres and 0.251 acres, respectively, to be platted into a single tract of land totaling approximately .435 acres for the construction of a single-family home. (2023-0417-02VARIANCE)

**Mayor opened public Hearing at 6:32 P.M.**

**Applicant spoke on behalf of request.**

**Mayor closed public hearing at 6:39 P.M.**

**Motion to approve contingent upon meeting Town's construction requirements, including but not limited to the septic system made by Meek;**

**Second by Paus;**

**Passed unanimously.**

**REGULAR SESSION**

14. Presentation and consideration of the Town of Cross Roads Annual Financial Report for the year ended September 30, 2022.

**Presentation by MWH Group.**

**Motion to accept the Fiscal Year 2022 Audited Financial Statements made by Paus;**

**Second by Zuczek;**

**Passed unanimously.**

**Mayor Tompkins moved to Items 17 through 19.**

17. Discuss and consider a request for a waiver from Section 3.13.001 of the Town's Code of Ordinances by New Hope Baptist Church to allow for a temporary parking lot to be constructed of material other than concrete or asphalt for property located at 5800 US 377 until May 2024. (2023-0505-01WAIVER)

**Motion to approve a temporary parking lot until May 31, 2024 contingent on the applicant submitting an acceptable final design to be reviewed and approved by the Town Engineer made by Zuczek;**

**Second by Housewright;**

**Passed unanimously.**

18. Discuss and consider approval of a replat application for the Cross Roads Retail Addition, Block A, Lot 7R6 generally described as property located north of US Hwy 380 and east of Walmart Dr. in the Villages of Cross Roads Commercial development within the Town of Cross Roads for Caliber Carwash. (2023-0508-02FPLAT)

**Motion to approve made by Housewright;**

**Second by Meek;**

**Passed unanimously.**

**EXECUTIVE SESSION**

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

- a. Section 551.071 Consultation with Attorney – Council Members Roles, Responsibilities and Duties; and, Nonconforming Uses
- b. Section 551.072 Deliberation Regarding Real Property – Project Alpha
- c. Section 551.087 Deliberation Regarding Economic Development Negotiations – Project Bravo
- d. Section 551.074 Personnel – Town Administrator Performance Evaluation, Planning

and Zoning Commissioners and Municipal Development District Members.

**Town Council convened into Executive Session at 7:02 P.M.**

**Town Council reconvened into Regular Session at 9:16 P.M.**

**Mayor opened Public Hearing for both Items 15 and 16 at 9:18 P.M.**

**Sam Burke spoke on behalf of the applicant's request.**

**Mayor closed Public Hearing at 9:27 P.M.**

15. 8000 US 380:

- a. CONDUCT A PUBLIC HEARING, discuss and consider an application by William Snyder for a change in Future Land Use Map per the submitted application from C2-Commercial 2 to C1-Commercial 1 for Tract 39 of the R.J. Moseley Abstract No. 803A, generally located at 8000 US 380, Cross Roads, Denton County, Texas. Per the Town's Comprehensive Land Use Plan adopted on March 20, 2023, the C2-Commercial 2 to C1-Commercial 1 categories no longer exist. The applicant will need to modify the request to change the future land use to Business Services or Commerce. (2023-0508-07FLUP)
- b. CONDUCT A PUBLIC HEARING, discuss and consider an application by William Snyder for a change in zoning from C2-Commercial 2 to C1-Commercial and C2-Commercial for Tract 39 of the R.J. Moseley Abstract No. 803A, generally located at 8000 US 380, Cross Roads, Denton County, Texas. (2023-0508-08ZC)

16. 8300 US 380:

- a. CONDUCT A PUBLIC HEARING, discuss and consider an application by William Snyder for a change in Future Land Use Map per the submitted application from C2-Commercial 2 to C1-Commercial 1 for Tract 38 of the R.J. Moseley Abstract No. 803A, generally located at 8300 US 380, Cross Roads, Denton County, Texas. Per the Town's Comprehensive Land Use Plan adopted on March 20, 2023, the C2-Commercial 2 to C1-Commercial 1 categories no longer exist. The applicant will need to modify the request to change the future land use to Business Services or Commerce. (2023-0508-05FLUP)
- b. CONDUCT A PUBLIC HEARING, discuss and consider an application by William Snyder for a change in zoning from C2-Commercial 2 to C1-Commercial and C2-Commercial for Tract 38 of the R.J. Moseley Abstract No. 803A, generally located at 8300 US 380, Cross Roads, Denton County, Texas. (2023-0508-06ZC)

**Motion to deny Items 15 and 16 as written made by Meek;**

**Second by Zuczek;**

**Denial passed unanimously.**

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

**Motion to approve the compensation adjustments for the Town Administrator consistent with our discussion in Executive Session made by Paus;**

**Second by Meek;**

**Passed unanimously.**

~~17. Discuss and consider a request for a waiver from Section 3.13.001 of the Town's Code of Ordinances by New Hope Baptist Church to allow for a temporary parking lot to be constructed of material other than concrete or asphalt for property located at 5800 US 377 until May 2024. (2023-0505-01WAIVER)~~

**Items 17 through 20 followed Item 14.**

- ~~18. Discuss and consider approval of a replat application for the Cross Roads Retail Addition, Block A, Lot 7R6 generally described as property located north of US Hwy 380 and east of Walmart Dr. in the Villages of Cross Roads Commercial development within the Town of Cross Roads for Caliber Carwash. (2023-0508-02FPLAT)~~

**Items 17 through 20 followed Item 14.**

#### **EXECUTIVE SESSION**

- ~~19. The Town Council may convene into Executive Session pursuant to Texas Government Code, annotated, Chapter 551, Subchapter D for the following:~~

- ~~a. Section 551.071 Consultation with Attorney — Council Members Roles, Responsibilities and Duties; and, Nonconforming Uses~~
- ~~b. Section 551.072 Deliberation Regarding Real Property — Project Alpha~~
- ~~c. Section 551.087 Deliberation Regarding Economic Development Negotiations — Project Brave~~
- ~~d. Section 551.074 Personnel — Town Administrator Performance Evaluation, Planning and Zoning Commissioners and Municipal Development District Members.~~

**Items 17 through 20 followed Item 14.**

- ~~20. Take action as may be necessary or appropriate on matters discussed in Executive Session.~~

**Items 17 through 20 followed Item 14.**

**ADJOURN – 9:29 P.M.**

---

T. Lynn Tompkins, Jr., Mayor

---

Donna Butler, Town Secretary