



**MINUTES OF TOWN COUNCIL MEETING FOR
THE TOWN OF CROSS ROADS MONDAY,
JULY 19, 2021 at 7:00 P.M.**

**LOCATION: VIRTUAL and IN PERSON
At 1401 FM 424, CROSSROADS, TEXAS 76227
Or by Zoom**

1. Called to order at 7:00 P.M.

2. Roll Call:

Mayor Tompkins	Present in person
Council Member Phillips	Present in person
Mayor Pro-Tem Meek	Present in person
Council Member King	Present in person
Council Member Gaalema	Present in person
Council Member White-Stevens	Present via Zoom; left at 8:30 P.M.

3. Invocation led by Karen Black.

4. Pledge of Allegiance led by Greg Gaalema.

5. Council Members' announcements and updates.

Phillips – trucks are no longer being parked overnight at the Shell station

6. Mayor's announcements and updates.

Cross Roads Newsletter is back in circulation. Christy Sayer is the new permit tech. The task force for high speed internet found a location for an elevated tower. A historical task force is being be created.

Recessed at 7:15 P.M. for technical difficulties.

Reconvened at 7:22 P.M.

7. Status update on the formation of the Cross Roads Police Department.

Mayor Tompkins gave an update, including that the Cross Roads Police Department has officially been established as it received a TCOLE agency number and activation letter.

8. Citizens Input (Items on the agenda and not on the agenda)

- Kelly Berry, in person – against Executive Session item, or would like to know what is discussed in the session before Council takes a vote**
- Jenna Morgan, via Zoom – against Item 15**
- Connie Lipscomb, in person – against three-minute time requirement**
- Colette Olivieri, in person – in support of the NEPD officers**
- Ella Welch, in person – in support of the NEPD officers**
- Sylvia Phillips, in person – for Items 13, 14, and 24**
- Tammy Sweeney, in person – in support of the NEPD officers**
- Bob Gorton, in person – for a purchasing policy and asked that Resolution 2020-1116-02 Attachment A be reviewed**
- Sharon Baca, in person – addressed previous citizen comments and asked that those citizens volunteer for events and serve on Town boards**

- Janet Conrad, in person – in support of the NEPD
- John Knox, in person – in support of the CRPD
- Herman Oosterwijk, in person – in support of the Cross Roads Times newsletter, stated that trucks are parking at 7-Eleven, and in support of Item 16 but added the development should include sidewalks and benches for a community feel
- Randy Wicker, in person – in support of the newsletter, the CRPD and Chief Shaun Short
- Jacob, Melanie, Savannah, Jayden, and Kinley Fehler, by hand delivered letter – against Item 16
- Debbie McKenna, via email – in support of the newsletter and CRPD

CONSENT AGENDA

9. Consider action on the Town's monthly financial reports.
10. Consider approval of meeting minutes:
 - a. July 1, 2021 Council Vision Meeting
 - b. July 6, 2021 Regular Meeting

**Motion to approve Item 10 made by Phillips;
Second by Meek;
Passed unanimously.**

REGULAR BUSINESS

11. Discuss and consider approval of a resolution casting a vote for a candidate to serve on the Denco Area 9-1-1 District Board of Managers.

**Motion to approve a resolution casting a vote for Sue Tejml made by Phillips;
Second by Meek;
Passed unanimously.**

12. CONDUCT A PUBLIC HEARING, consider a request by Sage Crossroads LLC to replat property described as Block A, Lot 7R1 of the Cross Roads Retail Addition on the north side of US 380, Cross Roads, Denton County, Texas. (2021-0607-13REPLAT)

Opened Public Hearing at 8:22 P.M.

Applicant was available for questions.

Closed Public Hearing at 8:24 P.M.

Motion to approve the replat contingent on meeting the requirements of the Town Engineer:

1. Clarifying lot frontage for setback requirements on Lot 7R-R1;
2. Providing clarification on drainage easement; and,
3. Acknowledging a replat is required upon development and receipt of engineering construction drawings

**Made by Meek;
Second by Phillips;
Passed unanimously.**

13. CONDUCT A PUBLIC HEARING, consider a request by applicant Kelvin Gomez on behalf of owner Jeff and Mary Low to rezone property described as Tract 84 and 84B, of the H. White Abstract A1332A, generally located at 7557 US 377, Cross Roads, Denton County, Texas from A-Agricultural to C2-Commercial. (2021-0607-11ZC)

Opened Public Hearing at 8:25 P.M.

Applicant was available for questions.

Closed Public Hearing at 8:26 P.M.

Motion to approve the zoning change request to rezone Tract 84 and 84B of the H. White Abstract A1332A from A-Agricultural to C2-Commercial made by Gaalema;

**Second by Phillips;
Passed unanimously.**

14. CONDUCT A PUBLIC HEARING, consider a request by applicant Kelvin Gomez on behalf of owner Jeff and Mary Low for a special use permit to allow for outdoor retail sales for Tract 84 and 84B, of the H. White Abstract A1332A, generally located at 7557 US 377, Cross Roads, Denton County, Texas. (2021-0607-10SUP)

Opened Public Hearing at 8:28 P.M.

Applicant was available for questions.

Closed Public Hearing at 8:30 P.M.

Motion to approve an SUP for outdoor retail sales at 7557 US 377 conditioned upon the following:

1. The SUP is permitted for Briggs Equipment, Inc. and its subsidiary Site Pro Rentals. If the property is sold or transferred, the SUP is no longer valid;
2. All items stored and advertised for sale or rental must be on an improved surface such as asphalt or concrete; and,
3. All items for sale, rental and display between the wrought iron fence and US 377 at the front of the property must be in new or like new condition

Made by Phillips;

Second by Meek;

Passed unanimously.

15. CONDUCT A PUBLIC HEARING, consider a request by applicant Rod Zielke on behalf of owner Margaret Langley to rezone property described as Tract 97, of the R.J. Moseley Abstract A0803A, generally located at 4700 S. Potter Shop Road, Cross Roads, Denton County, Texas from A-Agricultural to SF-Residential. (2021-0607-09ZC)

Opened Public Hearing at 8:32 P.M.

Applicant was available for questions.

- Bob Gorton, in person, spoke in favor, emphasized attention to drainage, roads, and curb cuts.
- Randy Wallace, via Zoom, spoke in favor.
- Jenna Morgan, via Zoom, spoke in opposition.
- Savannah Fehler, in person, read a petition in opposition.
- Melanie Fehler, in person, spoke in opposition.

Closed Public Hearing at 8:45 P.M.

Motion to approve the zoning change request to rezone Tract 97 of the R.J. Moseley Abstract A0803A from A-Agricultural to SF-Residential made by Meek;

Second by Gaalema;

King voted no;

Passed 3 to 1.

16. Discuss and consider a preliminary plat application for the Pottershop Manor Addition located within the Town of Cross Roads. (2021-0607-08PPLAT)

Motion to approve the preliminary plat for the Pottershop Manor Addition conditioned upon meeting the following outstanding comments of the Town Engineer:

1. Acknowledgement that ditch improvements/armoring may be required at the intersection of Tipps and Pottershop; and,
2. Additional refining of civil construction plans will be necessary during final design review with regard to drainage

Made by Meek;

Second by Gaalema;

Phillips voted no;

Passed 3 to 1.

17. Discuss and consider a technical site plan application by Sage Crossroads LLC for Lot 7R7 of the Cross Roads Retail Addition. (2021-0607-12SITEPLAN)

Motion to approve the replat for Lot 7R7 of the Cross Roads Retail Addition contingent on meeting the requirements of the Town Engineer:

1. Fire lanes having an outer radius of 50' and inner radius of 20';
2. Illustrate landscape requirements can be met; and,
3. Receipt and approval of full engineering construction drawings

Made by Phillips;

Second by King;

Passed 4 to 0.

18. Discuss and consider a preliminary plat application for the Millcreek 8 Addition located within the Town of Cross Roads. (2021-0607-03PPLAT)

Motion to approve the preliminary plat for the Millcreek 8 Addition conditioned upon meeting the following outstanding comments of the Town Engineer:

1. Updating the ROW dedication to 45' wide;
2. Adding a 10' utility easement along the roadway frontage; and,
3. Updating the approval block

Made by Phillips;

Second by Pro-Tem Meek;

Passed 4 to 0.

19. Discuss and consider a preliminary plat application for the Hillside Venue Addition located within the Town of Cross Roads. (2021-0607-02PPLAT)

Motion to approve the preliminary plat for the Hillside Venue Addition conditioned upon meeting the following outstanding comments of the Town Engineer:

1. Indicating the rear and side yard setbacks for each lot; and,
2. Indicating a 10 foot utility easement along each roadway frontage

Made by Phillips;

Second by Meek;

Passed 4 to 0.

20. Discuss and consider a preliminary plat application for the Modern Pyramids Crossroads Addition located within the Town of Cross Roads. (2021-0607-14PPLAT)

Motion to approve the preliminary plat for the Modern Pyramids Crossroads Addition made by Gaalema;

Second by King;

Passed 4 to 0.

21. Discuss and consider a preliminary plat application for the Rustic Furniture Addition located within the Town of Cross Roads. (2021-0607-04PPLAT)

Motion to approve the preliminary plat for the Rustic Furniture Addition conditioned upon meeting the following outstanding comments of the Town Engineer:

1. Indicating rear setbacks of 30';
2. Indicating drainage easement for future storm drain installation;
3. Adding a 10' utility easement along the roadway frontage; and,
4. Updating the approval block

Made by Phillips;

Second by Gaalema;

Passed 4 to 0.

22. Discuss and consider a final plat application for the Pohlman Addition located within the Town of Cross Roads. (2021-0607-06FPLAT)

Motion to approve the final plat for the Pohlman Addition conditioned upon meeting the following outstanding comments of the Town Engineer:

1. Providing a closure report; and,
2. Updating the approval block

Made by King;

Second by Phillips;

Passed 4 to 0.

23. Consider a resolution appointing a regular member to fill a vacancy on the Parks and Recreation Board.

Motion to approve a resolution appointing Paula Paus as a regular member to fill a vacancy on the Parks and Recreation Board made by Gaalema;

Second by Phillips;

Passed 4 to 0.

24. Discuss and consider traffic related issues at the intersection of Walmart Drive and US 380.

Council asked Town Engineer, Leigh Hollis, about the potential cost involved, and Hollis stated that a traffic study and construction costs would cost approximately \$25,000.00 each for an approximate total of \$50,000.00. Hollis stated that the Town would need to get TXDOT approval.

EXECUTIVE SESSION – No Executive Session.

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

- a. Section 551.087 - Deliberation Regarding Economic Development Negotiations (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) for Cross Roads Market Square.
- b. Section 551.071 Consultation with Attorney – Consultation with and legal advice from the Town Attorney regarding the formation of the Cross Roads Police Department.
- c. Texas Government Code, Section 551.074 Deliberation Regarding Personnel Matters –to the duties of a public officer: Police Chief

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

27. Request for future agenda items.

Gaalema requested the budget be on the next agenda.

Phillips requested the purchasing policy be on the next agenda.

ADJOURNED at 9:37 P.M.



T. Lynn Tompkins, Jr., Town Mayor



Donna Butler, Town Secretary