
AAB CAPITAL MANAGEMENT

Crossroads Tract

SITE DESIGN & FEASIBILITY REPORT

9/09/21

PREPARED BY:



5200 STATE HIGHWAY 121
COLLEYVILLE, TEXAS 76034
817-488-4960
TBPE FIRM # 15874

SITE DESIGN AND FEASIBILITY REPORT

PART 1: EXECUTIVE SUMMARY



The subject property is 18 acres of vacant land located in Crossroads, Denton County, Texas. The site is bounded by two vacant tracts to the west and east, Fishtrap Road to the north, and Highway 380 to the south. The property shares its southwestern boundary with Moore's Lake. The property is currently zoned C2 Commercial 2. The Future Land Use Plan show this site to be within the Commercial 1 area.

[Summary of existing conditions]

The contents of this report are based on information available from online sources, such as those below, review of the current site and information provided to us by others including the Developer, surveyor, and the City. The information is only as accurate and complete as the information provided to us. It is always possible that new issues may arise during development because of changes in policy, circumstances, or unforeseen/unknown site conditions.

Resources:

- Denton County Appraisal District:
<https://www.dentoncad.com/>
- City of Crossroads Code of Ordinances:
<https://crossroadstx.gov/documents/code-of-ordinances/>
- Mustang Special Utility District:
www.mustangwater.com
- Building Codes and Local Design Requirements:
<https://crossroadstx.gov/commercial-forms/>

SITE DESIGN AND FEASIBILITY REPORT

PART 2: SITE SUMMARY



I. Property Identification Numbers

Denton County Appraisal District Account Number: 748041 and 585030

II. Millage Rates for all Taxing Jurisdictions

*Tax rates provided below are 2020 values

I. Denton County: \$0.224985

II. Denton ISD: \$1.407600

IV. Total: \$1.632585

III. Zoning Requirements

The property is located within the Crossroads city limits and zoned C2 Commercial 2. In accordance with the zoning regulations of Crossroads City, the tract may not be used for residential/multi-family, but the current zoning does allow for several commercial uses including retail, restaurant, and office. The tract would need to be rezoned to a PD with both C2 and MF (Apartment District) as base zoning standards to allow for the mixture of uses shown in the concept plan.

IV. Fire Department Standards

- The City of Crossroads has adopted the International Fire Code 2006 Edition
- Fire lane pavement shall be minimum 4000 PSI (28 day), 6.5 sack concrete.
- Fire Lane Minimum Width:
 - Fire apparatus access roads shall have an unobstructed width of not less than 24 feet.
 - Fire apparatus roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches.



- Fire lanes located next to buildings with floors higher than 48 feet shall be required to have an unobstructed fire lane width of no less than 35 feet and shall be no farther than 35 feet from the base of the building.
- Fire Hydrant Coverage:
 - Fire hydrants shall be installed at the location directed by the city engineer or as directed by the fire code official.
 - Unless approved by the city engineer and the fire code official, fire hydrants shall have a maximum spacing of 500 feet in residential areas and 300 feet in commercial or mercantile areas.

V. Site Ingress and Egress Requirements

- Site access is readily available through Highway 380 (South) and Fishtrap Road (North) as shown in Attachment 1.
- The proposed site plan recommends multiple points of access from both Highway 380 and Fishtrap Road.

VI. Building Codes and Local Design Requirements

- Crossroads has adopted the 2006 edition of the International Building Code.
- Crossroads has adopted the 2006 edition of the International Mechanical Code along with North Central Texas Council of Governments regional amendments.
- Crossroads has adopted the 2006 edition of the International Plumbing Code along with North Central Texas regional amendments.

VII. Tree Mitigation

- The site is heavily forested.
- A tree survey will be required at the time of development. All trees measured at 6" or larger will be protected
- Each protected tree that is removed will be replaced at 150% of the caliper inch removed.
- A fee of \$150/caliper inch can be paid in place of planting additional trees.

VIII. Utilities



- Mustang Special Utility District controls the CCN for both water and sanitary sewer services.
- **Water:** There is an existing 10" Water Line on the north side of Fishtrap Road. At the time of development, a request will need to be made to Mustang for service. A third-party engineer will analyze the existing infrastructure for capacity.
- **Sanitary Sewer:** There is not an existing sanitary sewer line that is readily accessible to this site. The nearest infrastructure is located at the intersection of Highway 380 and Naylor Road (CR 424). This is approximately 6,100 linear feet away to the southeast. Any future sanitary sewer line will have to cross the Highway 380 / US 377 intersection. This will likely need a very lengthy bore to cross this intersection.

Gas (varies by location)

- Atmos: 1-888-286-6700 / www.atmosenergy.com
- TXU Energy: 1-800-242-9113 / www.txu.com (Some areas only)
- CoServ: 1-800-274-4014 / www.coserv.com

Electricity

- CoServ: 1-800-274-4014 / www.coserv.com
- Oncor: 1-888-313-6862 / www.oncor.com
- TXU Energy: 1-800-242-9113 / www.txu.com
- Texas-New Mexico Power: 972-420-4189 / <https://www.chooseenergy.com/utilities/texas-new-mexico-power-tx/>

Water / Sanitary Sewer

- Mustang Special Utility District:
- 7985 FM 2931
- Aubrey, Texas 76227
- 940-440-9561
- www.mustangwater.com

SITE DESIGN AND FEASIBILITY REPORT

PART 3: OVERVIEW OF PROCESS, TIMING, AND COSTS



I. Overview of site development permitting process

- Step 1: Zoning

- A pre-development conference may be held between the client and consultant prior to the submission of a rezoning application, preliminary plat or concept plan. This will clarify general restrictions, requirements and other planning and engineering matters applicable to the plat. It will be up to the client to determine the type of zoning process that is desired.

- Step 2: Submittal Process

The following standards and procedures must be followed regarding application submittals:

- An application for preliminary plats must be filed.
- The application should include:
 - A completed City of Crossroads Plat Application
 - One executed Declaration of Ownership
 - One executed Authorization of Representation
 - Plats in required formats
- Plat applications, plats, and construction plans will be reviewed for compliance with applicable city ordinances, administrative rules, generally accepted engineering standards, and plans for future development of the City.
- All subdivisions within the corporate boundaries of the City must conform to the City's zoning regulations. Planned Developments are negotiated on individual basis and may involve additional requirements.

- Step 3: Review, Approval, and Expiration

- An application for final plats must be filed.
- The application should include:
 - A completed City of Crossroads Plat Application
 - One executed Declaration of Ownership
 - One executed Authorization of Representation
 - One previously approved preliminary plat for the property
 - Plats in required formats

- Construction plans in required formats

- *A storm water drainage study may be required*



- No subdivision plat will be approved unless the applicant and property owner are current on all fees owed to the City of Crossroads.
- With the consent of the City staff and the approval of the City Council and receiving a recommendation from Planning and Zoning Commission, the City may elect to review the Preliminary Plat and Final Plat in the same review process.

SITE DESIGN AND FEASIBILITY REPORT

ATTACHMENTS: SITE SURVEY & PRELIMINARY SITE PLAN

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- ATTACHMENT A – SITE/SURVEY PLAT
 - ATTACHMENT B – FEMA FIRMETTE MAP
 - ATTACHMENT C – ZONING MAP
 - ATTACHMENT D – FUTURE LAND USE MAP
 - ATTACHMENT E – CONCEPT PLAN WITH UTILITIES
 - ATTACHMENT F – TXDOT HIGHWAY 380 IMPROVEMENTS
 - ATTACHMENT G – TXDOT DRAINAGE PLAN
 - ATTACHMENT H – C COMMERCIAL DISTRICT STANDARDS

TO FIRST AMERICAN TITLE GUARANTY COMPANY, CROSSROADS 18 PARTNERS, LLC, TEXAS STAR BANK:

BEING all that certain 17.370 acre tract of land situated in the Robert Moseley Survey, Abstract No. 803, City of Cross Roads, Denton County, Texas, and being all that certain tract of land conveyed to Texas Republic Realty, Ltd., by deed recorded under Instrument No. 2017-63060, Official Public Records, Denton County, Texas, and being a portion of that certain tract of land conveyed to Texas Republic Realty, Ltd., by deed recorded under Instrument No. 2017-63061, said Official Public Records, and being more particularly described as follows:
BEGINNING at a TXDOT Monument found for the southeast corner of said Texas Republic tract (2017-63060), same being in the northeasterly right-of-way line of U.S. Highway No. 380 (variable width right-of-way), same being the southwest corner of Cross Roads Village Estates No. 2, an addition to the City of Cross Roads, Denton County, Texas, according to the plat thereof recorded in Cabinet K, Page 260, Plat Records, Denton County, Texas;

THENCE along the common line of said Texas Republic tract (2017-63060) and said U.S. Highway No. 380 as follows:

North 68 deg. 36 min. 17 sec. West, a distance of 385.49 feet to a TXDOT Monument found for angle point;

North 60 deg. 20 min. 10 sec. West, a distance of 101.24 feet to a TXDOT Monument found for angle point;

North 68 deg. 40 min. 08 sec. West, a distance of 100.02 feet to a TXDOT Monument found for angle point;

North 77 deg. 11 min. 46 sec. West, passing a 5/8 inch iron rod found for the southwest corner of said Texas Republic tract (2017-63060), same being the southeast corner of aforesaid Texas Republic tract (2017-63061), and continuing along the common line of said Texas Republic tract (2017-63061) and said U.S. Highway No. 380, a total distance of 101.21 feet to a TXDOT Monument found for angle point;
THENCE North 68 deg. 39 min. 53 sec. West, continuing along the common line of said Texas Republic tract (2017-63061) and said U.S. Highway No. 380, a distance of 104.41 feet to a 1/2 inch iron rod set with 'Peiser & Mankin SURV' red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the southwest corner of the herein described tract;

THENCE North 03 deg. 55 min. 51 sec. East, through the interior of said Texas Republic tract (2017-63061), a distance of 941.80 feet to a nail set for the northwest corner of the herein described tract, same being in the north line of said Texas Republic tract (2017-63061), same being in the southerly right-of-way line of Fish Trap Road (prescriptive right-of-way);

THENCE South 86 deg. 04 min. 09 sec. East, along the north line of said Texas Republic tract (2017-63061) and the approximate centerline of said Fish Trap Road, passing the northeast corner of said Texas Republic tract (2017-63061), same being the northwest corner of aforesaid Texas Republic tract (2017-63060), continuing along the north line of said Texas Republic tract (2017-63060) and the approximate centerline of said Fish Trap Road, a total distance of 762.35 feet to a nail set for the northeast corner of said Texas Republic tract (2017-63060);

THENCE South 04 deg. 28 min. 44 sec. West, along the common line of said Texas Republic tract (2017-63060) and said Fish Trap Road, passing the southerly right-of-way line of said Fish Trap Road, same being the northwest corner of Lot 1, Cross Roads Village Estates, an addition to the City of Cross Roads, Denton County, Texas, according to the plat thereof recorded in Cabinet K, Page 185, Plat Records, Denton County, Texas, and continuing along the common line of said Texas Republic tract (2017-63060) and said Lot 1, a total distance of 584.87 feet to a point for angle point;

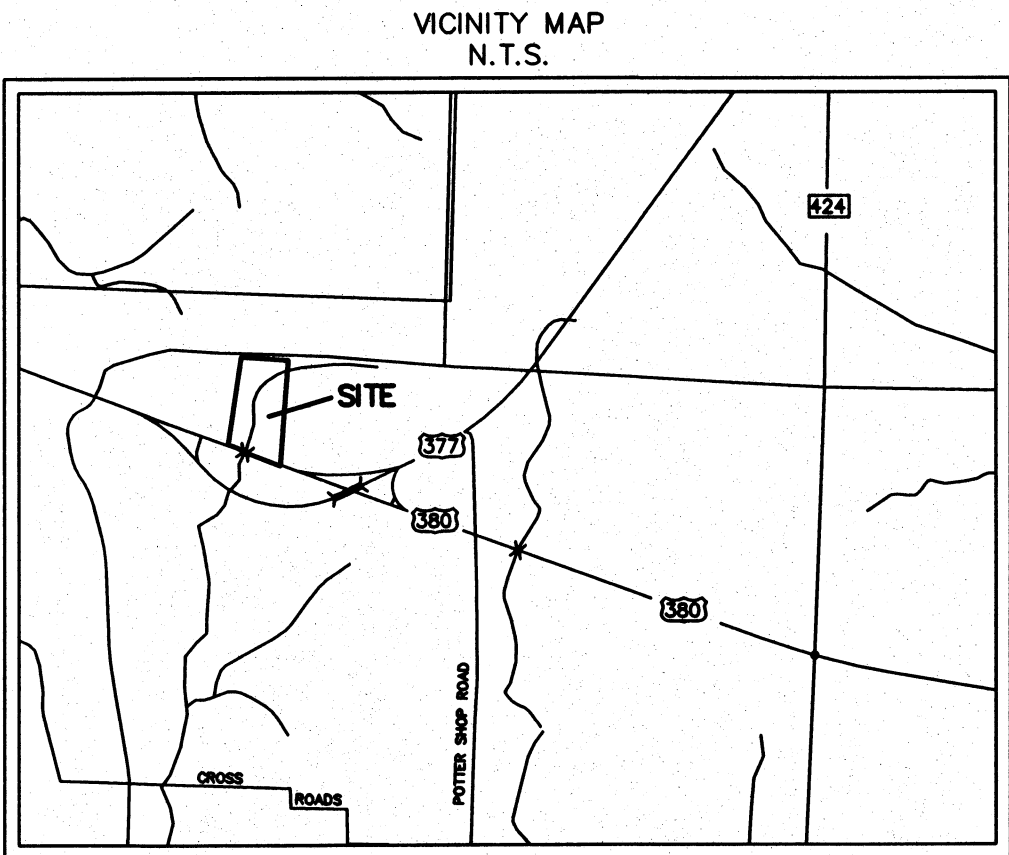
THENCE South 04 deg. 11 min. 54 sec. West, continuing along the common line of said Texas Republic tract (2017-63060) and said Lot 1, passing the southwest corner of said Lot 1, same being the northwest corner of aforesaid Cross Roads Village Estates No. 2, continuing along the common line of said Texas Republic tract (2017-63060) and said Cross Roads Village Estates No. 2, a total distance of 593.36 feet to the POINT OF BEGINNING and containing 800,202 square feet or 18.370 acres of computed land, more or less.

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ "PEISER & MANKIN SURV" red plastic cap
3. Base of Bearing is based on the North Right-of-Way line of US Highway No. 380, (Variable width Right-of-Way).
4. This property has not been abstracted per the client's request, and this survey was performed without the benefit of a title commitment, all easements may not be shown.
5. This is an above-ground survey. The underground utilities, if shown, are based on information provided by the various utility companies and these locations should be considered approximate. There may be additional underground utilities not shown on this drawing.
6. This survey was performed in connection with the transaction described in Commitment by First American Title Guaranty Company, GF 1012-266761-RTT, effective November 27, 2018. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Denton County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 4/18/11 Community Panel No. 48121C0385G subject lot is located in Zone 'X'. If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

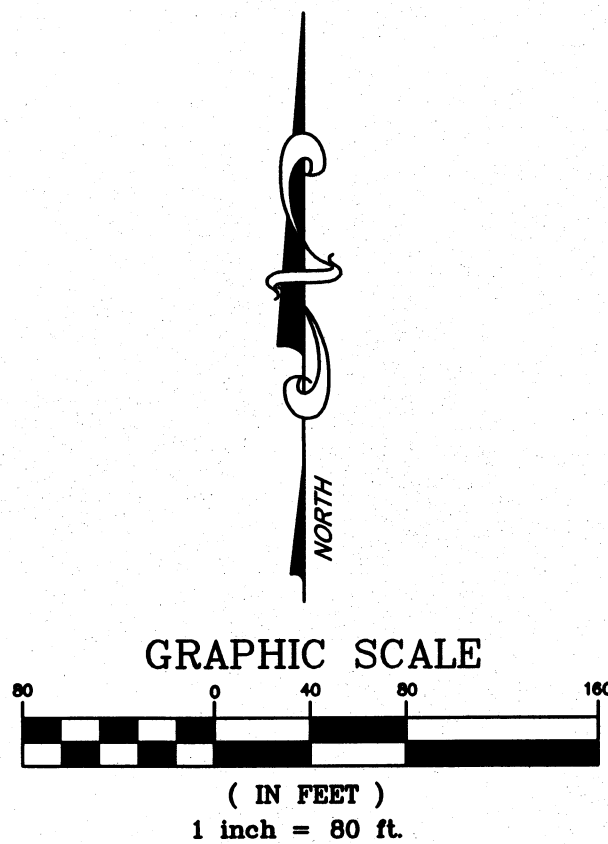
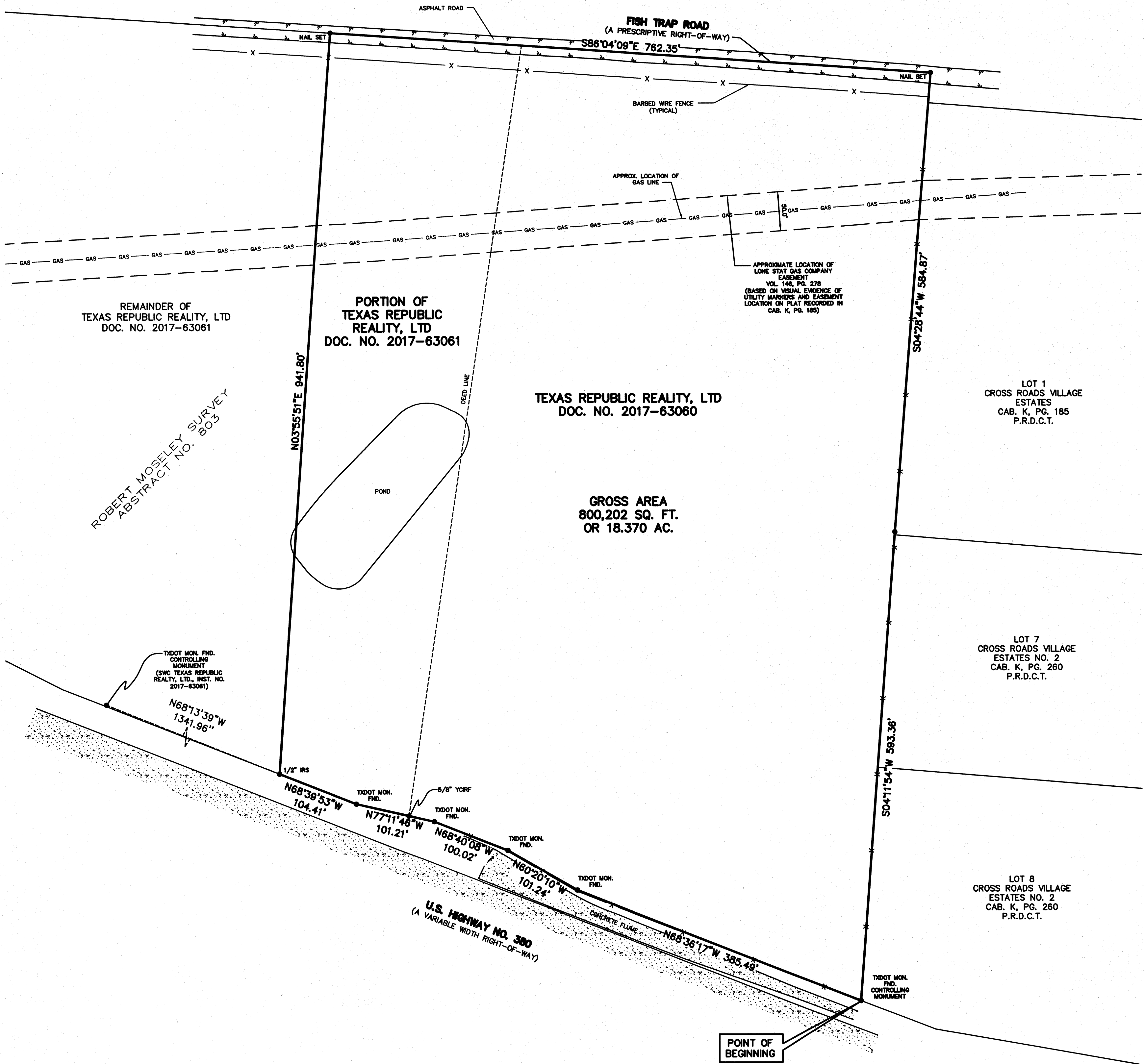


NOTES CORRESPONDING TO SCHEDULE B:

f. Easement granted by Raymond Williams to Texas Power & Light Company, filed 02/11/1954, recorded in Volume 393, Page 468, Real Property Records, Denton County, Texas. May or may not affect, cannot be located as written.

g. Easement granted by Raymond Williams to Texas Power & Light Company, filed 11/22/1956, recorded in Volume 427, Page 122, Real Property Records, Denton County, Texas. May or may not affect, cannot be located as written.

i. Easement granted by Jas. F. Griffith and wife, M.L. Griffith to Lone Star Gas Company, filed 05/10/1916, recorded in Volume 146, Page 278, Real Property Records, Denton County, Texas, does affect, approximate location is plotted hereon based on visual evidence of utility markers and easement location on plat recorded in Cabinet K, Page 185, Plat Records, Denton County, Texas.



LEGEND

	GAS METER		FIRE HYDRANT		WATER MANHOLE		SIGN
	IRR. CONTROL VALVE		FUEL PORT		TELEPHONE SIGNAL POLE		LIGHT POLE
	TELEPHONE PEDESTAL		WATER VALVE		TELEPHONE MANHOLE		TYPICAL FENCE
	POWER POLE		TRANSFORMER PAD		GAS MANHOLE		CONCRETE
	DOWN GUY		ELECTRIC METER		VAULT		BOLLARD
	S.S. MANHOLE		STORM DRAIN MANHOLE		HANDICAP SPACE		COVERED AREA
	CLEAN OUT				A/C PAD		

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER & MANKIN SURVEYING, LLC ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

LAND TITLE SURVEY

FISHTRAP ROAD & US 380
CROSS ROADS, TEXAS 76227

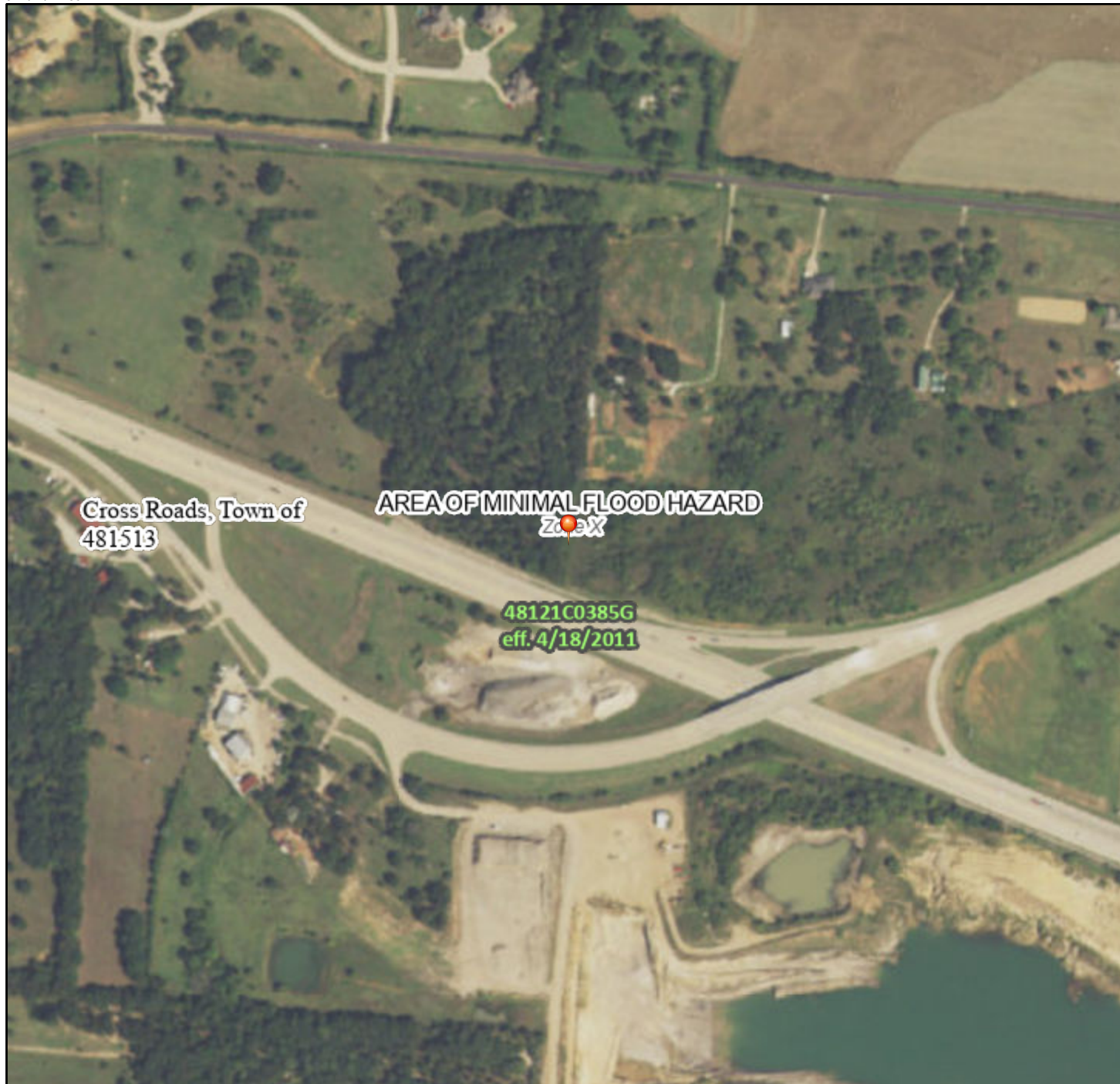
NO.	DATE	REVISION
1.	12/11/18	UPDATE TITLE COMMITMENT
2.		
3.		

JOB NO.: 18-1103	DATE: 12/06/2018	PEISER & MANKIN SURVEYING, LLC	SHEET
FIELD DATE: 12/06/2018	SCALE: 1" = 80'	www.peisersurveying.com	
FIELD: A.R.M.	823 E. DALLAS ROAD GRAPEVINE, TEXAS 76051	COMMERCIAL RESIDENTIAL BOUNDARIES TOPOGRAPHY MORTGAGE	1
DRAWN: T.R.M.	817-481-1806 (O) 817-481-1809 (F)		OF
CHECKED: T.R.M.	tmankin@peisersurveying.com	FIRM No. 100999-00	1

National Flood Hazard Layer FIRMMette



97°0'46"W 33°14'14"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

97°0'9"W 33°13'44"N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

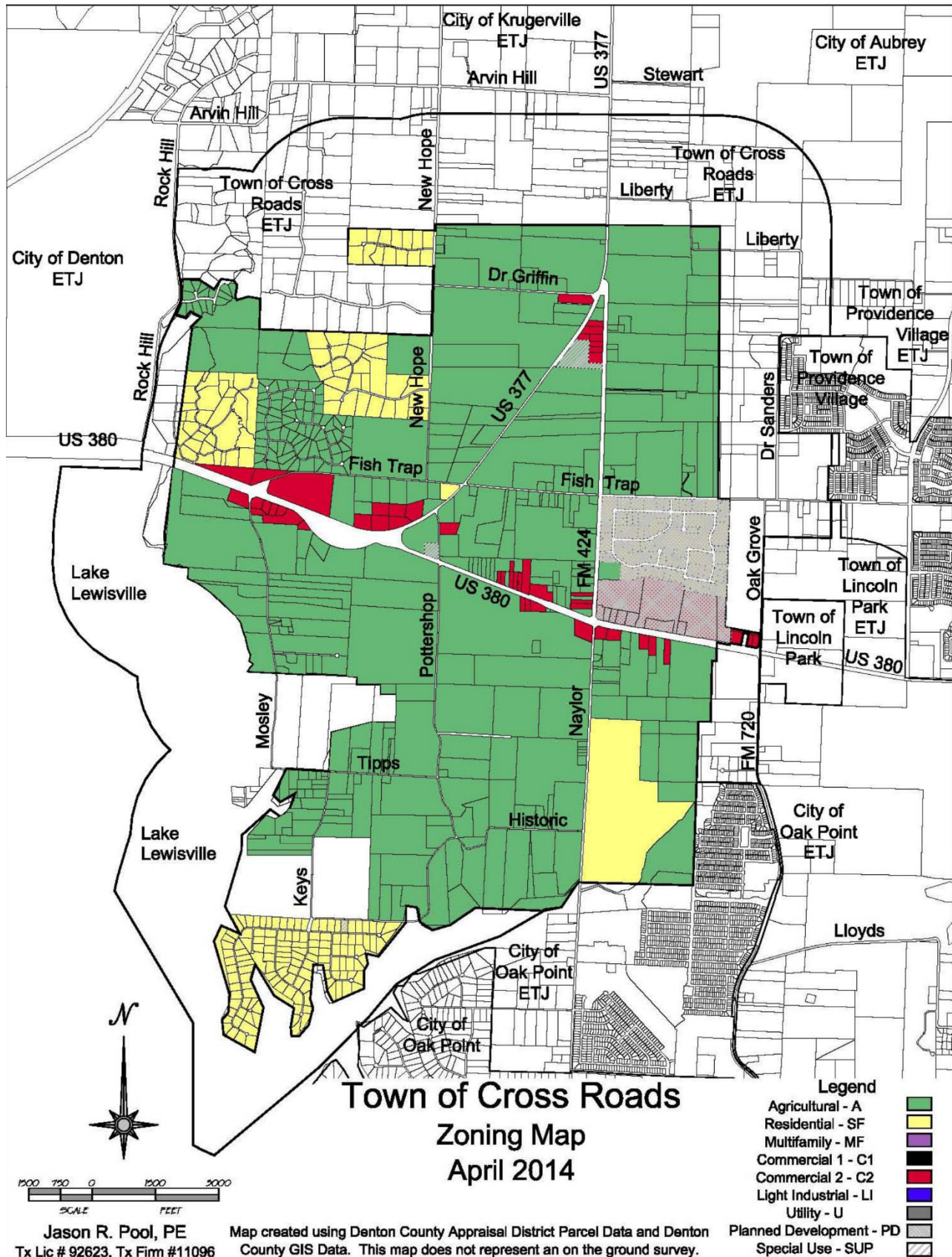
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/9/2021 at 5:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

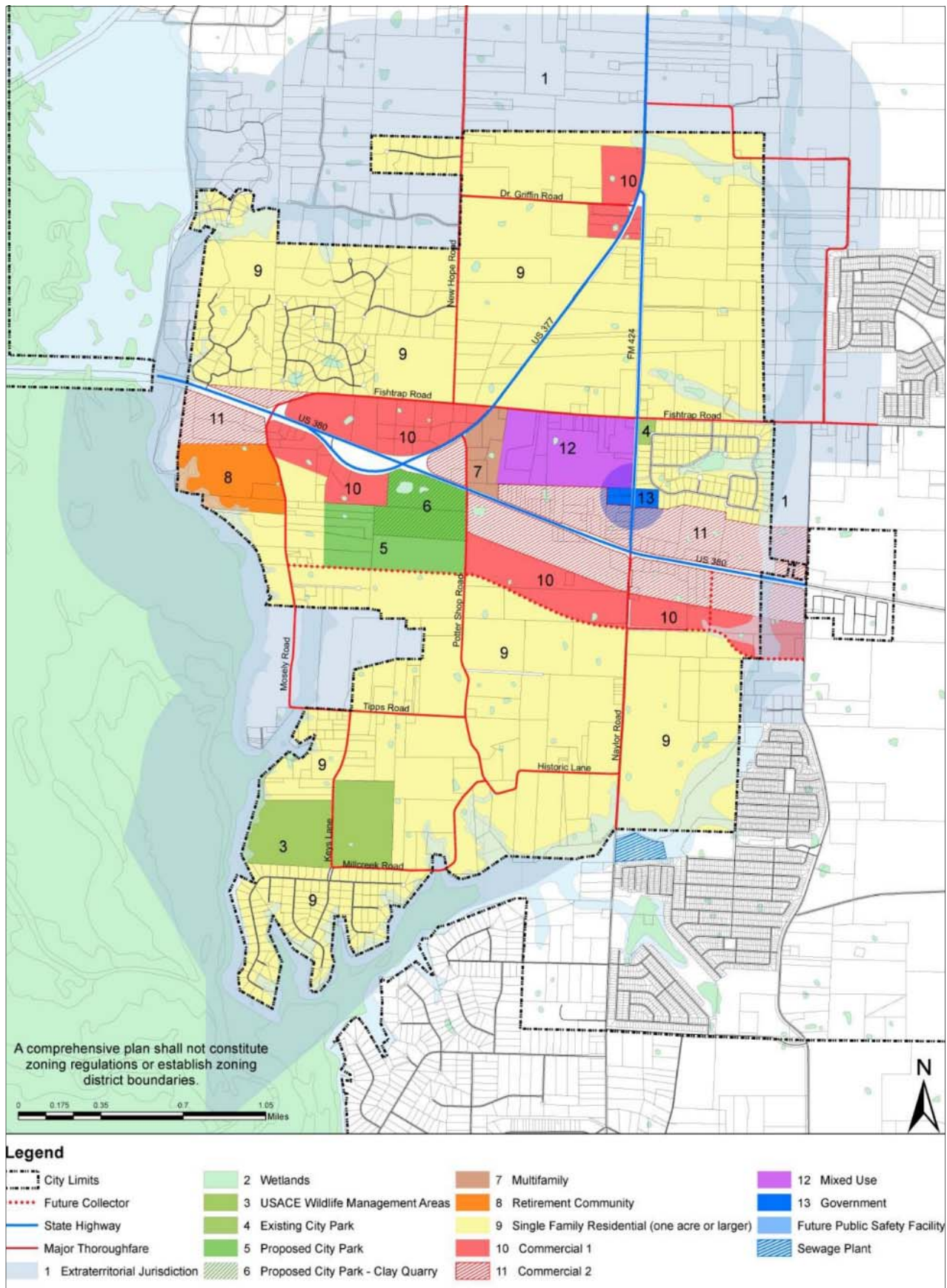
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Existing Zoning Map

Please contact the Planning Director to confirm existing zoning.

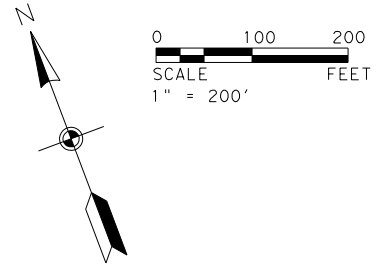
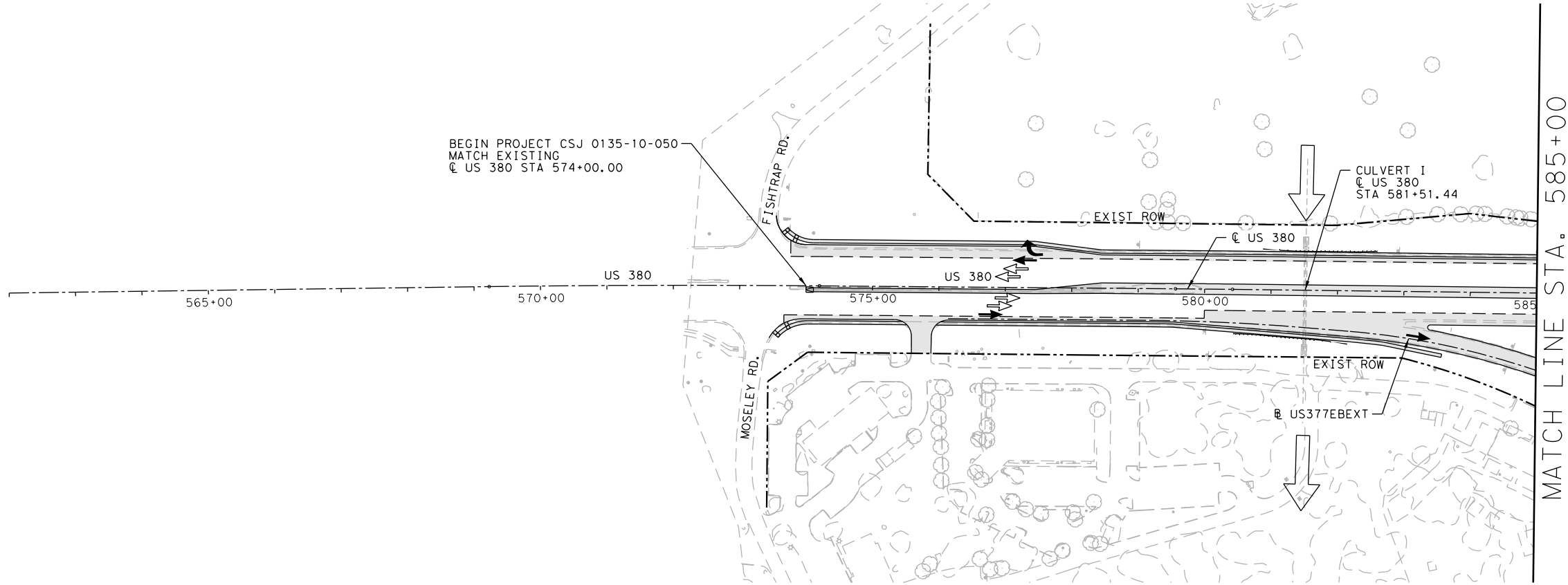
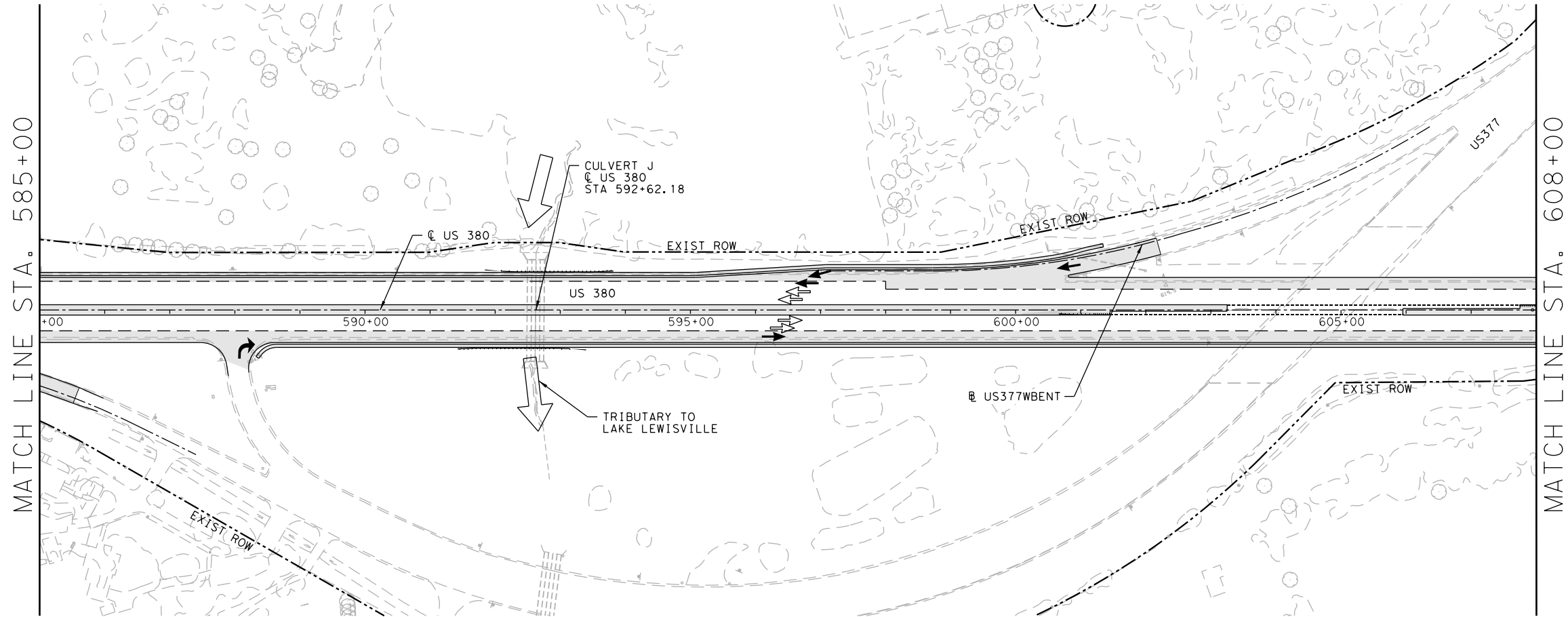


Future Land Use Plan



3/2/2021 2:53:44 PM

T:\Projects\1704_US_380\DGN\WC-LAY-380-1001.dgn



- LEGEND**
- PROPOSED LANE DIRECTION
 - EXISTING LANE DIRECTION
 - PROP ROW
 - EXIST ROW
 - CONSTRUCTION EASEMENT
 - CULVERT FLOW ARROW

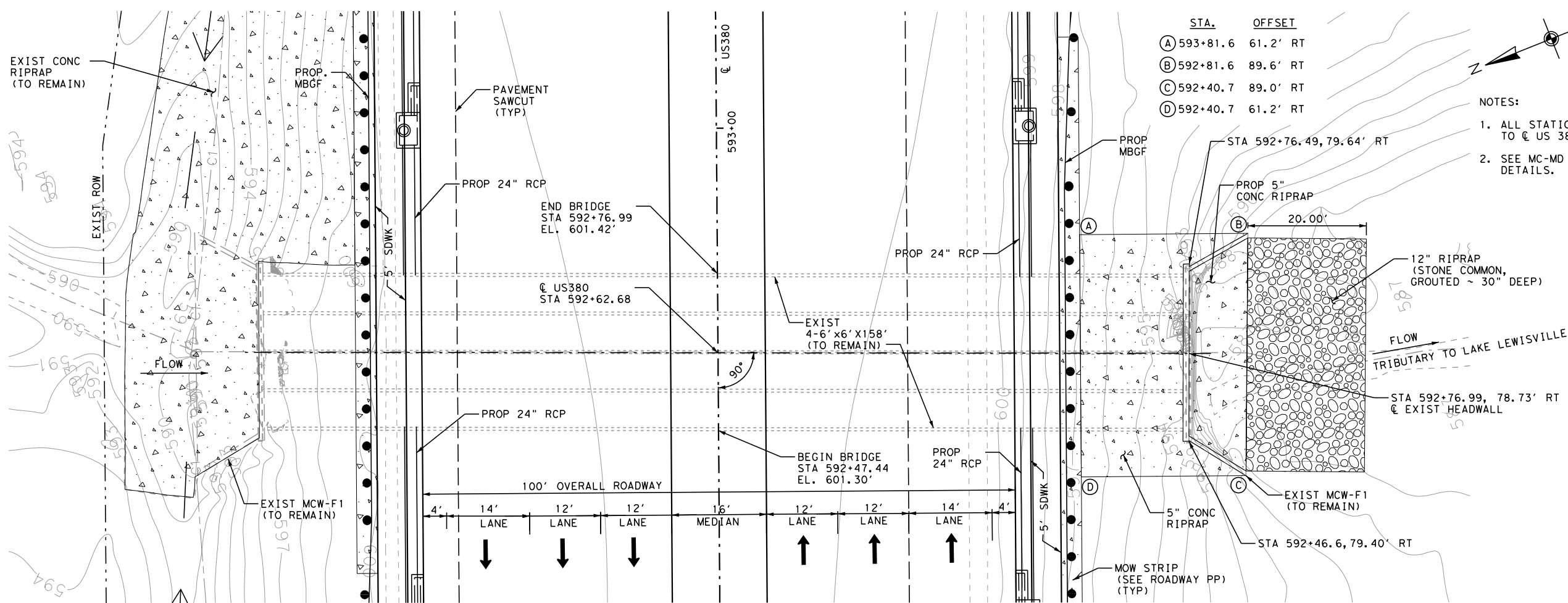


White Oak Engineers & Planners
3506 E. TC Jester
HOUSTON, TX 77018
(713) 470-7444
FIRM REG. #:17456



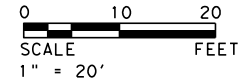
US 380
PROJECT LAYOUT

SCALE: 1" = 200'				SHEET 1 OF 13
DESIGN CER	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
GRAPHICS BC	6	SEE TITLE SHEET		US380
CHECK LG	STATE	DISTRICT	COUNTY	SHEET NO.
CHECK JR	TEXAS	DALLAS	DENTON	5
	CONTROL	SECTION	JOB	
	0135	10	050, ETC	



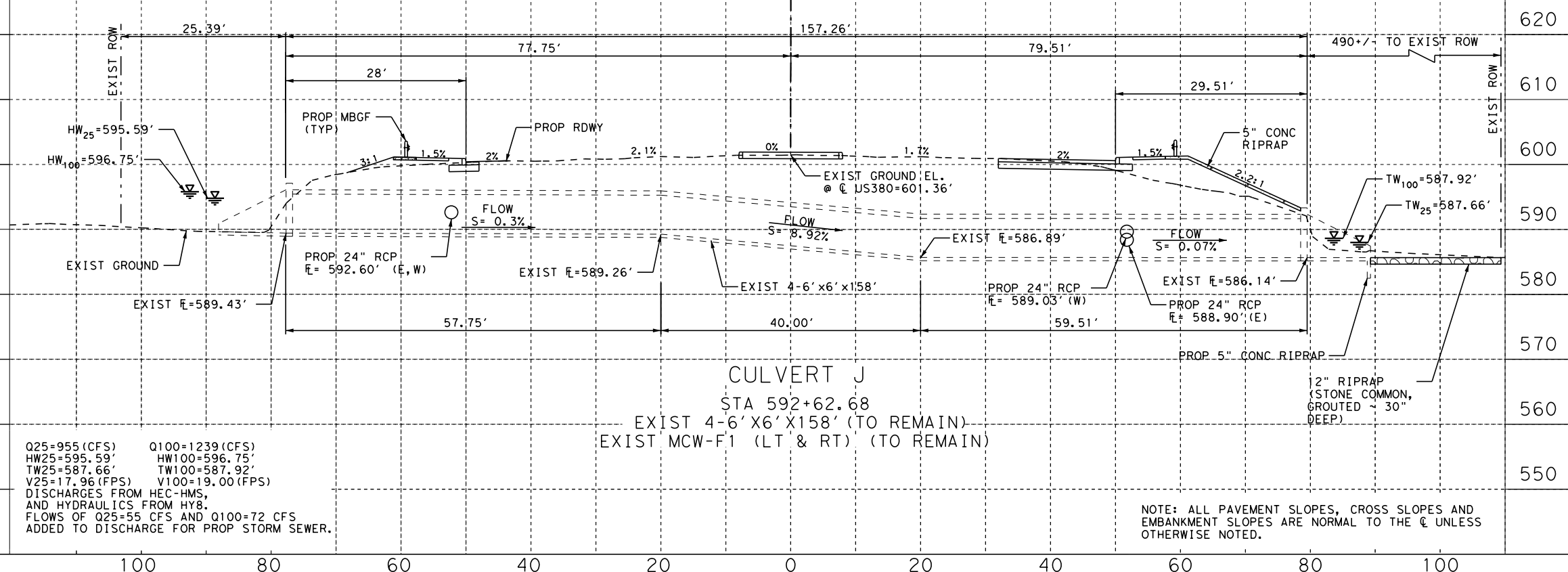
STA.	OFFSET
(A) 593+81.6	61.2' RT
(B) 592+81.6	89.6' RT
(C) 592+40.7	89.0' RT
(D) 592+40.7	61.2' RT

- NOTES:
1. ALL STATION AND OFFSET REFERENCES ARE TO CL US 380 UNLESS OTHERWISE NOTED.
 2. SEE MC-MD FOR BREAKBACK AND EXTENSION DETAILS.

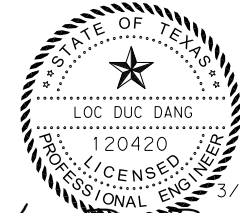


ESTIMATED QUANTITIES			
ITEM	DESCRIPTIONS	EA	TOTAL
480-6001	CLEAN EXIST CULVERT	1	
432-6002	RIPRAP (CONC) (5 IN)	CY	18
432-6030	RIPRAP (STONE COMMON) (GROUT) (12 IN)	CY	29

NOTE: HEADWALL, WINGWALL REMOVALS SHOWN ON REMOVAL PLANS



EXIST NBI # 18-061-0013-51-0131

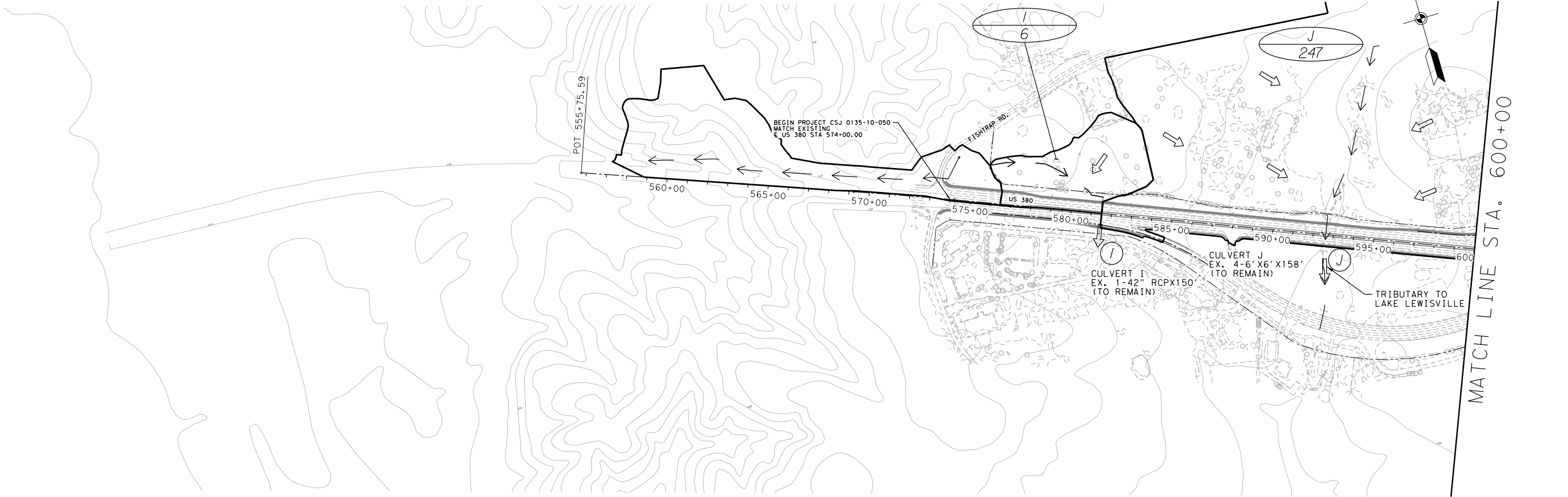


GUNDA CORPORATION
Engineers, Planners & Managers
11750 Katy Freeway, Suite 300
Houston, Texas 77079
713.541.3530 • www.gundacorp.com
TBPE Registration Number: F-3531



US 380
BRIDGE CLASS CULVERT J
STA 592+62.68

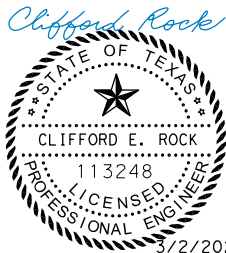
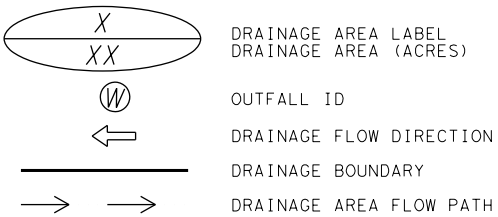
SCALE: 1" = 20'				SHEET 1 OF 1
DESIGN	FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		HIGHWAY NO.
GRAPHICS	6	SEE TITLE SHEET		US380
CHECK	STATE	DISTRICT	COUNTY	SHEET NO.
CHECK	TEXAS	DAL	DENTON	
CHECK	CONTROL	SECTION	JOB	
	0135	10	050, ETC	



DISCHARGES FOR DRAINAGE AREAS < 200 ACRES (RATIONAL METHOD)

Culvert	Station	EXISTING	PROPOSED	DESIGN	PAVEMENT	Res./Single	Ind. Multi Family	Total Area	Weighted	Total	Tc	Pd	I10	Q10	Pd	I25	Q25	Pd	I100	Q100
		CULV. SIZES	CULV. SIZES		C=0.9 (Ac)	C=0.4 (Ac)	C=0.5 (Ac)													
I	581+52	1-42" RCP	EX. TO REMAIN	25	1.20	0.00	4.34	5.54	0.59	3.25	30.0	1.78	3.56	11.6	2.40	4.80	15.6	3	6.00	19.5

OVERALL OFFSITE DRAINAGE AND DRAINAGE AREA PARAMETER DATA BASED ON US 380 DENTON COUNTY SCHEMATIC LOOP 288 TO WEST OF CR 26, DENTON COUNTY, CSJ:0135-10-050, CSJ:0135-10-057, PREPARED BY AECOM, SIGNED & SEALED 04-24-2017. ADJUSTMENTS HAVE BEEN DONE FOR RECENT DEVELOPMENT ADJACENT TO US 380.



White Oak Engineers & Planners 3506 E. TC Jester
HOUSTON, TX 77018
(713) 470-7444
FIRM REG. #:17456



EXTERNAL
DRAINAGE AREA MAP
STA 884+00 TO STA 955+00

SCALE: 1" = 500'		SHEET 1 OF 9		
DESIGN CER	FED. RD. DIV. NO. 6	FEDERAL AID PROJECT NO. SEE TITLE SHEET		HIGHWAY NO. US380
GRAPHICS BC	STATE TEXAS	DISTRICT DALLAS	COUNTY DENTON	SHEET NO. 717
CHECK LG	CONTROL	SECTION	JOB	
CHECK JR	0135	10	050, ETC	

Division 3. Districts

Sec. 14.03.076 C - Commercial district

(a) Regulations set forth in this section are the district regulations in the C - Commercial District. The district shall be divided into two (2) sub-districts called C-1 and C-2. (2002 Code, sec. 12.111)

(b) Uses. In the two sub-districts of C - Commercial 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 or more of the following uses as defined by sub-district:

(1) C - 1 (Office).

- (A) Art gallery or museum;
- (B) Bank or other financial institution (also C-2);
- (C) Barber, beauty shop, spa (also C-2);
- (D) Caterer, wedding service, event planning;
- (E) Clinic or professional office;
- (F) Church or rectory;
- (G) College/university/private/elementary/secondary school;
- (H) Community center;
- (I) Country club or golf course (private), but not including miniature golf course, driving range, or similar forms of commercial amusement;
- (J) Daycare or kindergarten;
- (K) Drycleaner, less than 2,000 sq. ft. (also C-2);
- (L) Fire station (also C-2);
- (M) Florist (also C-2);
- (N) Fuel Station (also C-2);
- (O) Hospital;
- (P) Hotel/Motel;
- (Q) Institutions of religious or philanthropic nature;
- (R) Library;
- (S) Office;
- (T) Nursery[;]
- (U) Nursing home or assisted living;

- (V) Park or playground;
- (W) Realty office;
- (X) Studio/school for visual or performing arts;
- (Y) Utilities office;
- (Z) One accessory building, customarily associated with any of the above establishments to which they refer, except they shall not be placed within any required setbacks;
- (AA) Any use or public building to be used or erected by the town;
- (BB) No mobile home or HUD manufactured homes shall be permitted.

(2) C - 2 (Retail and General Commercial).

- (A) Antique shop;
- (B) Automobile repair garage;
- (C) Bakery, where items are available for sale to the general public;
- (D) Bank or other financial institution (also C-1);
- (E) Barber, beauty shop, or spa (also C-1);
- (F) Batting practice facility - 500 ft. min. from residential, must have shielded lights;
- (G) Bird or pet shop;
- (H) Book, card, stationary store;
- (I) Bowling alley, if air-conditioned and soundproofed;
- (J) Camera shop;
- (K) Candy, cigar, tobacco shop;
- (L) Carwash;
- (M) Dry Cleaning or pressing shop, less than 2,000 sq. ft.;
- (N) Clothing or shoe store;
- (O) Department or specialty store;
- (P) Drug store, retail only;
- (Q) Electrical goods;
- (R) Farm implement display or sales room;
- (S) Florist (also C-1);
- (T) Fuel Station (also C-1);

- (U) Furniture store, where all display and storage is within the building;
- (V) Golf driving range - 1,000 ft. min. from residential, must have shielded lights;
- (W) Grocery or convenience store;
- (X) Hardware store;
- (Y) Hotel or motel (also C-1);
- (Z) Jewelry store;
- (AA) Laundry (automatic), equipped with machines customarily found in the home, where custom laundering, if finishing may be done, not to exceed 6,000 sq. ft.;
- (BB) Meat market;
- (CC) Miniature golf course - 500 ft. min. from residential district;
- (DD) Movie theater - housed in acoustically treated building;
- (EE) Piano or musical instrument sales;
- (FF) Print shop that is open to the general public;
- (GG) Restaurant or cafeteria with or without on-premises alcohol beverage sales;
- (HH) Retail store for custom work or making of articles to be sold for retail on the premises, min. 50% retail sales;
- (II) Retail store - no on-site manufacturing;
- (JJ) Shoe repair shop;
- (KK) Sports club - except pistol and rifle range;
- (LL) One accessory building, customarily associated with any of the above establishments to which they refer, except they shall not be placed within any required setbacks;
- (MM) Any use or public building to be used or erected by the town;
- (NN) No mobile home or HUD-manufactured homes shall be permitted.

(Ordinance 2017-0619-01 adopted 6/9/17)

(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 architectural review committee 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)

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

(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) All swimming pools must have protective fence at least four feet (4) in height with a self-latching gate of a design to prevent children and animals from freely entering the pool. Where a wall of a building serves as part of the barrier, doors with direct access to the pool through that wall, shall be equipped with an alarm which produces an audible warning when the door and its screen, if present, are opened. No pool will be closer than fifteen feet (15') to any property line.

(7) The maximum height for the main building, including roof mounted mechanical equipment shall be two and one-half (2-1/2) standard stories, but shall not exceed thirty-five feet (35') in height.

(2002 Code, sec. 12.111)

(8) The town has adopted an architectural theme for the design and construction of buildings and structures in the commercial and light industrial districts as set forth in this article. All new and renovated buildings and structures within this district should be designed and constructed in accordance with the architectural guidelines of this article. (Ordinance 2006-0814-02, sec. 2, adopted 8/14/06)

(d) Area regulations.

(1) Building area. The total building area, including accessory buildings, shall not exceed floor area-to-land ratio of 0.40 to 1.

(2) Lot area. Minimum one (1) acre net, exclusive of all street rights-of-way and the 100-year flood plain as determined by a registered survey.

(3) Front yard. Minimum fifty feet (50') from property line.

(4) Side yard. Minimum fifteen feet (15') from property line and not to include any parking area. Minimum one hundred feet (100') from residential district.

(5) Rear yard. Minimum fifteen feet (15') from property line and not to include any parking area. Minimum one hundred feet (100') from residential district.

(6) Parking regulations.

(A) Adequate off-street parking space shall be provided to meet the requirements of the customers, guests and employees of each business structure (See [section 14.03.113](#)).

(B) Off-street driveways and parking areas shall be paved with asphalt or concrete and maintained to town specifications so as to eliminate dust or mud, and shall be so graded and drained as to dispose of all surface water.

(e) Site plan approval. See [section 14.03.111](#).

(f) Landscaping plan approval. See [section 14.03.112](#).

(2002 Code, sec. 12.111)

(g) Tree preservation. See [article 3.08](#) of the Town of Cross Roads Code of Ordinances. (Ordinance 2006-1009-01, sec. I.A.4., adopted 10/9/06)