

**Minutes of**  
Cresson City Council Meeting Agenda  
**June 9, 2020**

Mayor Conway called the City Council meeting of Cresson, Texas to order at 7:00 PM June 9, 2020 at the City of Cresson Council Chambers. Attendance as follows:

Mayor Teena Conway            Ron Becker            Kenneth Benzenhoefer (absent)  
Jack Farr                            Pam Manley

Pastor Randy Adams of Crossroads Church gave the invocation. Councilperson Manley led the U.S. Pledge & Texas Pledge.

Meeting was opened to the public.

**Citizen's Comments**

No citizen comments

**Mayor Report and Comments**

- A. We were given approval for the delay of the park project.
- B. Mayor Conway discussed the possibility of the council having quarterly workshops if merited.
- C. The annual audit started Monday. Mr. Chris Turner will be at City Hall all week working on the audit.
- D. Mayor Conway discussed the prospective relocation of Avibank, a California based company that makes high-end fasteners for airplanes.
- E. The Dollar General is scheduled for their soft opening on June 10, 2020 and their Grand Opening on June 27, 2020, subject to COVID-19 regulations.

**Deliberation Agenda**

- A. **Approval of Minutes.** Mayor Conway asked the council to read the minutes of May 26, 2020. Councilperson Becker made a motion to approve the minutes as read from May 12, 2020. Upon motion duly made by Councilperson Becker and seconded by Councilperson Manley. 3 ayes and 0 nays. The motion passed unanimously.
- B. **Consider a budget amendment for FY 2019-2020 for CERT.** Councilperson Becker made a motion to amend the CERT budget from \$1000 to \$1600 for the Fiscal Year 2019-2020. Councilperson Farr seconded the motion. 3 ayes and 0 nays. The motion passed unanimously.
- C. **A public hearing regarding a request from Carina Aviation, LLC for a change in zoning.** The public hearing opened at 7:11 PM. Councilperson Becker made a presentation regarding the proposed zoning changes at Bourland Fields. The following public comments were made:

Mike Reisz, 147 Concorde Circle: Asked if the rezone would affect setbacks. Does not think there needs to be a 25-foot setback for each hanger.

Matt Rix, 204 constellation Dr: States the project is to build new hangers and says he will include deed restrictions for each hanger. He is worried about the setbacks required for residential properties and would be willing to keep it as RR if to council would consider a variance for the setbacks.

Mike Babin, 210 Constellation: Asked if the land adjacent to the runways including the hangers is considered part of the airport. He suggests leaving everything zoned as Rural Residential (RR). Asks if Carina Aviation has already been issued a building permit for one hanger?

John Whitehead, 100 Flagship Ct: Discussed Pecan Plantation and Meecham Field as two other airports with residential areas. Does not want to see industrial business allowed to come in the Bourland Field area if it is rezoned to Industrial (I). He suggests leaving it zoned as Rural Residential (RR). Also agrees that a waiver for the setback is a good idea.

John Gobel, 151 Constellation: Requests the City Council consider a setback variance for RR if Matt requests it. Worries if Bourland Field is rezoned as Industrial it will lead to other businesses developing in Bourland Field. He is concerned about keeping the beauty of Bourland Field.

Gavin Moore, MotorSport Ranch: Suggests a sales tax property abatement.

Doug Franklin, 100 and 102 E. Bluebonnet: States he believes modifying the setbacks is a good idea if there is a good purpose for it. Also concerned about the possibility of sex-oriented businesses coming in if it is zoned Industrial. Asks for clarification about running a commercial business out of a residential home.

Ron Becker: States that Matt could withdraw his current application and refile as RR and request the variances for the setbacks. Asks if anyone in the audience has a problem with hangers being developed in general, no one has a problem with it overall, just with how it will be zoned.

Jack Farr: Could we create different levels within the different types of zones?

Pam Manley: Asks if Matt withdraws his request for rezoning and reapplies will it imply that the council will give him the variances he requests? The council will need to approve an amendment to the ordinance.

Public Hearing closes at 8:04 PM. This item will be on the agenda again June 23, 2020.

**A public hearing regarding an amendment to Section 45.3 of the Zoning Ordinance.** Public hearing opens at 8:04 PM. Currently the City Council is also the Planning and Zoning Committee. This amendment would be to consolidate the process to make it more efficient. No public comments. Public

Hearing closes at 8:06 PM. This item will be on the agenda again on June 23, 2020.

- D. **A public hearing regarding a request from Rose Putteet by her agent, Teena Putteet Conway for a change in zoning.** Mayor Conway turns the gavel over to Mayor Pro Tem Becker for the remainder of the meeting. She states that she has filed the appropriate Conflict of Interest forms with the city. Public hearing opens at 8:07 PM. The following public comments were made:

Tom Mercer, developer: He has known the Putteet family for 48 years and is partnering with them on the project. The parcel of land is on the east side of Hwy 377 toward Granbury, the last tract of land that is in Cresson.

Trace Strevey, Baird, Hampton & Brown: The lots will be 1 or more acres, they are working on possibilities for water supply, they will all have individual septic systems, but have a central water supply

Public hearing closes at 8:11 PM. This item will be on the agenda again on June 23, 2020.

- E. **A public hearing regarding a request from Baird, Hampton & Brown on behalf of JTM Development, L.L.C. to amend Section 17.3 of the Zoning Ordinance.** Public hearing opens at 8:12 PM. Trace Strevey of Baird, Hampton & Brown discusses the reasons they are requesting the amendment. They are working with the developer of Putteet Hill Ranch. They believe the 150x290 sq. ft lot width is too shape restrictive and would like to be able to have some lots that are 100x436 sq. ft. Mr. Morris Duree, who works with the developer, is requesting an amendment to the ordinance rather than a variance for their project because he believes it will benefit other developers. Public hearing closes at 8:17 PM. This item will be on the agenda again on June 23, 2020.

- F. **Adjourn.** Councilperson Manley makes a motion to adjourn. Upon motion duly made by Councilperson Manley and seconded by Councilperson Farr. 3 ayes and 0 nays. The motion is passed unanimously. Meeting adjourned at 8:18 PM.

  
Teena Conway, Mayor

  
Rachel Shelly, City Administrator