

CITY OF CRESSON

Cresson City Council, Planning & Zoning Commission,
& Zoning Board of Adjustment Meeting Agenda

The meeting will be held at Cresson City Hall, 8901 Hwy 377, Cresson, Texas
January 12, 2021

Mayor Conway called the City Council Meeting of Cresson, Texas to order at 7:00 P.M. January 12, 2021 at the City of Cresson Council Chambers. Attendance as follows:

Mayor Teena Conway	Ron Becker	Kenneth Benzenhoefer
Jack Farr	Pam Manley	Warren McKamey

Councilperson Becker gave the invocation. Councilperson Manley led the U.S. Pledge and the Texas Pledge.

Meeting was opened to the public.

Citizen's Comments

Citizen Butch McIntyre (Skyline Ct in Bluebonnet Hills) handed out copies of a Petition for Redress Agreement for the council to look at.

Citizen Roy Doolin (104 E. Bluebonnet) would like to receive updates regarding the codification process.

Mayor Report and Comments

- A. Welcome Constable Chad Jordan to the meeting.
- B. Dollar General Toy Drive was the best toy drive the manager Greg had ever seen. Thank you to all the citizens who donated.
- C. Hat's off to citizen Tommy Levandowski who served as Santa's helper and distributed candy to the children at the Pods.
- D. Thanks to Pastor Randy Adams for coordinating and distributing the Toy Drive goodies to needy children.
- E. Delayed in taking down the Christmas tree due to weather, but it will be taken down soon.
- F. City staff is preparing for the upcoming Annual audit.
- G. Introducing TextMyGov as our new citizen messaging program.
- H. Update on Veterans on the Road. The brochures are being finalized for distribution.
- I. Hood County Library is coming to Cresson! The kickoff for the mobile library will be 2/27/2021 at the Cresson School to get people signed up with a library card. They will be following COVID-19 protocols.
- J. Hood County News 8 page insert-get your free copy tonight.
- K. City Staff is now accepting applications for City Council positions for places 1, 3, and 5. Election is May 1, 2021.

PLANNING AND ZONING COMMISSION AGENDA

- A. A public hearing regarding a request for the following variances from the Subdivision Ordinance received from Teena Putteet Conway, for 628.08 acres of land out of the N.H. Hooe Survey, Abstract No. 281, the William Williams Survey, Abstract No. 635, Samuel Steadman Survey, Abstract No. 508, the William C. Magee Survey, Abstract No. 389, and the William Williams Survey, Abstract No. 675, Hood County, Texas:**

Mayor Pro Tem Ron Becker takes over meeting for Mayor Conway who excuses herself due to conflicts. Public Hearing is opened at 7:13pm.

- a. Variance 1 – Section 3-7: Increasing the maximum dead-end length of a roadway from 600’ to 1,000’;**
- b. Variance 2 – Section 4-7: Allowing the Developer to create and utilize private water wells; and**
- c. Variance 3 – Section 4-8: Allowing the Developer to create and utilize private on-site septic systems.**

Engineer Trace Streyev from Baird, Hampton, and Brown address the three variance requests. Variance 1: there are no more than 20 lots on a cul de sac. Variance 2: the two water well options are the Paluxy, which would be a shallower well costing the homeowner \$12K or the Trinity, which would be a deeper well costing the homeowner \$40K. They have decided this would be the best option when compared to a new MUD or a private regional water supplier. Variance 3: All sites will be required to have aerobic systems with a chlorinated spray filed or drip system. The minimum distance between septic systems and wells is 150 feet.

Public Hearing is closed at 7:25pm.

ZONING BOARD OF ADJUSTMENT AGENDA

- A. Take action regarding a request for the following variances from the Zoning Ordinance received from Teena Putteet Conway, for 628.08 acres of land out of the N.H. Hooe Survey, Abstract No. 281, the William Williams Survey, Abstract No. 635, Samuel Steadman Survey, Abstract No. 508, the William C. Magee Survey, Abstract No. 389, and the William Williams Survey, Abstract No. 675, Hood County, Texas:**

- a. Applicant requests a reduction in minimum lot width at the yard line from 150’ to 100’ on the following lots:**
 - i. Phase 1: Lots 62, 70, 72, and 95; and**
 - ii. Phase 2: Lots 10, 13, 14, 21, 23, 24, 36, 37, 38, 39, 51, 52, 93, 94, 108, and 109.**

Councilperson Becker makes a motion to approve the variance for the requested lots as defined on the preliminary plat pending the approval of the final plat. Upon motion duly made by Councilperson Becker and seconded by Councilperson Farr. 5 ayes and 0 nays. The motion passed unanimously.

Mayor Conway returns to the City Council meeting at 7:45pm

CITY COUNCIL DELIBERATION AGENDA. CONSIDER, DISCUSS, AND/OR TAKE ACTION ON THE FOLLOWING AGENDA ITEMS:

A. Take action regarding the proposed Hood County Emergency Services District No. 1.

Councilperson Becker makes a motion pursuant to Section 775.014 of the Texas Health and Safety Code, the City of Cresson, Texas hereby DOES NOT consent to the inclusion of its extraterritorial jurisdiction within the proposed Hood county Emergency Management Services District No. 1 as located in Hood County and that the Mayor of the City of Cresson shall communicate this decision to the County Judge and County Attorney of Hood County, Texas. Upon motion duly made by Councilperson Becker and seconded by Councilperson Farr. 5 ayes and 0 nays. The motion passed unanimously.

B. The approval of the minutes of the City Council meeting held on December 8, 2020.

Mayor Conway asked the Council to read the minutes of December 8, 2020. Councilperson Becker makes a motion to approve the minutes as written. Upon motion duly made by Councilperson Becker and seconded by Councilperson McKamey. 5 ayes and 0 nays. The motion passed unanimously.

ADJOURN

Meeting adjourned at 8:02pm


Teena Conway, Mayor


Katy Froyd, City Secretary