

**Minutes of**  
Cresson City Council Meeting & Planning & Zoning Commission  
**March 22, 2022**

Mayor Conway called the City Council Meeting of Cresson, Texas to order at 7:00 P.M. March 22, 2022, at the City of Cresson Council Chambers. Attendance as follows:

Mayor Teena Conway	Ron Becker(absent)	Kenneth Benzenhoefer(absent)
Warren McKamey(absent)	Pam Manley	Lisa Clement

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

Meeting was opened to the public.

**Citizen's Comments**

Tony Jones of 416 Thistle Court has questions regarding a map that was put in his mailbox regarding a development.

Lana Mazzo of 8200 Scenic Ridge Court wanted to make the council aware that the fire hydrants in Scenic Ridge do not work. She wonders if there are more homes build how will fires be put out.

**Mayor Report and Comments**

- A. Relief Route update-**The Old Granbury Road crossover will be completely shut down temporarily while they prepare to pave between the concrete barriers to allow for transfer of traffic when needed. See more information on the website.
- B. Building and Standards Commission training date-**The tentative training date, which will be led by Andrea Russell from the TOASE firm, has been tentatively set for May 17 at 7 p.m. in the city hall chambers. Council needs to be thinking of a replacement name for the alternate list for Brenda Johnson who is unable to serve. This will be on the next agenda for council.
- C. Cresson Spring Cleanup date April 23, 2022, with a rain date of April 30-**Spring Clean Up is for trash customers. A flyer will be sent with bills.
- D. Possible new businesses showing interest in Cresson-**Folks that have reached out regarding new businesses in Cresson include a restaurant where Rooster's was and a husband/wife team who are primary care physicians at JPS who are considering starting a practice in Cresson.
- E. Additional Developments-True Grit, LGI, MSR, Vorhees and Bourland Fields continued planned growth-**True Grit developers are looking at a development like Putteet Hill and Highland Estates. One that is very close to getting started is LGI Homes on Land Fund's property on Old Granbury Road which will not only have homes by a retail strip which will bring the options of amenities for our city. Jark Farr's MSR is very near bringing to council their plans for an overlay district which will also add density to his current MSR. The property on Godley Hwy near CR 1000, owned by Ryan Vorhees will also add homes to our community. It resides in our ETJ, and his plans are to have any kiddos to attend Granbury ISD. Bourland Fields will soon be adding approximately 15 additional homes.
- F. February Sales Tax-**Sales tax for February trended down from last month for a total of \$88,000.

## Planning and Zoning Commission Agenda

- A. Continue Public Hearing from February 22, 2022 for a request from Mit-Mar Land LP for a change in zoning from Agricultural “A” to Planned Development “PD” for a tract of land consisting of approximately 427.29 acres out of the Nancy Smith Survey, Abstract Number 512, Hood County, Texas, same being a portion of the tract of land as described by deed to Mit-Mar Land, LP as recorded in Instrument No. 2021-0018871, Deed Records, Hood County, Texas (DRHCT), and being more particularly described by metes and bounds.**

For a city council with 5 members plus a mayor to act, you must have a quorum present. Due to the lack of quorum, we will continue this public hearing until the next city council meeting on April 12, 2022, at 7pm.

- B. Hold a Public Hearing regarding a request for a change in zoning from Agricultural “A” to Industrial “I” from Barclay Waddell and David Ferrette for a tract of land 17.9 acres out of the J. Randle Survey, Abstract 483, Hood County, Texas; being all of Lot 18, Cresson One South an Addition as shown on plat recorded in Cabinet P, slide 398, Plat Records, Hood County, Texas.**

Due to the lack of a quorum, we will continue this public hearing until the next city council meeting on April 12, 2022, at 7pm.

## Deliberation agenda

- A. Request from Mit-Mar Land LP for a change in zoning from Agricultural “A” to Planned Development “PD” for a tract of land consisting of approximately 427.29 acres out of the Nancy Smith Survey, Abstract Number 512, Hood County, Texas, same being a portion of the tract of land as described by deed to Mit-Mar Land, LP as recorded in Instrument No. 2021-0018871, Deed Records, Hood County, Texas (DRHCT), and being more particularly described by metes and bounds.**

### **1. Hold Public Hearing.**

Due to the lack of quorum, we will continue this public hearing until the next scheduled meeting for April 12, 2022, at 7pm.

- 2. Consider and take any action to approve or disapprove ordinance to rezone the property from Agricultural “A” to Planned Development “PD” as requested by Mit-Mar Land LP. No action taken.**

- B. Request from Barclay Waddell and David Ferrette for a change in zoning from Agricultural “A” to Industrial “I” for a tract of land 17.9 acres out of the J. Randle Survey, Abstract 483, Hood County, Texas; being all of Lot 18, Cresson One South an Addition as shown on plat recorded in Cabinet P, slide 398, Plat Records, Hood County, Texas.**

**1. Hold public hearing.** Due to the lack of quorum, we will continue this public hearing until the next scheduled meeting for April 12, 2022, at 7pm

2. Consider and take any action to approve or disapprove ordinance to rezone the property from Agricultural "A" to Industrial "I" as requested by Barclay Waddell and David Ferrette. No action taken.

C. Discuss and possibly action on joining TEX-21, a statewide group of cities, counties, and businesses from around the state to advocate for better transportation infrastructure. Table to April 12, 2022, city council meeting.

D. Approve minutes from the city council meeting held on March 8, 2022. Table to April 12, 2022, city council meeting.

### Executive Session

Pursuant to the provisions of Chapter 551 of the Texas Government Code, the City Council may adjourn into Executive Session, in accordance with the authority contained in:

#### Section 551.071, Government Code, Consultation with Attorney

*The City Council may conduct a private consultation with its attorney when the City Council seeks the advice of its attorney concerning any item on this agenda, about pending and contemplated litigation, or a settlement offer, or on a matter in which the duty of the attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.*

- Training regarding Legal Authority and Obligations of Elected and Appointed Officials on subdivisions, planning, zoning authority, open government, liability, and conflicts of interest (Fritz Quast, City Attorney)

Executive Session not held.

### Adjourn

Meeting adjourned at 7:14 P.M.

  
Teena Conway, Mayor

  
Katy Froyd, City Secretary