

Minutes of
Cresson City Council Meeting & Planning & Zoning Commission
April 12, 2022

We are honored to welcome guest speaker, resident Knox Bridges, age 8, joining us to open the council meeting.

Mayor Conway called the City Council Meeting of Cresson, Texas to order at 7:00 P.M. April 12, 2022, at the City of Cresson Council Chambers. Attendance as follows:

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

City Attorney Fritz Quast

Pastor Terri McGill of Cresson United Methodist Church gave the invocation. Councilperson Manley led the U.S. Pledge and the Texas Pledge.

Meeting was opened to the public.

Citizen's Comments

Andrew Loudermilk of 7900 Clearview Ct asked about the road construction on Old Granbury Road and if they have any street sweepers that can clean up the gravel at the stop sign at Hwy 377.

Judi Smith of 10325 CR 917, a 33-year resident, shared personal opinions about 2 candidates running for city council.

Dana Perdue of 104 Piper Court spoke about research she has been doing on Master Plans for cities including Neighborhood Advisory Committee and believes it is important for Cresson to consider.

Mayor Report and Comments

- A. **Interpleader update**-The \$250K that the city was holding in escrow for Mr. Hughitt and Mr. Zack are now in the court's coffer and the court will decide those to whom the money will go.
- B. **Raffle update**-We are ready to move forward with the raffle for the park.
- C. **Road repair scheduled for Deer Run Court**-Paving is happening as we speak.
- D. **Master Plan for the city**-The time is now to begin building both a strategic plan and a master plan for the city. There will need to be a request for proposal sent out. A planning group can cost between \$50k and \$100K which will need to be budgeted for the FY 22-23. This process allows for an advisory committee which would include citizens and council members. Town Hall workshops are helpful as well as land use maps. This is something that a similar city, Hudson Oaks, has done and still avoids property taxes. It will be imperative to reserve property for industrial growth. This process makes it easier for developers coming into the city since the high-level planning would be enhanced past the zoning requirements that the city currently works under. If you would like to be considered for an advisory committee, please reach out to city hall.

- E. **Citizen concern/update on non-working fire hydrant**-This hydrant is not on Cresson's water system, but on the Scenic Ridge Water system. The citizen has been sent a letter from the city to update her.
- F. **Adding Mayor's Hood County News articles to the city website**-We are in the process of adding these informative columns to the city website to further ensure that our non-Hood County readers can see what is going on in Cresson.
- G. **Early voting is April 25-29 from 8-5, April 30 from 7-7, May 1 from 10-4 and May 2-3 from 7-7.**
- H. **Cresson City Hall sign blew down**-We have a temporary sign on order.
- I. **The mayor does not want property tax for Cresson**-The mayor has seen and heard comments surrounding property taxes. The mayor nor the council wants property taxes.

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.**

Public hearing is continued at 7:17pm from the previous meeting of March 22, 2022. Comments will be limited to 2 minutes.

Leticia Morton of 614 Clear Sky Court, a 43-year resident is again voicing her concerns regarding the Mit-Mar development. She is also speaking on behalf of her citizen friends. She has a Petition to Stand United Against Overcrowding Cresson. She has 11 questions she would like to ask the council. Copies of the questions are given to each council member.

Judi Smith of 10325 CR 917 asks Grant Read, of Mit-Mar, if the road maintenance, water, and sewer will need a property tax to maintain. Grant states the developer typically dedicates these to the city, but with this ordinance, the developer will pay all the upfront costs and MUD2 will maintain all the utilities. There will be no long-term impact and it will offset any tax possibility.

Jennifer Stigall of 7916 Clearview Ct continues reading Leticia Morton's 11 questions to the council.

Andrew Loudermilk of 7900 Clearview Court again asks about the land changes. He is concerned about the filler being put off Old Granbury Road. The states the residents are concerned that they will no longer be able to hunt and shoot on their property.

Public Hearing is closed at 7:29 pm.

- 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.**

Public Hearing is continued from the March 22, 2022, council meeting. Public Hearing reopens at 7:41pm. David Ferrette, developer of project, gives a presentation to the council and the citizens. The council members have questions regarding the project regarding the wording on the application (RVs), the need for an HOA when there are not people living in the units, the need for water hookups, as well as the incorrect acreage and lot numbers. Mayor Conway asks City Attorney Quast to clarify what a straight zoning change is. This means if the property is rezoned to Industrial "I" then all the uses under the "I" category in the permitted use table are permitted.

Barry Knight, attorney for Land Fund Manager, LP, speaks out against the project for his clients.

Public Hearing is closed at 8:12 pm.

C. Request from Land Fund Manager, LP for a change in zoning from Agricultural "A" to Planned Development "PD" for a 277.68 acre tract of land situated within the JM Hays Survey, Abstract No. 262 and the Joseph W. Randle Survey, Abstract No. 483, City of Cresson, Hood County, Texas, being all of a called 58 acre tract of land as described in the deed to Land Fund Manager, LP recorded under Document No. 2021-0016629 of the Official Public Records of Hood County, Texas, being a portion of a called 415.658 acre tract of land as described in the deed to Land Fund Manager, LP recorded in Volume 2114, Page 186 of the Deed Records of Hood County, Texas, and being a portion of Lots 1 and 3 and all of Lots 4-16, all of Road Way "B" and all of Roadway "A" as shown on the plat designated as "Lots 1-16, Cresson One North" recorded in Slide P-399 of the Plat Records of Hood County, Texas.

Public Hearing is continued from the March 22, 2022, council meeting. Public Hearing is opened at 8:21 pm. Peter Malin and Randy Stern, of Land Fund Manager, LP have owned this land in Cresson for 17 years. Mr. Malin speaks regarding the project. Brady Redwine with LGI, the national homebuilder who will be developing the property along with Land Fund Manager, speaks regarding the project. There are questions from the council, but no citizen questions. City Attorney Quast states that he and his colleague Larry Collister need more time to work on the ordinance for this Planned Development. There are questions about the public infrastructure that still need to be addressed. His recommendation is to continue the public hearing to the next council meeting. Public hearing is continued at 9:01 pm until April 26, 2022

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.

This public hearing was held in conjunction with the Planning and Zoning public hearing.

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.

Councilperson Becker makes a motion to approve the Mit-Mar rezoning. A motion duly made by Councilperson Becker and seconded by Councilperson Manley. 4 ayes and 1 nay (Councilperson Benzenhoefer). The motion is passed.

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.

This public hearing was held in conjunction with the Planning and Zoning public hearing.

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.

Councilperson Becker makes a motion to approve the rezoning. A motion is duly made by Councilperson Becker and seconded by Councilperson Manley. After council discussion, Councilperson Becker withdraws his motion to approve. Mayor Conway reopens the public hearing at 8:19 pm and continues the public hearing to the next city council meeting on April 26, 2022.

C. Request from Land Fund Manager, LP for a change in zoning from Agricultural “A” to Planned Development “PD” for a 277.68 acre tract of land situated within the JM Hays Survey, Abstract No. 262 and the Joseph W. Randle Survey, Abstract No. 483, City of Cresson, Hood County, Texas, being all of a called 58 acre tract of land as described in the deed to Land Fund Manager, LP recorded under Document No. 2021-0016629 of the Official Public Records of Hood County, Texas, being a portion of a called 415.658 acre tract of land as described in the deed to Land Fund Manager, LP recorded in Volume 2114, Page 186 of the Deed Records of Hood County, Texas, and being a portion of Lots 1 and 3 and all of Lots 4-16, all of Road Way “B” and all of Roadway “A” as shown on the plat designated as “Lots 1-16, Cresson One North” recorded in Slide P-399 of the Plat Records of Hood County, Texas.

1. Hold Public Hearing.

This public hearing was held in conjunction with the Planning and Zoning public hearing.

2. Consider and take action to approve or deny ordinance to rezone the property from Agricultural “A” to Planned Development “PD” as requested by Land Fund Manager, LP.

Councilperson Becker makes a motion to approve this rezoning. A motion is duly made by Councilperson Becker and seconded by Councilperson McKamey. After council discussion, Councilperson Becker withdraws his motion and moves to table and continue this public hearing. This is seconded by Councilperson Benzenhoefer. Public Hearing will be continued until April 26, 2022.

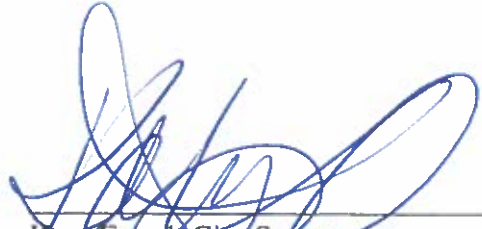
D. Consider and possibly act on a replacement for Brenda Johnson, who is unable to serve on the Building and Standards Committee. Councilperson Manley nominated Kevan Ritter. This is seconded by Councilperson Becker. 5 ayes and 0 nays. Kevan Ritter is selected to replace Brenda Johnson.

E. Approve the minutes from the city council meetings held on March 8, 2022, and March 22, 2022. Councilperson Becker makes a motion to approve both sets of minutes. A motion is duly made by Councilperson Becker and seconded by Councilperson McKamey. 5 ayes ad 0 nays. This motion is passed unanimously.

Adjourn

Meeting adjourned at 9:02 P.M.


Teena Conway, Mayor


Katy Floyd, City Secretary

