

Minutes of
Cresson City Council Meeting
December 13, 2022

Mayor Conway called the City Council Meeting of Cresson, Texas to order at 7:00 P.M. on November 8, 2022, at the City Council Chambers. Attendance as follows:

Mayor Teena Conway	Ron Becker	Bambi Bridges
Lisa Clement	Jeff Keeney	Gary Robertson

City Attorney Fritz Quast

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

The meeting was opened to the public.

Citizen's Comments

Mr. Eliot Arriaza of 112 S. Mountain Ridge spoke regarding the item he saw on the agenda regarding the HOA. He stated that they moved to BBH 4 years ago because there is not an HOA. He said in speaking with neighbors, most do not want an HOA.

Mayor's Report and Comments

Councilperson Becker recognizes Jack Farr Jr who is a member of the Cresson Volunteer Fire Department and in the reserves. He is back from his assignment on the border and will soon be going overseas.

- A. Would BBH ever consider reestablishing an HOA?** Mayor Conway poses this questions and states that the city does not have any power in creating an HOA, she is simply asking a question. The new planned developments in the city with HOA's assist with keeping Cresson tidy.
- B. 2nd Annual Christmas Tree Lighting was held Sunday, December 11, 2022.** It was a great success. Santa made an appearance and the hot chocolate and cookies from the Cresson Wrench were delicious. Thank you to everyone who helped put the tree up and to those who attended the event.
- C. Follow up to citizen's comment re: additional home on lot.** The manufactured home is slated to be moved off the property in the next 60 days (on or about January 9th).
- D. Road repair was done in Clearview Estates area.** More repaving is scheduled for BBH as soon as the weather is warm enough.
- E. Mobile pet vet is a new offering in Cresson on the 3rd Thursday of every month.** See the city website www.cressontx.org for more information.

F. Sales Tax update. October = \$115,317 and November = \$115,045

G. Follow up to citizen's comment re: roaming dog. The City Secretary reached out to Parker County Animal Control who stated that if people see a roaming animal and can safely contain it that helps them since it takes about half an hour for them to get out to Cresson. They have had 2 calls about the specific address in question and have spoken to the dog owner.

Deliberation Agenda

A. An application received from Jack Farr for a change in zoning from General Commercial "GC" to MSR-GC, MSR-SF7, and MSR-TH for 276.2454-acre tract of land being part of the Nancy Smith Survey, Abstract 512 & 755, Hood County, Texas.

1. **Public Hearing is re-opened at 7:17pm-** Trace Strevey with BHB Engineers is present and states that he and Mr. Farr have agreed to all the changes to the overlay as recommended by the council and city attorney. There are a few questions from council members that are answered by the city attorney and Mr. Strevey. Public Hearing is closed at 7:21pm.

2. **Consider and take any action to approve or disapprove ordinance for the MSR Overlay rezoning-** Councilperson Becker makes a motion to approve Ordinance 2022-012 as written. Councilperson Keeney seconds the motion. 5 ayes and 0 nays. The motion is passed unanimously.

B. A Public Hearing regarding a change in text of the zoning ordinance, codified in Chapter 30 of the Cresson Code of Ordinances, concerning certain industrial uses and how they are permitted in "I" Industrial Districts. The amendments would allow only one specific use at a time for a property zoned Industrial by specific use permit.

1. **Hold Public Hearing-**Public Hearing is opened at 7:27pm. The council has received a letter from Mr. Jim Gardner of Trinkote in Cresson with his questions and concerns regarding the changes. Councilperson Becker states that the purpose is to shrink down the specific use when people are applying for rezoning into an Industrial use. There are questions regarding who will be "grandfathered" or how the city will handle those already in "I" Industrial zoned areas. Lewis Geliati of 215 Performance Court encourages the council to look at how this change will affect currently "I" Industrial zoned businesses. After discussion, it is decided that there needs to be more work on the wording of the ordinance. Public Hearing is continued to the next scheduled city council meeting on Tuesday, January 10, 2023, at 7:00pm.

2. **Consider and take any action to approve or disapprove ordinance for the change in text of the zoning ordinance.** Councilperson Becker makes a motion to continue the Public Hearing until Tuesday, January 10, 2023, at 7:00pm. Councilperson Robertson seconds the motion. 5 ayes and 0 nays. The motion is approved unanimously.

C. Approve the minutes from the city council meeting held on November 8, 2022-
Councilperson Becker makes a motion to approve the minutes as written. Councilperson Clement seconds the motion. 5 ayes and 0 nays. The motion is passed unanimously.

Executive Session

Section 552.071, Government Code, Consultation with Attorney

-Contemplated code compliance lawsuit against Mr. Rick Fidler, owner of 9505 and 9507 Lancaster and Mr. Brandon Leonard, tenant of 9505 Lancaster.

Mayor Conway opens Executive Session at 7:47pm and the mayor, council members, and city attorney retire to the conference room.

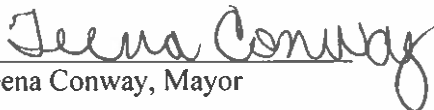
Reconvene in Open Session

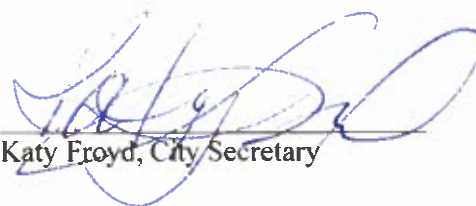
Open Session is reopened at 8:28pm

Take any action deemed necessary as a result of the Executive Session-Councilperson Robertson makes a motion to proceed with the lawsuit. Councilperson Bridges seconds the motion. 5 ayes and 0 nays. The motion is passed unanimously.

Adjourn

The meeting is adjourned at 8:29 P.M.


Teena Conway, Mayor


Katy Froyd, City Secretary