

**Minutes of**  
**Cresson City Council Meeting**  
**August 26, 2025**

*The City Council reserves the right to adjourn into Executive Session during the course of the meeting to seek legal advice from its attorney regarding any item on the posted agenda as authorized by Section 551.071 of the Texas Government Code.*

Mayor Becker called the City Council Meeting of Cresson, Texas to order at 7:00 P.M. on August 26, 2025, in the City Council Chambers. Attendance as follows:

Mayor Ron Becker	Lisa Clement	Jeff Keeney	
Kevin Olivarez	Gary Robertson	Corey Barker	City Attorney Rachel Raggio

Councilperson Keeney gave the invocation and Mayor Pro Tem Clement led the Pledge of Allegiance and the Texas Pledge.

The meeting is open to the public.

**Citizen's Comments**

None.

**Mayor's Comments**

- A. Hood County EMS would like to put a radio communication tower in Cresson. Tentatively the placement would be on the 23 acres the city owns and possibly would include a helicopter landing pad.
- B. The Safe Streets for All (SS4A) grant is close to being finalized.
- C. Hood County will have 2 bonds on the November ballot: \$125 million transportation bond to possibly include widening and improving Old Granbury Road, reconstructing the railroad crossing on N. Cresson Hwy, constructing offramps on the bypass (Cresson has an agreement with TxDot for the exit ramps that the city states they will build them, and the city will pay for them), and Fall Creek Hwy around Pecan Plantation looking for another way to get to Fort Worth. \$24 million jail bond. There will be no school bond on the Hood County ballot in November. Parker County will have 3 bonds: \$105 jail bond, \$180 million court building bond, and \$189 million school bond. Godley will have a \$120 million school bond.

**Items for Future Agendas**

None.

**Deliberation Agenda**

- A. An application received from Christina Gingrich (Christina Dance) for rezoning of a 1.500-acre tract of land in Section I of Bluebonnet Hills, a subdivision of Johnson and Parker Counties, from Single Family-7 (SF-7) to Industrial (I). The physical address is 216 S. Skyline Court, Cresson, TX 76035.
  - 1. Hold Public HearingMayor Becker makes opening comments: The city has received complaints again regarding this property and had the city attorney send a cease-and-desist letter. On July 7, 2025, the mayor and city attorney met with Mark and Christina Dance. On July 24, 2025, Dance's applied for a zoning change. One 8/1/2025, they received a letter requesting access to the property for the city council members

prior to the public hearing on 8/26/2025. Then Dance's did not respond to this request. In the last 4 ½ years the city has spent \$1.1 million dollars improving the streets in Bluebonnet Hills. Public Hearing is open at 7:08 P.M. See attached sheet for comments. Public Hearing is closed at 7:52 P.M.

2. Consider and take any action to approve or disapprove the rezoning request.  
Councilperson Robertson makes a motion to not approve the rezoning request. Councilperson Clement seconds the motion. 5 ayes and 0 nays. The motion to not approve the rezoning request is approved unanimously.
- B. Consider and act to approve or disapprove a site plan submitted by gigawatt Solar, LLC. City Attorney Raggio reminds the council that is a site plan meets all the requirements of the city, and the engineer signs off on it that there are no grounds to disapprove it. Councilperson Keeney recuses himself. Councilperson Barker makes a motion to approve the site plan. Councilperson Clement seconds the motion. 4 ayes and 0 nays. The motion is passed unanimously.
- C. Consider and act on authorizing Councilmember Jeff Keeney to negotiate an agreement with Bourland fields Estates HOA and other involved parties for the completion of public safety improvements at the intersection of Hwy 377 and Constellation Drive. Mayor Becker and Councilpersons Clement and Robertson recuse themselves and leave the chambers. There are no legal conflicts of interest, but they prefer to recuse themselves. City Attorney Raggio explains that TxDot does not oppose the improvements; however, they will not pay for them. Councilperson Olivarez makes a motion to approve authorizing Councilperson Keeney to negotiate the agreement. Councilperson Barker seconds the motion. 3 ayes and 0 nays. The motion is passed unanimously. Mayor Becker and Councilpersons Clement and Robertson return to the chambers.
- D. Consider and act on the approval of the minutes of the city council meeting held on June 24, 2025.

## **Adjourn**

The meeting is adjourned at 8:04 P.M.

## **Call to Order for Council Workshop Session**

*Work Sessions are not public hearings; the Council cannot take action on any matter placed on the Work Session agenda. Public comments are permitted in accordance with the City Council's general rules for public comments.*

The workshop is open to the public at 8:04 P.M.

- A. Work session to consider the options and legal implications for adopting an ordinance regulating oil and gas operations within the City.  
A family in Putteet Hill has complained about the noise coming from the compressor on the gas well. When they met with Mayor Becker, they requested the city adopt a noise ordinance. Mayor Becker states that the council needs to consider that Cresson has an airport and a racetrack. He went out to the area and used his phone to evaluate the decibels. The readings were within the range that Fort Worth's ordinance states (max of 70 dB during the day and max of 60 dB at night). Citizen Sara Mitchell of

116 N. Skyline Court notes that 70 dB is average office noise. Mayor Becker is trying to find out who is operating the gas well. Councilperson Keeney wonders if the well operator would pay to put in acoustical panels. Councilperson Robertson believe adopting a noise ordinance would open a huge can of worms so to speak. City Attorney Raggio says that some cities end up hiring an oil and gas expert to do a study; however, that is extremely expensive. Councilperson Clement asked who was there first and did the people not notice the noise prior to buying the lot and building the house? The well was already operating so they have non-conforming rights. No other council or citizen comments.

B. Work session to consider updating the City's adopted versions of national and international construction-related codes and other building regulations.

The city's contracted building inspector, Dennis McKenzie, is in attendance. He states we are currently using the 2012 codes and suggests we go to the 2024 codes. New codes are adopted when issues are found with previous codes. This is something that will need to be voted on by council. Mayor Becker, speaking as Fire Chief, states that free standing apartments like the Pods are easier for fire departments to manage. He would like to see only duplexes allowed and the grant variances if needed. Councilperson Keeney as if that would restrict growth. Chief Becker said possibly. He also asked if sprinklers are required and was told yes. The building inspector says the city is allowed to regulate the height of buildings as well as how many units can be side by side. Citizen Dave Stonecipher of 108 Deer Run Ct agrees with the Mayor/Chief that the city should limit the height and number of units together. Citizen Sara Mitchell of 116 N. Skyline Ct does not want to see apartment buildings in Cresson.

C. Adjourn Council Work Session

Work Session is adjourned at 8:42 P.M.



Ron Becker, Mayor



Kay Floyd, City Secretary

## Comments from 8/26/2025 Rezoning Public Hearing

Kevin Ritter 217 E. Bluebonnet: He does not begrudge anyone for making a living. He bought property before the city was incorporated. He does not think we need a wrecker yard in the neighborhood. He believes it will increase traffic and crime, and it takes too long for the police to get here.

Kenneth Kessler 129 N. Skyline Ct: He has a handout for the council members with information found in our city ordinances. He notes the Children at Play signs that indicate it is a neighborhood. He worries about the wear and tear on the residential roads. He worries that, if approved, it will set a bad precedence. He has environmental concerns since this property requesting the rezoning is only 758 feet from the city water wells. He feels there are plenty of appropriate areas for a wrecker yard.

Amy Nelson 129 N Skyline Ct: She has previously served on a city council and appreciates the work Cresson's council does. She knows it is uncomfortable to say no when it does not fit the community. She feels we need to preserve the little neighborhood and not let businesses encroach on it.

Jennifer Carroll 241 S. Skyline Ct: Her concerns are the following: lower property values; less desirable neighborhood; increase in traffic, noise and safety; lights; environmental concerns like water, air and soil; it is against an ordinance and will set a bad precedence if approved; and the cost for upkeep on city roads. She asks the council to please protect the integrity of the neighborhood.

John Carroll 241 S. Skyline: Mr. Carrol was the first mayor of Cresson when it was incorporated. He thanks the council for this work. He says that the council needs to consider how this project benefits the city and its citizens. He says that when the planning and zoning ordinance what put into place, the residential areas were already in place. The council chose the industrial areas based on the roads. He requests a no vote from the council.

Fran McStay 105 E Bluebonnet: She asks the council to please vote no on this rezoning request. Single Family-7 and Industrial are not compatible due to excessive noise, traffic, lights, possible rodents, or pests. She asks if this passes and the family decides to move, will the industrial zoning stay in place for the new owners? She feels it sets a bad precedent.

Sara Mitchell 116 S. Skyline Ct: She worries about the children playing and riding bikes in the neighborhood as well as the bus stop that is close. She feels only residential should be allowed in a neighborhood. She asks the council to please vote no.

Margaret Keeny 220 Brook Drive: The thanks the city for sending the letter regarding the rezoning to the whole neighborhood. She states that someone emailed Katy, Cresson City Secretary asking about the project.and Mrs. Kenny reads the email. She says there is a 7-foot metal fence around the property and cars are compacted and a couple feed above the fence. She shows the council pictures she tool. She says tow truck storage is temporary until the owner picks up the car. A junkyard is more permanent storing the vehicles and then compacting them. She worries about safety, infestation, and devaluation of the homes. She worries that it will set a bad precedent, and the property should be cleaned up.

Bill Keeny 220 Brook Drive: Mr. Kenny agrees with all the statements that have been made tonight. He retired in 2016, and he and Mrs. Kenny spent 18 months looking for a place to live their remaining years. There are very nice properties and more desirable homes in the neighborhood. He fears the property requesting to rezone is already out growing their current property.

Donna Reedy 201 Skyline Drive: She has lived in Bluebonnet Hills for 27 years. She lived there when MDM Landscape snuck their business in. The landscape trucks tore up and road and increased traffic in the neighborhood. She does not want to see BBH turn industrial. She asks the council not to set this precedence. She worries about the safety risk, infestations, and environmental concerns. She asks the council to please vote no.

Wanda Gunn 235 S. Skyline Ct: She is concerned about the width of the roads in BBH and if the city council approved the rezoning, she thinks they need to make the roads wider and safer.

GiGi Hayes 213 Palamino Ct: Her family has been in BBH for years. They live right past the property requesting the rezoning up on the hill so they can see down onto the property. She is concerned about safety. She does not believe there should be industrial in a residential neighborhood. She does not think she should have to see it daily. She asks the council to please vote no.

Dave Stonecipher 108 Deer Run Ct: He is currently building a home in BBH. He wants his place to be nice. He appreciates the city taking care of the streets. They have no HOA to protect them, so the only thing is the Planning and Zoning Ordinance. When the previous council voted on the ordinance, they wanted it to be residential. He has done some research and says the City of Fort Worth and the City of Kennedale are dealing with environmental issues due to wrecking yards due to oil, gas, and other fluids in cars. He asks the council to please reject this rezoning request.

Kimberly Ray 248 S. Skyline Ct: Her property is adjacent to the property requesting to be rezoned. She says it is a big eyesore. She has lived there for 2 years. She says it is not too bad when the trees have leaves, but in the winter, she can see straight to the property, and it is ugly. She says the lower side drains down through her property and she is concerned about chemicals and fluids in the water. She worries about wildlife. She asks the council to please vote no.

Mark and Christina Dance 216 S. Skyline Ct: They state that they have had their Wrecker service for 8 years and the cars that are on the property are ones they have gotten stuck with after they have towed the cars. All they want is to be able to bring their trucks home every night. They are overwhelmed with cars and have had a company, Champion, come in to drain all the fluids before he has crushed them. He says he has helped tow half of his neighbors and does not ever charge them for it. They want to be a good neighbor and also continue toing what they are doing.

Mayor Becker: He asks Mr. Dance what their current TDLR license is for. He states it is for tow trucks, but not for the yard because they do not impound vehicles. He asks Mr. Dance is anyone every complained directly to him. He says no. He asks Mr. Dance how many tow trucks they have. He says 2 tow trucks and 1 backup. He asks Mr. Dance if they have a fence. He says they have built a fence around the property where the cars are stored.

Councilperson Keeney: He asks the Dance's why they would not let the council go look at the property when requested. Mrs. Dance blames it on the city attorney. The Dance's were told that all the council members could not come at once to view the property due to the Open Meetings Act. They did not want to have to have separate times for them to view the property.

Councilperson Clement: She asks if they have ever been contacted by the EPA or TCEQ. Mr. Dance says no.

Councilperson Olivarez: He says that Mr. Dance came to his house to talk with him. Councilperson Olivarez' biggest concern is what the community thinks about the project.

Councilperson Robertson: He says when they were denied access it made him wonder what they are hiding. On his own time, with his own plane, he flew over the property about 15 times. He saw what was similar to the pictures that were shown. He sees no changes.

Councilperson Barker: He says all his questions have been answered.

No further discussion.