



AGENDA
REGULAR CITY COUNCIL MEETING
November 4, 2025 – 6:00 P.M.

The Caddo Mills City Council will hold a regular scheduled meeting at City Hall, 2313 Main Street, Caddo Mills, Texas at 6:00 p.m. on Tuesday, November 4, 2025.

1. Call to Order
2. Invocation
3. Approval of City Council Meeting Minutes:
 - a. Regular Meeting – October 14, 2025
4. Presentation to the City Council by members of the Public. (To be conducted as close to 6:05 p.m. as possible with a three-minute limit per person. This period is reserved for citizens to discuss items not on the listed agenda. Any response to Public Comments will be limited to 1) A statement of fact or policy; 2) Direction to take up the issue with a City Staff member; or 3) An offer to place the item on a future City Council Agenda
5. REPORTS: (written reports available at City Hall prior to meeting)
 - a. Financials including Accounts Payable
 - b. Court
 - c. Public Works / Engineering / Parks Update
 - d. Police
 - e. Fire
 - f. Building Services
 - g. Economic Development Corporation
 - h. Airport
 - i. City Manager
6. **PUBLIC HEARING** – Regarding amending the Comprehensive Plan Future Land Use Map to change the future land use designation of Hunt CAD Property ID 121996 generally located west of FM 1565 and south of Hwy 66 and being an approximate 2 acres situated in the Cady D C Abstract A0157, Hunt County Texas, also known as 3642 FM 1565, from Low Density Residential to Neighborhood Services. **(Development Services)**
7. **PUBLIC HEARING** - Regarding rezoning CAD Property ID 121996 generally located west of FM 1565 and south of Hwy 66, being an approximate 2 acres situated in the Cady D C Abstract A0157, Hunt County Texas, and also known as 3642 FM 1565, from M-2 Heavy Manufacturing/Industrial District to PD Planned Development District (with C-1 base zoning). **(Development Services)**

8. Consideration and Possible Action on an **Ordinance** rezoning CAD Property ID 121996 generally located west of FM 1565 and south of Hwy 66, being an approximate 2 acres situated in the Cady D C Abstract A0157, Hunt County Texas, and also known as 3642 FM 1565, from M-2 Heavy Manufacturing/Industrial District to PD Planned Development District (with C-1 base zoning) and amending the Comprehensive Plan Future Land Use Map by changing the land use designation for said property from Low Density Residential to Neighborhood Services. **(Development Services)**
9. **PUBLIC HEARING** - Regarding a proposed rezoning of an approximate 18.08 acre area, specifically Lots 1-4 and Lots 16-23 of the Hackberry Farm Addition to the City of Caddo Mills, Hunt County Texas, generally located on the west side of FM 1565 south of SH 66, from M-2 Heavy Manufacturing/Industrial District to SF-1 Single Family Residential 1 District. **(Development Services)**
10. Consideration and Possible Action on an **Ordinance** rezoning of an approximate 18.08 acre area, specifically Lots 1-4 and Lots 16-23 of the Hackberry Farm Addition to the City of Caddo Mills, Hunt County Texas, generally located along the west side of FM 1565 south of SH 66, from M-2 Heavy Manufacturing/Industrial District to SF-1 Single Family Residential 1 District. **(Development Services)**
11. **PUBLIC HEARING** - Regarding a proposed rezoning of an approximate 9.92 acre area, consisting of four (4) Hunt CAD Parcels - ID 1205077, ID 22538, ID 120583 and ID 121996, Hunt County Texas, generally located along the west side of FM 1565 south of SH 66, from M-2 Heavy Manufacturing/Industrial District to SF-E Single Family Estate District. **(Development Services)**
12. Consideration and Possible Action on an **Ordinance** rezoning of an approximate 9.92 acre area, consisting of four (4) Hunt CAD Parcels - ID 1205077, ID 22538, ID 120583 and ID 121996, Hunt County Texas, generally located on the west side of FM 1565 south of SH 66, from M-2 Heavy Manufacturing/Industrial District to SF-E Single Family Estate District and amending the Zoning Map. **(Development Services)**
13. **PUBLIC HEARING** regarding land use assumptions and capital improvements plan relating to possible adoption of impact fees. **(This Hearing will be rescheduled for a future meeting following publication and advertisement of a new Public Hearing notice.)**
14. Consideration and Possible Action on an amended final plat of Caddo Mills Crossing Phase 1. **(Development Services)**
15. Presentation, Consideration and Possible Action on a **Resolution**, adopting an Airport Master Plan for the City of Caddo Mills Municipal Airport. **(Consultant)**
16. Consideration Possible action on appointing a new Director to the Caddo Mills Economic Development Corporation. **(CMEDC)**

17. Discussion and Possible Action on a **Resolution** casting 32 votes allocated to the City of Caddo Mills for Hunt County Appraisal District Board of Directors for 2026. **(City Secretary)**
18. **EXECUTIVE SESSION:** In accordance with Texas Government Code, Section 551.001, et. Seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:
 - (a) **Section 551.074**, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee:
 - 1) City Manager
19. Reconvene to Open Session: In accordance with Texas Government Code Chapter 551, the City Council will reconvene into Regular Session to consider any action needed on matters discussed in Executive Session.
20. Adjourn

NOTE: The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the City Attorney); §551.072 (purchase, exchange, lease, or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

This is to certify that I, Becky Pattillo, posted this agenda in the locked public notice box facing the outside, on the City Hall bulletin board and on the City website: www.cityofcaddomills.com on or before 6:00 p.m., Wednesday, October 29, 2025.

Becky Pattillo, City Secretary