



**AGENDA**  
**REGULAR CITY COUNCIL MEETING**  
**January 13, 2026 – 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, January 13, 2026.

1. Call to Order
2. Invocation
3. Approval of City Council Meeting Minutes:
  - a. Regular Meeting – December 2, 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. Consideration and Possible Action on an **Ordinance** rezoning Hunt County CAD Property ID 53661 generally located north of Hwy 66 and east of Main Street, being an approximate .48-acre Lot 9B situated in Original Town of Caddo Mills Hunt County Texas, changing the zoning from “SF-2” Single Family 2 District and “C1” Neighborhood Commercial District to “PD” Planned Development District with a base zoning of “C1” Neighborhood Commercial District; 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)**
7. **PUBLIC HEARING** – Regarding the annexation of approximately 112.55 acres consisting of Hunt CAD Property IDs 122393, 34748, and 248579, generally located along FM 1565, and situated in the Shelby County School Land, Abstract No. 0946, including tracts 54-4A, 54, and 54-12. **(Development Services)**

8. Consideration and Possible Action on an **Ordinance** annexing approximately 112.55 acres consisting of Hunt CAD Property IDs 122393, 34748, and 248579, generally located along FM 1565, and situated in the Shelby County School Land, Abstract No. 0946, including tracts 54-4A, 54, and 54-12; extending the boundary limits of the City so as to include the described property; and adopting a Written Services Agreement. ***(Development Services)***
  
9. **PUBLIC HEARING** – Regarding amending the Comprehensive Plan Future Land Use Map for the following approx. 112.549-acre property proposed for annexation and generally located west of FM 1565 and north of I-30 to wit: (1) Hunt CAD Property ID 34748, 49.919 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54, (2) Hunt CAD ID 248579, 61.13 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54-12 and (3) Hunt CAD ID 122393, 1.5 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54-4A, by changing the future land use designation from Commercial and Low Density Residential future land uses to Multi-Family, Commercial and Industrial future land uses, as depicted in the proposed concept development plan. ***(Development Services)***
  
10. **PUBLIC HEARING** - Regarding establishing a permanent zoning of “PD” Planned Development District on the following approx. 112.549-acre property proposed for annexation and generally located west of FM 1565 and north of I-30, to wit: (1) Hunt CAD Property ID 34748, 49.919 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54, (2) Hunt CAD ID 248579, 61.13 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54-12 and (3) Hunt CAD ID 122393, 1.5 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54-4A, with “MF” Multifamily Residential District, “C-2” General Commercial District and “M-1” Light Manufacturing/Industrial District as the base zoning for the proposed Planned Development, as depicted in the proposed concept development plan. ***(Development Services)***
  
11. Consideration and Possible action on an **Ordinance** establishing a permanent zoning of “PD” Planned Development District on the following approx. 112.549-acre property proposed for annexation and generally located west of FM 1565 and north of I-30, to wit: (1) Hunt CAD Property ID 34748, 49.919 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54, (2) Hunt CAD ID 248579, 61.13 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54-12 and (3) Hunt CAD ID 122393, 1.5 acres described as A0946 SHELBY COUNTY SCHOOL LAND, TRACT 54-4A, with “MF” Multifamily Residential District, “C-2” General Commercial District and “M-1” Light Manufacturing/Industrial District as the base zoning for the proposed Planned Development, as depicted in the proposed concept development plan and amending the Comprehensive Plan Future Land Use Map by changing the land use designation for said property from Commercial and Low Density Residential to Multi-Family, Commercial and Industrial. ***(Development Services)***
  
12. **PUBLIC HEARING** - Regarding rezoning approx. 2 acre area of land, generally located south CR 2626 and west FM 1565, City of Caddo Mills, Hunt County, Texas, to “PD” Planned Development District, to wit: (1) all or part of Hunt County CAD Property IDs 248370, 348371, 248372, 248385, 248386, 248387 & 248380, also known as Lots 5-7 of Block B

and Lots 5-7 of Block C of the Fox Landing Phase 1B Addition, being an approximate 0.73-acre area and including adjacent rights-of-way, currently zoned "SF-1" Single Family Zoning 1 District; and (2) all or part of Hunt County CAD Property IDs 248372, 248373, 248374, 248375, 248387, 248388, 348389, 348390 & 248380, also known as Lots 7-10 of Block B and Lots 7-10 of Block C of the Fox Landing Phase 1B Addition, being an approximate 1.06-acre area, including adjacent rights-of-way, currently zoned "A" Agricultural District. ***(Development Services)***

13. Consideration and Possible Action on an **Ordinance** rezoning approx. 2 acre area of land, generally located south CR 2626 and west FM 1565, City of Caddo Mills, Hunt County, Texas, to "PD" Planned Development District, to wit: (1) all or part of Hunt County CAD Property IDs 248370, 348371, 248372, 248385, 248386, 248387 & 248380, also known as Lots 5-7 of Block B and Lots 5-7 of Block C of the Fox Landing Phase 1B Addition, being an approximate 0.73-acre area and including adjacent rights-of-way, currently zoned "SF-1" Single Family Zoning 1 District; and (2) all or part of Hunt County CAD Property IDs 248372, 248373, 248374, 248375, 248387, 248388, 348389, 348390 & 248380, also known as Lots 7-10 of Block B and Lots 7-10 of Block C of the Fox Landing Phase 1B Addition, being an approximate 1.06-acre area, including adjacent rights-of-way, currently zoned "A" Agricultural District. ***(Development Services)***
14. Consideration and Possible Action on an **Ordinance** amending the City of Caddo Mills Code of Ordinances by adding a new Article 8.10, entitled "Noise", to Chapter 8 of the Code of Ordinances, Offenses and Nuisances. ***(City Manager)***
15. Consideration and Possible Action on an **Ordinance** amending the City of Caddo Mills Code of Ordinances, Exhibit 10A "Subdivision Regulations" by amending approval procedures for Amending Plats and for Minor Plats. ***(City Manager)***
16. Consideration and Possible Action on authorizing Caddo Mills Economic Development Corporation expenditures related to a property improvement grant and Performance Agreement with Car Town Motors. ***(CMEDC Executive Director)***
17. Consideration and Possible Action on authorizing the Caddo Mills Economic Development Corporation sale of real property and associated Performance Agreement with Mustard Seed Property Management, LLC. ***(CMEDC Executive Director)***
18. Consideration and Action on authorizing the City Manager to execute a Professional Services Contract with Dunaway in the amount of \$1,033,630.80 for Engineering Services related to the Western Regional Wastewater Treatment Plant Project. ***(City Manager)***
19. Consideration and Action on authorizing the City Manager to execute a Professional Services Contract with Dunaway in the amount of \$183,315.21 for Engineering Services related to the SH 66 Lift Station and Sewer Line Improvements Project. ***(City Manager)***

20. Consideration and Possible Action on a **Resolution** updating the date for the submission of a Grant Application for the FY 2026 SB 224 Catalytic Converter Grant Program. (**Police Chief**)
21. Consideration and Possible Action to authorize City Manager to accept a special warranty deed and execute any and all related documents necessary to effectuate the conveyance of approximately 5.467 acres from HMH Caddo Mills Land, L.P. to the City of Caddo Mills, Texas for the Western Regional Wastewater Treatment Plant. (**City Manager**)
22. Consideration and Possible Action on a **Resolution** providing appointments to the Zoning Board of Adjustment. (**City Secretary**)
23. Consideration and Possible Action on a **Resolution** regarding appointments to the Substandard Structures Rehabilitation Board. (**City Secretary**)
24. 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
25. 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.
26. 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](http://www.cityofcaddomills.com) on or before 6:00 p.m., Tuesday, January 6, 2026.



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Becky Pattillo, City Secretary