

**MINUTES**  
**CITY OF CADDO MILLS**  
**Regular City Council Meeting**  
**December 2, 2025 – 6:00 p.m.**

**Present:** Mayor Chris Davies, Mayor Pro Tem John Verity  
Council Members: Cody Hawkins, Justin Poppelreiter, Mike Wolters  
City Attorney:  
City Manager: John Adel  
City Secretary: Becky Pattillo  
Finance Director: Stacy Smith  
Community Services Director: Matt McMahan  
Building Official: Josh Kinnick  
Public Works Director: Paul Miller  
EDC Director: Joel Richardson  
Police Chief: Kimbre Collier  
City Engineer: Eddy Daniel

**Absent:** Council Member Shawn Bentley

**1. Call to Order:**

Mayor Chris Davies called the meeting to order at 6:00 p.m.

**2. Invocation:**

Building Official Josh Kinnick gave the invocation.

**3. Approval of Minutes from the Regular City Council Meeting of November 4, 2025:**

Mayor Pro Tem John Verity made the motion to approve the minutes of the November meeting as read. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

**4. Presentation to 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 that are not on the listed agenda. The 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:**

- 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. Discussion and Project updates regarding ongoing park improvements including City Lakes Phase I, Hooten Park Phase I and Hooten Park Phase 2.**

City Manager John Adel stated that he had invited Brad Moulton, part of the landscape architecture team with Dunaway, to give an update on the two parks.

Mr. Moulton introduced Elizabeth McIlrath out of the Fort Worth office who was leading the landscape architecture for this project and Eddy Daniel. Mr. Moulton explained that the parks master plan was being wrapped up in 2023 and they had developed ideas for what they wanted for parks in the future. He then gave a presentation over the design concepts for both phases of City Lakes Park and Hooten Park.

**7. PUBLIC HEARING – Regarding amending the Comprehensive Plan Future Land Use Map to change the future land use designation of Hunt CAD Property IDs 117909, 117910 and 117911 generally located at the southwest corner of CR 2626 FM 1565, being an approximate 8.019 acres situated in the Shelby County School Land Survey, Abstract No. 946, City of Caddo Mills, Hunt County, Texas from Low Density Residential to Neighborhood Services; and by changing the future land use designation of Hunt CAD Property ID 34715, generally located near the southwest corner of CR 2626 and FM 1565, being an approximate 23.293 acres situated in the Shelby County School Land Survey, Abstract No. 946, City of Caddo Mills, Hunt County, Texas from Commercial to Neighborhood Services.**

Mayor Chris Davies opened the public hearing at 6:24 p.m.

City Manager John Adel explained that this was about 32 acres that would primarily be for retail, but the first step before it could be rezoned was to make sure that the change, if approved, was consistent with the future land use map. He continued that the surrounding properties were already zoned commercial and City Staff felt that the whole area should be changed to reflect Neighborhood Services.

With no one coming forward to speak for or against the change to the future land use map, Mayor Davies closed the public hearing at 6:26 p.m.

**8. PUBLIC HEARING – Regarding rezoning Hunt County CAD IDs 34715, 117909, 117910 and 117911 generally located at the southwest corner of CR 2626 and FM 1565, being an approximate 31.312 acres situated in the Shelby County School Land Survey, Abstract No. 946, City of Caddo Mills, Hunt County, Texas, changing the zonings for CAD Property ID 34715 from “C1” Commercial and CAD Property ID’s 117909, 117910 and 117911 from “A” Agricultural District to “PD” Planned Development District with a base zoning of “C1” Neighborhood Commercial District.**

Mayor Davies opened the public hearing at 6:27 p.m.

With no one coming forward to speak for or against the rezoning, Mayor Davies closed the public hearing at 6:28 p.m.

- 9. Consideration and Possible Action on an Ordinance rezoning Hunt County CAD Property IDs 34715, 117909, 117910, and 117911 generally located at the southwest corner of CR 2626 and FM 1565, being an approximate 31.312 acres situated in the Shelby County School Land Survey, Abstract No 946, City of Caddo Mills, Hunt County, Texas, changing the zonings for CAD Property ID 34715 from "C1" Commercial and CAD Property ID's 117909, 117910, and 117911 from "A" Agricultural 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 to Neighborhood Services:**

City Manager John Adel explained that this was for a property that was recently annexed in and was still considered Agricultural and this would change it all to Planned Development.

Todd Winters, engineer of the project, stated that the first project was for a medical office type facility. They also had neighborhood services and there was retail involved. Mr. Winters stated that there were negotiations for an assisted living facility. He added that on CR 2626, the Baggaley's had donated the right-of-way easement and they were in the process of constructing a 44-foot-wide concrete street, which would eventually go all the way to 2617. He continued that they felt that this would fill a need that wasn't here now.

Mr. Adel added that the Planning and Zoning Commission had voted unanimously to approve this.

Mayor Pro Tem John Verity made the motion to approve the ordinance. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

- 10. PUBLIC HEARING – Regarding amending the Comprehensive Plan Future Land Use Map by changing the future land use designation of Hunt CAD Property ID 53661 generally located north of Highway 66 and east of Main Street, being an approximate .48-acre Lod 9B situated in Original Town of Caddo Mills Hunt County Texas from Low Density Residential to Neighborhood Services:**

Mayor Davies opened the public hearing at 6:35 p.m.

Building Official Josh Kinnick stated that this property was owned by the Pardue's and went from Highway 66 back to First Street. He added that the front half of the property was zoned Residential and the back half was zoned Commercial. The owners were requesting that the entire lot be zoned as Commercial. He continued that the Planning and Zoning Commission felt that it needed a little more work and had denied the request.

Council Member Cody Hawkins stated that when they had dealt with the property before, it was the assurance that with that being a main thorough fare.

Mr. Kinnick stated that they were going to potentially have a commercial establishment on the property and it could be in a residential neighborhood.

He continued that the Planning and Zoning Commission had felt that it needed a little more work and had denied the application

Pam Bowen asked if they knew what they wanted to put on the property.

Mrs. Pardue stated that they were looking to put in office spaces and possibly a sandwich shop or something of that nature. She added that the First Street access would be closed off.

The public hearing was closed at 6:41 p.m.

- 11. PUBLIC HEARING – Regarding rezoning Hunt County CAD Property ID 53661 generally located north of Highway 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:**

Mayor Davies opened the public hearing at 6:42 p.m. With no one coming forward to speak for or against the item, Mayor Davies closed the public hearing at 6:42 p.m.

- 12. Consideration and Possible Action on an Ordinance rezoning Hunt County CAD Property ID 53661 generally located north of Highway 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:**

Mayor Pro Tem John Verity made the motion to postpone action to allow for the PD to be revised and resubmitted. Council Member Mike Wolters seconded the motion, resulting in a unanimous vote.

- 13. Consideration and Possible Action on a Resolution authorizing Police Chief to enter into a multi-use agreement with TxDOT, allowing the installation and operation of automated license plate recognition cameras within TxDOT rights-of-way:**

Council Member Cody Hawkins made the motion for the Police Chief to enter into the agreement. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

**14. Consideration and Possible Action on an Ordinance amending the City of Caddo Mills Code of Ordinances by adding a new Article 8.02, Noise, to Chapter 8 of the Code of Ordinances, Offenses and Nuisances:**

No action taken.

**15. Consideration and Possible Action on authorizing the Caddo Mills Economic Development Corporation expenses related to an Economic Development Loan for Sweeney BBQ Trailer:**

Executive Director Joel Richardson stated that they had reached a loan agreement with Mark Sweeney to purchase a trailer for his BBQ and needed Council's blessing. The agreement was that the loan would be paid back in four years and the taxes that he received would go to the City no matter where he was set up.

Council Member Justin Poppelreiter made the motion to approve the loan for the Sweeney BBQ Trailer. Council Member Cody Hawkins seconded the motion, resulting in a unanimous vote.

**16. Consideration and Possible Action on a Resolution assigning Place Numbers to the Caddo Mills Economic Development Corporation:**

City Secretary Becky Pattillo explained that we had boards that had no place numbers or expiration dates. We had drawn names and places and assigned.

Council Member Justin Poppelreiter made the motion to approve the resolution. Council Member Mike Wolters seconded the motion, resulting in a unanimous vote.

**17. Consideration and Possible Action on a Resolution regarding Planning and Zoning Commission appointments and adding Place Numbers:**

Council Member Justin Poppelreiter made the motion to approve the resolution. Mayor Pro Tem John Verity seconded the motion, resulting in a unanimous vote.

**18. Consideration and Possible Action on a Resolution regarding Zoning Board of Adjustment appointments and adding Place Numbers:**

City Secretary Becky Pattillo explained that the council was the Board of Adjustment but because of the Charter, they weren't allowed to. They needed to find members. No further action was taken.

**19. Consideration and Possible Action on a Resolution regarding Airport Advisory Board appointments and adding Place Numbers:**

Mayor Pro Tem John Verity made the motion to approve the resolution, Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

**20. Consideration and Possible Action on a Resolution regarding Substandard Structures Rehabilitation Board appointments and adding Place Numbers:**

No action taken.

**21. Consideration and Possible Action on a Resolution authorizing Contract for Election Services between the City of Caddo Mills and the Hunt County Election Administrator's Office:**

City Secretary Becky Pattillo explained that this was something that was done every year and the election process would start January 14, with Place 5 for a two-year term, Place 2 for a three-year term, and Place 3 for a three-year term.

Council Member Justin Poppelreiter made the motion to approve the resolution. Mayor Pro Tem John Verity seconded the motion, resulting in a unanimous vote.

**22. 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 551.071, Consultation with Attorney on a matter in which the duty of the Attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with the Open Meetings Act:**

**1) Current or contemplated developments and/or development agreements:**

- a. Oak National Development, LLC (Fox Landing)**
- b. Fraser Capital, LLC (Stroope Ranch)**
- c. Caddo Prime, LLC and Dosti Partners, LLC (Caddo Prime)**

**(b) Section 551.074, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee:**

**1) City Manager**

The Council adjourned into executive session at 6:52 p.m.

**23. 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:**

The meeting was reconvened at 7:21 p.m.

**24. Consideration and Possible Action on a Resolution approving a Development Agreement with Fraser Capital, LLC (Stroop Ranch):**

Mayor Pro Tem John Verity made the motion to approve the resolution approving a development agreement with Fraser Capital, LLC, Stroop Ranch subject to the conditions the final development agreement meets final approval by the City Attorney and the City Manager. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

**25. Consideration and Possible Action on a Resolution approving a Development Agreement with Caddo Prime, LLC and Dosti Partners, LLC (Caddo Prime):**

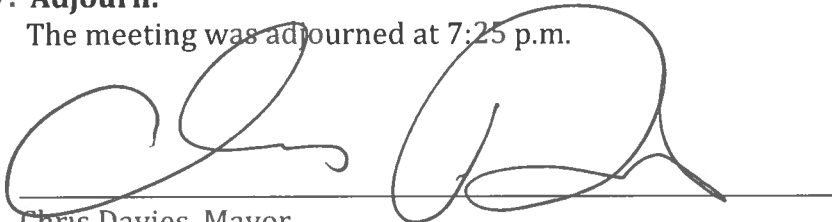
Mayor Pro Tem John Verity made the motion to approve a resolution approving a development agreement with Caddo Prime, LLC and Dosti Partners, LLC, Caddo Prime subject to the conditions that the agreement meets final approval by the City Manager and the City Attorney. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

**26. Consideration and Possible Action on a Resolution approving a TIRZ No. 1 Reimbursement Agreement with Caddo Prime, LLC and Dosti Partners, LLC (Caddo Prime):**

Mayor Pro Tem John Verity made the motion to approve a resolution approving TIRZ No. 1 Reimbursement Agreement with Caddo Prime, LLC and Dosti Partners, LLC, subject to the conditions that the final agreement meets final approval by the City Attorney and the City Manager. Council Member Justin Poppelreiter seconded the motion, resulting in a unanimous vote.

**27. Adjourn:**

The meeting was adjourned at 7:25 p.m.



Chris Davies, Mayor



Becky Patillo, City Secretary

1-13-2026

Date