



AGENDA
REGULAR CITY COUNCIL MEETING
April 14, 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, April 14, 2026.

- (1) Call to Order
- (2) Invocation
- (3) Approval of City Council Meeting Minutes:
 - (a) Regular Meeting – March 10, 2026
 - (b) Special Meeting – March 24, 2026
- (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, unless otherwise required by law). This period is reserved for citizens to address Council about any item listed on the agenda, except public hearings, or to provide a general comment. Comments related to public hearings will be heard when the specific hearing begins. Per the Texas Open Meetings Act, the Council is not permitted to act on or discuss any item not listed on the agenda, but Council may respond with a statement of fact or policy. Items suggested for action may be placed on a future agenda, at the Council's sole discretion.
- (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 the annexation of approximately 182 acres consisting of Hunt CAD Property ID 22547, A0157 CADY D C; and Hunt CAD Property ID 250293, S4457 PARSONS ESTATES LOT 2-2; both generally located south of State Highway 66 and west of FM 1565; and Hunt CAD Property ID 21101, A0049 BUSTILLA CLEMENTE, TRACT 60; generally located east of FM 1565 and north of Interstate 30; and Hunt CAD Property ID 21082, A0049 BUSTILLA CLEMENTE, TRACT 52; commonly known as 3925 County Road 2628. *(City Manager)*
- (7) Consideration and Possible Action on an **Ordinance** annexing approximately 182 acres consisting of Hunt CAD Property ID 22547, A0157 CADY D C; and Hunt CAD Property ID 250293, S4457 PARSONS ESTATES LOT 2-2; both generally located south of State Highway 66 and west of FM 1565; and Hunt CAD Property ID 21101, A0049 BUSTILLA CLEMENTE,

TRACT 60; generally located east of FM 1565 and north of Interstate 30; and Hunt CAD Property ID 21082, A0049 BUSTILLA CLEMENTE, TRACT 52; commonly known as 3925 County Road 2628. **(City Manager)**

- (8) **PUBLIC HEARING** regarding amending the Comprehensive Plan Future Land Use Map by changing the Future Land Use Designation for Hunt CAD ID 250092 S4457 PARSONS ESTATES LOT 2-1 7.3500ac, generally located south of State Highway 66 and West of FM 1565, from "Neighborhood Services" to "Low Density Residential". **(Development Services)**
- (9) Consideration and Possible Action on amending the Comprehensive Plan Future Land Use Map by changing the Future Land Use Designation for Hunt CAD ID 250092 S4457 PARSONS ESTATES LOT 2-1 7.3500ac, generally located south of State Highway 66 and West of FM 1565, from "Neighborhood Services" to "Low Density Residential". **(Development Services)**
- (10) **PUBLIC HEARING** on establishing a permanent zoning of "PD" Planned Development District (PD-Ranchwood) with an SF-2 Single-Family Residential District-2 base zoning for approx. 53.54 acres proposed for annexation and described as: Hunt CAD ID 250293 S4457 PARSONS ESTATES LOT 2-2 4.9910ac and Hunt CAD ID 22547 A0157 CADY D C,48.5490ac; and rezoning approx. 12.0291 acres described as Hunt CAD ID 250092 S4457 PARSONS ESTATES LOT 2-1 7.3500ac and Hunt CAD ID 108601 A0157 CADY D C,TR 34-1, 4.6791ac from "M-2" Heavy Manufacturing/Industrial District to "PD" Planned Development District (PD-Ranchwood) with an SF-2 Single-Family Residential District-2 base zoning, all property generally located south of State Highway 66 and West of FM 1565. **(Development Services)**
- (11) Consideration and Possible Action on and **Ordinance** establishing a permanent zoning of "PD" Planned Development District (PD-Ranchwood) with an SF-2 Single-Family Residential District-2 base zoning for approx. 53.54 acres proposed for annexation and described as: Hunt CAD ID 250293 S4457 PARSONS ESTATES LOT 2-2 4.9910ac and Hunt CAD ID 22547 A0157 CADY D C,48.5490ac; and rezoning approx. 12.0291 acres described as Hunt CAD ID 250092 S4457 PARSONS ESTATES LOT 2-1 7.3500ac and Hunt CAD ID 108601 A0157 CADY D C,TR 34-1, 4.6791ac from "M-2" Heavy Manufacturing/Industrial District to "PD" Planned Development District (PD-Ranchwood) with an SF-2 Single-Family Residential District-2 base zoning, all property generally located south of State Highway 66 and West of FM 1565. **(Development Services)**
- (12) **Public Hearing** on establishing a permanent zoning of "PD" Planned Development District (PD-Prairie Oak) with an SF-2 Single-Family Residential-2 District base zoning for approx. 128.26 acres proposed for annexation and described as: Hunt CAD ID 21101 A0049 BUSTILLA CLEMENTE, TRACT 69, 123.93ac and Hunt CAD ID 21082 A0049 BUSTILLA CLEMENTE, TRACT 52, 4.33ac, generally located east of FM 1565 and north of Interstate 30. **(City Manager)**
- (13) Consideration and Possible Action on a **Resolution** approving and authorizing a TIRZ Reimbursement Agreement with HMH Caddo Mills Land, L.P. and HMH Caddo Mills 65 Land, LLC (History Maker Homes). **(Consultant)**

- (14) Consideration and Possible Action on a **Resolution** approving and authorizing the execution of a Professional Services Agreement with Double R Land Company, LLC (Trailstone Phases 9 & 10). **(City Manager)**
- (15) Consideration and Possible Action taken on a **Resolution** determining the costs of certain authorized improvements to be financed by the Preserve at Brushy Creek Public Improvement District; approving a Preliminary Service Plan and Assessment Plan, including proposed Assessment Roll; calling a regular meeting and noticing a public hearing for May 12, 2026 to consider an ordinance levying assessments on property located within the Preserve at Brushy Creek Public Improvement District; directing the filing of the proposed Assessment Roll with the City Secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto. **(Consultant)**
- (16) Consideration and Possible Action on approving contract for hiring of new Economic Development Executive Director. **(CMEDC)**
- (17) Consideration and Possible Action on a **Resolution** approving a Cost Sharing Agreement with the CMEDC for FM 1565 Water and Sewer Extensions. **(City Attorney)**
- (18) Consideration and Possible Action on a **Resolution** providing appointments to the Zoning Board of Adjustment **(City Secretary)**
- (19) Consideration and Possible Action on a **Resolution** regarding appointments to the Substandard Structures Rehabilitation Board **(City Secretary)**
- (20) 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 551.087**, Discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; and/or to deliberate the offer of a financial or other incentive to the business prospect.
- (b) **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:
- i. PLI I-E, LP (Peregrine)
- (2) City Manager
- (c) **Section 551.074**, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee: City Manager

(21) 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., Tuesday, April 7, 2026.



Becky Pattillo, City Secretary