

**CITY PLANNING & ZONING COMMISSION/PUBLIC HEARING  
CITY HALL  
2313 MAIN STREET  
COUNCIL CHAMBERS  
CADDO MILLS, TEXAS 75135**

**Meeting Minutes**

**OCTOBER 12, 2020 MONDAY at 12:00 noon**

1. INVOCATION

Rod Watkins gave the invocation.

2. ANNOUNCE A QUORUM PRESENT AND CALL THE MEETING TO ORDER

President Rod Watkins declared a quorum was present and called the meeting to order at 12:00 p.m.. Commission members present were: Richard Hill, Paul Painter, Justin Johnson, City Manager: Matt McMahan, Building Official: Josh Kinnick, and Permit Coordinator: Annetta Nabors. Also present to answer any questions were Matt Atkins with Teague, Nall & Perkins and Shane Harmon with Harmon Development.

3. APPROVE MINUTES OF PREVIOUS MEETING (June 8, 2020)

Richard Hill made the motion to approve the minutes as written. Justin Johnson seconded the motion. The motion passed 4-0.

4. OPEN PUBLIC HEARING

Public Hearing was opened at 12:05 p.m.

- a. PUBLIC HEARING:** Hold a public hearing to change the zoning classification from Agricultural to C1-E Educational on property identified by Hunt CAD as Property ID: **207539, located at FM 36 Caddo Mills, Texas 75135**, legally described as **A0892 RUBLE JOHN R, TRACT 8-4, ACRES 97.9295, (ALSO A1052)**.

Matt McMahan presented the proposed change in zoning for the future Caddo Mills ISD facility. He also discussed an upcoming meeting with TXDOT next week concerning FM 1903 from IH30 to FM 36 becoming a major throughfare to facilitate the growing needs of Caddo Mills.

- b. PUBLIC HEARING:** Hold a public hearing to change the zoning classification from Agricultural to Single Family Residential SF-1 on property identified by Hunt CAD as Property ID: **34795, located at CR 2617 Caddo Mills, Texas 75135**, legally described as **A0946**

**SHELBY COUNTY SCHOOL LAND, TRACT 78, ACRES  
42.36.**

Joshua Kinnick presented the proposed change in zoning for the Aero Vista Ph 2 development. Paul asked about restrictions on the residences and if these properties are within the City Limits of Caddo Mills. Shane Harmon said yes, “these properties are in the City Limits of Caddo Mills and will have city water and sewer services”. There is a minimum square footage requirement of 2000 sq ft for these residences. Shane also noted that the area to have the zoning change is 21.872 acres not the entire 42.36 Acres.

5. ADJOURN PUBLIC HEARING

Public hearing was adjourned at 12:09 pm

6. ACTION/DISCUSSION: Discuss and recommend approval or denial to the City Council of Ordinance No. 10132020 to change the zoning classification from Agricultural to C1-E Educational on property identified by Hunt CAD as Property ID: **207539, located at FM 36 Caddo Mills, Texas 75135**, legally described as **A0892 RUBLE JOHN R, TRACT 8-4, ACRES 97.9295, (ALSO A1052).**

Paul Painter made a motion to approve to the City Council of Ordinance No. 10132020 to change the zoning classification from Agricultural to C1-E Educational on property identified by Hunt CAD as Property ID: **207539, located at FM 36 Caddo Mills, Texas 75135**, legally described as **A0892 RUBLE JOHN R, TRACT 8-4, ACRES 97.9295, (ALSO A1052).** Rod Watkins seconded the motion. The motion passed 4-0.

7. ACTION/DISCUSSION: Discuss and recommend approval or denial to the City Council of Ordinance No. 10132020 to change the zoning classification from Agricultural to Single Family Residential SF-1 on property identified by Hunt CAD as Property ID: **34795, located at CR 2617 Caddo Mills, Texas 75135**, legally described as **A0946 SHELBY COUNTY SCHOOL LAND, TRACT 78, ACRES 42.36.**

Paul Painter made a motion to approve to the City Council of Ordinance No. 10132020 to change the zoning classification from Agricultural to Single Family Residential SF-1 on property identified by Hunt CAD as Property ID: **34795, located at CR 2617 Caddo Mills, Texas 75135**, legally described as **A0946 SHELBY COUNTY SCHOOL LAND, TRACT 78, ACRES 21.782.** Justin Johnson seconded the motion. The motion passed 4-0.

8. ACTION/DISCUSSION: NEW MEMBERS

Rod Watkins made a motion to nominate Laurie Howell of ReMax Realtors as a new member to the Planning and Zoning Board. Richard Hill seconded the motion. The motion passed 4-0. Paul Painter will notify Laurie and installation will be at the November City Council Meeting on Tuesday, November 10, 2020.

Paul Painter made the motion to adjourn the meeting. Justin Johnson seconded the motion. The motion passed 4-0. The meeting adjourned at 12:15 pm.

9. ADJOURN

SEAL:

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Jana Sanchez  
City Secretary

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Rod Watkins  
President