



CITY PLANNING AND ZONING COMMISSION
City Hall – City Council Chambers
2313 Main Street, Caddo Mills, Texas

AGENDA

Tuesday, January 6, 2025 - 12:00 pm

- 1. Call to Order, Confirm A Quorum, and Invocation**
- 2. PUBLIC COMMENT:** Any citizen wishing to appear before a regular meeting of the Planning and Zoning Commission, regarding any matter posted on the Planning and Zoning Commission Agenda below, shall complete the sign-up form provided at the meeting, no later than 12:00 PM.
- 3. Approve Minutes of Previous MEETING – December 1, 2025**
- 4. PUBLIC HEARING/DISCUSSION/ACTION:** Hold a Public Hearing and Discussion with Possible Action on a recommendation to the City Council 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.
- 5. PUBLIC HEARING/DISCUSSION/ACTION:** Hold a Public Hearing and Discussion with Possible Action on a recommendation to the City Council regarding 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.
- 6. PUBLIC HEARING/DISCUSSION/ACTION:** Hold a Public Hearing and Discussion with Possible Action on a recommendation to the City Council regarding an Ordinance Changing the existing zoning of a 2.0-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

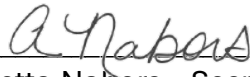
Property IDs 248370, 348371, 248372, 248385, 248386, 248387 & 248380, also known as Lots 5-7 of Block B and Lots 5-7 of Block C of the Fox Landing Phase 1B Addition, being an approximate 0.73-acre area and including adjacent rights-of-way, currently zoned "SF-1" Single Family Zoning 1 District; and (2) 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.

7. **DISCUSSION/ACTION:** Discussion and Possible Action on a proposed 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.

8. ADJOURN

NOTE: The P&Z Commission reserves the right to meet in Executive Session closed to the public at any time in the course of the 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 attorney for the City); §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, Annetta Nabors, posted this agenda in the locked public notice box facing the outside, on the City Hall bulletin board and on the city website, <https://cityofcaddomills.com/>, by 12:00 pm on Tuesday, December 30, 2025.



Annetta Nabors – Secretary