

  
**CADDO MILLS**  
**CITY PLANNING & ZONING COMMISSION**  
City Hall – City Council Chambers  
2313 Main Street, Caddo Mills, Texas

**MEETING MINUTES**

**Monday, January 6, 2026 12:00 pm**

**Present:** Rod Watkins – President      Paul Painter – Member      Amy Houser – Member  
Justin Johnson – Member      Joshua Kinnick - Building Official  
John Adel – City Manager      Annetta Nabors - Permit Coordinator

**Absent:** Richard Hill - Member      Steve Layer - Alternate

**INVOCATION & ANNOUNCE A QUORUM AND CALL THE MEETING TO ORDER**

Rod Watkins declared a quorum was present, called the meeting to order at 12:00 pm and gave the invocation.

**PUBLIC COMMENT** - No one was here to speak.

**APPROVE MINUTES OF PREVIOUS PLANNING AND ZONING COMMISSION MEETING DECEMBER 1, 2025.** Justin Johnson made a motion and seconded by Paul Painter to approve the minutes as written. The vote was unanimous.

**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.

**Public hearing – opened 12:03 pm and closed 12:14 pm**

Joshua Kinnick presented the information with maps. The commercial part will be the first phase. The site has two box stores that should come along after several sites for restaurants and infrastructure have been constructed.

Paul Painter made a motion and seconded by Amy Houser to recommendation to the City Council regarding amending the Comprehensive Plan Future Land Use Map for -acre property proposed for 112.549 acre property generally located west of FM 1565 and north of I-30 to wit: ID 34748, ID 248579 and ID 122393 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.

**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.

**Public Hearing – Opened 12:14 pm and closed at 12:15 pm**

Discussion was made concerning the multifamily apartments. This will be 2-3 years before construction and height will be determined if a fire truck will be in immediate proximity. A section of the property is in the flood plain, and the developer is hoping that they will be able to restore a small amount of usable land. It was discussed that some of this land could have walking trails, a nature area or baseball/soccer fields.

Amy Houser made a motion and seconded by Justin Johnson to recommend establishing a permanent zoning of “PD” Planned Development District on the following approx. 112.549-acre property generally located west of FM 1565 and north of I-30, to wit: (1) ID 34748, (2) ID 248579, and (3) ID 122393, 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. The vote was unanimous.

**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.

**Public Hearing – Opened 12:18 pm and closed at 12:21 pm**

Joshua Kinnick notes that this is a correction for Fox Landing, Planned Development.

Paul Painter made a motion and seconded by Justin Johnson to recommend changing the existing zoning of (1) all or part of Hunt County CAD Property IDs 248370, 348371, 248372, 248385, 248386, 248387 & 248380 from “SF-1” Single Family Zoning 1 District 1 to “PD” Planned Development District and (2) all or part of Hunt County CAD Property IDs 248372, 248373, 248374, 248375, 248387, 248388, 348389, 348390 & 248380 from “A” Agricultural District to “PD” Planned Development District. The vote was unanimous.


**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.

Joshus Kinnick discussed that the owners are working through the details of a new submittal. The City Council does not want a disruption of the neighborhood on First Street. The water and sewer easements run through the middle of the property which is being looked into.

No action was taken on this item and it is possible to be on the February 3, 2026 agenda.

**ADJOURN:** A Motion was made by Justin Johnson and seconded by Amy Houser to adjourn the meeting. The meeting was adjourned at 12:35 pm. The vote was unanimous.

ATTEST

  
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Annetta Nabors – P&Z Secretary

  
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P&Z Commission Chair