

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

MEETING MINUTES

Tuesday, May 5, 2026, 12:00 pm

Present: Rod Watkins – President Amy Houser – Member Richard Hill - Member
 Justin Johnson – Member Paul Painter – Member
 Joshua Kinnick - Building Official Annetta Nabors - Permit Coordinator

Absent: 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 wanted to speak at this time.

APPROVE MINUTES OF PREVIOUS PLANNING AND ZONING COMMISSION MEETING - APRIL 7, 2026.

Richard Hill made a motion and seconded by Amy Houser to approve the minutes as written. The vote was unanimous.

PUBLIC HEARING/DISCUSSION/ACTION Hold a Public Hearing and Discussion and Possible Action 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.

Public hearing – opened 12:02 pm and closed 12:25 pm

Joshua Kinnick presented maps, proposed development standards and concept plan for Prairie Oak. The concept plan shows many of the improvements including a proposed west regional wastewater treatment plant. Residents asked about easements, drainage, construction of new roads and the sewer plant. Joshua noted easements have to be obtained properly, no properties can have run off onto another property by state law, new roadways will be constructed which will benefit the community and will be maintained by the City of Caddo Mills and the new sewer plant will help serve the area off 1565 where over 4,000 new homes will be constructed.

Paul Painter made a motion and seconded by Justin Johnson to recommend to the City Council 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. The vote was unanimous.

ADJOURN: A Motion was made by Richard Hill and seconded by Amy Houser to adjourn the meeting. The meeting was adjourned at 12:30 pm. The vote was unanimous.

ATTEST:

_____	_____	_____
Annetta Nabors – P&Z Secretary	P&Z Commission Chair	Date