

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

MEETING MINUTES

Tuesday, August 4, 2026, 12:00 pm

Present: Rod Watkins – President
Richard Hill - Member
Annetta Nabors - Permit Coordinator

Amy Houser – Member
Joshua Kinnick - Building Official
Chris Davies - Mayor

Absent: Steve Layer - Alternate
Paul Painter – Member

Justin Johnson – Member

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 – JULY 7, 2026. Richard Hill made a motion and seconded by Amy Houser to approve the minutes as written. The vote was unanimous.

DISCUSSION/ACTION: Discussion with Possible Action on a recommendation to the City Council to accept a final plat for Preserve at Brushy Creek Phase 1 identified as Hunt CAD 34773, located south of State Highway 66 and east of CR 2617, being an approx. 75.411 acres situated in the Shelby County School Land Survey, ABST No 946 with 158 residential lots with 5 common area tracts.

Joshua Kinnick presented an overview of the plat and stated that the development part of phase 1 is close to completion as the builder wants to submit plans for review.

Amy Houser made a motion and seconded by Richard Hill to approved he final plat for Discussion with Possible Action on a recommendation to the City Council to accept a final plat for Preserve at Brushy Creek Phase 1 identified as Hunt CAD 34773, located south of State Highway 66 and east of CR 2617, being an approx. 75.411 acres situated in the Shelby County School Land Survey, ABST No 946 with 158 residential lots with 5 common area tracts. The vote was unanimous.

DISCUSSION/ACTION– The commission members viewed a resignation letter from Steve Layer. **He is unable to attend meetings due to work related responsibilities.**

ADJOURN: A Motion was made by Richard Hill and seconded by Amy Houser to adjourn the meeting. The meeting was adjourned at 12:10 pm. The vote was unanimous.

ATTEST:

Annetta Nabors – P&Z Secretary

P&Z Commission Chair

Date