

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

MEETING MINUTES

Tuesday, September 1, 2026, 12:00 pm

Present: Rod Watkins – President	Paul Painter – Member
Amy Houser – Member	Richard Hill - Member
Joshua Kinnick - Building Official	Chris Davies – Mayor
Matt McMahan – City Manager	Annetta Nabors - Permit Coordinator

Also in attendance were Jacob Dupuis – Dunaway Engineer & Ryan Joyce – Property Developer.

Absent: 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 – AUGUST 4, 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 with possible action on establishing a permanent zoning of PD – Planned Development District on the following property proposed for annexation described below:

CAD ID 21116 A0049 BUSTILLA CLEMENTE, TRACT 86, ACRES 198.8158 generally located south of intersection CR 2506 and CR 2508.

Public Hearing opened at 12:04 pm

Many residents attended the meeting to address concerns with the newly proposed subdivision. Annexation, drainage, roadway improvements, ROW, traffic, number of homes and size lots were discussed by staff/engineer/developer. The point was mentioned several times that this is the beginning of the process. Any traffic, drainage or other studies/engineering have not been started so no specific details are known at this point. Jacob did add that the results of those studies can be sent to TX Dot and other entities that will be affected as well. The mayor mentioned that the developer could have constructed the subdivision with a MUD and it could have affected them negatively without any entity to hold the developer responsible for installation of improvements.

Rod reminded everyone that this is a meeting to discuss and recommend/not recommend the zoning change to the city council.

Residents that were in attendance or had submitted opposition letters were:
Frank Falcon, Donny Reyes, Katie Holtz, Monica Long, Kerry Hickey, Justin & Deana Haisten, Kimberly Masson, Preston Ross, Grant Miller, Chad Ashby, Ellen Thompson, Aubrey Bullock, John Beltz, Holly Coats, Katie Guidry, Joy Sargent, William & JA Saville,

Public Hearing closed at 12:58 pm

Paul Painter made a motion and seconded by Amy Houser to establish a permanent zoning of PD – Planned Development District on the following property proposed for annexation described as CAD ID 21116 A0049 BUSTILLA CLEMENTE, TRACT 86, ACRES 198.8158 generally located south of intersection CR 2506 and CR 2508.

The vote was unanimous.

PUBLIC HEARING: Hold a Public Hearing on establishing a permanent zoning of C-2 Commercial District on the following property proposed for annexation described below:

CAD ID 23286 4268 S FM 36, A0229 DAVIS GEORGE W, TRACT 14, ACRES 62.7664 and CAD ID 123023 4268 FM 36 A0229 DAVIS GEORGE W, TRACT 71, ACRES .5626 generally located west of FM 36 and north of I-30.

Public Hearing opened at 1:03 pm

No one came forward to speak concerning this matter.

Public Hearing closed at 1:04 pm

ADJOURN: A Motion was made by Richard Hill and seconded by Amy Houser to adjourn the meeting. The meeting was adjourned at 1:07 pm. The vote was unanimous.

Annetta Nabors – P&Z Secretary

P&Z Commission Chair

Date