# CITY PLANNING & ZONING COMMISSION

**City Hall – City Council Chambers**
**2313 Main Street, Caddo Mills, Texas**

## MEETING MINUTES

## Tuesday, October 6, 2026, 12:00 pm

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

**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 – SEPTEMBER 1, 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 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.

City Sewer is now available to this property and that is the reason it is being annexed and zoned.

Motion was made by Paul Painter and seconded by Amy Houser to recommend to the City Council to establish a permanent zoning of C-2 Commercial District for CAD ID 23286 4268 S FM 36 and CAD ID 123023 4268 FM 36. The vote was unanimous

**PUBLIC HEARING/DISCUSSION/ACTION:** Hold a Public Hearing and discussion with possible action on Amending the Comprehensive Plan Future Land Use Map for 2301 Hwy 66 CAD ID 90163 generally located north of Hwy 66 and east of Gilmer Street, being an approximate 0.5854 acres Lot 1B situated in Original Town of Caddo Mills Hunt County Texas, from Low Density Residential to - Neighborhood Services District.

**Public Hearing opened at 12:03 pm Public Hearing closed at 12:04 pm**

This property is owned by the City of Caddo Mills Economic Development Corporation and is currently being rezoned for future development.

Amy Houser made a motion and seconded by Paul Painter to recommend to the City Council to amend the Comprehensive Plan Future Land Use Map for 2301 Hwy 66 CAD ID 90163 from Low Density Residential to - Neighborhood Services District.

**PUBLIC HEARING/DISCUSSION/ACTION:** Hold a Public Hearing and discussion with possible action on Changing the current Zoning for 2301 Hwy 66 CAD ID 90163 generally located north of Hwy 66 and east of Gilmer Street, being an approximate 0.5854 acres Lot 1B situated in Original Town of Caddo Mills Hunt County Texas, from SF-2 Single Family District to C1 – Neighborhood Commercial District.

**Public Hearing opened at 12:05 pm Public Hearing closed at 12:06 pm**

Motion was made by Richard Hill and seconded by Paul Painter to recommend to the City Council changing the current Zoning for 2301 Hwy 66 CAD ID 90163 from SF-2 Single Family District to C1 – Neighborhood Commercial District.

**DISCUSSION/ACTION:** Discussion with Possible Action on a recommendation to the City Council to accept a final plat for Hunt County CAD Property ID 121996, 3642 FM 1565.

Motion was made by Amy Houser and seconded by Paul Painter to recommend to the City Council to accept a final plat for Hunt County CAD Property ID 121996, 3642 FM 1565.

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

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