CITY PLANNING & ZONING COMMISSION

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

MEETING MINUTES

Monday, July 7, 2025, 12:00 pm

Present: Rod Watkins - President
Justin Johnson – Member
John Adel – City Manager
Joshua Kinnick - Building Official
Richard Hill - Member
Amy Goodman – Member
Annetta Nabors - Permit Coordinator
Mayor – Chris Davies

Absent: Paul Painter – Member
Joel Richardson – DEC Director
Steve Layer - Alternate
Matt McMahan – Director of Community Services

INVOCATION & ANNOUNCE A QUORUM AND CALL THE MEETING TO ORDER
Rod Watkins gave the invocation and declared a quorum was present and called the meeting to order at 12:00 pm.

APPROVE MINUTES OF PREVIOUS PLANNING AND ZONING COMMISSION MEETING JUNE 9, 2025. Richard Hill made a motion and seconded by Justin Johnson to approve the minutes as written. The vote was unanimous.

ACTION/DISCUSSION: PUBLIC HEARING - Hold a Public Hearing and Discussion/Possible Action on a recommendation to the City Council regarding an Ordinance amending the Comprehensive Plan Future Land Use Map to redesignate the future land use designation of Hunt County Property ID 129516, generally located west of FM 36 and north of FM 1903, being an approximate 2-acre tract of land situated in the Cady DC Abstract A0157, Hunt County Texas from Low Density Residential to Mixed Use.
Public Hearing – Opened 12:03 pm and closed at 12:25 pm
Josh presented that Comprehensive Plan Future Land Use Map needed to be amended to allow the change from Low Density Residential to Mixed Use.
Residents: Eric Morris and Reed Enna were in attendance. These residents voiced many concerns about the proposed changes and construction so close to their homes in the Mills. These concerns included: traffic with the new school, lights and noise, possible loitering, screening, security cameras capturing their families and property and possible decrease in property values.

Richard Hill made a motion and seconded by Justin Johnson to recommend amending the Comprehensive Plan Future Land Use Map for Hunt County Property ID 129516 designation from low Density Residential to Mixed Use. The vote was unanimous.

PUBLIC HEARING/DISCUSSION/ACTION: Hold a Public Hearing and Discussion/Possible Action on a recommendation to the City Council regarding an Ordinance rezoning Hunt County CAD 129516 generally located west of FM 36 and north of FM 1903, an approximate 2-acre tract

of land, being situated in the Cady D C Abstract A0157, Hunt County Texas, from SF-E Single Family Estate to MU – Mixed Used.

Public Hearing – Opened 12:27 pm and closed at 12:28 pm

Richard Hill made a motion and seconded by Justin Johnson to recommend the change of zoning for Hunt County Property ID 129516, from SF-E Single Family Estate to MU – Mixed Used. The vote was unanimous

PUBLIC HEARING/DISCUSSION/ACTION: Hold a Public Hearing and Discussion/Possible Action on a recommendation to the City Council designate a zoning district for portions of Hunt CAD Property ID 220301, 34681, 34708, 108038, and 34722, generally located north of CR 2638 and west of FM 1565, and being an approximate 59.117-acre tract of land situated in the Shelby County School Land, Abstract 0946, Hunt County, Texas, providing permanent zoning designation of PD – Planned Development District concurrent with annexation.

Public Hearing – Opened 12:29 pm and closed at 1:09 pm

Residents: Mercedes Foster, Willy Peters, Vicky Lue, Ed McGuire and Chris Taylor were in attendance. These residents voiced many concerns about the new Megatel Development – Enclave of Bahamas, Phase 1. Many spoke about the roads, drainage and flooding in the area, easements for expanded roadways, new water lines, new lift station and upgrades, fiber installation, fear of annexation, Fire and Police services and the value of their properties.

Eddie explained that the developers must take responsibility for drainage and will have plans that must be approved by City Engineers. He added that many improvements will be coming with these developments such as larger water lines, upgrades to sewer lines and lift station, and expanded roads. He also noted that the roads are currently county responsibility but will become city roads. Any easements obtained would be compensated with future expansion. Hunt County and TxDot also have roadways that are their responsibility in the area.

In another discussion he mentioned that the boundaries for Caddo Mills and Royse City is basically Brushy Creek and it would not change. Also no one would be annexed into the city unless they petitioned for it. A possible ESD district is in the works for the November ballot that could help with the demand or the on Caddo Mills Fire and Police Departments. Installation of fiber optics could become available as the improvements continue.

Richard Hill made a motion and seconded by Amy Goodman to recommend to the City Council a permanent zoning designation of PD – Planned Development District concurrent with annexation for portions of Hunt CAD Property ID 220301, 34681, 34708, 108038, and 34722 generally located north of CR 2638 and west of FM 1565, and being an approximate 59.117-acre tract of land situated in the Shelby County School Land, Abstract 0946, Hunt County, Texas. The vote was unanimous.

ADJOURN: A Motion was made by Justin Johnson and seconded by Richard Hill to adjourn the meeting. The meeting was adjourned at 1:10 pm. The vote was unanimous.

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Annetta Nabors - P&Z/Permit Coordinator *Rod Watkins - P&Z Commission President*