CITY PLANNING & ZONING COMMISSION

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

MEETING MINUTES

Monday, August 11, 2025 12:00 pm

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

Absent: Steve Layer - Alternate
Joel Richardson – DEC Director
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 Neighborhood Services.
Public Hearing – Opened 12:05 pm and closed at 12:06 pm
Josh presented that Comprehensive Plan Future Land Use Map needed to be amended to allow the change from Low Density Residential to Neighborhood Services. Amy Houser made a motion and seconded by Richard Hill to recommend amending the Comprehensive Plan Future Land Use Map for Hunt County Property ID 129516 designation from low Density Residential to Neighborhood Services. 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 PD – Planned Development.
Public Hearing – Opened 12:09 pm and closed at 12:25 pm

Joshua Kinnick explained that a Planned Development would have stricter requirements on construction such as lighting, screening wall, noise, etc.

Residents Eric Morris and Eric Flattery voiced concerns about many things: property values, rodents, dumpsters, flooding/drainage, hours of operation and alcohol sales. Many of these items were addressed in the July 7 P&Z meeting. Alcohol sales were addressed by Joshua Kinnick stating with the daycare located in close proximity, alcohol sales would not be allowed.

Bud Jones spoke concerning the PD and that he had narrowed down what uses could be allowed in the retail strip.

Justin Johnson made a motion and seconded by Amy Houser to recommend the change of zoning for Hunt County Property ID 129516, from SF-E Single Family Estate to PD – Planned Development. 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.

ATTEST

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