CITY PLANNING & ZONING COMMISSION

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

MEETING MINUTES

Monday, October 13, 2025 12:00 pm

Present: Richard Hill - Member Steve Layer - Alternate Amy Houser – Member
John Adel – City Manager Annetta Nabors - Permit Coordinator
Joshua Kinnick - Building Official

Absent: Rod Watkins – President Paul Painter – Member Justin Johnson – Member

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

APPROVE MINUTES OF PREVIOUS PLANNING AND ZONING COMMISSION MEETING OCTOBER 13, 2025. 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 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 CAD Property ID 121996 generally located west of FM 1565 and south of Hwy 66 and being an approximate 2 acres situated in the Cady D C Abstract A0157, Hunt County Texas, from Low Density Residential to C1 – Commercial.

Public Hearing – Opened 12:01 pm and closed at 12:18 pm
Joshua presented that Comprehensive Plan Future Land Use Map needed to be amended to allow the change from Low Density Residential to Neighborhood Services. Resident Jeff Wells asked what would occupy the facility. Joshua presented that Savannah wants to demolish the existing structure and construct a building for her State Farm Insurance Agency. There would be additional office spaces that could be rented out. Clarity about the M2 zoning was provided by John and that this was an error on the future use map and how correction will need to be done.

Richard Hill made a motion and seconded by Amy Houser 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: Hunt County CAD Property ID 121996 generally located west of FM 1565 and south of Hwy 66 and being an approximate 2 acres situated in the

Cady D C Abstract A0157, Hunt County Texas, changing the zoning from SF-E Single Family Estate to C1 – Commercial.

Public Hearing – Opened 12:19 pm and closed at 12:20 pm

No one came forward or had questions. Amy Houser made a motion and seconded by Richard Hill to recommend the change of zoning for Hunt County Property ID 129516, from M2 to C1 – Commercial. The vote was unanimous

ADJOURN: A Motion was made by Richard Hill and seconded by Amy Houser 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*