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

AGENDA

Monday, November 3, 12:00 pm

1. **Call to Order, Confirm A Quorum, and Invocation**

2. **PUBLIC COMMENT:** Any citizen wishing to appear before a regular meeting of the Planning and Zoning Commission, regarding any matter posted on the Planning and Zoning Commission Agenda below, shall complete the sign-up form provided at the meeting, no later than 12:00 PM.

3. **Approve Minutes of Previous MEETING** – October 11, 2025

4. **ACTION/DISCUSSION:** Consider and act upon making a recommendation to accept an amended final plat for Caddo Mills Crossing Ph1, approximately 159.09 acres generally located at County Road 2162 and County Road 2160, Hunt County, Texas, Hunt CAD Property IDs 26813 situated in the William R. Hart Survey, Abstract 0462, Tract 6; and 27137, situated in the Catherine Havins Survey, Abstract 0488, Tract 7, Abstract 1126, 488, 462, Hunt County, Texas.

5. **PUBLIC HEARING/DISCUSSION/ACTION:** Hold a Public Hearing and Discussion with Possible Action on a recommendation to the City Council regarding amending the Comprehensive Plan Future Land Use Map to redesignate the future land use designation of Hunt 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, also known as 3642 FM 1565, from Low Density Residential to Neighborhood Services.

6. **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 zoning designation of Hunt 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, also known as 3642 FM 1565, M-2 Heaving Manufacturing/Industrial District to Planned Development District (with C-1 base zoning).

7. **PUBLIC HEARING/DISCUSSION/ACTION:** A proposed zoning change from M-2 Heavy Manufacturing/Industrial District to SF-1 Single Family Residential 1 District for approx. 18.08-acre area which includes the following twelve (12) properties:

HCAD ID	Legal Description	Address				
206512	Hackberry Farm Lot 20 Acres 1.55	4002	County Road 2616	Caddo Mills	TX	75135
206511	Hackberry Farm Lot 19 Acres 1.5	4005	Hackberry Cir.	Caddo Mills	TX	75135
206493	Hackberry Farm Lot 1 Acres 1.5	4000	Hackberry Cir.	Caddo Mills	TX	75135
206515	Hackberry Farm Lot 23 Acres 1.52	4032	County Road 2616	Caddo Mills	TX	75135
206514	Hackberry Farm Lot 22 Acres 1.51	4022	County Road 2616	Caddo Mills	TX	75135
206513	Hackberry Farm Lot 21 Acres 1.5	4012	County Road 2616	Caddo Mills	TX	75135
206510	Hackberry Farm Lot 18 Acres 1.5	4015	Hackberry Cir.	Caddo Mills	TX	75135
206496	Hackberry Farm Lot 4 Acres 1.5	4040	Hackberry Cir.	Caddo Mills	TX	75135
206495	Hackberry Farm Lot 3 Acres 1.5	4020	Hackberry Cir.	Caddo Mills	TX	75135
206494	Hackberry Farm Lot 2 Acres 1.5	4010	Hackberry Cir.	Caddo Mills	TX	75135
206509	Hackberry Farm Lot 17 Acres 1.5	4025	Hackberry Cir.	Caddo Mills	TX	75135
206508	Hackberry Farm Lot 16 Acres 1.5	4035	Hackberry Cir.	Caddo Mills	TX	75135

8. **PUBLIC HEARING/DISCUSSION/ACTION:** A proposed zoning change from M-2 Heavy Manufacturing/Industrial District to SF-E Single Family Estate District for an approx. 9.92-acre area which includes the following four (4) properties:

HCAD ID	Legal Description	Address				
120577	A0157 Cady D C,Tract 33-2, Acres 2.96	3582	FM 1565	Caddo Mills	TX	75135
22538	A0157 Cady D C,Tract 33-1, Acres 2.95	3588	FM 1565	Caddo Mills	TX	75135
120583	A0157 Cady D C,Tract 33-3, Acres 2.01	3612	FM 1565	Caddo Mills	TX	75135
121996	A0157 Cady D C,Tract 33-4, Acres 2.0	3642	FM 1565	Caddo Mills	TX	75135

9. Discussion regarding changing the regular meeting date/time for future Planning and Zoning Commission meetings.

10. ADJOURN

NOTE: The P&Z Commission reserves the right to meet in Executive Session closed to the public at any time in the course of the meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

This is to certify that I, Annetta Nabors, posted this agenda in the locked public notice box facing the outside, on the City Hall bulletin board and on the city website, **https://cityofcaddomills.com/**, by 5:00 pm on Tuesday, October 28, 2025.

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Annetta Nabors – Secretary