CITY PLANNING & ZONING COMMISSION

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

MEETING MINUTES

Monday, November 3, 2025 12:00 pm

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

Absent: Justin Johnson – Member

INVOCATION & ANNOUNCE A QUORUM AND CALL THE MEETING TO ORDER
Rod Watkins 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 Paul Painter to approve the minutes as written. The vote was unanimous.

DISCUSSION/ACTION: 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.

Richard Hill made a motion and seconded by Amy Houser to accept an amended final plat for Caddo Mills Crossing Ph1. 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 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.

Public Hearing – Opened 12:07 pm and closed at 12:08 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. Joshua presented that Savannah wants to demolish the existing structure and construct a building for her State Farm Insurance Agency with additional office spaces that could be rented out.

Paul Painter 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 south of FM 1565 and Hwy 66 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 12:10 pm and closed at 12:12 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 Planned Development District (with C-1 base zoning). The vote was unanimous

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

Public Hearing – Opened 12:16 pm and closed at 12:17 pm
Josh stated that these properties needed to be corrected for the zoning to be consistent with the Zoning and Future Land Use Maps.

A Motion was made by Amy Houser and seconded by Richard Hill to change from M-2 Heavy Manufacturing/Industrial District to SF-1 Single Family Residential 1 District. The vote was unanimous.

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

Public Hearing – Opened 12:18 pm and closed at 12:19 pm

Contingent on City Council approval of the rezone of Cad ID 121996, it will be excluded from the changes in this zoning as prior Change from M-2 Heaving Manufacturing/Industrial District to Planned Development District (with C-1 base zoning) will be in effect.

A Motion was made by Amy Houser and seconded by Paul Painter to change the zoning from M-2 Heavy Manufacturing/Industrial District to SF-E Single Family Estate District. CAD ID 121996 will be excluded Contingent on City Council approval. The vote was unanimous.

Discussion of future meeting was done and agreed upon the Planning and Zoning Meetings would be the First Tuesday of each month starting January 2026 @ 12 noon.

ADJOURN: A Motion was made by Amy Houser and seconded by Paul Painter to adjourn the meeting. The meeting was adjourned at 12:30 pm. The vote was unanimous.

ATTEST

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