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

AGENDA

Monday, December 1, 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** – November 3, 2025

4. **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 117909, 117910 and 117911 generally located south of CR 2626 and west of FM 1565, being an approximate 31.3-acres situated in the Shelby County School Land Survey, Abstract No. 946, City of Caddo Mills, Hunt County, Texas from Low Density Residential to Neighborhood Services.

   Also amending the Comprehensive Plan Future Land Use Map to redesignate the future land use designation of Hunt CAD Property 347159, generally located south of CR 2626 and west of FM 1565, being an approximate 31.3-acres situated in the Shelby County School Land Survey, Abstract No. 946, City of Caddo Mills, Hunt County, Texas from Commercial to Neighborhood Services.

5. **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 Hunt County CAD Property IDs 34715, 117909, 117910 and 117911 generally located south of CR 2626 and west of FM 1565, being an approximate 31.3-acres situated in the Shelby County School Land Survey, Abstract No. 946, City of Caddo Mills, Hunt County, Texas, changing the zonings for CAD Property ID 34715 currently zoned C1 Commercial; for CAD Property ID 117909 currently zoned A - Agricultural District; for CAD Property ID 117910 currently zoned A - Agricultural District; and for CAD Property ID 117911

currently zoned A - Agricultural District to PD Planned Development District with a base zoning of C1 Neighborhood Commercial District.

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 Comprehensive Plan Future Land Use Map to redesignate the zoning designation of Hunt CAD Property ID Hunt County CAD Property ID 53661 generally located north of Hwy 66 and east of Main Street, being an approximate .48-acre Lot 9B situated in Original Town of Caddo Mills Hunt County Texas, (2 lots recently replated into 1) from Low Density Residential to Neighborhood Services.

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7. **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 Hunt County CAD Property ID 53661 generally located north of Hwy 66 and east of Main Street, being an approximate .48-acre Lot 9B situated in Original Town of Caddo Mills Hunt County Texas, (2 lots recently replated into 1) changing the zoning from SF-2 Single Family District and C1 – Neighborhood Commercial District to Planned Development District.

8. **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, November 25, 2025.

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Annetta Nabors – Secretary