CITY PLANNING & ZONING COMMISSION

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

MEETING MINUTES

Monday, December 1, 2025 12:00 pm

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

Absent: Paul Painter – 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 NOVEMBER 3, 2025. Richard Hill made a motion and seconded by Steve Layer 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 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.

Public hearing – opened 12:16 pm and closed 12:17 pm

No one came forward to speak or had questions from the public.
The concept plans show medical offices, retail spaces, assisted living facility, over 55 apartments, Storage and detention ponds. The property is owned by the Baggleys and Kevin plans to live onsite in his existing residence to save costs until the phase starts where the residence is located begins construction.

Amy Houser made a motion and seconded by Justin Johnson to amend 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. 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 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.

Public Hearing – Opened 12:17 pm and closed at 12:18 pm

No one came forward to speak or had questions from the public.
Discussion was made concerning the proximity to the airport and it was noted that plans with be in compliance with FAA regulations. Todd Baggley presented that he is planning to move his dental office from Wylie to this location. The medical complex will provide an opportunity for other independent providers to locate to Caddo Mills. The concept plan presented will bring medical offices, retail spaces, assisted living facility, over 55 apartments, and storage to this area.

Amy Houser made a motion and seconded by Richard Hill to recommend. 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. The vote was unanimous.

PUBLIC HEARING/DISCUSSION/ACTION: 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.

Public Hearing – Opened 12:31 pm and closed at 12:32 pm

No one came forward to speak or had questions from the public.
Discussion was made concerning the First Street side of the lot and how this would affect the neighboring residences. First street already has traffic issues and congestion would be a problem.

Amy Houser made a motion and seconded by Justin Johnson to deny the application and have the applicant resubmit all required documentation for the Planned Development. 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 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.

Public Hearing – Opened 12:33 pm and closed at 12:34 pm

No one came forward to speak or had questions from the public.
Joshus Kinnick discussed that the owners suggested a strip mall with a café/ donut shop with drive thru, and /or dry cleaner could be possibilities for this location. All commission members agreed that no entrance should be allowed from First Street. No concept plan, possible tenants or planned development specifications were submitted.

Amy Houser made a motion and seconded by Justin Johnson to deny the application and have the applicant resubmit all required documentation for the Planned Development. 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 12:40 pm. The vote was unanimous.

ATTEST

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