CITY PLANNING & ZONING COMMISSION/PUBLIC HEARING
CITY HALL - 2313 MAIN STREET - COUNCIL CHAMBERS
CADDO MILLS, TEXAS 75135
MEETING MINUTES

Monday, June 10, 2024, 12:00 pm

1. **INVOCATION & ANNOUNCE A QUORUM AND CALL THE MEETING TO ORDER**
   Rod Watkins gave the invocation and declared a quorum was present and called the meeting to order at 12:00 pm. Commission members present were Rod Watkins, Richard Hill, Justin Johnson and Emily Delia. City Staff members present were Building Official-Joshua Kinnick and Permit Coordinator-Annetta Nabors.

2. **APPROVE MINUTES OF PREVIOUS PLANNING AND ZONING COMMISSION MEETING MAY 13, 2024.** Richard Hill made the motion to approve the minutes as written and Justin Johnson seconded the motion. The motion passed 4-0.

3. **ACTION/DISCUSSION:** Receive a report, hold a discussion, conduct a public hearing, and consider making a recommendation on CAD ID 120444, located at 2404 Second Street and being an approximate .294-acre tract of land situated in the BASS ADDITION, Hunt County, Texas, legal description S2240 BASS ADDITION BLK 3 LOT 3A & 7-8 submitting for a change of Zoning from SF-2 to C1 Commercial.

   Joshua Kinnick presented that the Economic Development Corporation has purchased the facility for offices. The presentation said that the facility would receive cosmetic updates with a new parking lot on the Gilmer side of the property. The number of parking spots could vary depending on the removal of a tree – the EDC was undecided about its removal. The EDC is also looking to install a fence and make the backyard an outdoor area for events. There is currently enough parking for two cars in the existing driveway.

   Public Hearing

   Doug Pemberton was the first resident to speak. He presented photos and voiced concerns about congestion and stated there is a no parking sign that is ignored. The width of the roadway being 23’ is an issue. He noted that the residents do not want an entrance to the parking lot on Second Street: the road is too congested and traffic speeds through the area. The opinion is that the zoning change should not be allowed until improvements have been made. Improvements have been promised for many years that have not come to fruition.

Shannon Thompson was the next resident to speak. She vocalized that did not want the zoning to change until improvements were completed. She also showed photos of drainage issues and was concerned about speeders on their road.

Lesa Nelson was the next resident to speak. She expressed concerns about drainage and showed photos of her yard and the flooding. She also did not want to see the zoning change until the improvements were completed.

Josh discussed how Second street is next for improvements, and they will begin as soon as Brewster Street is complete. These improvements will include widening the road, moving telephone phone poles, engineered drainage, new water and sewer lines.

Doug commented that public events have been an issue with cars parking everywhere and noted again that an entrance off second street was not what the residents want.

Rod commented that the change is in line with the Comprehensive Plan of the City and the bonds have been issued for the improvements to Second Street. He adjourned the public hearing.

Richard Hill made a motion to recommend the zoning change for 2404 Second Street and Emily Delia seconded the motion. The motion passed 4-0. 12:45 pm

4. **ACTION/DISCUSSION:** Receive a report, hold a public hearing, have discussion, concerning a recommendation to update the Zoning Codes for the City of Caddo Mills.

In April 2023, Ad Terram Consulting was contracted to conduct a zoning ordinance review and provide recommendations. The main purpose of the revisions was to:

1. Identify recommended updates to align with the new Comprehensive Plan.
2. Identify obsolete regulations or those that conflict with current state and federal law.
3. Provide recommendations for land use regulations within the Zoning Ordinance.

The subdivision ordinance, zoning ordinance, utility easements /set back requirements, creating 2 new districts: Old Caddo and a Mixed-Use District and amending the special conditions portions were all discussed.

Emily Delia made a motion to move the vote for recommendation of the new Zoning Codes until July to give time for review and Rod Watkins seconded the motion. The motion passed 4-0.

5. ADJOURN MEETING: Richard Hill made the motion to adjourn the meeting and Justin Johnson seconded the motion. The motion passed 4-0. The meeting was adjourned at 1:16pm.

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Annetta Nabors – P&Z/Permit Coordinator *Rod Watkins -P&Z Commission President*