CITY PLANNING & ZONING COMMISSION/PUBLIC HEARING MEETING MINUTES

Monday, July 8, 2024, 12:00 pm

Present: Rod Watkins - President
Paul Painter - Member
Joshua Kinnick - Building Official
Annetta Nabors - Permit Coordinator
Emily Delia - Member
Richard Hill - Member
Joel Richardson - Asst to City Manager

Absent: Justin Johnson - Member

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.

2. **APPROVE MINUTES OF PREVIOUS PLANNING AND ZONING COMMISSION MEETING JUNE 10, 2024.** Richard Hill made the motion to approve the minutes as written and Emily Delia 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 Amending the Planned Development (PD) ordinance for the Pit Stop, located at 5115 FM 1565 including Exhibit B, Development Standards, section D.2.c. to correct the number of allowed lots in the RV Park, changing Phase 1 lot count from 148 to 150 and adding Phase 2 RV lot count of 120. Rod opened the public hearing.

   JD Bryant addressed concerns about construction and the screening fence that the neighbors were told would be constructed. A port a pot is located onsite but workers sometimes are not using it. He has a family and does not like the situation. Other residents in the audience agreed with him but no one else chose to speak. Josh instructed him to call the Police Department if there are any instances or if workers are trespassing. Josh noted that it will be a 6' wooden fence. Rod adjourned the public hearing.

Richard Hill made a motion to recommend the zoning change Amending the Planned Development (PD) ordinance for the Pit Stop, located at 5115 FM 1565 including Exhibit B, Development Standards, section D.2.c. to correct the number of allowed

lots in the RV Park, changing Phase 1 lot count from 148 to 150 and adding Phase 2 RV lot count of 120 and Emily Delia seconded the motion. The motion passed 4-0.

4. **ACTION/DISCUSSION:** Receive a report, hold a discussion, conduct a public hearing, and consider making a recommendation on Amending the Planned Development (PD) ordinance for the Pit Stop, located at 5115 FM 1565 including Exhibit C, Concept Plan, to relocate Phase 1 commercial development and to move the Event Area, Tiny Homes, and Golf Driving Range from Phase 1 to Phase 2. Rod opened the Public Hearing.

   No one had any questions or concerns about this change. Rod adjourned the public hearing.

   Richard Hill made a motion to recommend the zoning change for Amending the Planned Development (PD) ordinance for the Pit Stop, located at 5115 FM 1565 including Exhibit C, Concept Plan, to relocate Phase 1 commercial development and to move the Event Area, Tiny Homes, and Golf Driving Range from Phase 1 to Phase 2 and Emily Delia seconded the motion. The motion passed 4-0.

5. **ACTION/DISCUSSION:** Receive a report, hold a discussion, conduct a public hearing, and consider making a recommendation on a Comprehensive Zoning Text Amendment affecting all sections of the City's Zoning Code including the Caddo Mills Municipal Airport. Rod opened the Public Hearing.

   Residents had concerns about zoning and if there would be changes. Josh explained that the ordinance will not affect anything already complete unless the occupant wants to change the use. Cheryl Hopper addressed her concerns with the new school and her backyard pond along with the community ponds. She felt strongly that there needs to be fencing to help keep the areas safe near Trailstone. DR Horton owns common property and that would need to be addressed with them. Josh noted that the new school will be installing a fence. Tim Rector asked about possible flooding with the new developments. Joel commented that the engineers will design the area to reduce the flooding issues. Residents also were concerned about all the new construction and areas that could become commercial as the city grows. Josh stated that a lot of the main FM roads will eventually become Commercial, but each one will have to be rezoned for that use. Rod adjourned the public hearing.

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

- Identify recommended updates to align with the new Comprehensive Plan,
- Identify obsolete regulations or those that conflict with current state and federal law,
- Provide recommendations for land use regulations within the Zoning Ordinance, the subdivision ordinance, zoning ordinance, utility easements and set back requirements,
- Creating 2 new districts: Old Caddo and a Mixed-Use District and
- Amending the special conditions portions were all discussed.

Caddo Mills Municipal Airport Zoning Ordinance was presented by Josh. He gave an overview of FAA regulated zones and the construction of airplane hangars. The airport is 500 acres.

Emily Delia made a motion to recommend approving the Comprehensive Zoning Text Amendment affecting all sections of the City's Zoning Code including the Caddo Mills Municipal Airport and Rod Watkins seconded the motion. The motion passed 4-0.

6. **ADJOURN MEETING:** Emily Delia made the motion to adjourn the meeting and Rod Watkins seconded the motion. The motion passed 4-0. The meeting was adjourned at 1:00 pm.

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