CITY PLANNING & ZONING COMMISSION/PUBLIC HEARING MEETING MINUTES

Monday, September 9, 2024, 12:00 pm

Present: Rod Watkins - President
Richard Hill - Member
Joel Richardson - Asst to City Manager
Justin Johnson - Member
Joshua Kinnick - Building Official
Annetta Nabors - Permit Coordinator

Absent: Emily Delia – Member
Paul Painter - 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 JULY 8, 2024.** Richard Hill made the motion to approve the minutes as written and Justin Johnson seconded the motion. The motion passed 3-0.

3. **ACTION/DISCUSSION:** Receive a report, hold a discussion, conduct a public hearing, and consider making a recommendation on Hunt CAD Property ID 111624, located at 3079 Highway 66, Caddo Mills, TX 75135, Abstract/Subdivision: S4814 - ROUTE 66 ADDN - GEO ID: 4814-0010-001R-12 Legal Description: – S4814 ROUTE 66 ADDN BLK 1 LOT 1R 1.5 acres and 65,643 square feet from the current zoning of Agricultural - AG to Commercial - C1.

   Josh presented that this property is owned by Scott Clements, and he intends to build a restaurant/bar. Sewer will be in place before opening of facility and could come from Grenville as we do not have infrastructure already installed in that area. There is plenty of room to accommodate parking and the City of Caddo Mills has already approved alcohol sales. The distance between the bar and the adjacent day care meets the requirements for TABC.

   Justin Johnson made a motion to recommend the changing from the current zoning of Agricultural - AG to Commercial - C1 and Richard Hill seconded. The motion passed 3-0.

4. **ACTION/DISCUSSION:** Receive a report, hold a discussion, conduct a public hearing, and consider making a recommendation on an approximate 0.643-acre

portion of Hunt CAD Property ID 53656, located at 2216 Dixie Street from Single Family - SF2 to Commercial - C1.

Josh presented that the plat for this property was not finished as it is needing approval for ROW easements. Commercial properties are desperately needed, and this facility can hold 2-4 tenants. Parking will be coming from Dixie and Railroad streets and not Gilmer. The future plans for Gilmer will remain 2 lanes with added turn lanes as there will be a bypass to carry traffic around downtown.

Richard Hill made a motion to recommend the zoning change for located at 2216 Dixie Street from Single Family - SF2 to Commercial - C1 and Justin Johnson seconded the motion. The motion passed 3-0.

5. **ADJOURN MEETING:** Richard Hill made the motion to adjourn the meeting and Justin Johnson seconded the motion. The motion passed 3-0. The meeting was adjourned at 12:30 pm.

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