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

MONDAY, JUNE 12, 2023 at 12:00 noon

1. INVOCATION & ANNOUNCE A QUORUM PRESENT AND CALL THE MEETING TO ORDER

Rod Watkins gave the invocation. Rod declared a quorum was present and called the meeting to order at 12:00p.m. Commission members present were Rod Watkins, Richard Hill, Justin Johnson and Paul Painter. City Staff members present were City Manager-Matt McMahan, EDC Director-Joel Richardson, Building Official-Joshua Kinnick and Permit Coordinator-Annetta Nabors.

2. APPROVE MINUTES OF PREVIOUS MEETING

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 to establish a zoning district on Hunt CAD Property ID 116578, legally described as an approximate 50.71 acre tract of land situated the Shelby County School Land Survey, Abstract 946, Tract 71-2, Hunt County, Texas, being more generally described as located south of CR 2613, west of CR 2617, and east of Hwy 66 as SF-2.

Josh brought a report that this property would have 172 lots for single family residences and there is flood plain area that cannot be built on. Water services will not be available for 2 years minimum. Approx lot sizes 70 x 100 and 60 x 120. Developer and possible builder for residences is Southfork Developments. Residents Russell Lane and Casey Fouse addressed commission with concerns that the roads are not sufficient for this amount of traffic. Matt McMahan stated that the developers in that area will be widening and improving the roads with main access to FM 1565.

Richard Hill made a motion to establish the zoning classification as SF-2 was seconded by Justin Johnson. The motion passed 4-0.

4. ACTION/DISCUSSION

Receive a report, hold a discussion, conduct a public hearing, and consider making a recommendation to establish a zoning district on Hunt CAD Property 34715, legally described as being in the Shelby County School Land Survey, Abstract 946, Tract 35, Hunt County, Texas, and Hunt CAD Property ID 117912, legally described as being in the Shelby County School Land Survey,

Abstract 946, Tract 35-4, Hunt County, Texas, totaling a certain ±23.293 acre tract, and being more generally described as located south of CR 2626 and west of FM 1565 as C1 – Commercial.

Josh brought a report that this property would used a dental/medical offices. Matt McMahan stated that this is very needed for our Caddo Mills residents. Paul abstained from the vote.

Richard Hill made a motion to establish the zoning classification as C1 – Commercial and was seconded by Justin Johnson. The motion passed 3-0.

5. ACTION/DISCUSSION

The Planning and Zoning Commission will consider and act upon making a recommendation to accept the final plat for Trailstone Ph 5. 40.777 acres out of the Charles B McDonald Survey, Abstract No. 727, the Peter Shanks Survey, Abstract No. 1004 Hunt County, Texas, 164 Single Family Lots, 2 Common areas.

Matt McMahan discussed that Trailstone Ph 5 had been walked and approved by the City and City Engineers. Joshua Kinnick made mention of future phases and Ph 6 would be the half completion of Trailstone.

Paul Painter made a motion to approve the final plat for Trailstone Ph 5 and was seconded by Justin Johnson. The motion passed 4-0.

6. ACTION/DISCUSSION

The Planning and Zoning Commission will hold a discussion and make a recommendation to accept the resignation of Lori Howell and recommend an applicant for the board. Lori Howell's resignation letter along with letters of interest from Emily Delia and Beth Dattomo were received.

Richard Hill made a motion to accept Lori Howell's resignation and appoint Emily Delia as board member and Beth Dattomo as alternate. Motion was Seconded by Justin Johnson. The motion passed 4-0.

7. ADJOURN MEETING

Richard Hill made the motion to adjourn the meeting and Justin Johnson seconded the motion. The motion passed 4-0. The meeting adjourned at 12:25pm.

_____ _____

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