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

MONDAY, AUGUST 7, 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, Paul Painter, Emily Delia and Beth Dattomo. City Staff members present were 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 6-0.

3. ACTION/DISCUSSION

Receive a report, hold a discussion, conduct a public hearing, and consider making a recommendation on Hunt CAD Property ID 53671, located at 2508 First Street, .396 acres Abstract/Subdivision: S4360 ORIG TOWN OF CADDO MILLS Tract 3A, Legal Description: S4360 ORIG TOWN OF CADDO MILLS BLK B LOT 3A ACRES .396, Hunt County, TX GEO ID: 4360-000B-003A-12 will change the current zoning of SF-2 Single Family Residence to C1 - Light Commercial.

Josh presented the layout for the proposed zoning change for commercial office spaces and adjacent asphalt parking lot (CAD 39831). An ADA concrete ramp will be required for the facility. Paul Painter made a motion for recommendation to recommend the zoning change and was seconded by Justin Johnson. The motion passed 6-0.

4. ACTION/DISCUSSION

Receive a report, hold a discussion, conduct a public hearing, and consider making a recommendation on Hunt CAD Property ID 39831, located at 2511 Hwy 66, acres .217 Abstract/Subdivision: A0488 HAVINS CATHERINE, Tract 1001, Hunt County, TX GEO ID: 0488-1001-0000-12 Legal Description: A0488 HAVINS CATHERINE, TRACT 1001, ACRES .217, (AKA BASS ADDN BLK 6 LT 1A) will change the current zoning of SF-2 Single Family Residence to C1 – Light Commercial.

Josh presented that this property is the parking for CAD 53671 and it will be only accessible from Hwy 66. Paul Painter made a motion for recommendation to recommend the zoning change and was seconded by Justin Johnson. The motion passed 6-0.

5. ACTION/DISCUSSION

Receive a report, hold a discussion, conduct a public hearing, and consider making a recommendation on Hunt CAD Property ID 90183, located at 2209 Gilmer, acres, .506 Abstract/Subdivision: S5560 - WILLIAMS SUBDIVISION,4Hunt County, TX GEO ID: 5560-0020-001A-12 Legal Description: WILLIAMS SUBDIVISION BLK 2 LOT 1A (PT OF 1-2) ACRES .506 will change the current zoning of SF-1 Single Family Residence to C1 – Light Commercial.

Josh presented possible design layout for strip mall and parking including handicap spots with fire truck around. Richard Hill made a motion for recommendation to recommend the zoning change and was seconded by Emily Delia. The motion passed 6-0.

6. ACTION/DISCUSSION

Receive a report, hold a discussion, conduct a public hearing, and consider making a recommendation on Hunt CAD Property ID 229768, located at FM 1903, acres 4.06 Abstract S3787 - KLAUS RANCHETTES #3, Tract 1R, GEO ID: 3787-00A0-001R-12 Legal Description: S3787 KLAUS RANCHETTES #3 BLK A LOT 1R ACRES 4.06 (REPLAT) will change the current zoning of AG – Agriculture to C2 – Commercial.

Josh presented the layout and parking for Semi repair shop. Richard Hill made a motion for recommendation to recommend the zoning change and was seconded by Justin Johnson. The motion passed 6-0.

7. ADJOURN MEETING

Emily Delia made the motion to adjourn the meeting and Richard Hill seconded the motion. The motion passed 6-0. The meeting adjourned at 12:34pm.

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