CITY PLANNING & ZONING COMMISSION/PUBLIC HEARING
CITY HALL - 2313 MAIN STREET - COUNCIL CHAMBERS
CADDO MILLS, TEXAS 75135
MEETING MINUTES
MONDAY, DECEMBER 12, 2022 at 12:00 noon

1. INVOCATION

Rod Watkins gave the invocation.

2. ANNOUNCE A QUORUM PRESENT AND CALL THE MEETING TO ORDER

Rod declared a quorum was present and called the meeting to order at 12:03 p.m. Commission members present were Rod Watkins, Justin Johnson and Lori Howell. City Staff members present were City Manager-Matt McMahan, EDC Director-Joel Richardson, Building Official-Joshua Kinnick and Permit Coordinator-Annetta Nabors.

3. APPROVE MINUTES OF PREVIOUS MEETING

Lori Howell made the motion to approve the minutes as written and Justin Johnson seconded the motion. The motion passed 3-0. **Paul Painter and Richard Hill arrived after the approval of November 7, 2022 minutes. 12:05 p.m.**

4. ACTION/DISCUSSION:

Receive a report, hold a discussion, conduct a public hearing, and consider making a recommendation on a zoning change from a SF-1, Single-Family Residential District -1 to C-1, Commercial District – Office, Light Retail, and Neighborhood Services classification on property described below:

Hunt CAD Property IDs 90201 and 90169 located at 2105 Gilmer Street and being an approximate .92 acre tract of land being more particularly described as Lot 4 Block 16, Williams Subdivision and Lot 3C, Williams Subdivision, City of Caddo Mills, Hunt County, Texas.

Details of the proposed 10,500 square foot store were given with concept plan and photos of similar stores already constructed. The developers felt that this store would provide a needed service to the residents and community. Fresh produce, jobs, sales tax revenue, improvements

to Brick Alley and help with traffic concerns are benefits that they proposed. Upon completion o f the developers presentation area residents: Dyane Neal, Annie Cullivan, Justin Morel, Kelly McMahan and Tim Rector voiced their concerns.

- These residents have lived here for years and do not want a store in their neighborhood.
- They wondered how this new store would add value to the area properties and the community.
- Trash and upkeep of a store would generate a large amount of trash and there were concerns of the ongoing maintenance.
- The traffic is a concern to the area and to brick alley, it is already a very difficult maneuver.
- Crime could rise with the easy accessibility to highways.
- Concerns with possible alcohol sales and possible consumption on site.
- Property values would be raised but who would want to live near a store?
- Very few jobs would be provided by this facility.

Rod closed public hearing and discussion was held by commission members at 12:38pm.

A motion was made by Richard Hill to recommend changing the zoning to C1 with no second. Motion was dropped.

More discussion by commission members.

A motion was made by Lori Howell to not recommend the change for zoning with no second. Motion was dropped.

More discussion by commission members.

A motion was made by Lori Howell to not recommend the change for zoning to the City Council and seconded by Rod Watkins. Motion passed 5-0.

5. ADJOURN MEETING

Richard Hill made the motion to adjourn the meeting and Justin Johnson seconded the motion. The motion passed 5-0. The meeting adjourned at 12:53pm. Next Meeting will be Monday, February 13, 2023.

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