CITY PLANNING AND ZONING COMMISSION
City Hall – City Council Chambers
2313 Main Street, Caddo Mills, Texas

AGENDA

Tuesday, April 7, 2025 - 12:00 pm

1. **Call to Order, Confirm A Quorum, and Invocation**

2. **PUBLIC COMMENT:** Any citizen wishing to appear before a regular meeting of the Planning and Zoning Commission, regarding any matter posted on the Planning and Zoning Commission Agenda below, shall complete the sign-up form provided at the meeting, no later than 12:00 PM.

3. **Approve Minutes of Previous MEETING** – January 6, 2026

4. **PUBLIC HEARING/DISCUSSION/ACTION:** Hold a Public Hearing and Discussion with Possible Action on a recommendation to the City Council regarding amending the Comprehensive Plan Future Land Use Map by changing the Future Land Use Designation for Hunt CAD ID 250092 S4457 PARSONS ESTATES LOT 2-1 7.3500ac, generally located south of State Highway 66 and West of FM 1565, from "Neighborhood Services" to "Low Density Residential".

5. **PUBLIC HEARING/DISCUSSION/ACTION:** Hold a Public Hearing and Discussion with Possible Action on a recommendation to the City Council regarding an Ordinance establishing a permanent zoning of "PD" Planned Development District (PD-Ranchwood) with an SF-2 Single-Family Residential District-2 base zoning for approx. 53.54 acres proposed for annexation and described as: Hunt CAD ID 250293 S4457 PARSONS ESTATES LOT 2-2 4.9910ac and Hunt CAD ID 22547 A0157 CADY D C,48.5490ac; and rezoning approx. 12.0291 acres described as Hunt CAD ID 250092 S4457 PARSONS ESTATES LOT 2-1 7.3500ac and Hunt CAD ID 108601 A0157 CADY D C,TR 34-1, 4.6791ac from "M-2" Heavy Manufacturing/Industrial District to "PD" Planned Development District (PD-Ranchwood) with an SF-2 Single-Family Residential District-2 base zoning, all property generally located south of State Highway 66 and West of FM 1565.

6. **DISCUSSION/ACTION:** Discussion and Possible Action on establishing a permanent zoning of "PD" Planned Development District (PD-Prairie Oak) with an SF-2 Single-Family Residential-2 District base zoning for approx. 128.26 acres proposed for annexation and described as: Hunt CAD ID 21101 A0049 BUSTILLA CLEMENTE, TRACT 69, 123.93ac and Hunt CAD ID 21082 A0049 BUSTILLA CLEMENTE, TRACT 52, 4.33ac, generally located east of FM 1565 and north of Interstate 30.

7. **ADJOURN**

NOTE: The P&Z Commission reserves the right to meet in Executive Session closed to the public at any time in the course of the meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (purchase, exchange, lease or value of real property); §551.074 (personnel or to hear complaints against personnel); §551.076 (deployment, or specific occasions for implementation of security personnel or devices); and §551.087 (economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

This is to certify that I, Annetta Nabors, posted this agenda in the locked public notice box facing the outside, on the City Hall bulletin board and on the city website, **https://cityofcaddomills.com/**, by 12:00 pm on Tuesday, March 31, 2026

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Annetta Nabors – Secretary