CITY PLANNING & ZONING COMMISSION

City Hall – City Council Chambers
2313 Main Street, Caddo Mills, Texas

MEETING MINUTES

Tuesday, April 7, 2026 12:00 pm

Present: Rod Watkins – President | Amy Houser – Member | Richard Hill - Member
Justin Johnson – Member | Joshua Kinnick - Building Official
John Adel – City Manager | Annetta Nabors - Permit Coordinator

Absent: Steve Layer - Alternate | Paul Painter – Member

INVOCATION & ANNOUNCE A QUORUM AND CALL THE MEETING TO ORDER
Rod Watkins declared a quorum was present, called the meeting to order at 12:00 pm and gave the invocation.

PUBLIC COMMENT - No one wanted to speak at this time.

APPROVE MINUTES OF PREVIOUS PLANNING AND ZONING COMMISSION MEETING JANUARY 06, 2026. Amy Houser made a motion and seconded by Justin Johnson to approve the minutes as written. The vote was unanimous.

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".

Public hearing – opened 12:05 pm and closed 12:09 pm

> Joshua Kinnick presented that CAD ID 250092 needs to be changed from "Future Neighborhood Services" to "Low Density Residential". 3 of the 4 tracts in this future subdivision are already designated as future "Low Density Residential" Use.
>
> A neighboring property owner asked if this would affect their status for annexation. It was explained to him that no annexation can be done without property owner petition.

Richard Hill made a motion and seconded by Justin Johnson to recommend to the City Council regarding amending the Comprehensive Plan Future Land Use Map for CAD ID 250092 to be changed from "Future Neighborhood Services" to "Low Density Residential". The vote was unanimous.

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.

Public Hearing – Opened 12:11 pm and closed at 12:16 pm

Joshua Kinnick presented the concept plan, zoning map with the for the zoning change for Ranchwood. Justin Johnson asked if History Maker had submitted the Developer Agreement a few years ago. Joshua replied that the Developer Agreement had been amended since then and now they are ready to move forward with development. A resident asked if the zoning would be in phases and Joshua replied that the entire property would be included.

Justin Johnson made a motion and seconded by Richard Hill to recommend 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. The vote was unanimous.

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.

Residents had questions concerning Prairie Oak. They wanted to know what a PD is and how these additional houses will affect the roads, water and sewer. Joshua Kinnick explained that a PD is bound to their Developer Agreement concerning all these items. Within the Developer Agreement there are very specific details on roadways, water lines,

sewer lines, screening fences for the neighborhood, amenities and many other details that must be done before construction of single-family residences may begin.

No action was taken on this item, and it will be on the May 5, 2026, Planning and Zoning Agenda.

ADJOURN: A Motion was made by Justin Johnson and seconded by Richard Hill to adjourn the meeting. The meeting was adjourned at 12:30 pm. The vote was unanimous.

ATTEST:

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Annetta Nabors – P&Z Secretary *P&Z Commission Chair*