CITY PLANNING & ZONING COMMISSION

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

MEETING MINUTES

Tuesday, July 7, 2026, 12:00 pm

Present: Rod Watkins – President | Amy Houser – Member | Richard Hill - Member
Justin Johnson – Member | Paul Painter – Member
Joshua Kinnick - Building Official | Annetta Nabors - Permit Coordinator

Absent: Steve Layer - Alternate

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 – MAY 5, 2026.
Richard Hill made a motion and seconded by Amy Houser 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 an Ordinance amending the Comprehensive Plan Future Land Use Map to redesignate the zoning designation of Hunt CAD Property ID Hunt County CAD Property ID 53661 generally located north of Hwy 66 and east of Main Street, being an approximate .48-acre Lot 9B situated in Original Town of Caddo Mills Hunt County Texas, (2 lots recently replated into 1) from Low Density Residential to MF - Multi-Family Residential and C1 - Neighborhood Commercial District. **Public hearing – opened 12:01 pm and closed 12:17 pm**

> Joshua Kinnick presented maps, proposed development standards and a concept plan. Resident Macie Stinson addressed these concerns: roadway parking issues and that people would be parking in front of her house, these are proposed with minimal setbacks and that they are 2-story with no privacy for her residence, and concern that her property values would be affected.
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> Josh noted that a variance would be required for the change to set back requirements. Matt also commented on the parking issues already present on First Street. The property owner can build a duplex as it is right now. The commission members discussed how this would negatively affect this area and agreed that 3 or 4 town homes is not what is best for this area.

Amy Houser made a motion and seconded by Richard Hill to deny the requested change. 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 amending the zoning designation Hunt County CAD Property ID 53661 generally located north of Hwy 66 and east of Main Street, being an approximate .48-acre Lot 9B situated in Original Town of Caddo Mills Hunt County Texas, (2 lots recently replated into 1) changing the zoning from SF-2 Single Family District and C1 – Neighborhood Commercial District to Planned Development District. **Public hearing – opened 12:17 pm and closed 12:18 pm**

> The commission members stated again how this would negatively affect this area and agreed that 3 or 4 town homes is not what is best for this area.

Amy Houser made a motion and seconded by Justin Johnson to deny the requested change. The vote was unanimous.

ADJOURN: A Motion was made by Amy Houser and seconded by Richard Hill to adjourn the meeting. The meeting was adjourned at 12:21 pm. The vote was unanimous.

ATTEST:

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