

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

Meeting Minutes

NOVEMBER 8, 2021 MONDAY at 12:00 noon

1. INVOCATION

Rod Watkins gave the invocation.

ANNOUNCE A QUORUM PRESENT AND CALL THE MEETING TO ORDER

President Rod Watkins declared a quorum present and called the meeting to order at 12:00 p.m. Commission members present were Richard Hill, Paul Painter, Justin Johnson, Lori Howell, City Manager-Matt McMahan, Building Official-Joshua Kinnick and Permit Coordinator-Annetta Nabors.

2. APPROVE MINUTES OF PREVIOUS MEETING (October 2021)

Richard Hill made the motion to approve the minutes as written and Justin Johnson seconded the motion. The motion passed 5-0.

3. OPEN PUBLIC HEARING

Public Hearing was opened at 12:00pm.

- a. **PUBLIC HEARING:** Hold a public hearing to change the zoning classification from AG-Agricultural to PD - Planned Development on properties identified by Hunt CAD Property IDs 21106, 34798, 34683 and 101935, located at 4672 FM 1565 and 4449 CR 2617, and being an approximate 149.587 acre tract of land situated in the Bustilla Clemente Survey, Abstract 49, Tract 76 and in the Shelby County School Land Survey, Abstract 946, Tracts 12, 61-2 and 81, Hunt County, Texas, changing the zoning classification from AG - Agricultural to PD - Planned Development.

Presentation of the proposed development of Fox Landing with Altura Homes by Ryan Joyce with price point of low \$300,000's was made providing location of community, site plan details, development guidelines, amenities and dedication of 17.72 acres to the City of Caddo Mills of property for future airport expansion.

Mercedes Foster, a 30 year resident, voiced concerns with the new growth all the problem it would bring with traffic, water supply and overcrowding.

Jeff Vondemkanp voiced concerns about new infrastructure installation and the delay in materials for these improvements. Roadway congestion and flooding were also concerns he addressed. Staff and the developer addressed that these concerns will be handled through the new development. The City of Caddo Mills will be taking over water from Caddo Basin and installing new water and sewer lines. Engineers will design the elevations to prevent flooding and roadways directly connected to the development will be improved by the developer.

- b. **PUBLIC HEARING:** Hold a public hearing to change the zoning classification from AG - Agricultural to PD - Planned Development on property identified by Hunt CAD Property ID 34773, generally located west of CR 2617, south of CR 2613 and east of Hwy 66, and being an approximate 154.54 acre tract of land situated in the Shelby County School Land Survey, Abstract 946, Tract 71, Hunt County, Texas, changing the zoning classification from AG - Agricultural to PD - Planned Development.

Presentation of the proposed development of Preserve on Bushy Greek with LGI Homes by Ryan Joyce with starting price point of \$400,000 was made providing location of community, site plan details, development guidelines and amenities.

Mercedes Foster voiced again her concerns with the growth and how it will cause water shortage and roadway congestion.

- c. **PUBLIC HEARING:** Hold a public hearing to change the zoning classification from AG – Agricultural to PD - Planned Development on property identified by Hunt CAD Property ID 34763 located at 3821 CR 2626 and being an approximate .73 acre tract of land situated in the Bustilla Clemente Survey, Tract 61-1 and in the Shelby County School Land Survey, Abstract 946 Hunt County, Texas, changing the zoning classification from AG - Agricultural to SF - 1.
- d. **PUBLIC HEARING:** Hold a public hearing to change the zoning classification from AG – Agricultural to PD - Planned Development on property identified by Hunt CAD Property ID 34763 located at 3821 CR 2626 and being an approximate 1.06 acre tract of land situated in the Bustilla Clemente Survey, Tract 61-1 and in the Shelby County School Land Survey, Abstract 946 Hunt County, Texas, changing the zoning classification from AG - Agricultural to SF - E.

4. Adjourn Public Hearing

- a. **ACTION/DISCUSSION:** Discuss and recommend approval or denial to the City Council of Ordinance No. 110921-1 to change the zoning classification from AG - Agricultural to PD - Planned Development on properties identified by Hunt CAD Property IDs 21106, 34798, 34683 and 101935, located at 4672 FM 1565 and 4449 CR 2617, and being an approximate 149.587 acre tract of land situated in the Bustilla Clemente Survey, Abstract 49, Tract 76 and in the Shelby County School Land Survey, Abstract 946, Tracts 12, 61-2 and 81, Hunt County, Texas, changing the zoning classification from AG - Agricultural to PD - Planned Development.

Lori mentioned that there is a need for this price point of housing. Motion was made by Richard Hill and seconded by Lori Howell. The motion passed 5-0.

- b. **ACTION/DISCUSSION:** Discuss and recommend approval or denial to the City Council of Ordinance No. 110921-2 to change the zoning Classification from AG – Agricultural to PD - Planned Development on property identified by Hunt Property ID 34773, generally located west of CR 2617, south of CR 2613 and east of Hwy 66, and being an approximate 154.54 acre tract of land situated in the Shelby County School Land Survey, Abstract 946, Tract 71, Hunt County, Texas, changing the zoning classification from AG - Agricultural to PD - Planned Development.

Motion was made by Lori Howell and seconded by Paul Painter. The motion passed 5-0.

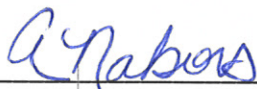
- c. **ACTION/DISCUSSION:** Discuss and recommend approval or denial to the City Council of Ordinance No. 110921-3 to change zoning classification Hunt CAD Property ID 34763 located at 3821CR 2626 and being an approximate .73 acre tract of land situated in the Bustilla Clemente Survey, Tract 61-1 and in the Shelby County School Land Survey, Abstract 946 Hunt County, Texas, changing the zoning classification from AG - Agricultural to SF - 1.

Motion was made by Richard Hill and seconded by Justin Johnson. The motion passed 5-0.

- d. **ACTION/DISCUSSION:** Discuss and recommend approval or denial to the City Council of Ordinance No. 110921-4 to change the zoning classification Hunt CAD Property ID 34763 located at 3821 CR 2626 and being an approximate 1.06 acre tract of land situated in the Bustilla Clemente Survey, Tract 61-1 and in the Shelby County School Land Survey, Abstract 946 Hunt County, Texas, changing the zoning classification from AG-Agricultural to SF-E.

Motion was made by Lori Howell and seconded by Richard Hill. The motion passed 5-0.

Lori Howell made the motion to adjourn the meeting. Paul Painter seconded the motion. The motion passed 5-0. The meeting adjourned at 1:05pm.



Annetta Nabors – P&Z/Permit Coordinator



Rod Watkins -P&Z Committee President

SEAL:

