



AGENDA
REGULAR CITY COUNCIL MEETING
July 14, 2026 – 6:00 P.M.

The Caddo Mills City Council will hold a regular scheduled meeting at City Hall, 2313 Main Street, Caddo Mills, Texas at 6:00 p.m. on Tuesday, July 14, 2026.

- (1) Call to Order
- (2) Invocation
- (3) Approval of City Council Meeting Minutes:
 - (a) Regular Meeting – June 9, 2026
 - (b) Special Meeting – June 23, 2026
- (4) Presentation to the City Council by members of the Public (to be conducted as close to 6:05 p.m. as possible with a three-minute limit per person, unless otherwise required by law). This period is reserved for citizens to address Council about any item listed on the agenda, except public hearings, or to provide a general comment. Comments related to public hearings will be heard when the specific hearing begins. Per the Texas Open Meetings Act, the Council is not permitted to act on or discuss any item not listed on the agenda, but Council may respond with a statement of fact or policy. Items suggested for action may be placed on a future agenda, at the Council's sole discretion.
- (5) REPORTS: (written reports available at City Hall prior to meeting)
 - (a) Financials including Accounts Payable
 - (b) Court
 - (c) Public Works / Engineering / Parks Update
 - (d) Police
 - (e) Fire
 - (f) Building Services
 - (g) Economic Development Corporation
 - (h) Airport
 - (i) City Manager
- (6) Consideration and Possible Action on First Reading of Resolution for an economic incentive between the Caddo Mills Economic Development Corporation and Guillermo Campos (Si Senor Tex-Mex and Bella's Market LLC)
- (7) Consideration and Possible Action on a Resolution approving a request from the property owner for voluntary inclusion of property into the City's Extraterritorial Jurisdiction (ETJ) and authorizing the extension of the City's ETJ Boundaries to include said property

- (8) Consideration and Possible Action on an Ordinance amending City of Caddo Mills Ordinance Chapter 13, Article 07 Grease Trap and Interceptors
- (9) **PUBLIC HEARING** – Regarding an Ordinance to amend the Comprehensive Plan Future Land Use Map to redesignate Hunt CAD Property ID 53661 generally located north of Highway 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 replatted into 1) from Low Density Residential to MF Multi-Family Residential and C1-Neighborhood Commercial
- (10) **PUBLIC HEARING** – Regarding an Ordinance to amend the zoning designation of Hunt CAD Property ID 53661, generally located north of Highway 66 and east of Main Street, being an approximate .48 acres, Lot 9B, situated in Original Town of Caddo Mills, Hunt County, Texas, (2 lots recently replatted into 1) changing the zoning from Single Family District (SF-2) and Neighborhood Commercial District (C1) to Planned Development District (PD)
- (11) Consideration and Possible Action on Ordinance amending the Comprehensive Plan Future Land Use Map and the Zoning Ordinance for Hunt CAD Property ID 53661, generally located north of Highway 66 and east of Main Street, being an approximate .48 acres, Lot 9B, situated in Original Town of Caddo Mills, Hunt County, Texas, and redesignate the property's Future Land Use Map designation from Low Density Residential to Multi-Family Residential (MF) and Neighborhood Commercial District (C1) and to change the zoning from Single Family District (SF-2) and Neighborhood Commercial District (C1) to Planned Development (PD)
- (12) **PUBLIC HEARING** – regarding the proposed annexation of a portion of TxDOT right-of-way corridor along State Highway 66 being approximately 21.04 acres; a portion of Hunt County right-of-way corridor along County Road 2134 being approximately 1.4 acres, and portions of Hunt County right-of-way corridor along County Road 2506 and County Road 2508 being 3.3 acres of land, excluding any private property situated along said right-of-way corridors
- (13) Consideration and Possible Action on a Resolution approving a Development Agreement with Caddo 200 Pursuit, LP (Becker Estates / Caddo 200)
- (14) **PUBLIC HEARING** – regarding the creation of a public improvement district to be known as the Becker Estates Public Improvement District
- (15) Consideration and Possible Action on a Resolution authorizing the creation of a public improvement district to be known as the Becker Estates Public Improvement District, and ordering public improvements to be made for the benefit of such district
- (16) Consideration and Possible Action on a Resolution accepting a 2.569-acre Right-of-Way dedication located in the Harrison Thompson Survey, Abstract No. 1052, Hunt County, Texas, being part of a 219.568-acre tract conveyed to Code Complete, LLC, and authorizing the City Manager to execute any documents necessary to effectuate the acceptance

- (17) Consideration and Possible Action on Ordinance annexing certain Texas Department of Transportation (TxDOT) right-of-way along Interstate 30, consisting of segments extending from Brushy Creek to FM 1565, FM 1565 to FM 36, FM 36 to FM 1903, and FM 1903 to County Road 2172, excluding any private property situated along said right-of-way corridor
- (18) EXECUTIVE SESSION: In accordance with Texas Government Code, Section 551.001, et. Seq., the City Council will recess into Executive Session (closed meeting) to discuss the following:
- (a) **Section 551.087**, Discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the territory of the City and with which the City is conducting economic development negotiations; and/or to deliberate the offer for a financial or other incentive to the business prospect:
 - (1) DR Horton
 - (b) **Section 551.071**, Consultation with Attorney on a matter in which the duty of the Attorney to the City Council under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with the Open Meetings Act:
 - (1) City Manager
 - (c) **Section 551.074**, Deliberation regarding the appointment, evaluation, reassignment, duties, discipline, or dismissal of public officer or employee:
 - (1) City Manager
- (19) Reconvene to Open Session: In accordance with Texas Government Code Chapter 551, the City Council will reconvene into Regular Session to consider any action needed on matters discussed in Executive Session
- (20) Adjourn

NOTE: The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this 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 City Attorney); §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, Becky Pattillo, posted this agenda in the locked public notice box facing the outside, on the City Hall bulletin board and on the city website: www.cityofcaddomills.com on or before 6:00 p.m., Tuesday, July 7, 2026.

Becky Pattillo, City Secretary