

ORDINANCE 011326 - 2

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CADDO MILLS, TEXAS AMENDING CHAPTER 14A OF THE CODE OF ORDINANCES OF THE CITY OF CADDO MILLS, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY CHANGING THE ZONING CLASSIFICATION FOR AN APPROXIMATE 2.0-ACRE TRACT OF LAND TO PD DEVELOPMENT DISTRICT – FOX LANDING, TO WIT: (1) ALL OR PART OF HUNT COUNTY CAD PROPERTY IDS 248370, 348371, 248372, 248385, 248386, 248387 & 248380, ALSO KNOWN AS LOTS 5-7 OF BLOCK B AND LOTS 5-7 OF BLOCK C OF THE FOX LANDING PHASE 1B ADDITION, BEING AN APPROXIMATE 0.73-ACRE AREA AND INCLUDING ADJACENT RIGHTS-OF-WAY, CURRENTLY ZONED "SF-1" SINGLE FAMILY ZONING 1 DISTRICT; AND (2) ALL OR PART OF HUNT COUNTY CAD PROPERTY IDS 248372, 248373, 248374, 248375, 248387, 248388, 348389, 348390 & 248380, ALSO KNOWN AS LOTS 7-10 OF BLOCK B AND LOTS 7-10 OF BLOCK C OF THE FOX LANDING PHASE 1B ADDITION, BEING AN APPROXIMATE 1.06-ACRE AREA, INCLUDING ADJACENT RIGHTS-OF-WAY, CURRENTLY ZONED "A" AGRICULTURAL DISTRICT; INCLUDING THE 2.0-ACRE TRACT IN THE FOX LANDING PLANNED DEVELOPMENT APPROVED BY ORDINANCE 110921-7; WAIVING THE SEPARATE PUBLIC HEARING FOR THE DEVELOPMENT PLAN; PROVIDING FOR SEVERABILITY, REPEALING, AND SAVINGS CLAUSES; PROVIDING A PENALTY OF UP TO \$2000 PER VIOLATION; PROVIDING FOR PUBLICATION; PROVIDING AN EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Caddo Mills, Texas (hereinafter referred to as “City”) is a Home Rule Municipality acting under its Charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Texas Local Government Code; and

WHEREAS, the City Council of the City of Caddo Mills, Texas (the “City Council”), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Chapter 14A of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the “Zoning Ordinance”); and

WHEREAS, the Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character

of a development project; and

WHEREAS, The City of Caddo Mills, Texas has received a request from property owner(s) to change the zoning classification for an approximate 2.0-acre tract of land depicted in **Exhibit “A”** to PD Development District – Fox Landing, to wit: (1) ; Adding the 2.0-acre tract into the Fox Landing Planned Development approved by ordinance 110921-7; and

WHEREAS, the 2.0-acre tract shall be developed in accordance with the Development Standards and associated Exhibits included in Ordinance No. 110921-7, Fox Landing Planned Development, attached hereto as **Exhibit “B”**; and

WHEREAS, the Planning and Zoning Commission of the City of Caddo Mills, after holding a public hearing on this request on January 6, 2026, voted to recommend the City Council approve the change in zoning district classification on the Property and change the official zoning map of the City (the “Zoning Map”) to reflect the PD zoning classification; and

WHEREAS, the City Council of the City of Caddo Mills, after holding a public hearing on this request on January 13, 2026, at which it considered the recommendation of the Planning and Zoning Commission and, among other things, the character of the land and its suitability for particular uses, and compatibility with surrounding uses, with a view of encouraging the most appropriate use of land in the City, and the City Council does hereby find that the requested zoning accomplishes such objectives; and

WHEREAS, the City Council has determined that the requested zoning change, as well as the resulting Zoning Map change is in the best interest of the citizens of Caddo Mills and voted to approved said zoning change request.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CADDO MILLS, TEXAS, THAT:

SECTION 1. Incorporation of Premises. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2: Zoning Amendment. The Zoning Ordinance is hereby amended to change the zoning designation of the Property to PD - Planned Development District – Fox Landing, and incorporating said property into the Fox Landing Planned Development approved by Ordinance No. 110921-7 as fully set forth herein, and all applicable City ordinances and regulations governing except as may be modified by such Ordinance.

SECTION 4. Zoning Map. The Zoning Map is hereby amended to reflect the established PD zoning classification designation herein made.

SECTION 5. Plan Approval and Public Hearing Waiver. The conceptual plan, development standards, and building concept submitted with this application have been approved and have been found to be sufficient for meeting the Planned Development District submission requirements outlined in the Zoning Ordinance for both the Conceptual Plan and Development Plan, and further, that the requirement for a separate public hearing for the Development Plan is hereby waived.

SECTION 6. Compliance Required. The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City, as amended. In the event of a conflict between the Comprehensive Zoning Ordinance and PD Ordinance No. 110921-7, Ordinance No. 110921-7 shall govern.

SECTION 7. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 8. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 9. Penalty. Any person, firm, entity or corporation who violates any provision of this Ordinance shall be deemed guilty of a misdemeanor, and upon conviction, therefore, shall be fined in a sum not exceeding Two Thousand and No/100 Dollars (\$2,000.00). Each continuing day's violation shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state and federal law.

SECTION 10. Open Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

SECTION 11. Publication and Effective Date. This Ordinance shall take effect immediately from and after its passage and its publication as required by law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CADDO MILLS, TEXAS ON THIS, THE 13th DAY OF JANUARY 2026.



Chris Davies, Mayor

ATTEST:



Becky Patillo, City Secretary



Exhibit "A"

Location and Depiction of 2.0-Acre Property

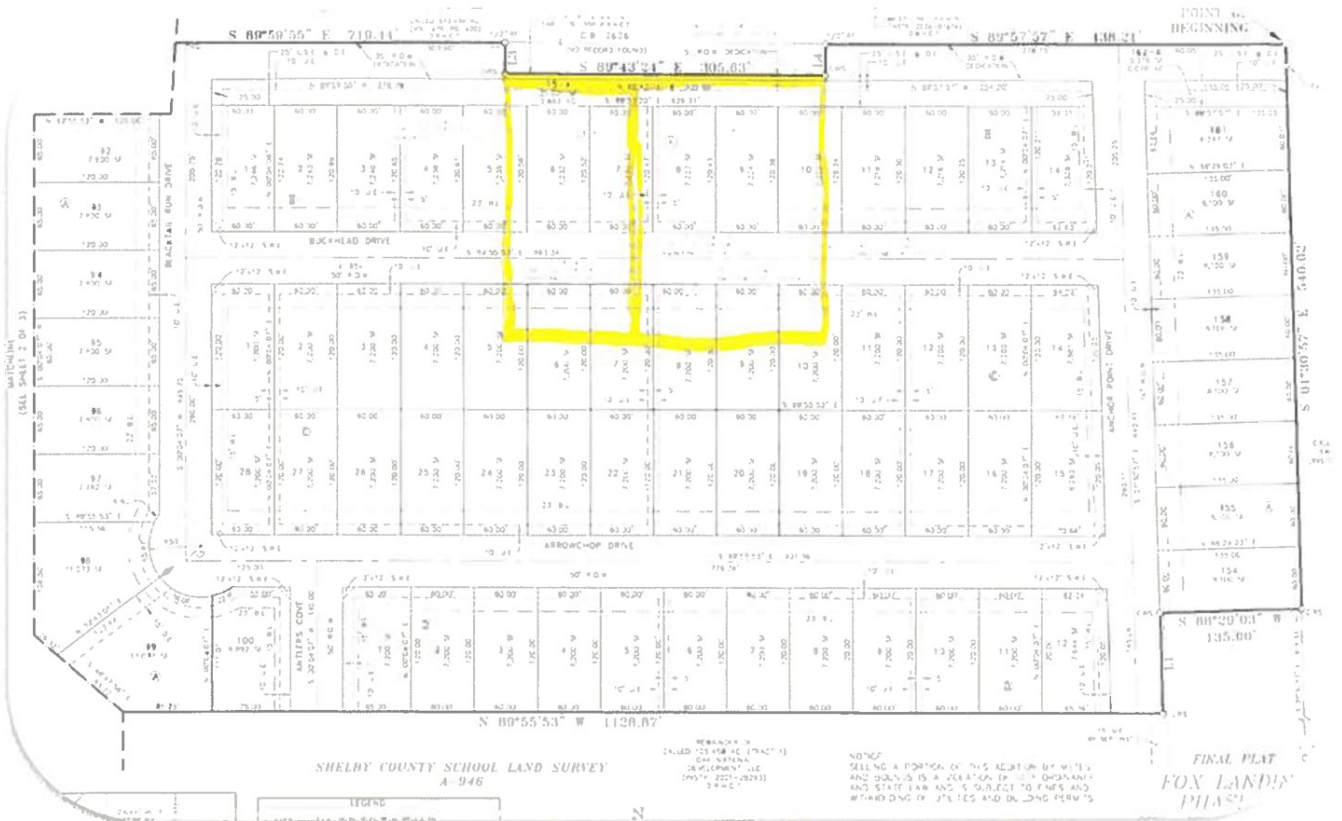
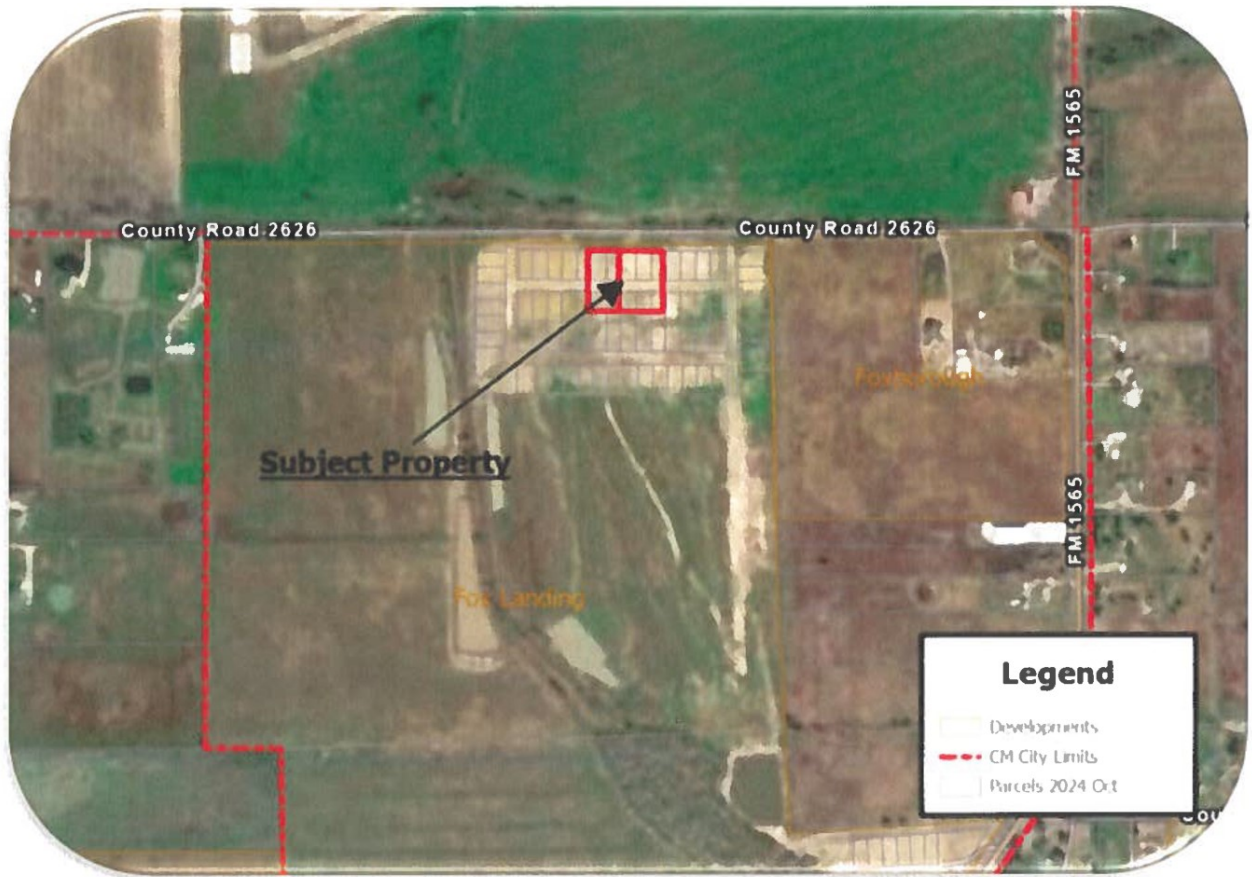


Exhibit “B”
Ordinance No. 110921-7