

CANTON BOARD OF ADJUSTMENT

12:30 P.M., THURSDAY, MARCH 16, 2006
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Alton Smith, Dan McLemore, Walter Clemments, and Bob Moore. Tina Ingram was absent. Rick Malone, Henry Lewis, David Husmann, Raymond Pruitt and Bonny Sumner were also present.

CALL MEETING TO ORDER AND DECLARE QUORUM - Board Chairman Alton Smith called the meeting to order at 12:35 p.m. and announced a quorum present.

APPROVAL OF MINUTES OF DECEMBER 8, 2005, MEETING – The minutes of the December 8, 2005, Board of Adjustment meeting were unanimously approved upon motion by Walter Clemments and second by Dan McLemore.

DISCUSS AND CONSIDER REQUEST FROM FIRST UNITED METHODIST CHURCH FOR VARIANCE TO ORDINANCE 2003-03 REGULATING MINIMUM EXTERIOR STANDARDS TO ALLOW METAL SIDING ON THE REAR (SOUTH) ELEVATION OF A FAMILY LIFE CENTER AT 629 S. PACIFIC, CANTON, TEXAS – Bob Moore said there was not any difference between a brick veneer and nice steel. He did not understand why the city had the masonry requirement. Rick Malone explained the masonry ordinance was originally intended for main thoroughfares and was adopted for all construction a year later. Mr. Malone further explained the term “masonry” included brick, castle block, stucco and hardi-board to allow for a mixture of materials. Mr. Malone stated thirteen notices were sent to adjoining neighbors. One was returned in opposition and three in favor. Mr. Husmann, a trustee for First United Methodist Church, explained the request for steel was for budgetary reasons. Mr. Husmann said only about 10 feet of the steel part of the building would face the back of Mrs. Scott’s property, the rest would be hardiplank. Mr. Husmann said the church wanted to tear out a good portion of the existing parking lot to allow room for the new building. He said two huge pecans trees obstructed the view of the building. Bob Moore made a motion to grant the request from First United Methodist Church for a variance to Ordinance 2003-03 regulating the minimum exterior standards to allow metal siding on the rear (south) elevation of the Family Life Center at 629 S. Pacific, Canton, Texas. Walter Clemments seconded the motion, all voted in favor.

DISCUSS AND CONSIDER REQUEST FROM FIRST UNITED METHODIST CHURCH FOR SETBACK VARIANCE FROM RESIDENTIAL PROPERTY (SOUTH SIDE) FOR THE CONSTRUCTION OF A FAMILY LIFE CENTER AT 629 S. PACIFIC, CANTON, TEXAS – Rick Malone stated the City recommended there be a ten-foot separation from the property line for the building to allow for drainage issues. Mr. Husmann explained they wanted to have a variance to five feet in order to save a row of parking in the parking lot. Mr. Husmann said the Church was being careful about the drainage issue because of a concrete swell that would come around the back of the building. The Church did not want water going onto Mrs. Scott’s property or into the Church building. The Church would have a catch basin to help with the

CANTON BOARD OF ADJUSTMENT

**12:30 P.M., THURSDAY, MAY 4, 2006
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Alton Smith, Tina Ingram, Dan McLemore, Walter Clemments, and Bob Moore.

1. CALL MEETING TO ORDER AND DECLARE QUORUM - Board Chairman Alton Smith called the meeting to order at 12:35 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF MARCH 16, 2006, MEETING – The minutes of the March 16, 2006, Board of Adjustment meeting were unanimously approved upon motion by Dan McLemore and second by Walter Clemments.
3. DISCUSS AND CONSIDER REQUEST FROM KEITH BROYLES FOR VARIANCE TO REAR AND SIDE SETBACK TO CONSTRUCT ACCESSORY BUILDING AT 971 SOUTH CHERRY CREEK, CANTON, TEXAS – Rick Malone reported nine letters were sent out to neighboring property owners, two responses were returned and both were in favor. Mr. Malone explained Mr. Broyles was asking for a variance from eight feet from the side or back property line to one and one-half feet from the back property line to allow him to build an accessory building. Due to the triangular shape of the lot, there is not enough space to build an accessory building at the existing side and rear setback requirements. Mr. Broyles indicated the accessory building would be flush with the house and would be approximately four foot high in brick and the rest in hardi-board, which is in compliance with the exterior building restrictions. Walter Clemments made a motion to grant the variance to the rear and side setbacks from eight feet to one and one-half feet from the rear property line to allow for the construction of an accessory building at 971 South Cherry Creek, Canton, Texas. Bob Moore seconded, and all voted in favor.
4. ADJOURN – There being no further business to come before the Board, the meeting was adjourned at 12:43 p.m. upon motion by Tina Ingram and second by Dan McLemore.



~~Alton Smith, Chairman~~

Walter Clemments

ATTEST:



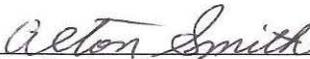
Debra Johnson, Assistant City Secretary

CANTON BOARD OF ADJUSTMENT

**12:30 P.M., THURSDAY, AUGUST 31, 2006
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Tina Ingram, Dan McLemore, Walter Clemments, and Bob Moore. Alton Smith was absent.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – Walter Clemments called the meeting to order at 12:38 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF MAY 4, 2006, MEETING – The minutes of the May 4, 2006, Board of Adjustment meeting were unanimously approved upon motion by Tina Ingram and second by Dan McLemore.
3. DISCUSS AND CONSIDER REQUEST FROM JOHN LOGSDON OF STARSHIP LEAGUE CITY LP FOR A VARIANCE TO ORDINANCE 97-03 AS SUBSEQUENTLY AMENDED, REGULATING THE CONSTRUCTION AND USE OF SIGNS WITHIN THE CITY LIMITS OF THE CITY OF CANTON AT 1455 NORTH TRADE DAYS BLVD., CANTON, TEXAS – Debra Johnson announced four letters were sent out to neighbors and no responses were received. John Logsdon explained his intention was to use the sign to give his vendors better advertising as well as to promote the City of Canton. He toured the Dallas area and found several cities were using this type sign. It is a new version of what is at the Civic Center. After clarifying that the only issue being voted on was the sign, Tina Ingram made a motion to grant the request from John Logsdon of Starship League City LP for a variance to Ordinance 97-03 as subsequently amended, regulating the construction and use of signs within the City Limits of the City of Canton at 1455 North Trade Days Blvd., Canton, Texas, to allow for the installation of a digital message sign. Bob Moore seconded, and all voted in favor.
4. ADJOURN – There being no further business to come before the Board, the meeting was adjourned at 12:45 p.m. upon motion by Dan McLemore and second by Tina Ingram.



Alton Smith, Chairman

ATTEST:



Debra Johnson, Assistant City Secretary

CANTON BOARD OF ADJUSTMENT

12:30 P.M., THURSDAY, OCTOBER 5, 2006
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Tina Ingram, Dan McLemore, Walter Clemments, and Bob Moore. Alton Smith was absent.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – Alton Smith called the meeting to order at 12:31 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF MAY 4, 2006, MEETING – The minutes of the August 31, 2006, Board of Adjustment meeting were unanimously approved upon motion by Tina Ingram and second by Dan McLemore.
3. DISCUSS AND CONSIDER REQUEST FROM HENRY LEWIS FOR A VARIANCE TO ORDINANCE 97-03, AS SUBSEQUENTLY AMENDED, REGULATING THE CONSTRUCTION AND USE OF SIGNS WITHIN THE CITY LIMITS OF THE CITY OF CANTON ON THE I-20 SOUTH SERVICE ROAD WEST OF FM 859, CANTON, TEXAS – Rick Malone reported there were no adjoining property owners within the city limits to be notified. He explained Mr. Lewis has torn down two old signs on the property. Bob Harp from Harp Advertising said he was unaware the City had changed its ordinance regarding signage. Mr. Harp asked that Mr. Lewis not be punished due to his believing the state was the only one to go through regarding sign placement. Mr. Malone said he did not object to the variance because the FM 859 overpass breaks the cascading effect on the signs when driving along I-20. Bob Moore made a motion to grant the request from Henry Lewis for a variance to Ordinance 97-03, as subsequently amended, regulating the construction and use of signs within the city limits of the City of Canton on the I-20 south service road west of FM 859, Canton, Texas. Upon second by Walter Clemments, all voted in favor.
4. DISCUSS AND CONSIDER REQUEST FROM HENRY LEWIS FOR A VARIANCE TO ORDINANCE 97-03, AS SUBSEQUENTLY AMENDED, REGULATING THE CONSTRUCTION AND USE OF SIGNS WITHIN THE CITY LIMITS OF THE CITY OF CANTON ON THE I-20 NORTH SERVICE ROAD WEST OF FM 859, CANTON, TEXAS – Rick Malone reported two notices were sent to adjoining neighbors. No responses were received. Bob Harp said he was working with Trinity Mother Frances and Jim Stephens for advertising on this sign. He said he would try to keep the signs available for local businesses. Bob Moore suggested the use of advertising consultants to determine the best way to advertise. He believed the right signs would produce sales tax income for the city. Bob Moore made a motion to grant the request from Henry Lewis for a variance to Ordinance 97-03, as subsequently amended, regulating the construction and use of signs within the city limits of the city of Canton on the I-20 North Service Road West of FM 859, Canton, Texas. Upon second by Tina Ingram, all voted in favor.

ADJOURN – There being no further business to come before the Board, the meeting was adjourned at 12:55 p.m. upon motion by Walter Clemments and second by Tina Ingram.


Alton Smith, Chairman

ATTEST:


Debra Johnson, Assistant City Secretary

MINUTES

CANTON BOARD OF ADJUSTMENT

**12:30 P.M., THURSDAY, NOVEMBER 30, 2006
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Alton Smith, Walter Clemments, Dan McLemore and Bob Moore. Member Tina Ingram was absent.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – Alton Smith called the meeting to order at 12:32 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF OCTOBER 5, 2006, MEETING – The minutes of the October 5, 2006, Board of Adjustment meeting were unanimously approved upon motion by Walter Clemments and second by Dan McLemore.
3. DISCUSS AND CONSIDER REQUEST FROM AUDIO FORMZ, INC. FOR A VARIANCE TO ORDINANCE 2003-03, AS SUBSEQUENTLY AMENDED, REGULATING THE MINIMUM EXTERIOR STANDARDS FOR STRUCTURES INSIDE THE CITY LIMITS – Rick Malone reported this company was relocating from Henderson County and building a new business in the industrial park. The owner has requested a variance eliminating the masonry requirement for the side and rear of the proposed building. The business would employ up to thirty people. Mr. Malone said the variance would not inhibit any setbacks. The owner would still construct a masonry front. Three notices were sent to adjoining neighbors and there were no responses. Walter Clemments made a motion to approve the variances to Ordinance 2003-03, as subsequently amended, to allow Audio Formz, Inc. to eliminate the use of masonry on the sides and rear of the building. Bob Moore seconded, and all voted in favor.

ADJOURN – There being no further business to come before the Board, the meeting was adjourned at 12:48 p.m. upon motion by Walter Clemments and second by Dan McLemore.



Alton Smith, Chairman

ATTEST:



Debra Johnson, Assistant City Secretary