

**CANTON BOARD OF ADJUSTMENT**  
**12:30 P.M., THURSDAY, JANUARY 15, 2015**  
**CITY HALL, 290 E. TYLER STREET**  
**CANTON, TEXAS**

**MINUTES**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Bob Moore, Buddy Jacobs, Dan McLemore, Gerald Reed, and Terrica Stowell.

1. CALL MEETING TO ORDER AND DECLARE QUORUM - Terrica Stowell called the meeting to order and declared a quorum present at 12:34 p.m.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF DECEMBER 11, 2014, MEETING – The minutes of the December 11, 2014, meeting were unanimously approved upon motion by Buddy Jacobs and second by Gerald Reed.
3. DISCUSS AND CONSIDER REQUEST FROM JALAPENO TREE OPERATING, LLC FOR A VARIANCE TO ORDINANCE 2010-03 REGULATING THE CONSTRUCTION AND USE OF SIGNS WITHIN THE CITY LIMITS AT 17270 I-20, CANTON, TEXAS – Dan McLemore made a motion to grant a variance on the sign from a maximum height of four feet to eleven feet on the first sign and six feet for the second. Bob Moore seconded. All voted in favor.
4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 12:36 p.m.

ATTEST:

  
Debra Johnson

City Secretary

  
Terrica Stowell, Chairperson

**CANTON BOARD OF ADJUSTMENT  
12:30 P.M., THURSDAY, APRIL 2, 2015  
CITY HALL, 290 E. TYLER STREET  
CANTON, TEXAS**

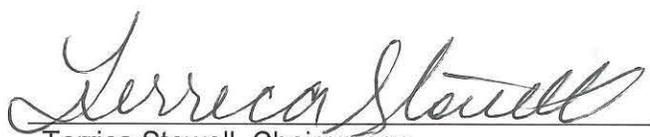
**MINUTES**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Bob Moore, Buddy Jacobs, Gerald Reed, and Terrica Stowell. Member Dan McLemore was absent. Also present was City Secretary Debra Johnson.

1. CALL MEETING TO ORDER AND DECLARE QUORUM - Terrica Stowell called the meeting to order and declared a quorum present at 12:30 p.m.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF JANUARY 15, 2015, MEETING – The minutes of the April 2, 2015, meeting were unanimously approved upon motion by Bob Moore and second by Buddy Jacobs.
3. DISCUSS AND CONSIDER REQUEST FROM CHRIS GAMROD FOR A VARIANCE TO ORDINANCE 2010-03 REGULATING THE CONSTRUCTION AND USE OF SIGNS WITHIN THE CITY LIMITS AT 132-134 W. DALLAS STREET, CANTON, TEXAS – Vicky Cuthbertson of First Design said they were asking for a variance of 5.67 feet from the maximum height of 4 feet. The sign would just include the logo. Dwight Lancaster had no objection to the variance. Bob Moore made a motion to grant the variance from a maximum four feet in height to 5.67 feet in height. Gerald Reed seconded. All voted in favor.
4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 12:34 p.m.

ATTEST:

  
Debra Johnson  
City Secretary

  
Terrica Stowell, Chairperson

**CANTON BOARD OF ADJUSTMENT  
12:30 P.M., THURSDAY, JUNE 4, 2015  
CITY HALL, 290 E. TYLER STREET  
CANTON, TEXAS**

**MINUTES**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Bob Moore, Buddy Jacobs, Gerald Reed, and Terrica Stowell. Also present were City Secretary Debra Johnson and Building Inspector Dwight Lancaster.

1. CALL MEETING TO ORDER AND DECLARE QUORUM - Terrica Stowell called the meeting to order and declared a quorum present at 12:33 p.m.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF APRIL 2, 2015 MEETING – The minutes of the April 2, 2015, meeting were unanimously approved upon motion by Bob Moore and second by Buddy Jacobs.
3. DISCUSS AND CONSIDER REQUEST FROM JOHN NORMAN AND TRAVIS NORMAN FOR A VARIANCE TO ORDINANCE 2008-10 REGULATING MINIMUM EXTERIOR STANDARDS TO WAIVE THE MASONRY REQUIREMENT ON RESIDENCES TO BE BUILT AT 491, 525, 541, 543 AND 555 FOSTER, CANTON, TEXAS – Mr. Lancaster said hardiboard was a very good product. Mr. Jacobs said they could not grant a variance based on costs. John Norman said when he bought the property several years ago, he was allowed to build two houses there using hardiplank. He had the understanding he would be able to build five or six more similar houses in the subdivision. He had presented plans to the City and was told hardiplank could be considered masonry. The construction would match the neighborhood. Bob Moore pointed out the houses built by Mr. Norman looked better than any of the others in the neighborhood.

Bob Moore made a motion to grant the variance and waive the masonry requirement on the properties requested. Gerald Reed seconded. Bob Moore, Terrica Stowell and Gerald Reed voted in favor. Buddy Jacobs was opposed. Ms. Johnson said there must be four votes in order to grant a variance.

Bob Moore made a motion to grant the variance and waive the masonry requirement on the properties requested. Gerald Reed seconded. All voted in favor.

4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 1:06 p.m.

ATTEST:

  
Debra Johnson  
City Secretary

  
Terrica Stowell, Chairperson

**CANTON BOARD OF ADJUSTMENT  
12:30 P.M., THURSDAY, OCTOBER 15, 2015**

**CANTON MUNICIPAL COURTROOM  
24980 HWY 64. EAST  
CANTON, TEXAS**

**MINUTES**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Bob Moore, Buddy Jacobs, Jerry Yarbrough, and Terrica Stowell. Gerald Reed was absent. Also present were City Secretary Debra Johnson and Building Inspector Dwight Lancaster.

1. CALL MEETING TO ORDER AND DECLARE QUORUM - Terrica Stowell called the meeting to order and declared a quorum present at 12:30 p.m.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF JUNE 4, 2015 MEETING – The minutes of the June 4, 2015 meeting were unanimously approved upon motion by Candice Benson and second by Bob Moore.
3. DISCUSS AND CONSIDER REQUESTS FROM RICKY AND SUE RAGLE FOR A VARIANCE TO ORDINANCE 2008-10 REGULATING MINIMUM EXTERIOR STANDARDS TO WAIVE THE MASONRY REQUIREMENT AND TO WAIVE THE SETBACK REQUIREMENT IN THE 1985 ZONING ORDINANCE ON A BUILDING TO BE BUILT AT 119 ETHERIDGE LANE, CANTON, TEXAS – Ms. Johnson reported 9 letters were sent to neighboring property owners. Two were returned in favor of the variance. Ricky Ragle explained he wanted to separate the lot at 119 Etheridge Lane into two lots. He wanted to have a small dwelling and garage behind the existing residence. Because the property was zoned Rural Agricultural, the setbacks on all sides were 25' from the property line and the size of the lot would not accommodate a building. Jerry Yarbrough said he would like to have ten to twelve feet around the property. Mr. Ragle said he did not want to be right up against the property line and he would be fine with seven or eight feet. Mr. Yarbrough felt there needed to be room for emergency equipment. Mr. Lancaster said Chief Sanford had no objections to the request. Mr. Lancaster said his primary concern was where the closest fire hydrant was located. Mr. Ragle said there was almost 22 feet from the retaining wall to the fence. Emergency vehicles could fit through there. Mr. Yarbrough made a motion to approve a variance from 25 feet to 8 feet on the back side of the property only. Buddy Jacobs seconded. All voted in favor. Mr. Yarbrough made a motion to grant the variance for a 100% all metal building. Bob Moore seconded. All voted in favor.
4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 12:52 p.m.

ATTEST:

  
Debra Johnson  
City Secretary

  
Terrica Stowell, Chairperson

**CANTON BOARD OF ADJUSTMENT  
12:30 P.M., THURSDAY, NOVEMBER 12, 2015  
CANTON MUNICIPAL COURTROOM  
24980 HWY 64 EAST  
CANTON, TEXAS**

**MINUTES**

The Canton Board of Adjustment met at the above-named time and date in the City Hall Council Chambers. Members present were Bob Moore, Gerald Reed, Buddy Jacobs, and Jerry Yarbrough. Terrica Stowell was absent. Also present were City Secretary Debra Johnson and Building Inspector Dwight Lancaster.

1. CALL MEETING TO ORDER AND DECLARE QUORUM – Candice Benson called the meeting to order and declared a quorum present at 12:30 p.m.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF OCTOBER 15, 2015 MEETING – The minutes of the October 15, 2015, meeting were unanimously approved upon motion by Bob Moore and second by Buddy Jacobs.
3. DISCUSS AND CONSIDER REQUESTS FROM TEXAS BANK & TRUST FOR A VARIANCE TO THE 1985 ZONING ORDINANCE TO WAIVE THE SETBACK REQUIREMENT TO BUILD ON 449 S. TRADE DAYS BOULEVARD – Mr. Lancaster presented the plan to the Board. He initially felt it would be easier to have an extra lane or have an ATM combination lane. Ms. Benson was concerned about the safety at night. Mr. Lancaster said the plans showed the ATM 14' 8" from the property line. Jeff Hamilton, of Johnson & Pace, said safety and visibility were the reasons they wanted the ATM toward the front of the property. Because the ATM would be at an angle, the lights would be shining into the parking lot rather than into the street. There should not be a stack of cars at the ATM at night. Ms. Johnson said thirty neighboring property owners were notified. There were seven favorable replies. Mr. Lancaster suggested low shrubbery would block the headlights into the street. Mr. Hamilton said that could also pose a safety problem because someone could hide behind the shrubs. Mr. Yarbrough thought low shrubs might be helpful. Mr. Hamilton had no objection to the shrub. He would speak with the landscape architect.

Buddy Jacobs made a motion to grant the variance from 25 feet to 14 feet on the front setback. Jerry Yarbrough seconded. All voted in favor.

4. DISCUSS AND CONSIDER REQUESTS FROM BONNIE TARVER FOR A VARIANCE TO ORDINANCE 2008-10 REGULATING MINIMUM EXTERIOR STANDARDS TO WAIVE THE MASONRY REQUIREMENT ON A BUILDING TO BE BUILT AT 990 CHERRY CREEK, CANTON, TEXAS – Bonnie Tarver requested a variance for a 100% metal building. They were constructing a simple garage. There were other metal buildings on her street. The building would be 24' x 25'.

Jerry Yarbrough made a motion to grant the request from Bonnie Tarver for a variance for a 100% metal building. Bob Moore seconded. Bob Moore, Jerry Yarbrough, Candice Benson and Gerald Reed voted in favor. Buddy Jacobs was opposed.

5. ADJOURN – There being no further business to discuss, the meeting was adjourned at 12:52 p.m.

ATTEST:

  
Debra Johnson  
City Secretary

  
Terrica Stowell, Chairperson