

CANTON PLANNING & ZONING COMMISSION

9:00 A.M., TUESDAY, APRIL 13, 1999

CITY HALL, 290 E. TYLER STREET

CANTON, TEXAS

The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers with Chairman Lynn Etheridge presiding. Commission members Clifford Caviness and Tommy Eubank were present. Jimmy Boroughs arrived during discussion on the request by Cynthia Davis. Lucia Deen was absent.

Discussion and action were as follows:

CALL MEETING TO ORDER - Chairman Lynn Etheridge called the meeting to order and announced that a quorum was present.

APPROVAL OF MINUTES OF DECEMBER 8, 1998 MEETING - Tommy Eubank moved that the Minutes of the December 8, 1998 meeting of the Commission be approved as presented. Clifford Caviness seconded, and all were in favor.

DISCUSS AND CONSIDER REQUEST TO CHANGE ZONING OF LOT 6 OF LARGE LOT 29 LOCATED ON PECAN STREET OWNED BY ALBERT WISE FROM R1 (RESIDENTIAL) TO R-4 (MANUFACTURED HOUSING) - Tommy Eubank asked for a clarification of zoning in the area due to the presence of nearby mobile homes. It was determined that the mobile homes in the area had been placed there prior to the adoption of the Zoning Ordinance. The Commission reviewed the responses received from area property owners and asked questions of the applicant. Tommy Eubank moved that the request be denied. Clifford Caviness seconded, and all voted in favor.

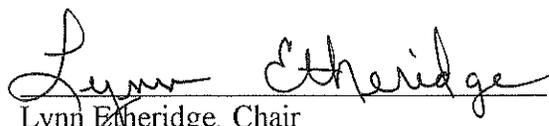
DISCUSS AND CONSIDER REQUEST TO CHANGE ZONING OF BLOCK 2, LARGE LOT 3 LOCATED ON EAST GOSHEN OWNED BY JOHN W. WARREN FROM R-1 (RESIDENTIAL) TO MF-1 (MULTIPLE FAMILY RESIDENTIAL) - This request was withdrawn by the applicant.

DISCUSS AND CONSIDER REQUEST TO CHANGE ZONING OF 206-210-220 BOIS D' ARC OWNED BY CYNTHIA DAVIS FROM R-1 (RESIDENTIAL) TO B-1 (LOCAL BUSINESS DISTRICT) - Cyndi Davis told the Commission that she had purchased the property which was formerly three apartments. She plans to remodel and convert the three units to offices. Building inspector Rick Malone confirmed that there was adequate parking at the site. Mr. and Mrs. Matthew Daniels (240 Bois D' Arc) expressed their opposition to the zoning change due to increased traffic and the nature of Ms. Davis' bail bonds business. The former owner of the property, Mr. Barrentine, said that the traffic would stop at the first lot and would not be traveling down the street. After review and discussion, Tommy Eubank moved that the request be denied. Clifford Caviness seconded, and all voted in favor of the motion.

PRESUBMISSION CONFERENCE REGARDING LAKE RIDGE SUBDIVISION PLAT PURSUANT TO CITY ORDINANCE 94-04 (SUBDIVISION REGULATIONS) – CEDC Executive Director Bob Alexander presented a plat of the proposed Lake Ridge Subdivision. He outlined the number of lots and square footage as well as the proposed deed restrictions for the three units of the subdivision. The Commission discussed the necessity of a new zoning classification for smaller lots. Jimmy Boroughs moved that the plat be recommended for approval to the Council contingent on a new zoning classification. Clifford Caviness seconded, and all voted in favor.

ADJOURN - There being no further business to come before the Commission, Jimmy Boroughs moved that the meeting be adjourned. Clifford Caviness seconded, and all were in favor.

Approved this 27th day of April, 1999.


Lynn Etheridge, Chair

CANTON PLANNING & ZONING COMMISSION

9:00 A.M., TUESDAY, APRIL 27, 1999
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS

The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers with Chairman Lynn Etheridge presiding. Commission members Tommy Eubank, Lucia Deen, and Jimmy Boroughs were present. Clifford Caviness was absent.

Discussion and action were as follows:

CALL MEETING TO ORDER - Chairman Lynn Etheridge called the meeting to order and announced that a quorum was present.

APPROVAL OF MINUTES OF APRIL 13, 1999 MEETING - Jimmy Boroughs moved that the Minutes of the April 13, 1999 meeting of the Commission be approved as presented. Tommy Eubank seconded, and all were in favor.

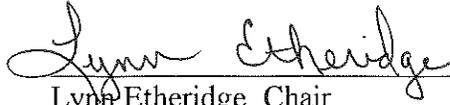
DISCUSS AND CONSIDER REQUEST TO CHANGE ZONING OF 206-210-220 BOIS D' ARC OWNED BY CYNTHIA DAVIS FROM R-1 (RESIDENTIAL) TO RPO (RESTRICTED PROFESSIONAL OFFICE) - Cyndi Davis contacted Building Inspector Rick Malone before her zoning request was considered and requested that the Commission's consideration of her request be postponed until further notice. Mrs. Matthew Daniels (240 Bois D' Arc) was presented for the hearing and expressed her opposition to the location of any business in her neighborhood and the increased traffic such would bring. Mrs. Daniels objected to the postponement of the hearing since she will be returning to work shortly from her maternity leave. The Commission assured Mrs. Daniels that her objections had been noted and would be considered whenever the hearing was conducted. Commission members also told Mrs. Daniels that her presence was not mandatory and that they were well aware of her objections from her past appearances and written objections. The matter was postponed until further request from the property owner.

DISCUSS AND CONSIDER REQUEST TO CHANGE ZONING OF 3.7 ACRE TRACT ON INTERSTATE 20 OWNED BY JANIE C. MULLINS FROM RA (RURAL AGRICULTURAL) TO B-1 (LOCAL BUSINESS DISTRICT) - After the Commission's consideration of the written request of the property owner, Lucia Deen moved that the requested be granted. Jimmy Boroughs seconded, and all voted in favor.

DISCUSS AND CONSIDER ADOPTION OF A SUPPLEMENT TO THE CITY OF CANTON ZONING ORDINANCE TO CREATE A ZONING CLASSIFICATION TO BE KNOWN AS R-3, SINGLE FAMILY DETACHED RESIDENTIAL - Bob Alexander, Executive Director of the Canton Economic Development Corporation, explained to the Commission that the proposed zoning classification would be utilized in the proposed development of the CEDC's residential subdivision. The R-3 zoning classification allows for smaller lots with smaller setbacks. Tommy Eubank moved that the supplement to the zoning classifications be approved. Lucia Deen seconded, and all voted in favor.

ADJOURN - There being no further business to come before the Commission, Tommy Eubank moved that the meeting be adjourned. Lucia Deen seconded, and all were in favor.

Approved this 25th day of May, 1999.



Lynn Etheridge, Chair

CANTON PLANNING & ZONING COMMISSION

**9:00 A.M., TUESDAY, MAY 25, 1999
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS**

The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers with Chairman Lynn Etheridge presiding. Commission members Tommy Eubank, Lucia Deen, Clifford Caviness, and Jimmy Buroughs were present. Discussion and action were as follows:

CALL MEETING TO ORDER - Chairman Lynn Etheridge called the meeting to order and announced that a quorum was present.

APPROVAL OF MINUTES OF APRIL 27, 1999 MEETING – Lucia Deen moved that the Minutes of the April 27, 1999 meeting of the Commission be approved as presented. Clifford Caviness seconded, and all were in favor.

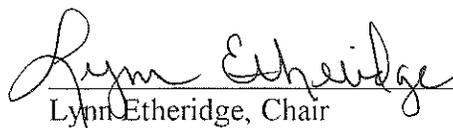
PRE-SUBMISSION CONFERENCE REGARDING PLAT OF RIVER OAKS ADDITION PURSUANT TO CITY ORDINANCE 94-04 (SUBDIVISION REGULATIONS) – Chairman Etheridge recognized Elisa Heard who explained the proposed development of the addition. She reported to the Commission that the lots along Westview Lane would be developed for duplexes with the remaining lots on a cul-de-sac to be developed according to the City of Canton's new R-3 zoning classification. Building Inspector Rick Malone confirmed that the proposed development meets the City's criteria. Mr. Dale Morton explained that larger lots had been platted along College Street in case the street is ever widened. It was the consensus of the Commission that the preliminary plat be approved and recommended to the City Council.

DISCUSS AND CONSIDER ADOPTION OF A SUPPLEMENT TO THE CITY OF CANTON ZONING ORDINANCE TO PROVIDE FOR "SPECIFIC USE PERMITS" – Building Inspector Rick Malone explained the purpose and intent of the proposed supplement to the City's Zoning Ordinance to allow for specific use permits. Lynn Etheridge moved that the supplement be recommended for adoption by the City Council. Tommy Eubank seconded the motion, and all voted in favor.

DISCUSS AND CONSIDER ADOPTION OF A SUPPLEMENT TO THE CITY OF CANTON ZONING ORDINANCE TO ADDRESS CABLE TV, PCS, AND CELLULAR TOWERS – Mr. Malone reviewed the provisions of the proposed Ordinance amendment. Tommy Eubank moved that the supplement be recommended for adoption by the City Council. Lynn Etheridge seconded, and all voted in favor.

ADJOURN - There being no further business to come before the Commission, Tommy Eubank moved that the meeting be adjourned. Lucia Deen seconded, and all were in favor.

Approved this 25th day of June, 1999.


Lynn Etheridge, Chair

CANTON PLANNING & ZONING COMMISSION

9:00 A.M., THURSDAY, JUNE 17, 1999

CITY HALL, 290 E. TYLER STREET

CANTON, TEXAS

The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers with Chairman Lynn Etheridge presiding. Commission members Tommy Eubank, Lucia Deen, Clifford Caviness, and Jimmy Buroughs were present. Discussion and action were as follows:

CALL MEETING TO ORDER - Chairman Lynn Etheridge called the meeting to order and announced that a quorum was present.

APPROVAL OF MINUTES OF MAY 25, 1999 MEETING - Clifford Caviness moved that the Minutes of the May 25, 1999 meeting of the Commission be approved as presented. Lucia Deen seconded, and all were in favor.

DISCUSS AND CONSIDER REQUEST TO CHANGE ZONING OF THREE TRACTS ON HIGHWAY 198 SOUTH OWNED BY JOHN WARREN FROM RA (RURAL AGRICULTURAL) TO B-2 (GENERAL BUSINESS DISTRICT) - City Secretary Rhita Koches reported that no objections had been received. Tommy Eubank moved that the zoning of the subject tract be changed from RA to B-2. Clifford Caviness seconded the motion, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR SPECIAL USE PERMIT - FMB-A2 IN B-2 REQUESTED BY MICHAEL RUIBAL - Chairman Lynn Etheridge announced that she would abstain from discussion and voting on the matter due to the involvement of her office in the pending sale of the property. City Secretary Rhita Koches reported that one response had been received in favor of the special use permit and three opposed. The Commission reviewed the written responses received. Lucia Deen asked Jason Hesskew of L & L Properties about the proposed purchaser's plans for the property. Mr. Hesskew explained that the purchaser is a builder from Palestine and that he might want to construct buildings for First Monday use only. He said the purchaser does not necessarily plan to sell animals, but he would like to have that option right now.

Acting Chair Jimmy Buroughs asked if there were any objections from the audience. Ricky Ray said that he was sad to hear that the request involves the sale of the property and that opposition to the permit could adversely affect the sale. However, Mr. Ray stated that the proximity of the site would result in security and trash problems and that it would probably be impossible for him to keep his office open on First Monday Fridays. He said that he thought permitting the use requested would affect his small block by diminishing property values. He further stated that he would be forced to take legal action if the permit were granted due to the decrease in the value of his property.

Eddie Hagood told the Commission that he objected to the issuance of the permit because of the accumulation of additional trash in the area. He said that his dumpsters are already being heavily used on First Monday weekends and that he has customers who do not come to town on First Monday weekends.

Mr. Hesskew said that he had found the purchaser to be a nice, straight forward man who he thought would maintain a nice operation which would fit in well. Mr. Ray stated that he represents Mr. Lewis and the Hackneys who operate First Monday pavilions. He said that he thought he knew what the purchaser was wanting to do, but he did not want First Monday operations located next door to his office. Mr. Hesskew asked Mr. Ray if his offices were open on Saturday and Sunday. Mr. Ray confirmed that his offices were not open on weekends but that he felt he would have to have security during First Monday weekends due to the increased traffic in his parking lot.

Tommy Eubank stated that he did not want to impact a pending sale but his sympathies lie with the existing businesses in the area. Jimmy Buroughs stated his concern that First Monday operations were creeping away from the areas originally designated as such. Lucia Deen said that she might be more comfortable with the request if the purchaser had a specific plan.

Mr. Hesskew pointed out that the property is adjacent to First Monday operations and is presently serving as a buffer. He suggested that the property was being condemned to use as a buffer instead of allowing its best use.

Mr. Ray noted that the property had been lowered and trees removed so that it would probably need to be paved in some way to allow year-round parking.

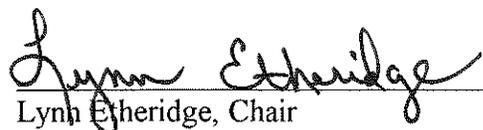
Lucia Deen said that she had understood there were plans for a development similar to Goliad Place in Rockwall.

Mr. Ray said he did not want to stand in the way of a sale and would like to hear more from the purchaser. Mr. Hesskew said that the purchaser would be happy to meet with area property owners. The property owners in attendance expressed their agreement to meet with the purchaser to obtain additional information. The Commission tabled the request pending receipt of additional, detailed information. Notices of any meeting of the Commission to consider this request will be forwarded to area property owners.

PRE-SUBMISSION CONFERENCE REGARDING PLAT OF GEORGE PITTS SUBDIVISION, PHASE II, PURSUANT TO CITY ORDINANCE 94-04 – George Pitts presented a drawing of the development of nine lots along Cherry Creek with an additional street into future development. He said that, although the drawing did not reflect lot dimensions, all lots would meet R-2 zoning requirements. Mr. Pitts stated that the lots would be 80 to 100 feet wide with depths of approximately 125 feet. It was the consensus of the Commission that the preliminary plat be approved and recommended to the City Council.

ADJOURN - There being no further business to come before the Commission, Tommy Eubank moved that the meeting be adjourned. Lucia Deen seconded, and all were in favor.

Approved this _____ day of _____, 1999.


Lynn Etheridge, Chair

CANTON PLANNING & ZONING COMMISSION

9:00 A.M., THURSDAY, JULY 13, 1999
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS

The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers with Chairman Lynn Etheridge presiding. Commission members Lucia Deen, Clifford Caviness, and Jimmy Buroughs were present. Tommy Eubank was absent. Discussion and action were as follows:

CALL MEETING TO ORDER - Chairman Lynn Etheridge called the meeting to order and announced that a quorum was present.

APPROVAL OF MINUTES OF JUNE 17, 1999 MEETING - Lucia Deen moved that the Minutes of the June 17, 1999 meeting of the Commission be approved as presented. Jimmy Buroughs seconded, and all were in favor.

DISCUSS AND CONSIDER REQUEST FOR SPECIAL USE PERMIT - FMB-A2 IN B-2 REQUESTED BY MICHAEL RUIBAL - Chairman Etheridge announced that this item was being withdrawn by the applicant and would not be discussed or considered by the Commission.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE AT 901 W. DALLAS FROM R-1 TO B-1 (TREVA BURNS) - City Secretary Rhita Koches notified the Commission that only one response had been received, and it was in favor of the request. Clifford Caviness moved that the zoning change to B-1 be granted as requested. Lucia Deen seconded, and all voted in favor.

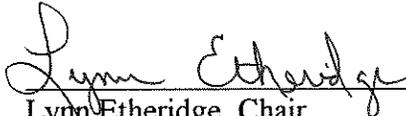
DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR RIVER OAKS ESTATES FROM RA TO R-3, MF, AND B-1 (D. W. MORTON, LTD.) - Mr. George Pitts addressed the Commission in opposition to the requested zoning changes. Mr. Pitts stated that there would be inadequate parking spaces at the adjacent apartments, that the length of the dead-end street was too long, and that the proposed radius on the curves coming off College Street was inadequate. Building Inspector Rick Malone reminded Mr. Pitts that his objections were matters to be considered by the City Council in the platting process and were not zoning issues. Mr. Pitts stated that he questioned the safety of people parking at the apartments. He noted that the dedication of the street would benefit him by giving College Street access to his property. He also noted that the subject property was a good tract that was not being developed properly. Mr. Pitts stated that he did not have any objection to any residential zoning but did object to the requested B-1 portion of the tract. Mr. Pitts noted that six months ago he had requested multi-family zoning in the area, and this applicant had objected. He then questioned why the developer opposed his zoning and was now requesting B-1 zoning. Elisa Heard appeared on behalf of the developer and told the Commission that Mr. Tidmore, the developer of the apartments, had recommended storage buildings nearby as a convenience for residents of the apartments as well as the duplexes. Mr. Pitts then cited his concerns about the lack of green area and any potential reduction in the amount of green area. The Commission then discussed the possibility of a private storage area as opposed to public storage. Mrs. Heard told the Commission that the storage building site was not necessary for the development of the area but was being offered as a convenience to the residents of the apartments and proposed duplexes. Rick Malone noted that the concerns raised by Mr. Pitts will be addressed when the final plat is presented. Mrs. Heard told the Commission that the

proposed development will provide for multi-family duplex lots on Westview Lane only with 22 to 23 lots on River Oaks. She said that the project is a joint venture with her father, Del Morton, who has developed approximately 25 subdivisions in the metroplex. She said that Mr. Morton is active in Forney now and has worked with numerous cities to develop land. Mrs. Ann Stephens, an adjacent property owner, asked about the effect of construction on water drainage in the area. Rick Malone told her that those concerns would be addressed in the construction phase of the development. With the concurrence of Mrs. Heard, Lucia Deen moved that the R-3 zoning requested for the proposed River Oaks Street be approved, that the multi-family (MF) zoning requested for the property on Westview Lane be approved, that the zoning of B-1 requested for the proposed storage buildings be denied, and that such portion of the tract be also zoned MF. Clifford Caviness seconded, and all voted in favor.

DISCUSS AND CONSIDER AMENDMENT TO SECTION 15.15 (SPECIFIC USE PERMITS) OF THE CITY'S ZONING ORDINANCE TO PROVIDE FOR ISSUANCE OF A SPECIFIC USE PERMIT FOR "BED AND BREAKFAST FACILITIES" IN ZONING DISTRICTS RA, R-1, R-2, R-3, R-4, MF-1, MH-1, OR B-1 - It was the consensus of the Commission that City staff obtain and review zoning regulations for bed and breakfast facilities in other towns. The item was tabled for future consideration upon notice.

ADJOURN - There being no further business to come before the Commission, Lucia Deen moved that the meeting be adjourned. Clifford Caviness seconded, and all were in favor.

Approved this 28th day of Sept., 1999.



Lynn Etheridge, Chair

CANTON PLANNING & ZONING COMMISSION

**9:00 A.M., TUESDAY, SEPTEMBER 28, 1999
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS**

The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers with Chairman Lynn Etheridge presiding. Commission members Lucia Deen, Clifford Caviness, Tommy Eubank, and Jimmy Buroughs were present. Discussion and action were as follows:

CALL MEETING TO ORDER - Chairman Lynn Etheridge called the meeting to order and announced that a quorum was present.

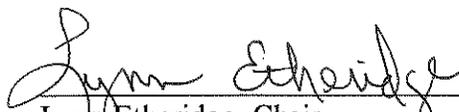
APPROVAL OF MINUTES OF JULY 13, 1999 MEETING - Lucia Deen moved that the Minutes of the July 13, 1999 meeting of the Commission be approved as presented. Clifford Caviness seconded, and all were in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE AT 548 W. HWY. 243, CANTON, TEXAS, FROM R-1 TO B-1 (BILL LOVEN) - City Secretary Rhita Koches reported that 11 notices had been mailed with only one response received. That response objected to the requested B-1 zoning but indicated approval of an RPO zoning. The Commission discussed the current use of surrounding properties. Mr. Loven and Tim James were present for the hearing. Mr. James stated that he intended to purchase the property as a residence with an insurance office. Mr. Loven and Mr. James stated that they had no problem with RPO zoning and would agree to amend their request accordingly. Tommy Eubank moved that the zoning be changed to RPO. Clifford Caviness seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE AT 1080 S. TRADE DAYS BLVD., CANTON, TEXAS, FROM R-1 TO B-1 (TRENT BRIGHT) - City Secretary Rhita Koches reported that notices had been mailed and responses had been received as follows: two in favor and three opposed. Mr. James H. Ashe stated that, based on his experience with zoning in another city, all of the property along Highway 19 would eventually be commercial. Mr. Ashe further stated that that would also be the best use of the property. The Commission discussed the proposed widening of Highway 19. Building Inspector Rick Malone told the Commission that the site provided adequate parking pursuant to the requirements of the Zoning Ordinance. Mrs. Bright told the Commission that she will be operating a beauty shop at the site. She will be the only operator and will be open late three nights per week. Jimmy Buroughs moved that the zoning for the subject property be changed from R-1 to B-1. Tommy Eubank seconded, and all voted in favor.

ADJOURN - There being no further business to come before the Commission, Lucia Deen moved that the meeting be adjourned. Clifford Caviness seconded, and all were in favor.

Approved this 2nd day of November, 1999.


Lynn Etheridge, Chair

CANTON PLANNING & ZONING COMMISSION

9:00 A.M., TUESDAY, NOVEMBER 2, 1999
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS

The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers. In the absence of Chairman Lynn Etheridge, Tommy Eubank served as Chair. Commission members Lucia Deen, Clifford Caviness, and Tommy Eubank were present. Jimmy Burroughs and Lynn Etheridge were absent. Discussion and action were as follows:

CALL MEETING TO ORDER – Acting Chairman Tommy Eubank called the meeting to order and announced that a quorum was present.

APPROVAL OF MINUTES OF SEPTEMBER 28, 1999 MEETING – Lucia Deen moved that the Minutes of the September 28, 1999 meeting of the Commission be approved as presented. Clifford Caviness seconded, and all were in favor.

REQUEST TO CHANGE ZONING OF LOT AT 649 SOUTH TRADE DAYS BLVD. OWNED BY ELLIOTT WILSON FROM R-1 (RESIDENTIAL) TO B-1 (LOCAL BUSINESS DISTRICT) – City Secretary Rhita Koches informed the Commission that three written responses had been received: one in favor, one opposed, and one marked both. It was also noted that numerous telephone calls had been received at City Hall regarding the ongoing garage sale at this location. The tenants of the property have obtained their third garage sale permit in three weeks. They have been notified that City Ordinance provides for only four garage sales within a calendar year. The owner of the property, Mr. Elliott Wilson, was contacted by telephone. He confirmed that the tenants wanted to operate a gift shop business inside the building and would not be conducting outside sales. After discussion on the matter, Lucia Deen moved that the zoning be changed from R-1 to B-1. Clifford Caviness seconded the motion, and all voted in favor.

REQUEST TO CHANGE ZONING OF 206-210-220 BOIS D' ARC OWNED BY CYNTHIA DAVIS FROM R-1 (RESIDENTIAL) TO RPO (RESTRICTED PROFESSIONAL OFFICE) – It was noted that this request had been pending at the owner's request since the originally scheduled April 27, 1999 public hearing. New notices of this hearing were mailed to all concerned property owners in the area. The Commission reviewed the responses previously received. After consideration of the matter, Clifford Caviness moved that the request to change the zoning of the property be denied. Lucia Deen seconded the motion, and all voted in favor.

REQUEST TO CHANGE ZONING OF 1.02 ACRE TRACT AT THE INTERSECTION OF HWY. 19 NORTH AND I-20 OWNED BY STAGGERS OIL CO. OF TEXAS FROM RA (AGRICULTURAL) TO B-2 (GENERAL BUSINESS DISTRICT) – City Secretary Rhita Koches told the Commission that the subject property had recently been annexed into the City of Canton and needed to be zoned according to its current use. Lucia Deen moved that the zoning of the property be changed from RA to B-2. Clifford Caviness seconded, and all voted in favor.

REQUEST TO CHANGE ZONING OF 1.3 ACRE TRACT ON HIGHWAY 243 EAST OWNED BY JOHN CROW FROM RA (AGRICULTURAL) TO B-2 (GENERAL BUSINESS DISTRICT) - City Secretary Rhita Koches told the Commission that the subject property had recently been annexed into

the City of Canton and needed to be zoned according to its current use. Clifford Caviness moved that the zoning of the property be changed from RA to B-2. Lucia Deen seconded, and all voted in favor.

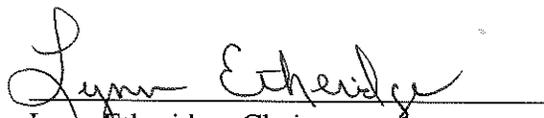
REQUEST TO CHANGE ZONING OF 0.05 ACRE TRACT ON INTERSTATE 20 OWNED BY JOHNNIE MCKAY FROM RA (AGRICULTURAL) TO B-2 (GENERAL BUSINESS DISTRICT) -- City Secretary Rhita Koches told the Commission that the subject property had recently been annexed into the City of Canton and needed to be zoned according to its current use. Lucia Deen moved that the zoning of the property be changed from RA to B-2. Clifford Caviness seconded, and all voted in favor.

REQUEST TO CHANGE ZONING OF 8.59 ACRE TRACT ON I-20 WEST OF VZCR 3120 OWNED BY DARRELL MIZE FROM RA (AGRICULTURAL) TO B-2 (GENERAL BUSINESS - DISTRICT) -- City Secretary Rhita Koches told the Commission that the subject property had recently been annexed into the City of Canton and needed to be zoned according to its current use. Lucia Deen moved that the zoning of the property be changed from RA to B-2. Clifford Caviness seconded, and all voted in favor.

REQUEST TO CHANGE ZONING OF 3.778 ACRE TRACT ON I-20 OWNED BY JANIE MULLINS FROM RA (AGRICULTURAL) TO B-2 (GENERAL BUSINESS DISTRICT) -- This item had previously been addressed and re-zoned by the Commission.

ADJOURN - There being no further business to come before the Commission, Lucia Deen moved that the meeting be adjourned. Clifford Caviness seconded, and all were in favor.

Approved this 1st day of December, 1999.


Lynn Etheridge, Chair

CANTON PLANNING & ZONING COMMISSION

**9:00 A.M., TUESDAY, DECEMBER 7, 1999
CITY HALL, 290 E. TYLER STREET
CANTON, TEXAS**

The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers. Commission members Lynn Etheridge, Jimmy Boroughs, Lucia Deen, Clifford Caviness, and Tommy Eubank were present. Discussion and action were as follows:

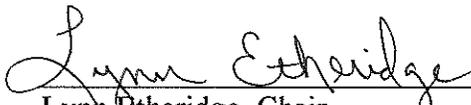
CALL MEETING TO ORDER –Chairman Lynn Etheridge called the meeting to order and announced that a quorum was present.

APPROVAL OF MINUTES OF NOVEMBER 2, 1999 MEETING – Tommy Eubank moved that the Minutes of the November 2, 1999 meeting of the Commission be approved as presented. Clifford Caviness seconded, and all were in favor.

DISCUSS AND CONSIDER REQUEST TO CHANGE ZONING OF LOT AT 375 SOUTH TRADE DAYS BLVD. OWNED BY J. L. AND ELISA HEARD FROM R-1 (RESIDENTIAL) TO B-1 (LOCAL BUSINESS DISTRICT) – J. L. Heard told the Commission that he planned to use the site for his accounting office. City Secretary Rhita Koches reported that all responses received had been in favor of the request; however, two responses had noted a preference for a restricted professional office (RPO) zoning. Mr. Heard reviewed the zoning ordinance provisions for RPO and advised the Commission that he had no objection to zoning the subject tract RPO. Clifford Caviness moved that the property be re-zoned to RPO. Tommy Eubank seconded the motion, and all voted in favor.

ADJOURN - There being no further business to come before the Commission, Tommy Eubank moved that the meeting be adjourned. Clifford Caviness seconded, and all were in favor.

Approved this 1st day of February, 2000.



Lynn Etheridge, Chair