

CANTON PLANNING & ZONING COMMISSION
9:00 A.M., TUESDAY, MAY 8, 2001
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 Jimmy Boroughs, Clifford Caviness, and Tommy Eubank were present. Lucia Deen and Lynn Etheridge were absent.

Discussion and action were as follows:

CALL MEETING TO ORDER – In the absence of Chairman Lynn Etheridge, Acting Chair Tommy Eubank called the meeting to order and announced that a quorum was present.

APPROVAL OF MINUTES OF SEPTEMBER 12, 2000 MEETING – Mr. Boroughs moved that the Minutes of the Commission's September 12, 2000 meeting be approved. Mr. Caviness seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 1.0 ACRE LOCATED AT 1108 SOUTH BUFFALO (STOCKWELL SURVEY) IN CANTON, TEXAS, OWNED BY DAN McLEMORE AND PATRICIA KEY FROM R-1 (RESIDENTIAL) TO RPO (RESTRICTED PROFESSIONAL OFFICE) – The Commission reviewed the responses received. Mr. Eubank noted that eight notices had been mailed with six responses received in favor, one opposed, and one not responding. Mr. Eubank called for comments from the audience. Hearing none, Mr. Eubank asked if the Commission had a motion. Mr. Boroughs moved that the requested zoning change from R-1 to RPO for the property at 1108 South Buffalo be approved. Mr. Caviness seconded the motion, and all voted in favor.

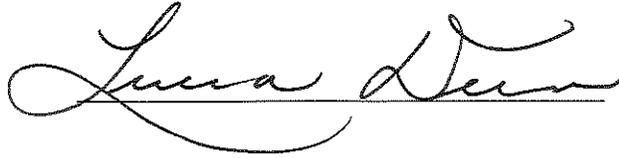
Mr. Eubank announced that the Commission's recommendation would be forwarded to the Canton City Council for their final approval. Juanita Hackney told the Commission that she felt she was the most affected by the proposed building. Dan McLemore said that he had plans for the proposed construction available for Mrs. Hackney to review. Mrs. Hackney said the problem was not necessarily with the structure but with the increased traffic and just having a business across the street. She said there would be patients waiting, in and out traffic, and a dumpster.

City Building Inspector Rick Malone noted that there will not be a driveway entry for the building on Eubank Street. He said when property adjoins a residential street and a major street, the commercial facility is required to use the major street. Mrs. Hackney asked about a back entry on Eubank Street, and Mr. Malone said there would not be one. Mrs. Hackney asked if there were requirements regarding barriers, green belts, or fencing. Mr. Malone said there were not. He then read Section 16-2 from the City's Zoning Ordinance regarding "Access to commercial uses." Mrs. Hackney's daughter, Michael May, then asked if there were restrictions regarding placement of the dumpster. Mr. Malone stated that the location would have to be fenced, but there was no requirement regarding placement. Mr. Eubank told Mrs. Hackney she might want to talk with the owners, look at plans, and come before the City Council. Mrs. Hackney said she felt there were

areas in Canton that would accommodate a doctor's office instead of on what has always been a quiet residential district.

ADJOURN – There being no further business to come before the Planning and Zoning Commission, Mr. Caviness moved that the meeting be adjourned. Mr. Boroughs seconded, and all voted in favor.

Approved this 5th day of June, 2001

A handwritten signature in cursive script, appearing to read "Lura Deen", written over a horizontal line.

CANTON PLANNING & ZONING COMMISSION
9:00 A.M., TUESDAY, JUNE 5, 2001
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 Jimmy Boroughs, Clifford Caviness, Lucia Deen, and Tommy Eubank were present. Lynn Etheridge was absent.

Discussion and action were as follows:

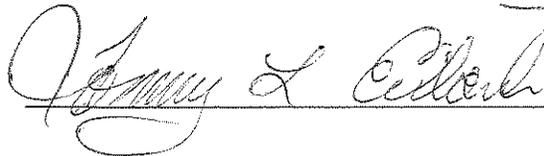
CALL MEETING TO ORDER – In the absence of Chairman Lynn Etheridge, Acting Chair Lucia Deen called the meeting to order and announced that a quorum was present.

APPROVAL OF MINUTES OF MAY 8, 2001 MEETING – Mr. Eubank moved that the Minutes of the Commission's May 8, 2001 meeting be approved. Mr. Caviness seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 0.122 ACRE LOCATED ON INTERSTATE 20 (FARMER SURVEY) IN CANTON, TEXAS, OWNED BY DR. TRAVIS DEEN FROM R-A (AGRICULTURAL) TO B-2 (GENERAL BUSINESS DISTRICT) – Lucia Deen announced that she would abstain from voting on this matter since the property owner is her brother-in-law. The Commission discussed the location of the property which is on the north side of Interstate 20 and the proposed use of the property which is to construct a billboard. Mr. Eubank moved that the Commission recommend approval of the requested zoning change to the City Council. Mr. Caviness seconded. All voted in favor with Lucia Deen abstaining. The motion carried.

ADJOURN – There being no further business to come before the Planning and Zoning Commission, the meeting was adjourned.

Approved this 28 day of Aug, 2001.



CANTON PLANNING & ZONING COMMISSION
9:00 A.M., TUESDAY, AUGUST 28, 2001
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 Clifford Caviness, Lucia Deen, and Tommy Eubank were present. Jimmy Boroughs and Lynn Etheridge were absent.

Discussion and action were as follows:

CALL MEETING TO ORDER – In the absence of Chairman Lynn Etheridge, Acting Chair Tommy Eubank called the meeting to order and announced that a quorum was present.

APPROVAL OF MINUTES OF JUNE 5, 2001, MEETING – Lucia Deen moved that the Minutes of the Commission's June 5, 2001, meeting be approved. Mr. Caviness seconded, and all voted in favor.

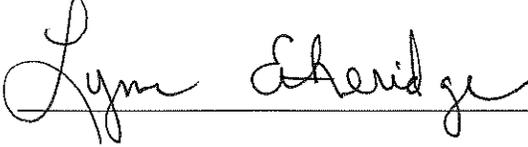
DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 1701 ELLIOTT ROAD IN CANTON, TEXAS, OWNED BY PAT'S ELECTRIC/LOU CRAFT FROM R-1 (SINGLE FAMILY DETACHED RESIDENTIAL) TO B-1 (LOCAL BUSINESS DISTRICT) - The Commission reviewed a request from Pat Reed to change zoning from R-1 to B-1 to bring into compliance a property that has been operating as a business for over twenty-five years. Rick Malone informed the Commission that the properties on the east side and across the street from Pat's Electric were both zoned B-2. He also reported that only one letter was received in response to this zoning change, and it was in favor. Lucia Deen made the motion to recommend the zoning change for 1701 Elliott Road in Canton, Texas, owned by Pat's Electric/Lou Craft from R-1 (Single Family Detached Residential) to B-1 (Local Business District). Clifford Caviness seconded the motion, and all voted in favor.

DISCUSS AND CONSIDER AMENDMENTS TO CITY OF CANTON ZONING ORDINANCE TO ADOPT A DEFINITION FOR ESTABLISHING SETBACKS AND TO PROVIDE FOR A MAXIMUM OVERHANG IN THE DIMENSIONAL REQUIREMENTS OF ZONING ORDINANCE ARTICLE 5 (RA – Agricultural District), ARTICLE 6 (R-1 Single Family Detached Residential), ARTICLE 7 (R-2 and R-3 – Single Family Detached Residential), ARTICLE 8 (MF-1 – Multiple Family Residential), ARTICLE 9 (MH – 1 – Mobil Home Park District), ARTICLE 10 (R-4 – Manufactured Housing District), AND ARTICLE 10A (RPO – Restricted Professional and Office District) – Rick Malone explained that banks, abstract companies, title companies and other lending institutions measure setbacks from the slab, whereas the city measures setbacks from the overhang. He said this complicated matters when property owners applied for loans to build homes. Lending institution inspectors were more likely to find the building out of compliance with local ordinances before researching the setback regulations further. Mr. Malone requested that the Planning & Zoning Commission recommend to the City Council to establish regulations requiring setbacks to be measured from the slab rather than the overhang. He said builders were in favor of this change. He also said such a change would

require establishing regulations for overhangs. He recommended eighteen to thirty inches, citing he had found only very few homes in Canton with an overhang greater than thirty inches. Clifford Caviness made the motion to recommend that the City Council establish setback measurements to be taken from the slab, and not the overhang, for the above mentioned zoning ordinance articles; and maximum overhang regulations be set at a maximum of thirty inches for the same ordinance articles. Lucia Deen seconded the motion, and all voted in favor.

ADJOURN – There being no further business to come before the Planning and Zoning Commission, the meeting was adjourned on a motion by Lucia Deen, second by Clifford Caviness, and all voting in favor.

Approved this 10th day of Oct., 2001.



CANTON PLANNING & ZONING COMMISSION
9:00 A.M., TUESDAY, OCTOBER 9, 2001
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 Clifford Caviness, Tommy Eubank and Lynn Etheridge were present. Jimmy Boroughs and Lucia Deen were 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.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 1023 TRADE DAYS BLVD. IN CANTON, TEXAS, OWNED BY RAY COOPER JR. FROM R-1 (SINGLE FAMILY DETACHED RESIDENTIAL) TO B-1 (LOCAL BUSINESS DISTRICT) - The Commission discussed that the property was currently being rented by a Church which could operate under any zoning. Lynn Etheridge said she thought the property had already been sold to a dental clinic. All members of the Commission expressed concern over the B-1 zoning since there were still residential properties in the area. Building Inspector Rick Malone said he received four responses from the sixteen letters he sent out to property owners in the area. Two were in favor and two were against the proposed zoning change. He indicated he had recommended to the Cooper's that they request a zoning change to RPO which would be in keeping with other properties in the area, and would be sufficient for any type of professional office, including doctors and dentists. He said the Cooper's declined his recommendation and requested a change to B-1 zoning. He also pointed out that B-1 had greater restrictions and setback requirements which would make the current home a non-conforming structure if zoned B-1. Clifford Caviness said two neighbors, not close enough to be included in the letter poll, had called him to express their opinions against the zoning change. Lynn Etheridge said she'd be in favor of RPO, but not B-1. The Commission discussed the possibility of the Cooper's submitting another request for zoning change to RPO which would take thirty to forty-five days to complete. Tommy Eubank moved that the Commission deny this request for a zoning change for 1023 Trade Days Blvd. Owned by Ray Cooper, Jr., from R-1 (Single Family Detached Residential) to B-1 (Local Business District.) Clifford Caviness seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR LOT 2 HILLIARD ADD. ON ATHENS ST. OWNED BY JOE BARRENTINE FROM R-1 (SINGLE FAMILY DETACHED RESIDENTIAL) TO MF-1 (MULTIPLE FAMILY RESIDENTIAL) Lynn Etheridge explained that Joe Barrentine had a home and an extra lot on Athens St. and that he had a potential buyer for the extra lot who was interested in building a duplex. Rick Malone said he received four responses (one response counting as two votes) from area residents, all opposed to the zoning change. Tarpley Duke was one of the respondents who was present at the meeting. He said there were currently five rent houses in the area and he felt a duplex would reduce the neighborhood. Lynn Etheridge said there was not a big market for the lots in that area because

they were all so narrow. Based upon the unanimous opposition, Tommy Eubank made the motion to deny the request for zoning change for Lot 2 Hilliard Add. On Athens St. from R-1 (Single Family Detached Residential) to MF-1 (Multiple Family Residential.) Clifford Caviness seconded, and all voted in favor. Lynn Etheridge originally said she would abstain from voting since she represented Mr. Barrentine, but later decided to vote with the other Commission members because she felt Mr. Barrentine would not wish to continue based upon the overwhelming opposition from his neighbors. Her vote was required for the quorum.

APPROVAL OF MINUTES OF AUGUST 28, 2001, MEETING – Tommy Eubank moved that the Minutes of the Commission's August 28, 2001, meeting be approved. Clifford Caviness seconded, and all voted in favor.

ADJOURN – There being no further business to come before the Planning and Zoning Commission, the meeting was adjourned on a motion by Tommy Eubank, second by Clifford Caviness, and all voting in favor.

Approved this 4th day of December, 2001.

Lynn Etheridge

CANTON PLANNING & ZONING COMMISSION
9:00 A.M., TUESDAY, DECEMBER 4, 2001
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 Clifford Caviness, Tommy Eubank, Lynn Etheridge, Jimmy Boroughs and Lucia Deen were present.

Discussion and action were as follows:

CALL MEETING TO ORDER – Chairman Lynn Etheridge called the meeting to order at 9:04 a.m. and announced that a quorum was present.

APPROVAL OF MINUTES OF OCTOBER 9, 2001 MEETING – Mr. Caviness moved that the Minutes of the Commission's October 9, 2001 meeting be approved. Mrs. Etheridge seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 1003 HIGHWAY 19 IN THE CITY OF CANTON, TEXAS, OWNED BY KEITH TUCKER, FROM SINGLE FAMILY DETACHED RESIDENTIAL (R-1) TO RESTRICTED PROFESSIONAL OFFICE (RPO) – Rick Malone reported that responses were received from neighboring properties, all in favor of the requested zoning change. He said Keith Tucker had no immediate plans. Mrs. Deen moved that the Commission recommend approval of the requested zoning change to the City Council. Mr. Caviness seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 450 LIVE OAK STREET IN THE CITY OF CANTON, TEXAS, OWNED BY TOMMY AND MARY WILLIAMS, FROM MOBILE HOME PARK DISTRICT (MH-1) TO GENERAL BUSINESS DISTRICT (B-2) – Rick Malone reported that of eight notices, three were returned, all with favorable responses. One stipulated objection to a First Monday-type business. Mr. Malone said he talked to three other property owners who did not object. The Commission discussed the property's location, that there were no homes in the area, and it was surrounded by First Monday businesses. The commission expressed concerns about the broader B-2 zoning in this area. Mrs. Etheridge moved that the commission recommend denial of the zoning request, with a footnote that B-1 would be more suitable at this location and at this time. Mr. Boroughs seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 1481, 1485 AND 1501 SOUTH BUFFALO STREET IN THE CITY OF CANTON, TEXAS, OWNED BY STUART ADAMS, FROM LOCAL BUSINESS DISTRICT (B-1) TO GENERAL BUSINESS DISTRICT (B-2) – Rick Malone indicated that 1481 South Buffalo should be dropped from the request. He explained the zoning change would correct a non-conforming use. There were three responses received from neighboring property owners, all voting in favor of the requested change. Mrs.

Deen moved that the commission recommend approval of the requested zoning change to the City Council. Mr. Caviness seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 15097 FM 859 IN THE CITY OF CANTON, TEXAS, OWNED BY DEBORAH MC GREGER AND MICHAEL D. MC GREGER, FROM AGRICULTURAL DISTRICT (RA) TO SINGLE FAMILY DETACHED RESIDENTIAL (R-1) – Mr. Malone reported that the property was annexed in 1999 and should have been brought to the zoning commission at that time. He said the McGreger's wanted to rezone to R-1 because they were interested in building a church on the property, and no objection or approval was expressed by surrounding property owners. Mr. Caviness moved that the commission recommend approval of the requested zoning change to the City Council. Mrs. Deen seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 1160 SOUTH HIGHWAY 19 IN THE CITY OF CANTON, TEXAS, OWNED BY GEORGE AND MANUELA YARBROUGH, FROM SINGLE FAMILY DETACHED RESIDENTIAL (R-1) TO GENERAL BUSINESS DISTRICT (B-2) – Mr. Malone described the location as being the first house north of Lloyd's Diamond Shamrock. He said five property owners responded, four against and one in favor of the zoning change. Neighbor Mary Pool expressed her opposition and said that more people in the neighborhood were against the change. She said she understood it might eventually go commercial, but there were currently too many people still residing in the area. The Commission discussed the need for B-2 zoning so that Mr. Yarbrough could conduct furniture sales from the Highway 19 property, and the zoning and use of his property on Buffalo Street. Mr. Boroughs moved that the Commission recommend denial of the requested zoning change to the City Council. Mr. Caviness seconded, and all voted in favor.

ADJOURN – There being no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 9:35 a.m.

Approved this 26 day of March, 2002.

Lynn Etheridge