

CANTON PLANNING & ZONING COMMISSION
9:00 A.M., TUESDAY, MARCH 26, 2002
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 and Lucia Deen were present. Jimmy Boroughs 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 4, 2001 MEETING – Mr. Caviness moved that the Minutes of the Commission's December 4, 2001 meeting be approved. Mrs. Deen seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 2.0 ACRE TRACT LOCATED ON HIGHWAY 243 IN THE CITY OF CANTON, TEXAS, OWNED BY PAM HEARD AND CRISTY THORN, FROM AGRICULTURAL DISTRICT (RA) TO LOCAL BUSINESS DISTRICT (B-1) – Rick Malone explained that the owners planned to build a daycare center on the property next to the Episcopal Church. He said daycare centers were permissible in R-1 and higher zoning by special exception. Mr. and Mrs. A.E. Hardin were present to express their opposition to commercial zoning in a rural/residential area. They were concerned about the increased traffic in an area that was already congested around the high school and intermediate school. There was also the only written response from surrounding property owners, and it was in opposition. The Commission discussed the inevitability of development in that area, but were sympathetic to the concern for commercial development. Julie Jackson pointed out that the Commission could recommend stricter zoning than was requested by the property owner. Rick Malone stated that the daycare center could apply for special exception in any zoning, including R-1, and that the property owners did not have a particular zoning preference. Mr. Eubank moved that the Commission recommend approval of a zoning change to RPO to the City Council. Mrs. Deen 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 9:15 a.m.

Approved this 27 day of April, 2002.

Lynn Etheridge

CANTON PLANNING & ZONING COMMISSION
9:00 A.M., TUESDAY, APRIL 2, 2002
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, Lucia Deen and Jimmy Boroughs were present.

Discussion and action were as follows:

CALL MEETING TO ORDER – Chairman Lynn Etheridge called the meeting to order at 9:00 a.m. and announced that a quorum was present.

APPROVAL OF MINUTES OF MARCH 26, 2002 MEETING – Ms. Deen moved that the Minutes of the Commission's March 26, 2002 meeting be approved. Mr. Caviness seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 0.91 ACRE TRACT LOCATED ON HIGHWAY 64 IN CANTON, TEXAS, OWNED BY BILLY JACK DEEN, FROM MULTIPLE FAMILY RESIDENTIAL (MF-1) TO GENERAL BUSINESS DISTRICT (B-2) – Rick Malone reported two adjoining property owners responded in favor of rezoning and none responded against. Mr. Eubank moved to recommend a zoning change from MF-1 to B-2 on a 0.91 acre tract located on Highway 64 owned by Billy Jack Deen. Mr. Caviness seconded, Lucia Deen abstained, and all others voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 1.0 ACRE TRACT LOCATED ON FM 859 IN CANTON, TEXAS, OWNED BY BILLY JACK DEEN, FROM AGRICULTURAL DISTRICT (RA) TO GENERAL BUSINESS DISTRICT (B-2) – Rick Malone reported three of the four adjoining property owners responded in opposition of the change, and residents in the Glen Lakes Addition submitted a petition opposing B-2 zoning near their homes. Billy Jack Deen assured attendees he was out of the storage building business. He requested B-2 in order to build a warehouse on his property behind the little house that also belonged to him. He pointed out the property on three sides was already zoned business. He also promised it would not block the sewer line. He indicated there was really no other use of the land. Lucia Deen followed by saying no one would want a house behind another house. In response to Mr. Eubank's question, Mr. Deen said a privacy fence was located along part of the north property line, and the rest was divided by a barbed wire fence. He indicated he was willing to extend the privacy fence. Mr. Boroughs said he had no objection since Mr. Deen wanted a building to store items in, not to build an ongoing business. Mr. Eubank said he had no objection since Mrs. Mann's concerns would be dealt with. Mr. Eubank moved to recommend changing the zoning from RA to B-2 on a 1.0 acre tract located on FM 859 owned by Billy Jack Deen. Mr. Caviness seconded. The motion passed with Mr. Caviness, Mr. Eubank, and Mr. Boroughs voting in favor, Lynn Etheridge voting against and Lucia Deen abstaining. Mr. Eubank pointed

out any residents still wishing to restrict the change would have an opportunity to meet with the City Council.

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 LOCAL BUSINESS DISTRICT (B-1) – Mr. Malone said eight adjoining property owners were notified of the considered change and no one responded. He reminded the Commission they earlier denied a request to change this property to B-2, but had encouraged the property owner to seek B-1 instead. Mr. Caviness moved to recommend a zoning change from MH-1 to B-1 at 450 Live Oak Street. Mr. Boroughs seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 15083 FM 859 IN THE CITY OF CANTON, TEXAS, OWNED BY MICHAEL D. COX ET AL, FROM AGRICULTURAL DISTRICT (RA) TO SINGLE FAMILY DETACHED RESIDENTIAL (R-1) – Mr. Malone indicated there were no responses from adjoining property owners. He said the adjoining property was recently rezoned to R-1 and this needed to be included with it. Ms. Deen moved to recommend a zoning change from RA to R-1 at 15083 FM 859. Mr. Caviness seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 79.675 ACRES LOCATED ON CHERRY CREEK DRIVE IN CANTON, TEXAS, ALSO KNOWN AS THE PROPOSED SITE OF LAKE RIDGE ESTATES, OWNED BY THE CANTON ECONOMIC DEVELOPMENT CORPORATION, FROM AGRICULTURAL DISTRICT (RA) TO SINGLE FAMILY DETACHED RESIDENTIAL (R-1) AND (R-2) – Mr. Malone reported that of the twenty-two adjoining property owners notified, ten returned responses in opposition of the zoning change. The responses were read to the Commission (P&Z) by Ms. Etheridge. Ms. Etheridge said she would participate in the discussion, but would abstain from the voting since her mother lived in the area and she owned a real estate company. Mr. Malone passed out maps explaining the purpose of the meeting was to rezone the property to R-1 and R-2. Mr. Eubank noted that a plat would later be presented to the Planning & Zoning Commission during the site plan approval process. Canton Economic Development Corporation Board Member Wade Whitaker explained CEDC wanted to rezone from Rural Agriculture (RA), since there was no agriculture in the area, to R-1 and R-2 as the surrounding properties were residential. He indicated, at some future time, the property or part of the property may be proposed for development. He requested the Commission rezone the property in compliance with the properties around it. Mr. Whitaker said sewer and other considerations would be addressed during the planning phase. He said most opposition was from those wanting the property to be used for a park. He pointed out there were no plans for it to be developed into a park. Local resident John Ham introduced himself as having recently moved from a city where he served on the planning and zoning commission. He pointed out the property has two water sheds. He also said the R-2 area was set in the 100-year flood plain zone, and if one took away 20 acres, that would leave 60 acres. If 30 acres were used for R-1 and 30 acres for R-2, then 300 units could be placed in that area. He indicated he would never support such a plan. He pointed out there were no R-2 properties around it and it should remain as park land. Elisa Heard asked if the City had developed a comprehensive plan. She said

part of the flood plain adjoins park land and part adjoins the church and school. She said 300 homes would dilute that property. She stated she was not against part of it zoned residential. She said she thought neighboring property owners could support a plan if they saw it on paper, if it followed a comprehensive plan and if the water shed area was not developed. Mr. Malone said there were less than 150 lots on any of the previously proposed plans, and that Mr. Ham's estimated 300 homes was excessive. He indicated almost one-third of the property was unusable. Ms. Heard said a previous plat had lots down to the lake. Mr. Malone responded that these issues needed to be brought up when and if the property is ever developed. He said in a privately developed subdivision, the developer brings his plan to the Planning & Zoning Commission to see if it fits zoning. Then the plat is brought by the developer to address how it will be laid out. Mr. Malone said everyone will be notified again during this process. Mr. Ham said he would never support R-2 zoning. Mr. Whitaker said if the land was completely flat in an area such as Dallas, he could see a developer wanting to put as many houses as he could on it. He asked the attendees not to go away thinking that CEDC wanted to put 300 houses there. Mr. Malone said the lay of the land did not permit that many lots. He said the maximum lots be considered two years ago was 100 to 128 lots. Ms. Etheridge said everyone needed to be very clear that only the zoning issue was being considered at this meeting. She said the proposed site plan would come back before the P&Z Commission. Mr. Boroughs asked what CEDC's long-range plans were. Mr. Whitaker responded the property was being considered as a possible site for future residential use. To that end, CEDC wanted it zoned residential. He said it was the last piece of property that could be utilized for housing with the city limits. Billy Jack Deen stated he had lived in Canton for 53 years and Canton was growing and needed affordable housing. He was in favor of the development. Marilyn Burrage asked if the property was under consideration to settle a lawsuit. She was concerned it would place the property owners in a position of dealing with a hostile developer. She asked CEDC to bring the citizens a proposal the community could live with. She also recommended a committee be formed with some of the citizens in that area to help decide what to do with the property. Mr. Whitaker said he didn't know of any attempt to settle the lawsuit with the land at this time. Ms. Burrage asked that the school be given consideration. Mr. Whitaker noted the superintendent of the schools was in favor of the housing development two years before. Ms. Burrage clarified she was talking about the Word of Victory school which needed to enlarge its facilities. Ms. Heard recommended CEDC hire a land planner or select citizens to develop a plan. She said CEDC needed to come before the citizens and the P&Z Commission with a more defined proposal that designated a green belt, park land, R-1 area, flood plain, etc. Ms. Deen said as a commission, P&Z had to determine the best use of this property. She said it should not be Industrial, but it should be residential conforming with the neighborhood. She said Canton needed housing. She said all of these issues would be brought back up again in the planning stage. Mr. Ham said he was not against the property being developed, but was against R-2 zoning. Mr. Louis Gillespie stated it was illegal for the City to give the land to CEDC. He also noted the plan before was for 130 units. He said he'd like to see 1 or 2-acre lots and no R-2 zoning. He said if a hard rain came, some of the property was not much over 12 inches above lake level. Ms. Etheridge said as a member of the P&Z Commission, she did not have an opportunity to approve the previous plan, but this time, it was being presented to P&Z first, and all of the site plan issues would be addressed at the site plan stage. Yolanda Romine, resident on Curry Lane, said she recently moved from California where it was heavily congested. She said she had seen green belts change from quasi-agriculture to developed. She

said the zoning request was too vague and a detail plan was necessary before making a decision. She also questioned how the infrastructure could support the development. Ms. Romine asked why there couldn't be environmental zoning options and asked what impact this development would have on the environmental ecosystem. She asked the Commission to determine if the development fit in with the desired lifestyle. Lee Braswell said she wanted to maintain the same lifestyle and didn't want to change a thing. Ms. Etheridge asked to see a plan before a vote on zoning. Ms. Heard said as a developer, she spends \$15,000 to \$20,000 on a land planner before she goes to a P&Z Commission. Ms. Etheridge reiterated that Canton needed a residential development, but she wanted to see a plan. Wade Whitaker said CEDC had a piece of property they were asking to be rezoned R-1 and R-2. He said it was his impression that R-3 was the stumbling block before. He indicated they would be amenable to R-1 zoning. Tommy Eubank moved the item be tabled. Clifford Caviness seconded. The motion passed with 4 in favor and Lucia Deen opposed. Lynn Etheridge asked for a meeting with CEDC.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 1110 SOUTH TRADE DAYS BLVD. IN THE CITY OF CANTON, TEXAS, OWNED BY JAMES H. ASHE, FROM SINGLE FAMILY DETACHED RESIDENTIAL (R-1) TO RESTRICTED PROFESSIONAL OFFICE (RPO) – Rick Malone reported the request had been rescinded.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 1.66 ACRE TRACT LOCATED ON HIGHWAY 198 IN CANTON, TEXAS, OWNED BY HORACE AND WANDA ETHERIDGE FROM AGRICULTURAL DISTRICT (RA) TO LOCAL BUSINESS DISTRICT (B-1) – Rick Malone reported that 10 adjoining property owners had been notified of the change request. Two respondents were in favor of the change and three were against. He said RA zoning required a minimum of five acres to be used as agricultural. He said the property owners wanted to use the lot to grow trees. Dawson asked what would it be used for after that—a wrecking yard. She said a business would increase traffic, pollution, and noise. It would also diminish city services and increase parking on residential streets. She said the back of any business would abut her property. She said it would probably also create low-paying jobs. She said businesses should be on the Interstate. She felt the zoning would devalue the new house she just built. Cynthia Vaught pointed out there was a gas line running across the property which would limit the use of the property. She said her property was located on the back side of the lot in question and she felt rezoning would depreciate the value of her land. Alton Smith stated he would hate to see it rezoned commercial. Lynn Etheridge said she owned a lot there also. She stated Charles Huddle was building a business next to the property and John Wayne Warren put in a lumber yard and cabinet shop next to that. Lucia Deen pointed out that three lots south of this property were zoned B-2, and it would be hard not to grant the same zoning as the other businesses. The B-1 permissible uses were read and it was clarified that a building could not be built over a gas line, but a parking lot could. Others discussed water pressure concerns. Rick Malone said there was not adequate delivery of water in the area. Lynn Etheridge said she was opposed to the zoning. Ms. Vaught asked what would be done about water if it passed? Mr. Malone said, depending on their water needs, the line would have to be enlarged to meet that need. Jimmy Boroughs moved to recommend denying the request for B-2 zoning at a 1.66 acre tract located on Highway 198 owned by Horace and Wanda Etheridge. Lynn Etheridge seconded, and all voted in favor.

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

Approved this 21st day of May, 2002.

Lynn Etheridge

CANTON PLANNING & ZONING COMMISSION
9:00 A.M., TUESDAY, MAY 21, 2002
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, Lynn Etheridge, and Lucia Deen were present.

Discussion and action were as follows:

CALL MEETING TO ORDER – Chairman Lynn Etheridge called the meeting to order at 9:10 a.m. and announced that a quorum was present.

APPROVAL OF MINUTES OF APRIL 2, 2002 MEETING – Ms. Deen moved that the Minutes of the Commission's April 2, 2002 meeting be approved. Mr. Caviness seconded, and all voted in favor.

DISCUSS AND CONSIDER SITE PLAN FOR "KIDS R US" DAYCARE FACILITY – Members discussed the site plan presented by building inspector Rick Malone. Mr. Malone confirmed the plan met all building codes and zoning requirements, including parking and storage requirements. He said the plans provided for a metal building, which may be bricked on the front, a circular drive, and a fenced playground. He further stated the facility would be on City water and sewer service. Lucia Deen pointed out it was also within 500 feet of a fireplug. Lucia Deen moved to approve the site plan for "Kids R Us" daycare facility. Clifford Caviness seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR 79.675 ACRES LOCATED ON CHERRY CREEK DRIVE IN CANTON, TEXAS, ALSO KNOWN AS THE PROPOSED SITE OF LAKE RIDGE ESTATES, OWNED BY THE CANTON ECONOMIC DEVELOPMENT CORPORATION, FROM AGRICULTURAL DISTRICT (RA) TO SINGLE FAMILY DETACHED RESIDENTIAL (R-1) AND (R-2) – Kenneth Pruitt, president of the Canton Economic Development Corporation (CEDC), reported that a committee comprised of representatives from the Planning & Zoning Commission (P&Z) and CEDC developed a plan for the 80 acre subdivision which addressed most of the citizens' concerns. The plan included 138 R-1 lots and 22 R-2 lots. He also stated CEDC had adopted deed restrictions requiring homes on R-2 lots to have at least 1600 square feet of heating and cooled space, making the minimum-sized home approximately 2000 square feet. He further noted there would be restrictions on the size of tree that could be removed from the lot. Wade Whitaker, member of CEDC, added that the proposed plan had three entrances and one cul-de-sac; that the 22 R-2 lots ranged from 7500 to 10000 square feet; the plan included a large green belt; the green area would remain in its current natural state; and the removal of trees on residential lots would be controlled. He said the church had not yet been approached about the proposal for trading subdivision lots on the north side for land to be used as another entrance into the subdivision; but if that occurred, traffic congestion on Cheery Creek would be reduced and the church's need for additional land would be addressed.

He said funds to develop a formal site plan would not be spent until the property was rezoned and CEDC had talked with the church to negotiate the possibility of a land trade. Then, preliminary and final plats would be presented to the Planning & Zoning Commission for approval.

Local resident Lewis Gillespie charged that the City could not give away city property, so the lawsuit with W & W Land Company needed to be settled in court. He also said there were only two conditions under which the property could be given to CEDC and the 80-acre property did not meet either condition. Marilyn Burrage asked for clarification on the zoning map proposed by CEDC which Wade Whitaker answered through the legend provided for the map. Mr. Whitaker pointed out that a large number of senior citizens were requesting homes with zero lot lines. He also noted the proposed plan was one of the first designed by Mr. Walker for CEDC. Lynn Etheridge confirmed it was the plan P&Z was shown in the beginning and Kenneth Pruitt confirmed it was the first plan CEDC was shown. Mrs. Burrage asserted that Mr. Walker was the only contractor given an opportunity to bid on this set of plans. Wade Whitaker said the bid request was publicized in the newspaper. Kenneth Pruitt explained that Mr. Walker was first hired by CEDC for the engineering and the original plan was the one presented to the City Council and P&Z. Negotiating then began on how things should be done, so the plan may have changed after that. Mr. Pruitt said he felt the currently proposed plan addressed most of the concerns expressed about earlier plans. He assured residents that if the zoning passed, the proposed plan would be the basis for the design of the final plat. In answer to Mrs. Burrage's question, Kenneth Pruitt stated he was not involved in any negotiations regarding the W&W Land Company lawsuit, but earlier mediation had been attended by Johnny Mallory, Ron Sanford and Raymond Pruitt. He also said he would not be in favor of giving the 80-acre property to Mr. Walker as part of a settlement. Mrs. Burrage stated the proposed plan was workable, but citizens' trust was low on this issue. Mr. Pruitt said the P&Z and CEDC committee posted a notice in the paper asking citizens to view the plan at City Hall and they were trying to keep as many people as possible involved in the decision.

Lynn Etheridge reminded citizens that the issue before the Commission was to zone a tract of land, which she felt should have been zoned residential when it was brought into the city. Wade Whitaker said the City should have a master plan for the community to address zoning issues. He said CEDC may spend funds to have a plan designed. He also talked briefly about other issues such as road enhancement that would need to be addressed at a later date. Mrs. Burrage was concerned that the church did not have room to grow. Mrs. Etheridge again pointed out that the Commission was not approving the plat, only considering a zoning change. Elisa Heard said she would like the zoning motion to specifically designate the lots that would be zoned R-2. Lynn Etheridge asked the audience how they felt about rezoning the property all R-1. She said she would feel more comfortable leaving the property R-1 than RA. John Ham agreed with R-1 and said he was not opposed to quality development, but didn't want tract homes, homes built in the flood area, or trees to be cut down. Wade Whitaker said CEDC had no objection to rezoning all R-1 and he asked the audience if they were generally in favor of the proposed plan if it were made all R-1. Mrs. Burrage answered yes, as long as W & W Land Company was not the developer and the flooding problems were addressed. She said the citizens never saw a FEMA study on the 80-acre subdivision and the River Oaks Addition in the same area was currently causing flooding problems. Kenneth Pruitt said CEDC would address the flooding issues as the plat was

developed. Elisa Heard stated no objection to R-1 zoning, but requested the developer's agreement require the developer to pay for off-site utilities, and that CEDC not offer to subsidize the entrance and landscaping into the subdivision. She said the developer should bear those costs to be fair to all other subdivision projects. Wade Whitaker said he would like to talk to Mike Burns about trading property with the church, but he could not make a commitment on behalf of CEDC until after the litigation was resolved.

Lucia Deen moved to rezone the 79.675 acre tract located on Cherry Creek Drive owned by CEDC to Single Family Detached Resident (R-1). Lynn Etheridge seconded the motion. The motion passed with Lynn Etheridge and Lucia Deen voting in favor, and Clifford Caviness opposed.

The commission then discussed the need for homes on smaller lots for senior citizens who did not want to maintain a yard. They were notified there were 28 lots left in the River Oaks Addition zoned R-3.

ADJOURN – There being no further business to come before the Planning and Zoning Commission, the meeting was adjourned at 10:09 a.m.

Approved this 30th day of July, 2002.

Lynn Etheridge

CANTON PLANNING & ZONING COMMISSION
9:00 A.M., TUESDAY, JULY 30, 2002
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, Lynn Etheridge, Lucia Deen and Elisa Heard were present. Kelton Drewery was absent.

Discussion and action were as follows:

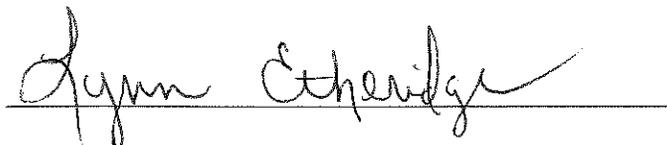
CALL MEETING TO ORDER – Chairman Lynn Etheridge called the meeting to order at 9:16 a.m. and announced that a quorum was present.

APPROVAL OF MINUTES OF MAY 21, 2002 MEETING – Ms. Deen moved that the Minutes of the Commission's May 21, 2002 meeting be approved. Mr. Caviness seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE FOR FOUR TRACTS LOCATED ON INTERSTATE HIGHWAY 20 NORTH SERVICE ROAD IN CANTON, TEXAS, OWNED BY BILLY JACK DEEN, FROM AGRICULTURAL DISTRICT (RA) TO GENERAL BUSINESS DISTRICT (B-2) – Due to a conflict of interest, Lucia Deen abstained from all discussion and voting on this issue. Billy Jack Deen stated he planned to erect billboards on the properties and described the location of each tract of land: (1) North Service Road near Hwy. 64, (2) North Service Road east of the firecracker stand, (3) South Service Road 1500 feet from Hwy. 64 east, and (4) South Service Road where the "Two Senioritas" sign used to be located. Rick Malone explained that the four tracts were recently annexed into the city limits adjoining the Interstate 20 Right-of-Way. He said by ordinance, any annexed property is automatically zoned RA, then goes to the Planning & Zoning Commission for a zoning classification. In response to Elisa Heard, Mr. Malone stated that a building permit was required for signs. Mrs. Heard then moved to approve the zoning change for four tracts of land on Interstate Highway 20 North and South Service Roads from Agricultural District (RA) to General Business District (B-2). Clifford Caviness seconded. Lucia Deen abstained, and all others voted in favor.

ADJOURN – There being no further business to come before the Planning and Zoning Commission, the meeting was adjourned by chairman Lynn Etheridge at 9:24 a.m.

Approved this 3 day of December 2002.



CANTON PLANNING & ZONING COMMISSION
9:00 A.M., TUESDAY, DECEMBER 3, 2002
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, Lucia Deen and Elisa Heard were present. Clifford Caviness and Kelton Drewery were absent.

Discussion and action were as follows:

CALL MEETING TO ORDER – Chairman Lynn Etheridge called the meeting to order at 9:25 a.m. and announced that a quorum was present.

APPROVAL OF MINUTES OF JULY 30, 2002 MEETING – Lucia Deen moved that the Minutes of the Commission's July 30, 2002 meeting be approved. Elisa Heard seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE AT 704 SOUTH HIGHWAY 19 IN CANTON, TEXAS, OWNED BY JACKIE WESTMORELAND AND DAVID KEAHEY FROM SINGLE FAMILY DETACHED RESIDENTIAL (R-1) TO LOCAL BUSINESS DISTRICT (B-1) – Julie Jackson reported receiving three responses from neighboring property owners—two in favor and one opposed. Mr. Dean Hesse was the vote in opposition, but he attended the meeting and rescinded his opposition. After determining that it was surrounded by numerous properties already zoned B-1 and the property would not be as marketable as residential on a five-lane highway, Lucia Deen moved to recommend to the Council that the zoning change from R-1 to B-1 be approved. Elisa Heard seconded, and all voted in favor.

ADJOURN – There being no further business to come before the Planning and Zoning Commission, the meeting was adjourned by chairman Lynn Etheridge at 9:31 a.m.

Approved this 17 day of December, 2003.



Lynn Etheridge, Chairman

ATTEST:

Julie Jackson, City Secretary

CANTON PLANNING & ZONING COMMISSION
9:00 A.M., TUESDAY, DECEMBER 17, 2002
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, Lucia Deen and Elisa Heard were present. Clifford Caviness and Kelton Drewery were absent.

Discussion and action were as follows:

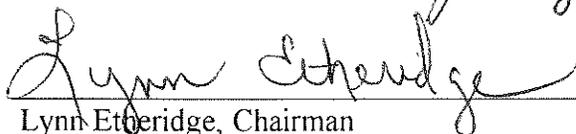
CALL MEETING TO ORDER – After briefly discussing changing the regular meeting day to allow Kelton Drewery's attendance; the need to appoint a new member to Lucia Deen's seat; the suggestion for a beautification ordinance for sections of the City; reviewing the site plan approval process; and the status of the comprehensive zoning plan, Chairman Lynn Etheridge called the meeting to order at 9:20 a.m. and announced that a quorum was present.

APPROVAL OF MINUTES OF DECEMBER 3, 2002 MEETING – Lucia Deen moved that the Minutes of the Commission's December 3, 2002 meeting be approved. Elisa Heard seconded, and all voted in favor.

DISCUSS AND CONSIDER REQUEST FOR ZONING CHANGE OF 2.5 ACRE TRACT LOCATED BEHIND 1350 S. BUFFALO IN CANTON, TEXAS OWNED BY WADE WHITAKER FROM AGRICULTURAL DISTRICT (RA) TO MULTIPLE FAMILY RESIDENTIAL (MF-1) – Julie Jackson reported that of the five adjoining property owners notified, one responded in favor of the change. Wade Whitaker outlined his tentative plans to install a 30-foot road with flat curbs and build five one-story duplex units or ask for variances on setback requirements and build patio homes marketed to senior citizens. He said he also planned to operate a business on the front property already zoned commercial. Elisa Heard expressed reservations about the potential for any new property owner to build two-story apartments providing high-density housing so close to a congested intersection. Julie Jackson clarified that no restrictions could be placed upon the granted zoning. Any owner would have to go through the plat approval process, but denial/approval can only be based on compliance with ordinances and building codes. Rick Malone said the zoning ordinance did require 10,000 square feet per lot. Elisa Heard stated she liked the concept presented. Lucia Deen moved to recommend approval of the requested zoning change from RA to MF-1 on the 2.5 acre tract located behind 1350 S. Buffalo owned by Wade Whitaker. Elisa Heard seconded, and all voted in favor.

ADJOURN – There being no further business to come before the Planning and Zoning Commission, the meeting was adjourned by chairman Lynn Etheridge at 9:28 a.m.

Approved this 6 day of January, 2003.



Lynn Etheridge, Chairman

ATTEST:

Julie Jackson, City Secretary