

**CANTON PLANNING & ZONING COMMISSION**  
**6:00 P.M., MONDAY, FEBRUARY 13, 2006**  
**CITY HALL, 290 E. TYLER STREET**  
**CANTON, TEXAS**

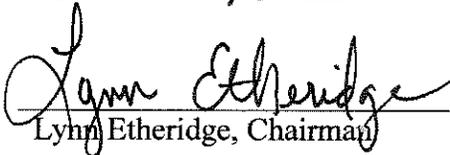
The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers. Commission members Lynn Etheridge, Elisa Heard, Scott Brooks and Chris Howard were present. Charles Huddle was absent. Discussion and action were as follows:

1. CALL MEETING TO ORDER – Lynn Etheridge called the meeting to order at 6:00 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF DECEMBER 12, 2005 MEETING – The Minutes of the Planning & Zoning Commission's December 12, 2005, meeting were unanimously approved upon motion by Chris Howard and second by Scott Brooks.
3. DISCUSS AND CONSIDER REQUEST FOR CHANGE IN ZONING FROM AGRICULTURAL DISTRICT (RA) TO FIRST MONDAY BUSINESS DISTRICT (FMB-1) ON THAT 6.505-ACRE TRACT OF LAND SITUATED NORTH OF OLD MILL MARKETPLACE IN THE Q.C. NUGENT SURVEY, ABST. 618 AND OWNED BY CORRY DAVIS MARKETING, INC. – Rick Malone reported Corry Davis Marketing wanted to use the property at Old Mill for RV parking in addition to their existing business. The property is not on Hwy. 64 and connects to property already owned by Corry Davis Marketing. Mr. Malone further explained the zoning for First Monday calls for a minimum of ten acres in this situation and this lot is only 6.505. This piece of land is merely adding to what Corry Davis Marketing already owns. Elisa Heard commented it seemed like a consistent use of the property. No property owners were notified because Corry Davis Marketing, Inc. owns all property within 200 feet. Ms. Heard made a motion to recommend the Council approve the change in zoning from Agricultural District (RA) to First Monday Business District (FMB-1) on that 6.505-acre tract of land situated north of Old Mill Marketplace in the Q.C. Nugent Survey, Abst. 618, and owned by Corry Davis Marketing, Inc. Chris Howard seconded, and all voted in favor.
4. DISCUSS AND CONSIDER REQUEST FOR CHANGE IN ZONING FROM AGRICULTURAL DISTRICT (RA) TO LOCAL BUSINESS DISTRICT (B-1) ON THAT ONE-ACRE TRACT OF LAND WITH DRIVEWAY EASEMENT LOCATED ON I-20 NORTH, WEST OF FM 17, IN ABST. 618, Q.C. NUGENT SURVEY AND CURRENTLY OWNED BY KELLY COX - Rick Malone reported Mr. Cox would like to construct a building on the property and may also install a billboard. The Cox property is located by the City's property off FM 17. The request meets the requirement for a distance of 4500 feet between billboards. The planned use is also in conformance with the master plan for B-1 retail. No property owners were notified because Mr. Cox owns all property within 200 feet. Scott Brooks made a motion to recommend the Council approve the request for change in zoning from Agricultural District (RA) to Local Business District (B-1) on that one-acre tract of land with driveway easement located on I-20 north, west of FM 17, in Abst. 618, Q.C. Nugent Survey, and currently owned by Kelly Cox. Chris Howard

seconded and all voted in favor.

5. DISCUSS AND CONSIDER REQUEST FOR SPECIFIC USE PERMIT IN GENERAL BUSINESS DISTRICT (B-2) TO ALLOW THE CONSTRUCTION OF A 50' MICROWAVE TOWER TO SERVICE BROADBAND INTERNET CONNECTION ON THAT LOT LOCATED AT 305 E. TYLER STREET IN THE CITY OF CANTON, TEXAS, OWNED BY FIRST NATIONAL BANK OF CANTON – Rick Malone explained the size of the tower would be approximately 28 inches by 14 inches and it would be attached to the side of the building, with no guy wires. The tower would only add an additional fifteen feet or so to the existing tower. The tower would not affect the airport. Debra Johnson reported thirteen property owners were notified and there were no responses. Scott Brooks made a motion to recommend to the Council the approval of the Specific Use Permit in General Business District (B-2) to allow the Construction of a 50' microwave tower to service broadband internet connection on that lot located at 305 E. Tyler Street in the City of Canton, Texas, owned by First National Bank of Canton. Chris Howard seconded, and all voted in favor.
6. ADJOURN – There being no further business to discuss, the meeting adjourned at 6:10 p.m. upon motion by Scott Brooks and second by Chris Howard.

Approved the 13<sup>th</sup> day of March, 2006.

  
Lynn Etheridge, Chairman

ATTEST:

  
Debra Johnson  
Assistant City Secretary

**CANTON PLANNING & ZONING COMMISSION**  
**6:00 P.M., MONDAY, MARCH 13, 2006**  
**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, Scott Brooks and Charles Huddle were present. Chris Howard and Elisa Heard were absent. Discussion and action were as follows:

**CALL MEETING TO ORDER** – Lynn Etheridge called the meeting to order at 6:01 p.m. and announced a quorum present.

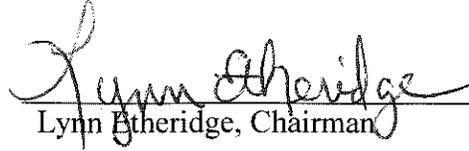
**APPROVAL OF MINUTES OF MARCH 13, 2006 MEETING** – The Minutes of the Planning & Zoning Commission's March 13, 2006, meeting were unanimously approved upon motion by Scott Brooks and second by Charles Huddle.

**DISCUSS AND CONSIDER ZONING CHANGE FROM RURAL AGRICULTURAL (RA) TO SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (PD) ON THAT 15.5-ACRE LOT LOCATED IN ABST. 760, J. STOCKWELL SURVEY, ON STATE HIGHWAY 243 WEST IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY DAVID AND CAROLYN SOUTHERLAND** – Rick Malone reported 8 notices were sent out and 2 were received back in opposition. Rick Malone pointed out Mr. William Rumsey was in attendance. Mr. Rumsey was concerned how much the development would impact the flood plain. Mr. Malone said Gary Burton had been working on that issue and did not see a noticeable impact due to the slowness of the water. Mr. Rumsey said his property had flooded three times in the last 5 years. He said the land is frozen from the Van Zandt County tax appraisal District because it is in the flood plain. Mr. Rumsey said he had spoken to FEMA and TCEQ and that the subdivision would be diverting water onto his land. Rick Malone pointed out the developer would not be diverting water because they were not changing the flow of a creek, it would be adding to the water shed. Mr. Rumsey reported Dale Huff from FEMA had inquired whether a stormwater drainage study had been done. Mr. Malone also pointed out Mr. Burton and Benchmark both said the development would not increase the floodplain out of the 100-year capacity. Mr. Rumsey disagreed and said if you put 30% more water into the creek that meant 30% more would come out. Mr. Rumsey also pointed out another problem was the concrete drainage ditch that comes under Hwy. 243 from this property. He said the tenhorns had debris in it. Lynn Etheridge inquired when the information would be in from Mr. Burton regarding the drainage. Mr. Malone said we would have that information before it went before the City Council. Mr. Rumsey said the EPA had instructed him to ask if there would be a water diversion device. Mr. Malone said not unless it was necessary. There was a general discussion regarding the problem with the development on Etheridge Road. Scott Brooks made the motion to table this matter until the final answers regarding drainage and sewer were obtained. Mr. Malone indicated it might take a month to get the information. Mr. Huddle seconded the motion and all voted in favor.

**ADJOURN** – There being no further business to discuss, the meeting adjourned at 6:34 p.m.

upon motion by Scott Brooks and second by Charles Huddle.

Approved the 10<sup>th</sup> day of April, 2006.

  
Lynn Etheridge, Chairman

ATTEST:

  
Debra Johnson  
Assistant City Secretary

**MINUTES**  
**REGULAR MEETING OF THE**  
**CANTON PLANNING & ZONING**  
**6:00 P.M., MONDAY, APRIL 10, 2006**

**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, Scott Brooks, Elisa Heard, Chris Howard and Charles Huddle were present. Discussion and action were as follows:

**CALL MEETING TO ORDER** – Lynn Etheridge called the meeting to order at 6:03 p.m. and announced a quorum present.

**APPROVAL OF MINUTES OF MARCH 13, 2006 MEETING** – The Minutes of the Planning & Zoning Commission's March 13, 2006, meeting were unanimously approved upon motion by Scott Brooks and second by Elisa Heard.

**DISCUSS AND CONSIDER ORDINANCE AFFECTING A ZONING CHANGE FROM RURAL AGRICULTURAL DISTRICT (RA) TO SINGLE FAMILY RESIDENTIAL PLANNED DEVELOPMENT DISTRICT (PD) AND SITE PLAN APPROVAL ON THAT 15.5-ACRE LOT LOCATED IN ABST. 760, J. STOCKWELL SURVEY, ON STATE HIGHWAY 243 WEST IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY DAVID AND CAROLYN SOUTHERLAND** – Rick Malone announced the support staff for the engineering firm and the developer were in attendance. Elisa Heard inquired whether or not the final engineering had been completed. Rick Malone explained the final engineering was not done due to the fact some issues had changed midstream. Mr. Malone reported there was now a schematic for putting sewer on the property. Mr. Malone explained there would be no lift station and a sanitary sewer gravity flow would be used. Mr. Malone stated the storm sewer design would require the acquisition of a property easement from Mr. Slaughter for drainage. If an easement cannot be obtained, the developer would need to include a detention area. Mr. Malone informed the board the developer's engineers and the City's engineers had both gone over the flood study and they believed the amount of runoff would not increase in any measurable amount. The City would have to maintain the bridges on Avenues A and B in a better manner so there would be no back up. Elisa Heard asked whether or not Mr. Slaughter had been approached about an easement. Garland Willis stated Mr. Slaughter did not want to have manholes across his property. What the developer was looking into presently was a six-inch fall across the property for storm drainage. Mr. Slaughter would see no difference in the water or grass. Elisa Heard questioned if riprap or cutting of the land would be required. Rick Malone explained all the riprap would be on the subdivision's property. Garland Willis reiterated there would be no change in what Mr. Slaughter could see. William Rumsey asked how much water would be coming from the subdivision to the ditch by his house. Mr. Malone said it would be an immeasurable amount. Charles Huddle stated he had driven by the property after the three-inch rain we had recently and could see no problems. Lynn Etheridge stated she had done the same. Mr. Rumsey said his property had flooded three times in six years. Elisa Heard asked Mr.

Rumsey if a surveyor had come out to mark the 100-year floodplain for him. Ms. Heard stated she also had water come into her yard because she had bought in a floodplain. Mr. Rumsey stated the City of Keller had been ordered to pay in a similar situation because they had diverted water. Rick Malone explained the engineering firm for the developer had confirmed no water would be diverted in this subdivision. The water would stay pretty much where it was designed to go. Garland Willis clarified FEMA allowed a change of one foot per year by law. This property would have an immeasurable amount. Mr. Rumsey stated the City of Keller listened to its engineers and have now cross-filed against them. Mr. Rumsey said Gary Burton had told him the peak flow would be increased in the creek once the development was completed. Elisa Heard inquired whether the City could clean out the ditches to allow for better flow of water. Scott Brooks pointed out the City had not yet cleaned out the ditch by Avenue A and it still did not flood during the recent rain. Rick Malone reiterated if an easement could not be obtained, the developer would have a detention area. Scott Brooks asked about the street design. Rick Malone explained the City called for a six-inch concrete street. Elisa Heard added that more concrete could be needed, depending on the soil. The engineers have to interpret the ordinance literally. When they got to the street design, questions arose. Garland Willis said six inches of concrete would be fine and they would agree to warrant the streets for one year. Lynn Etheridge asked if the Planning & Zoning Commission would see the plat again if it recommended the zoning change. Charles Huddle reminded them the Commission was just recommending the zoning change to the Council. Elisa Heard made a motion to recommend to the Council adoption of the zoning change from Rural Agricultural District (RA) to Single Family Residential Planned Development District (PD) on that 15.5-acre lot located in Abst. 760, J. Stockwell Survey, on State Highway 243 West in the City of Canton, currently owned by David and Carolyn Southerland contingent upon the following: (1) a drainage easement is pursued by Covenant Custom Homes; (2) developers will assume full responsibility for running gravity flow sewer unless the cost is substantially higher than running across the Slaughter property; (3) the force main will be owned by the City and the association will pay to maintain it; and if geotechnical tests (at the City's expense) indicate higher road specifications are required, the developers will meet those specifications. Charles Huddle seconded, and all voted in favor.

ADJOURN – The Commission members agreed to hold the next meeting at 7:00 p.m. There being no further business to discuss, the meeting adjourned at 6:30 p.m. upon motion by Chris Howard and second by Scott Brooks.

Approved the 8th day of May, 2006.

  
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Lynn Etheridge, Chairman

ATTEST:

  
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Debra Johnson  
Assistant City Secretary

**MINUTES**  
**REGULAR MEETING OF THE**  
**CANTON PLANNING & ZONING**  
**7:00 P.M., MONDAY, MAY 8, 2006**

**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, Scott Brooks, Elisa Heard and Charles Huddle were present. Chris Howard was absent. Richard Davis was also present. Discussion and action were as follows:

**CALL MEETING TO ORDER** – Lynn Etheridge called the meeting to order at 7:03 p.m. and announced a quorum present.

**APPROVAL OF MINUTES OF APRIL 10, 2006 MEETING** – The Minutes of the Planning & Zoning Commission's April 10, 2006, meeting were unanimously approved upon motion by Scott Brooks and second by Charles Huddle.

**DISCUSS AND CONSIDER SITE PLAN APPROVAL ON THAT 15.5-ACRE LOT LOCATED IN ABST. 760, J. STOCKWELL SURVEY, ON STATE HIGHWAY 243 WEST IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY DAVID AND CAROLYN SOUTHERLAND** – Rick Malone presented the preliminary site plan, indicating which lots have been deleted. Mr. Malone explained the testing lab called for six-inch lime stabilized soil for the concrete road. Mr. Malone further explained the sewer information called for 100% back gravity flow. He said the only thing left to be determined was whether or not a detention pond would be needed. Elisa Heard questioned whether the required length for the road was 600 feet and whether the cul-de-sacs had a radius wide enough for emergency vehicles. Rick Malone confirmed they did. Mr. Malone stated the City staff had reviewed the plans. Lynn Etheridge asked if the developer was clear on what to do with the drainage. Mr. Malone said they would either use the existing drainage or have a detention area and he believed they would go with the detention area. Mr. Malone responded to Ms. Heard's question that Gary Burton was satisfied the area would not flood. Mr. Malone explained he had requested the engineers look at the 100-year flood plan for the stream and work all the way back up to the development. The developer's engineer concurred with Mr. Burton. Mr. Malone believed William Rumsey was more comfortable regarding the flooding issue since he now understood the engineers used the 100-year flood plan in their estimate. Elisa Heard made a motion to approve the preliminary site plan on that 15.5-acre lot located in Abst. 760, J. Stockwell Survey, on State Highway 243 West in the City of Canton, Texas, currently owned by David and Carolyn Southerland. Scott Brooks seconded, and all voted in favor.

**DISCUSS AND CONSIDER PROPOSED AMENDMENT TO CITY OF CANTON 2004 COMPREHENSIVE PLAN REGARDING FUTURE LAND USE OF SOUTH SIDE OF EUBANK STREET, CITY OF CANTON** – Rick Malone pointed out this area was designated Retail in the comprehensive plan, which was probably an oversight. Retail would not be the best

use for the property. Mr. Malone explained the comprehensive plan provided a guideline for the Planning & Zoning Commission when making decisions. Scott Brooks clarified the south side of Eubank was not part of the Gateway District. Rick Malone said the Gateway District was mixed-used residential/light retail/professional office. Dr. Dailey's office is RPO and Tommy Eubank's house is R-1. Juanita Hackney questioned whether the zoning could just stay R-1 since designation of the area as retail was an error. Elisa Heard maintained their intent was for the area to be RPO. Elisa Heard recalled the Commission had a long discussion about the evergreen fence screening on the north side of Eckerds and that it would be hard to sell those homes as residential. Rick Malone reported 9 notices were sent out, 1 response was in favor, 1 opposed. Elisa Heard noted changing the comprehensive plan for this area from retail to RPO made it a higher restricted area. Juanita Hackney asked the Commission to deny the request. Mrs. Hackney said the houses were built in 1950 and the residents on the street would like to keep the street residential. Connie Reese pointed out 141 Eubank really faced Highway 19 and the house appeared to be in the commercial district. She said what drew them to the property was its visibility from Hwy. 19. The Reeses will keep the integrity of the house and turn it into something commercially viable. Ms. Reese presented a picture of the proposed signage for the property. The parking would be on a lot by itself and wrap around, if necessary. Scott Brooks inquired whether or not the driveway would be coming off the commercial street. Lynn Etheridge stated the Commission could recommend the zoning be R-1 or whatever. Elisa Heard reiterated the Commission did not want the area to be retail. Rick Malone concurred that was not the intent of the Commission. Scott Brooks made a motion to table this item until further discussion.

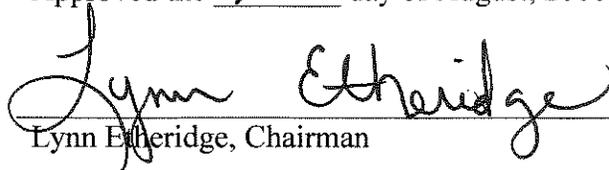
DISCUSS AND CONSIDER ORDINANCE AFFECTING A ZONING CHANGE FROM SINGLE FAMILY DETACHED RESIDENTIAL (R-1) TO RESTRICTED PROFESSIONAL AND OFFICE DISTRICT (RPO) ON THAT LOT LOCATED AT 141 EUBANK IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY TOMMY AND JOY EUBANK – Ms. Reese said the proposed use of the property would be attorneys and/or other professional offices such as real estate. Rick Malone mentioned the RPO was limited to operating hours from 8:00 a.m. to 5:00 p.m. He stated there have been problems in the past with RPO's open 18 or 19 hours. Lynn Etheridge announced she would abstain from voting because she had the property listed. Ms. Etheridge commented the house had been on the market for over a year and the Eubanks at first didn't want to have the zoning changed. The Eubanks finally determined having an office at that location would not be any more disruptive than a house with children. Juanita Hackney mentioned she lived across the street from an RPO and it was not a good situation. She further stated if no one enforced the zoning, it would not work. Mrs. Hackney said when you have grown up in Canton, you feel certain areas should be kept residential. Elisa Heard agreed it was painful when a town was having growing pains but the Eubanks had been unable to sell the house as a residence. She did not think there would be a noticeable difference putting an RPO there. Mr. Malone pointed out the RPO did not allow for a night-time business and had to be harmonious with the area. He further explained Chief Gothard enforced the standards. A dumpster enclosure and adequate parking would also be required as well as adequate drainage. The RPO needed to be built to the highest use so there would be no change of use and problems with inadequate parking. Charles Huddle made a motion to recommend to the Council approval of the ordinance affecting a zoning change from Single Family Detached Residential (R-1) to Restricted Professional and Office District (RPO) on that lot located at 141 Eubank in the City of

Canton, Texas, currently owned by Tommy and Joy Eubank. Elisa Heard seconded, all voted in favor.

Scott Brooks made a motion to recommend approval to the Council to amend the City of Canton's 2004 Comprehensive Plan regarding future land use from Retail to RPO on the South Side of Eubank Street in the City of Canton. Charles Huddle seconded and all voted in favor.

ADJOURN –There being no further business to discuss, the meeting adjourned at 7:43 p.m. upon motion by Scott Brooks and second by Charles Huddle.

Approved the 7<sup>th</sup> day of August, 2006.

  
Lynn Etheridge, Chairman

ATTEST:

  
Debra Johnson  
Assistant City Secretary

**REGULAR MEETING OF THE  
CANTON PLANNING & ZONING  
7:00 P.M., MONDAY, AUGUST 7, 2006**

**CITY HALL, 290 E. TYLER STREET  
CANTON, TEXAS**

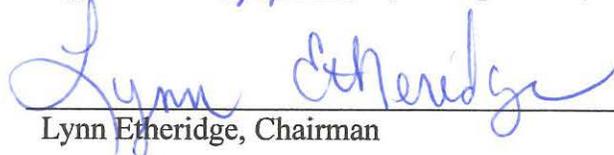
**MINUTES**

The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers. Commission members Lynn Etheridge, Scott Brooks, Elisa Heard, Chris Howard and Charles Huddle were present. Discussion and action were as follows:

1. CALL MEETING TO ORDER – Lynn Etheridge called the meeting to order at 7:00 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF MAY 8, 2006 MEETING – The Minutes of the Planning & Zoning Commission's May 8, 2006, meeting were unanimously approved upon motion by Elisa Heard and second by Scott Brooks.
3. DISCUSS AND CONSIDER PROPOSED AMENDMENT TO CITY OF CANTON 2004 COMPREHENSIVE PLAN REGARDING FUTURE LAND USE AT 141 EUBANK STREET, CITY OF CANTON – Rick Malone pointed out the change to the Comprehensive Plan was limited to 141 Eubank only. The reason it could be brought to the committee so soon after the Council denied the request was because this committee had approved the change in its prior meeting. Chris Howard made a motion to amend the City of Canton 2004 Comprehensive Plan regarding future land use at 141 Eubank Street, City of Canton, from Single Family Residential (R-1) to Restricted Professional and Office District (RPO). Elisa Heard seconded. Lynn Etheridge abstained and all others voted in favor.
4. DISCUSS AND CONSIDER ORDINANCE AFFECTING A ZONING CHANGE FROM SINGLE FAMILY DETACHED RESIDENTIAL (R-1) TO RESTRICTED PROFESSIONAL AND OFFICE DISTRICT (RPO) ON THAT LOT LOCATED AT 141 EUBANK IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY TOMMY AND JOY EUBANK – Rick Malone explained nine notices were sent out and two responses were received, one in favor and one opposed. Chris Howard suggested a stipulation requiring all parking to be behind the building. Elisa Heard pointed out the site plan showed parking on the west side of the property. Chris Howard suggested the requirement of a green wall to set a boundary from twenty feet from the curb line to twenty feet past the parking. Tommy Eubank said they had put in berms on both sides of the house because they would rather see something living than a fence. Rick Malone suggested the requirement be whatever was on the approved list in the landscape ordinance. Elisa Heard made a motion to recommend to the City Council that they pass an ordinance affecting a zoning change from Single Family Detached Residential (R-1) to Restricted Professional and Office District (RPO) on that lot located at 141 Eubank in the city of Canton, Texas, currently owned by Tommy and Joy Eubank with the provision that the ordinance require a living green wall beginning twenty feet from the curb and ending twenty feet past the last parking space. The living hedge must be from the approved list of shrubs from the landscaping ordinance and must be kept irrigated. Scott Brooks seconded. Lynn Etheridge abstained and all others voted in favor.

5. DISCUSS AND CONSIDER REQUEST FOR SPECIFIC USE PERMIT IN GENERAL BUSINESS DISTRICT (B-2) TO ALLOW THE CONSTRUCTION OF AN OPEN PAVILION (FOR FIRST MONDAY BUSINESS) ON THAT LOT LOCATED AT 1455 TRADE DAYS BOULEVARD IN THE CITY OF CANTON, TEXAS, OWNED BY JOHN LOGSDON AND SCOTT MONROE – Rick Malone presented the proposed drawings of the open pavilion. John Logsdon said the intention behind the pavilion was to bring more people to Canton. The building would be available for special events six months during the year on First Monday weekend and the other weekends would have vendors selling merchandise. Elisa Heard expressed concern about having a garage sale look all during the month. Rick Malone explained two notices were sent to neighboring property owners and no responses were received. Mr. Logsdon said cleanliness was a top priority in his business and they made great efforts to keep their property clean and presentable. After further discussion, it was decided Mr. Logsdon would come back at a future meeting with a clearer idea of the building's look and proposed use.
  
6. DISCUSS AND CONSIDER SITE PLAN APPROVAL ON THAT LOT LOCATED AT 921 W. DALLAS, IN THE CITY OF CANTON, TEXAS, ABST. NO. 760, J. STOCKWELL SURVEY, CURRENTLY OWNED BY KRISTOFER AND TINA INGRAM – Kris Ingram presented a site plan for approval on the new building at 921 W. Dallas, Canton, Texas. The highway department has required the current driveway be replaced with one on the other side of the stoplight. Rick Malone pointed out the clinic would have 32 parking spots, which is eight or nine more than what is required. Mr. Malone also said the only problem the staff saw with the plan was the building needed to be moved back five feet. The whole building is handicapped accessible. Scott Brooks made a motion to approve the site plan on that lot located at 921 W. Dallas, in the City of Canton, Texas, Abst. No. 760, J. Stockwell Survey, currently owned by Kristofer and Tina Ingram. Chris Howard seconded and all voted in favor.
  
7. ADJOURN – There being no further business to discuss, the meeting adjourned at 8:10 p.m. upon motion by Scott Brooks and second by Chris Howard.

Approved the 11<sup>th</sup> day of September, 2006.

  
Lynn Etheridge, Chairman

ATTEST:

  
Debra Johnson  
Assistant City Secretary

**REGULAR MEETING OF THE  
CANTON PLANNING & ZONING  
7:00 P.M., MONDAY, SEPTEMBER 11, 2006**

**CITY HALL, 290 E. TYLER STREET  
CANTON, TEXAS**

**MINUTES**

The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers. Commission members Lynn Etheridge, Scott Brooks, Elisa Heard, Chris Howard and Charles Huddle were present. Discussion and action were as follows:

1. CALL MEETING TO ORDER – Lynn Etheridge called the meeting to order at 7:03 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF AUGUST 7, 2006 MEETING – The Minutes of the Planning & Zoning Commission's August 7, 2006, meeting were unanimously approved upon motion by Chris Howard and second by Scott Brooks.
3. DISCUSS AND CONSIDER REQUEST FOR SPECIFIC USE PERMIT IN GENERAL BUSINESS DISTRICT (B-2) TO ALLOW THE CONSTRUCTION OF AN OPEN PAVILION (FOR FIRST MONDAY BUSINESS) ON THAT LOT LOCATED AT 1455 TRADE DAYS BOULEVARD IN THE CITY OF CANTON, TEXAS, OWNED BY STARSHIP LEAGUE CITY LP DBA CANTON MARKETPLACE – Rick Malone announced four notices were sent to neighboring property owners and there was only one response, in favor. The setback for the pavilion would be the same as Mr. Hesskew's building next door, approximately 35 feet. Mr. Walter Paul, representing John Logsdon, stated they would like to have at least six events during the year other than during First Monday, such as band concerts, antique wood association show, etc. Mr. Paul said the events would not be conducted all during the month and the pavilion would be cleaned out after each event. Chris Howard expressed concern about having open pavilions all the way down Highway 19 to I-20. Rick Malone requested seven or eight more feet on one side of the pavilion to allow for emergency vehicles. Mr. Paul stated he would allow the extra footage on the left-hand side of the pavilion. After a brief discussion, Elisa Heard made a motion to recommend to the council that they grant the request for a specific use permit in General Business District (B-2) to allow the construction of an open pavilion (for First Monday Business) on that lot located at 1455 Trade Days Boulevard in the City of Canton, Texas, owned by Starship League City, LP d/b/a Canton Marketplace with the following restrictions:
  - a. The pavilion should have a 20-foot setback on the south side and a 12 foot setback on the north.
  - b. The owner is limited to holding 18 events per year, 12 of those events to be during First Monday and the other 6 should be limited to 5 days per event.
  - c. The setback of the pavilion must be greater than or equal to the setback of the Century 21 building.
  - d. The roof of the pavilion must match the color of the existing Canton Marketplace building.

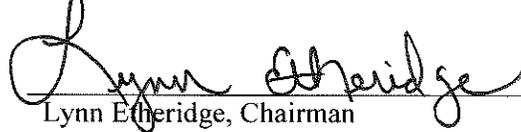
Lynn Etheridge, Elisa Heard, Scott Brooks and Charles Huddle all voted in favor. Chris Howard opposed.

4. DISCUSS AND CONSIDER ORDINANCE AFFECTING A ZONING CHANGE FROM SINGLE FAMILY DETACHED RESIDENTIAL (R-1) TO RESTRICTED PROFESSIONAL

AND OFFICE DISTRICT (RPO) ON THAT .205-ACRE TRACT OF LAND LOCATED IN ABST. 760, J. STOCKWELL SURVEY, PART OF 131 EUBANK BEING REPLATTED AS PART OF 141 EUBANK IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY ROSE REALTY – Mr. Bob Reese indicated he had an additional plat showing the parking layout for the property which provided for 15-minute parking in the circular drive and 17 parking spaces in the back of the new section of land. Mr. Reese stated that the Commission's position about no parking in the front of the property was not conveyed to him prior to his putting in the parking areas. After a brief discussion, Chris Howard made a motion to recommend to the council the ordinance affecting a zoning change from Single Family Detached Residential (R-1) to Restricted Professional and Office District (RPO) on that .205-acre tract of land located in Abst. 760, J. Stockwell Survey, Part of 131 Eubank being replatted as part of 1441 Eubank in the City of Canton, Texas, currently owned by Rose Realty. Scott Brooks seconded, and all voted in favor.

5. ADJOURN – There being no further business to discuss, the meeting adjourned at 7:39 p.m. upon motion by Scott Brooks and second by Chris Howard.

Approved the 9<sup>th</sup> day of October, 2006.

  
Lynn Etheridge, Chairman

ATTEST:

  
Debra Johnson  
Assistant City Secretary

**REGULAR MEETING OF THE  
CANTON PLANNING & ZONING COMMISSION  
7:00 P.M., MONDAY, OCTOBER 9, 2006**

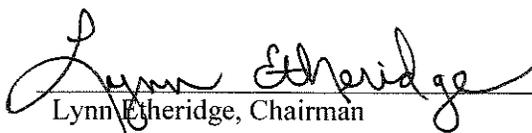
**CITY HALL, 290 E. TYLER STREET  
CANTON, TEXAS**

**MINUTES**

The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers. Commission members Lynn Etheridge, Scott Brooks, Elisa Heard were present. Members Chris Howard and Charles Huddle were absent. Discussion and action were as follows:

1. CALL MEETING TO ORDER – Lynn Etheridge called the meeting to order at 7:03 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF SEPTEMBER 11, 2006 MEETING – The Minutes of the Planning & Zoning Commission's September 11, 2006, meeting were unanimously approved upon motion by Scott Brooks and second by Elisa Heard.
3. DISCUSS AND CONSIDER ORDINANCE EFFECTING A ZONING CHANGE FROM RURAL AGRICULTURAL (RA) TO GENERAL BUSINESS DISTRICT (B-2) ON THAT TRACT OF LAND LOCATED IN ABST. 198, J DOUTHIT SURVEY, CURRENTLY IN THE PROCESS OF BEING ANNEXED INTO THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY BRIDWELL CENTER DEVELOPMENT PARTNERSHIP – Rick Malone explained all property annexed into the city was zoned as Rural Agricultural (RA). The Bridwell Center property needed to be rezoned General Business District (B-2) to allow for construction of the proposed businesses in the shopping center. Fifteen property owners were notified. Two responses were received, both in favor of the change. Scott Brooks made a motion that the Ordinance effecting a zoning change from Rural Agricultural (RA) to General Business District (B-2) on that tract of land located in Abst. 198, J. Douthit Survey, currently in the process of being annexed into the City of Canton, Texas, currently owned by Bridwell Center Development Partnership be recommended to the City Council. Elisa Heard seconded, and all voted in favor.
4. ADJOURN – There being no further business to discuss, the meeting adjourned at 7:06 p.m. upon motion by Scott Brooks and second by Elisa Heard.

Approved the 12<sup>th</sup> day of February, 2007.

  
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Lynn Etheridge, Chairman

ATTEST:

  
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Debra Johnson  
Assistant City Secretary

**CALLED MEETING OF THE  
CANTON PLANNING & ZONING COMMISSION  
7:00 P.M., MONDAY, OCTOBER 23, 2006**

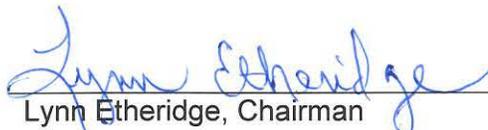
**CITY HALL, 290 E. TYLER STREET  
CANTON, TEXAS**

**MINUTES**

The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers. Commission members Lynn Etheridge, Scott Brooks, Chris Howard and Charles Huddle were present. Member Elisa Heard joined the meeting at 7:04 p.m. City Attorney Richard Davis was also present. Discussion and action were as follows:

1. CALL TO ORDER – Lynn Etheridge called the meeting to order at 7:02 p.m. and announced a quorum present.
  
2. DISCUSS AND CONSIDER SITE PLAN AND LANDSCAPE PLAN APPROVAL ON THAT TRACT OF LAND LOCATED IN ABST. 198, J. DOUTHIT SURVEY, ON HIGHWAY 243 EAST, CANTON, TEXAS OWNED BY BRIDWELL CENTER DEVELOPMENT PARTNERSHIP – Rick Malone said the parking ratio was approximately 2:6, approximately .15 above the average. Elisa Heard joined the meeting at 7:04 p.m. Rick Malone explained the site plan met or exceeded the city's requirements. There are two exits and one entrance planned. The bank should be between 2500 to 2600 square feet and plan to have four to five spaces over the required number for parking. They have planned a looped water system for better water quality and firefighting. Each tenant would have its own water and sewer tap and water meter. Elisa Heard expressed a concern regarding the amount of traffic in that area. Rick Malone said the mayor was writing TxDot asking them to look at redoing the bridge and widening to five lanes. The flood plain elevation is 466. Rick Malone said the property owner might have to take out some of the dirt brought in to bring the ground back to where it was. It is against the law to change the change the way the water flows. Parking is twenty feet from the building. The dumpsters will have screens on three sides. Chris Howard made a motion to accept the site plan on that tract of land dlocated in Abst. 198, J. Douthit Survey, on Highway 243 East, Canton, Texas, owned by Bridwell Center Development Partnership. Elisa Heard seconded. Scott Brooks abstained and all others voted in favor.
  
3. ADJOURN - There being no further business to discuss, the meeting adjourned at 7:19 p.m. upon motion by Scott Brooks and second by Charles Huddle.

Approved the 12<sup>th</sup> day of March, 2007.

  
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Lynn Etheridge, Chairman

ATTEST:

  
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Debra Johnson  
Assistant City Secretary