

**REGULAR MEETING OF
CANTON PLANNING & ZONING COMMISSION
7:00 P.M., MONDAY, MARCH 10, 2008**

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

MINUTES

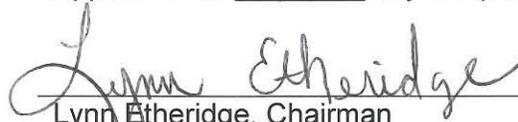
The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers. Commission members present were Lynn Etheridge, Scott Brooks, Elisa Heard, Charles Huddle and Bud Surlis. Discussion and action were as follows:

1. CALL TO ORDER – Lynn Etheridge called the meeting to order at 7:03 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF DECEMBER 10, 2007 MEETING - The Minutes of the Planning & Zoning Commission's December 10, 2007, meeting were unanimously approved upon motion by Scott Brooks and second by Elisa Heard.
3. DISCUSS AND CONSIDER THE REQUEST FOR ZONING CHANGE FROM SINGLE FAMILY DETACHED RESIDENTIAL (R-1) TO SINGLE FAMILY DETACHED RESIDENTIAL (R-3) FOR THE DEVELOPMENT OF A SUBDIVISION ON THAT 2.339-ACRE TRACT OF LAND LOCATED IN LL4 ON EAST FOSTER IN THE CITY OF CANTON, CURRENTLY OWNED BY AMERICAN NATIONAL BANK – Thirty-six neighboring property owners were notified. Lynn Etheridge said the difference from R-1 to R3 minimum lot width was from eighty-feet to sixty-feet. Elisa Heard noted most of the lots in the neighborhood appeared to be 120 feet deep. John Norman, the proposed developer, explained the frontage on Foster Street was 475 feet and he planned to have seven lots of 7,500 square feet each, which is actually close to an R-2 lot. The lot width would be approximately sixty feet. He said most of the other lots in that area were much smaller. His plan was to build houses that match the others in the neighborhood. He would also curb the south side of Foster Street. Mark Houser would be his partner in the construction. He wanted to build houses with flat entryways and wide doors and would use the required 75% masonry. Elisa Heard mentioned that the area did not warrant 10,000 square foot lots. She said a \$200,000 house would not be feasible there. Judy Smith, 522 East Elm, said her concern was what would happen to the property between the new houses and the creek. Mr. Norman said he had not decided yet, but he might sell the property later on. He would retain ownership of the road from Live Oak onto the property. Mr. Malone said anything done to that portion of the property that was not eligible in R-3 zoning would have to come back before the Planning & Zoning Commission. Mr. Norman said he did not want to do anything that was detrimental to the community. Elisa Heard made a motion to recommend the zoning change from Single Family Detached Residential (R-1) to Single Family Detached Residential (R-3) for the development of a subdivision on that 2.339-acre tract of land located in LL4 on East Foster in the City of Canton, currently owned by American National Bank. Upon second by Charles Huddle, all voted in favor.
4. DISCUSS AND CONSIDER THE FINAL SITE PLAN FOR WEST COLLEGE DUPLEXES LOCATED AT 1301 WEST COLLEGE STREET IN THE CITY OF CANTON,

CURRENTLY OWNED BY TEQUILA MOON INC. – Carter Clark said the plans indicated where the channel would be located for water drains off the lots as requested. There were other minor drafting items changed. There would be a six-inch curb and a drain on the fire plug where it could be flushed. Rick Malone said the road would have a crown and fifteen feet either way for a thirty foot driving surface. Mr. Clark said Lot 13 might be shaped differently because of the building line requirements off the right-of-way that shortened one side. He was not sure how the buildings would be set. Mr. Malone said water was on their side of the street and the sewer across the street. He added that something might be changed about the way the sewer was handled. The road would have to be opened up to bring the sewer line to their side of the street. Calvin Carter said it would not be a gated community. Elisa Heard cautioned that the soil was not good in that area and advised Mr. Carter to hire a structural engineer and to invest the necessary funds to have good foundations. Mr. Malone said this was an informal review of the plan because the commission had already passed the plan. Mr. Clark asked if this could be considered the first preliminary submittal. He said his intent was to do the final plat approval after construction was finished to make sure they had no floating easements. Mr. Malone said they would file a plat with the City and the City would hold it. Mr. Carter said the plans had gone through the first and second readings from the engineering point of view to make sure they are in compliance. Mr. Malone said he and Gary Burton had reviewed the plans and requested a few changes. He said this could be considered the preliminary plat. There was a brief discussion regarding the width of the front drives. Mr. Clark said most entry drives were normally twenty feet wide. Lynn Etheridge said they would wait to see the plans.

5. 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 20th day of April, 2008.



Lynn Etheridge, Chairman

ATTEST:



Debra Johnson
Assistant City Secretary

**REGULAR MEETING OF
CANTON PLANNING & ZONING COMMISSION
7:00 P.M., MONDAY, APRIL 7, 2008**

**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 present were Lynn Etheridge, Scott Brooks, Elisa Heard, Charles Huddle and Bud Surles. Discussion and action were as follows:

1. CALL TO ORDER – Lynn Etheridge called the meeting to order at 7:03 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF MARCH 10, 2008, MEETING – The Minutes of the Planning & Zoning Commission's March 10, 2008, meeting were unanimously approved upon motion by Elisa Heard and second by Charles Huddle.
3. CONSIDER APPROVAL OF PRELIMINARY PLAT FOR WEST COLLEGE DUPLEXES LOCATED AT 1301 WEST COLLEGE STREET IN THE CITY OF CANTON, CURRENTLY OWNED BY TEQUILA MOON INC. – Lynn Etheridge removed this item from the agenda at the request of Mr. Malone.
4. CONSIDER APPROVAL OF PRELIMINARY PLAT FOR 7.972 TRACT LOCATED IN THE J. DOUTHIT SURVEY, A-198, AT NORTHWEST INTERSECTION OF HWYS. 243 AND 64 IN THE CITY OF CANTON, CURRENTLY OWNED BY BROOKSHIRE GROCERY CO. – Mr. Malone presented a preliminary plat of the site for the new Brookshires store. He said the front of the store would face Hwy. 243. The building would be approximately 37,000 square feet. He believed it would look like the store in Quinlan. Brookshires was granted variances on their signage and minimum size of the parking spaces. Water and sewer would come up the hill from the west to the east. Brookshires was also granted a variance and allowed to put EIFS beginning three feet from the ground. There would be one fire hydrant. He said Brookshires already had a three-phase circuit for electrical that went across the property. The store had to pay to bring the water and sewer there. There was also a variance granted regarding the concrete in the parking lot. Mr. Malone indicated the landscaping ordinance exceeded the minimum specifications. He indicated where the gas station would be located. Elisa Heard recommended approval of the preliminary plat for the 7.972 acre tract located in the J. Douthit Survey, A-198, at the northwest intersection of Hwys. 243 and 64 in the City of Canton, currently owned by Brookshire Grocery Co. Scott Brooks seconded and all voted in favor.

5. ADJOURN – There being no further business to discuss, the meeting adjourned at 7:29 p.m. upon motion by Scott Brooks and second by Charles Huddle.

Approved the 12th day of May, 2008.



Lynn Etheridge, Chairman

ATTEST:



Debra Johnson
Assistant City Secretary

**REGULAR MEETING OF
CANTON PLANNING & ZONING COMMISSION
7:00 P.M., MONDAY, MAY 12, 2008**

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

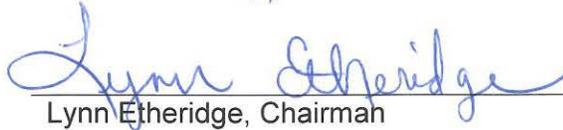
MINUTES

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

1. CALL TO ORDER – Lynn Etheridge called the meeting to order at 7:03 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF APRIL 7, 2008, MEETING – The Minutes of the Planning & Zoning Commission's April 7, 2008, meeting were unanimously approved upon motion by Elisa Heard and second by Scott Brooks.
3. DISCUSS AND CONSIDER APPROVAL OF PRELIMINARY PLAT FOR PROPOSED SUBDIVISION TO BE LOCATED ON SOUTH SIDE OF FOSTER STREET IN THE CITY OF CANTON, CURRENTLY OWNED BY JOHN NORMAN – Rick Malone presented the preliminary plat for review. He indicated there would be seven lots. All the lots would have pads because the land was not quite level. He indicated he had requested a fire hydrant be relocated from between Lots 3 and 4 to between Lots 4 and 5. John Norman said he tried to match what was in the neighborhood as far as the electrical poles which drop power to the house. In response to a question by Elisa Heard, Mr. Malone indicated the impact fees would be assessed for each lot individually and would depend on the water tap and the size of the meter. They would be approximately \$3,000 for each lot. Charles Huddle made a motion to accept the preliminary plat for the proposed subdivision to be located on the south side of Foster Street in the City of Canton which was currently owned by John Norman. Scott Brooks seconded and all voted in favor.
4. DISCUSS AND CONSIDER APPROVAL OF SITE PLAN FOR RETAIL BUILDING AT 1455 NORTH TRADE DAYS BLVD. IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY JOHN LOGSDON – John Logsdon presented his site plan for the new retail space to be constructed. Elisa Heard was concerned about the possibility of two large buildings being ten feet from each other over the property line. After some discussion about the access to the fire lane and the location of the building on the adjacent lot, the board requested Mr. Logsdon move the building an additional five feet to the south of the property line. That would leave ten feet access on one side and twenty on the other. Mr. Logsdon agreed. He explained there would be nine vendor spaces in the building which would be open all month long. He already has tenants for all the spaces. He indicated that parking during First Monday would primarily be in back but during the month there was adequate parking in the front. There were approximately 930 parking spaces in the lot. Mr. Malone said he had already informed Mr. Logsdon he would have to designate handicapped parking spaces and asphalt work might have to be completed to make them the proper grade. Mr. Logsdon said all the buildings would be at the same front setback. Elisa Heard made a motion to recommend approval of the site plan with the exception that there would be a side setback of ten feet on the north side of the building. Scott Brooks approved and all voted in favor.

5. DISCUSS AND CONSIDER THE AMENDMENT OF ORDINANCE 2007-38 REGULATING MINIMUM EXTERIOR STANDARDS FOR ALL STRUCTURES INSIDE THE CITY LIMITS – Mr. Malone said the change to the ordinance was to align our ordinances with the rest of the world. The two changes were to omit the requirement for a 50% minimum of EIFS on the sides and front of the building and to allow the EIFS to be started at three feet from the ground rather than four feet. He has gotten indications from other parties that the four feet minimum was not in line with the standard in other cities. Scott Brooks made a motion to recommend approval of the change to Ordinance 2007-38 in Section 2.1 I to read “EIFS may be utilized as an architectural accent material to be installed a minimum of three feet above ground level.” Elisa Heard seconded. Charles Huddle opposed the motion and all others voted in favor.
6. ADJOURN – There being no further business to discuss, the meeting adjourned at 7:39 p.m. upon motion by Scott Brooks and second by Charles Huddle.

Approved the 11th day of August, 2008.


Lynn Etheridge, Chairmah

ATTEST:


Debra Johnson
Assistant City Secretary

**REGULAR MEETING OF
CANTON PLANNING & ZONING COMMISSION
7:00 P.M., MONDAY, AUGUST 11, 2008**

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 present were Lynn Etheridge, Elisa Heard, Kerry Huddle, Don Spence and Bud Surles. Public Works Director, Rick Malone, and Debra Johnson were also in attendance. Discussion and action were as follows:

1. CALL TO ORDER – Lynn Etheridge called the meeting to order at 7:03 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF MAY 12, 2008, MEETING – The Minutes of the Planning & Zoning Commission's May 12, 2008, meeting were unanimously approved upon motion by Elisa Heard and second by Lynn Etheridge.
3. CONSIDER APPOINTMENT OF CHAIRPERSON OF PLANNING & ZONING COMMISSION – Debra Johnson explained that, as a housekeeping issue, the appointment of a chairperson should be made the first meeting of the year after a new board was selected. Lynn Etheridge made a motion to appoint Elisa Heard as Chairperson of the Planning & Zoning Commission. Kerry Huddle seconded, and all voted in favor.
4. DISCUSS AND CONSIDER APPROVAL OF FINAL PLAT FOR PROPOSED SUBDIVISION NAMED FOSTER'S GARDEN TO BE LOCATED ON SOUTH SIDE OF FOSTER STREET IN THE CITY OF CANTON, CURRENTLY OWNED BY JOHN NORMAN – Rick Malone explained the only infrastructure work done on the property was installation of the water lines and extension of the sewer line. He said Mr. Norman would curb and gutter the street. A thirty-foot easement was left to access Lot 8. John Norman said there were seven water and sewer taps and four power poles would be set to go overhead. Everything was in place for construction of the houses. The power poles would not have guy wires. Mr. Norman reminded the members this property had been rezoned to R-3. He would build seven houses on seven lots. The benchmark for the minimum lot was at 472 feet and the build site for two other lots would be raised to 473 feet. Ms. Heard asked if drains would be installed to carry water from the house to the back of the lot so it would not run on to neighboring property. Mr. Norman said he would work something out to keep peace on the neighborhood. Rick Malone informed Mr. Norman the rule in Van Zandt County was to have gutters all the way around the house. Mr. Norman said he planned to place the houses further back on the lot than the required fifteen foot setback. He planned on matching the curb line in the existing houses. Elisa Heard made a motion to recommend to the Council approval of the final plat for the proposed subdivision named Foster's Garden to be located on the south side of Foster Street in the City of Canton, currently owned by John Norman. The motion was seconded by Bud Surles 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 Bud Surles and second by Kerry Huddle.

Approved the 8th day of September, 2008.



Elisa Heard, Chairman

ATTEST:



Debra Johnson
Assistant City Secretary

REGULAR MEETING OF
CANTON PLANNING & ZONING COMMISSION
4:00 P.M., MONDAY, SEPTEMBER 8, 2008

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 present were Lynn Etheridge, Elisa Heard, Don Spence and Bud Surles. Member Kerry Huddle was absent. Public Works Director, Rick Malone; Building Inspector, Coy Prather; and Debra Johnson were also in attendance. Discussion and action were as follows:

1. CALL TO ORDER – Elisa Heard called the meeting to order at 4:00 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF AUGUST 11, 2008, MEETING – The Minutes of the Planning & Zoning Commission's August 11, 2008, meeting were unanimously approved upon motion by Lynn Etheridge and second by Bud Surles.
3. DISCUSS AND CONSIDER REQUEST FOR SPECIFIC USE PERMIT IN GENERAL BUSINESS DISTRICT (B-2) TO ALLOW A PRIVATE CLUB TO OPERATE AT 17270 I-20 SERVICE ROAD IN THE CITY OF CANTON, OWNED BY COBERN FAMILY LTD PARTNERSHIP – Debra Johnson reported six notices were sent to adjacent property owners with one response in opposition. Rick Malone explained the specific use permit changed the zoning on the property to allow for the operation of a private club. Mr. Cobern said the club would be a restaurant run separately from the Rancho and would feature gourmet hamburgers and BBQ. He was trying to increase his business due to the slump in the economy. His intention was to strictly follow state guidelines regarding serving alcohol. The next step was to obtain a permit and have plans drawn. Don Spence said there was a precedent with the country club and VFW in the same area. Bud Surles made a motion to recommend to Council approval of the specific use permit in General Business District (B-2) to allow the operation of a private club at 17270 I-20 Service Road, in the City of Canton, Texas. Don Spence seconded, and all voted in favor.
5. ADJOURN – There being no further business to discuss, the meeting adjourned at 4:11 p.m. upon motion by Don Spence and second by Lynn Etheridge.

Approved the 13th day of October, 2008.



Elisa Heard, Chairman

ATTEST:



Debra Johnson
Assistant City Secretary