

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., MONDAY, MARCH 10, 2014**

**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 Clay Nicklas, John Fincher, Betsey McCarty, and Lloyd Shinn. Jerry Martin was absent. City Manager Lonny Cluck, Assistant City Secretary Debra Johnson and Building Inspector Dwight Lancaster were also in attendance. Discussion and action were as follows:

1. CALL TO ORDER – Clay Nicklas called the meeting to order at 5:38 p.m. and declared a quorum present.
2. APPROVAL OF MINUTES OF DECEMBER 9, 2013, MEETING – The minutes of the December 9, 2013, meeting were unanimously approved upon motion by Betsey McCarty and second by Lloyd Shinn.
3. PUBLIC HEARING AND CONSIDERATION OF REVISIONS/UPDATE TO 1985 ZONING ORDINANCE REGARDING PERMITTED USES IN INDUSTRIAL ZONING (GI-1) – Clay Nicklas opened a public hearing at 5:30 p.m. Ms. Johnson explained there had been a request to have outside storage, or RV parking and/or an RV park allowed in the industrial park on FM 859. Staff was presenting this as a proposed change to the allowed uses in the 1985 Zoning Ordinance. Ms. McCarty was hesitant to grant the use by right because then they could have RV parking in any industrial area. Mr. Nicklas said anyone who bought land zoned industrial could do the same thing. He felt the districts should be protected because there would be an anomaly for something to fit in a certain area. Mr. Lancaster said the owner wanted covered RV pull-throughs on crushed concrete. He also wanted an on-site residence for security and electricity for lights. Ms. McCarty asked how they could grant what was requested but have the most control over what was done. Mr. Nicklas said they could require a specific use permit. Mr. Lancaster said he hesitated to allow outdoor storage because the area could become a junkyard. Mr. Nicklas said they could require a specific use permit for the outdoor storage so they could be more restrictive on the specifics, if necessary. He said if someone owned land, you needed to let them use it for the highest, best value and you wanted to keep things cohesive. That was why there were so many uses allowed by SUP. Mr. Nicklas suggested having RV storage instead of outdoor storage. Mr. Lancaster felt that was an excellent idea. Betsey McCarty agreed. Mr. Nicklas said he would want to allow an RV park even with an SUP. Mr. Nicklas closed the public hearing at 6:04 p.m.

Betsey McCarty made a motion to recommend to Council to allow RV storage as a permitted use by specific use permit in the GI-1 zoning district. John Fincher seconded. All voted in favor.

4. DISCUSS REVISIONS TO 1985 ZONING ORDINANCE – Debra Johnson said she hoped to send the revised zoning ordinance to everyone for review before the next meeting.
5. ADJOURN – There being no further business to discuss, the meeting was adjourned at 6:07 p.m.

Approved the 9 day of June, 2014.



Clay Nicklas, Chairman

ATTEST:



Debra Johnson  
Assistant City Secretary

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., MONDAY, JUNE 9, 2014**

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

**MINUTES**

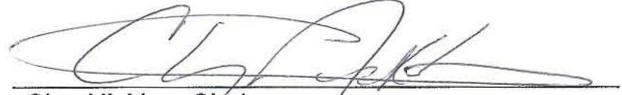
The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers. Commission members present were John Fincher, Jerry Martin and Betsey McCarty. Clay Nicklas and Lloyd Shinn were absent. Assistant City Secretary Debra Johnson and Building Inspector Dwight Lancaster were also in attendance. Discussion and action were as follows:

1. CALL TO ORDER – Betsey McCarty called the meeting to order at 5:30 p.m. and declared a quorum present.
2. APPROVAL OF MINUTES OF MARCH, 10, 2014, MEETING – The minutes of the March 10, 2014, meeting were unanimously approved upon motion by Jerry Martin and second by John Fincher.
3. CONSIDER SPECIFIC USE PERMIT FOR A MONOPOLE TELECOMMUNICATIONS TOWER IN THE Q.C. NUGENT SURVEY, ABST. 618, LOCATED AT 1503 N. TRADE DAYS BOULEVARD IN CANTON, TEXAS ON PROPERTY CURRENTLY OWNED BY STARSHIP CANTON LP – Bob Steinweg, St. Charles Towers, said they wanted to build a 100' monopole on the property. There was an absence of good cell phone coverage in town. The tower would draw the attention of various carriers in getting cell phone service here. They would like to start construction within 60 to 90 days. If there is a construction delay, they would bring in COW's until the monopole was erected. The tower could be built within five to six weeks barring weather problems. Construction would not interrupt the flow of traffic on Hwy. 19 in any way. Debra Johnson reported five letters had been sent to neighboring property owners. One objection was received. Mr. Steinweg said the RF radio waves were no more harmful than those from a microwave oven. The radio waves would not interrupt cell phone service or the use of land lines. If they did, they would be in trouble with the FCC. Dwight Lancaster said he had contacted the architect for the project and asked him to provide certification that the tower met FAA regulations as far as the airport was concerned. Mr. Martin made a motion to recommend to Council to approve the specific use permit for a monopole telecommunications towers in B-2 zoning at this location. Mr. Fincher seconded. All voted in favor.
4. PRESUBMISSION CONFERENCE ON PROPOSED PLAT OF SUBWAY NORTH ADDITION SITUATED IN THE Q.C. NUGENT SURVEY, ABST. NO. 618, CONTAINING APPROXIMATELY 1.32 ACRES LOCATED AT 2001 N. TRADE DAYS BLVD. IN CANTON, TEXAS, CURRENTLY OWNED BY CJK PROPERTIES, LTD. – Kevin Deibert explained they planned to sell Lot No. 2 to adjoining property owners. If they did not do that, they might make it additional bus parking. It was not feasible to build on that lot. Ms. McCarty confirmed there was no change of zoning involved. The Board saw no issues with the proposed plat.
5. REVIEW OF SITE PLAN OF SUBWAY NORTH ADDITION SITUATED IN THE Q.C. NUGENT SURVEY, ABST. NO. 618, CONTAINING APPROXIMATELY 1.32 ACRES, LOCATED AT 2001 N. TRADE DAYS BLVD. IN CANTON, TEXAS, CURRENTLY OWNED BY CJK PROPERTIES, LTD. – Mr. Deibert said there would be 24 feet from the highway to the grass area. There was enough room for a 24-foot drive. It was ten to

fifteen more than the minimum required. The building would have a drive through and seating for 32 people. The Board saw no issues with the site plan.

6. DISCUSS STATUS OF REVISION TO CITY OF CANTON ZONING ORDINANCE – Ms. Johnson said they hoped to start the review of the updated ordinance soon and then the Board would be involved.
7. ADJOURN – There being no further business to discuss, the meeting was adjourned at 5:58 p.m.

Approved the 7<sup>th</sup> day of July, 2014.

  
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Clay Nicklas, Chairman

ATTEST:

  
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Debra Johnson  
City Secretary

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., MONDAY, JULY 7, 2014**

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

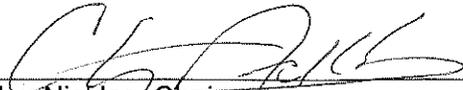
**MINUTES**

The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers. Commission members present were Clay Nicklas, John Fincher, Jerry Martin, Betsey McCarty and Lloyd Shinn. City Secretary Debra Johnson and Building Inspector Dwight Lancaster were also in attendance. Discussion and action were as follows:

1. CALL TO ORDER – Clay Nicklas called the meeting to order at 5:30 p.m. and declared a quorum present.
2. APPROVAL OF MINUTES OF JUNE 9, 2014, MEETING – The minutes of the June 9, 2014, meeting were unanimously approved upon motion by Betsey McCarty and second by John Fincher.
3. CONSIDER SPECIFIC USE PERMIT FOR BED & BREAKFAST IN THE J. STOCKWELL SURVEY, ABST. 760, LOCATED AT 503 W. HWY 243 IN CANTON, TEXAS ON PROPERTY CURRENTLY OWNED BY WYVONNE PITTS – Debra Johnson reported eighteen letters were sent to adjoining property owners. Two responses were received in favor. Mr. Nicklas said the property was zoned B-2. Dwight Lancaster said the owner was working on the parking issues. The parking lot would have to be concrete. Mr. Lancaster said the owner was converting the building to a tea room, a shop and a bed & breakfast. It had been an assisted living facility. Almost every room had a bathroom. They were not ADA compliant. Mr. Nicklas pointed out they could still open the restaurant and shop without having a bed & breakfast. Mr. Lancaster said the bedrooms all had to have outside windows and the doors had to be wheelchair accessible. At least one bedroom had to have wheelchair accessibility. Betsey McCarty said she saw no down side to the neighbors. Ms. Johnson said restrictions could be placed on a SUP. Jerry Martin suggested one restriction be that all the parking go in the back of the building. Mr. Lancaster said at least two handicapped accessible parking spaces had to be near the front main entrance. Ms. McCarty said she would like some restriction on the parking. Mr. Shinn said if the owner complied with the code, there was nothing they could do about the parking. Betsey McCarty made a motion to recommend to Council the approval of the specific use permit for a bed & breakfast in B-2 zoning as long as it complied with all City ordinances for parking, fire code, etc. when remodeling the building. John Fincher seconded. All voted in favor.
4. PUBLIC HEARING AND CONSIDERATION OF REQUEST FOR CHANGE OF ZONING FROM MULTIPLE FAMILY RESIDENTIAL (MF-1) TO GENERAL BUSINESS DISTRICT (B-2) ON THAT CERTAIN ONE ACRE TRACT OF LAND LOCATED IN THE J. STOCKWELL SURVEY, A-760, AT 710 WEST DALLAS IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY BILLY JACK AND LUCIA DEEN – Mr. Nicklas opened a public hearing at 5:55 p.m. Ms. Johnson reported three letters were sent to neighboring property owners. Two responses were received and both were in favor. Mr. Nicklas said he had no problem with it since the change conformed with the Future Land Use Plan. Mr. Shinn felt the area was right for B-2 zoning. Mr. Nicklas closed the public hearing at 6:00 p.m. Lloyd Shinn made a motion to recommend to Council the change in zoning from MF-1 to B-2 zoning. Betsey McCarty seconded. All voted in favor.

5. ADJOURN – There being no further business to discuss, the meeting was adjourned at 6:00 p.m.

Approved the 11 day of August, 2014.

  
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Clay Nicklas, Chairman

ATTEST

  
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Debra Johnson  
City Secretary

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., MONDAY, AUGUST 11, 2014**

**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 Clay Nicklas, John Fincher, Jerry Martin, Betsey McCarty and Lloyd Shinn. City Secretary Debra Johnson and Building Inspector Dwight Lancaster were also in attendance. Discussion and action were as follows:

1. CALL TO ORDER – Clay Nicklas called the meeting to order at 5:41 p.m. and declared a quorum present.
2. APPROVAL OF MINUTES OF JULY 7, 2014, MEETING – The minutes of the July 7, 2014, meeting were unanimously approved upon motion by Betsey McCarty and second by Jerry Martin.
3. CONSIDER SPECIFIC USE PERMIT FOR PRIVATE CLUB/RESTAURANT IN THE J. STOCKWELL SURVEY, ABST. 760, LOCATED AT 30176 STATE HWY. 64 (NEXT TO DUKE'S TRAVEL PLAZA) IN CANTON, TEXAS ON PROPERTY CURRENTLY OWNED BY ZANBAKA USA LLC. – Sally Zoubi explained they wanted to open a sports grill and serve beer and wine. The restaurant would have a family atmosphere. Mr. Lancaster explained the situation as far as supplying water and sewer for the new building. Ms. Zoubi said she was in the process of applying for a private club status with TABC. Mr. Nicklas clarified they were looking at whether or not to recommend a specific use permit for a private club-restaurant at this location. He could not see any reason not to make the recommendation. Mike Roberson, Pastor of First Baptist Church in Canton, spoke against the specific use permit on behalf of a group of folks who were against the sale of alcohol in Canton during the last election. Christine Tinsel said she lived close to Duke's and was concerned about traffic at the intersection of Hwy. 64 and I-20 if people were allowed to drink there. There had already been a number of severe accidents. She felt this was circumventing what citizens voted against in May. Ms. Zoubi said they would work with the TABC and follow their serving guidelines. Mr. Nicklas said the Board was to give a recommendation to Council whether or not the application met the specific zoning requirements and things of that nature. Ms. McCarty said there were several places along I-20 with specific use permits to serve alcohol. She thought it would be wrong not to recommend it. Ms. McCarty made a motion to recommend the specific use permit to Council. Jerry Martin seconded. Betsey McCarty, Jerry Martin and John Fincher voted in favor. Lloyd Shinn and Clay Nicklas voted in opposition.
4. PUBLIC HEARING AND CONSIDER APPROVAL OF MINOR REPLAT OF LOTS 2, 3, 4 AND 5 IN THE FM 859 INDUSTRIAL PARK OF THE CITY OF CANTON, CURRENTLY OWNED BY TOMMY AND AMANDA BROWN – Clay Nicklas opened a public hearing at 5:59 p.m. Debra Johnson explained Mr. Brown wished to merge the four lots into one large lot. Mr. Brown said he planned to build 150 storage units as well as an office and living quarters. Mr. Lancaster said he had no objection to the replat. Bob Reese requested Mr. Brown plant a visual barrier between the new lot and his property to the south. Mr. Nicklas said that would be addressed in the Zoning Ordinance. Mr. Brown said he was okay with putting up a barrier. Ms. Johnson said

three letters were sent to adjoining property owners. One response was received in favor. The public hearing was closed at 6:03 p.m. Jerry Martin made a motion to approve the minor replat of Lots 2, 3, 4 and 5 in the FM Industrial Park. John Fincher seconded. All voted in favor.

5. ADJOURN – There being no further business to discuss, the meeting was adjourned at 6:04 P.M.

Approved the \_\_\_\_ day of September, 2014.

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Clay Nicklas, Chairman

ATTEST:

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Debra Johnson  
City Secretary

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., MONDAY, SEPTEMBER 8, 2014**

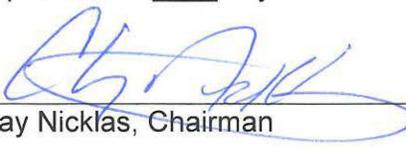
**CITY HALL, 290 E. TYLER STREET, CANTON, TEXAS**

**MINUTES**

The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers. Commission members present were Clay Nicklas, John Fincher, Jerry Martin, and Betsey McCarty. Lloyd Shinn was absent. City Secretary Debra Johnson and Building Inspector Dwight Lancaster were also in attendance. Discussion and action were as follows:

1. CALL TO ORDER – Clay Nicklas called the meeting to order at 5:40 p.m. and declared a quorum present.
2. APPROVAL OF MINUTES OF AUGUST 11, 2014, MEETING – The minutes of the August 11, 2014, meeting were unanimously approved upon motion by Betsey McCarty and second by John Fincher.
3. PUBLIC HEARING AND CONSIDER APPROVAL OF MINOR REPLAT OF LOTS 25 AND 26 IN THE DEER MEADOW SUBDIVISION OF THE CITY OF CANTON, CURRENTLY OWNED BY SAMMY CAUGHRON – Clay Nicklas opened a public hearing at 5:41 p.m. Debra Johnson advised three property owners were notified of the request and there were no responses. Clay Nicklas said he saw nothing to prevent the approval of the replat. Dennis Vogt said the property was behind the daycare on Hwy. 243 in the Deer Meadow subdivision. There being no other comments, Mr. Nicklas closed the public hearing at 5:42 p.m. Betsey McCarty made a motion to approve the minor replat of Lots 25 and 26 in the Deer Meadow Subdivision. Jerry Martin seconded. All voted in favor.
4. ADJOURN – There being no further business to discuss, Mr. Nicklas adjourned the meeting at 5:43 p.m.

Approved the 10<sup>th</sup> day of November, 2014.

  
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Clay Nicklas, Chairman

ATTEST:

  
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Debra Johnson  
City Secretary

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., MONDAY, NOVEMBER 10, 2014**

**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 Clay Nicklas, Jerry Martin, and Betsey McCarty and Lloyd Shinn. John Fincher was absent. City Secretary Debra Johnson and Building Inspector Dwight Lancaster were also in attendance. Discussion and action were as follows:

1. CALL TO ORDER – Clay Nicklas called the meeting to order at 5:32 p.m. and declared a quorum present.
2. APPROVAL OF MINUTES OF SEPTEMBER 8, 2014, MEETING – The minutes of the September 8, 2014, meeting were unanimously approved upon motion by Jerry Martin and second by Betsey McCarty.
3. PUBLIC HEARING AND CONSIDERATION OF PROPOSED AMENDMENT TO CITY OF CANTON 2004 COMPREHENSIVE PLAN REGARDING FUTURE LAND USE ON TRACT OF LAND LOCATED AT 203 BOIS D'ARC, CITY OF CANTON – Clay Nicklas opened a public hearing at 5:33 p.m. Ms. Johnson pointed out the future land use plan would have to be changed before zoning could be changed. Cynthia Davis said she would like to use this as her office. She thought in the future it might become an attorney's office also. She faced and was right next to commercial property. She said she intended to have her bail bonds office there. Allen Dover said he bought the property at 220 Nichols for his daughter and grandson. He would like to see the area stay residential. If they let one lot go commercial, the rest would follow and there was no way to tell what type businesses would be there. Ms. Davis said she was not bringing anything to the neighborhood that was not already there. She would not disrupt anybody. The sheriff was right across the street. Everything around her was commercial. Her neighbor was the one who should be against this, and she was in favor of the change. There were apartments down the street. She felt her business would enhance the street. Mr. Nicklas closed the public hearing at 5:40 p.m. Ms. Davis offered to have a divider between her property and the property next door. Lloyd Shinn said he saw no reason to make a change. Mr. Shinn made a motion to leave the future land use plan as is. Betsey McCarty seconded.
4. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE EFFECTING A ZONING CHANGE FROM SINGLE FAMILY DETACHED RESIDENTIAL (R-1) TO LOCAL BUSINESS DISTRICT (B-1) ON A TRACT LOCATED AT 203 BOIS D'ARC IN THE CITY OF CANTON, TEXAS, OWNED BY CYNTHIA DAVIS – Mr. Nicklas opened a public hearing at 5:41 p.m. Ms. Johnson informed the Board nineteen neighbors had been notified of the request. Two were in favor and five were opposed. Ms. McCarty said she felt this was a residential neighborhood. She feared if they gave one person any kind of commercial zoning they were going down a slippery slope. It appeared the neighbors were not particularly in favor of the change. Jerry Martin said the commercial neighbors were also opposed. He did not feel the City should go that direction. Mr. Nicklas closed the public hearing at 5:43. Mr. Martin made a motion to deny the request to change the zoning. Betsey McCarty seconded. All voted in favor of denying the request.

5. ADJOURN – There being no further business to discuss, Mr. Nicklas adjourned the meeting at 5:43 p.m.

Approved the \_\_\_\_ day of December, 2014.

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Clay Nicklas, Chairman

ATTEST:

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Debra Johnson  
City Secretary

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., MONDAY, NOVEMBER 10, 2014**

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

**MINUTES**

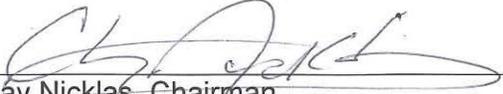
The Canton Planning & Zoning Commission met at the above-named date and time in the City Hall Council Chambers. Commission members present were Clay Nicklas, Jerry Martin, and Betsey McCarty and Lloyd Shinn. John Fincher was absent. City Secretary Debra Johnson and Building Inspector Dwight Lancaster were also in attendance. Discussion and action were as follows:

1. CALL TO ORDER – Clay Nicklas called the meeting to order at 5:32 p.m. and declared a quorum present.
2. APPROVAL OF MINUTES OF SEPTEMBER 8, 2014, MEETING – The minutes of the September 8, 2014, meeting were unanimously approved upon motion by Jerry Martin and second by Betsey McCarty.
3. PUBLIC HEARING AND CONSIDERATION OF PROPOSED AMENDMENT TO CITY OF CANTON 2004 COMPREHENSIVE PLAN REGARDING FUTURE LAND USE ON TRACT OF LAND LOCATED AT 203 BOIS D'ARC, CITY OF CANTON – Clay Nicklas opened a public hearing at 5:33 p.m. Ms. Johnson pointed out the future land use plan would have to be changed prior to the zoning being changed for this area. Cynthia Davis said she would like to use this as her office. She thought in the future it might become an attorney's office also. She faced and was right next to commercial property. She had everything she needed to make it an office. She said she intended to have her bail bonds office there. Allen Dover said he owned the property at 220 Nichols for his daughter and grandson. He would like to see the area stay residential. If they let one lot go commercial, the rest would follow and there was no way to tell what type business would be there. Ms. Davis said she was not bringing anything to the neighborhood that was not already there. She would not disrupt anybody. The sheriff was right across the street. Everything around her was commercial. Her neighbor was the one who should be against is, and she was in favor of the change. There were apartments down the street. She felt her business would enhance the street. Mr. Nicklas closed the public hearing at 5:40 p.m. Ms. Davis offered to have a divider between her property and the property next door. Lloyd Shinn said he saw no reason to make a change. Mr. Shinn made a motion not to change the future land use plan. Betsey McCarty seconded. All voted in favor of not making a change to the future land use plan.
4. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE EFFECTING A ZONING CHANGE FROM SINGLE FAMILY DETACHED RESIDENTIAL (R-1) TO LOCAL BUSINESS DISTRICT (B-1) ON A TRACT LOCATED AT 203 BOIS D'ARC IN THE CITY OF CANTON, TEXAS, OWNED BY CYNTHIA DAVIS – Mr. Nicklas opened a public hearing at 5:41 p.m. Ms. Johnson informed the Board nineteen neighbors had been notified of the request. Two were in favor and five were opposed. Ms. McCarty said she felt this was a residential neighborhood. She feared if they gave one person any kind of commercial zoning they were going down a slippery sloped. It appeared the neighbors were not particularly in favor of the change. Jerry Martin said the commercial neighbors were also opposed. He did not feel the City should go that direction. Mr. Nicklas closed the public hearing at 5:43. Mr. Martin made a motion to deny the request to change the zoning. Betsey McCarty seconded. All voted in favor of denying the

request.

5. ADJOURN – There being no further business to discuss, Mr. Nicklas adjourned the meeting at 5:43 p.m.

Approved the 9<sup>th</sup> day of December, 2014.

  
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Clay Nicklas, Chairman

ATTEST:

  
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Debra Johnson  
City Secretary

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., MONDAY, DECEMBER 8, 2014**

**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 Jerry Martin, Betsey McCarty and Lloyd Shinn. Clay Nicklas and John Fincher were absent. City Secretary Debra Johnson and Building Inspector Dwight Lancaster were also in attendance. Discussion and action were as follows:

1. CALL TO ORDER – Betsey McCarty called the meeting to order at 5:40 p.m. and declared a quorum present.
2. APPROVAL OF MINUTES OF NOVEMBER 10, 2014, MEETING – The minutes of the November 10, 2014, meeting were unanimously approved upon motion by Lloyd Shinn and second by Jerry Martin.
3. PRESUBMISSION CONFERENCE ON PROPOSED PLAT OF SUBWAY NORTH ADDITION SITUATED IN THE Q.C. NUGENT SURVEY, ABST. NO. 618, CONTAINING APPROXIMATELY 1.48 ACRES LOCATED ON N. TRADE DAYS BLVD. IN CANTON, TEXAS, (SOUTH OF NEW SUBWAY) CURRENTLY OWNED BY CJK PROPERTIES, LTD. AND SOUTHERN MULTIFOODS INC. – Mr. Lancaster said there was a joint access agreement that would be filed with the County as far as the entrance off Highway 19. Jerry Martin made a motion to recommend approval of the proposed plat to Council. Lloyd Shinn seconded. All voted in favor.
4. REVIEW OF SITE PLAN OF SUBWAY NORTH ADDITION SITUATED IN THE Q.C. NUGENT SURVEY, ABST. NO. 618, CONTAINING APPROXIMATELY 1.48 ACRES, LOCATED ON N. TRADE DAYS BLVD. IN CANTON, TEXAS, (SOUTH OF NEW SUBWAY) CURRENTLY OWNED BY CJK PROPERTIES, LTD. AND SOUTHERN MULTIFOODS INC. – Mr. Lancaster explained the driveway would be a two-way cutoff and wide enough for fire department access. He also said the parking complied with the requirements with one additional space. Lloyd Shinn made a motion to recommend approval of the site plan to Council. Jerry Martin seconded. All voted in favor.
5. ADJOURN – There being no further business to discuss, the meeting was adjourned at 5:47 p.m.

Approved the 13<sup>th</sup> day of April, 2015

  
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Clay Nicklas, Chairman

ATTEST:

  
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Debra Johnson  
City Secretary