

**REGULAR MEETING
CANTON PLANNING & ZONING COMMISSION
5:30 P.M., MONDAY, APRIL 13, 2015**

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, 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 5:33 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF DECEMBER 8, 2014, MEETING – The minutes of the December 8, 2014, meeting were unanimously approved upon motion by Betsey McCarty and second by Jerry Martin.
3. PRESUBMISSION CONFERENCE ON PROPOSED PLAT OF DUKE'S TRAVEL PLAZA SITUATED IN THE C. BECKETT SURVEY, ABST. NO. 93, CONTAINING APPROXIMATELY 9.26 ACRES LOCATED AT 21620 I-20, IN CANTON, TEXAS, CURRENTLY OWNED BY ZANBAKA USA LLC. – Ms. Johnson explained the property was not platted when it was annexed into the City. This was a housekeeping matter because they now wanted to divide the property into more than one tract. The Comprehensive Plan designated this property as Mixed-Use Non-Residential. This property was zoned General Business (B-2). Mr. Shinn said he had no questions. Mr. Martin and Ms. McCarty both indicated they had no objections. Mr. Nicklas said he had no opposition with the plat as long as it conformed with the Comprehensive Plan. Mr. Martin made a motion to recommend approval of the plat to Council. Mr. Martin seconded. All voted in favor.
4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 5:37 p.m.

Approved the 8th day of June, 2015



Clay Nicklas, Chairman

ATTEST:



Debra Johnson
City Secretary

**REGULAR MEETING
CANTON PLANNING & ZONING COMMISSION
5:30 P.M., MONDAY, JUNE 8, 2015**

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 5:30 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF APRIL 13, 2015, MEETING – The minutes of the April 13, 2015 meeting were unanimously approved upon motion by Betsey McCarty and second by Jerry Martin.
3. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2015-07 APPROVING A CHANGE OF ZONING AT 500 W. DALLAS STREET FROM MULTI-FAMILY 1 (MF-1) TO GENERAL BUSINESS DISTRICT (B-2) CURRENTLY OWNED BY LUCIA AND BILLY JACK DEEN – Clay Nicklas opened a public hearing at 5:32 p.m. Ms. Johnson reported nine owners had been notified and no responses were received. Ms. Johnson also said the change was in compliance with the Future Land Use Plan. Mr. Nicklas closed the public hearing at 5:34 p.m. Betsey McCarty made a motion to recommend a change of zoning from MF1 to B2. Jerry Martin seconded. All voted in favor.
4. CONSIDER ADOPTION OF ORDINANCE NO. 2015-08 AMENDING THE CITY OF CANTON 2004 COMPREHENSIVE PLAN REGARDING FUTURE LAND USE OF CERTAIN LOTS LOCATED IN BLOCKS 34 AND 35 LOCATED ON THE WEST SIDE OF TRADE DAYS BLVD. BETWEEN COLLEGE AND CHURCH STREETS FROM GATEWAY DISTRICT (GD) TO GENERAL BUSINESS DISTRICT (B-2) CURRENTLY OWNED BY HENRY LEWIS – Mr. Nicklas opened a public hearing at 5:39 p.m. Mr. Martin said there were more businesses in that area than residences. Ms. McCarty said one of the reasons the area was zoned Gateway was because of the traffic on that road. Mr. Nicklas said to change this would set a precedent and there was a possibility the transaction would not occur and the property would be changed for anything allowed in B-2 zoning. Lace Melton, Texas Bank & Trust, said they envisioned people coming out on Trade Days Boulevard or on College. They would have a drive-through at the bank. It was a good opportunity for the bank to be on Hwy. 19. Lace Melton explained the bank had gone through a fire and wanted to rebuild at this location. They would be a good neighbor. They wanted to give back to the community. David Kuykendall, facilities manager for Texas Bank & Trust, felt it made sense for the bank to build out in the open. He was not aware B-2 zoning was so widespread. Ms. Melton had spoken to Mark McLanahan of TxDot and he said they had no issue with the bank having a drive on Trade Days Boulevard. They also wanted to buy the property immediately to the north of this location. Ms. McCarty said she had no objections to a bank at this location, but was thinking about the other uses allowed in B-2. Mr. Nicklas said previous zoning requests made by others had been denied because they did not comply with the Future Land Use Plan. They were not made on a whim. Countless citizens zoned the city the way it was

because that was how they wanted the city to look in the future. It could not be changed on a whim. Mr. Martin felt it would be a great place for a bank. Mr. Nicklas closed the public hearing at 5:57 p.m.

Dwight Lancaster entered the meeting at 5:58 p.m.

Ms. McCarty made a motion to recommend the amendment of the Future Land Use Plan for the lots requested from Gateway District to B-2. Jerry Martin seconded. John Fincher, Betsey McCarty and Jerry Martin voted in favor. Clay Nicklas was opposed.

5. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2015-08 APPROVING A CHANGE OF ZONING OF CERTAIN LOTS LOCATED IN BLOCKS 34 AND 35 LOCATED ON THE WEST SIDE OF TRADE DAYS BLVD. BETWEEN COLLEGE AND CHURCH STREETS FROM GATEWAY DISTRICT (GD) TO GENERAL BUSINESS DISTRICT (B-2) CURRENTLY OWNED BY HENRY LEWIS – Mr. Nicklas opened a public hearing at 6:00 p.m. Ms. Johnson reported twenty-eight neighboring property owners had been notified. Two responses were in favor and two were opposed. The ones in opposition said they would be in favor if there were a fence placed in between the properties. Mr. Kuykendall said the bank would be happy to build a fence on the back perimeter. Mr. Lancaster said all plans for the building would have to be approved. Mr. Nicklas closed the public hearing at 6:06 p.m. Ms. McCarty made a motion to recommend to council to approve the zoning change for the requested lots in Blocks 34 and 35 from Gateway District to B-2. John Fincher seconded. John Fincher, Betsey McCarty and Jerry Martin voted in favor. Clay Nicklas was opposed.
6. ADJOURN - There being no further business to discuss, the meeting was adjourned at 6:11 p.m.

Approved the 10th day of July, 2015


Clay Nicklas, Chairman

ATTEST:


Debra Johnson
City Secretary

**REGULAR MEETING
CANTON PLANNING & ZONING COMMISSION
5:30 P.M., MONDAY, JULY 13, 2015**

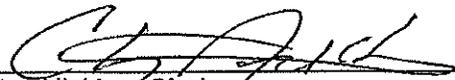
**Canton Municipal Courtroom
24980 Hwy 64 East, Canton, Texas 75103**

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, Sandra Perry, Jerry Martin, and Betsey McCarty. Clay Nicklas 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 – Betsey McCarty called the meeting to order at 5:30 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF JUNE 8, 2015, MEETING – The minutes of the June 8, 2015, meeting were unanimously approved upon motion by Jerry Martin and second by John Fincher.
3. PRESUBMISSION CONFERENCE ON PROPOSED PLAT OF TRADER'S SQUARE ADDITION SITUATED IN THE J. DOUTHIT SURVEY, ABST. NO. 198, CONTAINING APPROXIMATELY 10.95 ACRES LOCATED AT 301 HIGHWAY 243 EAST IN CANTON, TEXAS, CURRENTLY OWNED BY TRADERS SQUARE INVESTMENTS LTD. – Jerry Martin made a motion to recommend the preliminary and final plats to Council for approval. Sandra Perry seconded. All voted in favor.
4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 5:33 p.m.

Approved the 10th day of August, 2015



Clay Nicklas, Chairman

ATTEST:



Debra Johnson
City Secretary

**REGULAR MEETING
CANTON PLANNING & ZONING COMMISSION
5:30 P.M., MONDAY, AUGUST 10, 2015**

**Canton Municipal Courtroom
24980 Hwy 64 East, Canton, Texas 75103**

AGENDA

1. CALL TO ORDER
2. APPROVAL OF MINUTES OF JULY 13, 2015, MEETING
3. CONSIDER ADOPTION OF ORDINANCE NO. 2015-13 AMENDING THE CITY OF CANTON 2004 COMPREHENSIVE PLAN REGARDING FUTURE LAND USE OF CERTAIN LOTS LOCATED AT 1150 S. TRADE DAYS BLVD. FROM GATEWAY DISTRICT (GD) TO GENERAL BUSINESS DISTRICT (B-2) CURRENTLY OWNED BY SUE DANIEL
4. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2015-14 APPROVING A CHANGE OF ZONING OF CERTAIN LOTS LOCATED AT 1150 S. TRADE DAYS BLVD. FROM GATEWAY DISTRICT (GD) TO GENERAL BUSINESS DISTRICT (B-2) CURRENTLY OWNED BY SUE DANIEL
5. CONSIDER ADOPTION OF ORDINANCE NO. 2015-15 AMENDING THE CITY OF CANTON 2004 COMPREHENSIVE PLAN REGARDING FUTURE LAND USE OF CERTAIN LOTS LOCATED AT 1160 S. TRADE DAYS BLVD. FROM GATEWAY DISTRICT (GD) TO GENERAL BUSINESS DISTRICT (B-2) CURRENTLY OWNED BY GEORGE & MANUELA YARBROUGH
6. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2015-16 APPROVING A CHANGE OF ZONING OF CERTAIN LOTS LOCATED AT 1160 S. TRADE DAYS BLVD. FROM GATEWAY DISTRICT (GD) TO GENERAL BUSINESS DISTRICT (B-2) CURRENTLY OWNED BY GEORGE & MANUELA YARBROUGH
7. CONSIDER ADOPTION OF ORDINANCE NO. 2015-17 AMENDING THE CITY OF CANTON 2004 COMPREHENSIVE PLAN REGARDING FUTURE LAND USE OF THAT APPROXIMATELY 1.75 ACRE LOT LOCATED IMMEDIATELY TO THE EAST OF 1150 S. TRADE DAYS BLVD. AND IMMEDIATELY TO THE SOUTH AND TO THE EAST OF 1160 S. TRADE DAYS BLVD. FROM GATEWAY DISTRICT (GD) TO GENERAL BUSINESS DISTRICT (B-2) CURRENTLY OWNED BY TONY STRINGER
8. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2015-18 APPROVING A CHANGE OF ZONING OF CERTAIN LOTS LOCATED IMMEDIATELY TO THE EAST OF 1150 S. TRADE DAYS BLVD. AND IMMEDIATELY TO THE SOUTH AND TO THE EAST OF 1160 S. TRADE DAYS BLVD. FROM GATEWAY DISTRICT (GD) TO GENERAL BUSINESS DISTRICT (B-2) CURRENTLY OWNED BY TONY STRINGER
9. DISCUSS PROPOSED CHANGES TO GATEWAY DISTRICT ZONING CLASSIFICATION
10. ADJOURN

The Council may vote and/or act upon each of the items listed in this Agenda. The Council may retire into executive session concerning any of the items listed on this Agenda,

whenever it is considered necessary and legally justified under the Open Meetings Act.

The City of Canton Municipal Courtroom is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary 48 hours prior to this meeting at (903) 567-1841 so that appropriate arrangements may be made.

ATTEST:

Posted on City Secretary's window at City Office Complex on August 6th 2015, at 500
A.M.


Debra Johnson, City Secretary

Removed the 11th day of August, 2015, at 744 A.M.


Debra Johnson, City Secretary

**CALLED MEETING
CANTON PLANNING & ZONING COMMISSION
5:30 P.M., MONDAY, OCTOBER 19, 2015**

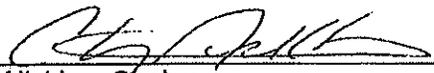
**Canton Municipal Courtroom
24980 Hwy 64 East, Canton, Texas 75103**

MINUTES

The Canton Planning & Zoning Commission met at the above-named date and time in the City Municipal Courtroom. Commission members present were Clay Nicklas, Jerry Martin, Sandra Perry, and Betsey McCarty. 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 5:30 p.m. and announced a quorum present.
2. PRESUBMISSION CONFERENCE ON PROPOSED PLAT OF RAGLE ADDITION SITUATED IN THE J. DOUTHIT SURVEY, ABST. NO. 198, LOCATED AT 119 ETHERIDGE LANE IN CANTON, TEXAS, CURRENTLY OWNED BY SUE AND PAUL RAGLE – Board members had no issues with the proposed plat. Mr. Lancaster said the City staff found no issues with the plat.
3. PRESUBMISSION CONFERENCE ON PROPOSED REPLAT OF TEXAS BANK & TRUST ADDITION APPROX. 1.56 ACRES KNOWN AS LOTS 34 AND 35, ORIGINAL TOWN OF CANTON, LOCATED AT 449 S. TRADE DAYS BLVD. IN CANTON, TEXAS, CURRENTLY OWNED BY TEXAS BANK & TRUST – Board members found no issues with the proposed replat of Blocks 34 and 35.
4. CONSIDER SITE PLAN APPROVAL OF A PROPOSED REPLAT OF TEXAS BANK & TRUST ADDITION ON A 1.56-ACRE TRACT KNOWN AS LOTS 34 AND 35, ORIGINAL TOWN OF CANTON, LOCATED AT 449 S. TRADE DAYS BLVD. IN CANTON, TEXAS, CURRENTLY OWNED BY TEXAS BANK & TRUST – This item was postponed until the site plan was received.
5. DISCUSS PROPOSED CHANGES TO USES/ATTRIBUTES OF GATEWAY DISTRICT ZONING CLASSIFICATION – Ms. Johnson said she had made some changes pursuant to the attorney's request and Mr. Lancaster's suggestions. The board decided to allow living quarters above a commercial business by SUP only. It would have to be a principal residence and not a rental. The board also decided to have all restaurants allowed only by SUP. They also added EFIS would be allowed on architectural details up to 15%.
6. ADJOURN - There being no further business to discuss, the meeting was adjourned at 6:13 p.m.

Approved the 9th day of November, 2015



Clay Nicklas, Chairman

ATTEST:


Debra Johnson
City Secretary

**REGULAR MEETING
CANTON PLANNING & ZONING COMMISSION
5:30 P.M., MONDAY, NOVEMBER 2, 2015**

**Canton Municipal Courtroom
24980 Hwy 64 East, Canton, Texas 75103**

MINUTES

The Canton City Council met at the above-named date and time in the City Municipal Courtroom. Councilmembers present were Commission members present were Clay Nicklas, Juanita Hackney, Sandra Perry, Jerry Marlin and Betsey McCarty. 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 5:31 p.m. and announced a quorum present.
2. **PUBLIC HEARING AND CONSIDERATION OF PROPOSED CHANGES TO USES/ATTRIBUTES OF GATEWAY DISTRICT ZONING CLASSIFICATION** - *Clay Nicklas opened a public hearing at 5:32 p.m.*

Ms. Johnson reported 113 letters were sent to neighboring property owners. Fourteen responded against and eleven in favor. John Norman said the existing structures were in bad shape. If the City did not allow for new development, they would continue to deteriorate. Some of the business offices were completely empty. Ms. Perry pointed out the proposed changes allowed quite a few uses in the Gateway District. It was possible to take an old structure and make it beautiful. The committee had tried to broaden the uses but keep the integrity of what the Gateway District. Kevin Deibert, 552 Heritage Court, said he was excited about this project. There were few places new business could come in the city. They would give an opportunity to look for retail businesses to come in. Highway 19 was where businesses wanted to relocate. Cary Hilliard thought it was a good idea to open up for more retail businesses. Only objection he had was to restaurants. Businesses open from 8 to 5 were a good thing. Fast food restaurants would disturb residents in the area. It would change the complexion of that district forever. The rest of the changes were well thought out. Paula Ray agreed with Mr. Hilliard. Her objection was to the restaurants because of the extra traffic and noise. Businesses open from 8 to 5 would be fine. She was also opposed to convenience stores. She felt businesses would still come if the area was left as it was. Betsey McCarty said she heard everyone in favor of the ordinance with the exception of the restaurants. Mr. Nicklas said the current version of the ordinance allowed restaurants by SUP. Ms. Hackney suggested leaving in the conventional restaurant and B&B and deleting the in and out and drive through restaurants.

Mr. Nicklas closed the public hearing at 6:14 p.m.

Sandra Perry recommended taking out the in and out and drive in restaurants and the private club and leaving in conventional restaurants, B&B's and single family living quarters. Jerry Martin felt it ought to be left as it was. Ms. Perry also suggested prohibiting patios or verandas on the second floor of the building on the side facing the street. Ms. Hackney asked the committee to consider the houses behind this area because it also affected those residents. Ms. Perry said it was not their objective to bring in restaurants that served alcohol. It was a dry county. Ms. McCarty made the recommendation to remove all language except the SUP for single family living, conventional restaurants and B&B's. Ms. Perry felt this was the worst location to put that type restaurant. Ms. Hackney said the purpose of the Gateway District was to preserve a soft gentle charming little area. Josh Emory said most of the other property was not available to develop.

Sandra Perry made a motion to strike the language in the proposed ordinance that allowed in and out, drive through and conventional restaurants and to add language under architectural design that no structure shall have any balcony or veranda facing the roadway. Betsey McCarty seconded. Mr. Nicklas, Ms. Perry, Ms. Hackney and Ms. McCarty voted in favor. Jerry Martin was opposed.

3. PUBLIC HEARING AND CONSIDERATION OF REQUEST FOR SPECIFIC USE PERMIT FOR THE OPERATION OF A DRIVE-THROUGH RESTAURANT IN THE GATEWAY DISTRICT AT AND DIRECTLY BEHIND AND TO THE SOUTH OF 1150 AND 1160 S. TRADE DAYS BLVD., CANTON, TEXAS, CURRENTLY OWNED BY GEORGE & MANUELA YARBROUGH, SUE DANIEL AND TONY STRINGER – Ms. Johnson reported twelve letters to neighboring property owners. Only one had responded and it was in favor of the change.

Mr. Nicklas opened the public hearing at 6:30 p.m.

Josh Emory from Sonic said the restaurant would be across from CVS and butted up against the Valero station. There would be no interruption to the community. They wanted to be near the schools. He showed drawings indicating the traffic flow of the current store and the proposed site. Several improvements had been made to help keep traffic out of the street. The new design would help cars from stacking up and locking people in. He estimated 1000 cars per day would come through the site between the hours of 6 a.m. and 11 p.m. They would build a fence barrier between them and the Pool residence. Cary Hilliard felt having the Sonic in this location would prevent others from selling their residences. There were historic houses up and down the street. He would not want a Sonic near his property. Mr. Emory said they would change to full LED lights which would be mounted lower to the ground so the brightness could not be seen from the other side. Bob Reese indicated Kevin Deibert would be open to giving access to the Sonic property through the Valero lot. Mr. Reese objected to Mr. Hilliard's statement that 1000 cars would be added to the traffic because a significant number of cars already travelled through that area. Mr. Reese pointed out there were properties zoned RPO and B-2 directly across from this location. He did not feel the traffic would be impacted as much as they thought.

Mr. Nicklas closed the public hearing at 7:04 p.m.

Jerry Martin made a motion to recommend approval of the SUP for operation of a drive-through restaurant. Mr. Nicklas declared the motion failed for lack of a second. Juanita Hackney made a motion to deny recommendation of the approval of the SUP. Sandra Perry seconded. Betsey McCarty, Sandra Perry, Juanita Hackney and Clay Nicklas voted in favor of the motion. Jerry Martin was opposed.

4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 7:06 p.m.

Approved the 7th day of December, 2015



Clay Nicklas, Chairman

ATTEST:



Debra Johnson
City Secretary

**REGULAR MEETING
CANTON PLANNING & ZONING COMMISSION
5:30 P.M., MONDAY, NOVEMBER 9, 2015**

**Canton Municipal Courtroom
24980 Hwy 64 East, Canton, Texas 75103**

MINUTES

The Canton City Council met at the above-named date and time in the City Municipal Courtroom. Councilmembers present were Commission members present were Clay Nicklas, Juanita Hackney, Jerry Martin and Betsey McCarty. Sandra Perry was absent. City Manager Lonny Cluck, 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 5:33 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF OCTOBER 12 AND 19, 2015 MEETINGS – The minutes of the October 12 and 19, 2015, meeting were unanimously approved upon motion by Betsey McCarty and second by Jerry Martin.
3. CONSIDER SITE PLAN APPROVAL OF A PROPOSED REPLAT OF TEXAS BANK & TRUST ADDITION ON A 1.56-ACRE TRACT KNOWN AS LOTS 34 AND 35, ORIGINAL TOWN OF CANTON, LOCATED AT 449 S. TRADE DAYS BLVD. IN CANTON, TEXAS, CURRENTLY OWNED BY TEXAS BANK & TRUST – Jerry Martin thought the ATM could be in a better location that would not block the view of the bank. Juanita Hackney agreed. She felt it should be further back. Betsey McCarty did not feel it met the requirements for B-2 or Gateway zoning.

Lonny Cluck entered the meeting at 5:46 p.m.

Mr. Nicklas suggested the last lane of the drive through be made into an ATM lane. Mr. Lancaster said the site plan was compliant with City ordinances.

Betsey McCarty made a motion to approve the site plan contingent upon owner meeting all the development standards, including the setback standards. Jerry Martin seconded. All voted in favor.

4. DISCUSS PROPOSED CHANGES TO 1985 ZONING ORDINANCE – It was agreed the board would start looking at the update to the 1985 Zoning Ordinance after the holidays.
5. ADJOURN – There being no further business to discuss, the meeting was adjourned at 6:16 p.m.

Approved the 7th day of December, 2015


Clay Nicklas, Chairman

ATTEST:


Debra Johnson
City Secretary

**REGULAR MEETING
CANTON PLANNING & ZONING COMMISSION
5:30 P.M., MONDAY, DECEMBER 7, 2015**

**Canton Municipal Courtroom
24980 Hwy 64 East, Canton, Texas 75103**

MINUTES

The Canton Planning & Zoning Commission met at the above-named date and time in the City Municipal Courtroom. Councilmembers present were Commission members present were Clay Nicklas, Juanita Hackney, Jerry Martin, Sandra Perry and Betsey McCarty. 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 5:35 p.m. and announced a quorum present.
2. APPROVAL OF MINUTES OF NOVEMBER 2 AND 9, 2015 MEETINGS – The minutes of the November 2 and 9, 2015 meeting were unanimously approved upon motion by Betsey McCarty and second by Sandra Perry.
3. PUBLIC HEARING AND CONSIDERATION OF ADOPTION OF ORDINANCE NO. 2015-14 AMENDING THE CITY OF CANTON 2004 COMPREHENSIVE PLAN REGARDING FUTURE LAND USE ON THOSE TRACTS OF LAND LOCATED AT 1150 AND 1160 S. TRADE DAYS BLVD. AND THE 1.75 ACRES TO THE IMMEDIATE SOUTH AND EAST OF SAME LOCATED IN THE CITY OF CANTON, TEXAS – Clay Nicklas opened a public hearing at 5:37 p.m. Juanita Hackney felt changing the zoning would hurt the neighboring property owners and their heirs because they would not be able to sell their property. Josh Emory, D.L. Rogers, understood why they did not want to open up the whole Gateway District, but felt the property in question here was a good fit for B-2. Bob Reese said Sonic would add 24 new jobs. The City's property tax would increase to \$4200 per year. Cross traffic would allow benefits to other retail businesses on the corner. The traffic growth would be 150-200 cars per day only. They would benefit others because of increased exposure for the Gateway District businesses. This would be an attractive place for families to use with a playground and volleyball court. Sonic was not asking for any incentives. The entrance would be directly across from CVS. This B-2 tract would adjoin another B-2 tract. A good portion of the property to the rear was in the flood plain. There was a portion of the property between Bridwell and Sears which could be potentially B-2 development.

Jerry Martin entered the meeting at 5:45 p.m.

Sheila Kight said she was very concerned about the traffic. If 150 cars per day were added, there would be problems. It would not be safe for anyone, especially parents coming to pick up their kids. She was also concerned about the noise. Debra Johnson reported ten letters had been sent to neighboring property owners. Two letters were received in favor and two were received which were in opposition. Betsey McCarty felt they should consider the other letters received when the whole Gateway District was being considered. Mr. Nicklas closed the public hearing at 5:57 p.m.

Jerry Martin made a motion to recommend to Council to change the Future Land Use Plan to retail at 1150 and 1160 S. Trade Days Blvd. and the 1.75 to the south and behind from Gateway District. Motion failed for lack of second. Betsey McCarty made a motion

to recommend denial of the change to the Future Land Use Plan to retail on the lots in question. Sandra Perry seconded. All voted in favor of recommending denial of the request except for Jerry Martin, who was opposed.

4. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2015-18 APPROVING A CHANGE OF ZONING FROM GATEWAY DISTRICT (GD) TO GENERAL BUSINESS DISTRICT (B-2) ON THE LOTS LOCATED AT 1150 AND 1160 S. TRADE DAYS BLVD., CURRENTLY OWNED BY SUE DANIEL AND GEORGE & MANUELA YARBROUGH – Betsey McCarty said the Commission members had spent hours going over the Gateway District and decided this type business would not be appropriate. That was the reason she had voted against it. Clay Nicklas opened a public hearing at 6:05 p.m. There being no comments, the public hearing was closed at 6:05 p.m. Betsey McCarty made a motion to recommend denial of the adoption of Ordinance No. 2015-18. Sandra Perry seconded. All voted in favor except Jerry Martin.
5. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2015-26 APPROVING A CHANGE OF ZONING FROM SINGLE FAMILY RESIDENTIAL (R-1) TO GENERAL BUSINESS DISTRICT (B-2) ON THAT 1.75 ACRE TRACT LOCATED IMMEDIATELY TO THE SOUTH AND EAST OF 1150 AND 1160 S. TRADE DAYS BLVD., CURRENTLY OWNED BY TONY STRINGER – Clay Nicklas opened a public hearing at 6:06 p.m. There being no comments, the public hearing was closed at 6:07 p.m. Betsey McCarty made a motion to recommend denial of adoption of Ordinance 2015-26 to Council. Juanita Hackney seconded. All voted in favor except Jerry Martin.
6. DISCUSS PROPOSED CHANGES TO 1985 ZONING ORDINANCE – Ms. Johnson said each member received a proposed zoning ordinance. They would look at the Rural Agricultural section and definitions in the next meeting.
7. ADJOURN – There being no further business to discuss, the meeting was adjourned at 6:20 p.m.

Approved the 11 day of January, 2016



Clay Nicklas, Chairman

ATTEST:



Debra Johnson
City Secretary