

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., JANUARY 11, 2016**

**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 Juanita Hackney, Jerry Martin, and Betsey McCarty. Sandra Perry and Clay Nicklas 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.
2. APPROVAL OF MINUTES OF DECEMBER 7, 2015 MEETING – The minutes of the December 7, 2015, meeting were unanimously approved with the correction suggested upon motion by Juanita Hackney and second by Jerry Martin.
3. CONSIDER ADOPTION OF ORDINANCE NO. 2016-1 CHANGING THE FUTURE LAND USE PLAN AT 449 S. TRADE DAYS BLVD. FROM GENERAL BUSINESS DISTRICT (B-2) TO GATEWAY DISTRICT – Betsey McCarty opened a public hearing at 5:46 p.m. Lace Deibert said Texas Bank & Trust had no objection to changing the zoning of the property back to Gateway District. Their main concern had been the limitations on the signage in the Gateway District. Ms. Johnson pointed out the sign requirements for the Gateway District were recently changed and were more favorable for them than the B-2 zoning. Amy Huddle expressed a concern about a barrier between her property and the Bank. Ms. Deibert said there would be no parking along College Street. The ATM was located at the front of the property. There being no further comments, the public hearing was closed at 5:56 p.m.

Jerry Martin made a motion to recommend no change to the Future Land Use Plan. There being no second, the motion failed.

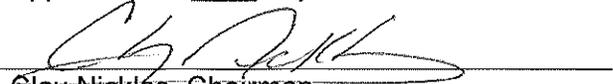
A motion to recommend the adoption of Ordinance No. 2016-1 was made by Juanita Hackney. Betsey McCarty seconded. Ms. Hackney and Ms. McCarty voted in favor. Mr. Martin was opposed.

4. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE 2016-2 CHANGING ZONING AT 449 S. TRADE DAYS BLVD. CANTON, TEXAS, FROM GENERAL BUSINESS DISTRICT (B-2) TO GATEWAY DISTRICT – Ms. Johnson reported 29 property owners had been notified. Four responses were received, all in favor. Ms. McCarty opened a public hearing at 6:02 p.m. Cary Hilliard said changing the zoning back to Gateway District would preclude some of the confusion regarding fast food restaurants in the area. He felt it was appropriate to have the Gateway District zoning in this area. The public hearing was closed at 6:03 p.m. Juanita Hackney made a motion to recommend to Council the adoption of Ordinance No. 2016-2 changing the zoning from B-2 to Gateway District. Ms. McCarty seconded. Ms. Hackney and Ms. McCarty voted in favor. Mr. Martin was opposed.
5. DISCUSS PROPOSED CHANGES TO 1985 ZONING ORDINANCE – Ms. McCarty

questioned whether or not the RA zoning section should be eliminated altogether. Ms. Johnson said she would find out what Section 16 was in the original version of the ordinance.

6. ADJOURN – There being no further business to discuss, the meeting was adjourned at 6:57 p.m.

Approved the 7 day of March, 2016

  
Clay Nicklas, Chairman

ATTEST:

  
Debra Johnson  
City Secretary

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., MARCH 7, 2016**

**Canton Municipal Courtroom  
290 E. Tyler, 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 Juanita Hackney, Jerry Martin, Sandra Perry and Betsey McCarty. Clay Nicklas was absent. City Manager, 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.
2. APPROVAL OF MINUTES OF JANUARY 11, 2016 MEETING – The minutes of the January 11, 2016, meeting were unanimously approved upon motion by Jerry Martin and second by Sandra Perry.
3. DISCUSS PROPOSED CHANGES TO 1985 ZONING ORDINANCE – Mr. Cluck thought the ordinance should clarify what the intent of Council was – that First Monday Business zoning was for the time period of First Monday only. Ms. Johnson said First Monday was advertised as the Thursday through Sunday the weekend before the first Monday of every month. Ms. Hackney said the City should set out its expectations. Mr. Martin wanted to be sure the rules would affect all property owners in First Monday Business zoning. The suggested changes were as follows: Add temporary RV rental spaces under uses permitted by right; omit food trucks; remove minimum structure setbacks which are handled in another ordinance; remove the section about off-street parking because it was also in another ordinance. It was agreed there would a called meeting on March 21, 2016, to discuss this issue in more detail.
4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 7:09 p.m.

Approved the 11 day of April, 2016

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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., APRIL 11, 2016**

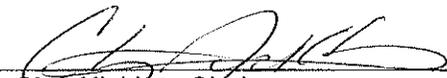
**Canton Municipal Courtroom  
290 E. Tyler, Canton, Texas 75103**

**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, Jerry Martin, Sandra Perry and Betsey McCarty. Juanita Hackney was absent. City Manager, 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 5:36 p.m.
2. DISCUSS AND CONSIDER APPROVAL OF MINUTES OF MARCH 7, 2016 MEETING – The minutes of the March 7, 2016, meeting were unanimously approved upon motion by Jerry Martin and second by Betsey McCarty.
3. DISCUSS PROPOSED CHANGES TO FIRST MONDAY BUSINESS ZONING CLASSIFICATION – The following items were changed:
  - To change the maximum height of buildings from 40 feet to 35 feet to match other zoning;
  - All building are to be constructed in accordance with all applicable city, state and federal building codes and other related rules and regulations;
  - RV's can stay no more than ten consecutive days
4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 7:01 p.m.

Approved the 9<sup>th</sup> day of May, 2016

  
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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, OCTOBER 10, 2016**

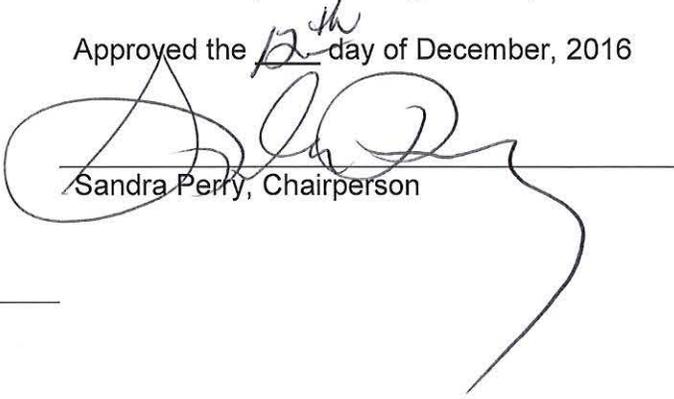
**Canton City Hall  
290 E. Tyler, Canton, Texas 75103**

**MINUTES**

The Canton Planning & Zoning Commission met at the above-named date and time in the Canton City Hall. Commission members present were Jerry Martin, Sandra Perry and Betsey McCarty. Juanita Hackney and Larry Morgan 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 AND DECLARE QUORUM PRESENT - Sandra Perry called the meeting to order and declared a quorum present at 5:34 p.m.
2. APPROVAL OF MINUTES OF AUGUST 8, 2016 MEETING – The minutes of the August 8, 2016, meeting were unanimously approved upon motion by Betsey McCarty and second by Jerry Martin.
3. PUBLIC HEARING AND CONSIDERATION OF ORDINANCE NO. 2016-20 AMENDING THE 1985 ZONING ORDINANCE WHICH WAS AMENDED BY ORDINANCE NO. 2003-08 WHICH ESTABLISHED AND SET THE REGULATIONS FOR THE HISTORIC PRESERVATION OVERLAY DISTRICT FOR THE CITY OF CANTON, TEXAS – Sandra Perry opened a public hearing at 5:48 p.m. There being no comments, the public hearing was closed at 5:49 p.m. Betsey McCarty made a motion to recommend adoption of the amendments to the 1985 Zoning Ordinance. Jerry Martin seconded. All voted in favor.
4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 5:49 p.m.

Approved the <sup>12<sup>th</sup></sup> day of December, 2016

  
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Sandra Perry, Chairperson

ATTEST:

  
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Debra Johnson  
City Secretary

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., MONDAY, DECEMBER 12, 2016**

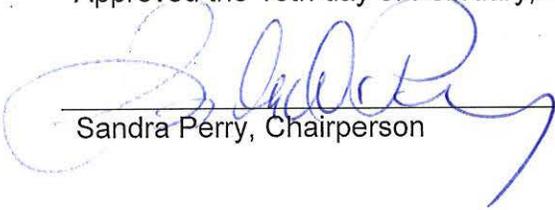
**Canton City Hall  
290 E. Tyler, Canton, Texas 75103**

**MINUTES**

The Canton Planning & Zoning Commission met at the above-named date and time in the Canton City Hall. Commission members present were Jerry Martin, Sandra Perry and Betsey McCarty, Juanita Hackney and Larry Morgan. City Secretary Debra Johnson and Assistant City Manager Andy Wolfe were also in attendance. Discussion and action were as follows:

1. CALL TO ORDER AND DECLARE QUORUM PRESENT - Sandra Perry called the meeting to order and declared a quorum present at 5:30 p.m.
2. APPROVAL OF MINUTES OF OCTOBER 10, 2016 MEETING – The minutes of the October 10, 2016, meeting were unanimously approved upon motion by Jerry Martin and second by Betsey McCarty.
3. CONSIDER AMENDMENTS TO THE 1985 ZONING ORDINANCE PROHIBITING USES OF BUILDINGS THAT ALLOW INTERIOR DRIVE-THROUGH SALES OF PRE-PACKAGED FOOD AND/OR BEVERAGES – Larry Morgan made a motion to recommend approval of the ordinance prohibiting uses of buildings which allow interior drive-through sales or pre-packaged food and/or beverages. Juanita Hackney seconded. Larry Morgan, Betsey McCarty, Juanita Hackney and Sandra Perry voted in favor. Jerry Martin was opposed. Motion was passed.
4. ADJOURN – There being no further business, to discuss, the meeting was adjourned at 5:47 p.m.

Approved the 13th day of February, 2017.

  
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Sandra Perry, Chairperson

ATTEST:

  
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Debra Johnson  
City Secretary