

**REGULAR MEETING
CANTON PLANNING & ZONING COMMISSION
5:30 P.M., JUNE 12, 2017**

Canton City Hall, 201 N. Buffalo, Canton, TX 75103

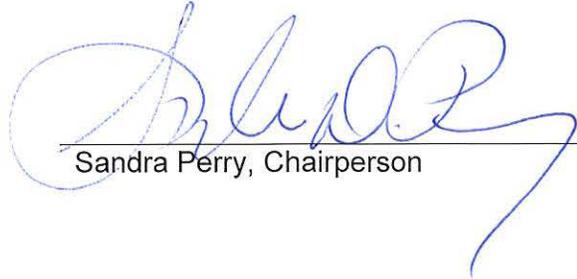
MINUTES

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

1. CALL TO ORDER - Sandra Perry called the meeting to order and declared a quorum present at 5:32 p.m.
2. APPROVAL OF MINUTES OF FEBRUARY 13, 2017 MEETING – The minutes of the February 13, 2017 meeting were unanimously approved upon motion by Larry Morgan and second by Betsey McCarty.
3. PRESUBMISSION CONFERENCE ON PROPOSED PLAT ON THAT CERTAIN 50+ ACRE TRACT OF LAND LOCATED IN THE Q.C. NUGENT SURVEY, A-618, AT 18532 FM 17, WHICH HAS BEEN PETITIONED TO BE ANNEXED INTO THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY CORRY-DAVIS MARKETING LLC – This matter was passed at the request of property owner.
4. PUBLIC HEARING AND CONSIDERATION OF REQUEST FOR CHANGE OF ZONING FROM RURAL AGRICULTURAL (RA) TO PLANNED DEVELOPMENT (PD) ON THAT CERTAIN 50+ ACRE TRACT OF LAND LOCATED IN THE Q.C. NUGENT SURVEY, A-618 AT 18532 FM 17 WHICH HAS BEEN PETITIONED TO BE ANNEXED INTO THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY CORRY-DAVIS MARKETING LLC - This matter was passed at the request of property owner.
5. PUBLIC HEARING AND CONSIDERATION OF REQUEST FOR CHANGE OF ZONING FROM RURAL AGRICULTURAL (RA) TO PLANNED DEVELOPMENT (PD) ON THAT CERTAIN 6.505 ACRE TRACT OF LAND LOCATED IN THE Q.C. NUGENT SURVEY, A-618 AT 18532 FM 17, IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY CORRY-DAVIS MARKETING LLC - This matter was passed at the request of property owner.
6. PRESUBMISSION CONFERENCE ON PROPOSED PLAT OF SAVINGS MADE SIMPLE ADDITION CONTAINING 0.809 ACRES LAND OUT OF THE J. DOUTHIT SURVEY, A-198, IN THE CITY OF CANTON, TEXAS, AND CURRENTLY OWNED BY WAL-MART REAL ESTATE BUSINESS TRUST – Ms. Johnson explained the owner wanted to subdivide the one tract into two. One side had a carwash and the other side was to be sold in the future. Jerry Martin made a motion to approve the plat. Larry Morgan second. All voted in favor.
7. CONSIDER RECOMMENDATION OF PROPOSED AMENDED PLAT OF INDUSTRIAL PARK LOCATED ON FM 859 CONTAINING 31.41 ACRES OF LAND LOCATED IN Q.C. NUGENT SURVEY, A-618, IN THE CITY OF CANTON, TEXAS – Larry Morgan made a motion to accept the proposed amended plat of the Industrial Park. Jerry Martin seconded. All voted in favor.

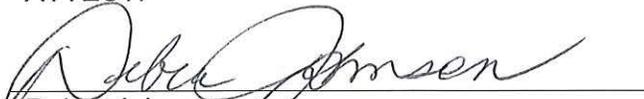
8. ADJOURN – There being no further business to discuss, the meeting was adjourned at 5:48 p.m.

Approved the 9th day of October, 2017.



Sandra Perry, Chairperson

ATTEST:



Debra Johnson
City Secretary

**REGULAR MEETING
CANTON PLANNING & ZONING COMMISSION
5:30 P.M., NOVEMBER 13, 2017**

Canton City Hall, 201 N. Buffalo, Canton, Texas

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, Larry Morgan, and Juanita Hackney. Members Sandra Perry and Betsey McCarty were absent. City Secretary Debra Johnson and City Manager Lonny Cluck were also in attendance. Discussion and action were as follows:

1. CALL TO ORDER – Larry Morgan called meeting to order and declared a quorum present at 5:32 p.m.
2. APPROVAL OF MINUTES OF OCTOBER 9, 2017 MEETING – The minutes for the October 9, 2017, were unanimously approved upon motion by Jerry Martin and second by Juanita Hackney.
3. PUBLIC HEARING AND CONSIDERATION OF REQUEST FOR CHANGE OF ZONING FROM GENERAL BUSINESS DISTRICT (B-2) AND RURAL AGRICULTURAL (RA) TO MULTI-FAMILY (MF-1) ON THAT CERTAIN APPROXIMATE 4.830 ACRE TRACT OF LAND LOCATED ON BUFFALO STREET ON THE EAST SIDE OF THE ROAD, SOUTH OF THE INTERSECTION OF HWY 243 AND BUFFALO STREET, IN CANTON, TEXAS, CURRENTLY OWNED BY REAGAN SUMNER AND BONNY SUMNER – Larry Morgan opened a public hearing at 5:37 p.m. James Berry, Chandler, Texas, said he was the prospective purchaser of the property and his plan was to build duplexes on the property. He built something similar in Chandler and it has worked out well. They would be brick buildings with a little bit of siding. He would maintain the street. There would be a privacy fence all the way around the property. They would abide by the City's rules regarding landscaping. Juanita Hackney expressed concern about what might happen in the future if someone different developed the property into multi-family.

Ms. Johnson said there were ten letters sent to property owners and two responses were returned, both opposing the change.

David Harwood from Tyler, Texas, felt retail would be a better future use of the property than multi-family. He was concerned about protecting the value of the land located behind this lot. There was no guarantee what would happen to this lot in the future.

Reagan Sumner, 16490 FM 1255, Canton, said he was one of the owners of this property. It was always his intent to develop the property into multi-family. He was not interested in having a commercial use on the property. He hoped to sell the property and see it developed similar to the Whitaker subdivision next door. He had bulldozed the property to see where the property lines were toward the back. There being no further comments, the public hearing was closed at 5:56 p.m.

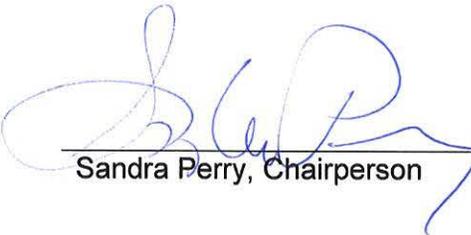
Jerry Martin felt Canton needed places to rent. There needed to be a way for housing to come into the city. Ms. Hackney said it would be harmful to have retail in the area. She did not want to see businesses at the back of the property. Ms. Johnson said the

whole property would be zoned Multi-family 1 if the request were granted.

Jerry Martin made a motion to recommend approval to rezone the property from Rural Agricultural (RA) and General Business District (B-2) to Multi-Family 1 (MF-1) with the understanding that the City will initiate rezoning of the property within sixty days if they receive a request from the owner to do so. Larry Morgan seconded the motion. Juanita Hackney abstained. Motion passes.

4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 6:03 p.m.

Approved the 13th day of December, 2017



Sandra Perry, Chairperson

ATTEST:



Debra Johnson
City Secretary