

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., JANUARY 8, 2018**

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

**AGENDA**

1. CALL TO ORDER
2. APPROVAL OF MINUTES OF DECEMBER 11, 2017 MEETING
3. PUBLIC HEARING AND CONSIDERATION OF REQUEST FOR CHANGE OF ZONING TO AMEND THE PLANNED DEVELOPMENT DOCUMENT FOR MILL CREEK RV PARK & RESORT LOCATED AT 1880 N. TRADE DAYS BOULEVARD, CANTON, TEXAS, CURRENTLY OWNED BY COTTAGE INVESTORS
4. ADJOURN

**ATTEST:**

Posted on City Hall window on January 3, 2018, at 4:50 p.m.

  
\_\_\_\_\_  
Debra Johnson, City Secretary

Removed the \_\_\_\_\_ day of January 8, 2018, at \_\_\_\_\_ p.m.

\_\_\_\_\_  
Debra Johnson, City Secretary

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., MARCH 12, 2018**

**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 Larry Morgan, Jerry Martin, Juanita Hackney and Betsey McCarty. Member Sandra Perry was absent. City Secretary Debra Johnson, was also in attendance. Discussion and action were as follows:

1. CALL TO ORDER – Betsy McCarty called the meeting to order and declared a quorum present at 5:30 p.m.

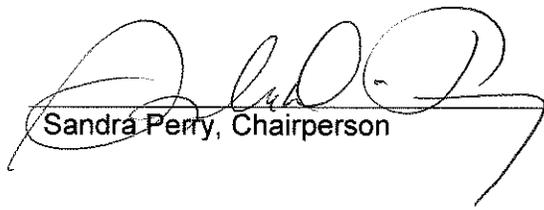
APPROVAL OF MINUTES OF FEBRUARY 12, 2018 MEETING – This item was postponed until the next meeting.

3. PRESUBMISSION CONFERENCE ON PROPOSED PLAT OF THE TOWER ADDITION CONTAINING .607 ACRE LOCATED AT 1220 TOWER STREET, CANTON, TEXAS – After a review of the plats, Jerry Martin made a motion to recommend approval to Council. Larry Morgan seconded. All voted in favor.
4. PRESUBMISSION CONFERENCE ON AMENDED PLAT FOR INDUSTRIAL PARK ON FM 859, CANTON, TEXAS - This matter had previously been approved by Council and was not considered at this time.
5. ADJOURN – There being no further business to discuss, the meeting was adjourned at 5:43 p.m.

Approved the 9<sup>th</sup> day of April, 2018.

ATTEST:

  
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Debra Johnson  
City Secretary

  
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Sandra Perry, Chairperson

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., APRIL 9, 2018**

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

1. CALL TO ORDER – Betsy McCarty called the meeting to order and declared a quorum present at 5:30 p.m.
2. APPROVAL OF MINUTES OF FEBRUARY 12 AND MARCH 12, 2018 MEETINGS – The minutes of the February 12 and March 12, 2018, meetings were unanimously approved upon motion by Juanita Hackney and second by Larry Morgan.
3. CONSIDER APPROVAL OF ORDINANCE NO. 2018-08 ESTABLISHING REGULATIONS FOR THE USE OF CARGO OR SHIPPING OR STORAGE CONTAINERS AND ACCESSORY BUILDINGS WITHIN THE CITY OF CANTON – Betsey McCarty opened a public hearing at 5:41 p.m. She said she was concerned about opening the shipping containers up at First Monday. First Monday needed to be upgraded. Juanita Hackney agreed. Mr. Cluck said the City was trying to have an ordinance that did not allow the shipping containers. Ms. McCarty said she was totally opposed to them for everything. Mr. Morgan said the shipping containers would ruin and rust. Mr. Cluck said the city wanted to keep them out of residential areas for several reasons. Ms. McCarty said she was okay to have the shipping containers in an industrial park. Mr. Morgan felt the shipping containers could be dangerous if located in the area open to the general public. Ms. McCarty said she was against having the shipping containers in any area other than industrial. She could also see someplace like Walmart needing one.

Ms. Hackney said she was in favor of prohibiting shipping containers in residential areas. If someone was having construction at their house, they needed to have one. Ms. McCarty felt the shipping containers should be limited to very special places. She felt there needed to be some kind of timeline. Mr. Cluck said the shipping containers could be handy but they should not be permanent. Ms. Hackney felt they should have a permit.

Larry Morgan made a motion to recommend the ordinance with the changes discussed. Betsey McCarty seconded. Larry Morgan and Betsey McCarty voted in favor. Juanita Hackney abstained.

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., MAY 7, 2018**

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

**MINUTES**

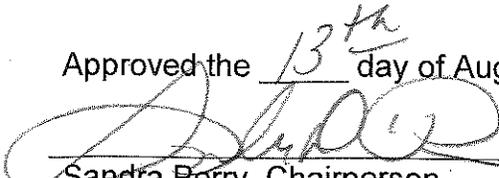
The Canton Planning & Zoning Commission met at the above-named date and time in the Canton City Hall. Commission members present were Larry Morgan, Juanita Hackney and Sandra Perry. Members Betsey McCarty and Jerry Martin were absent. City Manager Lonny Cluck and City Secretary Debra Johnson, were also 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 MAY 7, 2018 MEETING – The minutes of the April 9, 2018, meeting were unanimously approved upon motion by Juanita Hackney and second by Larry Morgan.
3. CONSIDER APPROVAL OF ORDINANCE NO. 2018-08 ESTABLISHING REGULATIONS FOR THE USE OF CARGO OR SHIPPING OR STORAGE CONTAINERS AND ACCESSORY BUILDINGS WITHIN THE CITY OF CANTON – Sandra Perry opened a public hearing at 5:34 p.m. Mr. Cluck said the attorney had made minimal changes to the proposed draft. Ms. Perry suggested restricting the containers to a neutral color with no graffiti allowed. Ms. Johnson said Council had removed the language regarding time limits. Ms. Perry said the ordinance stated residential areas could not have permanent units but could have temporary pods if they were not seen from the street. Commercial could have the containers with some kind of hard surface underneath. She thought there should be a better description of what the hard surface was required. Mr. Cluck suggested a “road-based material or better.”

Larry Morgan made a motion to recommend the adoption of Ordinance No. 2018-08 to Council with the proposed changed. Juanita Hackney seconded. All voted in favor.

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

Approved the 13<sup>th</sup> day of August, 2018.

  
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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., AUGUST 13, 2018**

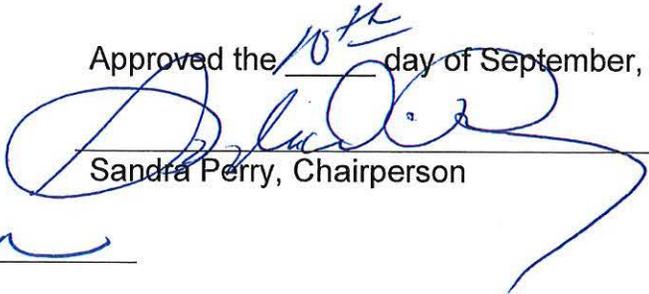
**Canton City Hall, 201 N. Buffalo, Canton, Texas**

**MINUTES**

The Canton Planning & Zoning Commission met at the above-named date and time in the Canton City Hall. Commission members present were Juanita Hackney, Jerry Martin and Sandra Perry. Members Betsey McCarty and Larry Morgan, were absent. City Manager Lonny Cluck and City Secretary Debra Johnson, 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 5:33 p.m.
2. APPROVAL OF MINUTES OF MAY 7, 2018 MEETING – The minutes of the May 7, 2018, meeting were unanimously approved upon motion by Jerry Martin and second by Juanita Hackney.
3. PUBLIC HEARING AND CONSIDER SPECIFIC USE PERMIT FOR BED & BREAKFAST AT 133 S. BUFFALO IN CANTON, TEXAS ON PROPERTY CURRENTLY OWNED BY MARK AND BARBARA TRACEY – Ms. Perry opened a public hearing at 5:35 p.m. Jon Klaus said he had leased the space with an option to purchase. He has operated B&B's and short-term rentals in North Texas and in Austin. He also owned and operated Buttermilks restaurant. The B&B would work in conjunction with the restaurant for food service.  
  
Ms. Perry closed the public hearing at 5:37 p.m. Jerry Martin made a motion to recommend approval of the specific use permit for a bed & breakfast to Council. Juanita Hackney seconded. All voted in favor.
4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 5:38 p.m.

Approved the 10<sup>th</sup> day of September, 2018.

  
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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., SEPTEMBER 10, 2018**

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

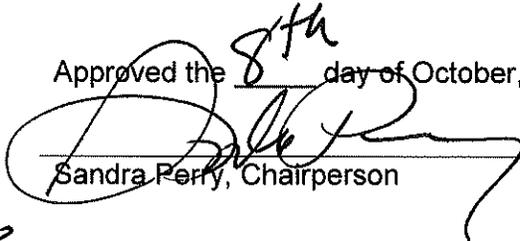
The Canton Planning & Zoning Commission met at the above-named date and time in the Canton City Hall. Commission members present were Juanita Hackney, Larry Morgan and Sandra Perry. Members Betsey McCarty and Jerry Martin were absent. City Secretary Debra Johnson was also in attendance. Discussion and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

1. CALL TO ORDER – Sandra Perry called the meeting to order and declared a quorum present at 5:33 p.m.
2. APPROVAL OF MINUTES OF AUGUST 13, 2018 MEETING – The minutes of the August 13, 2018, meeting were unanimously approved upon motion by Juanita Hackney and second by Larry Morgan.
3. PUBLIC HEARING AND CONSIDER CHANGE TO THE 1985 ZONING ORDINANCE REGULATING SPECIFIC USE PERMITS IN GENERAL BUSINESS DISTRICT (B-2) ZONING FOR FIRST MONDAY BUSINESS USE – Sandra Perry opened a public hearing at 5:40 p.m. Ms. Perry did not think the 1,000 foot maximum from First Monday Business zoning was not an option. Carion Wynne Rhodes said the RV park was connected to the back of her property. The previous RV park owners had wanted to use her property for a picnic area for the RV park. They would leave trash on her property. She was trying to get Wynne Community designated as a historical black community and was concerned about what the change in zoning would do to her property. Marcus Wynne also expressed concern about the effects of people living in the RV park 24/7 and the trash, traffic and impact of the adjoining property. Mr. Wynne questioned why the RV park was located there when it was against the Zoning Ordinance. Ms. Perry said the zoning would definitely have to change from B-2. Roscoe Rhodes said he was pleased with what the Commission had said about the RV's in First Monday zoning and not allowing permanent stays there. Ms. Perry did not feel First Monday zoning was going to be the answer.

Larry Morgan made a motion to change the 1985 Zoning Ordinance in General Business District (B-2) zoning for a FMB specific use permit. The motion failed for lack of a second.

4. PUBLIC HEARING AND CONSIDER SPECIFIC USE PERMIT FOR FIRST MONDAY BUSINESS USE AT 1521 N. TRADE DAYS BOULEVARD, CANTON, TEXAS ON PROPERTY CURRENTLY OWNED BY STARSHIP TEXAS CITY L.P. AND STARSHIP PASADENA L.P. – Ms. Perry opened a public hearing at 6:21 p.m. There being no comments, the public hearing was closed at 6:21 p.m. No motion was made.
5. ADJOURN – There being no further business to discuss, the meeting was adjourned at 6:28 p.m.

Approved the 8<sup>th</sup> day of October, 2018.

  
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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., OCTOBER 8, 2018**

**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 Juanita Hackney, Betsey McCarty and Sandra Perry. Members Larry Morgan and Jerry Martin were absent. City Secretary Debra Johnson was 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 5:34 p.m.
2. APPROVAL OF MINUTES OF SEPTEMBER 10, 2018 MEETING – The minutes of the September 10, 2018 meeting were unanimously approved upon motion by Betsey McCarty and second by Juanita Hackney.
3. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2018-22 CHANGING ZONING FROM RURAL AGRICULTURAL (RA) TO PLANNED DEVELOPMENT DISTRICT (PD) ON THAT 34.37-ACRE TRACT OF LAND LOCATED AT 13786 STATE HIGHWAY 19, IN THE Q.C. NUGENT SURVEY, ABST. 618, IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY SILVER SPUR HOMES, LLC. – Ms. Johnson reported two letters had been sent to adjoining property owners and no responses had been received. Sandra Perry opened the public hearing at 5:40 p.m. Jack Woodward explained the ideas he had for the location. There would be approximately 122 RV spaces, public storage for RV's, a BBQ restaurant, and an event venue for weddings. He eventually wanted to have live music, horseshoe tournaments, dancing once a month, and camping. Mr. Woodward said about five per cent of the property would be dedicated to storage. He said there was one main entrance and an emergency entrance at the north end of the property. Mr. Woodward said he did not anticipate RV's staying longer than six months. He did not want to have a long-term facility. He would allow RV's to extend their stay longer than six months. There were two tiny houses on the property now. He might want to manufacture tiny homes in the storage area in the future. They would be sold to use off-site. He might have a couple park models in place of a cabin. He would not allow anyone else to bring in park models. Mr. Woodward said the animals would be located on the north portion of the property. It was designated as a recreational area for people to walk through. That was also the area where the gardens would be located. Visitors to the park would not be allowed to have chickens, goats or rabbits. Mr. Woodward said they had city water and sewer at this time. He was working with Todd Peterson from the City in the development. He thought they were about halfway through the second phase. The third phase would be the storage. He still needed to finish the restaurant. Mr. Woodward said the roads would be wide enough for fire trucks. Roads at the cabins would be twenty-five feet wide. Mr. Woodward said they had an escape room also. Ms. Perry closed the public hearing at 6:22 p.m. Ms. Perry said she would like more information in the planned development document. Similar to what was provided by Mill Creek Ranch & Resort. Ms. McCarty said she would only be prepared to vote if they started to add items to the plan.

The Board decided there needed to be more detail in the site plan and planned development document. They decided to hold a special meeting on October 15, 2018, to review the changes to be made by Mr. Woodward.

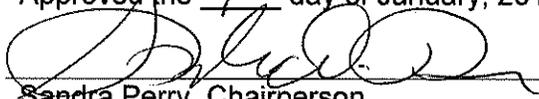
4. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2018-23 APPROVING A SPECIFIC USE PERMIT FOR A DRIVE-THROUGH RESTAURANT ON THAT LOT, TRACT OR PARCEL OF LAND LOCATED AT 211 E. PEACE STREET ON PROPERTY OWNED BY HENRY LEWIS - Ms. Johnson reported eighteen letters had been sent to neighboring property owners. Four responses were received in favor of the change. She explained General Business District (B-2) zoning allowed to eating establishments, but a drive-through required a specific use permit.

Sandra Perry opened a public hearing at 6:36 p.m. Katie Buss explained the business would sell coffee and pastries. People could drive through and get coffee. They would deck the area where the drive-through bays were for the bank for extra seating. Tony McFarland said there would be about twenty parking spaces. Sandra Perry closed the public hearing at 6:40 p.m.

Betsey McCarty made a motion to recommend the specific use permit for a drive-through to Council. Juanita Hackney seconded. All voted in favor.

5. ADJOURN - There being no further business to discuss, the meeting was adjourned at 6:42 p.m.

Approved the 7<sup>th</sup> day of January, 2019.

  
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Sandra Perry, Chairperson

ATTEST.

  
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Debra Johnson  
City Secretary

**SPECIAL MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., OCTOBER 15, 2018**

**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 Juanita Hackney, Larry Morgan and Betsey McCarty, and Sandra Perry. Member Jerry Martin was absent. City Secretary Debra Johnson was 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 5:36 p.m.
2. REVIEW OF SITE PLAN OF PROPERTY CONTAINING 34.37-ACRES LOCATED AT 13785 STATE HIGHWAY 19 IN THE Q.C. NUGENT SURVEY, ABST. 618, IN THE CITY OF CANTON, CURRENTLY OWNED BY SILVER SPUR HOMES, LLC. – Ms. Perry thought there should be more information on the site plan about the width of the roads. Larry Morgan said all the design elements needed to be shown on the plan itself.

*Lonny Cluck entered meeting at 5:43 p.m.*

Mr. Woodward said addresses had been assigned by ETCOG to the main buildings. He said the cabins each had their individual names on the front in six-inch letters. They would also put numbers on the buildings, if requested.

Ms. Perry was concerned about the proposed manufacturing. She felt this was a planned development and manufacturing did not belong. Mr. Morgan concurred. Ms. Hackney was also against the manufacturing. Mr. Woodward said he could do without the manufacturing aspect. Mr. Morgan was not in favor of mixing construction with a resort. Mr. Woodward said he could strike that.

Ms. Perry said they could not vote on the alcohol sales because it could not be done under the current zoning. Mr. Woodward said the only reason he came into the City was to be able to have alcohol. Ms. Perry said the sale of alcohol was only allowed in B-2 zoning at this time. Mr. Woodward said his decision to proceed with the annexation was because of his understanding there was a clear path to a full liquor license instead of a private club. He committed himself to a decision that might hamper him.

Mr. Woodward said he could not have a petting zoo because of insurance limitations. He was raising chickens, goats, rabbits for exhibition and food production. He promised Tommy Phillips of 4H kids could come and raise chickens on the property and he would use the eggs. He was donating space for children who needed an area to raise their animals.

Mr. Woodward said he would strike the words about food production. The sentence would end after exhibition.

*Mr. Cluck left the meeting at 6:21 p.m.*

Mr. Woodward said he did not have a plan for where the riding stables and horses would go. That might be ten to fifteen years in the future. He was trying to be flexible. Mr. Woodward said the storage for RV's would be in the storage area. There would be storage

buildings and then an open area. Mr. Woodward said he was getting ready to start the restaurant. They were putting in sewer and water for the RV spaces now.

3. CONSIDER ADOPTION OF ORDINANCE NO. 2018-22 CHANGING ZONING FROM RURAL AGRICULTURAL (RA) TO PLANNED DEVELOPMENT DISTRICT (PD) ON THAT 34.37-ACRE TRACT OF LAND LOCATED AT 13785 STATE HIGHWAY 19, IN THE Q.C. NUGENT SURVEY, ABST. 618, IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY SILVER SPUR HOMES, LLC. - Ms. McCarty reviewed the concerns of the Board. She said the manufacturing was out and they would strike the words "food production" in No. 12. She said the Board could approve the alcohol sales contingent on the correct zoning being in place.

Ms. Perry said they could not vote on the site plan tonight. Betsey McCarty made a motion to recommend acceptance of the change to a planned development with the following exceptions: (1) contingent on proper zoning being in place in Paragraph 8 dealing with alcohol sales; (2) removing Paragraph XI dealing with manufacturing – no manufacturing would be on the site; and (3) removing the words in Paragraph XII "and food production on a limited scale." Larry Morgan seconded. All voted in favor.

4. ADJOURN – There being no further business to discuss, the meeting was adjourned at 6:45 p.m.

Approved the 7th day of January, 2019.



Sandra Perry, Chairperson

ATTEST:



Debra Johnson  
City Secretary

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., NOVEMBER 12, 2018**

**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 Juanita Hackney, Betsey McCarty, Larry Morgan and Sandra Perry. Member Jerry Martin was absent. City Secretary Debra Johnson was also in attendance. Discussion and action were as follows:

1. CALL TO ORDER – Betsey McCarty called the meeting to order and declared a quorum present at 5:33 p.m.
  
2. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2018-30 CHANGING ZONING FROM GENERAL BUSINESS DISTRICT (B-2) TO PLANNED DEVELOPMENT DISTRICT (PD) ON THAT 4.15-ACRE TRACT OF LAND LOCATED AT 1521 N. TRADE DAYS BLVD., AND BEING LOT THREE OF STARSHIP ADDITION IN THE Q.C. NUGENT SURVEY, ABST. 618, IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY STARSHIP TEXAS CITY, L.P. AND STARSHIP PASADENA, L.P. – Ms. McCarty opened a public hearing at 5:33 p.m. There being no discussion, the meeting was adjourned at 5:33 p.m. Larry Morgan made a motion to postpone this item until someone could answer some questions regarding the Planned Development. Juanita Hackney seconded. All voted in favor.
  
3. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2018-31 CHANGING ZONING FROM SINGLE FAMILY DETACHED RESIDENTIAL (R-1) TO SINGLE FAMILY DETACHED RESIDENTIAL (R-2) ON THAT PROPERTY LOCATED AT THE SOUTHWEST CORNER OF ATHENS STREET AND ELM STREET CURRENTLY OWNED BY BARUCH HOLDINGS LLC. – Ms. Johnson reported sixteen letters had been sent to neighboring property owners. One letter was returned, in opposition. Betsey McCarty opened the public hearing at 5:33 p.m. David Jackson explained his son wanted to build a home on the vacant lot. He would try to have a thirty-foot setback as required in R-1 zoning. His son wanted to keep the storage building with the existing house, which is why they were replatting.

*Lonny Cluck entered the meeting at 5:38 p.m.*

Ms. McCarty closed the public hearing at 5:45 p.m.

Larry Morgan made a motion to recommend approval by Council. Juanita Hackney seconded. All voted in favor.

4. REVIEW OF SITE PLAN OF PROPERTY CONTAINING 34.37-ACRES LOCATED AT 13785 STATE HIGHWAY 19 IN THE Q.C. NUGENT SURVEY, ABST. 618, IN THE CITY OF CANTON, CURRENTLY OWNED BY SILVER SPUR HOMES, LLC. – Mr. Woodward said he made the suggested changes to the site plan. It now showed the street names, the walking paths, the landscape areas and fences. It showed a typical RV spot with the landscaping. The plan also indicated the parking areas for events and for the cabins and other areas. Mr. Woodward said they took out the area for the manufacture of tiny houses and removed the equine area. They also had limited the food production to eggs only.

Mr. Woodward agreed to just have chickens and rabbits and the two ducks they already had in the barnyard area.

*Sandra Perry entered the meeting at 6:57 p.m.*

Mr. Woodward suggested adding the language of raising chickens and rabbits raised under the care of the resort staff for exhibition. Mr. Wood said he had deleted the verbiage about manufacture of tiny homes because of noise and other concerns.

Mr. Woodward said he would like to disperse the yurts and teepees in RV spots throughout the park. He could not really commit to where those might be at this time. Betsey McCarty said they Board had no authority to grant the on-premise alcohol sales and service to anyone. Mr. Woodward suggested adding language in Paragraph XIII.v. that alcohol sales would be subject to all applicable city ordinances.

Betsey McCarty made a motion to recommend approval of the ordinance by Council pending approval of the changes to the site plan by City staff. Juanita Hackney seconded. All voted in favor.

5. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2018-22 CHANGING ZONING FROM RURAL AGRICULTURAL (RA) TO PLANNED DEVELOPMENT DISTRICT (PD) ON THAT 34.37-ACRE TRACT OF LAND LOCATED AT 13785 STATE HIGHWAY 19, IN THE Q.C. NUGENT SURVEY, ABST. 618, IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY SILVER SPUR HOMES, LLC. – Sandra Perry opened a public hearing at 7:28 p.m. Ms. McCarty said the verbiage had been corrected on the animal section. Ms. Perry closed the public hearing at 7:30 p.m. Ms. Perry said she did not have an issue with manufacturing of items to be sold in the stores. She had been concerned about manufacturing of homes on the grounds.

Betsey McCarty made a motion to recommend approval by Council of for this change of zoning to PD with the change to the language regarding the raising of chickens and rabbits under the care of the resort staff and striking the language on the pigs and other assorted animals and adding language about the approval of the city attorney regarding the sale of alcohol. Larry Morgan seconded and all voted in favor.

6. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2018-23 APPROVING A SPECIFIC USE PERMIT FOR A DRIVE-THROUGH RESTAURANT ON THAT LOT, TRACT OR PARCEL OF LAND LOCATED AT 211 E. PEACE STREET ON PROPERTY OWNED BY HENRY LEWIS – Ms. Johnson reported eighteen letters were sent to neighboring property owners and two had been returned in favor. Ms. Perry opened a public hearing at 7:47 p.m. There being no comments, the public hearing was closed at 7:47 p.m. Juanita Hackney made a motion to recommend approval of the request for a specific use permit for the operation of a drive-through restaurant in an area zoned General Business. Larry Morgan seconded. All voted in favor.
7. PUBLIC HEARING AND CONSIDER AMENDING THE 1985 ZONING ORDINANCE REGARDING ZONING DISTRICT ALLOWING THE SALE OF ALCOHOL WITHIN THE CITY LIMITS OF THE CITY OF CANTON, TEXAS – Sandra Perry opened a public hearing at 7:48 p.m. Ms. Johnson explained how the zoning affected the types of business which would be allowed to sell alcohol in each zoning district. Betsey McCarty made a motion to postpone this item. Larry Morgan seconded. All voted in favor.
8. ADJOURN – There being no further business to discuss, the meeting was adjourned at 7:52 p.m.

Approved the 7<sup>th</sup> day of January, 2019.

  
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Sandra Perry, Chairperson

ATTEST:

  
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Debra Johnson  
City Secretary