

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., OCTOBER 7, 2019**

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

**MINUTES**

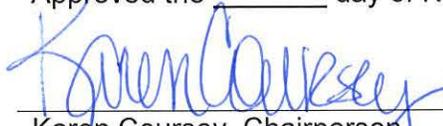
The Canton Planning & Zoning Commission met at the above-named date and time in the Canton City Hall. Commission members present were Linda Boston, Karen Coursey, Kimberly Kroha, Jerry Martin, and Larry Morgan. City Secretary Debra Johnson was also present. Discussion and action were as follows:

1. CALL MEETING TO ORDER AND DECLARE A QUORUM PRESENT – Karen Coursey called the meeting to order and declared a quorum present at 5:30 p.m.
2. CONSIDER APPROVAL OF MINUTES FROM SEPTEMBER 3, 16 AND 30, 2019, MEETINGS – The minutes of the September 3, 16 and 30, 2019, meetings were unanimously approved upon motion by Linda Boston and second by Kimberly Kroha.
3. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2019-16 CHANGING ZONING FROM RURAL AGRICULTURAL DISTRICT (RA) TO GENERAL BUSINESS DISTRICT (B-2) ON THAT 1.946-ACRE TRACT OF LAND LOCATED AT 572 STATE HIGHWAY 64 (CURRENTLY THE SITE OF LONGBRANCH HOTEL AND TREASURED PAST TEA ROOM), AND BEING IN THE Q.C. NUGENT SURVEY, ABST. 618, IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY NORMA CORRY – Ms. Johnson reported three letters were sent to neighboring property owners and no responses were received. She said a specific use permit for a bed & breakfast was allowed in both B-2 and B-1 zoning. Karen Coursey opened a public hearing at 5:53 p.m. There being no comments, the public hearing was closed at 5:54 p.m. Linda Boston made a motion to recommend a change of zoning from Rural Agricultural (RA) to Local Business District (B-1) because it seemed better suited in that area. Karen Coursey seconded. All voted in favor.
4. PUBLIC HEARING AND CONSIDER ADOPTION OF ORDINANCE NO. 2019-17 CHANGING ZONING FROM SINGLE FAMILY DETACHED RESIDENTIAL (R-1) TO MULTI-FAMILY (MF-1) ON THAT APPROXIMATELY .328-ACRE TRACT OF LAND LOCATED ON THE NORTH SIDE OF HIGHWAY 243 ON SHADY LANE (PART OF LOT 11 OF THE CHITTY ADDITION TO THE CITY OF CANTON), IN THE J. STOCKWELL SURVEY, ABST. 760, IN THE CITY OF CANTON, TEXAS, CURRENTLY OWNED BY ANTHONY AND JESSICA GOMEZ – Karen Coursey opened a public hearing at 5:55 p.m. There being no comments, the public hearing was closed at 6:09 p.m. Ms. Johnson said twelve neighboring property owners were notified and six of them were against the change. There was a discussion about the neighborhood consisting of a lot of rental properties and the comments from the neighboring property owners. Jerry Martin made a motion to recommend approval of the requested zoning change from Single Family Detached Residential (R-1) to Multi-Family (MF-1) since he felt a new duplex might improve the area. Larry Morgan seconded. All voted in favor.
5. WORKSHOP TO REVIEW AND UPDATE COMPREHENSIVE PLAN AND ZONING ORDINANCE – After discussion, it was decided to keep heavy industrial and mining with

a specific use permit; to take out the portion about outside vendors; and to change the language about food trucks to apply to zoning districts other than First Monday

6. ADJOURN – There being no further business to discuss, the meeting was adjourned at 6:25 p.m.

Approved the \_\_\_\_\_ day of November, 2019.

  
\_\_\_\_\_  
Karen Coursey, Chairperson

ATTEST:

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