

**REGULAR MEETING  
CANTON PLANNING & ZONING COMMISSION  
5:30 P.M., APRIL 11, 2022**

**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 Kimberly Kroha, Amy George, Chris Peace, and Jerry Martin. City Secretary Debra Johnson and Director of Operations Peter Lamont were also present. Discussion and action were as follows:

1. CALL MEETING TO ORDER AND DECLARE A QUORUM PRESENT – Kimberly Kroha called the meeting to order and declared a quorum present at 5:33 p.m.
2. CONSIDER APPROVAL OF MINUTES FROM MARCH 7, 2022, MEETING – This item was postponed to the next regular meeting.
3. PUBLIC HEARING AND CONSIDER UPDATE TO ORDINANCE NO. 2020-2, CITY OF CANTON ZONING ORDINANCE

Ms. Kroha opened a public hearing at 5:30 p.m. There being no comments, the public hearing was closed at 5:31 p.m.

Mr. Lamont explained the major change proposed was in the R-3 zoning restrictions. He said there was also a proposed change in the Rural Agricultural recommending a minimum dwelling size of 1,600 square feet, not including the garage. In R-1 zoning, staff recommended a change in the minimum dwelling size to 1,600 square feet. In R-2 zoning, staff recommended changing the minimum dwelling size to 1,400 square feet.

*Larry Morgan entered the meeting at 5:34 p.m.*

Mr. Lamont explained staff also recommended a minimum dwelling size of 1,250 square feet in R-3 zoning. If the property being platted was over five acres, staff suggested a mix of zoning districts: no more than 50% of the platted area could be R-3 zoning; a minimum of the platted area had to be R-2; and at least 10% had to be R-1. The developer would be required to form a Planned Development District in order to get more R-3 zoning in a lot over five acres. The change was to calm the density in certain areas.

Mr. Lamont said staff also recommended changing the name of B-1 from General Business District to Local Business District. This was to differentiate the area from B-2, which was also called General Business District. Mr. Lamont said another proposed change was correcting a site reference in Section 6.27.7 from 6.3 to 3.3. Mr. Lamont explained the current Mobile Food Truck Ordinance was incorporated into the new zoning ordinance and the new Planned Development Districts were added to the Appendices. There was also a discuss regarding whether to require certificates of occupancy annually for property with specific use permits to ensure the proper use was operated on the property.

Mr. Lamont explained there was currently no minimum dwelling unit size in MF1 or MF2. He suggested a minimum dwelling size of 1,000 square feet for MF-1 and MF-2 and 650 for apartments in MF-2.

Chris Peace said he liked the allocation of 40/30/20 for platted lots over five acres. A minimum of 40% in R-3 at least 30% of R-2 and at least 20% of R-1 lots.

Jerry Martin made a motion to recommend the Zoning Ordinance changes using the 40/30/20 allocation for plats of five acres or more. Amy George seconded. All voted in favor.

Amy George made a motion to recommend changes to the Zoning Ordinance to provide for minimum dwelling unit size in MF-1 of 1,250 for single family home and 1,000 for duplexes, triplexes and quadraplexes; a minimum dwelling unit size of 1,250 square feet for a single family home, 1,000 square feet for duplexes, triplexes and quadraplexes and a minimum of 650 square feet for apartments. Jerry Martin seconded. All voted in favor.

Larry Morgan made a motion to recommend all the other proposed amendments to the Zoning Ordinance presented by Staff. Kim Kroha seconded. All voted in favor.

4. DISCUSS UPDATE TO 2004 COMPREHENSIVE PLAN – Peter Lamont said he was starting the process for updating the 2004 Comprehensive Plan. An Advisory Committee would be appointed.
5. ADJOURN – There being no further business to discuss, the meeting was adjourned at 7:01 p.m.

Approved the 9th day of May, 2022.



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Kimberly Kroha, Chairperson

ATTEST:

  
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Debra Johnson, City Secretary