

AGENDA – PLANNING AND ZONING COMMISSION

NOTICE OF MEETING

Notice is hereby given that the Planning and Zoning Commission will meet at 4:00 p.m. on August 8, 2016, at City Hall, 301 16th Street, in the Commission Chambers, Second Floor. Agenda items will be as follows:

- (1) Call to Order.
- (2) Approval of Minutes from the May 9, 2016 meeting.
- (3) Conduct a Public Hearing and Consider and Take Appropriate Action on Rezoning 206 3rd St, Lot 4, Block 27, Heller's Addition, to I-1 (Light Industrial District) from RC-2 (Commercial District).
- (4) Adjourn.

I certify that the above Notice of Meeting was posted on the bulletin board of the Civic Complex of the City of Canyon, Texas on the 5th day of August, 2016.

Gretchen Mercer

City Clerk

Planning and Zoning Commission

Planning and Zoning Commission Meeting
Minutes – May 9, 2016

The Planning and Zoning Commission of the City of Canyon met in regular session at 4:00 pm in the City Commission Chambers of the Civic Complex. Chairman Bill Craddock presided over the meeting with the following Commissioners in attendance: Charles Munger, Leesa Wood Calvi, Mike Wartes and Jon Davis. Commissioners Bobbie Jo Krutsch, Kent Meyer, John Pletcher and Kevin Luetkahans were unable to attend.

Also present were the following City Staff: City Manager Randy Criswell, Assistant City Manager Jon Behrens and Director of Code Enforcement Danny Cornelius.

Item 1: Call to Order.

Chairman Craddock called the meeting to order at 4:10 pm.

Item 2: Approval of Minutes from February 8, 2016.

Commissioner Davis moved, duly seconded by Commissioner Munger, to approve the minutes of February 8, 2016. Motion carried unanimously.

Public Comment:

Karen Norman of 316 Country Club Drive in Canyon North asked to speak. Mrs. Norman expressed her concerns about possible development of commercial property along County Club Drive in the proposed Madison Park Addition. She had a signed petition of concerned property owners and will present it at a later date.

Item 3: Conduct a Public Hearing and Consider and Take Appropriate Action on an Ordinance Amending Chapter 156, Zoning Code of the City of Canyon Code of Ordinances, by Amending Table 1-1, Summary Use Chart Section A.02.

Chairman Craddock opened the public hearing at 4:16 pm. Tim Tucek spoke to the Commission about his interest in opening a tattoo studio in Canyon. The public hearing was closed at 4:18 pm.

After discussion, Commissioner Davis moved that the ordinance be amended by removing RC-3 (Central Area District) from the districts where Tattoo Studios would be allowed with a Specific Use Permit and that the amended ordinance be recommended to the City Commission for approval. The motion was duly seconded by Commissioner Wartes and passed unanimously.

Item 4: Discussion on Table 1-1, Summary Use Chart, of Chapter 156, Zoning Code of the Code of Ordinances.

The Commission discussed the Summary Use Chart of the Zoning Code. The staff presented several examples of contradictions, outdated terms, and questionable use regulations in the table. Also presented were variance requests dating back to January 18, 1999, the adoption date of the current Zoning Code.

After discussion, the staff was directed to study the Summary Use Chart and prepare a list of proposed items to be omitted from the chart and a list of items to be amended.

Item 4: Adjourn.

Chairman Craddock adjourned the meeting at 5:07 pm.

Bill Craddock, Chairman, P & Z

ATTEST:

Gretchen Mercer, City Clerk

AGENDA

To: Planning and Zoning Commission
From: Danny Cornelius, Director of Code Enforcement
Date: July 1, 2016
Re: Conduct a Public Hearing and Consider and Take Appropriate Action on Rezoning 206 3rd St, Lot 4, Block 27, Heller's Addition, to I-1 (Light Industrial District) from RC-2 (Commercial District).

Lige Murray recently submitted an application to change the Zoning of his property at 206 3rd St. The property is currently zoned RC-2 (Commercial District). The proposed zoning is I-1 (Light Industrial District). Warehouses have been discussed as the proposed use.

Eight letters were sent to property owners within 200 feet. We received 1 response. It was in support of the request.



APPLICATION FOR CHANGE IN ZONING

1. Name of Applicant: Lige W. Murray 206 3rd St

A. Address 412 Hix Dr.

Canyon, TX 79015 Fax _____

B. Telephone 806-336-2592 E-Mail _____

C. Interest (Owner, Agent, Leasor, Agent-Buyer) _____

D. Representative's Name _____

Address _____

_____ Fax _____

Telephone _____ E-Mail _____

2. Legal Description of Property:

A. Block(s) 0027

B. Lot(s) 4

C. Addition(s) Heller's Addition

3. Property Area in Square Feet 22,500 ft.² in Acres _____

4. Present Zoning RC-2

5. Present Land Use (detail every use) grazing use

6. Proposed Zoning. I-1

7. Proposed Land Use. _____

8. List owners of record (list all if more than one): Lige W. Murray

9. Signatures of all owners of record and address: _____

Lige W. Murray
412 Hix Dr.
Canyon, TX
79015

10. Material to be submitted with application for change in zoning:

A. Two copies of a plot map showing the present zoning classification of property within 1,000 feet of the proposed zoning change. Show property proposed for change in red.

B. Two copies of the existing plot plan to include all of the following:

- 1. Dimensions of area
- 2. Existing easements
- 3. Existing streets and alleys
- 4. Existing streets and alley dedications

C. Two copies of the proposed plot plan to include all of the following:

- 1. Dimensions of area
- 2. Proposed easements
- 3. Proposed utilities
- 4. Proposed streets and alleys

E. Processing fee of \$100.00.

11. The Planning and Zoning Commission of the City of Canyon will meet on the 2nd Monday of the month. In accordance with City of Canyon Charter provisions, all legal notices will have to be met prior to the meeting.

Date Received: MAY 31 2016

CITY LIMITS

U.S. HIGHWAY 60

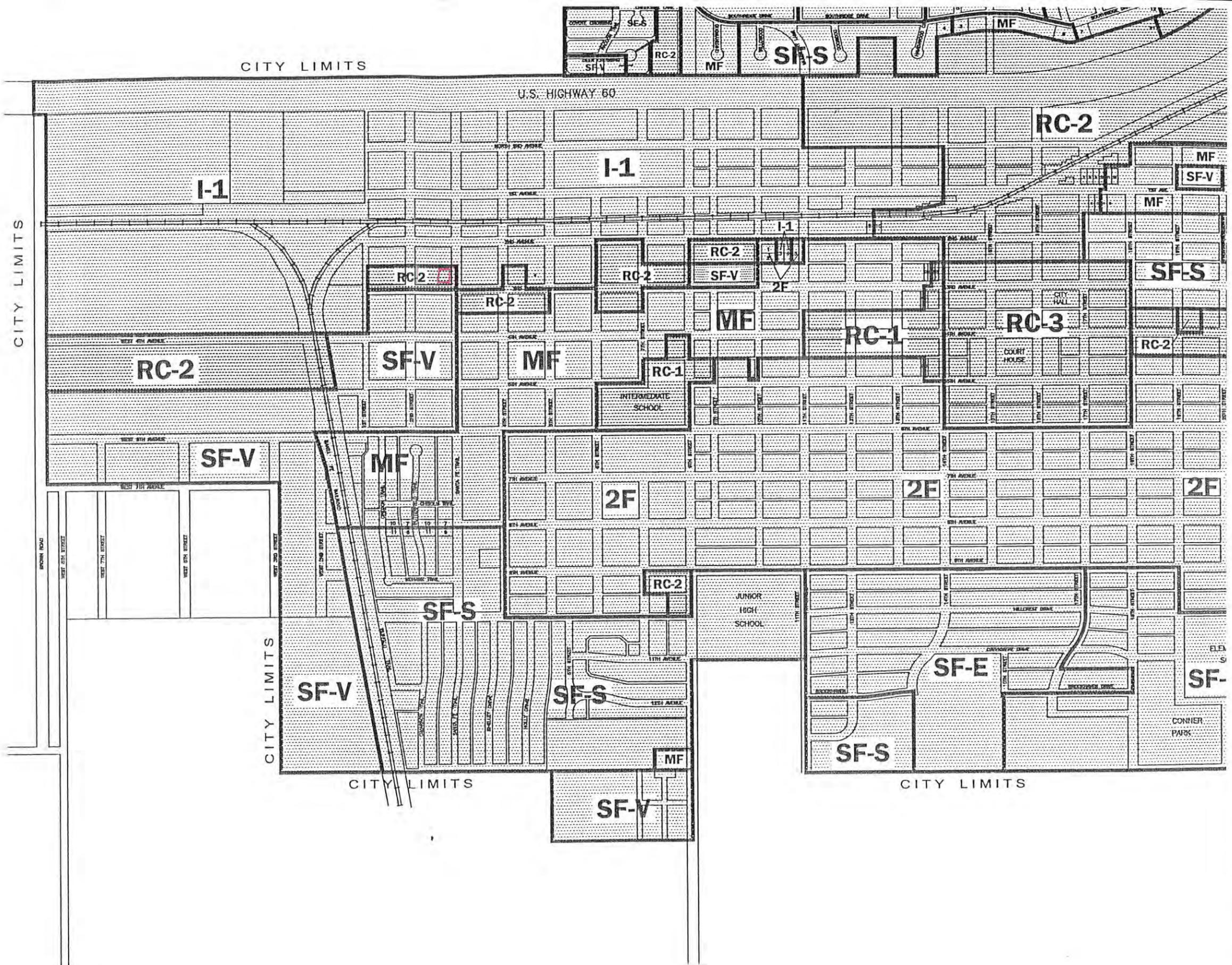
CITY LIMITS

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CITY LIMITS

CITY LIMITS



NOTICE OF REQUEST FOR ZONING CHANGE
CITY OF CANYON, TEXAS

Re: Request to rezone 206 3rd St from RC-2 (Commercial District) to I-1 (Light Industrial District). The property is described as Lot 4, Block 27, Heller's Addition, an addition to the City of Canyon, Randall County, Texas.

As an interested property owner, I (support) (oppose) the request for the Zoning Change as represented at the above address for the following reasons:

(1) Support

(2)

(3)

Signed: Jeff Tidmore

Print Name: JEFF Tidmore

Address: 210 4th Street

Date: 6-8-2016

Please return responses to our office by June 17, 2016.

Mail to: Danny Cornelius
Director of Code Enforcement
City of Canyon
301 16th Street
Canyon, TX 79015