

# 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 October 10, 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 August 8, 2016 meeting.
- (3) Conduct a Public Hearing and Consider and Take Appropriate Action on a Plat for Southwind Addition Unit No. 4.
- (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 or before the 7<sup>th</sup> Day of October, 2016.

*Gretchen Mercer*

City Clerk

Planning and Zoning Commission

Planning and Zoning Commission Meeting  
Minutes – August 8, 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, Jon Davis, John Pletcher, Laurie Sharp, and Kevin Luetkahans. Commissioner Bobbie Jo Krutsch was unable to attend.

Also present were the following City Staff: Assistant City Manager Chris Sharp, 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 4:00 pm.

Item 2: Approval of Minutes from May 9, 2016 Meeting.

Commissioner Munger moved, duly seconded by Commissioner Luetkahans, to approve the minutes of May 9, 2016. Motion carried unanimously.

Item 3: Conduct a Public Hearing and Consider and Take Appropriate Action on Rezoning 206 3<sup>rd</sup> Street, Lot 4, Block 27, Heller's Addition, to I-1 (Light Industrial) from RC-2 (Commercial District).

Chairman Craddock opened the public hearing at 4:03 pm. Property owner, Lige Murray, explained his desire to rezone the property in order to sell it for development. Director of Code Enforcement Danny Cornelius made the commission aware that the change to I-1 District would leave a 40' wide strip of RC-2 District between the I-1 and SF-V District. The public hearing was closed at 4:07 pm.

After discussion, Commissioner Wartes moved to recommend approval of the zoning change. The motion was duly seconded by John Pletcher and passed unanimously.

Item 4: Adjourn.

Chairman Craddock adjourned the meeting at 4:15 pm.

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Bill Craddock, Chairman, P & Z

ATTEST:

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Gretchen Mercer, City Clerk

## AGENDA

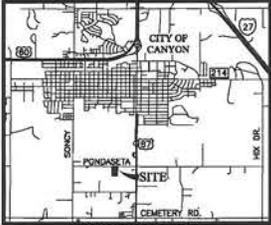
To: Planning and Zoning Commission  
From: Danny Cornelius, Director of Code Enforcement  
Date: October 4, 2016  
Re: Conduct Public Hearing and Consider and Take Appropriate Action on Plat for Southwind Addition Unit No. 4.

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Larry Wilhite has submitted the attached plat for Southwind Addition Unit No. 4. This is a replat of Lots 1, 2, 3, 4, and 5, Block 7, of Southwind Addition Unit No. 3. The 5 lots will become 3 larger lots and will add 260 feet from the unplatted property to the east. A copy of Southwind Addition Unit No. 3 is attached for reference.

Although the property is not within our city limits, the city does have the authority to approve plats within our Extraterritorial Jurisdiction (ETJ). The ETJ for the City of Canyon is 1 mile. Southwind Addition is just under a mile south of town, west of Hwy 87, between Rice Road and Pondaseta Lane.

2010 CENSUS TRACT # 219 A.P. 1-27



VICINITY MAP  
NOT TO SCALE



SCALE 1" = 100'  
0 50 100 200

LEGEND:

- ⊕ 1/2" IRON ROD SET W/CAP STAMPED "FURMAN RPLS"
- 4x4 CONCRETE MARKER FND
- ⊗ 5/8" IRON ROD W/CAP FND
- ⊙ 1/2" IRON ROD W/CAP FND

NOTES

1. THERE IS HEREBY CREATED BY THIS PLAT A SANITARY CONTROL EASEMENT AROUND EACH APPROVED WATER WELL LOCATION WITH A 100 FOOT RADIUS WITHIN WHICH NO SUB-SURFACE SEWERAGE SYSTEM MAY BE CONSTRUCTED. CONVERSELY, NO WATER WELL LOCATION WILL BE APPROVED THAT IS CLOSER THAN 100 FEET TO A SUB-SURFACE SEWERAGE SYSTEM. WATER WELL LOCATION WILL BE MADE ON AN INDIVIDUAL BASIS. THIS EASEMENT IS FOR THE SOLE PURPOSE OF SANITARY CONTROL AND DOES NOT PROHIBIT BUILDING ENCROACHMENTS.
2. THE CONTOURS AND 100-YR FEMA FLOODPLAIN LOCATION WERE TAKEN FROM THE ORIGINAL PLAT OF SOUTHWIND ADDITION UNIT NO. 3 (CF#2014017961). NO TOPOGRAPHIC SURVEY WAS PERFORMED ON THE SUBJECT PROPERTY BY THIS FIRM.

DESCRIPTION

An 11.01± acre tract of land being all of Lots 1, 2, 3, 4, and 5, Block 7, Southwind Addition Unit No. 3, a suburban subdivision to the City of Canyon in Randall County, according to the map or plat thereof recorded under Clerk's File No. 2014017961 of the Official Public Records of Randall County, Texas and a portion of an unplatted 152.33 acre tract of land described in that certain instrument recorded under Clerk's File No. 2007011181 of the Official Public Records of Randall County, Texas, all in Section 66, Block B-5, H. & G.N. R.R. Co. Survey, Randall County, Texas, said 11.01± acre tract of land having been surveyed on the ground by Furman Land Surveyors, Inc. on June 29, 2016 and being described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "Furman RPLS" set in the South Right-of-Way line of Ponderosa Road as it exists on the ground, for the Northwest corner of this tract of land, same being the Northwest corner of Lot 1, Block 7 of said Southwind Addition Unit No. 3, from whence a 4 inch by 4 inch concrete marker found for the Northwest corner of said Southwind Addition Unit No. 3 bears N. 89° 12' 16" W. 388.87 feet;

THENCE S. 89° 12' 16" E. 510.00 feet along the South Right-of-Way line of Ponderosa road as it exists on the ground to a 1/2 inch iron rod with cap stamped "Furman RPLS" set for the Northeast corner of this tract of land, same being in a North line of said 152.33 acre tract of land;

THENCE S. 00° 38' 51" W. 939.99 feet to a 1/2 inch iron rod with cap found for the Southeast corner of this tract of land, same being a common corner of Lot 8 and Lot 9, Block 7 of said Southwind Addition Unit No. 3;

THENCE N. 89° 21' 09" W. 510.00 feet to a 1/2 inch iron rod with cap found for the Southwest corner of this tract of land, same being a common corner of Lot 5 and Lot 6, Block 7 of said Southwind Addition Unit No. 3, also being in the East Right-of-Way line of Autumn Ridge Drive in said Southwind Addition Unit No. 3;

THENCE N. 00° 38' 51" E. 941.31 feet along said East Right-of-Way line of Autumn Ridge Drive to the PLACE OF BEGINNING and containing 11.01 acres of land more or less.

OWNERS ACKNOWLEDGEMENT

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF RANDALL

THAT THE UNDERSIGNED, LARRY WILHITE, FOR RIVER BEN INC., BEING THE PRESENT OWNERS OF THE LAND SHOWN AND DESCRIBED ON THIS MAP AND PLAT HAVE CAUSED ALL OF SAID LANDS TO BE SURVEYED, SUBDIVIDED, PLATTED, AND DESIGNATED AS SOUTHWIND ADDITION UNIT NO. 4, A SUBURBAN SUBDIVISION TO THE CITY OF CANYON IN RANDALL COUNTY, TEXAS AND SO DECLARE THAT ALL OF THE STREET, ALLEYS, LANES AND EASEMENTS SHOWN UPON SUCH MAP AND PLAT ARE DEDICATED TO THE PUBLIC FOREVER TO BE USED AS SUCH.

EXECUTED THIS 15th DAY OF September, 2016.

*Larry Wilhite*  
LARRY WILHITE FOR  
RIVER BEN, INC.  
P.O. BOX 1558  
CANYON, TEXAS 79015

ATTEST

THE STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS  
COUNTY OF RANDALL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 15th DAY OF September, 2016.

*Jennifer L. Clinton*  
NOTARY PUBLIC  
STATE OF TEXAS  
EXPIRES 10-3-2016



APPROVED:  
*Sandy Council*  
CITY MANAGER

CHAIRMAN, CITY PLANNING COMMISSION  
*Dave Reese*  
DIRECTOR OF PUBLIC WORKS

DATE  
9/13/16

DATE  
9/13/16

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING PLAT OF SOUTHWIND ADDITION UNIT NO. 4, SUBURBAN SUBDIVISION TO THE CITY OF CANYON IN RANDALL COUNTY, TEXAS, WAS APPROVED BY THE CITY OF CANYON

ON THE 15th DAY OF September, 2016.

THIS APPROVAL SHALL BE INVALID UNLESS THE APPROVED PLAT FOR SUCH ADDITION IS RECORDED IN THE OFFICE OF THE COUNTY CLERK OF RANDALL COUNTY, TEXAS WITHIN THIRTY (30) DAYS FROM SAID DATE OF FINAL APPROVAL.

SAID ADDITION SHALL BE SUBJECT TO ALL THE REQUIREMENTS OF THE PLATTING ORDINANCE OF THE CITY OF CANYON.

WITNESS MY HAND THIS 15th DAY OF September, 2016.

CITY SECRETARY, CITY OF CANYON, TEXAS

SOUTHWIND ADDITION  
UNIT NO. 4

A SUBURBAN SUBDIVISION TO  
THE CITY OF CANYON IN  
RANDALL COUNTY, TEXAS  
BEING ALL OF LOTS 1, 2, 3, 4 AND 5, BLOCK 7,  
SOUTHWIND ADDITION UNIT NO. 3  
AND A PORTION OF AN UNPLATTED TRACT OF LAND  
IN SECTION 66, BLOCK B-5,  
H. & G.N. R.R. Co. SURVEY  
RANDALL COUNTY, TEXAS  
11.01± ACRES

APPROVAL

APPROVED BY THE BI-CITY-COUNTY HEALTH DEPARTMENT,

ON THIS 15th DAY OF SEPT, 2016.

*J. R. ...*  
HEALTH OFFICER

CERTIFICATE

I, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT IT WAS PREPARED FROM A PERMETER SURVEY MADE ON THE GROUND BY ME OR BY OTHERS UNDER MY DIRECT SUPERVISION WITH MONUMENTS, SET OR FOUND AS INDICATED, AT ALL PERIMETER CORNERS ON THIS 29TH DAY OF JUNE, 2016.

*Daryl R. Furman*  
DARYL R. FURMAN RPLS 5374  
REGISTERED PROFESSIONAL LAND SURVEYOR

FILED OF RECORD

GRANTEE'S ADDRESS:  
CITY OF CANYON  
301 16TH STREET  
CANYON, TEXAS 79015

(DATE) (COUNTY)  
CLERK'S DOCUMENT NO.

FURMAN LAND SURVEYORS, INC.  
SURVEYING · MAPPING · CONSULTING  
TEXAS · OKLAHOMA · NEW MEXICO  
KANSAS · COLORADO  
DARYL R. FURMAN, RPLS · DANIEL R. FURMAN, RPLS · DONALD R. FURMAN, RPLS  
CASEY A. MANN, RPLS · LANDON M. STORES, RPLS  
HEATHER LYNN LEMONS, RPLS · NOAH C. HUNTINGTON, RPLS  
M.K. MCENTIRE, RPLS · KYLE L. BRADY, SIT  
TEXAS FIRM #10092400 & 10092401  
P.O. BOX 1416 · AMARILLO, TEXAS 79102 · (806) 374-4244 · FAX (806) 374-4248  
P.O. BOX 464 · DUMAS, TEXAS 79029 · (806) 934-1405 · FAX (806) 934-1482  
PROJECT NO. 1618878-A FILE NO. 1-27  
DRAWING NO. P\SUB 16\RANDALL\1-29\1618878\

