

The City Commission of the City of Canyon held a Pre-Budget Work Session at 3:00 pm, and then met in regular session at 4:30 pm, at which time the Canyon Planning and Zoning Commission arrived for a joint meeting at the Cole Community Center in the Palo Duro Room at 300 16th Street in the City of Canyon. Mayor Gary Hinders presided over the meeting with the following Commissioners in attendance, Mayor Pro-Tem Cody Jones, Roger Remlinger, Paul R. Lyons and Randy Ray.

Planning and Zoning Commission members present were: Chairman Bill Craddock presided with the following Commissioners in attendance, Charles Munger, Jeremy Bradford, Tim Gilliland, Joel Enriquez, and Larry Raemakers. Commissioners Bobbie Jo Krutsch and Mandy Williams were unable to attend.

Also present were the following City Staff: Interim City Manager Jon Behrens, City Secretary Gretchen Mercer, Finance Director Chris Sharp, Planning and Development Director Danny Cornelius, Parks Director Brian Noel, Fire Chief Mike Webb, Water Superintendent Eric Whitten, Public Works Director Dan Reese, Director of Golf Casey Renner, Chief of Police Dale Davis, City Engineer Dwight Brandt, and City Attorney Chuck Hester.

Pre-Budget Work Session. 3:00 to 4:15 pm.

Mayor Hinders called the Pre-Budget Work Session to order at 3:03 pm. Finance Director Chris Sharp gave an overview of the budget process for the 2019-2020 budget.

Item 1. Call to Order.

Mayor Hinders called the meeting to order at 4:34 p.m.

Item 2. The Canyon Planning and Zoning Commission Call to Order at 4:30 pm.

Planning and Zoning Commission Chairman Bill Craddock called the P&Z meeting to order at 4:34 p.m.

Item 3. Invocation.

Mayor Pro-Tem Jones gave the invocation.

Item 4. Pledge of Allegiance.

The Pledge of Allegiance was led by Commissioner Remlinger.

Mayor Hinders expressed appreciation to the Planning and Zoning Commission members for their service to the citizens of Canyon. Both Commissions then introduced themselves.

Item 5. Approval of Minutes of the City of Canyon Commission Meeting of May 20, 2019.

Commissioner Remlinger moved, duly seconded by Mayor Pro-Tem Jones to approve the minutes of May 20, 2019 as presented. Motion carried unanimously.

Item 6. Approval of Minutes of the City of Canyon Planning and Zoning Commission Meeting of May 13, 2019.

Commissioner Munger moved, duly seconded by Commissioner Raemakers to approve the minutes of May 13, 2019 as presented. Motion carried unanimously.

Item 7. Public Comment – Comments from Interested Citizens.

No comment was made.

Item 8. Conduct Second Public Hearing on Ordinance No. 1106, Annexing Property for Hillside Christian Church.

City Attorney Chuck Hester presented Ordinance No. 1106 for the second and final public hearing.

Mayor Hinders opened the public hearing. There being no comment, Mayor Hinders closed the public hearing.

No action was required.

ORDINANCE NO. 1106
ANNEXING TERRITORY TO THE CITY OF CANYON
Hillside Christian Church

AN ORDINANCE OF THE CITY OF CANYON, TEXAS, ANNEXING THE TERRITORY HEREIN DESCRIBED TO THE CITY OF CANYON IN RANDALL COUNTY, TEXAS, EXTENDING THE BOUNDARY LIMITS OF THE CITY OF CANYON TO INCLUDE THE PROPERTY HEREIN DESCRIBED WITHIN THE SAID LIMITS, AND GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY.

Item 9. Consider and Take Appropriate Action on Ordinance No. 1107, an Ordinance Amending the Code of Ordinances of the City of Canyon, Chapter 150, Section 150.23, Permits and Registrations, to Comply with H.B. 852.

Planning and Development Director Danny Cornelius presented Ordinance No. 1107 for consideration. Mr. Cornelius stated H.B. 852 was signed by the governor May 21, 2019 with an immediate effective date. Mr. Cornelius stated H.B. 852 prohibits cities from using building valuation to determine permit fees in connection with construction or improvements of a residential dwelling such as a home, duplex or apartment. Mr. Cornelius stated the permit fees for non-residential construction will still be based on valuation. Mr. Cornelius said basing the new permit fee structure on \$0.26 per square foot of all area under roof figures very close to the same as when it was figured on the structure value. Mr. Cornelius gave a few examples of the permit fee based on both structures.

After discussion, Commissioner Remlinger moved, duly seconded by Mayor Pro-Tem Jones to approve Ordinance No. 1107 as presented. Motion carried unanimously.

ORDINANCE NO. 1107
Residential Permit Fees

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF CANYON, TEXAS: AMENDING THE CODE OF ORDINANCES OF THE CITY OF CANYON, CHAPTER 150, SECTION 150.23 TO REVISE CALCULATION OF RESIDENTIAL BUILDING PERMIT FEES; PROVIDING FOR SEVERABILITY; PROVIDING FOR REPEALER; PROVIDING FOR AN EFFECTIVE DATE.

Item 10. Consider and Take Appropriate Action on Discussion of the Zoning Code and Subdivision Regulations Update Diagnostic Report as Presented by Freese and Nichols, Inc.

Mayor Hinders introduced Dan Sefko of Freese and Nichols. Interim City Manager Jon Behrens gave a brief overview of the review process of the Zoning Code update with the adoption of the Comprehensive Plan. Mr. Sefko then gave a slide presentation focused on the major changes proposed to the zoning in Canyon.

Planning and Zoning Commission Chair Bill Craddock asked how regulation would take place on a Specific Use Permit that was issued for one year, would we come back change things? (Mr. Craddock was specifically referencing the SUP granted for the corner of 4th Ave and 23rd Street). Mr. Sefko said zoning is zoning, there is no automatic zoning in Texas. Mr. Behrens asked how you go from today to the vision of the future. Mr. Sefko answer an Overlay District or Special District would scrutinize major intersections and key points that are important in appearance. Mr. Sefko said a temporary SUP is a bad idea, temporary zoning means you will have to go back at the end of the permit and determine if the SUP is reissued or denied based on what standards you want to enforce, and is the temporary zoning now non-conforming. Mayor Pro-Tem Jones stated he felt if the standards were set, people would meet those standards automatically creating an atmosphere where everyone was meeting those standards over time. Mr. Sefko said part of the Comprehensive Plan is to up the standards in high visible areas that effect the city.

Mayor Hinders asked how to work with all the development going on outside the city limits. City Engineer Dwight Brandt stated the standards set by the City of Canyon are applied within the ETJ, but the rules are different for the ETJ of Amarillo and for Randall County. Mr. Brandt stated he is re-writing the standards for Randall County to match but with all the growth between Canyon and Amarillo in the County, it would be best if all 3 entities had the same standards aligned with each other. Mr. Sefko said this definitely should be addressed in the subdivision ordinance as it levels the playing field for building in the city limits vs building in the county.

After discussion, Mr. Sefko said it seemed both the City Commission and the Planning and Zoning Commission were comfortable with Freese and Nichols to begin drafting the subdivision ordinance using the diagnostic report as a guide as well as comments made by Commissioners. Mr. Sefko

said there are check points and updates that will be presented through the process of developing the ordinance.

Item 11. Consider and Take Appropriate Action on Meeting Dates for the Months of July, August and September 2019.

After discussion, Commissioners agreed to meet as follows:

June 17, 2019 beginning at 4:30 pm

July 8, 2019 beginning at noon with lunch, then the half day budget work session

July 22, 2019 beginning at 4:30

August 5, 2019 beginning at 4:30

August 19, 2019 beginning at 4:30

September 9, 2019 beginning at 4:30 at which time the budget would be adopted.

The regular meetings would resume October 7, 2019.

Item 12. Adjourn

There being no further business, Mayor Pro-Tem Jones moved this meeting be adjourned at 5:51 pm.

Gary Hinders, Mayor

Bill Craddock, Planning and Zoning
Commission Chair

ATTEST:

Gretchen Mercer, City Secretary