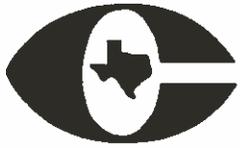


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THE CANYON COMPREHENSIVE PLAN
CITY OF CANYON, TEXAS

ADOPTED 2 JULY 1996

PREPARED BY:

HELLMUTH, OBATA + KASSABAUM, INC. • DALLAS, TEXAS

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"The easiest way to predict the future is to invent it."

**Corporate Motto
Xerox Corporation
Palo Alto Research Center
1970**

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SECTION 1

INTRODUCTION

SECTION I - INTRODUCTION

1.01 - Background

The City of Canyon is a residential community located in Randall County, Texas, just south of the City of Amarillo. Canyon derives its name from Palo Duro Canyon, located approximately 12 miles due east. The City of Canyon is completely untouched by any other city limit or extraterritorial jurisdiction (ETJ).

Since the adoption of the City's previous Comprehensive Plan in 1979, Canyon has experienced relatively moderate growth. Since the city has not annexed new land in quite some time, the supply of developable acres for residential uses is just about gone. The City determined it was appropriate to re-study its planning assumptions and conditions and to look 20 years in the future, to the year 2015.

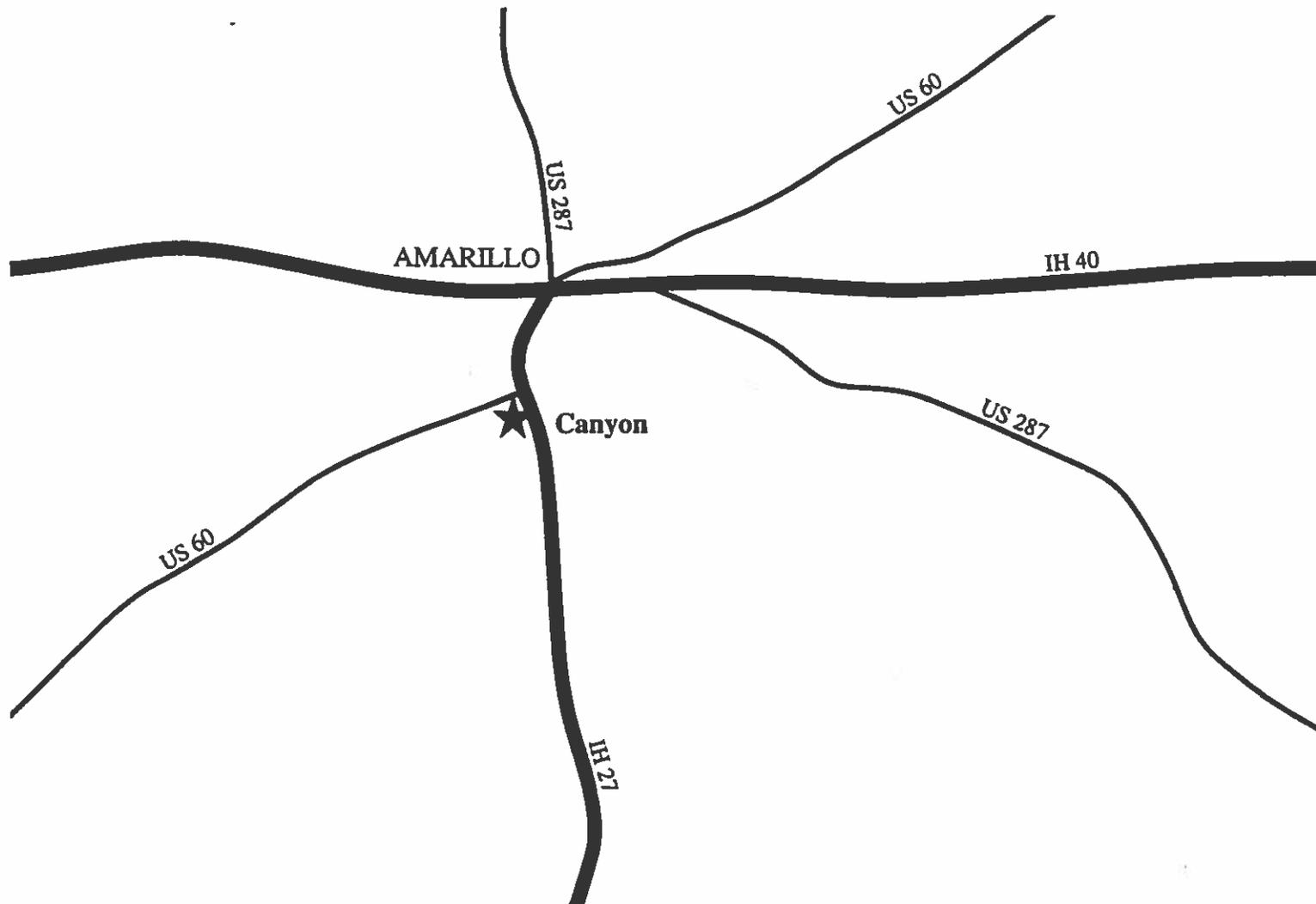
Recognizing the need to update the Comprehensive Plan, the City retained the services of Hellmuth, Obata + Kassabaum, Inc. (Dallas, Texas) to prepare the new plan. Key staff from HOK was also involved in Phase I of the City's Comprehensive Plan Update, which involved a visioning and goal-setting exercise.

This document replaces the City's 1979 Comprehensive Plan and is divided into the following sections:

- Section 1 - Introduction.
- Section 2 - Goals and Objectives.
- Section 3 - Land Use Plan.
- Section 4 - Implementation.
- Section 5 - Summary.
- Appendix.

Section 1 presents the project background, a brief historical summary of the City, and a population projection through the year 2015.

Figure No. 1 - Location Map



1.02 - History

The City of Canyon was incorporated in 1906, but its roots as a community date back to the mid-to-late 1800s.

In 1876, Randall County was created from the Bexar District and was named in honor of Confederate General Horace Randal. At the same time, Colonel Charles Goodnight settled in Randall County in 1876 with 1,600 head of cattle, and would eventually control almost 1,000 square miles of Panhandle plains. Two years later, Jot Gunter and William B. Munson selected the site for the City of Canyon for the T Anchor Ranch.

In 1887, the City began to see settlers with arrival of L.G. Conner. Within 2 years, Conner's home also operated as Canyon City's post office, general store, and voting place. Canyon was selected as the county seat for Randall County in 1889. By 1898, the Pecos & Northern Railroad arrived, giving Canyon its first industry - railhead for shipping cattle. Canyon's growth paralleled neighboring Amarillo's and both prospered. As the agricultural base diversified, Randall County's soil conditions proved ideal for increased farming.

In 1910, West Texas State Normal College opened and became a degree-granting institution by 1917. It has undergone several name changes including West Texas State Teacher's College (1923), West Texas State College (1949), West Texas State University (1963), and West Texas A & M University (1990).

The University has been responsible for several key aspects of the City's growth. In 1921, the University helped form the Panhandle-Plains Historical Society to document and preserve the region's history. By 1933, the Panhandle-Plains Historical Museum was opened on the West Texas campus. Initially a 25,000 square foot building, the Museum has grown to over 285,000 square feet, making it the largest State-supported museum in Texas. The Rittenberry & Carder-designed building is an outstanding example of period WPA/art deco architecture, reminiscent of other Texas WPA architecture, including the Dallas Zoo, Fair Park and the Hall of State, and Fort Worth's Texas & Pacific Railroad Station.

One of the University's best-known faculty members was Georgia O'Keeffe. She joined the faculty as head of the art department and lived in Canyon - at 500 20th Street - from 1916 through 1918. O'Keeffe found great inspiration in the high plains of Randall County.

O'Keeffe left Canyon in 1918 to relocate to New York City, but her years in Canyon were fundamental to the development of her style that established her as one of America's most renowned artists.

In addition to education, ranching, and farming, the discovery of oil and gas in the Panhandle in the 1920s added the petroleum industry to Canyon's economic base. Even throughout periods of economic reversal such as World War I and the Great Depression, Canyon continued to grow. By 1940, the City had grown to a population of 2,622 persons, a 400% population growth in 4 decades.

From World War II to the present, Canyon has developed primarily as a bedroom community to Amarillo, its larger neighbor. The continued prominence of the University as the only four-year university and graduate program in the region assured that Canyon's economy would not be solely dependent on agriculture or petroleum. West Texas A & M University serves not only Canyon and Amarillo, but other states in the Panhandle region, including Oklahoma, Kansas, New Mexico, and Colorado.

1.03 - Population Growth

Both Canyon and Randall County have grown steadily for the past 50 years, as illustrated in Table No. 1. Canyon's fastest growing period was the post World War II decade (1940-1950). Canyon's growth for the most recent decade of 1980-1990 was the slowest since 1940, likely attributable to the sluggish regional and national economy that began in the early 1980s. However, even slow growth in Canyon is impressive considering that other Panhandle communities lost population over the same period.

Table No. 1 - Canyon Population Growth - 1940-1995

Census Year	Persons	Growth	Average Annual Growth Rate
1940	2,622	n/a	n/a
1950	4,364	+1,742	+6.7%
1960	5,864	+1,500	+3.4%
1970	8,333	+2,469	+4.2%
1980	10,724	+2,391	+2.9%
1990	11,365	+641	+0.6%
1995 (est.)	12,000	+635	+1.1%

Table No. 2 projects the City's 20-year population within a more controlled growth environment. As Canyon's supply of developable land decreases, the accompanying growth rate will also decelerate. A growth rate range of 3% to 5% was determined as being realistic for the next 20 years in Canyon. Based on these percentages, Canyon's residential population is projected to be between 21,600 and 31,800 persons.

Table No. 2 - Projected Canyon Population Growth - 1995-2015

Year	Low (3%)	Mid. (4%)	High (5%)
1995	12,000	12,000	12,000
2000	13,900	14,600	15,300
2005	16,100	17,800	19,500
2010	18,700	21,600	25,000
2015	21,600	26,300	31,800



SECTION 2

GOALS AND OBJECTIVES

SECTION 2 - GOALS AND OBJECTIVES

2.01 - Methodology

The process of developing a plan for a community, whether it be from scratch or revising an existing plan, must include numerous opportunities for public participation.

In 1993, the City undertook the first step of this visioning process. *Goals for Canyon - A Vision for the Future (and Echo from the Past)* was prepared based on extensive community participation.

To verify the findings from the 1993 study, a series of one-on-one interviews were conducted with the City's elected and appointed officials - specifically, the members of the City Commission and the Planning & Zoning Commission. The summary of those interviews is contained in the Appendix to this document.

2.02 - Goals and Objectives

Based on the interviews conducted in 1995, the original 1993 goals and vision statement were revised in May 1995. A total of 23 goals and 81 objectives were developed in 4 general goal areas:

- Land Use.
- City Form.
- City Services.
- Economic Development.

The following goals and objectives form the foundation for the Comprehensive Plan and are derived from the 1993 *Goals for Canyon* document.

Section 2 summarizes the goals and objectives developed in the 1993 visioning process and re-validated in this study.

Vision Statement

"Canyon is a cohesive, compact community with a superior quality of life. That quality must be preserved, maintained and enhanced as the City grows to approximately 25,000 to 30,000 over the next 20 years. Canyon will continue to work with Amarillo to enhance the quality of life for all residents in the Randall/Potter County region, but will also promote its own assets and attractions."

Land Use

Goal #1 - Guide the physical development of Canyon to achieve the most desirable relationship between land uses.

- **Objective 1.1** - The City of Canyon shall endeavor to update its Land Use and Transportation components of its Comprehensive Plan by 1995.
- **Objective 1.2** - The City of Canyon shall endeavor to update the remaining portion of its Comprehensive Plan (Utilities, Parks, Economic Development, etc.) in mid-1995 to 1996.
- **Objective 1.3** - The City of Canyon shall endeavor to update/revise all components of its Comprehensive Plan at least every 3 to 5 years, or sooner as growth warrants.

Goal #2 - Protect, preserve and enhance existing and future neighborhoods.

- **Objective 2.1** - The City of Canyon shall attempt to minimize intrusive/incompatible land uses in residential areas.
- **Objective 2.2** - The City of Canyon shall strive to encourage compatible in-fill development in areas between neighborhoods.
- **Objective 2.3** - The City of Canyon shall endeavor plan all future thoroughfares to minimize cut-through traffic through residential areas.

Goal #3 - Encourage environmentally "friendly" and efficient developments and appropriate use of all land areas.

- **Objective 3.1** - The Canyon Comprehensive Plan shall strive to identify the most appropriate land use for all undeveloped parcels in the City limits and within the City's ETJ. The Comprehensive Plan shall favor compact, "village"-style patterns to encourage strengthen the City's compact nature.
- **Objective 3.2** - The City of Canyon shall strive to remain flexible and open to unanticipated land uses provided that they are appropriate and compatible with surrounding development.

Goal #4 - Preserve and protect significant natural and environmentally-sensitive areas.

- **Objective 4.1** - The Canyon Comprehensive Plan shall endeavor to identify all environmentally-sensitive areas, including, but not limited to escarpments, natural prairies, wetlands, and habitats of endangered and threatened species.
- **Objective 4.2** - The City of Canyon shall comply with all existing and proposed State and Federal regulations that mandate identification and protection of natural areas.

Goal #5 - Protect the City water well-field from upstream development run-off.

- **Objective 5.1** - The City of Canyon shall endeavor to identify the watershed that contributes stormwater runoff to the area feeding the City's water well-field.
- **Objective 5.2** - The City of Canyon shall endeavor to identify appropriate land uses for the area within the watershed upstream from the City's water well-field (limited to City limits and ETJ).
- **Objective 5.3** - The State of Texas has measures to insure that stormwater runoff which feeds into the City's water well-field is not contaminated by surface and groundwater pollution. Even though the water well-field is far outside the city limits of Canyon, the City should periodically inventory the land uses to assure that incompatible development does not occur.

Goal #6 - Preserve and protect significant man-made features, such as historic buildings, both culturally and architecturally significant.

- **Objective 6.1** - The City of Canyon shall endeavor to inventory all historically significant structures and landmarks within its City limits and ETJ. This inventory may be considered for State and National preservation designation, as appropriate.
- **Objective 6.2** - The City of Canyon shall attempt to perform an architectural survey to determine the extent of various examples of period architecture within the City.
- **Objective 6.3** - The City of Canyon shall develop a "Historic Overlay" zoning district which may be applied to historically-significant areas, such as the Courthouse Square.

Goal #7 - Designate open space/public space areas for recreation and preservation uses.

- **Objective 7.1** - Using maps and methods as approved by the Federal Emergency Management Agency, the City of Canyon shall endeavor to identify all 100-year floodplains within the City limits and ETJ.
- **Objective 7.2** - Undeveloped parcels within the 100-year floodplain should be denoted as "natural corridors" and be designated for open space/passive recreation uses only.
- **Objective 7.3** - The City of Canyon shall endeavor to develop a donation/purchase policy to acquire remaining parcels that are within the 100-year floodplain that may have been platted and developed.
- **Objective 7.4** - As a component of its Comprehensive Plan and Park Plan, the City of Canyon shall strive to develop a policy providing recreational opportunities in neighborhoods, downtown, and other developed and "urbanized" areas.
- **Objective 7.5** - The City of Canyon shall endeavor to investigate the feasibility of jointly developing and maintaining parks and recreation areas with other public agencies, especially the Canyon ISD, the University, and Randall County.

Goal #8 - Designate commercial corridors within the City limits.

- **Objective 8.1** - The City of Canyon shall endeavor to designate the following areas as commercial corridors - 23rd Street (from North 3rd Avenue to 13th Avenue), 4th Avenue (from Hospital Drive to 13th Street), Courthouse Square (bounded by 4th and 5th Avenues, 15th and 16th Streets), US Highway 60 (from US Highway 87 to the west City limits), and IH-27 (from SH 217 to US Highway 87).
- **Objective 8.2** - The City of Canyon shall endeavor to designate appropriate roadway criteria, signage, and other appurtenances to serve non-residential uses along these corridors.

Goal #9 - Review and revise developmental ordinances.

- **Objective 9.1** - The City of Canyon shall attempt to reformat all City development ordinances into a single document for ease of reference. All areas of incompatibility and conflict should be identified and resolved.
- **Objective 9.2** - The City of Canyon shall attempt to revise its Zoning Ordinance to accommodate "telecommuting" and home offices, provided these uses do not generate negative impacts, such as excessive traffic, parking, and noise in residential areas.

City Form

Goal #1 - Maintain compact/"village" form and encourage this functional design in both residential and non-residential areas.

- **Objective 1.1** - All new development shall attempt to adhere to the compact/"village" (neotraditional) functional design that is already in place in Canyon.

Goal #2 - Project a 20-year population of approximately 25,000 to 30,000 persons.

- **Objective 2.1** - The City of Canyon shall endeavor to annually monitor its growth rate to ensure that it is between 3% and 5%.

Goal #3 - Develop main and interior gateways and focal points to strengthen commercial corridors.

- Objective 3.1 - The City of Canyon shall endeavor to initiate a design study for two gateways, including a north gateway along 23rd Street, perhaps at Palo Duro Creek, and an east gateway at the IH-27/SH 217 interchange. "Subgateways" shall be considered for West Texas A & M University and the Courthouse Square.
- Objective 3.2 - The City of Canyon shall consider design alternatives for a "nexus" treatment at the intersection of 23rd Street and 4th Avenue.
- Objective 3.3 - The City of Canyon shall consider bricking/rebricking key streets along commercial corridors, including portions of 4th Avenue, 5th Avenue, 15th Street, 16th Street, and 23rd Street in coordination with all appropriate State agencies.
- Objective 3.4 - As soon as practicable, the City of Canyon shall endeavor to investigate establishing a "Main Street" program, especially in the vicinity of the Courthouse Square.

Goal #4 - Annex land as a requirement for development.

- Objective 4.1 - The City of Canyon shall attempt to annex land only when that area has been platted and is ready to be developed and served by City utilities.
- Objective 4.2 - The City of Canyon shall attempt to concentrate its annexation towards the northern, eastern, and northeastern areas of the City's ETJ.
- Objective 4.3 - The Cities of Canyon and Amarillo shall endeavor to agree, by joint resolution, to a "line of demarcation" beyond which neither City shall extend its City limits.

City Services

Goal #1 - Provide the highest level of public safety protection.

- Objective 1.1 - The Canyon Police Department shall endeavor to adopt all necessary measures and policies to keep the crime rate as low or lower than experienced in calendar year 1994. The Canyon Police Department should adopt a "zero tolerance enforcement" policy for all felony crimes.
- Objective 1.2 - The Canyon Police Department shall attempt to increase traffic patrols to minimize preventable accidents (DWI, one-car, etc.). The Canyon Police Department shall also keep at least two officers on patrol during each shift, as is their current procedure.
- Objective 1.3 - The City of Canyon shall investigate the feasibility of further consolidating some public safety services with other area law enforcement agencies.
- Objective 1.4 - The City of Canyon shall continue and expand public fire safety programs.
- Objective 1.5 - The City of Canyon shall endeavor to hire additional personnel to perform fire safety inspections for permit purposes as growth warrants.
- Objective 1.6 - Both the Canyon Fire and Police Departments shall endeavor to enforce citations for false alarms from security systems, with a pre-determined allowed annual grace amount.
- Objective 1.7 - The City of Canyon shall attempt update the equipment and facilities of the Canyon Fire and Police Departments as necessary.
- Objective 1.8 - As Canyon grows, the City shall endeavor to investigate the feasibility of a public safety sub-station to decrease response time. The location of such a station should be dependent on the spatial growth patterns of the City and response times.

Goal #2 - Provide the highest level of utility service.

- Objective 2.1 - All developed parcels within the City of Canyon shall be served with City water and sanitary sewer mains. Water and/or sanitary sewer service to undeveloped areas outside the city limits should only be extended as a condition of annexation.
- Objective 2.2 - The City of Canyon shall attempt to repair and/or replace at least 5% of the water distribution system and sanitary sewer collection each year.
- Objective 2.3 - The City of Canyon shall attempt to improve the quality and taste of the water provided to City users.
- Objective 2.4 - As development warrants, the City of Canyon shall consider expansion of both ground and elevated water storage capacity to increase pressure and fire-flow.
- Objective 2.5 - The City of Canyon shall endeavor to expand the capacity of sanitary sewer lift stations in order to decrease back-ups and system failures. Sewer treatment plant capacity should be expanded when demand reaches 85% of plant capacity.

Goal #3 - Provide the highest quality thoroughfare system.

- Objective 3.1 - The City of Canyon shall endeavor to develop a thoroughfare network which enables the safe and efficient movement of people and goods by a variety of modes.
- Objective 3.2 - The City of Canyon shall endeavor to develop/enforce street design criteria for all new developments.
- Objective 3.3 - The City of Canyon shall encourage new developments to be designed in such a manner as to discourage cut-through traffic, especially in residential neighborhoods and pedestrian areas.
- Objective 3.4 - As a component of the Comprehensive Plan, the City of Canyon shall endeavor to develop a Master Thoroughfare Plan for future development, and investigate the potential for an "outer loop".

- Objective 3.5 - The City of Canyon shall endeavor to develop off-street parking/loading requirements for non-residential developments.
- Objective 3.6 - The City of Canyon shall consider the installation of traffic signals/signage when warranted by the *Texas Manual of Uniform Traffic Control Devices*.
- Objective 3.7 - The City of Canyon shall endeavor to annually resurface/rebuild 15% to 20% of all paved City streets until all are completely resurfaced and/or rebuilt.
- Objective 3.8 - The City of Canyon shall endeavor to annually repair/rebrick 20% of all City brick streets until all are repaired/rebricked.

Goal #4 - Provide the highest quality public library and library services.

- Objective 4.1 - The City of Canyon shall endeavor to conduct a programming/needs study to determine the facility requirements for the City library. The City of Canyon should work with the Friends of the Library to calculate programming and phasing of needs. A new library location may be considered as demand, growth, and available finances warrant.
- Objective 4.2 - The City of Canyon shall endeavor to consider designating the library as a full-time City department, extending hours of operation, and hiring full-time professional staff.
- Objective 4.3 - The City of Canyon shall continue to expand the library's selections of books and periodicals and add additional computers and audio/visual equipment.

Goal #5 - Provide the highest quality parks and recreational facilities.

- Objective 5.1 - The City of Canyon shall endeavor to maintain and improve all existing City parks.
- Objective 5.2 - The City of Canyon shall endeavor to develop a policy for the dedication of parkland, or cash in lieu of land, when new developments are platted.

- Objective 5.3 - The City of Canyon shall endeavor to investigate the feasibility of jointly developing and maintaining parks and recreation areas with other public agencies, especially the Canyon ISD, West Texas A & M University, and Randall County.
- Objective 5.4 - Undeveloped parcels within the 100-year floodplain should be denoted as "natural corridors" and be designated for open space/passive recreation uses.
- Objective 5.5 - The City of Canyon shall endeavor to develop a donation/purchase policy to acquire remaining parcels that are within the 100-year floodplain that may have been platted and developed.
- Objective 5.6 - The City of Canyon shall endeavor to develop and maintain a variety of parks, including, but not limited to neighborhood playgrounds, vestpocket parks, linear natural corridors, and downtown street furniture.

Goal #6 - Provide the highest quality and most efficient solid waste disposal system.

- Objective 6.1 - The City of Canyon shall attempt to reduce the total amount of municipal solid waste generated by 10% a year for the next 4 years.
- Objective 6.2 - The City of Canyon shall endeavor to work cooperatively with BFI to institute curbside recycling program as soon as is practicable. This service should be provided at minimal cost to residents.
- Objective 6.3 - The City of Canyon shall endeavor to cease curbside pick-up of bagged yard waste, lawn clippings, leaves, etc. (brush will still be picked up). The City should consider offering a mulching/composting facility at a central location to handle yard waste.
- Objective 6.4 - The City of Canyon shall endeavor to expand recycling facilities to include designated roll-off transfer points.
- Objective 6.5 - The City of Canyon shall endeavor to work cooperatively with BFI to project the useable life-span of the BFI landfill.

Economic Development

Goal #1 - Promote Canyon.

- Objective 1.1 - The City of Canyon shall endeavor to increase its self-promotion campaign to include both paid and gratis media, including travel-oriented publications, in-flight magazines, etc.
- Objective 1.2 - The City of Canyon shall endeavor to encourage the development of unique local attractions to encourage increased tourism, including, but not limited to a Georgia O'Keeffe exhibit, a "Texas High School Basketball Hall of Fame", a "Fire-Fighters Museum/Hall of Fame", and living history demonstrations at Nance Ranch to promote western and agricultural heritage.
- Objective 1.3 - The City of Canyon shall endeavor to encourage novelty promotions to draw attention to the City.

Goal #2 - Promote the Panhandle region.

- Objective 2.1 - The City of Canyon shall endeavor to work cooperatively with the City of Amarillo and Randall and Potter Counties to attract new industries and developments to the region.

Goal #3 - Develop a diversified local economy.

- Objective 3.1 - The City of Canyon should endeavor to encourage the retention and expansion of existing retail.
- Objective 3.2 - The City of Canyon should endeavor to attract new retail uses, such as specialty shops and restaurants in downtown and along designated commercial corridors, and a factory outlet mall designed in a compatible "village" style on IH-27 to attract shoppers from the surrounding 5-state area.
- Objective 3.3 - The City of Canyon shall attempt to attract a national franchise motel/hotel at IH-27 in order to retain overnight visitors. This facility may also include small conference facilities that could be used in conjunction with West Texas A & M University. Similarly, the City should endeavor to investigate the feasibility of a resort conference facility somewhere in the eastern portion of its ETJ, similar to the Hyatt Hill Country Resort outside San Antonio.

- Objective 3.4 - The City of Canyon should attempt to attract other professional businesses that would enhance the City quality of life, including medical care, restaurants, and small professional offices.
- Objective 3.5 - The City of Canyon shall endeavor to develop compatible uses to complement the fire training school, such as additional lodging, restaurant, and/or conference facilities that may be utilized by the school. Industries that design and manufacture fire-fighting equipment may be logical companion developments, since the fire school may be used as a test center.
- Objective 3.6 - The City of Canyon shall endeavor to encourage the development of additional retirement communities and support services.

Goal #4 - Work cooperatively with West Texas A & M University, the Canyon ISD, and Randall County regarding proposed future plans.

- Objective 4.1 - As the City grows, West Texas A & M University, the Canyon ISD, and Randall County will also be affected. All agencies should endeavor to work closely together to avoid future problems and to determine creative and innovative solutions that benefit all parties.
- Objective 4.2 - The City of Canyon shall endeavor to review the vision, goals, and objectives on a regular basis, at least annually, to determine if the statements are still valid or if revisions are warranted. A similar timetable for review/revision of other components of the Comprehensive Plan should also be adopted.



SECTION 3

LAND USE PLAN

SECTION 3 - LAND USE PLAN

3.01 - Process

The process of developing a Comprehensive Land Use Plan involved detailed investigations into the existing natural and man-made systems. Multiple methods were utilized to accomplish this investigation, including field surveys, aerial photography, and on-site data verification. Specifically, the following information was studied:

- Existing land use pattern.
- Floodplains.
- Soils.
- Topography.
- Trees.
- Scenic values.

The above information was then combined into a "composite suitability" map. This map combined the various constraints to development and indicated portions of the Canyon area that were more suitable, less suitable, or unsuitable for development.

By studying the natural and man-made opportunities and constraints to development in the Canyon area, the Comprehensive Plan capitalizes upon its assets. This approach helps guide growth where it is most appropriate, as well as preserve and protect environmentally-sensitive areas.

The area studied for the Canyon Comprehensive Plan includes the incorporated limits of the City of Canyon, the City's 1-mile ETJ area, and an area one-half mile outside the present ETJ. Since the ETJ is based on a city's incorporated boundaries, this extra area was included as a contingency if Canyon chooses to annex land in any direction. In this manner, the Comprehensive Plan will not be invalidated by subsequent annexation.

Section 3 summarizes the opportunities/constraints analysis, the process of alternative scenario development, and the Land Use Plan.

3.02 - Existing Land Use Development Pattern

Canyon has had many decades of development experience, but most of its development pattern has been established for the last several years. The pattern of development in place in 1995 was field surveyed and mapped. The following land use classifications were used to represent the pattern of land development in the Canyon area.

Residential Uses

- **Rural Density Residential** - Single-family residential densities of 1 to 5 acres per dwelling unit and larger lot sizes, similar to existing densities outside of the incorporated City.
- **Low Density Residential** - Single-family residential densities of 1 to 3 dwelling units per acre, similar to existing densities in the Hunsley Hills subdivision.
- **Medium Density Residential** - Single-family residential densities of 4 to 8 dwelling units per acre, similar to existing densities in the older developed core of Canyon.
- **High Density Residential** - Residential densities of ranging from 9 dwelling units per acre (single-family detached and attached homes) to 20 dwelling units per acre (multifamily apartments).

Non-Residential Uses

- **Retail/Commercial** - Areas permitting neighborhood-scale development of tax-generating developments such as retail centers, service commercial, restaurants, etc. These areas are dependent on good access from local arterials.
- **Highway Commercial** - Areas permitting regional-scale development of tax-generating developments such as retail centers, service commercial, restaurants, etc. These areas are dependent on good access to highways and major arterials.
- **Light Industrial** - Areas permitting medium to large-scale development of tax-generating developments such as Industrial/R&D parks, technology centers, clean manufacturing, and assembly/distribution. These developments are very dependent upon good access to highways, rail lines, and/or airports.

- **Downtown** - The area in the vicinity of the Randall County Courthouse, which includes such uses as retail, office, residential, County and City offices, etc. Access is more dependent upon local arterials.
- **Public/Institutional** - Schools, churches, hospitals, and other quasi-public uses. These are usually neighborhood-scale developments with a minimum area of 10 acres, and rely upon local streets for access.
- **University** - The West Texas A & M University campus and its land holdings.

Undeveloped

- **Parks** - Areas dedicated to active recreation with park improvements (such as playgrounds, ballfields, etc.) and areas preserved for passive recreation enjoyment (such as nature parks, hike-and-bike trails, etc.).
- **Rights-of-Way/Easements** - Areas dedicated for roadways, utilities, drainage, and other public access.
- **Floodplain/Open Space** - The 100-year floodplain as defined by FEMA, plus additional areas reserved for open space.
- **No Development** - Lands that are in a state of non-development with no visible activity. These may also include lands in agricultural production.

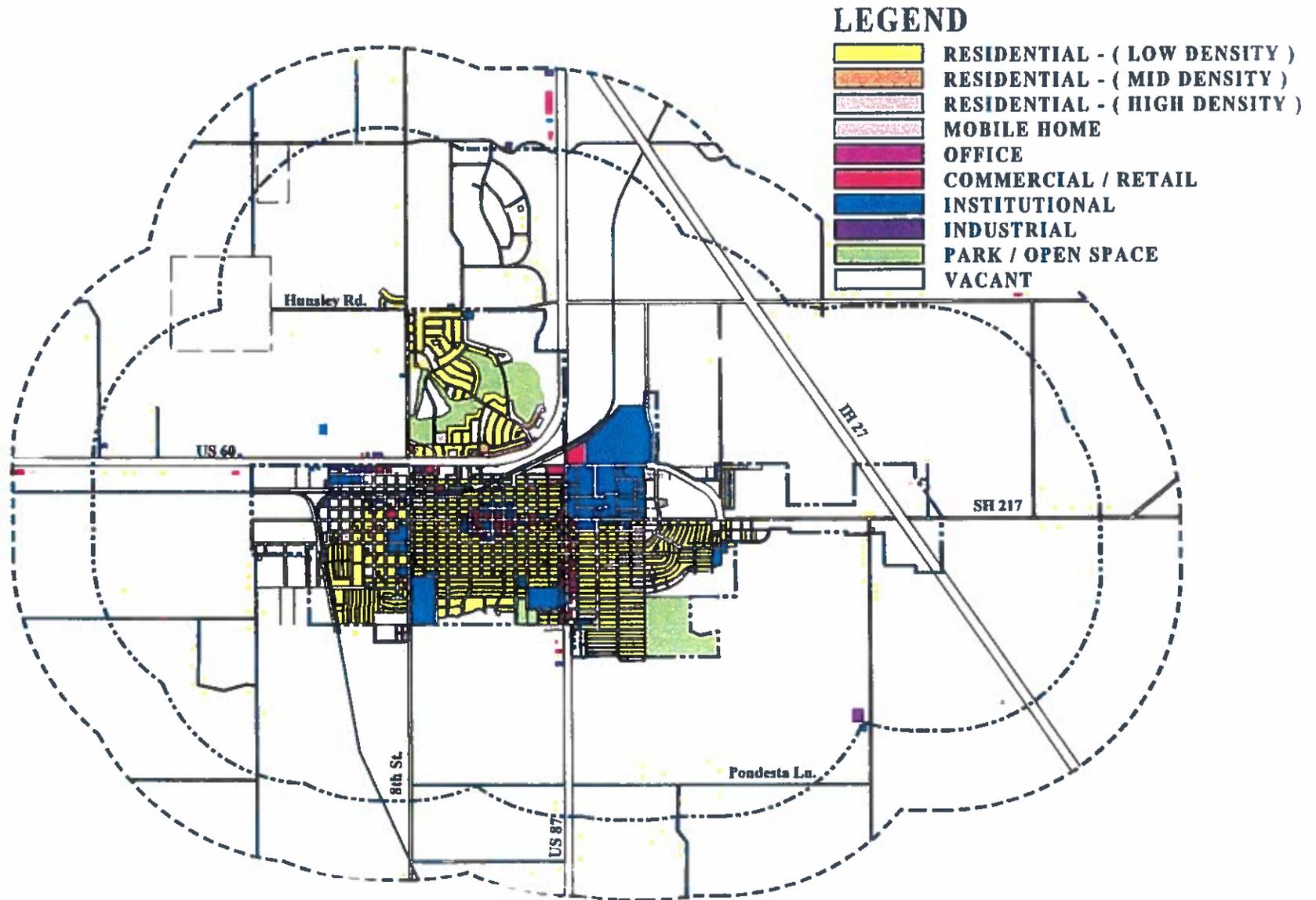
Of the 20,682 acres (32.3 square miles) in the Canyon area, 3.7% is currently in residential development, 3.0% is currently in non-residential development, and 93.3% is currently undeveloped (land in agricultural production or land that is vacant). Residential developments are concentrated principally in the incorporated City limits.

Some large lot residential developments exist north and east of the City. The density of the remaining residential development diminishes outside the City limit. Commercial and retail developments are almost exclusively along 4th Avenue and 23rd Street. Some industrial and retail developments are also located near US Highway 60. Table No. 3 details the breakdown of existing land uses. Figure No. 2 maps the distribution of the existing land use pattern.

Table No. 3 - Existing Land Uses

Land Use	Acres	Percentage
Residential:		
Rural (0.2-1 DU/acre)	20	0.1%
Low Density (1-3 DU/acre)	263	1.3%
Medium Density (4-8 DU/acre)	413	2.0%
High Density (9-20 DU/acre)	65	0.3%
Total Residential	765	3.7%
Non-Residential:		
Commercial/Retail	58	0.3%
Highway Commercial	4	0.1%
Downtown	23	0.1%
Light Industrial	40	0.2%
University	163	0.8%
Public/Institutional	338	1.5%
Total Non-Residential	626	3.0%
Undeveloped:		
Parks	226	1.1%
Floodplains/Open Space	3,489	16.9%
Rights-of Way/Easements	2,440	11.8%
Agricultural/Undeveloped	13,140	63.5%
Total Undeveloped	19,295	93.3%
TOTAL	20,682	100.0%

Figure No. 2 - Existing Land Uses



3.03 - Floodplains

Floodplains are important to the planning process because of the potential for the loss of life and property due to development occurring within floodplains. FEMA has located the limits of the 100-year floodplain on the Flood Insurance Rate Maps. The 100-year floodplain is defined as the strip of land along the edges of streams or lakes that is required to contain a 100-year flood. A 100-year flood has a 1% probability of occurring in any given year. Because of the siltation of stream beds and increased runoff caused by new development within a stream's watershed, the land area required to contain floodwaters often increases with new development, unless mitigating measures are enacted.

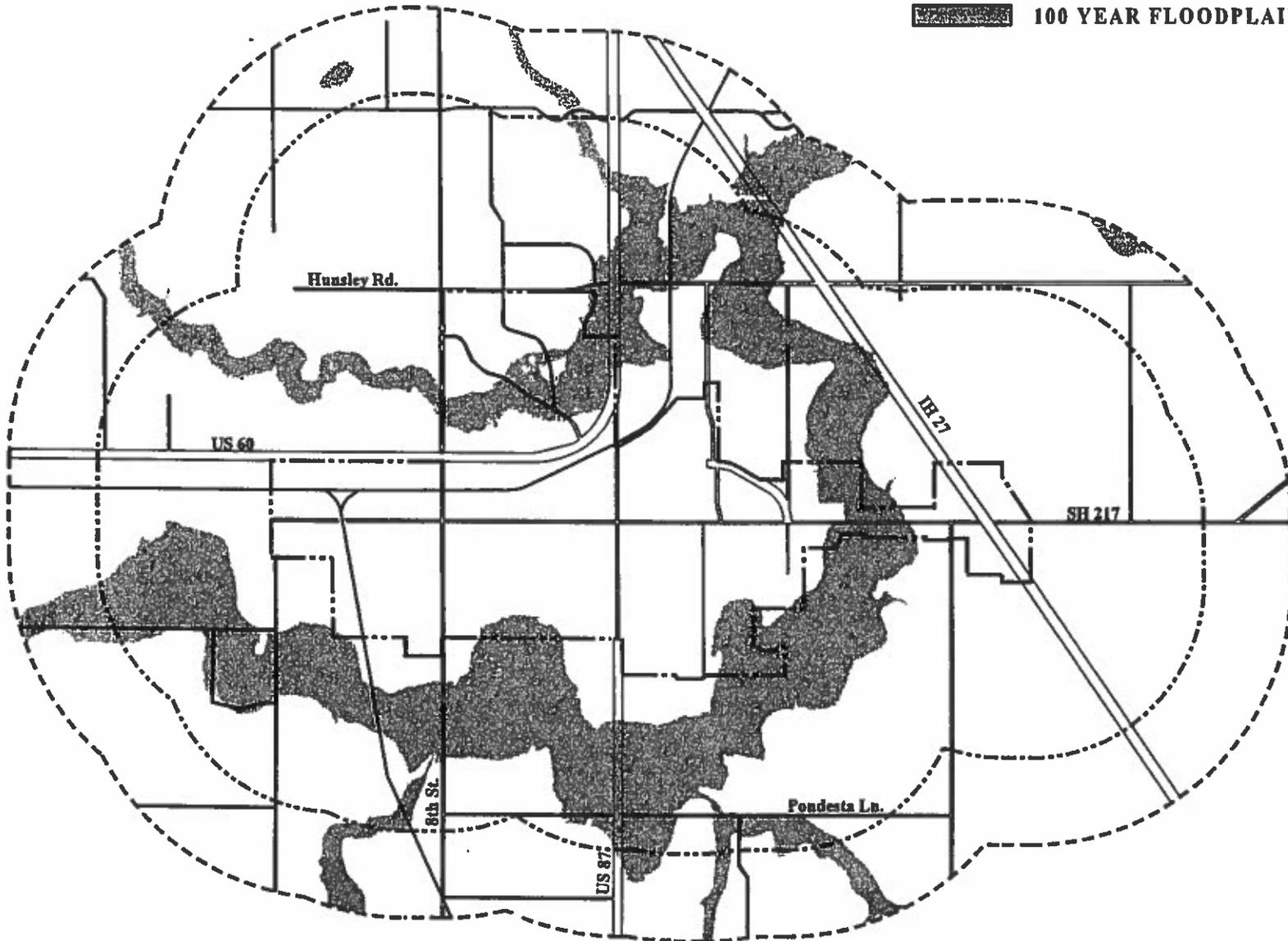
There are two principal floodplains in the Canyon area - the Tierra Blanca Creek floodplain south of the City, and the Palo Duro Creek floodplains located north of the City. Because of multiple factors associated with the 100-year floodplains - principally flooding, poor soils, adjacent steep slopes, and mature tree stands - it is recommended that these areas not be reclaimed and developed.

Figure No. 3 details the 100-year floodplain in the Canyon area.

Figure No. 3 - Floodplains

LEGEND

 100 YEAR FLOODPLAIN



3.04 - Soil Suitability for Urbanization

Soils are important to consider in the planning process because they impact the types of land uses that are appropriate for a particular site.

The United States Department of Agriculture's Soil Conservation Service (SCS) has classified the soils in the Canyon area as having either a low or very low potential for urbanization. These classifications are based on a number of factors including: the soils potential for flooding, steepness of slope, depth to rock, shrink/well potential, strength, texture, and risk of corrosion to uncoated steel.

Because of the great expense and difficulty involved in controlling floodwaters, soils that are subject to flooding have a very low potential for urbanization. Soils with excessive slope, shrink/swell potential, low strength, poor texture, and risk of corrosion to uncoated steel have a medium potential for urbanization. However, development occurring on these soils will have increased construction costs to overcome these factors. Soils with a slight depth to rock have a very low potential for urbanization because of the excessive costs associated with excavating in these areas.

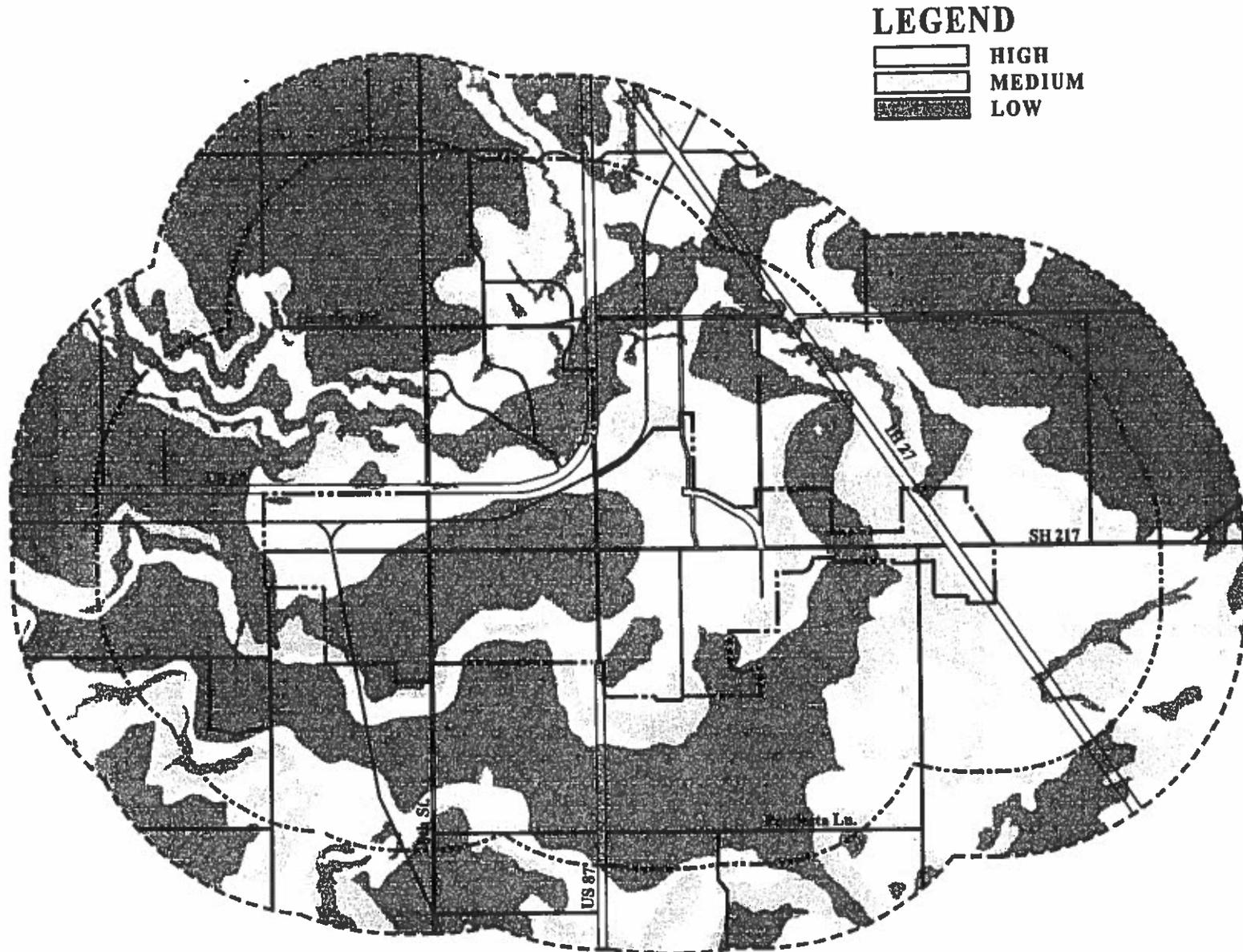
- **High Potential** - Soils that have a high potential for urbanization have very few factors that may cause problems during construction or after development, and those problems can be easily and economically corrected. Large segments of the central and eastern portions of the Canyon area have been classified as having a high potential for urbanization.
- **Medium Potential** - Soils with a medium potential for urbanization have only a few factors that may cause problems during construction or after development, and those problems can be easily and economically corrected. Large segments of the central and eastern portions of the Canyon area have been classified as having a medium potential for urbanization.
- **Low Potential** - Soils with a low potential for urbanization have only several factors that may cause problems during construction or after development. Some of these factors may be easily corrected, but one or more factors are difficult or expensive to overcome. Portions of the Canyon area that have been classified as having a low potential for urbanization include the floodplains and escarpment zones.

- **Very Low Potential** - Soils with a very low potential for urbanization have only several factors that may cause problems during construction or after development, and these factors can be overcome only with difficulty and great expense. There are no portions of the Canyon area that have been classified as having a very low potential for urbanization.

Because the Soil Survey was done on a countywide basis, there may be site-specific pockets of more suitable soil not indicated in the survey. The City of Canyon has shown the ability to overcome these soil conditions through improved site preparation for both roadways and structures. Soils with low and/or very low potential for urbanization are not a constraint to development; rather, they may indicate that construction costs in these areas may be higher than in areas with more suitable soil conditions.

Figure No. 4 shows that portions of the Canyon area with high, medium, and low suitability for urbanization.

Figure No. 4 - Soil Suitability for Urbanization



3.05 - Soil Suitability for Septic Systems

The ability of soils to provide septic sewer service is important to consider when evaluating new development which will not have City wastewater service. In much the same fashion that the suitability for urbanization is evaluated, soils are ranked for their suitability for individual septic systems.

The SCS has classified the soils in the Canyon Area as having either a slightly limited, moderately limited, or severely limited suitability for septic system based on a number of factors, including:

- Percolation.
- Permeability.
- Steepness of slope.
- Depth to rock.
- Shrink/swell potential.
- Strength.
- Texture.

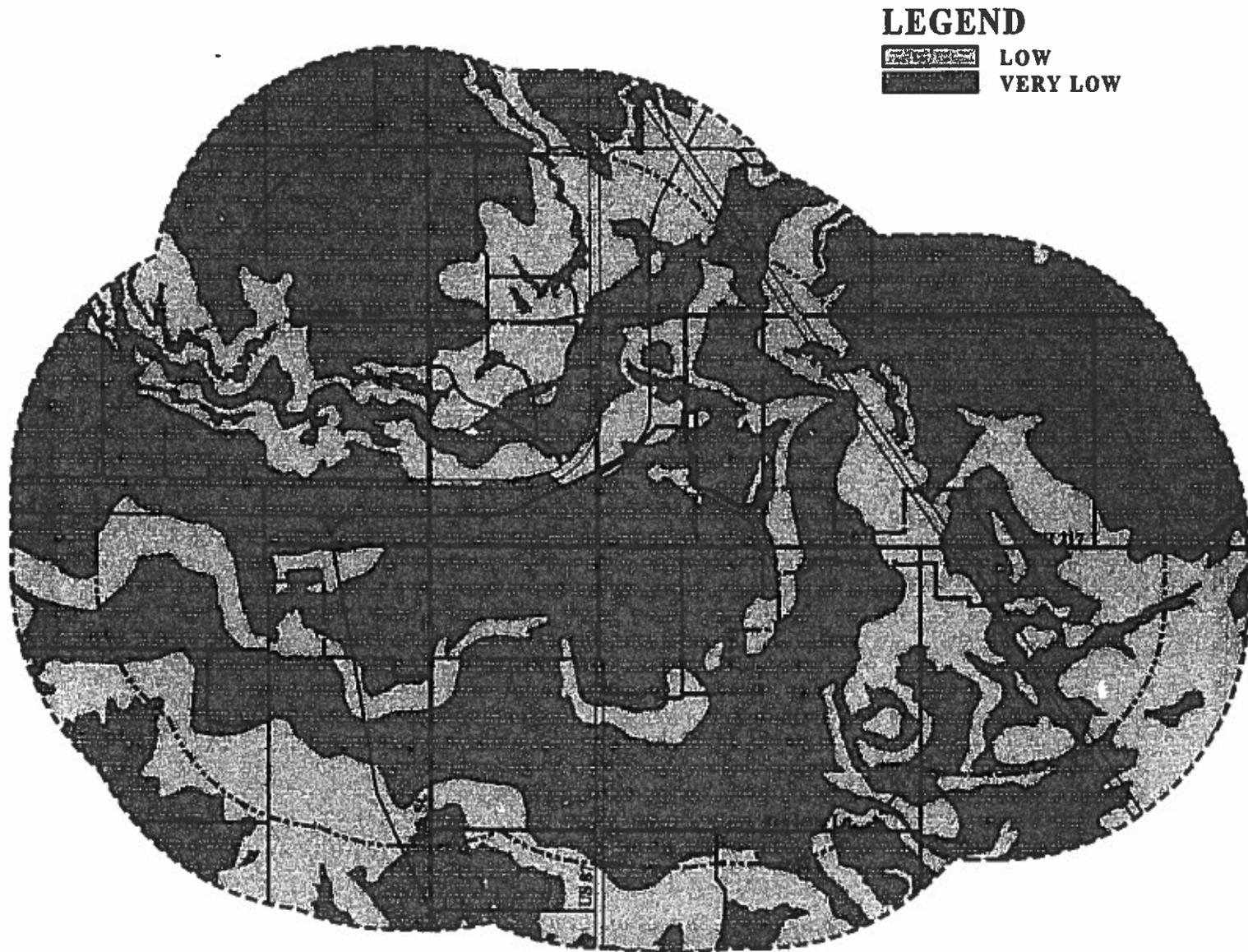
Levels of suitability for septic systems are defined as follows:

- **Low Suitability** - Soils that are moderately limited for septic systems have several factors that may cause problems for operation and maintenance of a private septic system. Portions of the eastern, northern, and southern area in Canyon are classified as having a low suitability for septic systems.
- **Very Low Suitability** - Soils that are severely limited for septic systems have several factors that are difficult or expensive to overcome in order to operate and maintain a private septic system. Most of the Canyon area soils are classified as having a very low suitability for septic systems.

In the Canyon area, a majority of the soils have a low to very low suitability for septic fields. In most cases, the main limitation to the effectiveness of septic fields is the soil's percolation rate. In order to compensate for this limitation, large lots may be necessary in parts of the Canyon area where sewer lines are not available in order to provide adequate absorption fields. Again, this is not a constraint to growth.

Figure No. 5 illustrates the Canyon area's suitability for septic fields.

Figure No. 5 - Soil Suitability for Septic Systems



3.06 - Topography

Topography is an important factor to consider in the planning process because it helps to determine the type of land use that is most appropriate for a site.

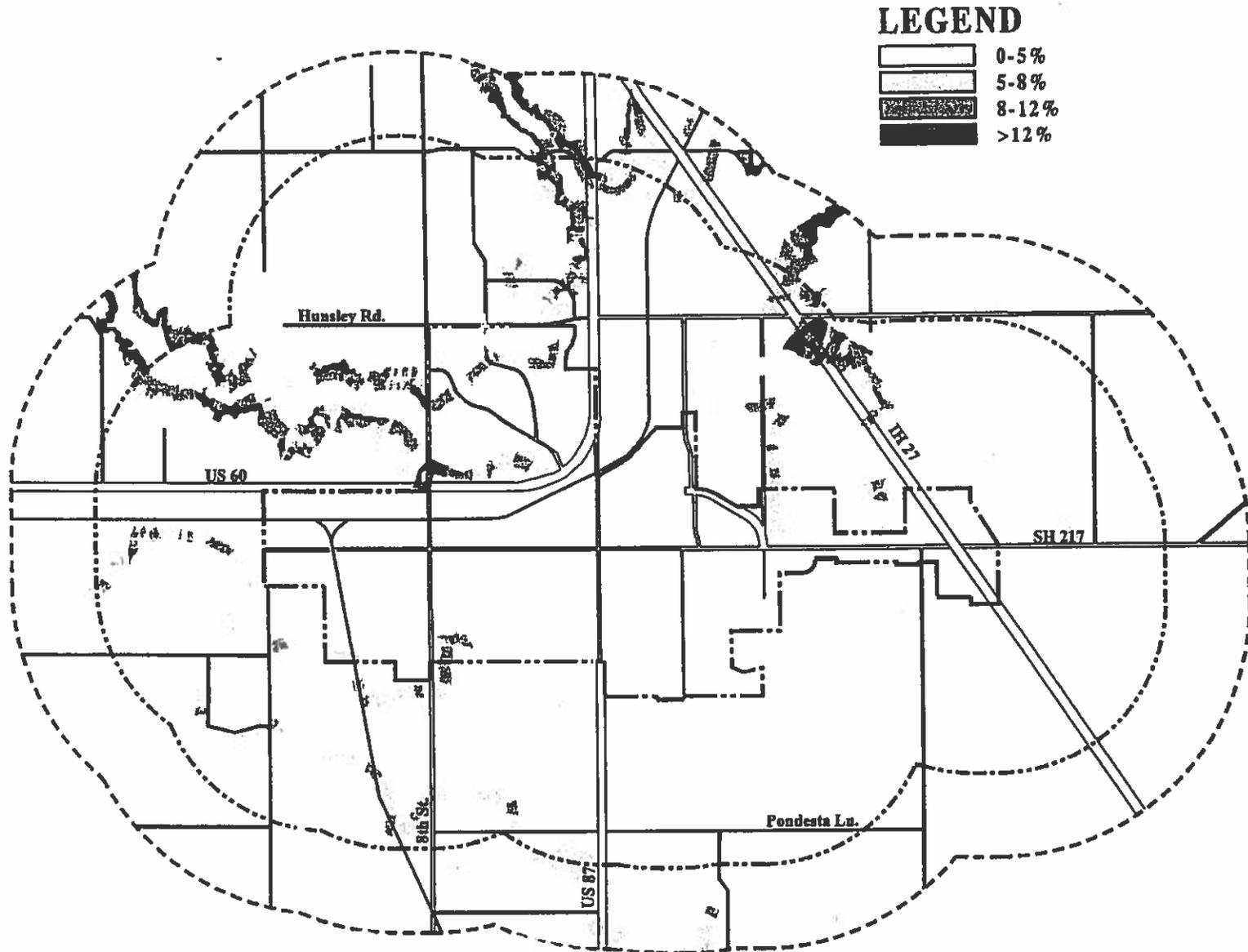
Sites with slopes between 0% and 5% are most easily developed, the most cost-effective and are appropriate for most types of land uses. As the percentage of slope rises, a site becomes more difficult and expensive to develop, drainage problems increase because of the more rapid rate of stormwater runoff, and the types of land uses that are appropriate for the site become more limited. This is due to the difficulties associated with grading these sites to provide flat areas for large building slabs and parking. At slopes of 12% and greater, sites become very difficult to develop, costs become prohibitive and land use options become limited.

For the purposes of the Land Use Plan, slopes between 0% to 5%, 5% to 8%, 8% to 12%, and greater than 12% have been identified, utilizing topographic information from United States Geological Survey maps.

Most of the Canyon area is fairly level (0% to 5%), thus providing no constraint to development. Slopes greater than 5% are mostly associated with the 100-year floodplain.

Figure No. 6 shows the topographical characteristics of the Canyon area.

Figure No. 6 - Topography



3.07 - Trees

Existing vegetation in the Canyon area is very important to the planning process because there are relatively few areas of mature tree stands.

An aerial photography of the Canyon area was used to identify and locate areas of vegetation in the Canyon area. As with the slopes and soils information, many of the areas with mature tree stands are associated with the 100-year floodplain. Given the ecological significance of trees, such as air quality, drainage control, noise abatement, aesthetic value, and their relative sparseness in the Canyon area, it is important that these existing areas be identified, protected, and preserved.

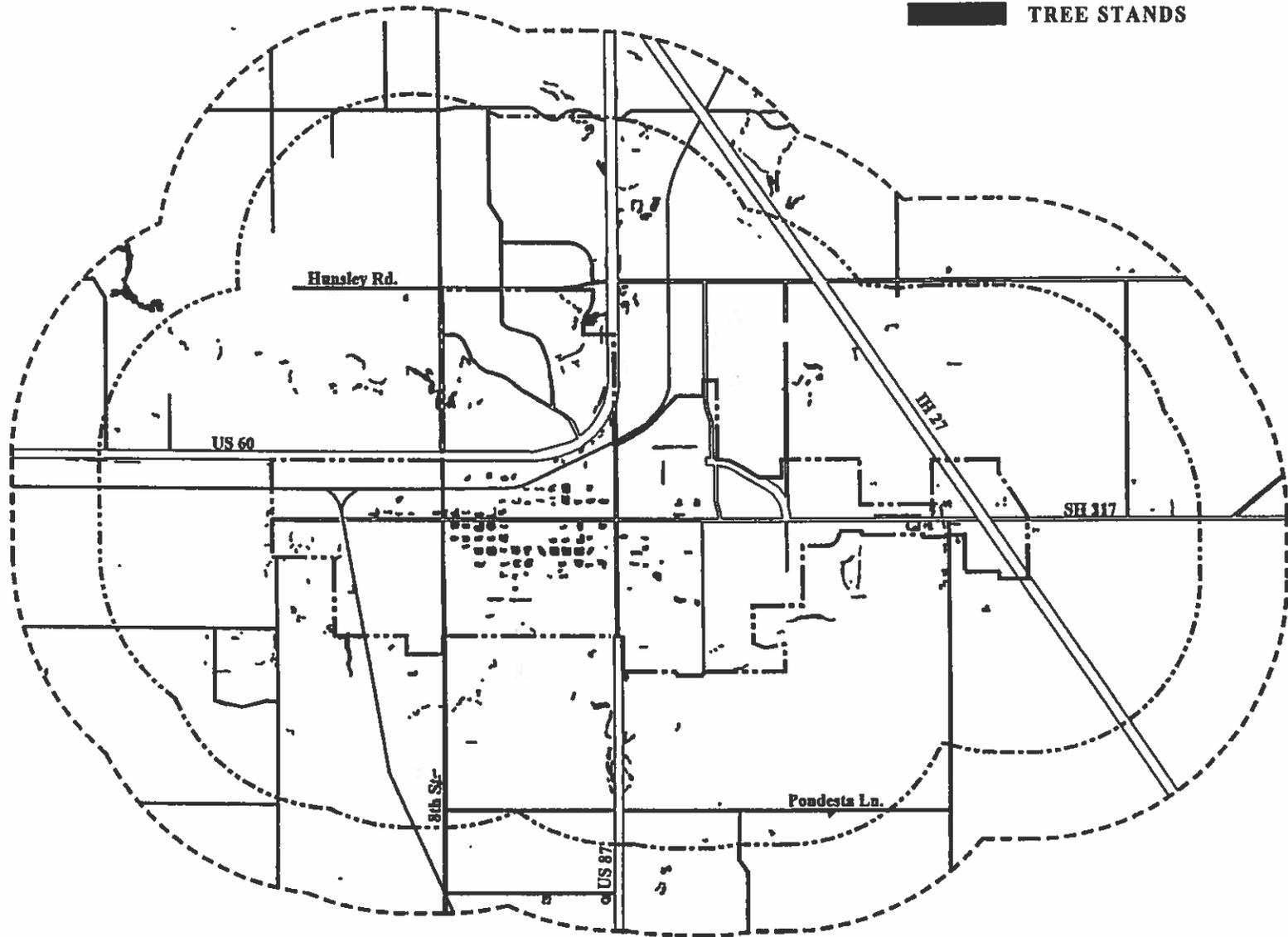
Future development should acknowledge the location of mature tree stands and plan around these locations in order to preserve and enhance them. These treed areas are not a constraint to growth, but indicate where subsequent development should accommodate them.

Figure No. 7 shows the vegetative cover in the Canyon area.

Figure No. 7 - Trees

LEGEND

■ TREE STANDS



3.08 - Scenic Values

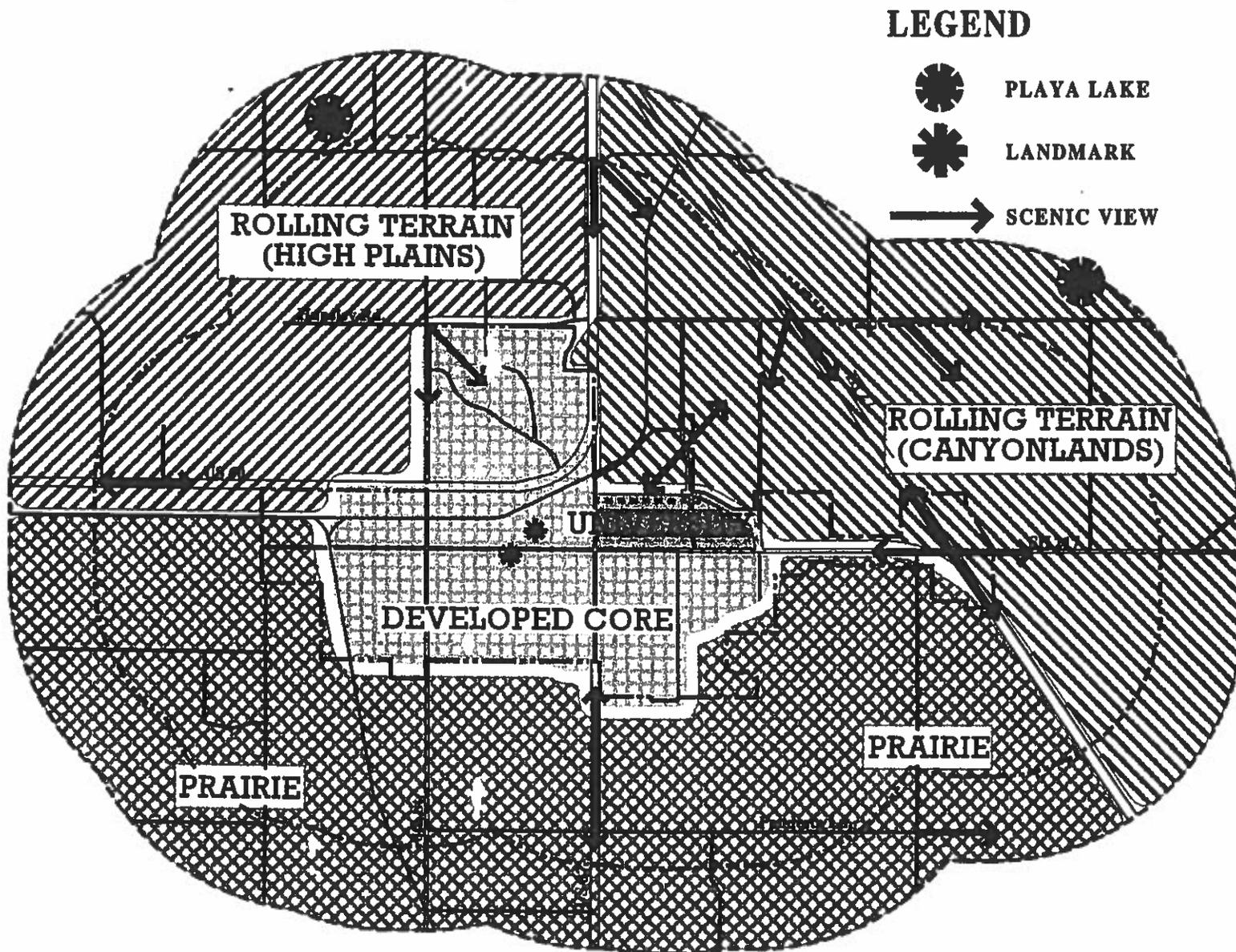
One of the Canyon area's assets is its natural scenic views. Palo Duro Canyon, one of Texas' most significant natural attractions, is located east of the City. As such, the Canyon area is a combination of gently rolling terrain, prairies, and "pre-canyonland" topography as one approaches Palo Duro Canyon.

- North of the City in portions of the Hunsley Hills subdivision, one can view Palo Duro Canyon.
- On the southern edge of the Canyon area looking towards the City core, the downtown appears to be on a plateau above the Tierra Blanca Creek floodplain.
- The western portion of the Canyon area towards Hereford is flat prairie land, while the eastern portion exhibits more dramatic topography closer to Palo Duro Canyon.
- The only vertical visual elements in the Canyon area are man-made, such as water towers, church steeples, and the Randall County Courthouse.
- Several roadways also provide scenic views across the Canyon area.

Scenic values can actually provide an incentive to growth, rather than inhibit it. But as growth occurs, it should be cognizant of these views and care should be taken to preserve them.

Figure No. 8 details the relative scenic values in the Canyon area.

Figure No. 8 - Scenic Values



3.09 - Composite Analysis

The analysis of the existing natural and man-made systems identified a number of opportunities for and constraints to development. These are summarized as follows:

- **Existing Land Use Development Pattern** - The City of Canyon is developed in a tight core surrounded by the Palo Duro Creek and Tierra Blanca Creek floodplains. With the exception of Hunsley Hills and Canyon North, little development exists beyond this developed core. The existing land use development pattern provides opportunities for additional growth in an efficient manner.
- **Floodplains** - The Palo Duro Creek and Tierra Blanca Creek floodplains surround most of the developed portion of the Canyon area. Floodplains should be preserved as natural areas because of their important environmental function. It is recommended that floodplains not be developed.
- **Soil Suitability for Urbanization** - Soils may increase the construction cost for structures and roadways, but are not a constraint to growth. Several areas in Canyon have shown the ability to overcome these problems through site preparation and engineering. There may also be site-specific areas where soils are more suitable for development. Therefore, these soils are not considered to be a constraint to growth and development.
- **Soil Suitability for Septic Systems** - These soils are not an constraint to growth factors where development will be served by City wastewater service. Development which relies on individual septic systems may require larger lots for larger septic fields. As a result, per-lot costs may increase, but it does not constrain development.
- **Topography** - Slopes in excess of 12% tend to constrain growth. However, most of the Canyon area has slopes of less than 5%. Slopes greater than 5% are located in the immediate vicinity of the 100-year floodplains. Therefore, there are little or no topographical constraints to growth.
- **Trees** - Outside of the developed core and not taking into account residential landscaping improvements, vegetation is generally sparse throughout the Canyon area. As such, future development should take care to preserve these treed areas whenever possible, but this does not act as a constraint to growth.

- **Scenic Values** - Scenic views of Palo Duro Canyon and the high plains are one of the assets of the Canyon area. There have been few man-made obstructions to impair these views. Scenic views should be considered as an opportunity for unique future development, rather than as a constraint to growth.

These factors were overlaid using *ERDAS Imagine 8.2* software to develop a composite opportunities and constraints map. Since they represent areas that have already been developed, the existing land uses were not included in the composite.

Because of multiple factors associated with the 100-year floodplains - flooding, poor soils, with adjacent steep slopes and mature tree stands - it is recommended that these areas not be developed. Most of the rest of the Canyon area is suitable for some type of development.

The principal factor in the areas outside of the 100-year floodplains are the soils which have a low potential for urbanization. Since the development pattern has shown the ability to overcome these soil factors, there are relatively few constraints to growth in the Canyon area.

Figure No. 9 presents the composite suitability analysis.

3.10 - Alternative Growth and Development Scenarios

Canyon has experienced steady but moderate growth since 1940. The City has estimated its 1995 population to be 12,000 persons and projects that it will eventually contain a build-out population of approximately 30,000 persons. The 20-year projected population is in the range of 21,600 to 31,800 persons. There are numerous ways in which this future population can be contained.

During February 1996, two Alternative Growth and Development Scenarios were presented in a community workshop held at City Hall. The purpose of this workshop was to review each Scenario's overall implications of significant options for land use as a guide for development of the new Land Use Plan. Because of the level of existing development and the availability of developable land, both Scenarios are similar. Differences do occur, however, in the way land uses are distributed in the northern and eastern portions of the Canyon area. The following two Scenarios were presented for discussion and consideration.

Scenario #1

Scenario #1 represents an increase in residential development in the northern portion of the Canyon area. Low density residential is proposed in the area north and west of the Hunsley Hills subdivision. Some opportunities were noted for commercial/light industrial uses along IH-27. Limited commercial/retail development was located at the IH-27/4th Avenue interchange. Scenario #1 could contain a population range of 16,900 to 26,700 persons and is illustrated in Figure No. 10. The implications of Scenario #1 are as follows:

Land Use:

- Scenario #1 would include additional low-density residential uses for the area north of Hunsley Hills.
- Scenario #1 would include additional commercial/light industrial development along IH-27.
- Scenario #1 would provide the opportunity for limited retail at IH-27 and 4th Avenue.
- Scenario #1 would utilize the floodplain as the limit to growth to the south and east.

Thoroughfares:

- Scenario #1 would propose no changes to the existing City Thoroughfare Plan.
- Scenario #1 would include additional development to the north which will create additional travel demand north of Hunsley Hills.

Utilities - Additional development in the northern and eastern portions of the City as proposed by Scenario #1 would require associated utility improvements (water distribution, sewer collection, and storm drainage systems).

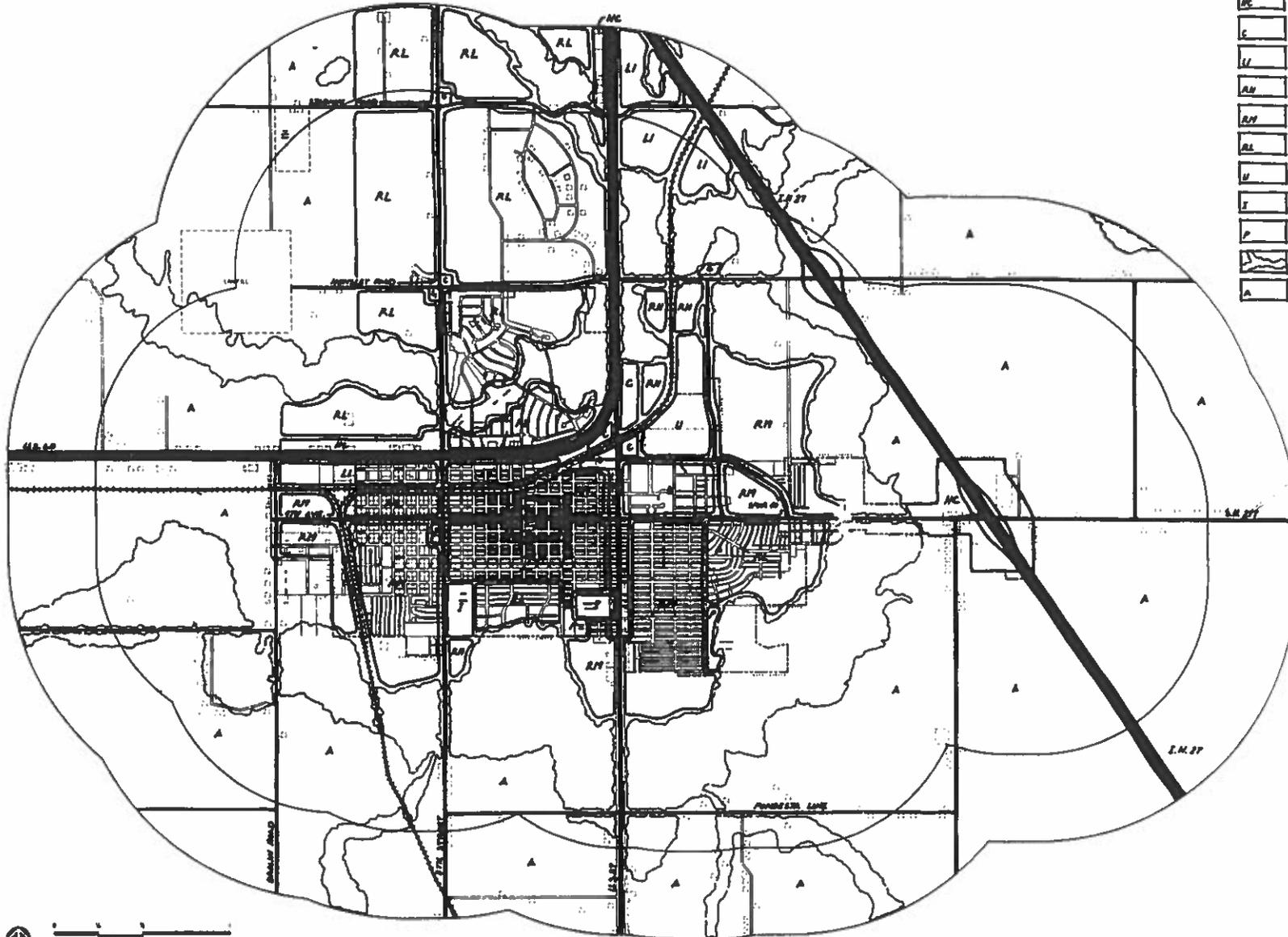
Urban Form:

- Scenario #1 would concentrate development between highways and floodplains.
- Scenario #1 would build upon the City's existing developed core and would not encourage sprawl.
- Scenario #1 would not extend the City's "image" and influence to IH-27.
- Scenario #1 would provide enough capacity to accept the projected growth for the next 20 years.

Figure No. 10 - Scenario #1

LEGEND

-  HIGHWAY COMMERCIAL
-  COMMERCIAL
-  LIGHT INDUSTRIAL
-  RESIDENTIAL HIGH DENSITY
-  RESIDENTIAL MEDIUM DENSITY
-  RESIDENTIAL LOW DENSITY
-  UNIVERSITY
-  INSTITUTIONAL
-  PARK
-  OPEN SPACE / FLOODPLAIN
-  AGRICULTURAL



Scenario #2

Scenario #2 proposes a general increase in low density residential growth towards IH-27 east of the core of the City, with some highway-oriented commercial and light industrial uses adjacent to IH-27. Scenario #2 could contain a population range of 19,200 to 30,800 persons and is illustrated in Figure No. 11. The implications of Scenario #2 are as follows:

Land Use:

- Scenario #2 would include additional low-density residential uses east of the developed core of Canyon and some limited low density residential development west of Hunsley Hills.
- Scenario #2 would develop limited light industrial/commercial uses along IH-27.
- Scenario #2 would utilize the floodplain as the limit to new growth to the south and north.

Thoroughfares:

- Scenario #2 proposes no changes to the existing City Thoroughfare Plan.
- Scenario 32 would include additional development to the east which would create additional travel demand east of developed core.

Utilities - Additional development in the northern and eastern portions of the City as proposed by Scenario #2 would require associated utility improvements, including water distribution, sewer collection, and storm drainage systems.

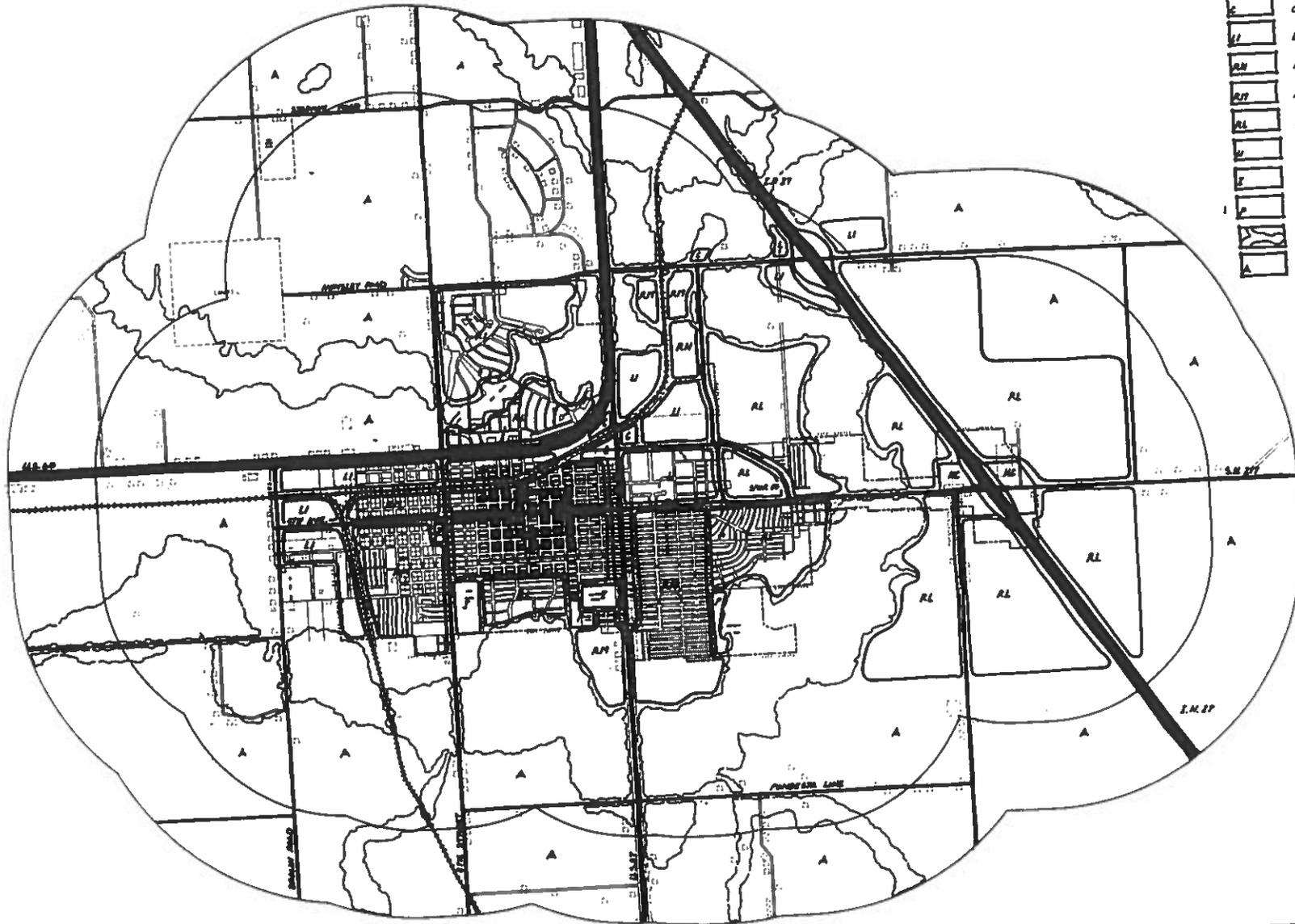
Urban Form:

- Scenario #2 would cluster development between highways and the floodplains.
- Scenario #2 would build upon the existing developed core of Canyon and does not encourage sprawl.
- Scenario #2 would extend the City's "image" and influence to IH-27.
- Scenario #2 would provide enough capacity to accept the projected growth for the next 20 years.

Figure No. 11 - Scenario #2

LEGEND

HC	MEDIUM COMMERCIAL
C	CENTRAL
LI	LIGHT INDUSTRIAL
RH	RESIDENTIAL HIGH DENSITY
RHD	RESIDENTIAL MEDIUM DENSITY
RL	RESIDENTIAL LOW DENSITY
U	UNIVERSITY
I	INSTITUTIONAL
P	PARK
(Wavy lines)	OPEN SPACE / FLOODPLAIN
A	AGRICULTURAL



Hellmuth, Obata + Kassabaum, Inc.
 Adopted 2 July 1996

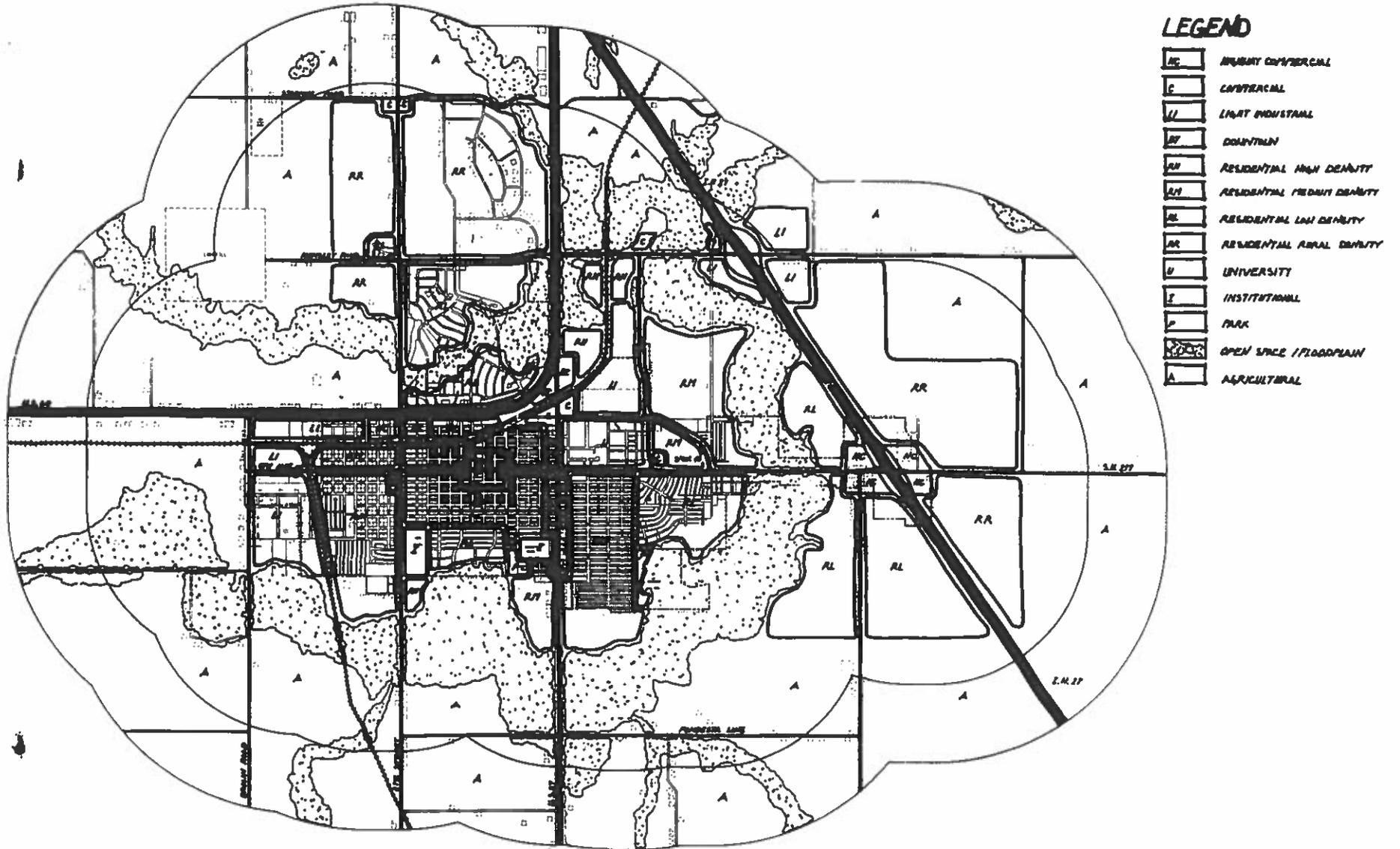
Preferred Scenario

After presenting the two Scenarios in the February 1996 community workshop, an overall preference for Scenario #2 was expressed. As a result, the Preferred Scenario contains many of the same attributes and implications of Scenario #2. With some additional areas being dedicated to low density residential uses in the northern portion of the Canyon area, the Preferred Scenario could contain a population range of 21,424 to 35,460 persons. Key components of the Preferred Scenario include:

- The Preferred Scenario would include additional highway-oriented commercial/retail development at the IH-27/SH 217 intersection, surrounded by rural and low density residential development.
- Future University growth would be accommodated to the north of the current campus and east of the railroad tracks, with the potential for student-oriented residential development to the north and west.
- The Preferred Scenario would propose opportunities for new light industrial development on the City's west side (near US Highway 60 and the Santa Fe Railroad) and the northeast side (Hunsley Hills Road at IH-27).
- The Preferred Scenario would include hike-and-bike trails in the Tierra Blanca Creek floodplain to link residential districts with important recreational areas such as Southeast Park, Conner Park, and Canyon High School.

Figure No. 12 illustrates the Preferred Scenario.

Figure No. 12 - Preferred Scenario



3.11 - Land Use Plan

The Land Use Plan is derived from an extensive public participation process which included interviews, community workshops, and public hearings. The Land Use Plan is intended to provide for ongoing quality development in Canyon and its surrounding area while maintaining the environmental and natural qualities which make Canyon a unique community.

The Land Use Plan provides for patterns which encourage new development which is cognizant of and sensitive to the natural features in the Canyon area. It also proposes new retail development at Canyon's highest-profile intersection along IH-27, thus further diversifying the local economy and minimizing the reliance on residential property taxes.

Residential

- **Rural Density Residential (0.2 to 1 DU/acre)** - An additional 1,878 acres of rural density residential development are proposed, occurring mostly in the unincorporated portion of the Canyon area. Rural density residential uses are exclusively single-family detached homes, with some associated agricultural use. The portion of the Canyon area developed as rural density residential increases from 0.1% (existing) to 9.2%.
- **Low Density Residential (1 to 3 DU/acre)** - An additional 921 acres of low density residential development are proposed, occurring east of IH-27 and north and west of Hunsley Hills. Low density residential uses are exclusively single-family detached homes. The portion of the Canyon area developed as low density residential increases from 1.3% (existing) to 5.7%.
- **Medium Density Residential (4 to 8 DU/acre)** - An additional 624 acres of medium density residential development are proposed, occurring west of the University and south of the City to Tierra Blanca Creek. Medium density residential uses are exclusively single-family detached homes. The portion of the Canyon area developed as medium density residential increases from 2.0% (existing) to 5.0%.

- **High Density Residential (9 to 20 DU/acre)** - An additional 133 acres of medium density residential development are proposed, occurring north and west of the University. High density residential uses are a combination of detached and attached single-family homes, duplexes, townhomes/condominiums, and multifamily apartments. The portion of the Canyon area developed as high density residential increases from 0.3% (existing) to 1.0%.

Non-Residential

- **Commercial/Retail** - An additional 30 acres of commercial/retail uses are proposed, occurring along 23rd Street, 4th Avenue, and US Highway 60. The portion of the Canyon area developed as commercial/retail increases from 0.3% (existing) to 0.4%.
- **Highway Commercial** - An additional 130 acres of highway commercial uses are proposed, occurring principally at the intersection of IH-27 and SH 217. The portion of the Canyon area developed as highway commercial increases from 0.1% (existing) to 0.6%.
- **Downtown** - No changes are proposed to Canyon's downtown area which is primarily the district surrounding the Randall County Courthouse.
- **Light Industrial** - An additional 583 acres of light industrial development are proposed, occurring principally at IH-27 and Hunsley Hills Road, and in the vicinity of the Santa Fe Railroad and US Highway 60. The portion of the Canyon area developed for light industrial uses increases from 0.2% (existing) to 3.0%.
- **University** - An additional 50 acres of University development is proposed, occurring to the north of the developed campus. The portion of the Canyon area developed for University uses increases from 0.8% (existing) to 1.0%. It should be noted that University growth and direction is at the discretion of the University administration.
- **Public/Institutional** - No additional developments are proposed at this time. However, it is recognized that as the Canyon area grows, there will be a need for additional public/institutional uses, such schools, churches, and municipal offices. The City should coordinate with development of these uses with other agencies, such as the Canyon Independent School District.

Undeveloped

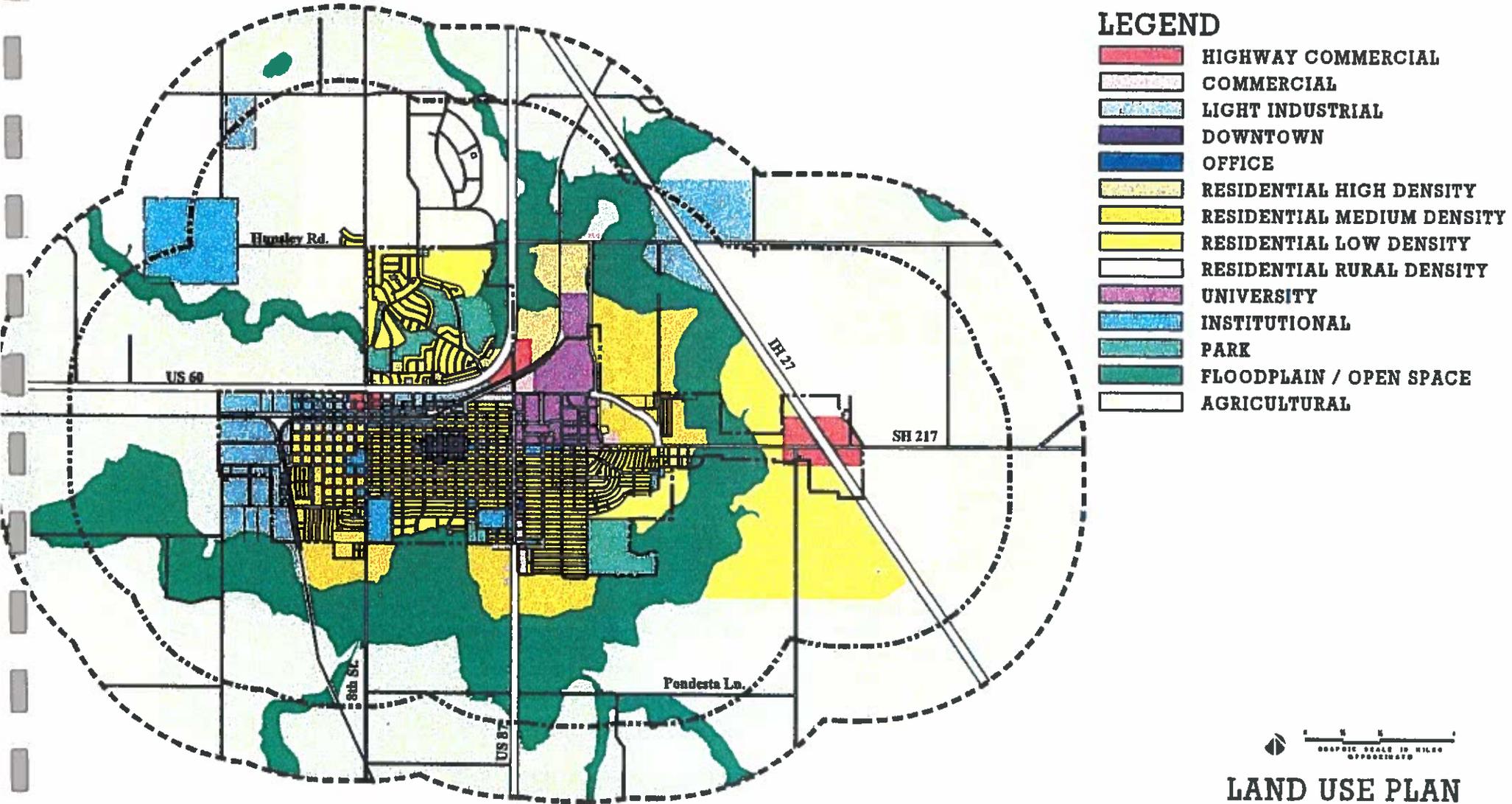
- **Parks** - No additional park developments are proposed at this time. The City is currently providing approximately 18 acres per 1,000 population which is adequate to address the needs of approximately 23,000 persons. However, there may be additional needs for different types of parks - including mini-parks, neighborhood parks, and community parks. The City should consider the further development of a Park and Open Space plan which builds upon the Land Use Plan.
- **Floodplain/Open Space** - Because the Land Use Plan proposes the preservation of all existing floodplains, no additional development is proposed in the Palo Duro Creek or Tierra Blanca Creek floodplains.
- **Rights-of-Way/Easements** - Rights-of-way for new roadways and new subdivisions will be a necessary function of development. Easements for drainage, utilities, maintenance, etc., will also be required. Depending on the density of development, these rights-of-way and easements can account for as much as 20% to 25% of a new development. The portion of the Canyon area dedicated for rights-of-way and easements is projected to increase from 11.8% (existing) to 17.3%.
- **Agricultural/Undeveloped** - A total of 5,496 acres is being dedicated to future development. That land is currently either in active or fallow agricultural production or is vacant. Removing 5,496 acres for developed uses will still leave 7,644 acres for agricultural use. Since the Land Use Plan discourages sprawl, active agricultural uses should not be affected. The portion of the Canyon area in agricultural or undeveloped use is projected to decrease from 63.5% (existing) to 37.0%.

The Land Use Plan builds upon the Canyon area's existing development pattern. Therefore, areas on the outer edges of the Canyon area are proposed to remain as Agricultural density. This may include active agricultural and ranching uses, small concentrations of residential development, and some isolated non-residential uses (feed lots, small retail, oil fields, etc.). Figure No. 13 illustrates the Land Use Plan and Table No. 4 details the individual existing and future land uses.

The Land Use Plan has the capacity to absorb approximately an additional 11,576 to 28,520 persons. Added to the current population estimate of 12,000, that yields a total future population capacity of approximately 23,576 to 40,520 persons.

This population capacity is slightly higher than the City's projected 20-year population of 21,600 to 31,800, although it should be noted that the Canyon area also includes areas in the City's ETJ and unincorporated Randall County. It is projected that the Land Use Plan would develop in the medium range (32,048 persons), which is compatible with the City's 20-year population projection. Table No. 5 details the low, medium, and high population projections related to the capacity of the Land Use Plan.

Figure No. 13 - Land Use Plan



LEGEND

- HIGHWAY COMMERCIAL
- COMMERCIAL
- LIGHT INDUSTRIAL
- DOWNTOWN
- OFFICE
- RESIDENTIAL HIGH DENSITY
- RESIDENTIAL MEDIUM DENSITY
- RESIDENTIAL LOW DENSITY
- RESIDENTIAL RURAL DENSITY
- UNIVERSITY
- INSTITUTIONAL
- PARK
- FLOODPLAIN / OPEN SPACE
- AGRICULTURAL



LAND USE PLAN

Adopted 2 July 1996

Table No. 4 - Existing and Future Land Uses

Land Use	Existing		Future		Additional Acres
	Acres	%	Acres	%	
Residential:					
Rural Density (0.2-1 DU/acre)	20	0.1%	1,898	9.2%	+1,878
Low Density (1-3 DU/acre)	263	1.3%	1,184	5.7%	+921
Medium Density (4-8 DU/acre)	413	2.0%	1,037	5.0%	+624
High Density (9-20 DU/acre)	65	0.3%	198	1.0%	+133
Total Residential	761	3.7%	4,317	20.9%	+3,556
Non-Residential:					
Commercial/Retail	58	0.3%	88	0.4%	+30
Highway Commercial	4	0.2%	134	0.6%	+130
Downtown	23	0.2%	23	0.1%	0
Light Industrial	40	0.4%	623	3.0%	+583
University	163	0.9%	213	1.0%	+50
Public/Institutional	338	0.3%	338	1.6%	0
Total Non-Residential	626	2.2%	1,419	6.9%	+793
Undeveloped:					
Parks	226	1.1%	226	1.1%	0
Floodplains/Open Space	3,489	16.9%	3,489	16.9%	0
Rights-of-Way/Easements	2,440	11.8%	3,587	17.3%	+1,147
Agricultural/Undeveloped	13,140	63.5%	7,644	37.0%	(5,496)
Total Undeveloped	19,295	93.3%	14,946	72.3%	(4,349)
TOTAL	20,682	100.0%	20,682	100.0%	0

Table No. 5 - Population Capacity Projection

Residential Type	Acres	Percent developed	DU per acre	Persons per DU	Capacity (persons)
Low Range:					
Rural Density	1,636	80%	0.2	2.9	871
Low Density	840	80%	1.0	2.9	2,137
Medium Density	537	80%	4.0	2.9	5,791
High Density	83	80%	9.0	2.9	2,777
Low Range Total	3,096				11,576
Existing Population	1,325				12,000
TOTAL	4,421				23,576
Medium Range:					
Rural Density	1,636	80%	0.6	2.9	2,614
Low Density	840	80%	2.0	2.9	4,273
Medium Density	537	80%	6.0	2.9	8,686
High Density	83	80%	14.5	2.9	4,474
Medium Range Total	3,096				20,048
Existing Population	1,325				12,000
TOTAL	4,421				32,048
High Range:					
Rural Density	1,636	80%	1.0	2.9	4,357
Low Density	840	80%	3.0	2.9	6,410
Medium Density	537	80%	8.0	2.9	11,581
High Density	83	80%	20.0	2.9	6,171
High Range Total	3,096				28,520
Existing Population	1,325				12,000
TOTAL	4,421				40,520



SECTION 4

IMPLEMENTATION

SECTION 4 - IMPLEMENTATION

4.01 - Zoning

A comprehensive plan by itself has no enforcement mechanism. The conventional means of implementing a comprehensive plan is the zoning ordinance. A zoning ordinance is comprised of two components - the ordinance text and a district boundary map.

As a tool for managing development, zoning dates back to the early part of the 20th century. The 1916 New York City Zoning Code was the nation's first code to regulate land and buildings according to their use, shape and bulk. Ten years later, the Cleveland, Ohio suburb of Euclid had its zoning ordinance challenged at the US Supreme Court. In *Village of Euclid v. Ambler Realty Company* (1926, Volume 272, U.S. 365), the city's authority to zone was upheld. To this day, zoning ordinances such as Canyon's which are cumulative in nature and allow more sensitive uses to develop in less restrictive districts are referred to as *Euclidian* zoning ordinances.

Statutory Requirements

In Texas, the authority to enact zoning is granted, generally, under Section 211 of the Local Government Code. Texas law (Section 211.004, Vernon's Texas Codes Annotated) stipulates that "zoning regulations must be adopted in accordance with a comprehensive plan. . ." This requirement has been interpreted to connote that zoning ordinances and comprehensive plans may be "compatible", but not necessarily "identical". This allows Texas municipalities a certain amount of flexibility in applying zoning ordinances. According to the Texas Code, ". . . zoning regulations must be designed to:

- Lessen congestion in the streets;
- Secure safety from fire, panic, and other dangers;
- Promote health and the general welfare;
- Provide adequate light and air;
- Prevent overcrowding of land;
- Avoid undue concentration of population; or,
- Facilitate the adequate provision of transportation, water, sewers, schools, parks, and other public requirements."

Section 4 summarizes various implementation mechanisms for the Comprehensive Plan including revisions to the City's Zoning and Subdivision regulations Ordinances, modifications to the development approval process, and potential new methods of delivering development-related information.

Texas law is quite lenient with regards to both zoning and the comprehensive plan. There is no statutory requirement for Texas communities to have a comprehensive plan. However, if a municipality adopts a zoning ordinance, then a comprehensive plan is required which must be compatible with - not identical to - the zoning district map (Section 211.004, Vernon's Texas Codes Annotated). It is also significant to note that Texas is only one of 14 states that does not grant zoning powers to the unincorporated portions of the counties. Since Texas municipalities have no authority to zone development in their ETJ, developments in the unincorporated county are almost universally unzoned.

Format of Canyon's Existing Zoning Ordinance

The Canyon Zoning Ordinance is the primary document the City uses to manage and control land use and new development. The Ordinance itself is quite extensive and is divided into 18 sections with an Appendix:

- Section 1 - Definitions.
- Section 2 - Creation of a building site and permitting.
- Section 3 - Certificate of occupancy and compliance.
- Section 4 - Non-conforming uses and structures.
- Section 5 - Zoning designation.
- Section 6 - Boundaries.
- Section 7 - Schedule of uses.
- Section 8 - Special use regulations.
- Section 9 - Planned development district and uses permitted.
- Section 10 - Floodplain designation.
- Section 11 - Area regulation schedules (lot area, width and depth).
- Section 12 - Yards (front, side and rear).
- Section 13 - Height regulations.
- Section 14 - Vehicle parking regulations.
- Section 15 - Accessory buildings.
- Section 16 - Amendments.
- Section 17 - Board of adjustment.
- Section 18 - Penalty for violation.
- Appendix (illustrations).

This document will concern itself with the heart of Canyon's Zoning Ordinance - how individual zoning districts relate to the Land Use Plan. As presently formatted, the Canyon Zoning Ordinance does not have specific sections which detail the use regulations separately for each district. Rather, use regulations are summarized for the entire ordinance, with charts showing specific district requirements.

Compatibility Issues

The Canyon Zoning Ordinance identifies twelve distinct zoning districts:

Residential Districts:

- "A" - Agricultural District (1 acre minimum).
- "SF-1" - One-Family Dwelling District (10,000 square feet minimum).
- "SF-2" - One-Family Dwelling District (7,000 square feet minimum).
- "SF-3" - One-Family Dwelling District (5,000 square feet minimum).
- "2-F" - Two-Family Dwelling District (6,000 square feet minimum for a 2-unit building).
- "MF" - Multiple-Family Dwelling District (1,500 square feet minimum).

Non-Residential Districts:

- "R" - Retail District.
- "CA" - Central Area District.
- "C" - Commercial District.
- "I" - Industrial District.
- "PD" - Planned Development District.
- "FP" - Floodplain District.

Some of the new land uses identified in the Canyon Comprehensive Plan are not directly applicable to the existing Zoning Ordinance. Table No. 6 compares the Comprehensive Plan land uses with the most applicable zoning districts. The following recommendations are suggested to minimize any outstanding compatibility issues:

- **Rural Density Residential** - Densities designated in this category range from extremely low densities to a maximum of 1 dwelling unit per acre. Directly applicable districts are:

- "A" (Agricultural District) - minimum lot size allowed is 1 acre (density of 1 DU/acre).
- **Low Density Residential** - Densities designated in this category range from 1 to 3 dwelling units per acre. Directly applicable districts are:
 - "A" (Agricultural District) - minimum lot size allowed is 1 acre (density of 1 DU/acre).
 - "SF-1" (One-Family Dwelling District) - minimum lot size allowed is 10,000 square feet (approximately 4.4 DU/acre).
- **Medium Density Residential** - Densities designated in this category range from 4 to 8 dwelling units per acre. Directly applicable districts are:
 - "SF-1" (One-Family Dwelling District) - minimum lot size allowed is 10,000 square feet (approximately 4.4 DU/acre).
 - "SF-2" (One-Family Dwelling District) - minimum lot size allowed is 7,000 square feet (approximately 6.2 DU/acre).
 - "SF-3" (One-Family Dwelling District) - minimum lot size allowed is 5,000 square feet (approximately 8.7 DU/acre).
- **High Density Residential** - Densities designated in this category range from 9 to 22 dwelling units per acre and may include duplex and multifamily residential units. Directly applicable districts are:
 - "2-F" (Two-Family Dwelling District) - minimum lot size allowed is 6,000 square feet for a duplex unit (approximately 14.5 DU/acre).
 - "MF" (Multiple-Family Dwelling District) - minimum apartment size allowed is 1,500 square feet (no dwelling units/acre specified in the Zoning Ordinance).
- **Commercial/Retail** - Existing districts that can accommodate this land use classification include "R" (Retail District) and "C" (Commercial District). The "R" district imposes a maximum height of 2 stories, while the "C" district allows building height "to any legal height not prohibited by other laws or ordinances". In areas where more neighborhood-scale retail is desired, it is recommended that these areas be revised to have a maximum height of 20 feet (1 story plus roof systems).

- **Highway Commercial** - The existing "C" (Commercial) district can accommodate this land use classification.
- **Downtown** - The existing "CA" (Central Area) district can accommodate this land use classification.
- **Light Industrial** - The existing "I" (Industrial) district can accommodate this land use classification. However, it is anticipated that most uses should fall into the definition of "light", rather than "heavy" industrial.
- **University** - This includes all land holdings and development associated with West Texas A & M University. These uses may occur in any zoning district.
- **Public/Institutional** - These uses include churches and houses of worship, public schools, city offices, hospitals, and other quasi-public uses. These uses may occur in any zoning district.
- **Parks** - These are areas dedicated to active recreation with park improvements (such as playgrounds, ballfields, etc.) and areas preserved for passive recreation enjoyment (such as nature parks, hike-and-bike trails, etc.). These uses may occur in any zoning district.
- **Rights-of-Way/Easements** - These uses may occur in any zoning district.
- **Floodplain/Open Space** - These are areas where the 100-year floodplain - as defined by the Federal Emergency Management Agency (FEMA) - plus additional areas reserved for open space. The City has a specific zoning district for floodplains ("FP" District), but since they occur naturally, floodplains may be found in any zoning district.

**Table No. 6 - Comparison of Comprehensive Plan Land Uses
with Existing Zoning Ordinance Districts**

Comprehensive Plan Land Use Classification	Most Closely Applicable Zoning District
Residential:	
Rural Density	"A" (Agricultural District).
Low Density	"A" (Agricultural District) and "SF-1" (One-Family Dwelling District).
Medium Density	"SF-1" (One-Family Dwelling District) "SF-2" (One-Family Dwelling District) and "SF-3" (One-Family Dwelling District).
High Density	"2-F" (Two-Family Dwelling District) and "MF" (Multiple-Family Dwelling District).
Non-Residential:	
Commercial/Retail	"R" (Retail District) and "C" (Commercial District).
Highway Commercial	"C" (Commercial District).
Downtown	"CA" (Central Area District).
Light Industrial	"I" (Industrial District).
University	Can occur in any zoning district.
Public/Institutional	Can occur in any zoning district.
Undeveloped:	
Park/Open Space	Can occur in any zoning district.
Rights-of-Way/Easements	Can occur in any zoning district.
Floodplain	"FP" (Floodplain District) and can occur in any zoning district.

It is also expected that incompatibility issues will also exist between the Comprehensive Plan and the location of current zoning district boundaries. This is a common condition when a city adopts a new comprehensive plan. It is recommended that Canyon revise its zoning ordinance district descriptions and zoning district boundaries to be compatible with the Comprehensive Plan. This effort should be undertaken as soon as possible after adoption of the Plan.

As noted previously, the Canyon Zoning Ordinance cannot be applied to areas outside the incorporated City. Except for isolated instances, Texas State law does not grant zoning to counties. The City of Canyon may only affect the quality of development in its ETJ, and then only through the use of the City's Subdivision Regulations Ordinance.

Document Reformatting

Zoning ordinances are written as legal documents and are often unnecessarily lengthy or confusing. Canyon's Zoning Ordinance would benefit from additional tables and graphics which more clearly describe the physical development requirements of each district. Additional charts like the "Schedule of Uses" (beginning on page 16 of the Zoning Ordinance) should be included, and should be in the beginning part of the Ordinance. They may also be part of a separate "checklist" summary.

The Canyon Zoning Ordinance would also benefit from including sections which describe all requirements of each zoning district. Summaries of height, setback, and density requirements (as presently included) would be beneficial in an "executive summary" of the Ordinance.

It is suggested that when the Canyon Zoning Ordinance is rewritten, that it follow a format similar to the following:

- Executive summary and checklist.
- Section 1 - Legal requirements:
 - general provisions (enactment, purpose, etc.)
 - establishment of districts
 - district boundaries and map
- Section 2 - Residential district requirements.
- Section 3 - Non-residential district requirements.

- Section 4 - Design requirements:
 - off-street parking
 - accessory buildings
 - other design requirements as needed
- Section 5 - Other requirements:
 - special use permits and non-conforming uses
 - new and unlisted uses
- Section 6 - Enforcement:
 - enforcement, changes and amendments
 - building site
 - permits and certificates
 - boards and commissions
 - unplatted property
 - definitions
 - other enforcement requirements
- Section 7 - Other zoning rules and regulations.

In the development of a new zoning ordinance, Canyon should also consider moving away from a cumulative *Euclidian* approach. Many cities have successfully implemented "performance-based" zoning ordinances which better respond to modern land development patterns and needs.

4.02 - Subdivision Regulations

A zoning ordinance regulates land use and the character of development to be compatible with a comprehensive plan. A city also requires a "design manual" to regulate the development process and how these improvements will be built.

Statutory Requirements

In Texas, the authority to regulate subdivisions is granted under Section 212 (Vernon's Texas Codes Annotated). Unlike zoning, a city's subdivision regulations ordinance can also be applied to its ETJ area.

This helps to minimize the construction of developments with substandard infrastructure adjacent to the city limits. If these areas are ever annexed, the substandard systems would require extensive upgrading. The subdivision regulations help to minimize that effort.

Subdivision regulations require developers to file a plat for approval prior to development. According to the Texas Code (Section 212.010, Vernon's Texas Codes Annotated), plats may be approved if they conform to:

- "The general plan of the municipality and its current and future streets, alleys, playgrounds, and public utility facilities.
- The general plan for the extension of the municipality and its roads, streets, and public highways within the municipality and in its extraterritorial jurisdiction, taking into account access to and extension of sewer and water mains and the instrumentalities of public utilities; and,
- Any rules adopted under Section 212.002."

Subdivision regulations have also been adopted by some Texas counties as a means of managing development in unincorporated areas. In the ETJ, application of municipal subdivision regulations usually supersedes a county's subdivision regulations.

Like the Zoning Ordinance, the Subdivision Regulations Ordinance is a legal document. However, Canyon's Subdivision Regulations Ordinance could benefit from additional graphic illustrations and charts. This Ordinance would also benefit from a similar reformatting as suggested for the Zoning Ordinance to include more graphs and tables, and a checklist or "executive summary" for ease of reference.

4.03 - Development Approval Process

There are several ways the City can streamline its development approval process.

Master Plan Amendment

Given the importance of a city's Comprehensive Plan, there is little opportunity for integrating the Plan with the other major mechanisms of plan enforcement, namely zoning and subdivision regulations. A process that has been successfully utilized by the Town of Flower Mound, Texas, a rapidly growing Texas community, is the requirement of a "master plan amendment".

For future development not in compliance with the Comprehensive Plan, a "master plan amendment" would be required by the City prior to proceeding with site planning and platting approval. A variation on this approach would be to encourage developments which are in compliance with the Comprehensive Plan by granting them an accelerated review and approval process which can save a developer months of approval consideration, as well as lower costs associated with platting, filing, and engineering.

The master plan amendment process could become part of the charge of the Canyon Planning & Zoning Commission and/or the City Commission. It is recommended that the City consider adoption of such a process which ensures maximum potential for compliance with the Comprehensive Plan.

Administrative Approval

Many Texas cities seek to accelerate the permitting process for small plats or plat revisions. In cases where a small number of lots is created (generally 5 or less), or where a minor revision or correction needs to be made to an existing plat, City staff is given the authority to approve the plat directly. There is no need to present it to the Planning & Zoning Commission or City Commission for approval.

City staff only has the authority to grant approval in this procedure. If a plat does not qualify for some reason, it is directed to the Planning & Zoning Commission for further consideration.

It is recommended that the City of Canyon study the feasibility of giving City staff the authority to grant administrative approval of plat revisions, corrections, and of minor/secondary plats.

Planning & Zoning Commission Approval

Many Texas cities grant their Planning & Zoning Commission with the authority to give final approval to plats. Annually, this can clear a hundred or more items from the City Commission's consent agenda. The most frequent method is to empower the Planning & Zoning Commission to approve final plats, with preliminary plats also being reviewed by City Commission.

It is recommended that the City of Canyon study the feasibility of giving the Planning & Zoning Commission the authority to approve certain types of plats, thus speeding up the development review process.

4.04 - New Technologies

In the last 15 years, the technologies that are available to the average resident and developer have vastly improved. Yet, many cities still rely on means for development review that are decades old. For instance, one Texas city still requires developers to make an appointment with city staff "counselors" who walk a potential developer through the development process. While this may appear user-friendly, it is also tremendously time-consuming and labor intensive.

There are technologies available today to cities such as Canyon that make the development review/approval process much easier:

- **Ordinances on Disk** - As Canyon approves new ordinances (zoning, subdivision regulations, etc.), the documents will undoubtedly be generated using some type of word-processing software. It would be less expensive to offer interested "customers" a computer disk with the same information, rather than a multi-volume set of ordinances.
- **Ordinances on CD-ROM** - A similar but slightly more expensive approach would be to take the same information as described above and have it transcribed onto a CD-ROM. The advantage of CD-ROM over computer disk is the larger storage capacity and the ability to link requirements with other documents, namely the Comprehensive Plan. CD-ROM ordinances should be sold to recoup all development and reproduction costs. The cost of this technology has greatly decreased over the past 5 years and should continue to do so.

- **Development Regulations on the Internet** - For a nominal monthly fee, the City could establish a "homepage" on the Internet that includes all of its pertinent development-related ordinances. The advantage is that these can be immediately updated electronically without the need to send out supplemental publications.
- **Direct Computer Links** - Cities in California and Florida have successfully experimented with allowing residents and developers direct computer access via modem to city databases containing pertinent development regulations. This is a one-way read-only access, so as to not compromise the integrity of the City's computer databases.
- **Electronic Kiosks** - Similar to the above, the City could provide a terminal or "kiosk" in a public location for persons without access to a computer. These "kiosks" have usually been established in city halls, city libraries, or other public buildings. Integrated with the kiosk is a printer which gives a hardcopy printout of requested information.

The above suggestions rely principally on electronic means to deliver information. However, a relatively "low-tech" alternative would be to reformat all development-related ordinances and documents into a single "Development Guide". Ideally, the Development Guide would be a three-ring notebook that could be easily updated. While there is a wide range of formatting alternatives, a Development Guide for Canyon could be formatted as follows:

- Chapter 1 - Introduction.
- Chapter 2 - Comprehensive Plan.
- Chapter 3 - Zoning Ordinance.
- Chapter 4 - Subdivision Regulations Ordinance.
- Chapter 5 - Sign Ordinance.
- Chapter 6 - Other Ordinances.

These are a few suggestions to help make the development review process more efficient and effective. The quality of the Comprehensive Plan need not result in a lengthy review process. By using high-tech and "low-tech" methods, the City can accelerate the development review process without sacrificing the integrity of the Comprehensive Plan.



SECTION 5

SUMMARY

SECTION 5 - SUMMARY

5.01 - An Ongoing Process

The Comprehensive Plan can be the most important document a community has. It integrates the various physical components of the community and the future plans for the expansion/improvement of those facilities. At the same time, it makes clear policy statements regarding the type and location of development. No other document the City has is this inclusive and comprehensive. However, because no one can accurately predict the future, the Comprehensive Plan is just a guide to the type of development the City wishes to have. Known existing physical and economic conditions are combined with future projections to arrive at the most desirable and agreeable results, such as residential/commercial mix, traffic conditions, etc. The City's Plan seeks to preserve and enhance the quality of life that today's residents enjoy.

Unlike a construction blueprint, the Comprehensive Plan is flexible in order to positively react to conditions that are, today, unknown. New economic trends, new land uses and patterns, and new forms of education will impact the way we build our communities. Thus, the Plan should welcome these new conditions as appropriate for Canyon, and assure that they fit seamlessly into the community.

While most plans indicate a timeframe for their projections (usually 20 years), it makes good sense to revise and update it before the end of that timeframe. This can be accomplished in many ways:

- Simple, incremental adjustments to the Comprehensive Plan regarding new developments and updated data should be accommodated by City staff as they occur.
- Annually, the City Commission and Planning & Zoning Commission should conduct a joint workshop where City staff provides suggestions regarding any needed adjustments to the Plan. Some communities have termed these revisions "mid-course corrections", which allow them to keep current with their changing conditions. In this manner, the City will have the tools to react more effectively to new developmental proposals.
- Depending upon the City's actual experience, there may be a need to revisit the basic tenets of the plan within 3 to 5 years of adoption. Generally, this can be done with City staff, but should also involve community workshops to encourage additional public participation.

Section 5 establishes a process for the on-going update of the Canyon Comprehensive Plan.

- Depending on changing conditions, the City may consider a "major tune-up" of the Comprehensive Plan somewhere near its tenth anniversary. This may also involve consultant assistance because of the complexity of the tasks involved, but because the City has incrementally maintained the plan, this task is much easier than developing a completely new plan.

Communities that maintain their plan in this manner have a document with a longer useful life. It is also less expensive to maintain a plan than to completely rewrite it 5 to 7 years later because it is no longer valid.

The Canyon Comprehensive Plan is an excellent example of what citizens, City officials, and staff can do together. From this point forward, the challenge is to use the plan as a living, vital document in every aspect of the City's future.



APPENDIX

SUMMARY OF INTERVIEWS

APPENDIX - SUMMARY OF INTERVIEWS

In February 1995, individual interviews were conducted with the members of the City Commission (elected) and the Planning & Zoning Commission (appointed). The following individuals were interviewed:

City Commissioners:

- Lois Rice (Mayor)
- J. Pat Stephens (Mayor Pro Tem)
- Dave Corley
- Donna Davis
- Jed Welch

Planning & Zoning Commissioners:

- Joan Van Doren (Chair)
- Duane Guy
- Andy Hicks
- Tom Kale
- Don Lee
- Weldon Trice

While all City Commissioners were interviewed, three Planning & Zoning Commissioners were unavailable. Due to the consistency of information heard during the interviews, it was presumed that similar input would be received from these Planning & Zoning Commissioners.

The interview comments have been grouped into four general areas (not prioritized):

- Quality of Life;
- Residential Development;
- Economic Development; and,
- Traffic.

The Appendix summarizes the interviews conducted with members of the Canyon City Commission and Planning & Zoning Commission.

Quality of Life

- 1) **Assets** - Canyon is an attractive bedroom community because of its location to Amarillo. Proximity to employment, shopping, and the airport all contribute to Canyon's attractiveness. Additionally, the Canyon ISD is a major attraction for new residents, even though portions of the ISD are outside of the Canyon city limits. Canyon has also maintained one of the lowest crime rates in Texas for a city of its size. While Canyon is not crime-free, it is perceived as much safer than neighboring larger communities. These factors - along with the City's size, its basic "small-town" development pattern, and its cohesiveness - all contribute to Canyon's desirable charm.
- 2) **Growth Management** - Canyon's biggest challenge will be maintaining its quality of life as it grows. While growth management is a challenge for the future, Canyon also needs an identity of its own, separate from Amarillo.
- 3) **Relationships** - Canyon's concern for the future is shared by several local important entities. The relationship between the City and West Texas A&M University has been continually improving, but more cooperation between the two is needed. However, there is no regular dialogue between the City and Randall County - this relationship needs some improvement. As the City of Amarillo continues to grow to the south, Canyon needs to protect and preserve areas before they are brought into Amarillo's extraterritorial jurisdiction or city limits.
- 4) **Culture** - Canyon residents are largely conservative - most are probably happy with the way things are today. However, the University is responsible for bringing many cultural amenities to the City, making Canyon more culturally diverse (similar to Santa Fe, New Mexico).
- 5) **Utilities** - In order for Canyon to continue to develop, it needs to invest in its infrastructure system. Probably the most often-heard comment was regarding the planned extension of water and sewer mains to IH-27. Even though Canyon is currently debt-free and has not raised cost of City services, some noted that the City's water rates are too high. Landfill space, often a constraint to growth, is not an issue in Canyon. The City's landfill has surplus capacity to accept new growth.

- 6) **Recreation** - Even though soccer and little league are growing in popularity, existing facilities are able to meet current demand. A grant request for a proposed sports park (on University property) was denied by the Texas Parks & Wildlife Department. In addition to the existing facilities, there was a desire to develop additional golf courses.
- 7) **Image** - Many of those interviewed expressed concerns with Canyon's visual image. Many noted the need to clean-up junk cars in front yards and improve the weed control around railroad tracks. Many roadways are in need of resurfacing/reconstruction. The City also needs to increase conformance with existing building and zoning codes through increased enforcement efforts.

Residential Development

- 1) **Housing Stock** - Over the last few years, Canyon has demonstrated a steady increase in residential development. As a result, there are not many vacant lots left in Canyon. The homes that are being built are for existing customers - they are not "spec" homes. As a result, one of the more affluent developments (Hunsley North, \$250,000 to \$300,000 range) is building on lots with wells, septic systems, and the sub-standard streets which are beginning to fall apart.
- 2) **Residential Growth Opportunities** - In order to keep property taxes low, Canyon needs to encourage new residential and non-residential growth. However, due mainly to natural features, there are limited opportunities for new growth (basically to the northwest and southeast). The City should develop a strategic annexation plan to provide for new growth areas in an efficient and effective manner. One suggestion was made that Canyon should meet with developers 2-3 times per year to get their input and suggestions.
- 3) **Affordable Housing** - Even though Canyon's population is generally in the middle-to-upper income brackets, it is getting more lower income residents. There are few housing choices for those that cannot afford such developments as Hunsley Hills. Canyon needs to identify where affordable housing can be best accommodated (there may be some land available to the north for affordable housing). More diverse housing choices would also accommodate retirees that have been moving to Canyon.

Economic Development

- 1) **Interstate Highway Development** - Canyon has annexed land east to IH-27. This area has one of the best potentials for new economic development (another area is along 23rd Street through downtown). The planned water and sewer main extensions will help Canyon attract highway commercial development such as a hotel/motel. A hotel/motel development was noted as key in attracting more revenue from tourists, conferences, and University-related activities. The University has also considered trading some of their land along IH-27 to attract hotel/motel development.
- 2) **Retail Development** - Canyon needs to improve and increase its retail development. More restaurants (not just fast-food franchises), local retail, and commercial businesses are desired. There are additional opportunities to increase retail activity in the Courthouse Square area (perhaps through a *Main Street* program or similar effort). While some industrial development is also needed, most new non-residential development is expected to be retail/commercial.
- 3) **Industrial Development** - Much of Canyon's local economy is still closely tied to agribusiness (financial, supplies, etc.). With its strategic location near Amarillo (Pantex, medical, etc.) and the University, Canyon would also like to attract some clean "high-tech" industries. There are also some opportunities for light industrial development on the City's west side (towards Hereford). Canyon needs some direction as to how it can work with economic development interests in attracting new development.
- 4) **Tourism** - Canyon wants to diversify its tax base in order to keep revenue from tourists within the City. With attractions such as the Panhandle-Plains Museum, the annual *Texas* musical, and Palo Duro Canyon, the Canyon area gets many visitors (especially in the spring and summer months). The City needs to capture more tourism revenue.
- 5) **Special Opportunities** - There are several unique opportunities for economic development in Canyon. The University (with an enrollment of about 7,000 students) has a \$30 million annual budget, 70% of which is payroll. The University is a tremendous asset that can be a catalyst for new development. Additionally, the planned fire school and the medical complex nearby in west Amarillo present other unique opportunities for compatible support development.

Traffic and Parking

In general, Canyon does not have many traffic problems. 23rd Street and 4th Avenue are the two main busy roads, mainly because of campus commuters. But *rush-hour* doesn't last that long. There are, however, two spot problems that were noted. The intersection of 4th Avenue at 11th Street (at the grocery store) needs a traffic light, but the Texas Department of Transportation won't put install one because the intersection does not meet the necessary traffic warrants (4th Avenue is a State-maintained road). The parking problems noted around the Courthouse Square are not as bad as they have been in the past. (A proposal by the County to acquire two properties on the south side of the Square to use for parking has been opposed by those who wish to save at least one of the buildings in question.) One of those interviewed observed that much of the parking around the Square is by County employees, not only jurors.

Conclusion

Based upon these interviews, much of the vision, goals and objectives developed in 1993 remain valid. Some need to be updated based on the new conditions in Canyon.

