

## PLANNING AND ZONING COMMISSION

### NOTICE OF MEETING

Notice is hereby given that the Planning and Zoning Commission of the City of Canyon will meet at 4:00 p.m. on 13<sup>th</sup> Day of July, 2020 in the Commission Chambers of City Hall at 301 16<sup>th</sup> Street in the City of Canyon to discuss the following agenda items. If you plan to attend this meeting in person, there is a 50% capacity limit and social distancing is practiced.

The meeting is broadcast on [YouTube](#). YouTube does provide closed captioning on the recorded video, it is not provided real-time.

1. Call to Order.
2. Approval of the Minutes of the April 13, 2020 meeting.
3. Discuss the City of Canyon Comprehensive Plan Implementation Matrix and Yearly Progress Report.
4. Adjourn.

I certify that the above Notice of Meeting was posted on the bulletin board of the Civic Complex of the City of Canyon, Texas on the 10<sup>th</sup> Day of July, 2020.

*Gretchen Mercer*

City Clerk

Planning and Zoning Commission Meeting  
Minutes – April 13, 2020

The Planning and Zoning Commission of the City of Canyon was hosted via Zoom. Chairman Bill Craddock presided over the meeting with the following Commissioners in attendance via Zoom: Jeremy Bradford, Larry Raemakers, Roger Mitchell, Mandy Williams, Charles Munger, Lori Wilhite, and Joel Enriquez. Tim Gilliland was unable to attend.

City Manager Joe Price, Assistant City Manager Jon Behrens, and Director of Planning and Development Danny Cornelius were also present via Zoom.

Item 1: Call to Order.

Chairman Craddock called the meeting to order at 4:05 pm.

Item 2: Approval of Minutes from the December 2, 2019 Meeting.

Commissioner Bradford moved, duly seconded by Commissioner Williams, to approve the minutes from the December 2, 2019 meeting. The motion passed unanimously.

Item 3: Conduct a Public Hearing and Consider and Take Appropriate Action on Zoning the Proposed Canyon East Unit No. 8.

Daryl Furman, representing, Kuhlman and Sons, LP submitted an application for a change of zoning for the proposed Canyon East Unit No. 8. The requested zoning was SF-S (Single-Family Suburban Residential District). The property is currently zoned SF-A (Single-Family Agricultural Residential District).

The property was annexed as SF-A (Single-Family Agricultural Residential District) which is intended for principally undeveloped land and agricultural uses.

Letters were sent to 17 property owners within 200' of the request. Responses were received from 4 property owners with 1 in support and 3 opposed.

Chairman Craddock opened the public hearing at 4:06 pm.

Larry Wilhite, representing the development group, summarized the plan to develop 49 single-family lots. The homes would be between 1400 and 2000 square feet.

Chairman Craddock closed the public hearing at 4:10 pm.

Commissioner Bradford expressed concerns about the increasing number of unsold lots and homes in the area. The city also received concerns from neighboring home owners about growing numbers of rental properties and questioned the sewer and water capacity for the added homes. Mr. Wilhite stated that to his knowledge, the market has been good and there has not been a high number of rental properties. Danny Cornelius stated that the City Engineer has confirmed the water and sewer capacities are adequate for the proposed development.

After discussion, Commission Munger moved, duly seconded by Commissioner Ramaekers to recommend approval of the zoning. The motion passed unanimously.

Item 4: Consider and Take Appropriate Action on Plat for Canyon East Unit No 8.

The Commission considered the plat for Canyon East Unit No. 8. The proposed plat contained a total of 49 single-family lots.

After discussion, Commissioner Enriquez moved, duly seconded by Commissioner Williams to recommend approval of the plat. The motion passed unanimously.

Item 5: Adjourn.

Chairman Craddock adjourned the meeting at 4:25 pm.

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Bill Craddock, Chairman  
Planning and Zoning Commission

ATTEST:

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Gretchen Mercer, City Clerk

## AGENDA

To: Planning and Zoning Commission  
From: Danny Cornelius, Director of Planning and Development  
Date: July 13, 2020  
Re: Consider and Take Appropriate Action on the City of Canyon Comprehensive Plan Implementation Matrix and Annual Report.

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The City of Canyon adopted a new Comprehensive Plan in 2019. Freese and Nichols, Inc. was hired as the consultant and, with Assistant City Manager Jon Behrens working as the primary staff liaison, guided a City Commission appointed advisory committee, the Planning and Zoning Commission, and the City Commission through a process of study and community engagement. The plan acts as a guide, providing recommended strategies, actions, and policies for community development.

Chapter 9 of the Comprehensive Plan provides an Implementation Matrix which contains specific recommendations to facilitate bringing the plan's vision to reality. Staff has prepared the attached matrix with notes of progress on several actions and policies. The City Commission will be provided with report upon approval by the P&Z.



## 2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

RECOMMENDATION	ACTION & COMMENTS	STATUS
<b>CHAPTER 3: FUTURE LAND USE</b>		
<b>1. UPDATE THE ZONING AND SUBDIVISION REGULATIONS TO MATCH THE RECOMMENDATIONS OF THIS COMPREHENSIVE PLAN</b>		
Review all recommended code updates with the Planning and Zoning Commission and City Commission. (P&D)	In process. Staff is working with Freese & Nichols, Inc. to draft total revisions to the Zoning and Subdivision Ordinances.	<b>In process</b>
Update the zoning and subdivision regulations (either a complete re-write or specific updates based on guidance from the City Commission). (P&Z, P&D, CC, PW)	In process with draft Zoning and Subdivision Ordinances.	<b>In process</b>
<b>2. PROMOTE THE DEVELOPMENT OF KEY GATEWAYS AND NODES FOR NON-RESIDENTIAL DEVELOPMENT.</b>		
Focus non-residential development in a nodal pattern around key, high visibility intersections: FM 3331/IH-27, 4 <sup>th</sup> /IH-27, and areas north of W Country Club Road. (P&Z, CC, P&D)	A node is a hub outside of the city center. Containing activity and infrastructure to support it, such as residential, commercial and retail buildings. Developments such as Madison Park and Spring Canyon provide for commercial and retail uses to serve the residential areas.	<b>Ongoing</b>
Update the zoning regulations to require higher standards for non-residential uses such as retail and commercial uses. (P&Z, CC, P&D, B&CD)	In process with draft Zoning Ordinance.	<b>In process</b>
<b>3. CREATE FAMILY-ORIENTED VENUES AND GATHERING PLACES.</b>		
Consider options for multi-purpose uses in future public facilities that would allow for		<b>Not started</b>



## 2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

RECOMMENDATION	ACTION & COMMENTS	STATUS
youth activities or space for event rentals. (Parks, PW, P&D)		
Work with the EDC to provide incentives to businesses that cater to youth and entertainment options. (B&CD, P&D)		<b>Not started</b>
Continue to monitor areas that are appropriate for a convention center and work with other entities for joint funding partnerships (West Texas A&M University, Canyon ISD, and/or Canyon EDC). (B&CD, P&D)	Discussions have occurred in the past. No recent movement associated with this item.	<b>Initiated</b>
<b>4. CONTINUE TO WORK WITH THE EDC TO PROMOTE NEW BUSINESS.</b>		
Educate the EDC staff about the new Future Land Use Map and associated policies. (P&D)	Initial presentation 7/19. Should occur on an annual basis.	<b>Ongoing</b>
Designate a City representative to attend all EDC meetings. (CM)		
Assist in speeding up the development review process and/or waiving development fees for the new businesses that align with the goals and actions of this Plan. (P&D)	In process with draft Subdivision Ordinance and Development Guide. Staff has implemented several initiatives including written procedures/workflow and regularly scheduled weekly meeting where multiple department representatives are available for contractors, developers, architects, etc. to discuss projects.	<b>Ongoing</b>



## 2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

RECOMMENDATION	ACTION & COMMENTS	STATUS
<b>5. FOCUS KEY NON-RESIDENTIAL REDEVELOPMENT EFFORTS AROUND THE PROMINENT THOROUGHFARES AND INTERSECTIONS, INCLUDING THE INTERSECTION OF 4<sup>TH</sup> AVENUE AND 23<sup>RD</sup> STREET.</b>		
Create a redevelopment plan/policy for key thoroughfares/intersections. (PW, P&D, CC)		Not started
Work with EDC to bring target business to these areas. (B&CD, CEDC, CM)		Ongoing
Consider purchasing properties in these areas, as they become available. (P&D, B&CD)		Ongoing
Adopt specific design standards for these areas to set them apart. (P&Z, P&D, CC)	The draft Zoning Ordinance will provide for a Main Street Overlay District containing all Main Street designated areas including, but not limited to, 4 <sup>th</sup> Ave & 23 <sup>rd</sup> Street.	In process
<b>6. CREATE ORDINANCES TO PROTECT FLOODPLAINS.</b>		
Coordinate with the Planning and Development staff to review existing floodplain ordinances. (P&D)	The current ordinance is following all NFIP requirements including an additional 1' freeboard requirement for all new construction and substantially improved structures.	Ongoing
Identify potential updates and review with the Planning and Zoning Commission and the City Commission. (P&D)	Discuss any potential updates with the P&Z.	Ongoing



## 2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

RECOMMENDATION	ACTION & COMMENTS	STATUS
<b>7. CONTINUE TO DEVELOP PUBLIC USES NORTH OF THE SQUARE.</b>		
Consider this area for all future public facilities. (P&D, CM, CC, CM, ACM)	Discussing potential civic complex expansion.	Ongoing
Brand the area as a municipal complex, with consistent signage and way-finding. (P&D, CM, ACM)		Not started
Develop the property north of City Hall for future expansion of the Civic Complex. (CM,CC, PW)	Preliminary discussions have occurred.	Initiated
<b>8. PROMOTE RURAL LAND USES THAT WILL HAVE LIMITED OR NO CITY SERVICES.</b>		
Through the subdivision ordinance, allow for rural residential lots with septic sewer and well water. (P&D)	Draft Subdivision Ordinance is in process.	In process
<b>9. BEGIN TO MAKE INFRASTRUCTURE UPGRADES IN THE DOWNTOWN AREA.</b>		
Before making upgrades, define the exact boundaries of the downtown area. (P&D, PW, CC, City E)	Development stages for Downtown Master Plan Project.	In process
Budget for sidewalk repairs every year to bring sidewalks up to ADA standards. (CM, CC, PW)	Downtown Master Plan Project and CIP will include sidewalk projects.	Not started
Study the downtown drainage issues and budget for improvements. (CM, CC, PW)	Applying for the TxCDBG Main Street Revitalization Program Fall 2020.	In process





## 2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

RECOMMENDATION	ACTION & COMMENTS	STATUS
Continue to implement the actions from the Downtown Streetscape Master Plan. (CM, CC, PW)	Currently in development stages for Downtown Master Plan Project.	<b>In process</b>
<b>10. PROMOTE LOW DENSITY RESIDENTIAL DEVELOPMENT IN THE ETJ.</b>		
Adopt an ordinance requiring annexation into the City for water and wastewater service. (CM, CC)	Discussion has occurred.	<b>Initiated</b>
Through the subdivision regulations, require the same level of standards in the ETJ that are required in the City. (P&Z, CC, P&D)	Ordinance No. 1100	<b>Complete – Ordinance No. 1100 – Adopted November 5, 2018.</b>
Study the feasibility of annexing some of the recommended growth areas in the next five years. (P&D)	HB 347 largely prohibits annexation unless by owner consent. When in the City’s best interest, growth areas will be encouraged to annex in accordance with state law and local ordinances.	<b>Ongoing with legislative restrictions</b>
<b>11. EXPAND LIGHT INDUSTRIAL USES ALONG HIGHWAY 60.</b>		
Rezone vacant land in this area to light industrial. (P&Z, P&D)	The CEDC has purchased some property in this area. As development occurs, the land will be appropriately zoned.	<b>Ongoing</b>
Work with EDC to promote these areas to future industries. (B&CD, CM)	No formal discussions specifically related to this area.	<b>Not started</b>
Consider incentives, like reduced or waived development fees. (B&CD, P&D, CM)	No discussions related to this concept.	<b>Not started</b>



## 2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

RECOMMENDATION	ACTION & COMMENTS	STATUS
<b>CHAPTER 4: TRANSPORTATION</b>		
<b>1. UPDATE AND STREAMLINE THOROUGHFARE DOCUMENTS.</b>		
Verify the City has active functional classifications and roadways standards. If so, update the elements to reflect the currently understood regulations and coordinate updates between all City documents, including, but not limited to the Code of Ordinances, subdivision regulations, and Comprehensive Plan to ensure consistency. The City should formulate and adopt these standards if they are not currently active. (P&D, PW)	Currently discussing further development of Thoroughfare Plan which will be part of the Multimodal Plan that the Amarillo Area MPO is about to initiate.	<b>In process</b>
Develop cross sections to accompany the City's roadway design standards. (PW)	Updated Subdivision Ordinance and specifications will include this information.	<b>In process</b>
Create a map of City roads and their corresponding roadway classification. (PW)	Updated Subdivision Ordinance will clarify the roadway classifications.	<b>In process</b>
Conduct an annual review of the Thoroughfare Plan Map to ensure that it reflects future land use policies and planned roadway and transportation policies. (PW)	Plan to be updated and then regular review will occur.	<b>Not started</b>
<b>2. CONTINUE TO ADDRESS TRAFFIC AND TRANSPORTATION ISSUES WITHIN THE COMMUNITY.</b>		
<b>BRICK STREETS:</b> Through a survey or other means of public outreach, identify whether the community would like to expand or consolidate the City's brick streets. Identify and prioritize the roadways that should be modified. Any	Downtown Master Plan will assist in defining downtown district and provide guidance related to the future of various blocks of streets.	<b>In process</b>



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bricks that are removed should be recycled for infill. It is recommended that the City consider the brick streets on 4 <sup>th</sup> and 5 <sup>th</sup> Avenues and 15 <sup>th</sup> and 16 <sup>th</sup> Streets first. (P&D, PW)		
23 <sup>RD</sup> STREET AND 4 <sup>TH</sup> AVENUE: Initiate a traffic operational study to identify specific issues and evaluate strategies to address congestion. One consideration could be to improve and widen parallel routes. (PW)	To be addressed in updated Thoroughfare Plan.	<b>Not Started</b>
PARKING: Consider parking demand impacts in coordination with ongoing and future traffic and traffic studies. Create a long-term strategy to meet parking demands by identifying options including on and off-street parking and shared parking. (P&D, PW, B&CD)	Downtown Master Plan will include a Traffic Study and should provide guidance for the future in this area.	<b>In process</b>
BIKE LANES: Conduct a bike study to better understand bike usage and demand, as well as identify the best options for routes. (P&D, PW)	Studies yet to be completed. Bike lanes have been designated along Russell Long Blvd. Preliminary discussions have occurred related to possible bike routes. Thoroughfare plan should be multimodal.	<b>Initiated</b>
US 87 AT IH 27: Add acceleration and deceleration lanes along IH 27 SB frontage road and add a frontage road/off-ramp on I-27 north of FM 3331 and a connection to W. Country Club Road. (PW)	TxDOT owned roadways. The City now has a voting representative to the area MPO. This gives the City a voice in future TxDOT projects.	<b>Ongoing</b>
FM 2590: Conduct a corridor study to develop and evaluate strategies to alleviate traffic safety and operational issues; two strategies to be included could be adding acceleration	TxDOT owned roadway. The City now has a voting representative to the area MPO. This gives the City a voice in future TxDOT	<b>Ongoing</b>



## 2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

RECOMMENDATION	ACTION & COMMENTS	STATUS
and deceleration lanes at appropriate locations. (PW)	projects. Amarillo Area MPO currently evaluating projects for this corridor.	
<b>3. INCORPORATE COMPLETE STREET TREATMENTS IN FUTURE PROJECTS.</b>		
Reference the Complete Street Treatments and identify the suitable treatments for each roadway project. (P&D, PW)	In development.	<b>In process</b>
Prioritize roadways and areas to receive complete street improvements. Hire a grant coordinator or consultant to identify transportation funding sources, create a funding strategy, and timeline for improvements. (CM, P&Z, P&D, PW)	No action taken at this time.	<b>Not Started</b>
Coordinate with TxDOT regarding improvements to State-owned roadways as well as planned and future projects. (PW, CM)	The Spur 48 (Russell Long Blvd) project was recently completed (3/20) in coordination with TxDOT and WTAMU.	<b>Ongoing</b>
Create an internal process to ensure that opportunities for roadway improvements are considered in conjunction with planned roadway repairs, expansions, or extensions. (PW, CM)	Discussed. Process to be defined.	<b>Initiated</b>
<b>4. COORDINATE THOROUGHFARE PLANNING WITH REGIONAL AND STATE AGENCIES.</b>		
Coordinate with TxDOT regarding any improvements or extension of local roads that could impact State-owned roads. One example is the possible extension of Valleyview (local roadway) to FM 3331 (TxDOT roadway). (P&D, PW, CM)	Staff will remain in contact with TxDOT and coordinate efforts when opportunities exist.	<b>Ongoing</b>



## 2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

RECOMMENDATION	ACTION & COMMENTS	STATUS
Coordinate with TxDOT and the MPO to identify cost-sharing or grant opportunities for transportation-related projects and to ensure that planning efforts within the City are accurately reflected in regional planning initiatives. (P&D, PW)	The City now has a voting representative to the area MPO. This gives the City a voice in future TxDOT projects.	<b>Ongoing</b>
<b>CHAPTER 5: UTILITIES &amp; INFRASTRUCTURE</b>		
<b>1. UPDATE UTILITY PLANS REGULARLY, IN COORDINATION WITH THE FUTURE LAND USE PLAN.</b>		
Review all utility plans each time the Future Land Use Plan is updated, and make updates as needed (and vice versa). (P&D, PW)	Utilities will be reviewed as the plan is updated. Water and Sewer studies reviewed and considered early in all development discussions.	<b>Ongoing</b>
<b>2. FORMALIZE A CAPITAL IMPROVEMENTS PROGRAM (CIP).</b>		
Educate the P&Z and City Commission on the process of capital improvement programming and solicit their feedback. (CM)	Preparation for CIP is underway (6/20). City Commission and staff have discussed the plan and staff is working with CE related to cost and format.	<b>Ongoing/Completed</b>
To move forward with implementing a CIP, obtain permission from the City Commission. (CM)	Workshop held and staff developing concept.	<b>In process</b>
Work with a consultant to develop a long and short-range CIP specifically tailored to Canyon. (CM)	Preparation for CIP is underway (6/20). City Commission and staff have discussed the plan and staff is working with CE related to cost and format.	<b>In process</b>
Include the top priority infrastructure projects identified on page 121. (CM)	CIP will assist with this prioritization.	<b>In process</b>



## 2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

RECOMMENDATION	ACTION & COMMENTS	STATUS
<b>3. CONSIDER THE FEASIBILITY OF AN IMPACT FEE PROGRAM TO FUND FUTURE INFRASTRUCTURE.</b>		
Review State law regarding impact fees and/or have an internal staff educational seminar. (P&D, PW, CM)	Staff has entered into an agreement with Verdunity, Inc. to study the fiscal impact of developments (6/20). Verdunity will also be providing a fiscally-informed planning workshop.	<b>In process</b>
Educate the P&Z and City Commission on the process of impact fees and solicit their feedback. (P&D, PW, CM)	Initial step are Verdunity studies and workshop (6/20).	<b>In process</b>
<b>4. DEVELOP AN ASSET MANAGEMENT PROGRAM.</b>		
Conduct a street condition inventory. (PW)	Discussion has occurred. Future budget item.	<b>Initiated</b>
Conduct a water/wastewater condition inventory. (PW)	No action at this time.	<b>Not Started</b>
Rank necessary projects for updating aging facilities based on current effectiveness and maintenance needs. (CM, PW)	CIP will assist in prioritization of projects.	<b>Initiated</b>
<b>CHAPTER 6: PUBLIC FACILITIES</b>		
<b>1. MONITOR GROWTH AND PLAN FOR PUBLIC FACILITIES, AS NEEDED, TO MEET POPULATION DEMAND.</b>		
Monitor population projections and track estimated population based on yearly building permits. (P&D)	The Planning and Development Department will continue to track	<b>Ongoing</b>
Adopt standards for each public facility type that operates on a service area. (PW, P&D)	No action.	<b>Not started</b>



## 2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

RECOMMENDATION	ACTION & COMMENTS	STATUS
Budget for new or updated public facilities in the Capital Improvement Program years in advance of the population growth. (CM, CC, PW)	CIP is in process. Discussions occurring related to future facilities.	<b>Ongoing</b>
<b>2. IMPLEMENT PLANS FOR THE NEW POLICE DEPARTMENT.</b>		
Continue working with the Police Department and the architectural consultant to finalize the plans. (CM, CC, PW, ACM)	Discussions to occur Fall 20 and will ongoing with Police staff. Architect will not be involved until CM/Commission advises staff to do so.	<b>Initiated</b>
Present plans to the City Commission to obtain approval for funding, construction, etc. (CM, CC, PW)	Will occur at the appropriate time.	<b>Not Started</b>
Begin to develop a plan to utilize the current Police Department space to house other City departments after the new facility is constructed. (CM, PW, ACM)	Preliminary plans and drawings exist related to renovations to City Hall which may occur if a Police Department is built.	<b>Initiated</b>
<b>3. MAINTAIN HIGH QUALITY STANDARDS FOR ALL PUBLIC FACILITIES.</b>		
For all new public facilities, follow the updated non-residential design guidelines, as appropriate. (P&D)	Staff will continue to follow the latest design guidelines.	<b>Ongoing</b>
Identify upgrades to existing public facilities and budget for the improvements over the next five years. (CM, CC, PW)	Creation of CIP is in process. Projects to be determined.	<b>Initiated</b>



## 2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

RECOMMENDATION	ACTION & COMMENTS	STATUS
<b>4. COORDINATE WITH RANDALL COUNTY ABOUT THE FUTURE OF THE COURTHOUSE.</b>		
Identify a City staff member, along with other community advocates, to regularly meet with a point of contact at the County to discuss partnerships and future options for the Courthouse; Present ideas to the County Commissioner's Court as needed. (CC)	No action.	<b>Not Started</b>
Allocate funds, as appropriate, to assist with any future efforts or partnerships related to the County Courthouse. (CM, CC)	No action.	<b>Not Started</b>
Establish a taskforce committee from key governmental entities to address key issues such as the Courthouse. (CM)	No action.	<b>Not Started</b>
<b>CHAPTER 7: HOUSING AND NEIGHBORHOODS</b>		
<b>1. PROTECT EXISTING NEIGHBORHOODS</b>		
Develop infill standards that protect the look and feel of existing neighborhoods. (P&D, P&Z, CC)	Draft Zoning Ordinance in process.	<b>In process and ongoing</b>
Update zoning ordinance to ensure that adjacency standards are included for protecting residential areas that are near commercial or retail areas. (P&D, P&Z, CC)	Draft Zoning Ordinance is in process. Adjacency standards are included.	<b>In process</b>
Encourage housing maintenance strategies and neighborhood associations within existing neighborhoods to increase community involvement and buy-in. (P&D, B&CD)	No action.	<b>Not Started</b>





## 2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

RECOMMENDATION	ACTION & COMMENTS	STATUS
<b>2. IMPLEMENT PROACTIVE CODE ENFORCEMENT.</b>		
Develop a neighborhood engagement plan the Planning and Development department can use as a proactive tool. (P&D)	In process – Water bill inserts, articles, social media.	<b>Ongoing</b>
Research the latest softwares for code enforcement departments. (P&D)	Currently researching products and funding tools.	<b>In process</b>
<b>3. IMPLEMENT HOME MAINTAINANCE STRATEGIES.</b>		
With City Staff and City Commission direction, pick a few programs and implement them annually or on an on-going basis. (P&D, CC, P&Z)	No action.	<b>Not Started</b>
Establish a quantitative annual goal (i.e. rehabilitate three houses/year). (CM, CC)	No action.	<b>Not Started</b>
Hire a grant coordinator to identify and pursue funding opportunities for housing and neighborhood preservation. (CM, P&D)	No action.	<b>Not Started</b>
<b>4. ADOPT UPDATED GUIDELINES FOR NEW SINGLE-FAMILY HOMES.</b>		
Review the residential portion of the zoning ordinance and identify any deficiencies; Update to ensure that housing recommendations in this Plan can be enforced. (P&D, CC, P&Z)	In process with Draft Zoning Ordinance.	<b>In process</b>
<b>5. ALLOW FOR SUBDIVISIONS WITH A MIXTURE OF DIFFERENT LOT SIZES, HOUSING TYPES, AND AMENITIES.</b>		
Create a residential zoning category that will allow for development with a variety of lot	In process with Draft Zoning Ordinance	<b>In process</b>



## 2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

RECOMMENDATION	ACTION & COMMENTS	STATUS
sizes and housing types (i.e. Single-family with townhomes). (P&D, CC, P&Z)		
<b>6. PROMOTE TARGET AREAS FOR RESIDENTIAL DENSITY.</b>		
Promote higher residential densities along Valley View Rd and Highway 60. (P&D, B&CD)	No action.	<b>Not Started</b>
<b>7. DEVELOP PROTYPE HOUSING IDEAS.</b>		
Create a development guidebook with pictures of desired housing products for Canyon; Include desired building materials and other aesthetic elements. (P&D)	No action.	<b>Not Started</b>
<b>CHAPTER 8: COMMUNITY LIVABILITY</b>		
<b>1. UPDATE THE ZONING AND SUBDIVISION REGULATIONS.</b>		
Include land use compatibility mechanisms between nonresidential and residential uses. (P&D, CC, P&Z)	In process with the Draft Zoning Ordinance	<b>In process</b>
FACADES: Add requirements for sign materials (100% masonry/stone or compatible with the materials of the primary building). (P&D, CC, P&Z)	Need to amend the Draft Zoning Ordinance.	<b>In process</b>
SCREENING: Require all waste receptacles and outside storage areas within view from the Right-of-Way be screened from public view with a masonry wall on three sides, a metal door, and landscaping features. Receptacles should not be located in the required parking areas. (P&D, CC, P&Z)	In process with the Draft Zoning Ordinance.	<b>In process</b>



## 2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

RECOMMENDATION	ACTION & COMMENTS	STATUS
LANDSCAPING: Adopt more comprehensive landscaping regulations to conserve water and improve the aesthetic quality of nonresidential development. Develop an approved plant list with native and drought-tolerant plants. (P&D, CC, P&Z)	In process with the Draft Zoning Ordinance.	<b>In process</b>
TREES: Amend the tree ordinance to identify the appropriate party responsible for removal of dead trees from private property, but work with the community to develop cost-sharing and maintenance and assistance programs. (P&D, CC, P&Z)	No action.	<b>Not Started</b>
<b>2. ADOPT A PARKLAND DEDICATION ORDINANCE.</b>		
Review existing PDOs in Texas and consult studies from institutions such as Texas A&M RPTS Extension Service and identify the best practices that are appropriate for Canyon; Continue to draft the PDO and update the Parks Advisory Committee, P&Z, and City Commission on a regular basis, including a review of any eventual draft ordinance to solicit their feedback. (Parks, ACM, CM)	Reviewed completed and draft ordinance provided to City Manager in 2018.	<b>In process</b>
Formally adopt a parkland dedication ordinance as a part of the subdivision regulations. (P&D, CC, P&Z)	Discussion and draft provided to City Manager in 2018.	<b>In process</b>
Train the appropriate staff on the implementation of the program and assessing the fees. (P&D)	No action.	<b>Not Started</b>



## 2018 COMPREHENSIVE PLAN IMPLEMENTATION MATRIX

RECOMMENDATION	ACTION & COMMENTS	STATUS
<b>3. ESTABLISH A DEAD TREE REMOVAL PROGRAM.</b>		
Obtain permission from the City Commission to develop the program and consider establishing a task force of partners and stakeholders. (P&D, PW)	No action.	<b>Not Started</b>
<b>4. IMPLEMENT COMMUNITY CHARACTER AND BRANDING ENHANCEMENTS.</b>		
Develop a plan which prioritizes and designs the major gateways and finance projects as funds become available. (P&D, PW)	CIP will include possible related projects.	<b>Initiated</b>
Identify opportunities to highlight Canyon's heritage through continued historic preservation and incorporation of the historic inventory into branding and gateway strategies. (P&D)	CIP will include possible related projects.	<b>Not Started</b>
Consider priority gateway and branding initiatives as part of complete street improvements. (PW)	CIP will include possible related projects.	<b>Initiated</b>
Ensure that opportunities for roadway improvements are considered in conjunction with planned roadway repairs, expansions, or extensions. (PW)	Staff will continue to discuss.	<b>Ongoing</b>

**Completed**

**Ongoing**

**In process**

**Initiated**

**Not started**

The recommendation has been accomplished

The recommendation is in place, but is not a one-time activity

The recommendation is underway with an expected completion

Some work has been done on the recommendation, but there is not an active effort underway

No efforts have been made