

Minutes
Town of Copper Canyon
Board of Adjustment Meeting
Tuesday, February 28, 2023
7:00 p.m.

I. Call to Order

Chair Svatik called the Board of Adjustment meeting to order at 7:06 p.m. on the 28th day of February 28, 2023, in the Council Chambers at Copper Canyon Town Hall, 400 Woodland Drive, Copper Canyon, Texas.

BOA Members Present and Presiding:

Dave Svatik	Chairman
Aaron Maestes	Vice Chairman
Nate Langston	Board Member
Catherine Vexler	Board Member

Staff Present:

Sheila Morales

II. Public Input

Citizens can make comments to the Board of Adjustment during this section of the meeting agenda. We ask citizens who wish to speak on agenda items to sign in on the sheet provided on the table at the back of the Council Chambers. There is a 3-minute time limit for each speaker. Pursuant to State Open Meetings law, the Board of Adjustment cannot discuss or take action on items not posted on the agenda.

No one spoke.

III. Public Hearing

The Town of Copper Canyon's Board of Adjustment will conduct a Public Hearing for the purpose of hearing any and all comments regarding:

1. The request from Alice Barber for a variance from the Town of Copper Canyon Code of Ordinances, Chapter 14 - Zoning, Article 2, Section 2-102 (4) Minimum Side Yard Setback of 50' to allow a minimum side yard setback ranging from 44' to 37' (due to

angled lot); for 120 Quiet Hill, Copper Canyon, Texas. The property is legally described as Quiet Hill Estates Blk A Lot 3.

The meeting was temporarily paused at 7:07 p.m. while **Town Secretary Morales** attempted to contact board members who were not at the meeting. Meeting resumed at 7:11 p.m.

Chairman Svatik opened the public hearing at 7:11 p.m.

Chairman Svatik confirmed that **Fred Barber** is husband to **Alicie Barber** and that he lives at 120 Copper Hill Circle and is speaking for **Alice Barber**.

Fred Barber (120 Copper Hill Circle) explained the reasons for making a variance request.

Chairman Svatik closed the public hearing at 7:17 p.m.

IV. Action and Discussion Items

1. Discuss, consider, and take action regarding approving the minutes of November 21, 2022, Board of Adjustment meeting.

Vice Chairman Maestes made a motion to approve the minutes of November 21, 2022, Board of Adjustment meeting.

Board Member Langston seconded the motion.

Ayes: **Chair Svatik, Vice Chair Maestes and Board Members Langston and Vexler**

Nays: None

Chair Svatik stated that the motion passed unanimously.

2. Discuss, consider, and take action regarding the request from Alice Barber for a variance from the Town of Copper Canyon Code of Ordinances, Chapter 14 - Zoning, Article 2, Section 2-102 (4) Minimum Side Yard Setback of 50' to allow a minimum side yard setback ranging from 44' to 37' (due to angled lot); for 120 Quiet Hill, Copper Canyon, Texas. The property is legally described as Quiet Hill Estates Blk A Lot 3.

Board Members considered the variance request which included discussions relating to the following.

- Property hardship

- Details of proposed add on
- Use of proposed add on
- Drainage impact of proposed add on
- Alternate options to the proposed add on (detached accessory building)
- HOA and neighbor approvals

Board Member Langston made a motion to approve the requested variance thereby allowing a minimum side yard setback ranging from 44' to 37' (due to angled lot) for 120 Quiet Hill, Copper Canyon, Texas.

Board Member Vexler seconded the motion.

Ayes: **Chairman Svatik, Vice Chairman Maestas and Board Members Langston and Vexler**

Nays: None

Chairman Svatik stated that the motion passed unanimously.

Variance request to allow a minimum side yard setback ranging from 44' to 37' (due to angled lot) for 120 Quiet Hill Circle, Copper Canyon, Texas.

V. Adjourn

Vice Chair Maestas made a motion to adjourn.

Board Member Vexler seconded the motion.

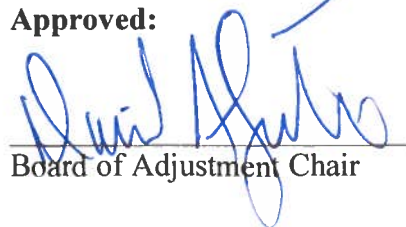
Ayes: **Chairman Svatik, Vice Chairman Maestas and Board Members Langston and Vexler**

Nays: None

Meeting adjourned at 7:52 p.m.

Approved by the Board of Adjustment on the 15th day of May, 2023.

Approved:


Board of Adjustment Chair

Attest:


Sheila B. Morales, TMRS, Town Secretary

Seal: