

**MINUTES
TOWN OF COPPER CANYON
PLANNING & ZONING COMMISSION (P&Z)
MONDAY, AUGUST 28, 2023
6:00 p.m.**

The Town of Copper Canyon Planning and Zoning Commission met in regular session on Monday, August 28, 2023, at 6:00 p.m. in the Council Chambers at Copper Canyon Town Hall, 400 Woodland Drive, Copper Canyon, Texas, whereupon the following items were considered.

I. CALL TO ORDER

Chairman Pape called the meeting of the Copper Canyon Planning and Zoning Commission to order at 6:00 p.m. on the 28th day of August 2023.

Commissioners Present

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| Mark Pape | Chairman |
| Mitch Dornich | Vice-Chairman |
| Jeff Dahl | Commissioner |
| Kimberlee Delany | Commissioner (alternate) |
| Brian Martin | Commissioner |

Commissioners Present (sitting in the audience)

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| Ted Stranczek | Commissioner (alternate) |
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Staff Present

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| Troy Meyer | Town Administrator |
| Sheila Morales | Town Secretary |
| Chris Hartke | Town Engineer |

Guest

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| Celimar Bracho | Pegaso Developments' Engineer |
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II. PUBLIC INPUT

Citizens can make comments to the Planning and Zoning Commission. 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 Planning and Zoning Commission cannot discuss or take action on items not posted on the agenda.

No one spoke.

III. PUBLIC HEARING

The Planning and Zoning Commission of Copper Canyon will conduct a Public Hearing for the purpose of hearing any and all comments regarding the Concept Plan for Pilot Knoll Estates, being a 20.018-acre tract of land situated in the C. Cooksey Survey, Abstract Number 270, Denton County, Texas, being a portion of that tract of land described to Pilot Knoll Farms LTD. (The address of the property is 1700 Bishop Lane, Copper Canyon, Texas.)

Chairman Pape opened the public hearing at 6:02 pm

The following person spoke:

Daniel Lozano (Pegasso Developments) detailed the proposed Concept Plan for Pilot Knoll

Chairman Pape closed the public hearing at 6:13.

IV. CONSENT ITEM

1. Approve July 24, 2023, Minutes of Planning and Zoning Commission Meeting.

Vice Chairman Dornich made a motion to approve Consent Item #1.

Commissioner Martin seconded the motion.

Ayes: **Chairman Pape, Vice-Chairman Dornich, and Commissioners Dahl, Delany, and Martin**

Nays: None

Chairman Pape announced that the motion passed unanimously.

V. ACTION & DISCUSSION ITEM

1. Discuss, consider, and make recommendation to the Copper Canyon Town Council regarding the Concept Plan for Pilot Knoll Estates, being a 20.018-acre tract of land situated in the C. Cooksey Survey, Abstract Number 270, Denton County, Texas, being a portion of that tract of land described to Pilot Knoll Farms LTD. (The address of the property is 1700 Bishop Lane, Copper Canyon, Texas.)

Planning and Zoning Commissioners asked questions and discussed the proposed Pilot Knoll Estates Concept Plan.

Commissioner Dahl made a motion to recommend approval to the Copper Canyon Town Council of the Concept Plan for Pilot Knoll Estates, being a 20.018-acre tract of land situated in the C. Cooksey Survey, Abstract Number 270, Denton County, Texas, being a portion of that tract of land described to Pilot Knoll Farms LTD.

Vice Chairman Dornich seconded the motion.

Ayes: **Chairman Pape, Vice-Chairman Dornich, and Commissioners Dahl, Delany, and Martin**

Nays: None

Chairman Pape announced that the motion passed unanimously.

VI. ADJOURN

Commissioner Martin made a motion to adjourn the meeting.

Vice Chairman Dornich seconded the motion.

Meeting adjourned at 6:33 p.m.

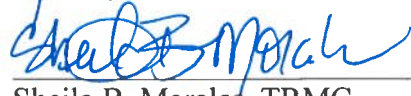
APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 25th DAY
OF September 2023.

APPROVED:



Mark Pape
Chairman, Planning & Zoning Commission

ATTEST:



Sheila B. Morales, TRMC
Town Secretary