

**MINUTES
TOWN OF COPPER CANYON
BOARD OF ADJUSTMENT MEETING
Tuesday, February 19, 2019
7:00 p.m.**

The Copper Canyon Board of Adjustment met in open session on Tuesday, February 19, 2019 at 7:00 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 Woolston called the Board of Adjustment meeting to order at 7:00 p.m. on the 19th day of February 2019, in the Council Chambers at Copper Canyon Town Hall, 400 Woodland Drive, Copper Canyon, Texas.

BOA Members Present and Presiding:

Mark Woolston	Chairman
Jody Hargus	Board Member
Butch Mallam	Board Member
Mike Sommers	Board Member
Dean Williams	Board Member

Staff Present:

Sheila Morales	Town Secretary
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II. NEW BUSINESS

- A. Approve minutes of August 20, 2018 Board of Adjustment meeting.

Board Member Williams moved to approve the minutes of the Board of Adjustment meeting held on August 20, 2018 as presented.

Board Member Mallam seconded the motion.

Ayes:	Chairman Woolston, Board Members Hargus, Mallam, Sommers, and Williams
Nays:	None

Chairman Woolston announced that the motion carried unanimously.

B. Consider the request from Troy Pentecost with regard to the property at 1061 Post Oak (Canlyn Hills Lot 15R) for a variance from the Town of Copper Canyon Zoning Ordinance - Supplementary Provisions, Article 4. The request is for a variance from Section 4-104 (D)(2). The ordinance states that no accessory building shall be located in the front yard of any lot, or the side yard of any lot abutting a street. The land owner is requesting to place the accessory building in the front yard.

Chairman Woolston opened the floor at 7:02 p.m.

Troy Pentecost stated the following:

- He and his wife found a lot in Copper Canyon and they want to build a single-story house and a barn.
- They're in the process of having the plans done for the house.
- Their property is narrow, and Poindexter Creek runs behind it so approximately two-thirds of the lot is useless for building.
- The lot also has a drainage easement running along one side, so the plan is to place the barn on the right side away from the drainage easement.
- The variance request primarily is due to topography of property and the 100-year flood plain.
- Many of the surrounding lots also have accessory buildings in front of their houses.
- The proposed barn will house classic cars and some small livestock; it will compliment the look of the main house

Chairman Woolston closed the floor at 7:10 p.m.

Chairman Woolston stated that he drove by the property and both neighbors had a detached accessory building in front of their houses. **Board Member Sommers** suggested that they were there before the ordinance was enacted or before the Town incorporated.

Chairman Williams suggested switching the location of the home with the accessory building. **Troy Pentecost** stated they tried to pull the house as close to the build lines, yet the house is wider than the accessory building, so switching the house with the accessory building will not work.

Board Member Williams asked if anyone had communicated with the Town regarding the variance request. Neighbors **Blake and Kristen Pyle** have no issue with the variance as long as the building is built on the proposed location. (**Kristen**

Pyle attended the meeting.)

Board Member Sommers stated that the proposed building is secluded enough so that no one will really see it, neighbors aren't objecting, and the lot is an odd size with a flood plain in the back.

Board Member Mallam moved to approve the variance as presented.

Board Member Sommers seconded the motion.

Ayes: **Chairman Woolston, Board Members Hargus, Mallam, Sommers, and Williams**
Nays: None

Chairman Woolston announced that the motion carried unanimously.

Variance request to build an accessory building in the front yard for 1061 Post Oak (Canlyn Hills Lot 15R), Copper Canyon, Texas was granted.

III. ADJOURN

Board Member Williams moved to adjourn.

Board Member Mallam seconded the motion.

Ayes: **Chairman Woolston, Board Members Hargus, Mallam, Sommers, and Williams**
Nays: None

Meeting adjourned at 7:22 p.m.

APPROVED BY THE BOARD OF ADJUSTMENT ON THE _____ DAY OF _____, 20____.

Approved:

Mark Woolston

Board of Adjustment Chairman
Mark Woolston

Attest:

Sheila B. Morales

Sheila B. Morales, TMRS, Town Secretary

3/18/2019

SEAL:

