**MINUTES**

**TOWN OF COPPER CANYON**

**REGULAR TOWN COUNCIL MEETING**

**MONDAY, NOVEMBER 25, 2019**

The Town Council of the Town of Copper Canyon met in regular session on Monday, November 25, 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 will be considered:

1. **TOWN COUNCIL - CALL TO ORDER**

**Mayor Ron Robertson** called the regular meeting of the Copper Canyon Town Council to order at 7:00 p.m. the 25th day of November 2019 in Council Chambers of the Town of Copper Canyon, 400 Woodland Drive, Copper Canyon, Texas, 75077.

**Council Present**

**Bill Castleman**  Mayor Pro Tem

**Valerie Cannaday** Deputy Mayor Pro Tem

**Robin Douglas-Davis** Council Member

**Steve Hill** Council Member

**Ted Stranczek** Council Member

**Staff Present**

**Gary Vickery** Town Engineer

**Donna Welsh** Town Administrator

**Sheila Morales** Town Secretary

A quorum of the Town Council was established.

**Mayor Robertson** and **Council Members** led meeting attendees in the Pledge of Allegiance to the U.S. and Texas Flags.

1. **TOWN COUNCIL - PUBLIC INPUT**

Citizens can make comments to the Town Council 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 Town Council cannot discuss or take action on items not posted on the Agenda. Therefore, the Council cannot take action on or discuss any issues or items brought up during public input.

**Dave Svatik** (625 Estates Drive) suggested that the Town Council consider limiting the size of accessory buildings permitted in the Town.

1. **TOWN COUNCIL - STAFF, MAYOR, AND COUNCIL REPORTS ON ITEMS OF COMMUNITY INTEREST** (Pursuant to Texas Government Code Section 551.0415 the Town Council may report on the following items: (1) expression of thanks, congratulations or condolences; (2) information about holiday schedules, (3) recognition of individuals; (4) reminders about upcoming Town Council events; (5) information about community events; and (6) announcements involving imminent threat to public health and safety.)

**Mayor Robertson** stated the following:

* The Town’s annual Santa Party is scheduled for Saturday, December 7, 2019 from 3 to 5 p.m.
* The Neighborhood Watch meeting held on November 12, 2019 was very successful. **Paula Castillo** is the coordinator and she’s working with **Town Administrator Welsh.**
* Applications are now available for those that would like to serve on the Planning and Zoning Commission or Board of Adjustment members. Everyone interested in serving, including current members, are asked to complete and submit their applications. Voting on the appointments will take place in February 2020.
* There will not be a Council meeting in December 2019. The next Council meeting is scheduled for Monday, January 13, 2020.
1. **TOWN COUNCIL – CONSENT**

Items on the Consent Agenda are routine and administrative in nature. As such, these items are considered for approval by a single motion and vote without discussion. Council Members can remove an item or items from the agenda, so it can be considered separately and/or add any item to be considered as part of the Consent Agenda.

* 1. Approve November 11, 2019 Minutes of Council Meeting

**Council Member Douglas-Davis** made a motion to approve the Consent Agenda as presented.

**Council Member Stranczek** seconded the motion.

Ayes: **Mayor Pro Tem Castleman, Deputy Mayor Pro Tem Cannaday, Council Members Douglas-Davis, Hill and Stranczek**

Nays: None

**Mayor Ron Robertson** announced that the motion carried unanimously.

1. **TOWN COUNCIL - ACTION & DISCUSSION ITEMS**
2. Discuss, consider and act upon a recommendation from the P&Z regarding Boots’ Ranch Final Plat (30.468 acres in the T&P R.R. Survey, Abstract No. 1304 Town of Copper Canyon, Denton County, Texas).

Council members addressed the following issues regarding Boots’ Ranch Final plat:

* Availability of a developer’s agreement detailing specifications for the development
* Availability of an HOA document (home owner association)
* The Town’s development checklists as detailed in the Town’s ordinances and Engineering Design Manual relating to preliminary and final plats and construction plans
* Consistency by the Town in approving developments
* Transparency and opportunity for Town residents to express their opinions regarding developments

**Justin Lansdowne** (G&A/McAdams) stated that they are still working through the civil construction plans for Boots’ Ranch. He requested that Council approve the final plat contingent upon the civil construction plans and the Developer’s Agreement and HOA documents being reviewed and approved by Town Staff and Town Engineer prior to a Preconstruction Meeting or the final plat being filed with Denton County.

**Council Member Stranczek** suggested that the Town Attorney needs to also approve the Developer’s Agreement.

**Jared McKinley** (developer for Boots’ Ranch) stated that he was unaware that a developer’s agreement was required before the final plat could be approved. He is willing to submit a developer’s agreement and work with the Town with regards to the details.

**Mayor Robertson** Town Council recessed at 7:23 p.m. while Town Staff accessed a copy of the Builder/Developer’s Packet.

Town Council reconvened at 7:30 p.m.

**Deputy Mayor Pro Tem Cannaday** made a motion to move this agenda item to later in the meeting in order to have time to review the Builder/Developer’s Packet.

NOTE: Further discussion and action for Action & Discussion Item #1 is recorded after Action & Discussion Item #6 below.

1. Discuss, consider and act upon a recommendation from the P&Z regarding the Plat Vacation for Lot 1, Block A (Tract 2) 13.265 acres situated in the T. & P. R.R. Survey, Abstract No. 1298, Town of Copper Canyon, Denton County, Texas.

**Mayor Pro Tem Castleman** made a motion to approve the Plat Vacation for Lot 1, Block A (Tract 2) 13.265 acres situated in the T. & P. R.R. Survey, Abstract No. 1298, Town of Copper Canyon, Denton County, Texas.

**Council Member Hill** seconded the motion.

Ayes: **Mayor Pro Tem Castleman, Deputy Mayor Pro Tem Cannaday, Council Members Douglas-Davis, Hill and Stranczek**

Nays: None

**Mayor Ron Robertson** announced that the motion carried unanimously.

1. Discuss, consider and act upon a recommendation from the P&Z regarding the Final Plat ‘Vickery – Phase 1A’ containing 9 residential lots totaling 3.913 acres situated in the T. & P. R.R. Survey, Abst No. 1298 Town of Copper Canyon Denton County, Texas.

**Mayor Pro Tem Castleman** made a motion to approve the Final Plat ‘Vickery – Phase 1A’ containing 9 residential lots totaling 3.913 acres situated in the T. & P. R.R. Survey, Abst No. 1298 Town of Copper Canyon Denton County, Texas.

 **Council Member Hill** seconded the motion.

Ayes: **Mayor Pro Tem Castleman, Deputy Mayor Pro Tem Cannaday, Council Members Hill**

Nays: **Council Members Douglas-Davis and Stranczek**

**Mayor Ron Robertson** announced that the motion carried three to two.

1. Discuss, consider and act upon a recommendation from the P&Z regarding the Final Plat ‘Vickery – Phase 1B’ containing Tract 1 (34.23 acres), Tract 2 (19.97 acres) 117 residential lots, 6 open spaces totaling 54.20 acres situated in the T. & P. R.R. Survey, Abst No. 1298 Town of Copper Canyon Denton County, Texas.

**Mayor Pro Tem Castleman** made a motion to approve the Final Plat ‘Vickery – Phase 1B’ containing Tract 1 (34.23 acres), Tract 2 (19.97 acres) 117 residential lots, 6 open spaces totaling 54.20 acres situated in the T. & P. R.R. Survey, Abst No. 1298 Town of Copper Canyon Denton County, Texas.

 **Council Member Hill** seconded the motion.

Ayes: **Mayor Pro Tem Castleman, Deputy Mayor Pro Tem Cannaday, Council Members Hill**

Nays: **Council Members Douglas-Davis and Stranczek**

**Mayor Ron Robertson** announced that the motion carried three to two.

1. **Action & Discussion Item #1 continued from above**: Discuss, consider and act upon a recommendation from the P&Z regarding Boots’ Ranch Final Plat (30.468 acres in the T&P R.R. Survey, Abstract No. 1304 Town of Copper Canyon, Denton County, Texas).

**Mayor Pro Tem Castleman** made a motion to approve Boots’ Ranch Final Plat (30.468 acres in the T&P R.R. Survey, Abstract No. 1304 Town of Copper Canyon, Denton County, Texas) contingent upon the developer issuing the Town a Developer’s Agreement and that it would be approved by the Town Engineer, Town Attorney and Mayor.

No second was made.

**Mayor Robertson** stated that the motion died due to a lack of a second.

**Council Member Hill** made a motion to approve Boots’ Ranch Final Plat (30.468 acres in the T&P R.R. Survey, Abstract No. 1304 Town of Copper Canyon, Denton County, Texas) contingent upon the civil construction plans, Developer’s Agreement and HOA documents being reviewed and approved by Town Staff and Town Engineer prior to the final plat being filed with Denton County.

**Mayor Pro Tem Castleman** seconded the motion.

Ayes: **Mayor Pro Tem Castleman and Council Member Hill**

Nays:  **Council Members Douglas-Davis and Stranczek**

Abstained: **Deputy Mayor Pro Tem Cannaday**

**Mayor Robertson** voted in favor.

**Mayor Ron Robertson** announced that the motion carried.

1. Discuss, consider and act upon a recommendation from the P&Z regarding amending the Town’s Master Plan for the property located at 225 Orchid Hill (being a 3.8 acre tract of land legally identified A0246A L. COHEN, TR 4, 3.84 ACRES, OLD DCAD TR 1A(1) Town of Copper Canyon, Denton County, Texas from residential estate (single family, minimum 5-acre lot) to semi-rural residential (single family, minimum 2-acre lot). (This item was tabled from the 11/11/2019 Town Council meeting.)

**Deputy Mayor Pro Tem Cannaday** made a motion to approve amending the Town’s Master Plan for the property located at 225 Orchid Hill (being a 3.8 acre tract of land legally identified A0246A L. COHEN, TR 4, 3.84 ACRES, OLD DCAD TR 1A(1) Town of Copper Canyon, Denton County, Texas from residential estate (single family, minimum 5-acre lot) to semi-rural residential (single family, minimum 2-acre lot).

 **Council Member Stranczek­­­­­** seconded the motion.

Ayes: **Mayor Pro Tem Castleman, Deputy Mayor Pro Tem Cannaday, Council Members Douglas-Davis, Hill and Stranczek**

Nays: None

**Mayor Ron Robertson** announced that the motion carried unanimously.

1. Discuss, consider and act upon a recommendation from the P&Z regarding a change in zoning for the property located at 225 Orchid Hill (being a 3.8 acre tract of land legally identified A0246A L. COHEN, TR 4, 3.84 ACRES, OLD DCAD TR 1A(1) Town of Copper Canyon, Denton County, Texas from R5 (residential, minimum 5-acre lot size), to R2 (residential, minimum 2-acre lot size). (This item was tabled from the 11/11/2019 Town Council meeting.)

**Deputy Mayor Pro Tem Cannaday** made a motion to approve a change in zoning for the property located at 225 Orchid Hill (being a 3.8 acre tract of land legally identified A0246A L. COHEN, TR 4, 3.84 ACRES, OLD DCAD TR 1A(1) Town of Copper Canyon, Denton County, Texas from R5 (residential, minimum 5-acre lot size), to R2 (residential, minimum 2-acre lot size).

 **Council Member Stranczek­­­­­** seconded the motion.

Ayes: **Mayor Pro Tem Castleman, Deputy Mayor Pro Tem Cannaday, Council Members Douglas-Davis, Hill and Stranczek**

Nays: None

**Mayor Ron Robertson** announced that the motion carried unanimously.

1. **TOWN COUNCIL - DISCUSSION OF FUTURE AGENDA ITEMS** (A Councilmember may request that an item be placed on a subsequent agenda for consideration. Any deliberation shall be limited to the proposal to place the subject on a subsequent agenda.)
* Land development processes to be reviewed, including updating Town ordinances and/or checklists.
1. **TOWN COUNCIL – ADJOURN**

**Council Member Hill** made a motion to adjourn.

**Deputy Mayor Pro Tem Cannaday** seconded the motion.

Ayes: **Mayor Pro Tem Castleman, Deputy Mayor Pro Tem Cannaday, Council Members Douglas-Davis, Hill, and Stranczek**

Nays: None

Meeting adjourned at 8:01 p.m.

**APPROVED BY THE TOWN COUNCIL THIS \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

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Ron Robertson, Mayor Sheila B. Morales, TRMC – Town Secretary

Town of Copper Canyon Town of Copper Canyon