

**MINUTES
TOWN OF COPPER CANYON
PLANNING & ZONING COMMISSION (P&Z)
MONDAY, MAY 23, 2022
6:00 p.m.**

The Town of Copper Canyon Planning and Zoning Commission met in regular session on Monday, May 23, 2022, 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

Commissioners Present

Mark Pape	Chairman
Mitch Dornich	Vice-Chairman
Shawn Sandefur	Commissioner
Jeff Dahl	Commissioner

Staff Present

Donna Welsh	Town Administrator
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Guest

Dave Siciliano	Applicant/Developer Williams Ranch
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Chairman Pape called the meeting of the Copper Canyon Planning and Zoning Commission to order at 6:00 p.m. on the 23rd day of May 2022.

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. ACTION & DISCUSSION ITEMS

1. Discuss, consider, and make recommendation to the Copper Canyon Town Council regarding Williams Ranch Final Plat, (20.098 acres in the William Biles Survey, Abstract No. 120 Town of Copper Canyon, Denton County, Texas) and all matters incident and related thereto.

Chairman Pape stated the following regarding the Final Plat for Williams Ranch:

- Town engineer, Chris Hartke has reviewed the Final Plat Documents and they are in compliance with town ordinances.
- The developer has filed a Certificate of Formation with the Secretary of State and will file HOA documents when completed.
- The CCR's are being reviewed by the town attorney.

There will be two conditions that must be met prior to construction.

1. TxDOT approval of the driveway permit on FM 407
2. TxDOT approval of the UIR permit for construction of the sanitary sewer line under FM 407.

Commissioner Sandefur made a motion to approve the Final Plat for Williams Ranch as presented including the two TxDOT conditions detailed above, **Commissioner Dornich** seconded, motion carried unanimously.

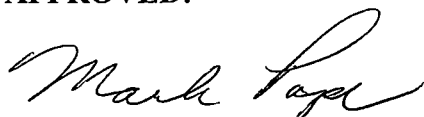
Commissioner Dahl asked the applicant, Dave Siciliano if the developer was in control of the HOA until 75% of the homes were sold. Mr. Siciliano stated the developer would be in control until the residents are in a position to take control of the subdivision.

IV. ADJOURN

Commissioner Sandefur made a motion to adjourn, Commissioner Dornich seconded, motion carried unanimously.

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 26th DAY
OF September 2022.

APPROVED:



Mark Pape
Chairman, Planning & Zoning Commission

ATTEST:



Donna Welsh, CPM
Town Administrator

Sheila B. Morales
Town Secretary