

**MINUTES  
TOWN OF COPPER CANYON  
PLANNING & ZONING COMMISSION (P&Z)  
MONDAY, JANUARY 25, 2021  
6:00 p.m.**

In accordance with order of the Office of the Governor issued March 31, 2020, the Copper Canyon Planning and Zoning Commission conducted a meeting at 6:00 p.m. on Monday, January 25, 2021 by telephone conference in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

The meeting agenda was posted online at [www.coppercanyon-tx.org](http://www.coppercanyon-tx.org).

Members of the public were entitled to participate either remotely

- Via Toll-free dial-in number:
  - **1-888-788-0099 or 1-877-853-5247**
    - **Meeting ID: 810 1833 8329**
    - **Passcode: 180677**

or

- Via Zoom meeting link:
  - <https://us02web.zoom.us/j/81018338329?pwd=YmwvSUFPcUJHczVBa2VkeHYyZWd2dz09>
    - **Meeting ID: 810 1833 8329**
    - **Passcode: 180677**

**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 25<sup>th</sup> day of January 2021 via Zoom.

**Commissioners Present (presiding)**

Mark Pape	Chairman
Mitch Dornich	Vice-Chairman
Kaki Lybbert	Commissioner
Deb Schmitz	Commissioner
Shawn Sandefur	Commissioner

**Commissioner Present (not presiding)**

Jeff Dahl

Commissioner

**Staff Present**

Donna Welsh

Town Administrator

Sheila Morales

Town Secretary

**II. CONSENT ITEM**

1. Approve October 8, 2020 Minutes of P&Z Meeting

**Commissioner Schmitz** made a motion to approve the October 8, 2020 Minutes of P&Z as presented.

**Commissioner Lybbert** seconded the motion.

Ayes: **Chairman Pape, Vice-Chairman Dornich, and Commissioners Lybbert, Schmitz and Sandefur**

Nays: None

**Chairman Pape** announced that the motion passed unanimously.

**III. PUBLIC HEARINGS**

The Planning and Zoning Commission of the Town of Copper Canyon, Texas, will conduct public hearings for a parcel of land (2.494 acres) located just east of 1045 Orchid Hill (See Exhibit A attached to this agenda for a complete legal description of the property.)” regarding:

1. a request to amend the Town’s Master Plan for said property from residential estate (single family, minimum 5-acre lot) to semi-rural residential (single family, minimum 2-acre lot) and
2. a request to change the zoning on said property from R5 (residential, minimum 5-acre lot size), to R2 (residential, minimum 2-acre lot size).

**Chairman Pape** asked if anyone wanted to make a comment for regular public input. No one spoke.

**Chairman Pape** read Public Hearing 1 and 2 out loud and opened both public hearings at 6:03 p.m.

**Joe Stillwell** (1045 Orchid Hill Lane) stated that they purchased the 2.494 acres in order to build a house on the lot.

**Commissioner Lybbert** stated that this request is reasonable, especially since plot is surrounded by R2 properties.

**Chairman Pape** spoke in favor of granted the rezoning request.

**Chairman Pape** closed both public hearing at 6:09 p.m.

#### **IV. ACTION & DISCUSSION ITEMS**

1. Discuss, consider and take action appointing a Planning and Zoning Commissioner to the Town's Development Review Committee (DRC).

**Chairman Pape** moved Action Item #1 to after Action Items #2 and #3.

After Action item #2 and #3 were considered **Chairman Pape** stated that the Town's DRC includes him as P&Z Chairman and that the Town requires a second representative from the P&Z Commission.

**Vice Chairman Dornich** stated that he would be willing to serve as the second P&Z representative on the Town's DRC.

**Chairman Pape** appointed **Vice Chairman Dornich** as the second P&Z representative on the Town's DRC.

**Vice Chair Dornich** seconded the motion.

Ayes:	<b>Chairman Pape, Vice-Chairman Dornich, and Commissioners Lybbert, Schmitz and Sandefur</b>
Nays:	None

**Chairman Pape** announced that the motion passed unanimously.

2. Discuss, consider and act upon a recommendation to the Town Council regarding amending the Town's Master Plan for a parcel of land (2.494 acres) located just east of 1045 Orchid Hill from residential estate (single family, minimum 5-acre lot) to semi-rural residential (single family, minimum 2-acre lot). (See Exhibit A attached to this agenda for a complete legal description of the property.)

**Commissioner Lybbert** made a motion to recommend, to Town Council, approval of amending the Town's Master Plan for a parcel of land (2.494 acres) located just east of 1045 Orchid Hill from residential estate (single family, minimum 5-acre lot) to semi-rural residential (single family, minimum 2-acre lot).

**Vice Chair Dornich** seconded the motion.

Ayes: **Chairman Pape, Vice-Chairman Dornich, and Commissioners Lybbert, Schmitz and Sandefur**  
Nays: None

**Chairman Pape** announced that the motion passed unanimously.

3. Discuss, consider and act upon a recommendation to the Town Council regarding a change in zoning for a parcel of land (2.494 acres) located just east of 1045 Orchid Hill from residential estate (single family, minimum 5-acre lot) to semi-rural residential (single family, minimum 2-acre lot). (See Exhibit A attached to this agenda for a complete legal description of the property.)

**Vice Chairman Dornich** made a motion to recommend, to Town Council, approving a change in zoning for a parcel of land (2.494 acres) located just east of 1045 Orchid Hill from residential estate (single family, minimum 5-acre lot) to semi-rural residential (single family, minimum 2-acre lot).

**Commissioner Lybbert** seconded the motion.

Ayes: **Chairman Pape, Vice-Chairman Dornich, and Commissioners Lybbert, Schmitz and Sandefur**  
Nays: None

**Chairman Pape** announced that the motion passed unanimously.

**Vice Chair Dornich** explained that P&Z's recommendation for changing the Master Plan and Zoning will be considered by the Town Council and they in turn make the final decision. **Chairman Pape** suggested, as a matter of transparency, that the Town notify the neighbors regarding the Council public hearings. **Town Secretary Morales** stated that she would mail the notices to the neighbors.

## **V. ADJOURN**

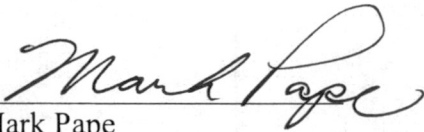
**Chairman Pape** made a motion to adjourn the meeting.

**Commissioner Lybbert** seconded the motion.

Meeting adjourned at 6:15 p.m.

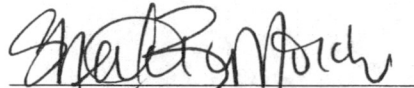
APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 26<sup>th</sup> DAY  
OF July 2021.

APPROVED:



Mark Pape  
Chairman, Planning & Zoning Commission

ATTEST:



Sheila B. Morales, TRMC  
Town Secretary