**MINUTES**

**TOWN OF COPPER CANYON**

**PLANNING & ZONING COMMISSION (P&Z)**

**MONDAY, JULY 22, 2019**

The Town of Copper Canyon Planning and Zoning Commission will meet in regular session on Monday, July 22, 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. **CALL TO ORDER**

**Commissioner Pape** called the meeting of the Copper Canyon Planning and Zoning Commission to order at 7:00 p.m. on the 22nd day of July 2019 in the Council Chambers at Copper Canyon Town Hall, 400 Woodland Drive, Copper Canyon, Texas, 75077.

**Commissioners Present**

Bill Alexander Commissioner

Paul Bosco Commissioner

Paul Dietz Commissioner

Mitch Dornich Commissioner

Mark Pape Commissioner

**Staff Present**

Donna Welsh Town Administrator

Sheila Morales Town Secretary

1. **CONSENT ITEM**
   1. Approve May 13, 2019 Minutes of Joint Council and P&Z Meeting.

**Commissioner Bosco** motioned to accept the minutes as presented.

**Commissioner Dornich** seconded the motion.

Ayes: **Commissioners Alexander, Bosco, Dietz, Dornich, and Pape**

Nays: None

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

1. **ACTION & DISCUSSION ITEM**
2. Discuss, consider and take action on appointing a Vice-Chair for the Planning and Zoning Commission.

**Commissioner Bosco** made a motion to appoint **Commissioner Pape** as Vice-Chair for P&Z.

**Commissioner Dornich** seconded the motion.

Ayes: **Commissioners Alexander, Bosco, Dietz, and Dornich**

Nays: None

Abstained: **Commissioner Pape**

**Vice-Chair Pape** announced that the motion passed four to zero with one abstention.

1. Discuss, consider and act upon a recommendation to the Town Council regarding the McKinley Addition Preliminary Plat (30.131 acres in the T&P.R.R. Survey, Abstract No. 1304 Town of Copper Canyon, Denton County, Texas).

**Von Beougher** with G&A / McAdams briefed the P&Z on the McKinley Addition Preliminary Plat (seventeen lots, minimum one acre lots) and asked that P&Z would recommend approval to the Town Council. He explained that G&A / McAdams has answered all of **Town Engineer Vickery’s** review comments with the exception of one (*according to Section 2.09 of the EDM, private streets are prohibited except under unusual circumstances, and are required to be designed and constructed in accordance with the EDM, which would mean in terms of width, geometry, drainage and pavement section*). On behalf of the developer, G&A / McAdams respectfully requested an exception to the regulations to allow private streets and gated community.

**Vice-Chair Pape** explained that he had attended two DRC (Development Review Committee) meetings relating to the McKinley Addition. He further explained that the Town doesn’t have an ordinance stating that private streets are allowed and there are no rules regarding gates on private drives, but yet the Town does require that all streets be built to the Town’s required standards. From the Town’s perspective, private roads built to the Town’s standards and maintained by the development, is a great deal for the Town.

**Vice-Chair Pape** asked that **Secretary Morales** make a note that the **Town** needs to add an ordinance allowing private roads and gates and to add setback requirements for gated entrances.

The P&Z Commissioners raised and/or discussed the following issues regarding the proposed preliminary plat:

* a turn-around lane for those that don’t have access to the gate
* an adequate entrance area and depth at the gated entrance
* a detention pond and whether or not it will be needed (A downstream assessment will be studied during the construction plan phase.)
* the easement on the south of the proposed development

**Commissioner Bosco** made a motion to accept the preliminary plat as submitted, subject to the Town’s approval (Engineer & Staff) of the development’s entrance so that the entrance contains sufficient room for stacking and turnaround prior to the gate.

**Vice-Chair Pape** stated that the exception to the rule of having private drives needs to first be addressed first

**Commissioner Dornich** made a motion to approve G&A’s / McAdams request for exception to the regulations in order to allow private drives.

**Commissioner Alexander** seconded the motion.

Ayes: **Vice-Chair Pape and Commissioners Alexander, Bosco, Dietz, and Dornich**

Nays: None

**Vice-Chair Pape** announced that the motion passed unanimously.

**Commissioner Alexander** seconded **Commissioner Bosco’s** earlier motion.

Ayes: **Vice-Chair Pape and Commissioners Alexander, Bosco, Dietz, and Dornich**

Nays: None

**Vice-Chair Pape** announced that the motion passed unanimously.

1. **ADJOURN**

**Commissioner Dornich** motioned to adjourn the meeting.

**Commissioner Dietz** seconded the motion.

Ayes: **Vice-Chair Pape and Commissioners Alexander, Bosco, Dietz, and Dornich**

Nays: None

Meeting adjourned at 7:40 p.m**.**

**APPROVED BY THE PLANNING AND ZONING COMMISSION THIS \_\_\_\_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_\_\_\_\_\_\_\_ 2019.**

**APPROVED:**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Andre Nicholas

Chairman, Planning & Zoning Commission

**ATTEST:**

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Sheila B. Morales, TRMC

Town Secretary