

**MINUTES
TOWN OF COPPER CANYON
JOINT COUNCIL AND PLANNING AND ZONING
COMMISSION WORKSHOP MEETING
MONDAY, JANUARY 25, 2021
6:30 P.M.**

In accordance with order of the Office of the Governor issued March 31, 2020, the Copper Canyon Town Council and Planning and Zoning Commission conducted a workshop meeting on Monday, January 25, 2021 at 6:30 p.m. 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.

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:** 886 1183 3640
 - **Passcode:** 062828
- or
- Via Zoom meeting link:
 - **<https://us02web.zoom.us/j/88611833640?pwd=L3FlcUFPYWVRiaFNGB0NQQ25VZmtJZz09>**
 - **Meeting ID:** 886 1183 3640
 - **Passcode:** 062828

I. CALL TO ORDER - COUNCIL

Mayor Robertson called the joint meeting of the Copper Canyon Town Council and P&Z to order at 6:30 p.m. on the 25th day of January 2021 via a telephone conference / Zoom meeting.

Council Present

Steve Hill

Ted Stranczek

Mayor Pro Tem

Deputy Mayor Pro Tem

Rudy Castillo	Council Member
Robin Douglas-Davis	Council Member
Jeff Mayer	Council Member

Staff Present

Robert Hager	Town Attorney
Chris Hartke	Town Engineer
Donna Welsh	Town Administrator
Sheila Morales	Town Secretary

A quorum of the Town Council was established.

II. PUBLIC INPUT

Citizens can make comments to the Town Council during this section of the meeting agenda. There is a 3-minute time limit for each speaker. Pursuant to State Open Meetings law, the P&Z Committee and / or Council cannot discuss or take action on items not posted on the Agenda.

No one spoke.

III. CALL TO ORDER – PLANNING AND ZONING COMMISSION

Chairman Pape called the joint meeting of the Copper Canyon Planning and Zoning Commission and Town Council to order at 6:30 p.m. on the 25th 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

IV. DISCUSSION ITEMS

P&Z Chairman Pape led the discussion of the three workshop items.

1. Accessory Buildings

Chairman Pape presented and discussed a 'red-line' version of Ordinance 16-004 (Accessory Buildings) and discussed the backup.

P&Z Commissioners and Council Members discussed accessory buildings and raised the following issues:

- Need to add a section in the ordinance for lots greater than three acres but less than ten.
- Accessory buildings on larger lots (greater than ten acres) should not be regulated since landowners with those sized lots usually have livestock which could require multiple livestock related barns / buildings.
- Consider residential lots versus agricultural lots
- Town needs to clarify what it wants to avoid
- 'Mother-in-law' suites are common these days in the real estate market and therefore should be permitted
- Habitable or not
- Size of building relative to the size of the lot
- Number of buildings acceptable on 'x' size of lot
- Allow carports / motor home covers

2. Private Roads

P&Z Commissioners and Council Members discussed private roads and raised the following issues:

- Maximum number of lots per private road
- Acceptable road materials (concrete, asphalt, gravel)
- Expense of road materials may prohibit development
- Acceptable road construction standards
- Accessible for emergency personnel and vehicles
- Require maintenance agreement at time of platting if road serves more than one lot
- Subdivision with greater than four lots could require a public road
- Planned development could be written to include private streets and a gated entrance

3. Flag Lots

P&Z Chairman Pape noted that at this time, the Town does not permit flag lots, since per the Town's Zoning Ordinance requires a certain lot width. The only two ways to get to these properties is to create a flag lot or get an easement from the neighbor. **Chairman Pape** suggested amending the zoning ordinance by changing the lot width requirement.

Town Attorney Hager stated that a person cannot sell landlocked property. He also stated the negative aspects of flag lots: emergency vehicles can't access the back property; the access isn't wide enough and/or maintained and the Town has a harder time providing adequate services to those lots.

P&Z Chairman Pape suggested holding additional meetings for both P&Z and Council to discuss further the three issues and to get more public input.

V. ADJOURN

P&Z Commissioner Lybbert made a motion to adjourn.

P&Z Commissioner Schmitz seconded the motion.

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

Nays: None

Mayor Pro Tem Hill made a motion to adjourn.

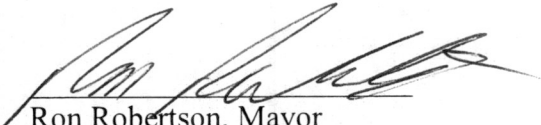
Deputy Mayor Pro Tem Stranczek seconded the motion.

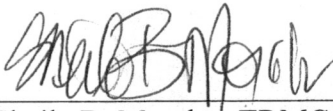
Ayes: **Mayor Pro Tem Hill, Deputy Mayor Pro Tem Stranczek, Council Members Castillo, Douglas-Davis, and Mayer**

Nays: None

Meeting adjourned at 7:49 p.m.


APPROVED BY THE TOWN COUNCIL THIS 8th DAY OF February 2021


Ron Robertson, Mayor
Town of Copper Canyon


Sheila B. Morales, TRMC – Town Secretary
Town of Copper Canyon

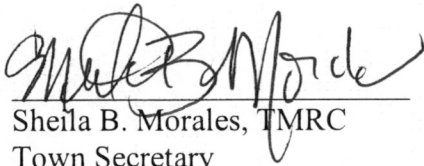
APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 26th DAY
OF July, 2021

APPROVED:



Mark Pape
Chairman, Planning & Zoning Commission

ATTEST:



Sheila B. Morales, TMRC
Town Secretary