

**MINUTES
TOWN OF COPPER CANYON
PLANNING AND ZONING COMMISSION MEETING
AND JOINT MEETING WITH THE
MASTER PLAN COMMITTEE
MONDAY, SEPTEMBER 28, 2020
7 P.M.**

In accordance with order of the Office of the Governor issued March 31, 2020, the Copper Canyon Planning and Zoning Commission and Master Plan Committee conducted a joint meeting at 7:00 p.m. on Monday, September 28, 2020 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: 894 5186 7126**
 - **Passcode: 026542**

or

- Via Zoom meeting link:
 - <https://us02web.zoom.us/j/89451867126?pwd=YmlBUWw2ZHNHV0djR25sYkxkK0dOdz09>
 - **Meeting ID: 894 5186 7126**
 - **Passcode: 026542**

I. CALL TO ORDER

Vice-Chair Pape called the joint meeting of the Copper Canyon Planning and Zoning Commission and Master Plan Committee to order at 7:01 p.m. on the 28th day of September 2020 via Zoom.

Commissioners Present

Mark Pape
Mitch Dornich
Kaki Lybbert
Deb Schmitz
Shawn Sandefur

Vice-Chair
Commissioner
Commissioner
Commissioner
Commission

Staff Present

Donna Welsh
Sheila Morales

Town Administrator
Town Secretary

II. ACTION & DISCUSSION: PART I

1. Discuss, consider and take action nominating a Co-Chair to the Planning and Zoning Commission.

Upon motion duly made and seconded, Mark Pape was appointed Chairman of the Planning and Zoning Commission.

Vice-chair Pape announced that the motion passed unanimously.

Upon motion duly made and seconded, Mitch Dornich was appointed Vice Chairman of the Planning and Zoning Commission.

Chairman Pape announced that the motion passed unanimously.

III. PUBLIC INPUT

Citizens can make comments to the Planning and Zoning Commission during this section of the meeting agenda. We ask citizens who wish to speak on agenda items to email their name, address and the topic to be discussed to Town Administrator Welsh at dwelsh@coppercanyontx.com. (Sending an email is not required; there will be time at the end of public input when the Chairperson will ask for additional comments.) 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. Therefore, the Planning and Zoning Commission cannot take action on or discuss any issues or items brought up during public input.

No public input was received.

IV. CONSENT

1. Approve January 27, 2020 Minutes of Planning and Zoning Meeting.

Commissioner Lybbert made a motion to approve the January 27, 2020 Minutes of P&Z as presented.

Vice-Chairman 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.

V. PRESENTATION OF PROPOSED MASTER PLAN – MASTER PLAN COMMITTEE AND TOWN PLANNERS

Master Plan Co-Chair Cannaday introduced the Town Planners, **Francois de Kock** with DTJ Design and **Jason Claunch** with Catalyst Commercial.

The planners presented the proposed Master Plan to the meeting attendees using a Power Point presentation.

VI. PUBLIC HEARING

1. Public hearing to receive comments regarding a recommendation to Town Council for Ordinance 20-010 amending the Master Plan, Section 4. 'Future Land Use Plan', Subsection 4.1. 'Land Uses' Map Plate 4.1 (PD 1 and PD 2) under Future Land Use and Transportation Plan by adding commercial, civil, medium density, center park, tree grove, open space and preservation, residential transitional green space buffer, on-street parking and collector road as depicted in Exhibit A, attached and incorporated herein; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.

Chairman Pape stated that a petition was received from the Estates of Copper Canyon and submitted to the P&Z and Master Plan Committee.

Master Plan Co-Chair Cannaday gave a brief overview of what the Master Plan Committee had completed over the last several months.

The following people expressed their opinions regarding the proposed Master Plan changes:

- Adrian Thomas (on behalf of the Estates of Copper Canyon's HOA)
- Adrian Thomas (4525 Mahogany Ln.)
- Jeff Mayer (1020 Valleywood Ct.)
- Jeffrey Voight (4548 Mahogany Ln.)
- Jeremy Newton (4553 Mahogany Ln.)
- Jeannie Courtright (8800 Justin Rd.)
- Elaine Beck (655 Estates Dr.)
- Mitch Vexler (4536 Mahogany Ln.)
- Todd Middlemis (4557 Mahogany Ln.)
- Vincent Yates (4527 Mahogany Ln.)
- Sue Tejml (835 Orchid Hill)
- Rudy Castillo (3537 Landseer Dr.)

VII. ACTION & DISCUSSION ITEMS: PART II

1. Discuss, consider and take action regarding a recommendation to the to Town Council for Ordinance 20-010 amending the Master Plan, Section 4. 'Future Land Use Plan', Subsection 4.1. 'Land Uses' Map Plate 4.1 (PD 1 and PD 2) under Future Land Use and Transportation Plan by adding commercial, civil, medium density, center park, tree grove, open space and preservation, residential transitional green space buffer, on-street parking and collector road as depicted in Exhibit A, attached and incorporated herein; providing for repealing, savings and severability clauses; and providing for an effective date of this ordinance.

The Planning and Zoning (P&Z) and Master Plan Committee members discussed the proposed changes.

Vice Chair Dornich made a motion to send the proposed Master Plan back to the Master Plan Committee with the following suggested changes:

1. Remove the commercial component on the southeast corner of the map.
2. Change the label of the residential component to 'Estate Transition'
3. Add a zoning disclaimer at the bottom of the map, stating "A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries."

Commissioner Schmitz seconded the motion.

Chairman Pape asked for a roll call vote:

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

Chairman Pape announced that the motion passed unanimously.

P&Z and the Master Plan Committee discussed future schedule for the proposed Master Plan as follows:

- Master Plan Committee to review the proposed changes
- P&Z to review revised Master Plan and make recommendation to Council
- Council to review proposed Master Plan.

VIII. ADJOURN

Commissioner Schmitz motioned to adjourn the meeting.

Commissioner Lybbert seconded the motion.

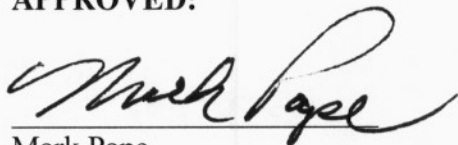
Ayes: **Chairman Pape, Vice-Chair Dornich and Commissioners Lybbert, Schmitz and Sandefur**

Nays: None

Meeting adjourned at 9:28 p.m.


APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 8th DAY
OF October 2020.

APPROVED:



Mark Pape
Chairman, Planning & Zoning Commission

ATTEST:



Sheila B. Morales, TRMC
Town Secretary