

**MINUTES  
TOWN OF COPPER CANYON  
PLANNING AND ZONING COMMISSION MEETING  
AND JOINT MEETING WITH THE  
MASTER PLAN COMMITTEE  
THURSDAY, OCTOBER 8, 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 Thursday, October 8, 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](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: 883 4204 5204**
    - **Passcode: 730217**

or

- Via Zoom meeting link:
  - <https://us02web.zoom.us/j/88342045204?pwd=YktsZ3J5RjFSR1dkdDBQM3RWU2hpQT09>
    - **Meeting ID: 883 4204 5204**
    - **Passcode: 730217**

**I. CALL TO ORDER**

**Chairman Pape** called the joint meeting of the Copper Canyon Planning and Zoning Commission and Master Plan Committee to order at 7:00 p.m. on the 8<sup>th</sup> day of October 2020 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
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**Staff Present**

Donna Welsh	Town Administrator
Sheila Morales	Town Secretary

**II. PUBLIC INPUT**

Citizens can make comments to the Planning and Zoning Commission during this section of the meeting agenda. 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.

**III. CONSENT**

1. Approve September 28, 2020 Minutes of Joint Planning and Zoning and Master Plan Committee meeting.

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

**Commissioner Schmitz** 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.

#### **IV. PRESENTATION OF PROPOSED MASTER PLAN**

**Francois de Kock** with DTJ Design presented the revised proposed Master Plan to the meeting attendees using a Power Point presentation.

**Deputy Mayor Pro Tem Cannaday / Master Plan Cochair** summarized the three requested changes to the Master Plan Concept Plan as raised at the last meeting as follows:

- Change the density label on the map from ‘medium density’ to ‘Estate Transitional’
- Change the southeast corner of the map from commercial to residential
- Reword the disclaimer on the bottom of the map

**Deputy Mayor Pro Tem Cannaday / Master Plan Cochair** further explained the ‘Acreage Comparison’ chart included in the Power Point presentation.

#### **V. 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** opened the public hearing at 7:13 p.m.

**Town Attorney Hager** summarized the history of the Zoning and Master Plan ordinances.

**Chairman Pape** suggested the following change to the Master Plan Concept Plan:

- Change the verbiage ‘Estate Transitional’ to ‘Estate Transition’ and add in parentheses ‘3/4-acre minimum’.

**Lewis Deluca** (4521 Mahogany) stated that he would like to yield his public comment time to Catherine Vexler.

**Town Secretary Morales** stated the following residents either yielded their public comment time to Catherine/Mitch Vexler and/or stated their disapproval of the proposed Master Plan Concept Map:

- Connie Sanders (4545 Mahogany)
- Lucy and Rodney Smithey (4561 Mahogany)

- Adrian Thomas (4525 Mahogany)
- Jeff Voight (4548 Mahogany)

The following people spoke:

- Mitch Vexler (4536 Mahogany)
- Moore Matthews (representing Luane Williams, 9010 Justin Road)
- Ossie Buttons (Justin Road)
- Jeannie Courtwright (8800 Justin Road)
- Jeremy Newton (4553 Mahogany)
- Jeff Mayer (1020 Valley Wood Court)
- Todd Middlemis (4557 Mahogany)

**Chairman Pape** closed the public hearing at 8:50 p.m.

## **VI. ACTION & DISCUSSION ITEMS**

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.

**Chairman Pape** suggested the following change to the Master Plan Concept Plan:

- Change the verbiage 'Estate Transitional' to 'Estate Transition' and add in parentheses '3/4-acre minimum'.

**Town Attorney Hager** suggested changing the disclaimer on the bottom of the map to read 'Illustrative Site Data' rather than 'Estimated Site Data'.

**Deputy Mayor Pro Tem Cannaday / Master Plan Cochair** suggested the following changes to the ordinance and/or Master Plan Concept Map:

- Change 'civil' to 'civic'
- Change 'transitional' to 'transition'
- Add ¾-acre zoning to Estate Transition description

**Vice-Chairman Dornich** suggested that 'medium density' reference be added to the Master Plan ordinance as a permitted use.

**Town Attorney Hager** reiterated the suggested changes to the Master Plan Concept Map and/or Master Plan ordinance as follows:

- Change the term 'transitional' to 'transition'

- Add '(3/4-acre minimum)' on the map as well as in the ordinance behind the term transition.
- Add Medium Density as a permitted use in the ordinance
- Make the red line changes as presented by Chairman Pape
- Change 'civil' to 'civic'
- Change 'Estimated Site Data' to read 'Illustrative Site Data' on the Master Plan Map

**Commissioner Schmitz** made a motion to recommend approval to the Town Council of the Master Plan Map and Ordinance with the changes as detailed by **Town Attorney Hager** (above).

**Vice-Chairman Dornich** 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.

## **VII. ADJOURN**

**Vice-Chairman Dornich** made a motion to adjourn the meeting.

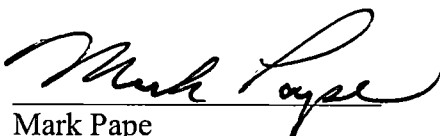
**Commissioner Schmitz** seconded the motion.

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

Meeting adjourned at 9:00 p.m.

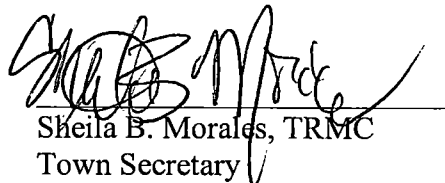
**APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 25<sup>th</sup> DAY OF January 2021.**

**APPROVED:**



Mark Pape  
 Chairman, Planning & Zoning Commission

**ATTEST:**



Sheila B. Morales, TRMC  
 Town Secretary