

**MINUTES  
TOWN OF COPPER CANYON  
BOARD OF ADJUSTMENT MEETING  
Monday, April 18, 2022  
7:00 p.m.**

**I. CALL TO ORDER**

**Vice Chair Svatik** called the Board of Adjustment meeting to order at 7:00 p.m. on the 18<sup>th</sup> day of April 2022 in the Council Chambers at Copper Canyon Town Hall, 400 Woodland Drive, Copper Canyon, Texas.

**BOA Members Present and Presiding:**

Dave Svatik	Vice Chair
Paul Dietz	Board Member (alternate)
Nate Langston	Board Member
Aaron Maestas	Board Member
Catherine Vexler	Board Member

**Staff Present:**

Sheila Morales

**II. PUBLIC INPUT**

Citizens can make comments to the Board of Adjustment during this section of the meeting agenda. We ask citizens who wish to speak on agenda items to sign in on the sheet provided on the table at the back of the Council Chambers. There is a 3-minute time limit for each speaker. Pursuant to State Open Meetings law, the Board of Adjustment cannot discuss or take action on items not posted on the agenda.

No one spoke.

**III. PUBLIC HEARINGS**

**Vice Chair Svatik** opened the Public Hearing at 7:02 p.m. for the purpose of hearing any and all comments regarding:

1. The request from Robert Shade with regard to the property at 1570 Copper Canyon Road (legally described as A0246A L. Cohen, Tr 8, 4.2061 Acres, Old DCAD Tr

3A(2) Copper Canyon, Denton County, Texas) for a variance from the Town of Copper Canyon General District Zoning Regulations, Article 4, Section 4-104 Accessory Buildings (D)(2).

**Mike Kuli** (1580 Copper Canyon Rd.) spoke in favor of granting the variance request.

**Robert Shade** (1570 Copper Canyon Rd.) spoke in favor of granting the variance request.

**Jeff Kerber** (1590 Copper Canyon Rd.) spoke in favor of granting the variance request.

2. The request from Greg and Lee Ann Strunk with regard to the property at 909 Hillside Drive (legally described as Woodlands 1 Blk G Lot 3, Town of Copper Canyon, Denton County, Texas) for a variance from the Town of Copper Canyon General District Zoning Regulations, Article 4, Section 4-104 (D)(8).

**Glenn Jensen** (905 Hillside Dr.) spoke against granting the variance request.

**Greg Strunk** (909 Hillside Dr.) spoke in favor of granting the variance request.

**Henry Bergmann** (912 Meadow Dr.) expressed concern over future drainage issues if variance was granted and building was constructed.

**Patrick Wallace** (904 Hillside Dr.) spoke in favor of granting the variance request.

**Paula Castillo** (3537 Landseer Dr.) spoke against granting the variance.

**Leeann Strunk** (909 Hillside Dr.) spoke in favor of granting the variance.

**Vice Chair Svatik** closed the Public Hearing at 7:50 p.m.

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

1. Discuss, consider, and take action regarding the minutes of August 30, 2021, Board of Adjustment meeting.

**Board Member Dietz** made a motion to approve the minutes of the Board of Adjustment meeting held on August 30, 2022.

**Board Member Langston** seconded the motion.

Ayes: **Vice Chair Svatik, Board Members Dietz, Langston, Maestas and Vexler**

Nays: None

**Vice Chair Svatik** announced that the motion passed unanimously.

2. Discuss, consider, and take action regarding the request from Robert Shade with regard to the property at 1570 Copper Canyon Road (legally described as A0246A L. Cohen, Tr 8, 4.2061 Acres, Old DCAD Tr 3A(2) Copper Canyon, Denton County, Texas) for a variance from the Town of Copper Canyon General District Zoning Regulations, Article 4, Section 4-104 Accessory Buildings (D)(2). The request is for a variance from the accessory building location requirements. The Ordinance states that no accessory building shall be located in the front yard of any lot. The property owner is requesting to build an accessory building in the side front yard.

**Board Member Langston** made a motion to grant the variance request, thereby allowing the applicant to build an accessory building in the front yard of their property as presented.

**Board Member Maestas** seconded the motion.

Ayes: **Vice Chair Svatik, Board Members Dietz, Langston, Maestas and Vexler**

Nays: None

**Vice Chair Svatik** announced that the motion passed unanimously.

**Variance request to construct an accessory building in the side front yard for 1570 Copper Canyon Road (legally described as A0246A L. Cohen, Tr 8, 4.2061 Acres, Old DCAD Tr 3A(2) Copper Canyon, Denton County, Texas) was granted.**

3. Discuss, consider, and take action regarding the request from Greg and Lee Ann Strunk with regard to the property at 909 Hillside Drive (legally described as Woodlands 1 Blk G Lot 3, Town of Copper Canyon, Denton County, Texas) for a variance from the Town of Copper Canyon General District Zoning Regulations, Article 4, Section 4-104 (D)(8). The request is for a variance from the minimum side yard setback requirement.

The ordinance calls for a 15-foot (15') side yard setback. The property owner is requesting to build an accessory building with an eight-foot (8') side yard setback.

**Vice Chair Svatik** read a few emails for and against granting the variance request.

BOA Board members each shared their thoughts on the variance request.

**Board Member Langston** made a motion to deny the variance request, thereby not allowing the applicant to build an accessory building with an eight-foot (8') side yard setback.

**Board Member Vexler** seconded the motion.

Ayes: **Vice Chair Svatik, Board Members Dietz, Langston, Maestas and Vexler**

Nays: None

**Vice Chair Svatik** announced that the motion passed unanimously.

**Variance request to build an accessory building with an eight-foot (8') side yard setback for 909 Hillside Dr. (legally described as Woodlands 1 Blk G Lot 3, Town of Copper Canyon, Denton County, Texas) was denied.**

## **V. ADJOURN**

**Board Member Maestas** made a motion to adjourn.

**Board Member Dietz** seconded the motion.

Ayes: **Vice Chair Svatik, Board Members Dietz, Langston, Maestas and Vexler**

Nays: None

Meeting adjourned at 8:06 p.m.

Approved by the Board of Adjustment on the \_\_\_\_\_ day of \_\_\_\_\_.

**Approved:**

**Attest:**

**SEAL:**

\_\_\_\_\_  
Board of Adjustment Chair

\_\_\_\_\_  
Sheila B. Morales, TMRS, Town Secretary

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