

**Agenda**  
**Town of Copper Canyon**  
**Board of Adjustment Meeting**  
**Monday, November 21, 2022**  
**7:00 p.m.**

**I. Call to Order**

**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.

**III. Public Hearing**

The Town of Copper Canyon's Board of Adjustment will conduct a Public Hearing for the purpose of hearing any and all comments regarding:

1. The request from Stephen and Ramona Kudrick with regard to the property at 804 E Woodglen (legally described as Woodlands 1 Blk B Lot 12, 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 (F)(8) and (F)(12). The request is for a variance from the minimum side yard setback and a variance from the utility meter limitation.

**IV. Action and Discussion Items**

1. Discuss, consider, and take action regarding Board of Adjustment Chair and Vice Chair.

2. Discuss, consider, and take action regarding the minutes of April 18, 2022, Board of Adjustment meeting.
3. Discuss, consider, and take action regarding the request from Stephen and Ramona Kudrick with regard to the property at 804 E Woodglen for a variance from the Town of Copper Canyon General District Zoning Regulations, Article 4, Section 4-104 (F)(8) and (F)(12). The request is for a variance from the minimum side yard setback and a variance from the utility meter limitation.
  - (The ordinance calls for a 15-foot (15') side yard setback; the landowner is requesting a 10-foot (10') side yard setback.)
  - (In addition, the ordinance requires that for lots of less than five acres, all accessory buildings must be serviced by the same utility meter or connection as the principal residential dwelling; the resident is asking for a separate electrical panel and meter for the accessory building.)

## **V. Adjourn**

### **Certification**

I, the undersigned authority, do hereby certify that this Agenda of Meeting for Monday, November 21, 2022 Board of Adjustment Meeting was posted on the bulletin board, at the Town Hall of Copper Canyon, Texas, 400 Woodland Drive, Copper Canyon, Texas, a place convenient and readily accessible to the general public at all times, and said Agenda was posted on the following date and time: Friday, November 18, 2022 at 2:30 p.m. and remained so posted at least 72 hours before said meeting was convened.



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

### **Notice of Assistance at the Public Meetings**

The Copper Canyon Town Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services are requested to contact the Town Secretary's office within 48 hours of the meeting at (940) 241-2677 or by fax (940) 241-2727.