

Agenda
Town of Copper Canyon
Board of Adjustment Meeting
Monday, February 26, 2024
7:00 p.m.

The Town of Copper Canyon Board of Adjustment will meet on Monday, February 26, 2024, at 7:00 p.m. in the Council Chambers at Copper Canyon Town Hall, 400 Woodland Drive, Copper Canyon, Texas, whereupon the following items will be considered.

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. Consent Items

1. Approve the minutes of July 11, 2023, Board of Adjustment Meeting.

IV. 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 of Adrian Perez (Pegaso California Construction Corp), owner of real property located at 1700 Bishop Lane, described as A0270A C. Cooksey, TR 2D(1), 20.018 Acres, Town of Copper Canyon, Denton County, Texas for a variance from the Town of Copper Canyon Zoning Regulations, Article 2 'General District Zoning Regulations', Section 2-102 'Use Yard and Bulk Requirements' (A) (3a). The request is for a variance from the Front Yard Setback from a Street Right-of-Way. The

Ordinance requires a minimum front yard setback for principal buildings of fifty feet (50’); the landowner is requesting a front yard setback of forty feet (40’).

2. The request of Pure Design, LLC, on behalf of Keith Carter, owner of real property located at 940 Ranch Road, described as Canyon Ranch Estates Blk B Lot 6, Town of Copper Canyon, Denton County, Texas for a variance from the Town of Copper Canyon Zoning Regulations, Article 4 ‘Supplementary Provisions’, Section 4-115 ‘Swimming Pools’, (B)(1). The request is for a variance from the swimming location requirements. The Ordinance states that a pool cannot be located in any required front or side yard abutting a street; the landowner is requesting to build a swimming pool in the front yard.

V. Action and Discussion Items

1. Discuss, consider, and take action regarding the request of Adrian Perez (Pegaso California Construction Corp), owner of real property located at 1700 Bishop Lane, described as A0270A C. Cooksey, TR 2D(1), 20.018 Acres, Town of Copper Canyon, Denton County, Texas for a variance from the Town of Copper Canyon Zoning Regulations, Article 2 ‘General District Zoning Regulations’, Section 2-102 ‘Use Yard and Bulk Requirements’ (A) (3a). The request is for a variance from the Front Yard Setback from a Street Right-of-Way. The Ordinance requires a minimum front yard setback for principal buildings of fifty feet (50’); the landowner is requesting a front yard setback of forty feet (40’).
2. Discuss, consider, and take action regarding the request of Pure Design, LLC, on behalf of Keith Carter, owner of real property located at 940 Ranch Road, described as Canyon Ranch Estates Blk B Lot 6, Town of Copper Canyon, Denton County, Texas for a variance from the Town of Copper Canyon Zoning Regulations, Article 4 ‘Supplementary Provisions’, Section 4-115 ‘Swimming Pools’, (B)(1). The request is for a variance from the swimming location requirements. The Ordinance states that a pool cannot be located in any required front or side yard abutting a street; the landowner is requesting to build a swimming pool in the front yard.

VI. Adjourn

Certification

I, the undersigned authority, do hereby certify that this Agenda of Meeting for February 26, 2023

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, February 23, 2024 at 4:00 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.