

Minutes
Town of Copper Canyon
Board of Adjustment Meeting
Tuesday, July 11, 2023
7:00 p.m.

The Town of Copper Canyon Board of Adjustment met on Tuesday, July 11, 2023, at 7:00 p.m. in the Council Chambers at Copper Canyon Town Hall, 400 Woodland Drive, Copper Canyon, Texas, whereupon the following items were considered.

I. Call to Order

Chair Svatik called the Board of Adjustment meeting to order at 7:00 p.m. on the 11th day of July 11, 2023, in the Council Chambers at Copper Canyon Town Hall, 400 Woodland Drive, Copper Canyon, Texas.

BOA Members Present and Presiding:

Dave Svatik	Chairman
Paul Dietz	Board Member
Nate Langston	Board Member
Mike Sommers	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 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 Lawrence Thompson, owner of real property located at 750 S Copper Woods Ln, described Boots' Addn Blk A Lot 2, 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 one-hundred fifty feet (150'); the landowner is requesting a front yard setback of ninety feet (90').

Chair Svatik opened the Public Hearing at 7:03 p.m.

John Carroll took the truth oath and stated that he was representing Larry and Cathy Thompson.

Chair Svatik read a letter from Larry and Cathy Thompson authorizing John Carroll as their spokesman and representative.

Town Secretary Morales stated that the documents in the packet are submitted as evidence.

John Carroll entered into the record a rendering of proposed project and explained the reasons supporting the variance request.

Chair Svatik lead the Board of Adjustment members through the Variance Request Application items, A through D, discussing each item individually. Board members made various comments and asked questions.

Chair Svatik closed the public hearing at 7:59 p.m.

IV. Consent Item

1. Approve the minutes of May 15, 2023, Board of Adjustment Meeting.

Board Member Langston made a motion to approve Consent Item #1.

Board Member Dietz seconded the motion.

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

Nays: None

Chair Svatik stated that the motion passed unanimously.

V. Action and Discussion Items

1. Discuss, consider, and take action regarding the request from Lawrence Thompson, owner of real property located at 750 S Copper Woods Ln, described Boots' Addn Blk A Lot 2, 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 one-hundred fifty feet (150'); the landowner is requesting a front yard setback of ninety feet (90').

Chair Svatik asked each Board Member for their input and each one shared their thoughts.

Chair Svatik made a motion to decline granting the variance request.

Board Member Dietz seconded the motion.

Ayes: **Chair Svatik, Board Members Dietz, Sommers, and Vexler**

Nays: None

Abstained: **Board Member Langston**

Motion passed four to zero, with one abstention.

Variance request to allow a front yard setback of ninety feet (90') for 750 S Copper Woods Ln. was denied.

Chair Svatik stated the following was in the Board of Adjustment Agenda Packet and was used as evidence:

- Neighbor Notice

- Newspaper Notice
- Ordinance Article 2 General District Zoning Regulations, Section 2-102 Use Yard and Bulk Requirements

VI. Adjourn

Chair Svatik made a motion to adjourn.

Board Member Sommers seconded the motion.

Ayes: **Chairman Svatik, Vice Chairman Dietz, Langston, Sommers, and Vexler**

Nays: None

Meeting adjourned at 8:09 p.m.

Approved by the Board of Adjustment on the _____ day of _____, 2024.

Approved:

Attest:

Board of Adjustment Chair

Sheila B. Morales, TMRS, Town Secretary

Seal: