

**Minutes  
Town of Copper Canyon  
Board of Adjustment Meeting  
Monday, May 15, 2023  
7:00 p.m.**

**I. Call to Order**

**Chair Svatik** called the Board of Adjustment meeting to order at 7:00 p.m. on May 15, 2023, in the Council Chambers at Copper Canyon Town Hall, 400 Woodland Drive, Copper Canyon, Texas.

**Chairman Svatik** paused the meeting at 7:01 p.m. in order to give time for Board Member Sommers to arrive. Board Member Sommers arrived at 7:02 p.m.

**BOA Members Present and Presiding:**

<b>Dave Svatik</b>	Chairman
<b>Catherine Vexler</b>	Board Member
<b>Gary Coman</b>	Board Member
<b>Mike Sommers</b>	Board Member
<b>Paul Dietz</b>	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

No one spoke.

**Chairman Svatik** stated that the BOA Board would consider the Consent Items before the Public Hearing.

### **III. Consent Items**

1. Approve the minutes of February 6, 2023, Board of Adjustment Training Workshop.
2. Approve the minutes of February 28, 2023, Board of Adjustment Meeting.

**Board Member Sommers** made a motion to approve the minutes of the February 6, 2023, Board of Adjustment Training Workshop.

**Board Member Coman** seconded the motion.

Ayes: **Chairman Svatik and Board Members Coman, Dietz, Sommers and Vexler**  
Nays: None

**Chair Svatik** stated that the motion passed unanimously.

**Board Member Sommers** made a motion to approve the minutes of the February 28, 2023, Board of Adjustment meeting minutes.

**Board Member Vexler** seconded the motion.

Ayes: **Chairman Svatik and Board Members Coman, Dietz, Sommers and Vexler**  
Nays: None

**Chair Svatik** stated that the motion passed unanimously.

### **IV. Public Hearing**

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

1. The request from Craig Laughlin, owner of real property located at 424 Woodland, Copper Canyon, Texas, described as Woodlands 1 Block C Lot 6, Town of Copper Canyon, Denton County, Texas for a variance from the Town of Copper Canyon General District Zoning Regulations, Article 4 Supplementary Provision, Section 4-104 Accessory Buildings (B)(1). The request is for a variance from the number of accessory structures allowed on a lot less than one acre. The ordinance limits only two (2) accessory structures (one minor and one major); the landowner is requesting to build an additional major accessory structure.

**Chairman Svatik** opened the public hearing at 7:06 p.m.

**Town Secretary Morales** submitted as evidence an email received from Ann Horner (428 Woodland Dr). **Chairman Svatik** read the email.

**Town Secretary Morales** confirmed that notices of the variance request were mailed and published and that no other comments were received.

**Copper Canyon Building Permitting Administrator Adams** took the oath and explained and submitted evidence.:

**Craig Laughlin** (424 Woodland Dr.) took the oath. His evidence was submitted with the Variance Request and was included in the Board of Adjustment packet. **Mr. Laughlin** discussed his variance request.

**Board Members** asked questions regarding the variance request and **Mr. Laughlin** provided answers.

**Jamie Laughlin** (424 Woodland Dr) spoke in favor of variance request.

**Chairman Svatik** closed the Public Hearing at 7:45 p.m.

## **V. Action and Discussion Items**

1. Discuss, consider, and take action regarding the request from Craig Laughlin (424 Woodland Drive, Copper Canyon, TX) for a variance from the Town of Copper Canyon General District Zoning Regulations, Article 4 Supplementary Provision, Section 4-104 Accessory Buildings (B)(1). The request is for a variance from the number of accessory structures allowed on a lot less than one acre. The ordinance limits only two (2) accessory structures (one minor and one major); the landowner is requesting to build an additional major accessory structure. The property is legally described as Woodlands 1 Block C Lot 6 Copper Canyon, TX.

**Board Members** discussed the evidence presented.

**Chairman Svatik** made a motion to deny the variance request.

**Board Member Dietz** seconded the motion.

Ayes: **Chairman Svatik and Board Members Coman, Dietz, Sommers and Vexler**

Nays: None

**Chair Svatik** stated that the motion passed unanimously.

Based on conversation among the Board Members **Board Member Coman** suggested the following:

- The Town revisit detached garage language in the accessory building ordinance, particularly related to the resident’s primary garage.
- The Town adopt language in the ordinances relating to solar panels and large batteries/generators.
- Town Council and Planning and Zoning Commission together should consider adding language and ordinances relating to renewable energy options.
- The Town should have a representative from an electric company to give a presentation regarding solar energy.
- Town Council and Planning and Zoning Commission should hold a joint workshop to discuss ideas on how the Town might help people conserve energy and reduce their energy costs.

**VI. Adjourn**

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

**Board Member Coman** seconded the motion.

Ayes: **Chairman Svatik and Board Members Coman, Dietz, Sommers and Vexler**

Nays: None

Meeting adjourned at 7:58 p.m.

Approved by the Board of Adjustment on the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**Approved:**

**Attest:**

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

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

**Seal:**