

**MINUTES
TOWN OF COPPER CANYON
PLANNING & ZONING COMMISSION (P&Z)
MONDAY, FEBRUARY 27, 2023
6:00 p.m.**

The Town of Copper Canyon Planning and Zoning Commission met in regular session on Monday, February 27, 2023, at 6:00 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

Commissioners Present

Mark Pape	Chairman
Mitch Dornich	Vice-Chairman
Brian Martin	Commissioner
Deb Schmitz	Commissioner

Staff Present

Sheila Morales	Town Secretary
Chris Hartke	Town Engineer

Guest

Craig and Mari Calhoun	Applicant/Developer Aune Ranch
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Chairman Pape called the meeting of the Copper Canyon Planning and Zoning Commission to order at 6:06 p.m. on the 27th day of February 2023.

II. PUBLIC INPUT

Citizens can make comments to the Planning and Zoning Commission. 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 Planning and Zoning Commission cannot discuss or take action on items not posted on the agenda.

Fred Barber (120 Quiet Hill Circle) spoke in favor of the proposed Aune Ranch development and expressed concern regarding the dead-end road at Trail Ride Lane.

III. PUBLIC HEARING

The Planning and Zoning Commission of Copper Canyon will conduct a Public Hearing for the purpose of hearing any and all comments regarding the Development Plan for Aune Ranch at Copper Canyon, being 55.75 acres situated in the L. Cohen Survey, Abstract No. 264, Town of Copper Canyon, Denton County, Texas. (The address for the 55.75 acres is 1313 Copper Canyon Road, Copper Canyon, Texas).

Chairman Pape opened the Public Hearing at 6:08 p.m.

Chairman Pape submitted into the meeting record an email from P&Z **Commissioner Dahl** detailing various discussion points. **Town Engineer Hartke** addressed the concerns.

Chairman Pape submitted into the meeting record an email from P&Z **Commissioner Stranczek** and **Chairman Pape** addressed the concerns.

Town Engineer Hartke stated that drainage retention details will be finalized later in the development process.

Town Administrator Welsh noted that the Town's gas well inspector is working and inspecting the gas well site.

Craig Calhoun with Sweet Cow Holdings briefly described the proposed development and addressed the concerns raised by the P&Z Commissioners. He mentioned that the proposed development meets current zoning requirements.

Various questions were raised by the P&Z Commissioners and answered by either **Town Administrator Welsh**, **Town Engineer Hartke** or **Craig Calhoun**.

Chairman Pape closed the Public Hearing at 6:31 p.m.

IV. CONSENT ITEM

This Consent Item was considered after the Action & Discussion Item portion of the agenda (see below).

1. Approve January 23, 2023, Minutes of Planning and Zoning Commission Meeting.

Vice-Chairman Dornich made a motion to approve Consent Item #1.

Commissioner Schmitz seconded the motion.

Ayes: **Chairman Pape, Vice-Chairman Dornich, and Commissioners Martin and Schmitz**
Nays: None

Chairman Pape announced that the motion passed unanimously.

V. ACTION & DISCUSSION ITEMS

1. Discuss, consider, and make recommendation to the Copper Canyon Town Council regarding the Development Plan for Aune Ranch at Copper Canyon, being 55.75 acres situated in the L. Cohen Survey, Abstract No. 264, Town of Copper Canyon, Denton County, Texas. (The address for the 55.75 acres is 1313 Copper Canyon Road, Copper Canyon, Texas).

Commissioner Schmitz made a motion to make recommendation to the Copper Canyon Town Council regarding the Development Plan for Aune Ranch at Copper Canyon, being 55.75 acres situated in the L. Cohen Survey, Abstract No. 264, Town of Copper Canyon, Denton County, Texas.

Vice-Chairman Dornich seconded the motion.

Ayes: **Chairman Pape, Vice-Chairman Dornich, and Commissioners Martin and Schmitz**
Nays: None

Chairman Pape announced that the motion passed unanimously.

VI. ADJOURN

Commissioner Schmitz made a motion to adjourn the meeting.
Vice-Chairman Dornich seconded the motion.

Meeting adjourned at 6:32 p.m.

**APPROVED BY THE PLANNING AND ZONING COMMISSION THIS _____ DAY
OF _____ 2023.**

APPROVED:

Mark Pape
Chairman, Planning & Zoning Commission

ATTEST:

Sheila B. Morales, TRMC
Town Secretary

Sheila Morales

From: Jeffrey Dahl <dahlj324@gmail.com>
Sent: Monday, February 13, 2023 11:44 AM
To: Sheila Morales; Mark Papes
Subject: Re: Aune Ranch Development Plan Rec'd Feb 7, 2023

Sheila & Mark -

This looks great, all 2+ acres, no outliers.

Some discussion points:

- Runoff concerns were surfaced at last meeting. Will the 2 proposed retention areas help?
- The Gas Well and related requirements... sounds like Chris is covering this?
- On above, guessing we may have future "sound" and ordinance challenges with new homeowners? Trust the Developer will give them the proper warning!
- There were also some concerns last meeting with the double entrance, and traffic flying over the hill. May need to beef up traffic signage on both directions.
- Vetting all the details in the Development Requirements. Did not see any big concerns in their preliminary list.

Please extend my appreciation to the Developer, Craig?, for listening to our concerns and meeting the expectations of our citizens at the upcoming meeting.

Jeff Dahl
616.406.9073
dahlj324@gmail.com

On Feb 10, 2023, at 2:58 PM, Sheila Morales <smorales@coppercanyontx.com> wrote:

Here you go.

If you have any thoughts or questions that might be addressed before the meeting, please let us know.

Sincerely,
Sheila

<Aune Ranch DEVELOPMENT PLAN Recd Feb 7 2023.pdf>

Sheila Morales

From: Ted Stranczek <tedstranczek@outlook.com>
Sent: Monday, February 27, 2023 10:28 AM
To: Mark Pape
Cc: Christopher Hartke; Donna Welsh; Sheila Morales
Subject: ANUE Ranch Development Plan:

My observations on this new Development Plan:

1. The Developer is to be commended on enlarging all lots to a two (2) acres or more.
2. I have a concern that there is still two exits and entrances to this Development. This can result in a traffic hazard, given the hilly location along Copper Canyon Road.
3. THE GAS WELL SITE:
 - i. My observation of this site reveals that the gas well operator/owner is NOT IN COMPLIANCE with several TOWN zoning Ordinances:
 - ii. Lot is in disrepair and the height of the weeds is an eye sore.
 - iii. Fencing is in need of repair...Even to the point of installing a enclosed fence around the entire site.
 - iv. The buildings accomodating the storage tanks are not up to code.
 - v. There is no controlled security gate to restrict access to the site. There should be a locked gate...at least!
 - vi. Access from Copper Canyon Road should be restricted at or near Copper Canyon Road.
 - vii. There should be a security fence on each side of this access road to strictly control access to this site.
 - viii. The access road could stand some TLC.
 - ix. Overall, this site is poorly maintained and represents an open invitation to a future hazardous event.
4.
 - b. I realize that currently, there must be access to the home owner in the back SW corner of the Development. And, the Plan does show access to this residence via the new road layout. The new access to the well site should be more clearly defined and its construction upgraded.
 - c. I woud like to see a commitment on the part of the gas well owner to be a GOOD NEIGHBOR and go the EXTRA MILE in maintaining the site and controlling any and all noise associated with its continued operation.
4. I publically commended our P & Z Chairman, Mark Pape, for his professional commitment to maintaing the 2-acre zoning requirement for this Development. GREAT JOB MARK!!

6.

Respectfully,

Ted Stranczek
1020 North Berry Trail Court
Copper Canyon, Texas, 75077
214-676-0060