

**MINUTES  
TOWN OF COPPER CANYON  
PLANNING & ZONING COMMISSION (P&Z)  
MONDAY, JULY 24, 2023  
6:00 p.m.**

The Town of Copper Canyon Planning and Zoning Commission met in regular session on Monday, July 24, 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
Jeff Dahl	Commissioner
Kimberlee Delany	Commissioner (alternate)
Shawn Sandefur	Commissioner

**Commissioners Present (sitting in the audience)**

Deb Schmitz	Commissioner
Brian Martin	Commissioner (alternate)
Ted Stranczek	Commissioner (alternate)

**Staff Present**

Sheila Morales	Town Secretary
Chris Hartke	Town Engineer

**Guest**

Celimar Bracho	Pegaso Developments' Engineer
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**Chairman Pape** called the meeting of the Copper Canyon Planning and Zoning Commission to order at 6:01 p.m. on the 24<sup>th</sup> day of July 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.

No one spoke.

### **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 Concept Plan for Pilot Knoll Estates, being a 20.018-acre tract of land situated in the C. Cooksey Survey, Abstract Number 270, Denton County, Texas, being a portion of that tract of land described to Pilot Knoll Farms LTD. (The address of the property is 1700 Bishop Lane, Copper Canyon, Texas.)

**Chairman Pape** opened the public hearing at 6:02 p.m.

No one spoke.

**Chairman Pape** closed the public hearing at 6:03 p.m.

### **IV. CONSENT ITEM**

1. Approve February 27, 2023, Minutes of Planning and Zoning Commission Meeting.

**Commissioner Sandefur** made a motion to approve Consent Item #1.

**Vice-Chairman Dornich** seconded the motion.

Ayes: **Chairman Pape, Vice-Chairman Dornich, and Commissioners Dahl, Delany and Sandefur**

Nays: None

**Chairman Pape** announced that the motion passed unanimously.

### **V. ACTION & DISCUSSION ITEM**

1. Discuss, consider, and make recommendation to the Copper Canyon Town Council regarding the Concept Plan for Pilot Knoll Estates, being a 20.018-acre tract of land situated in the C. Cooksey Survey, Abstract Number 270, Denton County, Texas, being a portion of that tract of land described to Pilot Knoll Farms LTD. (The address of the property is 1700 Bishop Lane, Copper Canyon, Texas.)

**Celimar Bracho**, representing Pegaso Developments, presented the Concept Plan for Pilot Knoll Estates, which included nineteen (19) one-acre lots and a gated entrance. She read a letter from Pegaso Developments and distributed Pegaso Developments promotional materials to the Commissioners. She requested that the Commission approve the concept plan.

P&Z Commissioners and **Town Engineer Hartke** raised different issues (rural character of the Town, naming the development, possible drainage issues, required separation distances between ingress and egress, lot widths, future flag lot issue, viability, experience and past projects of the developer,

**Commissioner Dahl** made a motion to deny making a recommendation to the Copper Canyon Town Council regarding the Development Plan for Pilot Knoll Estates, being a 20.018-acre tract of land situated in the C. Cooksey Survey, Abstract Number 270, Denton County, Texas, being a portion of that tract of land described to Pilot Knoll Farms LTD.

**Vice-Chairman Dornich** seconded the motion.

Ayes: **Chairman Pape, Vice-Chairman Dornich, and Commissioners Dahl, Delaney and Sandefur**  
Nays: None

**Chairman Pape** announced that the motion passed unanimously.

## **VI. ADJOURN**

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

Meeting adjourned at 6:25 p.m.

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

**APPROVED:**

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Mark Pape  
Chairman, Planning & Zoning Commission

**ATTEST:**

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Sheila B. Morales, TRMC  
Town Secretary