

AGENDA
TOWN OF COPPER CANYON
PLANNING & ZONING COMMISSION (P&Z)
MONDAY, JANUARY 22, 2024
6:00 p.m.

The Town of Copper Canyon Planning and Zoning Commission will meet in regular session on Monday, January 22, 2024, at 6:00 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 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.

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 and consider a recommendation to Town Council regarding the Jernigan Estates Conceptual / Development Plan, allowing for the development of approximately twelve (12) acres, and to allow for the development of six (6) single family lots, located at 545 Jernigan Road, Copper Canyon, Texas 75077.

IV. CONSENT ITEM

1. Approve September 25, 2023, Minutes of Planning and Zoning Commission Meeting.

V. ACTION & DISCUSSION ITEM

1. Discuss, consider, and make recommendation to the Copper Canyon Town Council regarding the Jernigan Estates Conceptual / Development Plan, allowing for the

development of approximately twelve (12) acres, and to allow for the development of six (6) single family lots, located at 545 Jernigan Road, Copper Canyon, Texas 75077.

VI. ADJOURN

Certification

I, the undersigned authority, do hereby certify that this Agenda of Meeting for Monday, January 22, 2024 Planning and Zoning Commission 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, January 19, 2024, at 4:00 p.m. and remained so posted at least 72 hours before said meeting was convened.

Sheila B. Morales
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 aid 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.

**MINUTES
TOWN OF COPPER CANYON
PLANNING & ZONING COMMISSION (P&Z)
MONDAY, SEPTEMBER 25, 2023
6:00 p.m.**

The Town of Copper Canyon Planning and Zoning Commission met in regular session on Monday, September 25, 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

Chairman Pape called the meeting of the Copper Canyon Planning and Zoning Commission to order at 6:00 p.m. on the 25th day of September 2023.

Commissioners Present

Mark Pape	Chairman
Mitch Dornich	Vice-Chairman
Jeff Dahl	Commissioner
Brian Martin	Commissioner
Ted Stranczek	Commissioner (alternate)

Staff Present

Troy Meyer	Town Administrator
Sheila Morales	Town Secretary
Chris Hartke	Town Engineer

II. PUBLIC INPUT

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No comments were made.

III. CONSENT ITEM

1. Approve August 28, 2023, Minutes of Planning and Zoning Commission Meeting.

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

Commissioner Martin seconded the motion.

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

Chairman Pape announced that the motion passed unanimously.

IV. PUBLIC HEARING

The Copper Canyon Planning and Zoning Commission to conduct a Public Hearing regarding an ordinance amending the Code of Ordinances by amending Exhibit 14A ‘Zoning Ordinance’, Article 2 ‘General District Zoning Regulations’, Section 2-102 ‘Use, Yard and Bulk Requirements’ by adding Subsection 2(b) Flag Lots (driveway); and by amending Exhibit 14A ‘Zoning Ordinance’, Article 11 ‘Definitions’, Section 11-102 “Words and Terms” by adding Subsection (Y A) ‘Flag Lot’ to provide definition.

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

The following people spoke:

Robin Douglas-Davis (581 Jernigan) asked for a ‘red-line’ version of the ordinance being proposed.

Chairman Pape closed the public hearing at 6:06 p.m.

V. ACTION & DISCUSSION ITEM

1. Discuss, consider, and make recommendation to the Copper Canyon Town Council regarding an ordinance amending the Code of Ordinances by amending Exhibit 14A ‘Zoning Ordinance’, Article 2 ‘General District Zoning Regulations’, Section 2-102 ‘Use, Yard and Bulk Requirements’ by adding Subsection 2(b) Flag Lots (driveway); and by amending Exhibit 14A ‘Zoning Ordinance’, Article 11 ‘Definitions’, Section 11-102 “Words and Terms” by adding Subsection (Y A) ‘Flag Lot’ to provide definition.

P&Z Commissioners discussed the proposed ordinance and suggested the following changes to the chart labeled ‘Yard and Bulk Requirements’:

- For 2(b), change the description from ‘Flag Lots (Driveway) (Width/length)’ to ‘Minimum Flag Lot Access (Width)’

- For 2(b) change the width/length for boxes RE10, RE5, R2, R1 and R1-A to 28

Vice Chairman Dornich made a motion. to recommend to Council the approval of the proposed ordinance with the suggested changes detailed above.

Commissioner Dahl seconded the motion.

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

Chairman Pape announced that the motion passed unanimously.

VI. ADJOURN

Commissioner Martin made a motion to adjourn the meeting.

Commissioner Stranczek seconded the motion.

Meeting adjourned at 6:47 p.m.

APPROVED BY THE PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____ 2024.

APPROVED:

ATTEST:

Mark Pape
Chairman, Planning & Zoning Commission

Sheila B. Morales, TRMC
Town Secretary



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December 21, 2023

Ms. Sheila Morales
Town Secretary
Town of Copper Canyon
400 Woodland Drive
Coper Canyon, TX 75077

RE: Jernigan Estates- Concept and Development Plan

Ms. Morales:

We have reviewed the submitted Concept and Development Plan for the referenced residential development for compliance with the Town of Copper Canyon Subdivision Ordinance. Based on this review, we have no further comments.

Please let me know if you have any questions.

Sincerely,

tnp

teague nall & perkins

Christopher Hartke, P.E.; CFM

Director of Engineering Services, Associate Principal