

**MINUTES
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 met 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 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 22nd day of January 2024.

Commissioners Present

Mark Pape	Chairman
Mitch Dornich	Vice-Chairman
Jeff Dahl	Commissioner
Brian Martin	Commissioner (alternate)
Shawn Sandefur	Commissioner

Staff Present

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

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 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.

Chairman Pape opened public hearing at 6:01 p.m.

Larry Johnson (535 Jernigan Rd) expressed concerns regarding the proposed development's drainage and fencing.

Tommy Tucker (552 Jernigan Rd) requested that the proposed road be moved fifty (50') to seventy-five (75) feet to the south rather than being opposite Dove Trail.

Phillip Trip (680 Dove Trail) expressed concerns regarding future traffic using Dove Trail, since there is not a turn around on the private drive. He also expressed concerns regarding the lighting included in the proposed development. He also expressed concerns that his property extends to the west side of Jernigan and includes a portion of the land included in the proposed development.

Ted Stranczek (1020 N Berry Trail Ct.) raised several issues regarding the proposed development, including the difficulty seeing and interpreting all the data included on the proposed plan, and questioned road requirements and whether construction had started on the property.

Jeff Mayer (1020 Valley Wood Ct) questioned the elevations on the plans.

Michael Cannaday (Developer for Jernigan Estates) gave an overview of the proposed development and stated that additional information will be submitted during the next stage of the development process.

Chairman Pape suggested the developer meet with surrounding neighbors in order to address their concerns. He also suggested there be a private drive agreement between all parties using the private road.

Commissioner Dornich questioned the orientation of Lot 6, the location of the proposed gate and whether the proposed road would be a private or public street.

Town Administrator Meyer asked developer **Michael Cannaday** about the road damage leading to the property and when the damage would be repaired.

Chairman Pape closed the public hearing 6:49 pm

IV. CONSENT ITEM

1. Approve September 25, 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 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 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.

Planning and Zoning commissioners discussed the concept plan for 545 Jernigan Estates as presented in the document labeled “Concept / Development Plan”. It was noted by the commissioners that the document, despite its name, was being considered by the Commission as a concept plan only since it did not meet the Town’s standards for a development plan and the Town’s staff and engineer had not had the opportunity to review the plan’s conformance with Town requirements for a development plan. The commissioners suggested to the developer that before the concept plan is presented to Council that the following occur.

- Developer should work with surrounding neighbors regarding their concerns relating to lighting, drainage and property boundaries.
- Drainage needs to be addressed in more detail.
- Concept and Development Plan need to be separated as two different exhibits.
- Developer to determine whether development will be private and/or gated.

Commissioner Sandefur made a motion to approve the Jernigan Estates Concept Plan with the conditions discussed (see above).

Commissioner Dahl seconded the motion.

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

Chairman Pape announced that the motion passed unanimously.

VI. ADJOURN

Commissioner Martin made a motion to adjourn the meeting.

Commissioner Sandefur seconded the motion.

Meeting adjourned at 6:52 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