

**MINUTES  
TOWN OF COPPER CANYON  
SPECIAL JOINT TOWN COUNCIL AND  
PLANNING AND ZONING COMMISSION  
WORKSHOP MEETING  
MONDAY, APRIL 15, 2024  
6:00 P.M.**

The Town Council and Planning and Zoning Commission (P&Z) of the Town of Copper Canyon met in special session for a Joint Council and P&Z Workshop on Monday, April 15, 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**

**Mayor Robertson** called the special session for a Joint Council and P&Z Workshop regular meeting to order at 6:00 on the 15<sup>th</sup> day of April 2024.

**Council Present**

Steve Hill	Mayor Pro Tem
Rudy Castillo	Deputy Mayor Pro Tem
Dale Andrews	Council Member
Chase Lybbert	Council Member
Larry Johnson	Council Member

**P&Z Chairman Pape** called the special session for a Joint Council and P&Z Workshop to order at 6:00 on the 15<sup>th</sup> day of April 2024.

**Commissioners Present**

Mark Pape	Chairman
Mitch Dornich	Vice-Chairman
Jeff Dahl	Commissioner
Kimberlee Delany	Commissioner
Shawn Sandefur	Commissioner
Ted Stranczek	Commissioner
Dane Kustes	Commissioner

**Staff Present**

Robert Hager	Town Attorney
Chris Hartke	Town Engineer
Troy Meyer	Town Administrator
Sheila Morales	Town Secretary

A quorum of the Town Council and Planning and Zoning Commission was established.

## **II. PUBLIC INPUT**

Citizens can make comments to the Town Council 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 Town Council cannot discuss or take action on items not posted on the agenda. Therefore, the Council cannot take action on or discuss any issues or items brought up during public input.

No one spoke.

## **III. CURRENT/PROPOSED DEVELOPMENT UPDATES**

### **A. Current Developments**

**Town Administrator Meyer** updated meeting attendees on current developments in the Town, including Williams Ranch, Vickery, and Boots Ranch.

### **B. Proposed Developments**

**Town Administrator Meyer** updated meeting attendees on the following ‘in-process’ and potential developments, including Jernigan Estate, Copper Knoll Estates Garrison property, Copper Creek – Phase 3 and Town Center.

## **IV. DISCUSSION ITEMS**

*No action will be taken except to give direction to the Town Administrator or Town Attorney regarding future agenda items.*

### **1. General Law Type A Zoning and Development Process Requirements**

**Town Attorney Hager** presented a presentation regarding Planning and Zoning, which covered the following topics:

- Basic Zoning in the State of Texas
- P&Z Powers and Duties
- P&Z Basics
- Comprehensive Plan (Master Plan)
- Zoning Ordinance and Regulations
- Zoning Changes

- Zoning Use Classifications and Districts
- Conditional Use Permits
- Planned Developments
- Plats and Subdivisions
- Preliminary Plats
- Final Plats

Throughout the presentation, Council Members and Planning and Zoning Commissioners asked questions and made recommendations for future changes to the Town’s development process.

2. Copper Canyon Development Process

**Town Engineer Hartke** discussed the Town’s Development Process Overview chart distributed at the meeting.

Council Members and Planning and Zoning Commissioners asked questions and made recommendations for future changes to the Town’s development process.

**Mayor Robertson** suggested creating a committee to review the Town’s current subdivision development process. The committee would consist of Council Member Johnson, Council Member Lybbert, P&Z Vice Chair Dornich, P&Z Commissioner Delaney, Town Administrator Meyer and Town Secretary Morales.

Meeting adjourned at 8:30 p.m.

**APPROVED BY THE TOWN COUNCIL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_**

\_\_\_\_\_  
 Ron Robertson, Mayor  
 Town of Copper Canyon

\_\_\_\_\_  
 Sheila B. Morales, TRMC – Town Secretary  
 Town of Copper Canyon

**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

**TOWN OF COPPER CANYON, TEXAS  
RESOLUTION NO. 24-06**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF COPPER CANYON, TEXAS, NOMINATING JIM CARTER AS A MEMBER OF THE BOARD OF MANAGERS OF THE DENCO AREA 9-1-1 DISTRICT; MAKING FINDINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Chapter 772 of the Texas Health and Safety Code provides, in part, that two voting members of the Board of Managers of an Emergency Communications District shall be appointed jointly by all cities and towns lying wholly or partly within the District; and

**WHEREAS**, it is the desire of the Town Council of the Town of Copper Canyon, Texas, to nominate Jim Carter as a member of the Board of Managers of the Denco Area 9-1-1 District.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE TOWN OF COPPER CANYON, TEXAS, THAT:**

**SECTION 1**

The foregoing recitals are hereby found to be true and correct legislative findings of the Town of Copper Canyon, Texas, and are fully incorporated into the body of this Resolution.

**SECTION 2**

The Town of Copper Canyon hereby nominates Jim Carter as a member of the Board of Managers for the Denco Area 9-1-1 Emergency Communication District.

**SECTION 3**

This Resolution shall become effective from and after its passage.

**DULY RESOLVED** by the Town Council of the Town of Copper Canyon, Texas, on this the 13<sup>th</sup> day of May 2024.

APPROVED:

\_\_\_\_\_  
Ron Robertson, Mayor  
Town of Copper Canyon, Texas

ATTEST:

\_\_\_\_\_  
Sheila B. Morales, TRMC  
Town Secretary – Town of Copper Canyon, Texas

APPROVED AS TO FORM:

\_\_\_\_\_  
Robert E. Hager, Town Attorney