

**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 15th 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 15th 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