

**Minutes
Town of Copper Canyon
Board of Adjustment Meeting
Monday, November 21, 2022
7:00 p.m.**

I. Call to Order

Vice Chair Svatik called the Board of Adjustment meeting to order at 7:00 p.m. on the 21st day of November 2022 in the Council Chambers at Copper Canyon Town Hall, 400 Woodland Drive, Copper Canyon, Texas.

BOA Members Present and Presiding:

Dave Svatik	Vice Chair
Gary Coman	Board Member (alternate)
Paul Dietz	Board Member (alternate)
Aaron Maestas	Board Member
Catherine Vexler	Board Member

Staff Present:

Sheila Morales

II. Public Input

Citizens can make comments to the Board of Adjustment 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 Board of Adjustment cannot discuss or take action on items not posted on the agenda.

No one spoke.

III. Public Hearing

The Town of Copper Canyon's Board of Adjustment will conduct a Public Hearing for the purpose of hearing any and all comments regarding:

1. The request from Stephen and Ramona Kudrick with regard to the property at 804 E Woodglen (legally described as Woodlands 1 Blk B Lot 12, Town of Copper

Canyon, Denton County, Texas) for a variance from the Town of Copper Canyon General District Zoning Regulations, Article 4, Section 4-104 (F)(8) and (F)(12). The request is for a variance from the minimum side yard setback and a variance from the utility meter limitation.

Vice Chair Svatik opened the public hearing at 7:02 p.m.

Steve Kudrick explained the variance request and shared a few pictures of the proposed project.

No one else spoke.

Vice Chair Svatik closed the public hearing at 7:15 p.m.

IV. Action and Discussion Items

1. Discuss, consider, and take action regarding Board of Adjustment Chair and Vice Chair.

Vice Chair Svatik expressed his desire to serve as Chair of the Board of Adjustment and read a letter detailing his qualifications.

Board Member Maestas made a motion to nominate **Dave Svatik** as Chair of the BOA.

Board Member Vexler seconded the motion.

Ayes: **Vice Chair Svatik, Board Members Coman, Dietz, Maestas and Vexler**

Nays: None

Chair Svatik announced that the motion passed unanimously.

Board Member Vexler made a motion to nominate **Aaron Maestas** as Vice Chair of the BOA.

Chair Svatik seconded the motion.

Ayes: **Chair Svatik, Board Members Coman, Dietz, Maestas and Vexler**

Nays: None

Chair Svatik announced that the motion passed unanimously.

2. Discuss, consider, and take action regarding the minutes of April 18, 2022, Board of Adjustment meeting.

Vice Chair Maestas made a motion to approve the minutes of the Board of Adjustment meeting held on April 18, 2022.

Board Member Vexler seconded the motion.

Ayes: **Chair Svatik, Vice Chair Maestas and Board Members Coman, Dietz, and Vexler**
Nays: None

Chair Svatik announced that the motion passed unanimously.

3. Discuss, consider, and take action regarding the request from Stephen and Ramona Kudrick with regard to the property at 804 E Woodglen for a variance from the Town of Copper Canyon General District Zoning Regulations, Article 4, Section 4-104 (F)(8) and (F)(12). The request is for a variance from the minimum side yard setback and a variance from the utility meter limitation.
 - (The ordinance calls for a 15-foot (15') side yard setback; the landowner is requesting a 10-foot (10') side yard setback.)
 - (In addition, the ordinance requires that for lots of less than five acres, all accessory buildings must be serviced by the same utility meter or connection as the principal residential dwelling; the resident is asking for a separate electrical panel and meter for the accessory building.)

Board Members asked additional questions of the applicant and further discussed the variance request.

Board Member Dietz made a motion to deny the ten (10) foot side yard setback, thereby denying the variance request from the minimum side yard setback.

Vice Chair Maestas seconded the motion.

Ayes: **Chair Svatik, Vice Chair Maestas and Board Members Coman, Dietz, and Vexler**
Nays: None

Chair Svatik stated that the motion passed unanimously.

Variance request to build with a ten-foot side yard setback for 804 E Woodglen (Woodlands 1 Blk B Lot 12), Copper Canyon, Texas was denied.

Vice Chair Maestas made a motion to grant the exception for a second electrical panel, thereby allowing the variance request from the utility meter limitation.

Board Member Vexler seconded the motion.

Ayes: **Chair Svatik, Vice Chair Maestas and Board Members Coman, Dietz, and Vexler**
Nays: None

Chair Svatik stated that the motion passed unanimously.

Variance request to install a second electrical panel for an accessory building for 804 E Woodglen (Woodlands 1 Blk B Lot 12), Copper Canyon, Texas was granted.

V. Adjourn

Board Member Dietz made a motion to adjourn.

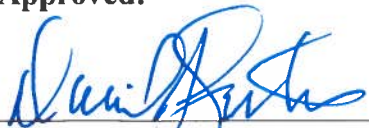
Vice Chair Maestas seconded the motion.

Ayes: **Chair Svatik, Vice Chair Maestas and Board Members Coman, Dietz, and Vexler**
Nays: None


Meeting adjourned at 8:08 p.m.

Approved by the Board of Adjustment on the 28th day of February, 2023.

Approved:


Board of Adjustment Chair

Attest:


Sheila B. Morales, TMRS, Town Secretary

SEAL: