

**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 25<sup>th</sup> 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**

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 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.

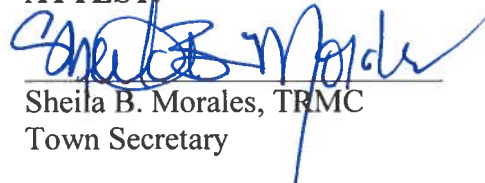
APPROVED BY THE PLANNING AND ZONING COMMISSION THIS 22<sup>nd</sup> DAY  
OF January 2024.

APPROVED:



Mark Pape  
Chairman, Planning & Zoning Commission

ATTEST:



Sheila B. Morales, TRMC  
Town Secretary