

Planning and Zoning Commission  
June 9, 2010

A regular meeting of the Planning & Zoning Commission of the City of Waxahachie was held on Wednesday, June 9, 2010 at 4:30 p.m. in the Council Chamber at 401 S. Rogers, Waxahachie, Texas.

Members Present: Jim Cooper, Chairman  
Betty Jefferson, Vice Chairman  
Rick Keeler  
Bonney Ramsey

Members Absent: Mary Lou Shipley  
Anthony Mottla  
Melissa Ballard

Others Present: Clyde Melick, Director of Planning  
Steve Chapman, City Attorney  
Amber Villarreal, Assistant City Secretary

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Chairman Jim Cooper called the meeting to order and gave the invocation.

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**Mrs. Bonney Ramsey moved approval of the minutes of the regular Planning & Zoning Commission meeting of May 26, 2010.** Vice Chairman Betty Jefferson seconded, **All Ayes.**

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Chairman Jim Cooper opened the Public Hearing on a request from Hortencia Estrada for a Replat of Lot 13, being 1.005 acres and Lot 14, being 1.184 acres, Brookbend Grove Phase II- Owner: Cari de Paz Estrada (RP 2010-07).

Ms. Hortencia Estrada, 410 Sunflower Street, Red Oak, TX, requested approval of the Replat to build a house.

Chairman Cooper noted the floodplain area on the lots cannot be altered in any way. Ms. Estrada asked if the trees that are currently in the floodplain area can remain in place and can she add trees. Mr. Cooper noted the trees that are currently there can stay, but none can be added without a floodplain permit.

Planning Director Clyde Melick reviewed the following Staff Comments:

1. The applicant wishes to replat lots 13 and 14 to one lot 13R for single family residential development
2. This lot is served by Rockett Water System
3. Roadway Impact Fees for Lot 13R will be due at building permit
4. Park dedication of \$400.00 for Lot 13R will be due at building permit

5. Current building plans show proposed building outside of flood plain, if any changes occur to location of buildings engineering analysis must be provided
6. Applicant to submit twelve (12) additional copies and Mylar all with original signatures of property owners within thirty (30) days of City Council approval

There being no others to speak for or against Replat 2010-07, Chairman Jim Cooper closed the Public Hearing.

**After further discussion, Vice Chairman Betty Jefferson moved to approve the request from Hortencia Estrada for a Replat of Lot 13, being 1.005 acres and Lot 14, being 1.184 acres, Brookbend Grove Phase II-Owner: Cari de Paz Estrada (RP 2010-07), subject to Staff Comments.** Mr. Rick Keeler seconded, **All Ayes.**

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Chairman Jim Cooper noted at the request of the Planning Director, Item Number 6, Discussion related to updated Zoning Map, will be moved to the next Planning & Zoning meeting of June 23, 2010.

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There being no further business, the meeting adjourned at 4:47 p.m.

Respectfully submitted,

Amber Villarreal  
Assistant City Secretary