

APPLICATION AND FINAL PLAT CHECKLIST

Date 11-1-93

Name of Proposed Development Fox CHASE PHASE 2

Name of Developer Fox CHASE Development Corp.

Address PO BX 369 Rockwall TX Phone 771 5253

Owner of Record WHITTE Development INC

Address PO BX 369, Rockwall TX Phone 771 5253

Name of Land Planner/Surveyor/Engineer HAROLD EVANS

Address Dallas TX Phone 328 8133

Total Acreage _____

Current Zoning SF 10

Number of Lots/Units 25

Signed [Signature]

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

Information

Provided of	Not
<u>Shown on Plat</u>	<u>Applicable</u>
<u>✓</u>	_____

1. Title or name of development, written and graphic scale, north point, date of plat and key map

✓ ✓ _____

Page 2 of 4

✓ ✓ _____

✓ ✓ _____

✓ ✓ _____

✓ ✓ _____

✓ ✓ _____

✓ ✓ _____

_____ ✓ ✓

✓ ✓ _____

✓ ✓ _____

2. Location of the development by City, County and State.

3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark

4. Accurate boundary survey and property description with tract boundary lined indicated by heavy lines

5. If no engineering is provided show contours of 5 ft. intervals

6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground

7. Approved name and right-of-way width of each street, both within an adjacent to the development

8. Locations, dimensions and purposes of any easements or other rights-of-way

9. Identification of each lot or site and block by letter and number and building lines

10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page

11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development

12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)

13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of graded (see wording)

_____ ✓ ✓

14. Statement of developer responsibility for storm drainage improvements (see wording)

15. Instrument of dedication or adoption signed by the owner or owners (see wording)

_____ ✓ ✓

16. Space for signatures attesting approval of the plat (see wording)

_____ ✓ ✓

17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)

18. Compliance with all special requirements developed in preliminary plat review

_____ ✓ ✓

19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)

20. Submit along with plat a calculation sheet indicating the area of each lot

21. Attach copy of any proposed deed restrictions for proposed subdivision

Taken by: _____

File No.: 93-42-FP

Date: 11/1/93

Fee: \$ 667.50

Receipt No.: 029823

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 11-19-93

Name of Proposed Subdivision Fox CHASE - Phase 2

Name of Subdivider Fox CHASE Development Corp.

Address P.O. BOX 369 Phone

Owner of Record Whittle Development, Inc

Address P O BOX 369, Rockwall, TX Phone 771 5253

Name of Land Planner/Surveyor/Engineer HAROLD EVANS

Address Dallas TX 75087 Phone 328-8133

Total Acreage See Attached Plat Current Zoning SF10

No. of Lots/Units 25

Signed [Signature] President

The Following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

Table with 2 columns: Provided or Shown On Plat, Not Applicable. Rows A-D: Vicinity map, Subdivision Name, Name of record owner, subdivider, land planner/engineer, Date of plat preparation, scale and north point.

II. Subject Property

- | | | | |
|----------|-------|----|---|
| <u>✓</u> | _____ | A. | Subdivision boundary lines |
| <u>✓</u> | _____ | B. | Identification of each lot and block by number or letter |
| <u>✓</u> | _____ | C. | Dimensions, names and description of all public rights-of-ways, improvements, easements, parks and open spaces, both existing and proposed. Locate and identify existing and/or proposed median openings and left turn channelization |
| <u>✓</u> | _____ | D. | Proposed land uses, and existing and proposed zoning categories |
| <u>✓</u> | _____ | E. | Approximate acreage |
| <u>✓</u> | _____ | F. | Typical lot size; lot layout; smallest lot area; number of lots |
| <u>✓</u> | _____ | G. | Building set-back lines adjacent to street |
| <u>✓</u> | _____ | H. | Topographical information and physical features to include contours at 2' intervals, outlines of wooded areas, drainage areas and 50 and 100 year flood limit lines, if applicable |
| <u>✓</u> | _____ | I. | Location of City Limit lines, contiguous or within plat area |
| <u>✓</u> | _____ | J. | Location and sizes of existing utilities |
| <u>✓</u> | _____ | K. | Intended water source and sewage disposal method whether inside City limits or in extraterritorial jurisdiction |

III. Surrounding Area

✓ _____

A. The record owners of contiguous parcels of unsubdivided land; names and lot pattern of contiguous subdivisions; approved concept plans or preliminary plat

✓ _____

B. The approximate location, dimension and description of all existing or proposed lots and blocks, public rights-of-way and easements, parks and open spaces. Specifically indicate how the proposed improvements would relate to those in the surrounding area.

Taken by _____

File No. 93-42-FP

Date 11/19/93

Fee \$ 667.50

Receipt No. 029823

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION
APPLICATION RECEIPT

Date: 11-22-93

Applicant: Whittle Development Phone: 771-5253

Address: P.O. Box 369, Rockwall

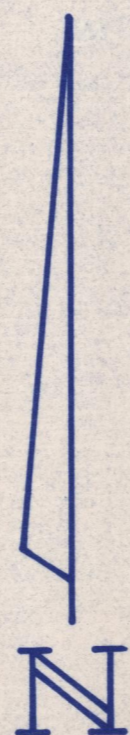
Development Name: Fox Chase Phase II

The Following items have been received on this date by the City of Rockwall:

<input type="checkbox"/>	Zoning Change	<input checked="" type="checkbox"/>	Preliminary Plat
<input type="checkbox"/>	Conditional Use Permit	<input checked="" type="checkbox"/>	Final Plat
<input type="checkbox"/>	PD Amendment	<input type="checkbox"/>	Replat
<input type="checkbox"/>	Landscape Plan	<input type="checkbox"/>	Site Plan
<input checked="" type="checkbox"/>	Filing Fee \$ <u>667.50</u>		
<input type="checkbox"/>	Other _____		

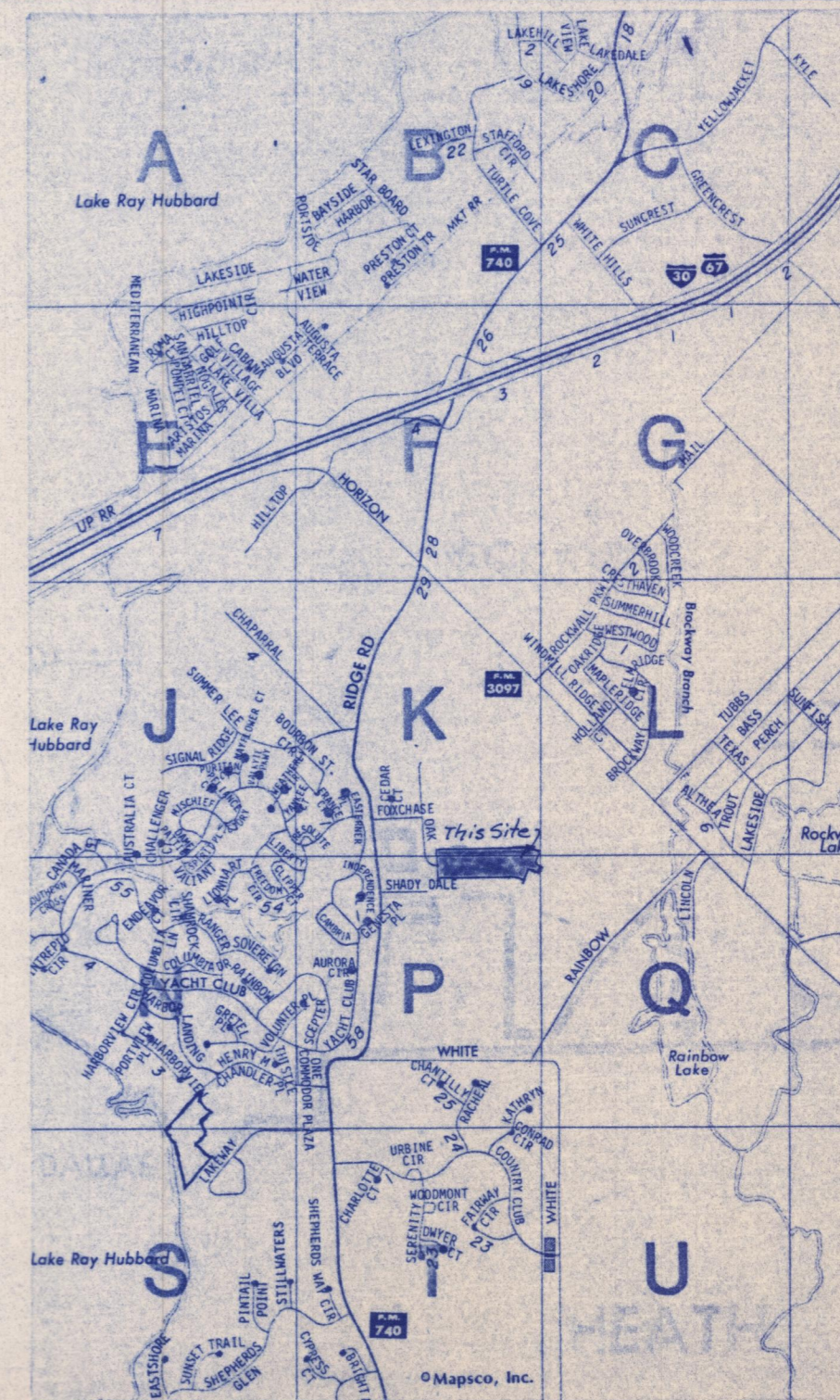
With this application, you are scheduled to appear before the Planning and Zoning Commission on _____ and the City Council on _____ at 7:00 p.m. at City Hall, 205 W.Rusk, Rockwall, Texas. 771-7700.

Received By: D. Drake



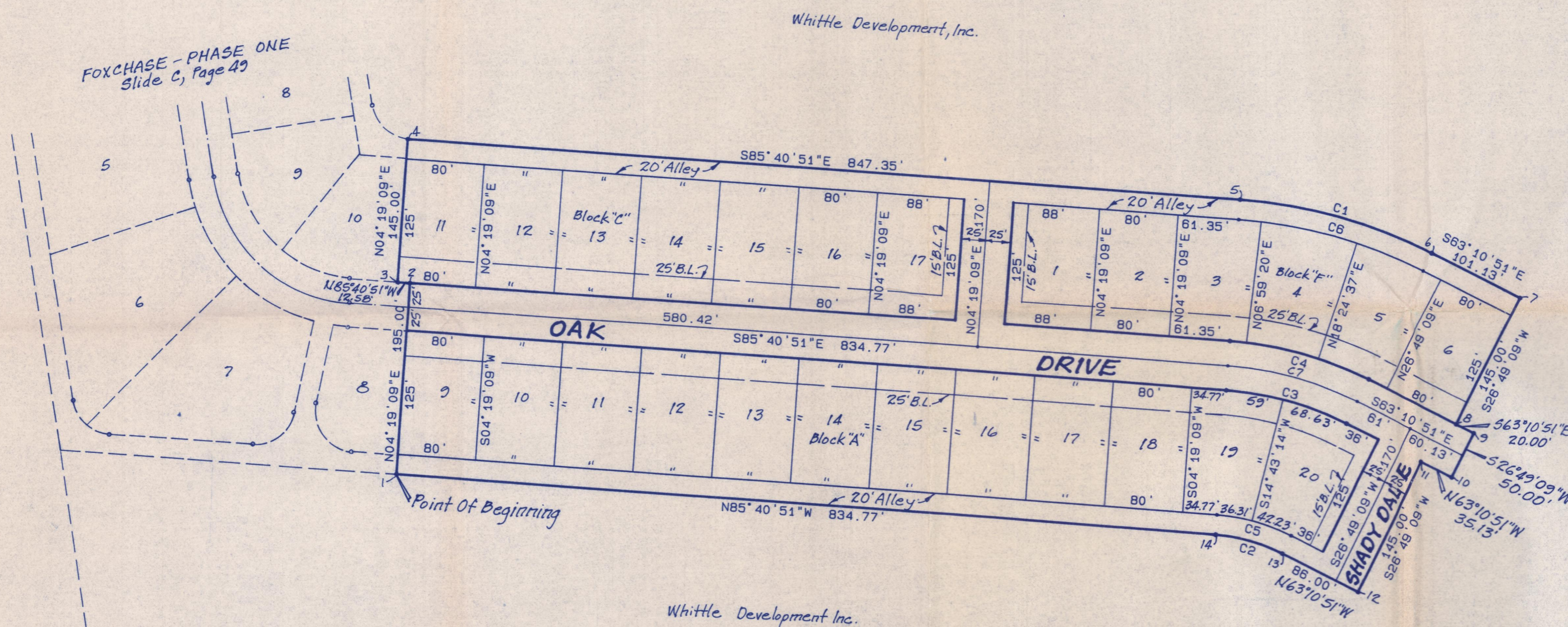
SURFACE ADJUSTED COORDINATES

1	7,010,952.3485	2,591,824.2523
2	7,011,146.7947	2,591,838.9481
3	7,011,147.7420	2,591,826.4059
4	7,011,292.3302	2,591,837.3262
5	7,011,229.5149	2,592,682.2679
6	7,011,174.0579	2,592,877.7171
7	7,011,128.4324	2,592,967.9653
8	7,010,999.0293	2,592,902.5449
9	7,010,990.0058	2,592,920.3936
10	7,010,945.3841	2,592,897.8348
11	7,010,967.6950	2,592,909.1142
12	7,010,831.8289	2,592,801.0668
13	7,010,870.6300	2,592,724.3174
14	7,010,889.4805	2,592,656.6619



LOCATION MAP
Scale: 1" = 2,000'

FOXCHASE - PHASE ONE
Slide C, Page 49



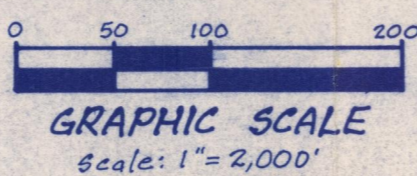
LOT AREAS

LOT NO.	BLOCK No.	AREA IN SQ.FT.
9-12	A	10,000
19	A	10,303
20	A	11,429
11-16	C	10,000
17	C	11,000
1	F	11,000
2	F	10,000
3	F	10,217
4	F	10,901
5	F	10,667
6	F	10,000

Note: All property corners, point of curvatures, and point of tangency are 1/2" iron rod set.

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S74°25'51"E	202.89	22°30'00"	520.00	204.20	103.43
C2	N74°25'51"W	70.23	22°30'00"	180.00	70.89	35.80
C3	S74°25'51"E	126.81	22°30'00"	325.00	127.63	64.65
C4	S74°25'51"E	146.32	22°30'00"	375.00	147.26	74.59
C5	S74°25'51"E	78.04	22°30'00"	200.00	78.54	39.78
C6	S74°25'51"E	195.09	22°30'00"	500.00	198.35	99.46
C7	S74°25'51"E	136.56	22°30'00"	350.00	137.44	69.62



HAROLD L. EVANS
CONSULTING ENGINEER
2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	9-28-93	93121

FOXCHASE - PHASE TWO
EDWARD TEAL SURVEY, ABSTRACT NO.207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
Whittle Development Inc. ~ Owner
P.O. Box 369, Rockwall, Texas 75087 Telephone No. 771-5253

1st Submission (circled)

OWNERS CERTIFICATE

WHEREAS, Whittle Development, Inc. is the owner of a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas and being a part of Tract 5, recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set at the Southeast corner of Foxchase, Phase One, as recorded in Cabinet C, Slide 49, Plat Records, Rockwall County, Texas;

THENCE: Along the most Southeasterly line of said addition as follows:
 North 4 Degrees 19' 09" East a distance of 195.00 feet to a 1/2" iron rod set for a corner at the most Southerly Northeast corner of Oak Drive, a 50 foot Right-Of-Way;
 North 85 Degrees 40' 51" West a distance of 12.58 feet along said Right-Of-Way to a 1/2" iron rod set for a corner, said point also being the Southeast corner of Lot 10, Block C of said addition and North 4 Degrees 19' 09" East a distance of 145.00 feet to a 1/2" iron rod set for a corner at the most Southerly Northeast corner of said addition;

THENCE: South 85 Degrees 40' 51" East a distance of 847.35 feet, leaving said addition, to a 1/2" iron rod set for a corner at the beginning of a curve to the right having a central angle of 22 Degrees 30' 00", a radius of 520.00 feet and a chord that bears South 74 Degrees 25' 51" East a distance of 202.89 feet;

THENCE: Along said curve an arc distance of 204.20 feet to a 1/2" iron rod set at the point of tangency of said curve;

THENCE: South 63 Degrees 10' 51" East a distance of 101.13 feet to a 1/2" iron rod set for a corner;

THENCE: South 26 Degrees 49' 09" West a distance of 145.00 feet to a 1/2" iron rod set for a corner;

THENCE: South 63 Degrees 10' 51" East a distance of 20.00 feet to a 1/2" iron rod set for a corner;

THENCE: South 26 Degrees 49' 09" West a distance of 50.00 feet to a 1/2" iron rod set for a corner;

THENCE: North 63 Degrees 10' 51" West a distance of 35.13 feet to a 1/2" iron rod set for a corner;

THENCE: South 26 Degrees 49' 09" West a distance of 145.00 feet to a 1/2" iron rod set for a corner;

THENCE: North 63 Degrees 10' 51" West a distance of 86.00 feet to a 1/2" iron rod set for a corner at the beginning of a curve to the left having a central angle of 22 Degrees 30' 00", a radius of 180.00 feet and a chord that bears North 74 Degrees 25' 51" West a distance of 70.23 feet;

THENCE: Along said curve an arc distance of 70.69 feet to a 1/2" iron rod set for a corner at the point of tangency of said curve;

THENCE: North 85 Degrees 40' 51" West a distance of 834.77 feet to the POINT OF BEGINNING and containing 8.392 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Whittle Development Inc. is the owner of said tract and does hereby adopt this plat designating the hereinabove described property as Foxchase Phase Two, an Addition to the City of Rockwall, Rockwall County, Texas, and does hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction maintenance, or efficiency of their respective system on any of these easements strips; and any public utility shall have the right to public ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND, at _____, Texas, this the _____ day of _____, 1993

WHITTLE DEVELOPMENT INC.

BY _____

STATE OF TEXAS
 COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1993, by _____, the _____ of Mahr Development Corporation on behalf of said Corporation.

Notary Public _____

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

That I, Harold L. Evans, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner mounments shown thereon were properly placed under my personal supervision.

Harold L. Evans, P.E., Registered Professional Land Surveyor No. 2146

STATE OF TEXAS
 COUNTY OF DALLAS

This instrument was acknowledged before me on the _____ day of _____, 1993, by Harold L. Evans.

Notary Public _____

RECOMMENDED FOR FINAL APPROVAL

DATE: _____
 Chairman Planning & Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of Foxchase Phase Two, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1993.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS this _____ day of _____.

Mayor, City of Rockwall City Secretary, City of Rockwall

2

HAROLD L. EVANS
 CONSULTING ENGINEER
 2331 GUS THOMASSON RD. SUITE 102
 DALLAS, TEXAS 75228
 PHONE (214) 328-8133

SCALE	DATE	JOB NO.
1"=100'	9-28-93	93121

FOXCHASE - PHASE TWO
 EDWARD TEAL SURVEY, ABSTRACT NO. 207
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 Whittle Development Inc. - Owner
 P.O. Box 369 Rockwall, Texas 75087 Telephone No. 771-5253

PRELIMINARY/FINAL PLAT

ACTION RECORD

Project Name Box Chase II

Case No. 93-42-PP/FP

Application Reviewed ✓

File Created ✓

Fee paid/receipt in file ✓

Issue receipt for application ✓

Review Form prepared/initial review completed ✓

Circulated review through:

Staff Review ✓

Assistant City Manager ✓

Community Services ✓

Engineering ✓

Scheduled for P&Z meeting ✓

Prepared notes and supporting documents for P&Z ✓

Notified applicant of results of P&Z meeting and date of Council meeting ✓

If Approved:

Scheduled for City Council _____

Prepared notes and supporting information for Council _____

Notified applicant of results _____

If final plat approved:

Changes required made to plat

Changes of plat signed by:

Owner

Surveyor

Notary

Approval dates for P&Z and Council on plats

Plats signed by:

P&Z Chairman

Mayor

City Secretary

Mylar filed with County

Slide No. recorded on all others

Listed in Plat Indexes

Added plat to plat map

Copy files with:

Permanent Plat File (Mylar)

Map update file

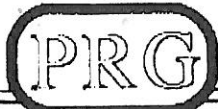
RISD (residential)

Inspection Department
(3-1 for Finance _____ and 1 for
post office after address assigned)

Street Department

Water and Sewer Department

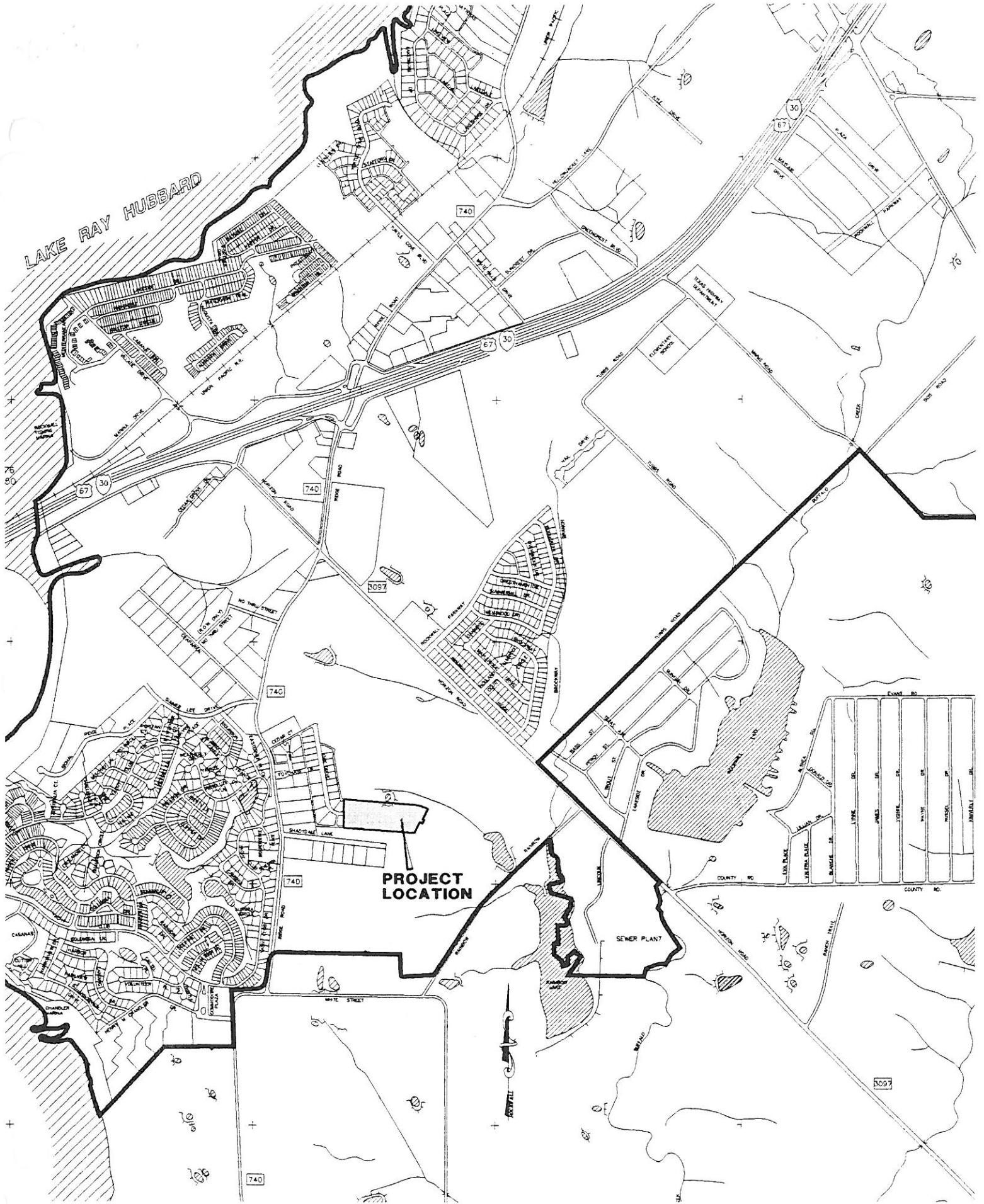
Case file	_____
Mission Cable	_____
Southwestern Bell	_____
Lone Star Gas	_____
Texas Utilities	_____
County Tax Office	_____
Property Owner	_____
Chamber of Commerce	_____
Appraisal District	_____

**planning resources group**P.O. Box 370
Burleson, Tx, 76028
Tele: (817) 487-1107**MEMORANDUM**

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: Preliminary and Final Plat of Foxchase Ph. II
DATE: December 4, 1993

Comments:

1. The applicant is extending the development of an existing PD. The proposed platting is in accordance with the concept plan.
2. Normally we would not recommend that preliminary and final plats be considered at the same time. This is especially so when there are dedicated streets and public utilities involved in the platting process. This plat appears to be in accordance with the PD concept plan; and, the engineering drawings have been submitted to the City Engineer. It does appear that it would be appropriate for the preliminary and final plats of this phase to be addressed concurrently. However, this should not be considered as setting a precedent for future platting for this PD.



LAKE RAY HUBBARD

**PROJECT
LOCATION**

SEWER PLANT



76
50

+

+

740

740

740

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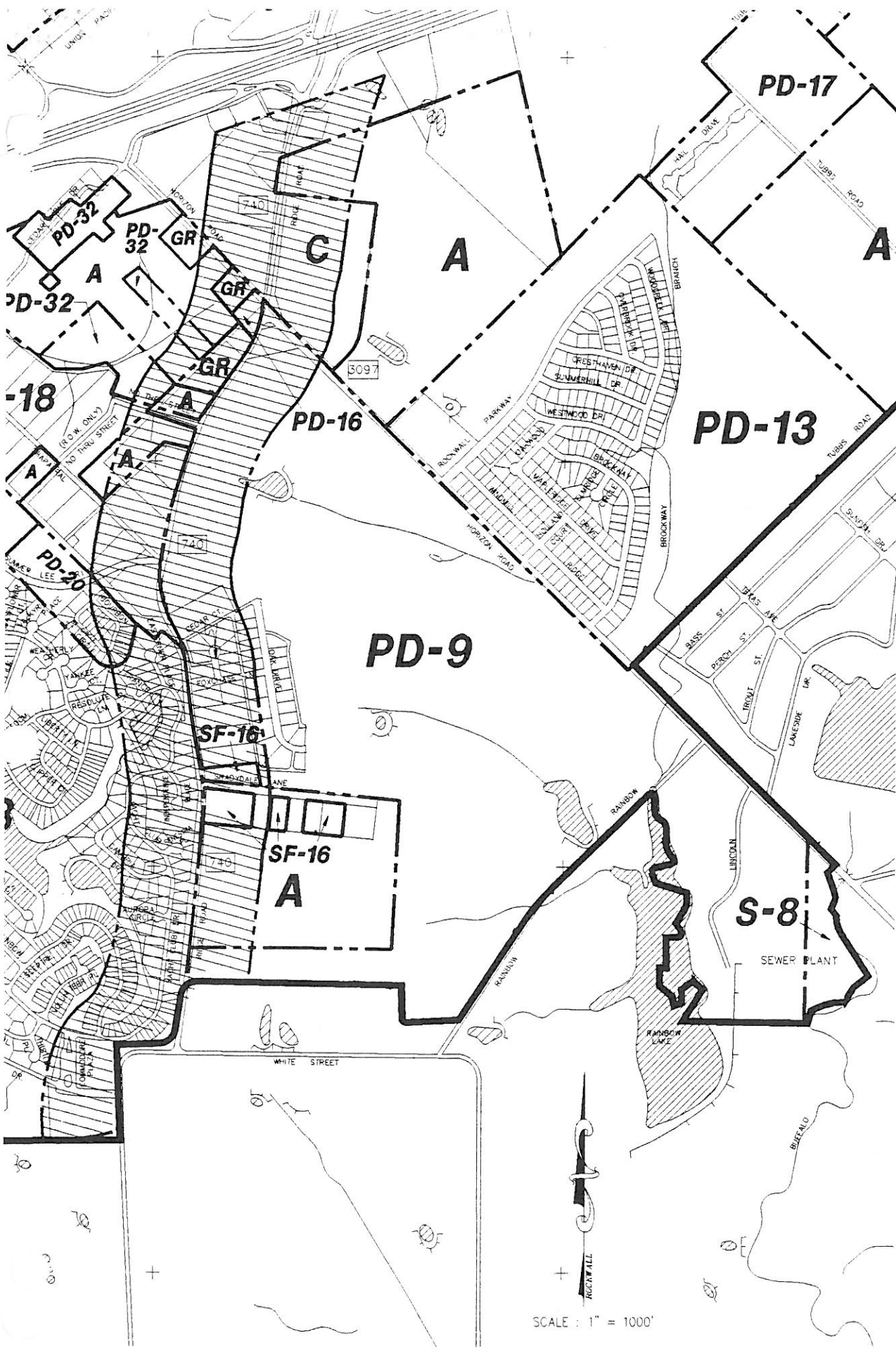
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PD-17

PD-13

PD-9

PD-16

PD-18

PD-32

PD-32

GR

SF-16

SF-16

S-8

SEWER PLANT



SCALE : 1" = 1000'

AGENDA
PLANNING AND ZONING COMMISSION
WORK SESSION
CITY HALL
205 WEST RUSK
December 4, 1993
7:00 P.M.

- I. Call To Order
- II. Approval of Minutes
- III. ~~Public Hearings~~

P&Z 93-38-Z Amendment to PD13 to Planned Development to amend the required minimum lot depth for property located at Windmill Ridge Estates subdivision located off FM 3097.

Preliminary Plat for Windmill Ridge Estates.

P&Z 93-41-CUP Conditional Use Permit for a residence as an accessory to a permitted use within the Central Business District classification for a property located at 106 S.San Jacinto, Rockwall, Texas and Further described as Lots 6C and 7C, Block M, Rockwall Original Town.

P&Z 93-43-Z Amendment to Planned Development 13 to amend the approved land uses on two tracts of land from Multi-Family and General Retail uses to Single Family residential on a portion of PD-13. The property is located North of Harris Heights Addition and East of SH 205.

Preliminary Plat for Curruth Lake.

P&Z 93-45-CUP/Z Conditional Use Permit for a structure not meeting structural materials requirements and a change in zoning classification from Commercial & Agricultural to Heavy Commercial zoning classification for a tract of land located at 2890 S. Goliad.

Preliminary Plat for Texas Star Addition.

P&Z 93-46-Z Change in Zoning from PD 11 & SF 10 to Planned Development zoning classification for a Single Family residential development containing mixed lot sizes and approval of special conditions for property located north of Northshore Phase I subdivision, east of North Lakeshore drive, south of North Alamo.

 Preliminary and Final Plat for Fox Chase Phase II.

IV. Adjournment

**City of Rockwall
Planning and Zoning Agenda**

Agenda Date: December 9, 1993

Agenda Item: P&Z 93-42-P/FP - Discuss and Consider Recommending Approval of a Request from Foxchase Development for a Preliminary Plat/Final Plat for Foxchase Development Corp. located at SH 740.

Item Presented By: Whittle Development, Inc.

Action Needed: Consider recommending approval of a preliminary and final plat

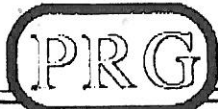
Background Information: The applicant is requesting to preliminary and final plat 8.39 acres of the Foxchase planned development (PD-9) concurrently. The proposed platting is in accordance with the concept plan. The engineering is being reviewed and revised at the present time.

Recommendation: Staff recommends approval of the plat contingent upon final engineering approval by the City Engineer. Any future plat submittals which involve capital improvements (such as street, water, sewer, etc.) will be submitted as separate applications.

Attachments:

1. PRG Memorandum from Dan Boutwell, AICP.
2. Site Plan.
3. Zoning Maps.

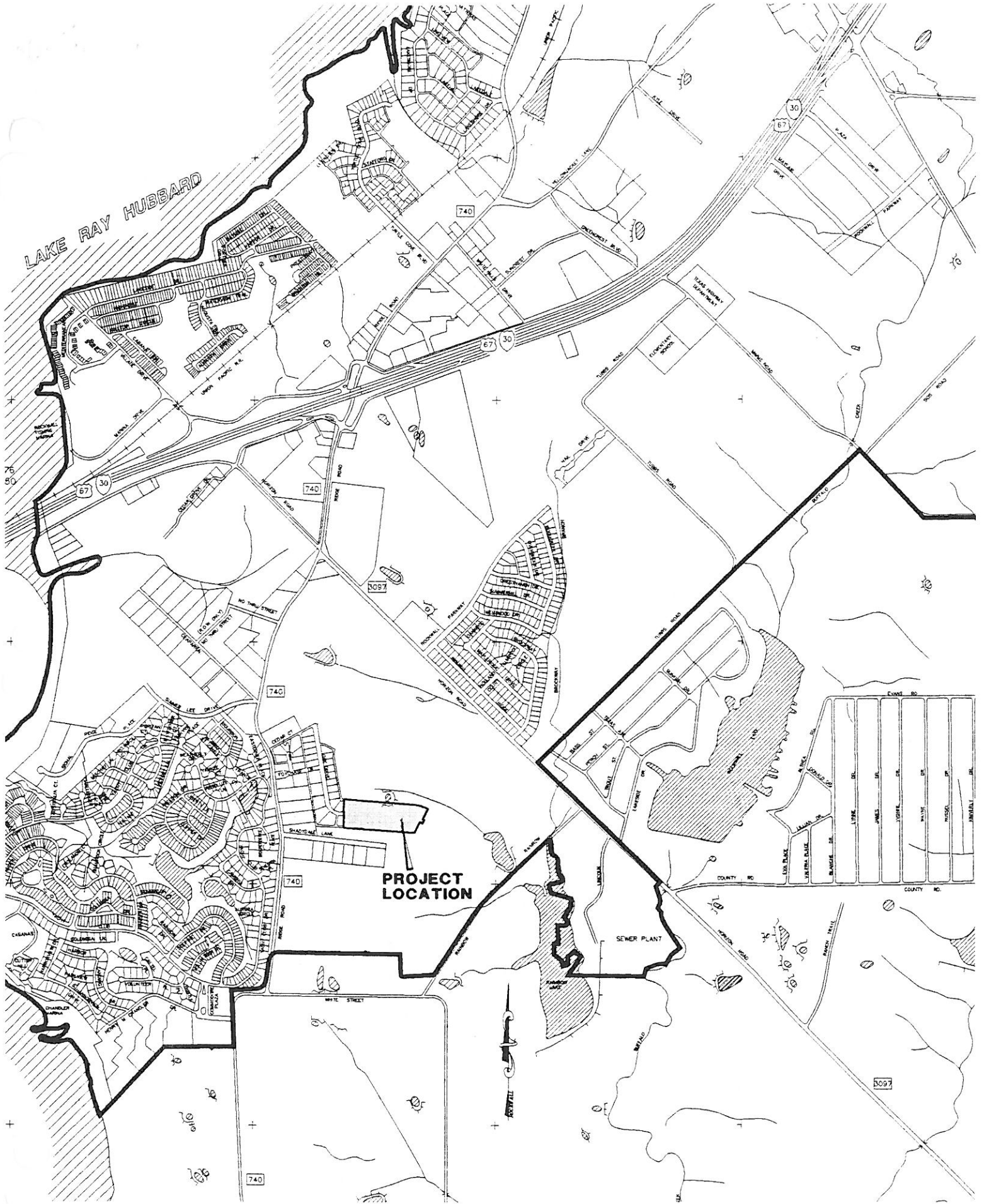
Agenda Item: PZ-93-38-Z

**planning resources group**P.O. Box 370
Burleson, Tx, 76028
Tele: (817) 487-1107**MEMORANDUM**

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: Preliminary and Final Plat of Foxchase Ph. II
DATE: December 4, 1993

Comments:

1. The applicant is extending the development of an existing PD. The proposed platting is in accordance with the concept plan.
2. Normally we would not recommend that preliminary and final plats be considered at the same time. This is especially so when there are dedicated streets and public utilities involved in the platting process. This plat appears to be in accordance with the PD concept plan; and, the engineering drawings have been submitted to the City Engineer. It does appear that it would be appropriate for the preliminary and final plats of this phase to be addressed concurrently. However, this should not be considered as setting a precedent for future platting for this PD.



LAKE RAY HUBBARD

PROJECT LOCATION

SEWER PLANT



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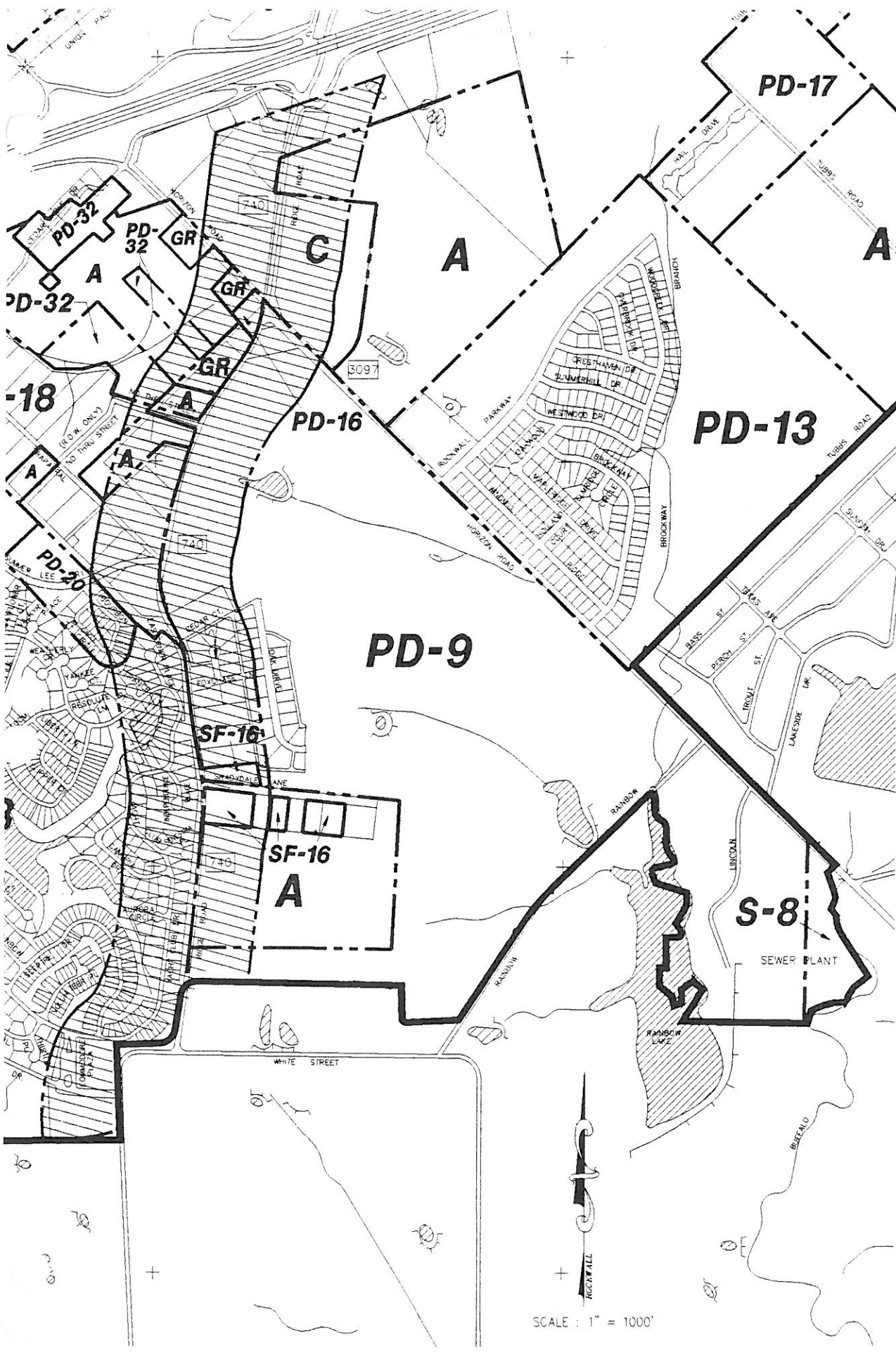
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PD-17

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SF-16

S-8

SEWER PLANT



SCALE : 1" = 1000'

Planning And Zoning Commission Meeting Minutes
December 9,1993

Call To Order

James Greenwalt called the meeting to order at 7:00 p.m. with the following members present; Art Ruff, Van Ewing, Pat Friend, Terry Raulston, and Ginger Baugh. Dennis Mitchell was absent.

Approval Of Minutes

Art Ruff made a motion to approve the minutes. Terry Raulston seconded the motion. The motion was voted on and passed unanimously.

Public Hearings

P&Z 93-38-Z Hold Public Hearing and Consider Recommending Approval for a request from Shepherd Place Homes for amendment to the Planned Development 13 to Amend the required minimum lot depth required on certain lots from 110 feet and Consider Approval of a Request for a Preliminary Plat for property located at Windmill Ridge Estates subdivision located off FM 3097.

Douphrate outlined the applicant's request for the commission and introduced Dan Boutwell, Planning Consultant. Boutwell explained to the commission that the request for the amendment to the "PD" was due to cutting the depth of 9 lots to less than 110. He advised the commissioners that they could approve the amendment and specify the 9 lots and the phase of the "PD".

Doug Jones, 148 Woodcreek asked the commission what would be done about drainage in the area. He stated he was concerned about possible flooding around the creek area of the subdivision.

Harold Evans, Engineer, explained that they would be working with the City Engineer in regards to drainage for the area and that plans have been made to work on parts of the creek.

After considerable discussion Jim Greenwalt made a motion to Art Ruff to disapprove the motion. Terry Raulston seconded the motion. The motion was voted on 5 voted opposed and 1 in favor.

93-41-CUP Hold Public Hearing and Consider Recommending Approval for a Request from Beverly Jacobs for a Conditional Use Permit for a residence as an accessory to a permitted use within the Central Business District classification for property located at 106 S.San Jacinto, Rockwall,Texas and further described as Lot 6C and 7C, Block M, Rockwall Original Town. Beverly Jacobs addressed the commission with her request stating it would not be permanent.

After much discussion Pat Friend made a motion to approve the request for the CUP for a residence at 106 S. San Jacinto with understanding the CUP will be reviewed in 2 years. Van seconded the motion. The motion was voted and passed unanimously.

P&Z 93-43-Z Hold Public Hearing and Consider Recommending Approval for a Request from Caruth Lake Development Corp. for an Amendment to Planned Development 5 to amend the approved land uses on two tracts of land from Multi-Family and General Retail uses to Single Family residential on a portion of PD-5 and Consider Recommending Approval for a Preliminary Plat for property located North of Harris Heights Addition and East of SH-205.

Van asked if the Park Board was familiar with this cases.

Julie Couch briefed the commission regarding the opinions of the Park Board.

Dan Boutwell, Planning Consultant reviewed the PD and the Park Plan.

After much discussion Terry Raulston made a motion to approve the amendment. The park concept plan be approved with the preliminary Plat and a facilities agreement outlining the park plan dedication be submitted along with the Final Plat and that the thoroughfare plan be revised when the Final Plat is submitted.

Art Ruff seconded the motion. The motion was voted on,5 voted in favor and 1 against. The motion passed.

P&Z 93-45-CUP/Z Hold Public Hearing and Consider Recommending Approval for a Request from Texas Star Express for a Conditional Use Permit for a structure not meeting structural materials requirements and a change in Zoning classification from Commercial & Agricultural to Heavy Commercial zoning classification. Discuss and Consider Recommending Approval of a Site Plan and Preliminary Plat for a tract of land located at 2890 South Goliad.

Dub Douphrate reviewed the applicant's request for the commission.

Gary Amerson, President of Texas Star Express explained to the commission that due to growth of the company the expansion was needed for the building.

After much discussion Pat Friend made a motion to recommend approval of the request. Van Ewing seconded the motion. The motion was voted on and passed unanimously.

Closed Public Hearing

Action Items

P&Z 93-42-P/FP Discuss and Consider Recommending Approval of a Request from Fox Chase Development for a Preliminary Plat/Final Plat for Fox Chase Development Corp. located at SH-740.

After much discussion Jim Greenwalt made a motion to recommend approval provided the engineering is approved by the City Engineer. Van Ewing seconded the motion. The motion was voted on and passed unanimously.

After much discussion Art Ruff made a motion due to the holidays to reschedule the December 30th workshop to January 6,1994. Van Ewing seconded the motion. The motion was voted on and passed unanimously.

Adjournment

Meeting adjourned at 9:20 p.m.

**City of Rockwall
City Council Agenda**

Agenda Date: December 20, 1993

Agenda Item: P&Z 93-42-P/FP - Discuss and Consider Recommending Approval of a Request from Foxchase Development for a Preliminary Plat/Final Plat for Foxchase Development Corp. located at SH 740.

Item Presented By: Whittle Development, Inc.

Action Needed: Consider recommending approval of a preliminary and final plat

Background Information:

The applicant is requesting to preliminary and final plat 8.39 acres of the Foxchase planned development (PD-9) concurrently. The proposed platting is in accordance with the concept plan. The engineering is being reviewed and revised at the present time.

Recommendation: The Commission recommends approval of the plat contingent upon final engineering approval by the City Engineer. Any future plat submittals which involve capital improvements (such as street, water, sewer, etc.,) will be submitted as separate applications.

Attachments:

1. PRG Memorandum from Dan Boutwell, AICP.
2. Site Plan.
3. Zoning Maps.

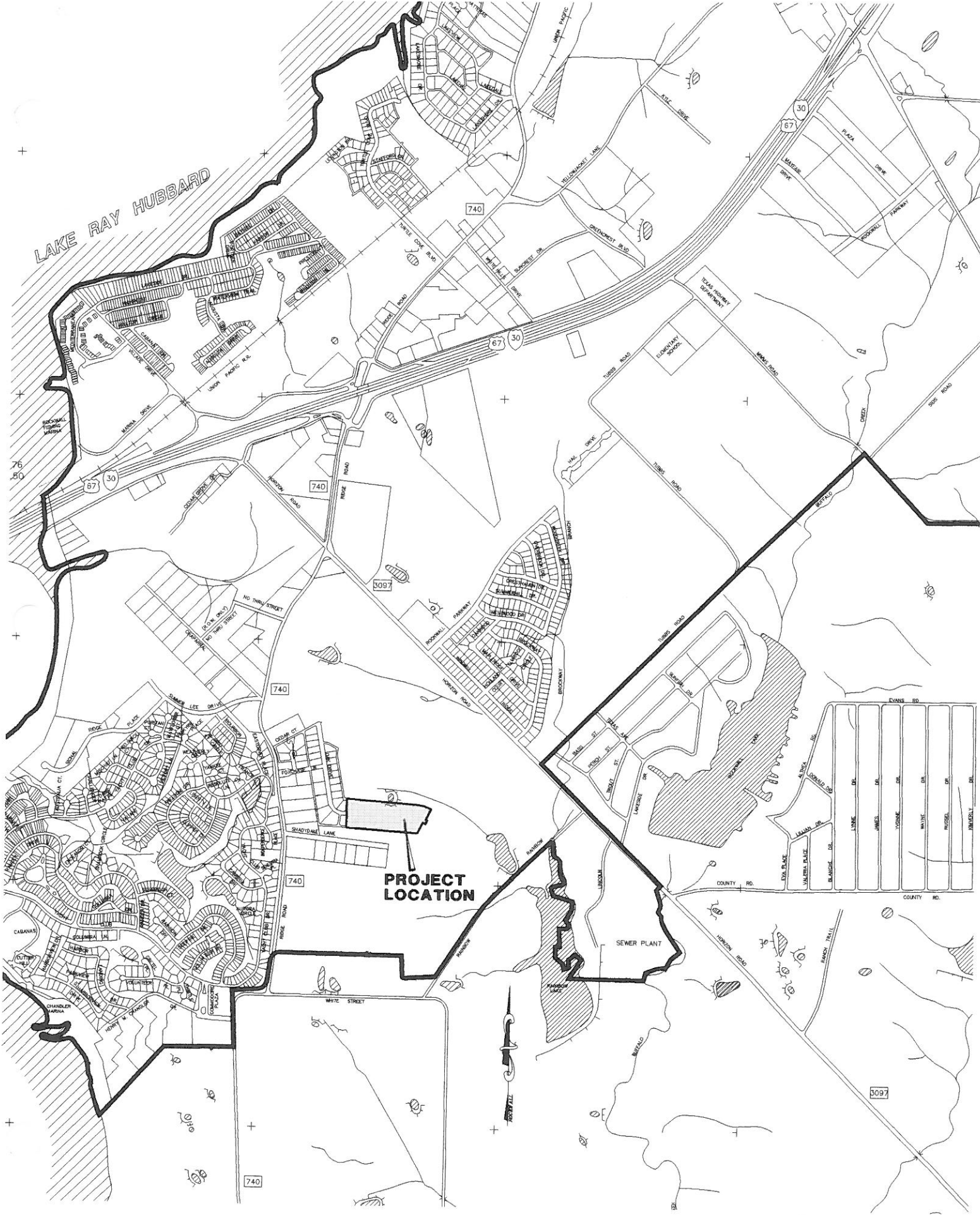
Agenda Item: PZ-93-38-Z

**planning resources group**P.O. Box 370
Burleson, Tx, 76024
Tele: (817) 487-1107**MEMORANDUM**

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DATE: December 4, 1993

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LAKE RAY HUBBARD

PROJECT LOCATION

SEWER PLANT



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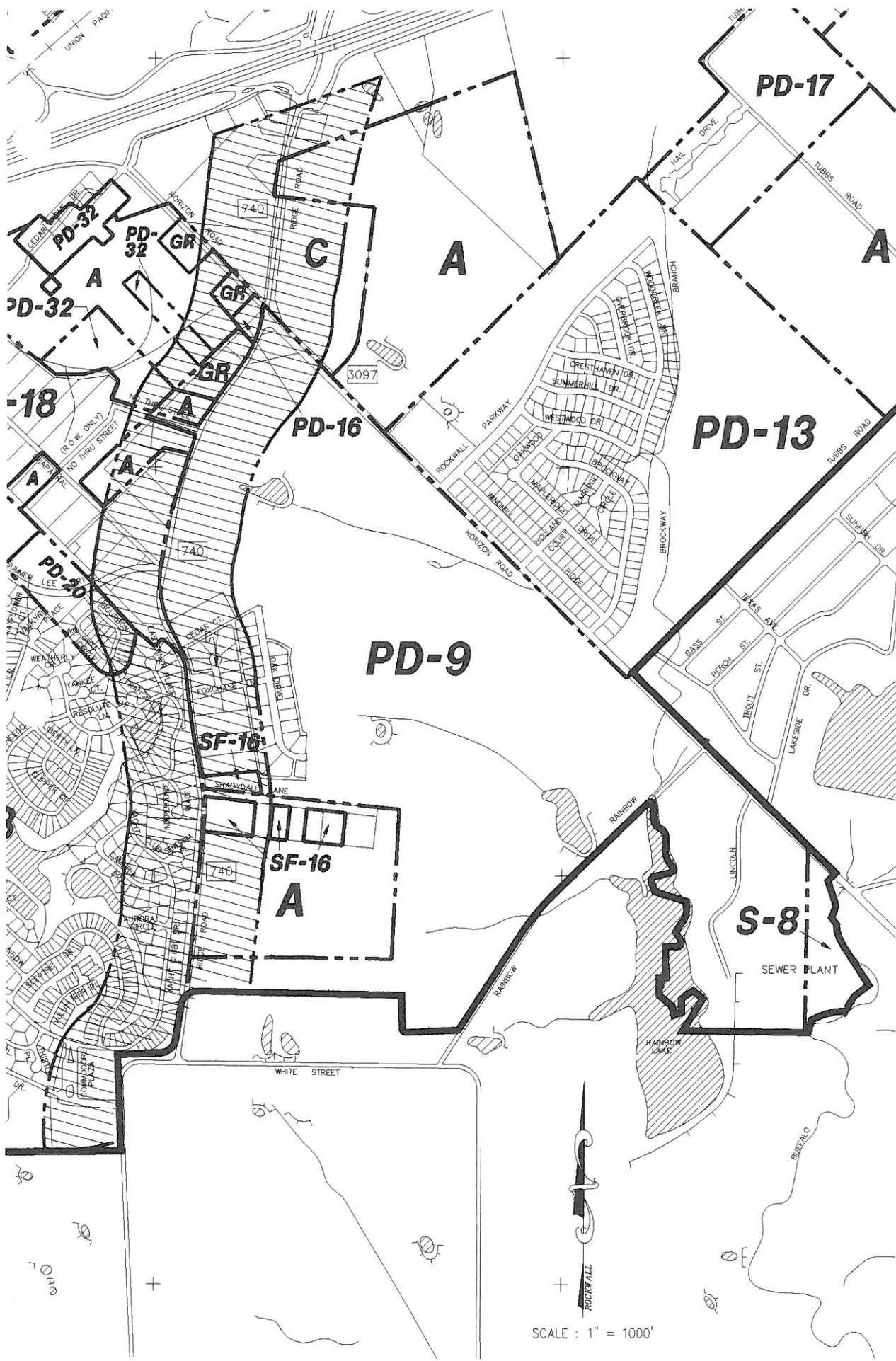
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SCALE : 1" = 1000'

CITY OF ROCKWALL
City Council Agenda

Agenda Item: December 20, 1993

Agenda No. V.G.

Agenda Item: P&Z 93-42-P/FP Discuss and Consider Approval of a Request from Fox Chase Development for a Preliminary Plat/Final Plat for Fox Chase Development Corp. located at SH-740

Item Generated By:

Action Needed:

Background Information:

Attachments:

1. Background information enclosed

Agenda Item: Fox Chase Development Plat

Item No. V.G.

MINUTES OF THE ROCKWALL CITY COUNCIL
DECEMBER 20, 1993

Call to Order

5

Mayor Alma Williams called the meeting to order with the following Council Members present: Dale Morgan, Jack Pappa, Todd White, Bruce Oppermann, George Hatfield, and Nell Welborn.

Consent Agenda

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A. Approval of Minutes of December 6, 1993

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B. P&Z 93-37-Z Consider Approval of an Ordinance Granting First Madison Bank a Zoning Change from "MF-15" Multi-Family and "GR" General Retail Zoning Classification to "PD" Planned Development Zoning Classification on Property Located at 1000 Yellowjacket Lane (2nd reading)

20

Minutes pulled by Jack Pappa for separate discussion. White made a motion to approve an ordinance granting First Madison Bank a zoning change from "MF-15" Multi-Family and "GR" General Retail zoning classification to "PD" Planned Development zoning classification on property located at 1000 Yellowjacket Lane (2nd reading). The motion was seconded by Morgan and passed unanimously.

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Welborn made a motion to accept the minutes with corrections noted. White seconded the motion. The following votes were cast:

- Ayes: Morgan, White, Williams, Oppermann, Hatfield, Welborn
- Abstention: Pappa

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Appointments/Public Hearings/Plats

Appointment with Lakefest Committee Representative Regarding the 1994 Lakefest and Take Any Necessary Action

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Paul Morelan met with the Council regarding plans for the proposed 1994 Lakefest. He indicated that plans being considered would include activities for the 4th of July celebration such as cycling events, craft fairs, etc. and that the Lakefest Committee would be seeking involvement with area businesses for ideas. He stated that the committee would return to the Council with specific plans and any requested participation by the City.

40

Appointment with James Greenwalt, Planning and Zoning Commission Chairman, Regarding Planning and Zoning Commission Report

James Greenwalt summarized the planning and zoning cases scheduled before Council.

5 **P&Z 93-41-CUP Hold a Public Hearing and Consider Approval of an Ordinance Granting a Conditional Use Permit for a residence as an accessory to a permitted use within the Central Business District classification for a property located at 106 S. San Jacinto, Rockwall, Texas (1st reading)**

50 Mayor Williams opened the public hearing regarding an ordinance granting a conditional use permit for a residence as an accessory to a permitted use within the Central Business District classification for a property located at 106 S. San Jacinto, Rockwall, Texas.

55 Beverly Jacobs, 106 S. San Jacinto, explained the request submitted for this property. She indicated that the request was for a temporary residence. No one else appeared before Council. Mayor Williams closed the public hearing.

60 Hatfield made a motion to approve the ordinance granting a conditional use permit for a residence as an accessory to a permitted use within the Central Business District classification with a two year review stipulation and a floor plan to be included as Exhibit "A". Pappa seconded the motion. The motion passed unanimously.

65 **P&Z 93-43-Z Hold a Public Hearing and Consider Approval of an Ordinance Granting an Amendment to Planned Development 5 to amend the approved land uses on two tracts of land from Multi-Family and General Retail uses to Single Family residential and Consider Approval of Conditions on a portion of PD-5 on Property Located North of Harris Heights Addition and East of SH-205 (1st reading) and Approval of a Preliminary Plat**

70 Couch commented on proposed development of land and reviewed the thoroughfare and park issues related to the proposed development. Ron Black with Kimley-Horn & Associates, consultants for the City, reviewed the study they completed regarding an amendment to the thoroughfare plan as it pertains to this property. He indicated that their review of the densities planned for this area and the proposed road system would allow the downgrade of a proposed 4 lane divided roadway to a 4 lane undivided collector. He also recommended that the collector ultimately be extended to intersect SH-66 rather than the future bypass. Some additional recommendations to revise the thoroughfare plan were noted by Mr. Black. Council discussed the need for an arterial connection from the bypass to SH-205, the distance between arterial roadways, and the need to ensure that other existing streets in the area are not overloaded in the future.

80 Dan Boutwell, consultant for the City, discussed the Master Park Plan as it relates to the proposed project. He summarized the Park Plan prepared for "PD-5" which included a multi-purpose trail system with bicycle, jogging and equestrian widths, activity stations, and passive area to provide playground equipment, picnic tables, and unorganized playing fields. He also reviewed how the revised road system worked with the park plan.

85 Mayor Williams opened a public hearing regarding approval of an ordinance granting an amendment to Planned Development 5 to amend the approved land uses on two tracts of land

90 from Multi-Family and General Retail uses to Single Family residential and approval of conditions on a portion of "PD-5" on property located north of Harris Heights Addition and east of SH-205.

95 Harold Evans, consulting engineer, and Rob Whittle, developer/landowner, appeared before Council to answer any questions. There being no one else to speak Mayor Williams closed the public hearing.

100 Welborn made a motion to amend "PD-5" on the proposed 38.3 acre tract to change the approved land uses on a portion of the tract from Multi-Family and General Retail to Single Family with a minimum lot size of 7,500 sq.ft. and to approve the preliminary plat and proposed park plan concept noting that a facilities agreement for the park dedication will be drafted and that hearings will be held to amend the thoroughfare plan at the time the final plat is submitted. The motion was seconded by Todd White and passed unanimously.

105 **P&Z 93-45-CUP/Z Hold a Public Hearing and Consider Approval of an Ordinance Granting conditional Use Permit for a Structure not meeting structural materials requirement (1st reading) and a Change in Zoning Classification for a Tract of Land Located at 2890 S. Goliad (1st reading) and Approval of a Preliminary Plat**

110 Couch familiarized Council with the owner's intention to expand his facility on the existing property. Applicant sought an approval of the site plan and the preliminary plat for the existing facility in conjunction with a conditional use permit allowing the existing office building which is located on that lot be increased in size from 5,000 sq.ft. to 7,600 sq.ft. In addition, the applicant wished to zone a portion of the adjacent lot to the south of the property as Heavy Commercial to allow for storage of trucks/equipment. Couch commented on the policy of requiring escrow from the developer at the time of preliminary platting and indicated that the applicant wished to have that requirement waived.

115 Mayor Williams opened the public hearing.

120 Gary Amerson, President of Texas Star Express, 2890 S. Goliad, summarized his request due to company's growth.

No one else appeared before Council. Mayor Williams closed the public hearing.

125 Following Council discussion regarding the escrow policy for roadway improvements and the waiver request, Welborn made a motion to approve the site plan and preliminary plat on the existing lot; to grant a conditional use permit for expansion of the existing building from 5,000 sq.ft. to 7,600 sq.ft.; and to approve a zoning change from Commercial and Agricultural on the property south of the existing site to Heavy Commercial, with the provision that the City and the owner enter into a facilities agreement to provide that the owner escrow funds for the improvement to Mims Rd. at the time the City is ready to construct the improvements. Todd White seconded the motion, which passed unanimously.

135 **P&Z 93-38-Z Hold a Public Hearing and Consider Approval of an Ordinance Granting an Amendment to "PD-13" Planned Development to amend the required minimum lot depth for property located at Windmill Ridge Estates subdivision located on FM 3097 (1st reading) and Approval of a Preliminary Plat**

140 Couch summarized the request and indicated that the developer had revised the plan to bring all lots in conformance with the zoning ordinance. She also indicated that the Planning and Zoning Commission had not had an opportunity to review the revised site plan. Hatfield moved to remand the case back to the Planning and Zoning Commission for their review at the next Planning and Zoning meeting to be held on January 13, 1994. Pappa seconded the motion. After further discussion a vote on the motion was called, the following votes were cast:

145 Ayes: Morgan, Pappa, Williams, Oppermann, Hatfield, Welborn
Nays: White

150 The Mayor opened the public hearing to receive input from citizens regarding the amendment to "PD-13" Planned Development and indicated that citizens could speak at this meeting or wait and speak when the case is brought back to the Council on January 17, 1994.

No one appeared in regard to the hearing.

155 **P&Z 93-42-P/FP Discuss and Consider Approval of a Request from Fox Chase Development for a Preliminary Plat/Final Plat for Fox Chase Development Corp. located at SH-740**

160 City Manager reviewed the request with Council and indicated that the plat met all city requirements. Councilmember Morgan moved to approve the preliminary plat/final plat for Fox Chase Development. After discussion by Council the motion was seconded by Pappa and passed unanimously.

City Manager's Report

165 Julie Couch, City Manager, presented the monthly manager's report for December 1993. She reviewed police activity; proposed setting a worksession date on SH-205 for January 24, 1994 at 7:00 p.m. in the Council Chambers; explained the process for selecting a Volunteer Fire Chief; reported on the initiation of Lakeshore/Summit Ridge traffic control devices; and reviewed the preliminary report on Building Permits for the months of November and December. The Council agreed to the January 24 worksession date.

170 Chief Watkins explained the police activity including arrests, offenses and 9-1-1 hang up calls. Mayor Williams read two letters commending officers' community involvement and service.

175 Chief Watkins commented on the "Toys for Tots" program in which 600 area children were helped.

Action/Discussion Items

30 **Discuss and Consider Adoption of a Resolution Accepting a Bid for the Purchase of the City's Public Property Finance Contractual Obligations, Series 1993; and resolving Other Matters Incident Thereto (2nd reading)**

185 David Medanich with First Southwest discussed the bids received. He recommended awarding the bid to Community Bank, the apparent low bidder. Morgan made a motion to approve the resolution to accepting the recommended bid. The motion was seconded by Bruce Oppermann and passed unanimously.

190 **Discuss and Consider Adoption of an Ordinance Authorizing the Issuance and Sale of City of Rockwall, Texas, Public Property Finance Contractual Obligations, Series 1993; Levying a Tax in Payment Thereof; and Enacting Other Provisions Relating Thereto (2nd reading)**

195 Hatfield made a motion to adopt an ordinance authorizing the issuance and sale of City of Rockwall, Texas, Public Property Finance Contractual Obligations, Series 1993; levying a tax in payment thereof; and enacting other provisions relating thereto. White seconded the motion. The motion passed unanimously.

Discuss and Consider Park Board Recommendation Regarding Process to Develop Position on the City of Dallas' Lake Ray Hubbard Master Plan and Take Any Necessary Action

200 Rick Crowley outlined the Park Board proposal for developing a position regarding input into the City of Dallas' Lake Ray Hubbard Master Plan. He indicated that the Park Board recommended a joint workshop session with City Council, Planning and Zoning Commission, and Park Board to aide in identifying issues, setting goals and objectives, and finalizing position to be taken with Dallas.

205 After Council discussion, a workshop date was scheduled for Thursday, February 3, 1994 at 6:00 p.m.. It was indicated by staff that backup information will be sent to Council as it becomes available.

210 **Discuss Design Concepts for 1.0 MG Elevated Water Storage Tank and Take Any Necessary Action**

215 Julie Couch advised Council that the meeting held for interested citizens input yielded no response. She proposed a council worksession for Monday, January 10, 1994 to discuss design considerations for the water tower. This date was agreed upon.

Discuss Draft Capital Improvement Plan and Take Any Necessary Action

0 Couch reviewed the draft CIP, outlining the list of projects to be forwarded to the Capital Improvement Program Task Force for consideration. After discussion, it was the consensus of

Council that the CIP Task Force be allowed to review and develop recommendations to the City Council on all of the listed projects proposed by staff. Staff will provide informational data and Council concerns to the Task Force to aide in their deliberation.

225 The City Council convened into executive session at 10:08 p.m.

**Hold Executive Session Under Sections 551.074 and 551.072 V.A.C.S. to Discuss:
a) Personnel Regarding Historic Preservation Advisory Board, b) Personnel Regarding
230 Median Improvement Volunteer Coordinator, and c) Land Acquisition Regarding Future
Park Expansion**

The City Council reconvened into regular session at 10:50 p.m.

Take Any Necessary Action as a Result of the Executive Session

235 No action was taken as a result of executive session.

The City Council adjourned at 11:00 p.m.

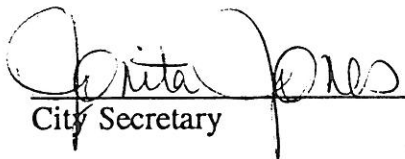
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Mayor

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ATTEST:

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City Secretary