

APPLICATION AND
PRELIMINARY PLAT CHECKLIST

Fee - \$ 220.00

Date 3-22-94

NAME OF PROPOSED SUBDIVISION Foxchase Phase Three

NAME OF SUBDIVIDER Fox Chase Development, Inc.

ADDRESS P.O. Box 369 Rockwall Phone 771-5253

OWNER OF RECORD Whittle Development

ADDRESS Same PHONE _____

NAME OF LAND PLANNER/SURVEYOR/ENGINEER HAROLD L. EVANS C.E., Engr.

ADDRESS P.O. Box 28 255 Dallas 75228 PHONE 328-8133

TOTAL ACREAGE 10.9 Ac. CURRENT ZONING P.D.

NO. OF LOTS/UNITS 29

SIGNED [Signature]

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.

Provided or Shown Not
On Plat Applicable

I. General Information

✓ _____
✓ _____
✓ _____
✓ _____

- A. Vicinity map
- B. Subdivision Name
- C. Name of record owner, subdivider, land planner/engineer
- D. 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. 93-8-PP

Date 3/22/94

Fee \$ 220.00

Receipt No. 030936

APPLICATION AND FINAL PLAT CHECKLIST

Date 4-11-94

Name of Proposed Development Foxchase Phase 3

Name of Developer Foxchase Development Corporation

Address P.O. Box 369, Rockwall Phone 771-5238

Owner of Record Whittle Development

Address Same Phone Same

Name of Land Planner/Surveyor/Engineer HAROLD L. EVANS, Cons. Engr -

Address P.O. Box 28355, Dallas, TX 75228 Phone 328-8133

Total Acreage 8.994 Current Zoning _____

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

<u>Provided of</u>	<u>Not</u>	
<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
<u>✓</u>	_____	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

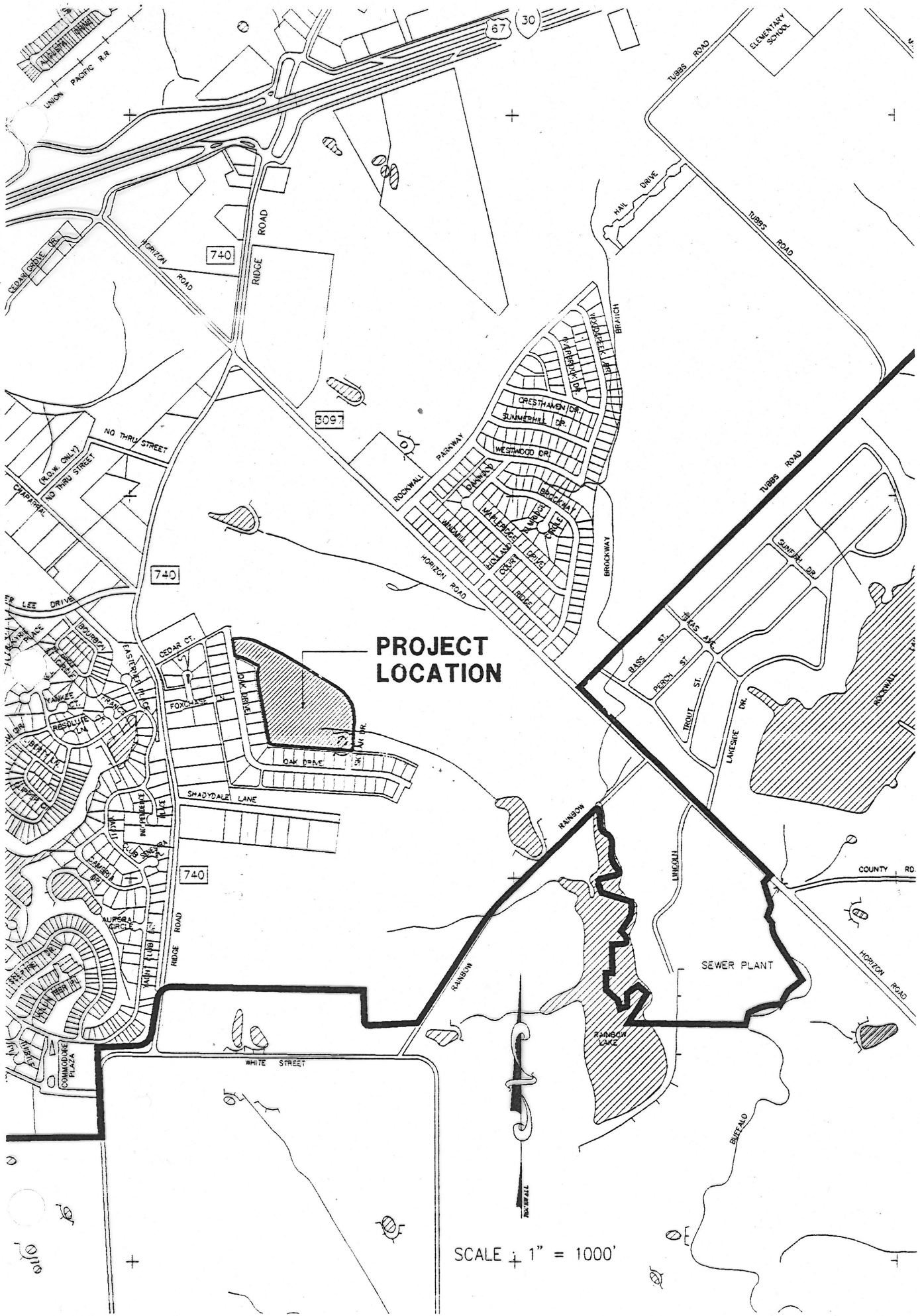
Taken by: _____

Date: 4/11/94

Receipt No.: 031171

File No.: 94-8-FP

Fee: \$ 287.50

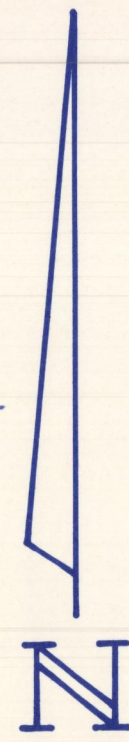


**PROJECT
LOCATION**

SCALE + 1" = 1000'

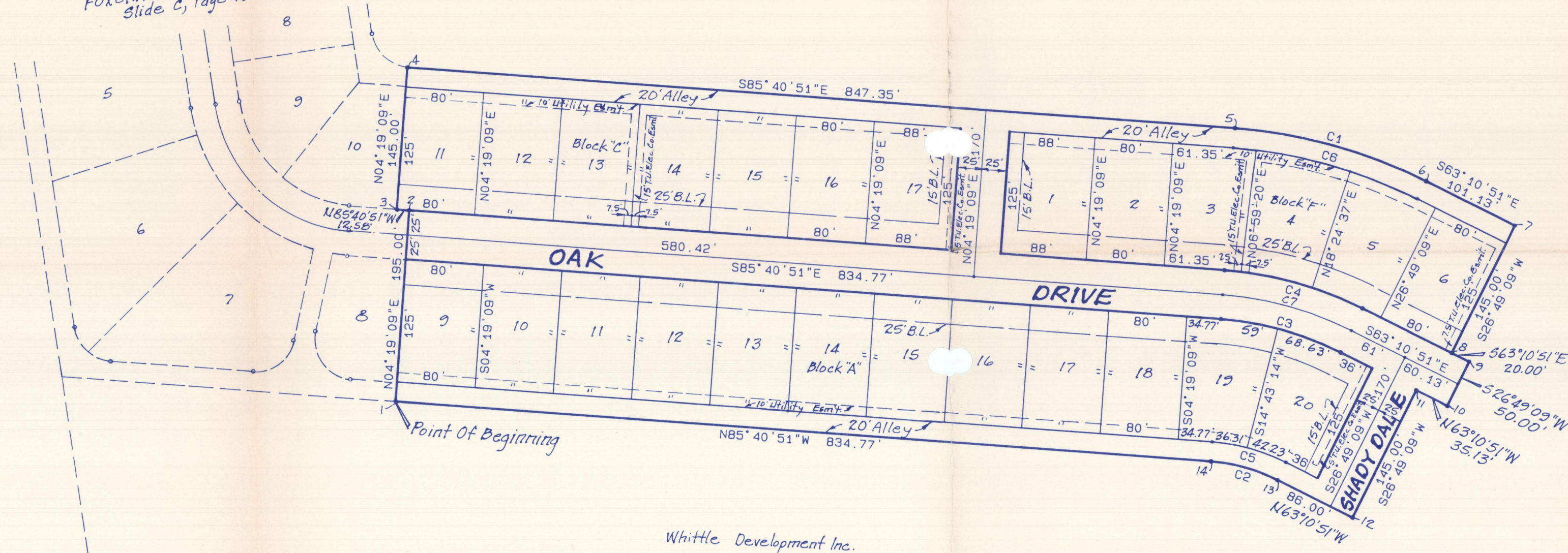
SURFACE ADJUSTED COORDINATES

1	7,010,952.485	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

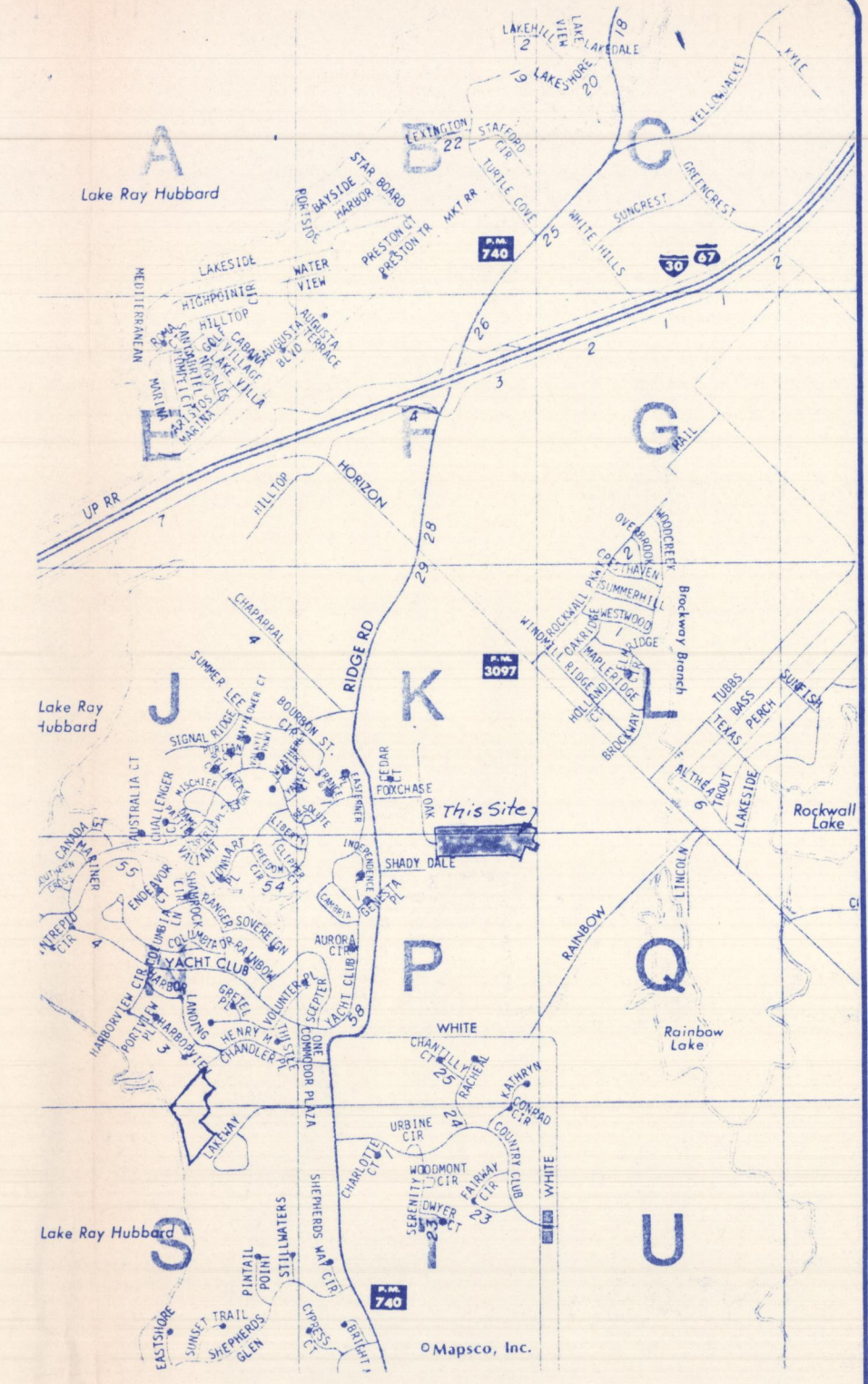


Whittle Development, Inc.

FOXCHASE - PHASE ONE
Slide C, Page 49



Whittle Development Inc.



LOCATION MAP
Scale: 1" = 2,000'

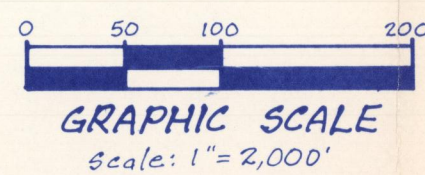
LOT AREAS

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	128.81	22°30'00"	325.00	127.83	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	196.35	99.48
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

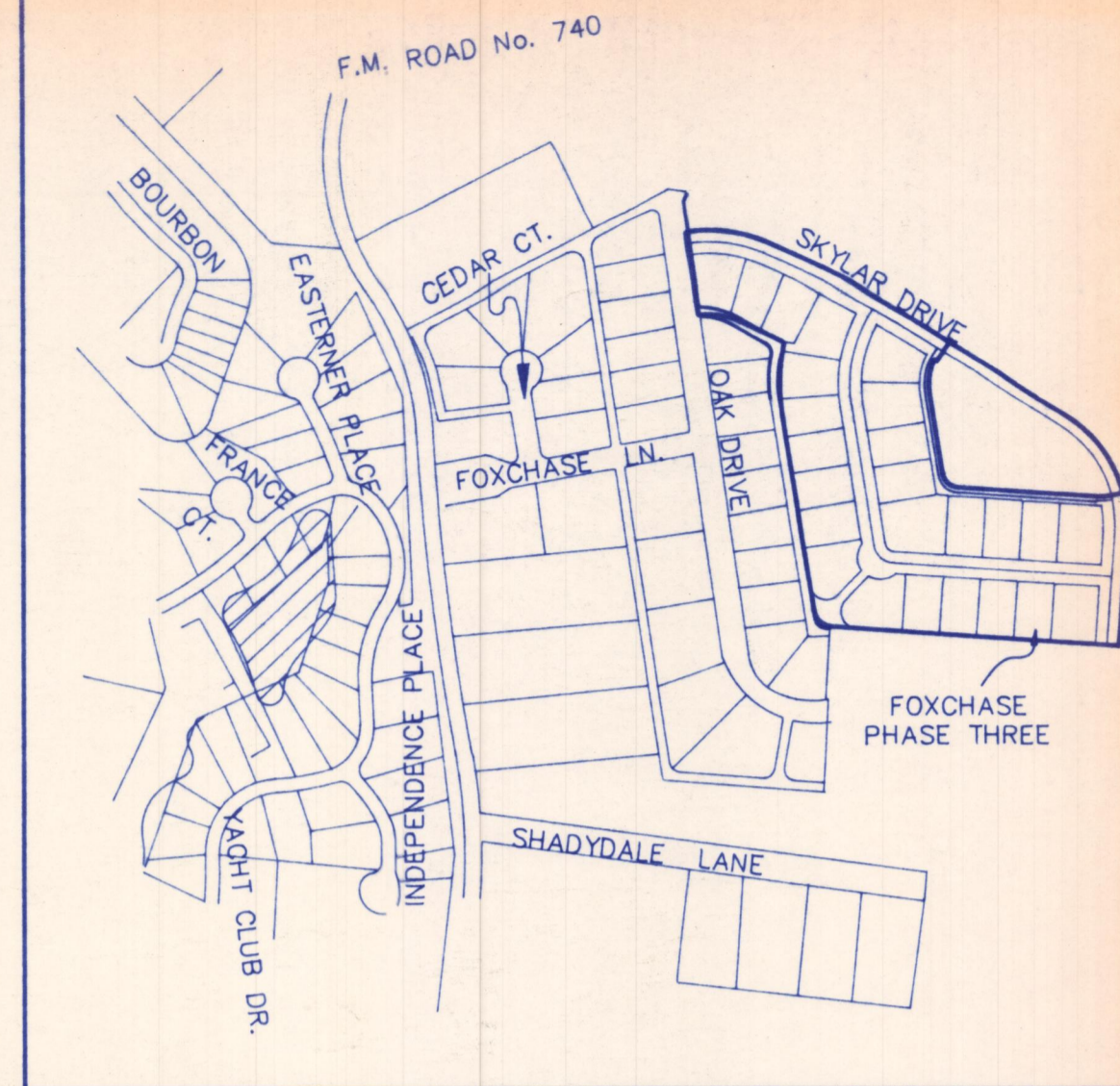
Rev. 12-08-93

CURVE DATA

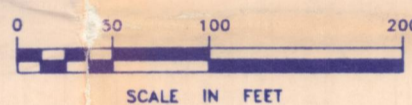
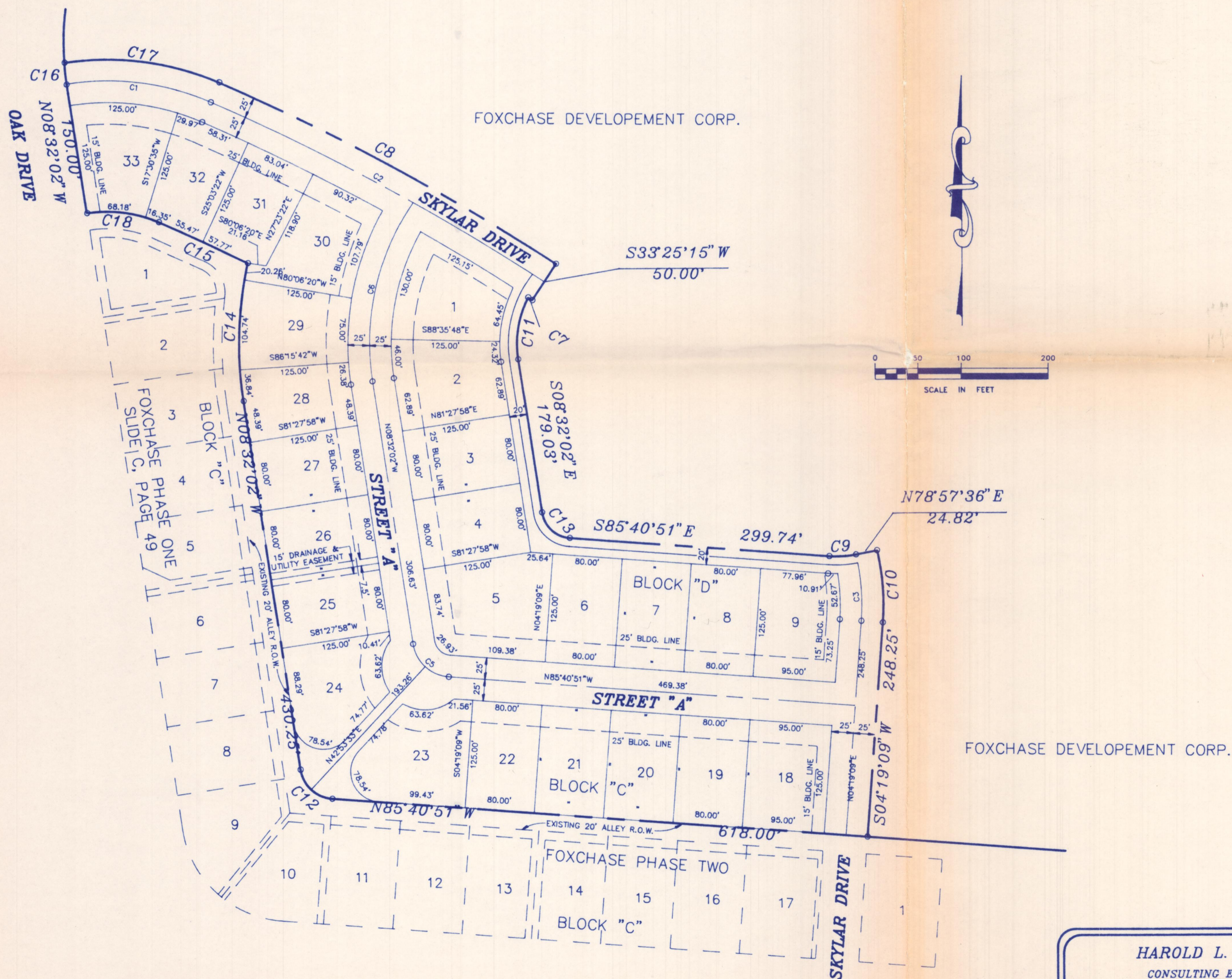
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	169.05'	86.84'	166.83'	N82°23'25"W	32°17'13"
C2	2589.27'	436.90'	218.97'	436.38'	N61°24'47"W	09°40'04"
C3	250.00'	67.02'	33.71'	66.82'	N03°21'37"W	15°21'33"
C5	45.00'	60.59'	35.89'	56.12'	S47°06'27"E	77°08'49"
C6	290.21'	217.74'	114.28'	212.67'	S12°57'37"W	42°59'17"
C7	2564.27'	5.75'	2.87'	5.75'	N56°38'36"W	00°07'42"
C8	2614.27'	441.11'	221.08'	440.59'	N61°24'47"W	09°40'04"
C9	115.00'	30.83'	15.51'	30.74'	N86°38'22"E	15°21'33"
C10	275.00'	83.72'	42.19'	83.40'	N04°24'09"W	17°26'35"
C11	120.21'	74.24'	38.35'	73.07'	S09°09'34"W	35°23'11"
C12	40.00'	53.86'	31.90'	49.88'	S47°06'27"E	77°08'49"
C13	35.00'	47.13'	27.91'	43.65'	S47°06'27"E	77°08'49"
C14	440.21'	161.84'	81.85'	160.93'	S01°59'55"W	21°03'54"
C15	2439.27'	113.24'	56.63'	113.23'	N64°55'01"W	02°39'36"
C16	314.40'	25.02'	12.52'	25.02'	S06°15'13"E	04°33'38"
C17	325.00'	182.15'	93.53'	179.77'	N82°18'10"W	32°08'42"
C18	150.00'	84.53'	43.42'	83.41'	N82°23'25"W	32°17'13"

SURFACE ADJUSTED COORDINATES

	NORTHING	EASTING
1		
2		
3		
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7		
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9		
10		
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14		
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16		
17		
18		
19		
20		



LOCATION MAP



94-8-PP/FP

HAROLD L. EVANS
 CONSULTING ENGINEER
 P.O. BOX 28355
 2331 CUS THOMASSON ROAD, SUITE 102
 DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	4/11/94	93121

FOXCHASE PHASE 3
 E. TEAL SURVEY, ABSTRACT 207
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 FOXCHASE DEVELOPEMENT CORPORATION
 P.O. BOX 369, ROCKWALL, TEXAS 75087 (214) 771-5253

STATE OF TEXAS
COUNTY OF ROCKWALL

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

COMMENCING, at the Southeast corner of FOXCHASE, PHASE ONE, an addition to the City of Rockwall as recorded in Slide C, Page 49, Plat Records, Rockwall County, Texas; THENCE, Along the most Southerly East lines of said Addition, all to 1/2" iron rods found for a corner, as follows: N. 04°19'09" E., a distance of 195.00 feet, N. 85°40'51" W., a distance of 12.58 feet, and N. 04°19'09" E., a distance of 145.00 feet to the POINT OF BEGINNING; said point being on a curve to the right having a central angle of 77°08'49", a radius of 40.00 feet and a chord that bears N. 47°06'27" W., a distance of 49.88 feet; THENCE, Continuing along the East lines of said FOXCHASE, PHASE ONE, all to 1/2" iron rods set for a corner, as follows:

Along said curve an arc distance of 53.86 feet to the Point of Tangency of said curve; N. 08°32'02" W., a distance of 430.25 feet to the beginning of a curve to the right having a central angle of 21°03'54", a radius of 440.21 feet, and a chord that bears N. 01°59'55" E., a distance of 160.93 feet; Along said curve an arc distance of 161.84 feet to an intersecting curve to the left having a central angle of 02°39'36", a radius of 2439.27 feet and a chord that bears N. 64°55'01" W., a distance of 113.23 feet; Along said curve an arc distance of 113.24 feet to the Point of Compound Curve of a curve to the left having a central angle of 32°17'13", a radius of 150.00 feet, and a chord that bears N. 82°23'25" W., a distance of 83.41 feet; and along said curve an arc distance of 84.53 feet to the East line of Oak Drive, a 50 foot right-of-way;

THENCE, N. 08°32'02" W., a distance of 150.00 feet continuing with said Addition line and said East line to a 1/2" iron rod set at the beginning of a curve to the right having a central angle of 4°33'38", a radius of 314.40 feet, and a chord that bears N. 06°15' 13" W., a distance of 25.02 feet; THENCE, Along said curve and continuing with said East line an arc distance of 25.02 feet to a 1/2" iron rod set on an intersecting curve to the right having a central angle of 32°06'42", a radius of 325.00 feet and a chord that bears S. 82°18'09" E., a distance of 179.77 feet; THENCE, Leaving said East line and traversing said Tract 5, all to 1/2" iron rods set for a corner, as follows:

Along said curve an arc distance of 182.15 feet to the Point of Compound Curvature of a curve to the right having a central angle of 09°40'04", a radius of 2614.27 feet and a chord that bears S. 61°24'47" E., a distance of 440.59 feet; Along said curve an arc distance of 441.11 feet; S. 33°25'15" W., a distance of 50.00 feet to an intersecting curve to the left having a central angle of 00°07'42", a radius of 2564.27 feet and a chord that bears N. 56°38'36" W., a distance of 5.75 feet;

Along said curve an arc distance of 5.75 feet to an intersecting curve to the left having a central angle of 35°23'11", a radius of 120.21 feet and a chord that bears S.

09°09'34" W., a distance of 73.07 feet; Along said curve an arc distance of 74.24 feet; S. 08°32'02" E., a distance of 179.03 feet to the beginning of a curve to the left having a central angle of 77°08'49", a radius of 35.00 feet, and a chord that bears S. 47°06'27" E., a distance of 43.65 feet;

Along said curve an arc distance of 47.13 feet; S. 85°40'51" E., a distance of 299.74 feet to the beginning of a curve to the left having a central angle of 15°21'33", a radius of 115.00 feet, and a chord that bears N. 86°38'22" E., a distance of 30.74 feet;

Along said curve, an arc distance of 30.83 feet; N. 78°57'36" E., a distance of 24.82 feet to an intersecting curve to the right having a central angle of 17°26'35", a radius of 275.00 feet, and a chord that bears S. 04°24'09" E., a distance of 83.40 feet;

Along said curve, an arc distance of 83.72 feet to a point for a corner;

THENCE, S. 04°19'09" W., a distance of 248.25 feet, and THENCE, N. 85°40'51" W., a distance of 618.00 feet to the POINT OF BEGINNING and containing 8.994 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Foxchase Development Corporation is the owner of said tract and does hereby adopt this plat designating the hereinabove described property as Foxchase Phase Three, 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 easement 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 wither adding to or removing all or part of thei respective system without the necessity of, at any time, procuring the permission of anyone.

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 acutal 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 _____, 1994.

FOXCHASE DEVELOPMENT CORPORATION

BY _____

STATE OF TEXAS
COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 1994, by _____ of Foxchase 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 monuments 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 _____, 1994, by Harold L. Evans.

Notary Public

RECOMMENDED FOR FINAL APPROVAL

DATE: _____

APPROVED

DATE: _____

Chairman Planning & Zoning Commission

I hereby certify that the above and foregoing plat of Foxchase Phase Three, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _____, 1994.

Mayor, City of Rockwall

City Secretary, City of Rockwall

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 CUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	4/11/94	93121

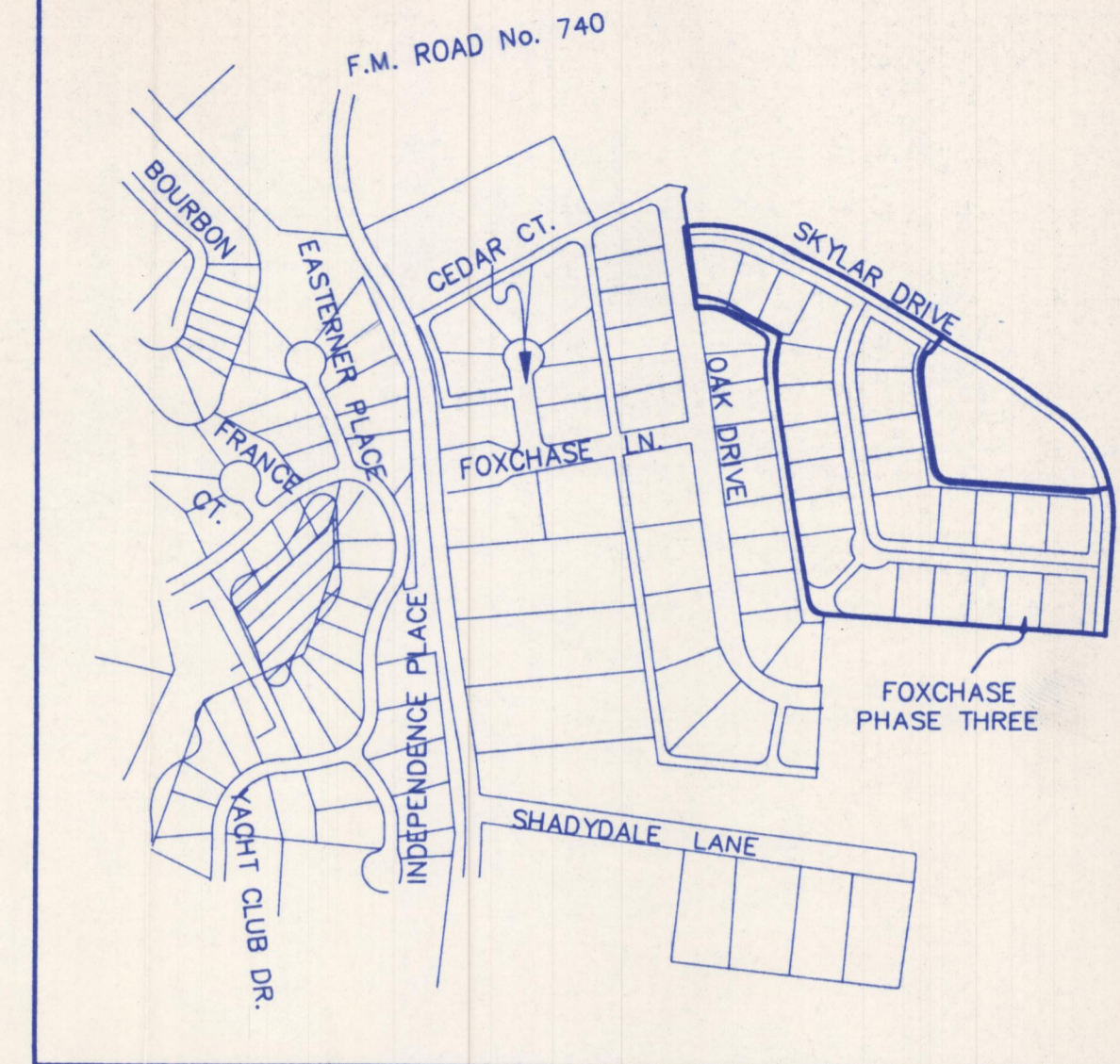
FOXCHASE PHASE 3
E. TEAL SURVEY, ABSTRACT 207
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
FOXCHASE DEVELOPEMENT CORPORATION
P.O. BOX 369, ROCKWALL, TEXAS 75087 (214) 771-5253

CURVE DATA

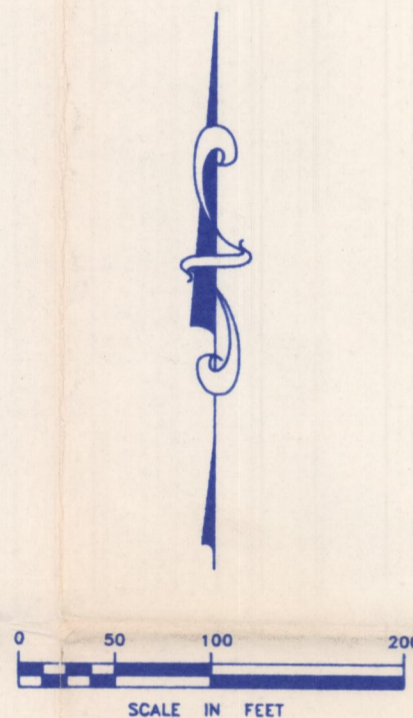
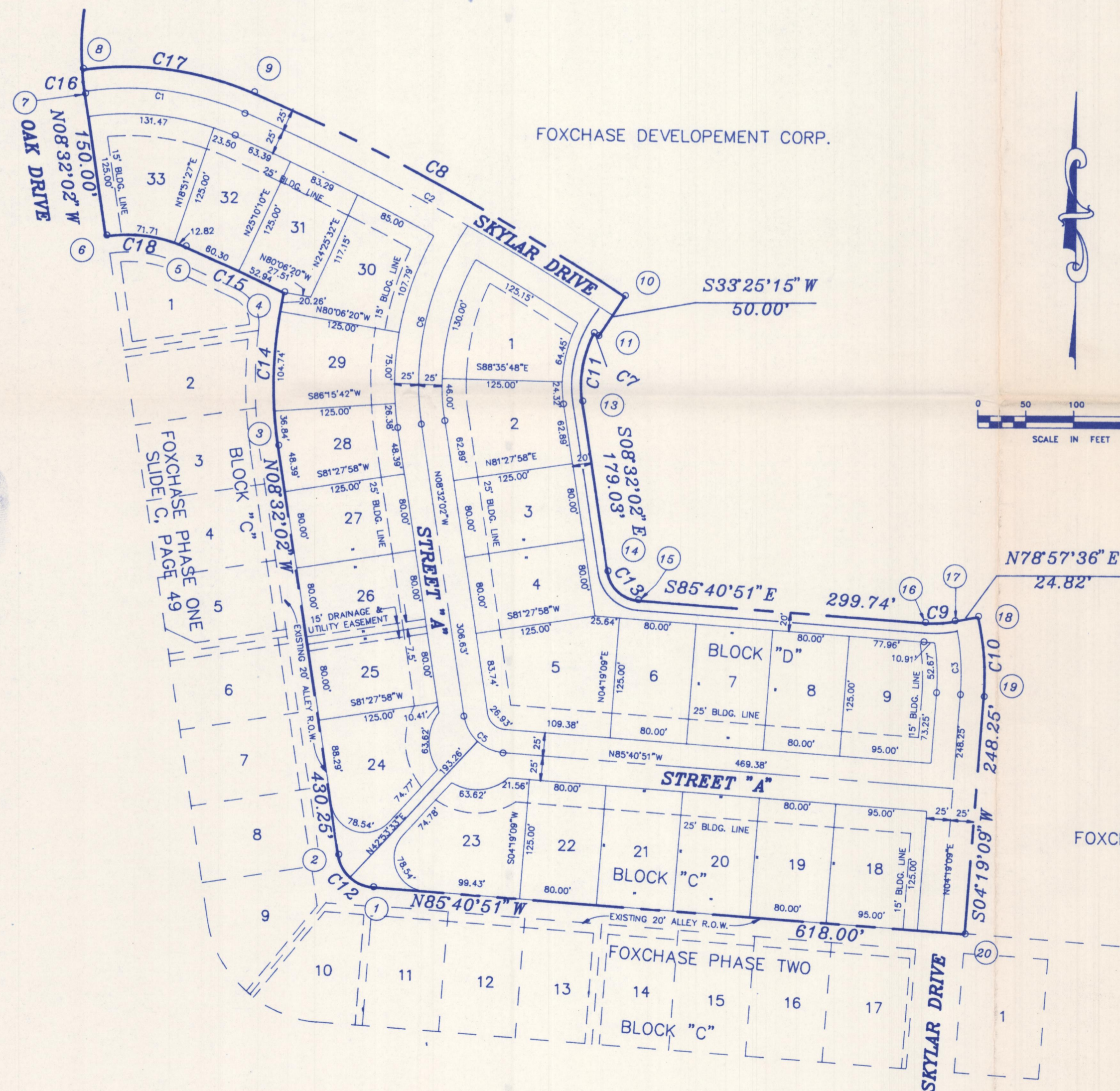
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	300.00'	169.05'	86.84'	166.83'	N82°23'25"W	32°17'13"
C2	2589.27'	436.90'	218.97'	436.38'	N61°24'47"W	09°40'04"
C3	250.00'	67.02'	33.71'	66.82'	N03°21'37"W	15°21'33"
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C5	45.00'	60.59'	35.89'	56.12'	S47°06'27"E	77°08'49"
C6	290.21'	217.74'	114.28'	212.67'	S12°57'37"W	42°59'17"
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C8	2614.27'	441.11'	221.08'	440.59'	N61°24'47"W	09°40'04"
C9	115.00'	30.83'	15.51'	30.74'	N86°38'22"E	15°21'33"
C10	275.00'	83.72'	42.19'	83.40'	N04°24'09"W	17°26'35"
C11	120.21'	74.24'	38.35'	73.07'	S09°09'34"W	35°23'11"
C12	40.00'	53.86'	31.90'	49.88'	S47°06'27"E	77°08'49"
C13	35.00'	47.13'	27.91'	43.65'	S47°06'27"E	77°08'49"
C14	440.21'	161.84'	81.85'	160.93'	S01°59'55"W	21°03'54"
C15	2439.27'	113.24'	56.63'	113.23'	N64°55'01"W	02°39'36"
C16	314.40'	25.02'	12.52'	25.02'	S06°15'13"E	04°33'38"
C17	325.00'	182.15'	93.53'	179.77'	N82°18'10"W	32°06'42"
C18	150.00'	84.53'	43.42'	83.41'	N82°23'25"W	32°17'13"

SURFACE ADJUSTED COORDINATES

	NORTHING	EASTING
1	7011292.33020000	2591837.32620000
2	7011326.28080703	2591800.78154433
3	7011751.76726768	2591736.93464008
4	7011912.60415738	2591742.54717391
5	7011980.60824216	2591639.99491555
6	7011971.65205663	2591557.31616616
7	7012119.99128525	2591535.05693718
8	7012144.86069682	2591532.33168512
9	7012120.78185073	2591710.48433811
10	7011909.96260610	2592097.36327480
11	7011868.23022830	2592069.82405480
12	7011871.39085080	2592065.02281390
13	7011799.25362290	2592053.39166050
14	7011622.20817350	2592079.95843760
15	7011592.50138540	2592111.93501120
16	7011569.92731834	2592410.82524945
17	7011571.72895409	2592441.50800152
18	7011576.48120983	2592465.86537255
19	7011493.32955130	2592472.26703310
20	7011245.78750795	2592453.57110068



LOCATION MAP



2nd Submittal

HAROLD L. EVANS
 CONSULTING ENGINEER
 P.O. BOX 28355
 2331 GUS THOMASSON ROAD, SUITE 102
 DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	5/11/94	93121

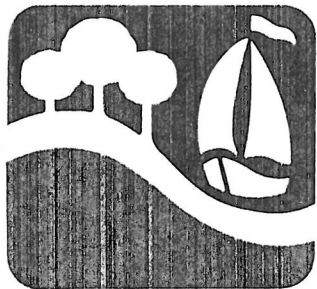
FOXCHASE PHASE 3
 E. TEAL SURVEY, ABSTRACT 207
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 FOXCHASE DEVELOPMENT CORPORATION
 P.O. BOX 369, ROCKWALL, TEXAS 75087 (214) 771-5263

**MEMORANDUM**

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 94-8-PP - Preliminary Plat of Foxchase Ph. III
DATE: April 11, 1994

Comments:

1. The applicant is extending the development of an existing PD. The proposed platting is in accordance with the PD concept plan. The lot layout and sizes are identical to the existing approved PD.



CITY OF ROCKWALL

"THE NEW HORIZON"

April 26, 1994

Mr. Rob Whittle
Whittle Development
P.O. Box 369
Rockwall, Texas 75087

Re: Temporary Recreation Area - Fox Chase, Phase III

Dear Rob:

As the City Manager indicated to you at the last Planning and Zoning meeting, the Parks and Recreation Board recommended approval of the preliminary plat for Fox Chase, Phase III contingent upon the presentation of a plan for a temporary recreation area before the final plat is approved. The Board will look forward to hearing your recommendations on this matter at its next meeting on May 3, 1994 at 7:30 p.m. in the City Council Chambers.

Generally the recreation area should be:

1. at least 1 acre in size.
2. a 5% slope, or less.
3. Contiguous with existing development so that it can be used by the community.

This type of temporary arrangement has been dealt with in a contract agreement in other developments, and this is probably the best way to deal with this matter as well. A sample copy of such an agreement is available should you want to look at it.

Your assistance in this matter would be greatly appreciated.

Sincerely,

Rick Crowley
Director of Public Services

cc: Julie Couch
Dub Douphrate

Dan Boutwell
Harold Evans



MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 94-8-FP - Final Plat of Foxchase Ph. III
DATE: May 9, 1994

Comments:

1. The applicant is extending the development of an existing PD. The proposed platting is in accordance with the PD concept plan. The lot layout and sizes are identical to the existing approved PD.
2. The Park Board has indicated that a temporary park will be required for this development. The applicant failed to meet with the Park Board to confirm the temporary site. This final plat should not be approved until the temporary park issue is completed. At a minimum the Park Board has indicated that:
 - a. park must be a minimum of one acre or larger
 - b. must have a 5% slope or less, and
 - c. must contain language that it will be a permanent park if future development does not occur

Planning And Zoning Commission Minutes
April 14, 1994

I. CALL TO ORDER

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

II. CONSIDER APPROVAL OF MINUTES OF FEBRUARY 28, AND MARCH 10, 1994

Mr. Ruff made a motion to approve the minutes for February, and March, 1994.
Mr. Raulston seconded the motion. The motion was voted on and passed unanimously.

III. PUBLIC HEARINGS/ZONING CASES

P&Z-94-2-Z/SP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM LOS PRADOS DEVELOPMENT FOR A ZONING CHANGE FROM MULTI-FAMILY-15 TO SINGLE FAMILY-7 AND CONSIDER RECOMMENDING APPROVAL OF A CONCEPT PLAN FOR PROPERTY LOCATED ON THE NORTH SIDE OF YELLOWJACKET LANE, WEST OF SH-205.

Mr. Douphrate outlined the request, recommending approval of the Zoning change.

After much discussion, Mr. Ramsey made a motion to approve the request from Los Prados Development for a Zoning change from Multi-Family-15 to Single Family-7 for property located on the north side of Yellowjacket Lane, west of SH-205.

Mrs. Baugh seconded the motion. The motion was voted on and passed unanimously.

After much discussion Mr. Ewing made a motion to approve the request from Los Prados for a Concept Plan for property located on the north side of Yellowjacket, west of SH-205.

Mrs. Baugh seconded the motion. The motion was voted on and passed 5 to 1 with Mr. Ruff opposed.

P&Z-93-54-Z/FP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM JOE HOLT FOR A ZONING CHANGE FROM GENERAL RETAIL TO SINGLE FAMILY-10 AND CONSIDER RECOMMENDING APPROVAL OF A FINAL PLAT FOR HARLAN PARK, PHASE II.

Mr. Douphrate explained to the Commission that the applicant has requested approval to table this request until the next meeting in order to have adequate ownership documentation to submit to the Commission.

Mr. Greenwalt made a motion to table consideration of the request for a zoning change from General Retail to Single Family-10 and approval for a final plat for property located north of FM-552 and west of SH-205 until the next work session.

Mr. Ramsey seconded the motion to table the request until the next work session. The motion was voted on and passed unanimously.

P&Z-94-8-PP CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM WHITTLE DEVELOPMENT CORPORATION FOR A PRELIMINARY PLAT ON FOX CHASE PHASE III, LOCATED SOUTH OF I-30 AND EAST OF FM-740.

Mr. Douphrate outlined the request and recommended approval.

After much discussion Mr. Ramsey made a motion to approve the request from Whittle Development Corporation for a preliminary plat on Fox Chase Phase III, located south of I-30 and east of FM-740.

Mr. Raulston seconded the motion. The motion was voted on and passed unanimously.

P&Z-52-PP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM LENMAR DEVELOPMENT CO. FOR A PRELIMINARY PLAT FOR THE MIRA VISTA ADDITION, A 40 ACRE SUB-DIVISION LOCATED SOUTH OF I-30 AND WEST OF FM-749.

Mr. Douphrate explained to the Commission that the applicant was still working with the owners on the street and alley layout and that they had requested that you this item be tabled until the next work session.

Mr. Ewing made a motion to approve the tabling of the request until the next work session.

Mr. Ruff seconded the motion. The motion was voted on and passed unanimously.

P&Z-93-38-FP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM SHEPHERD PLACE HOMES FOR A FINAL PLAT FOR WINDMILL RIDGE PHASE 3B, FOR A 22 ACRE SUBDIVISION LOCATED WITHIN PD-13, EAST OF FM-3097.

Mr. Douphrate outlined the request and recommended approval of the final plat provided the engineering plans are corrected in accordance with the comments outlined by the City Engineer and that the plat be revised by adding the necessary drainage and utility easements previously noted on the plan review.

After much discussion Mr. Ewing made a motion to approve the Request from Shepherd Place Homes for a Final Plat for Windmill Ridge, Phase 3B, for a 22 acre subdivision located within

PD-13, east of FM-3097, provided the engineering plans and plat are corrected in accordance with the comments outlined by the City Engineer.

Mr. Ruff seconded the motion. The motion was voted on and passed unanimously.

IV. ADJOURNMENT

There being no further business the meeting was adjourned at 9:00 p.m.

ATTEST:

APPROVED:

Community Development Coordinator

Planning & Zoning Commission Chairman

4/14/94

City of Rockwall
Planning and Zoning Agenda

Agenda Date: May 12, 1994

Agenda Item: P&Z 94-8-FP Discuss and Consider Recommending Approval of a Request from Whittle Development Co., for a Final Plat for Fox Chase Phase III, Located South of IH-30 and East of FM-740.

Item Presented By: Applicant, Whittle Development Co.

Action Needed: Discuss and Consider Recommendations for Approval.

Background Information: The applicant's submittal is consistent with the preliminary plat except for the deletion of the cul-de-sac. The plat consists of a total of twenty-five (25) 10,000 square foot lots. The applicant failed to meet with the Park Board on May 3, 1994 to discuss and consider the location of the temporary 1 acre park site. Mr. Whittle has notified me by phone that he does not wish to waive the 30 day statutory requirement which would allow additional time for the Park Board to meet and select the site for the temporary park. The applicant was notified by letter of the Park Board meeting which was scheduled for May 3, 1994.

Mr. Whittle is requesting the P&Z Commission and City Council to approve the plat and enter into a facilities agreement allowing the Park Board to select any 1 acre site which is most desirable to the Board. The City would then enter into a contract with Mr. Whittle for temporary conveyance of a public area. This site would be used until the previously selected 3 acre site is dedicated.

Recommendation: The two options available are to either deny the plat or approve the plat with the following conditions:

1. The applicant enter into a facilities agreement allowing the Park Board to select any 1 acre site to be used as temporary park land. Once the site is selected then the applicant and the City would enter into a contract for temporary conveyance of a public area.
2. The plat be approved contingent upon final engineering approval.

Attachments:

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

Agenda Item: P&Z-8-FP



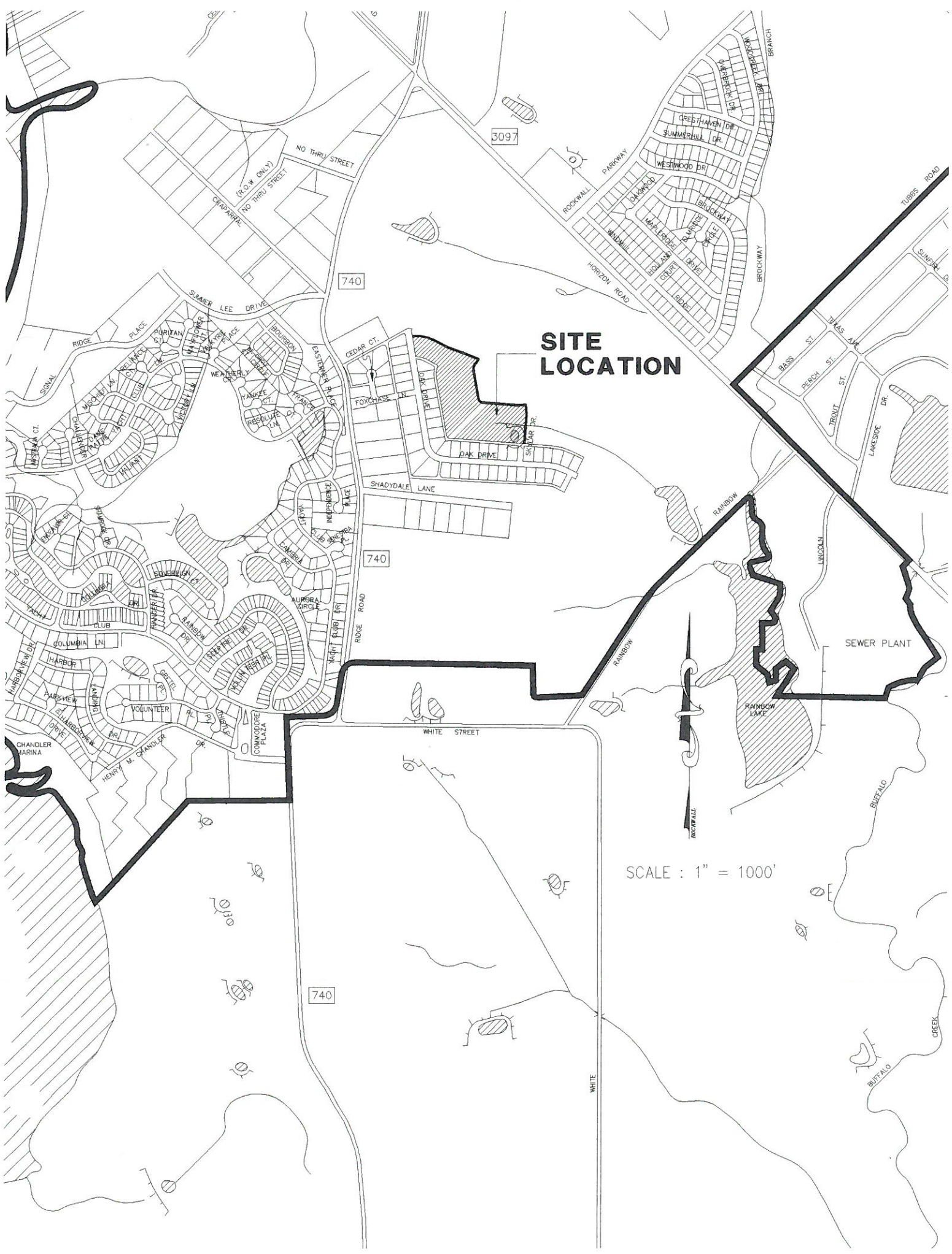
MEMORANDUM

TO: Dub Douphrate, P.E.
FROM: Dan C. Boutwell, AICP
SUBJECT: P&Z 94-8-FP - Final Plat of Foxchase Ph. III
DATE: May 9, 1994

Comments:

1. The applicant is extending the development of an existing PD. The proposed platting is in accordance with the PD concept plan. The lot layout and sizes are identical to the existing approved PD.
2. The Park Board has indicated that a temporary park will be required for this development. The applicant failed to meet with the Park Board to confirm the temporary site. This final plat should not be approved until the temporary park issue is completed. At a minimum the Park Board has indicated that:
 - a. park must be a minimum of one acre or larger
 - b. must have a 5% slope or less, and
 - c. must contain language that it will be a permanent park if future development does not occur

Fox Chase III



PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
May 12, 1994

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Consider approval of minutes for April 14, 1994. Mr. Ruff made a motion to approve the minutes for the April 14, 1994 with the correction that Van Ewing's name be added as present at that meeting.

III. PUBLIC HEARINGS/ZONING CASES

PZ-94-9-Z HOLD PUBLIC HEARING AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM SCOTT STARK FOR ZONING CHANGE FROM "2F" TO "C" COMMERCIAL FOR PROPERTY LOCATED AT 607 ST.MARY STREET.

The Chairman opened the public hearing.

Mr. Douphrate outlined the request, recommending approval of the Zoning change.

Scott Stark, property owner addressed the Commission and requested approval of the zoning request and a waiver to the screening requirement the.

After much discussion Art Ruff made a motion to approve the request from Scott Stark for a zoning change from "2F" to "C" Commercial and to waive the commercial screening requirements for property at 607 St. Mary Street.

Mr. Greenwalt seconded the motion. The motion was voted on and passed unanimously.

05/12/94

IV. PLATS/SITE PLANS

PZ-94-8-FP DISCUSS AND CONSIDER RECOMMENDING APPROVAL OF A REQUEST FROM WHITTLE DEVELOPMENT CO. FOR A FINAL PLAT FOR FOX CHASE PHASE III, LOCATED SOUTH OF I-30 AND EAST OF FM-740.

Mr. Douphrate outlined the request.

Rob Whittle, Applicant addressed the Commission and requested approval of the request for a final plat.

After much discussion Mr. Ramsey made a motion to approve the request with the following conditions; The applicant enter into a facilities agreement allowing the Park Board to select any 1 acre site to be used as temporary park land. Once the site is selected then the applicant and the City of Rockwall would enter into a contract for temporary conveyance of a public area and that the plat be approved contingent upon final engineering approval.

Mr. Raulston seconded the motion. The motion was voted on and passed 4 in favor and Mr. Greenwalt opposed.

V. REVIEW OF SELECTED PD's

REVIEW PLANNED DEVELOPMENT NUMBER 1 AND CONSIDER NECESSARY ACTION.

After much discussion Mr. Greenwalt made a motion to remove the Multi-Family use in this PD.

Mrs. Baugh seconded the motion. The motion was voted on and passed unanimously.

REVIEW PLANNED DEVELOPMENT NUMBER 2 AND CONSIDER NECESSARY ACTION.

After Mr. Greenwalt made a motion to make no changes to PD-2. Mr. Ruff seconded the motion. The motion was voted on and passed unanimously.

REVIEW PLANNED DEVELOPMENT NUMBER 4 AND CONSIDER NECESSARY ACTION.

After much discussion Mr. Ruff made a motion to make no changes to PD-4. Mrs. Baugh seconded the motion. The motion was voted on and passed unanimously.

05/12/94

REVIEW PLANNED DEVELOPMENT NUMBER 11 AND CONSIDER NECESSARY ACTION.

After much Mr. Greenwalt made a motion to make no changes to PD-11. Mr. Ramsey seconded the motion. The motion was voted on and passed 4 to 0 with Mr. Ruff abstaining.

REVIEW PLANNED DEVELOPMENT 13 AND CONSIDER NECESSARY ACTION.

After much discussion Mr. Raulston made a motion to remove the Duplex and General Retail from PD-13. Mr. Ruff seconded the motion. The motion was voted on and passed unanimously.

V. ADJOURNMENT

There being no further business the meeting was called to adjourned at 8:00 p.m.

ATTEST:

APPROVED:

Community Development Coordinator

Planning & Zoning Commission Chairman

05/12/94

**MINUTES OF THE ROCKWALL CITY COUNCIL
MAY 16, 1994**

5 **Call to Order**

Mayor Alma Williams called the meeting to order at 7:00 p.m. with the following Council Members present: Pat Luby, Todd White, Bob Wilson, and Nell Welborn. Dale Morgan arrived at 7:05 p.m. George Hatfield was absent. Invocation and pledge of allegiance was lead by Mayor Williams.

10 **Presentation of Savings Bonds to Winners of the "Color-Up, Clean-Up Rockwall Because ..." Contest**

15 Mayor Williams presented certificates and \$100 savings bonds from Laidlaw Waste Systems for the poster and essay contest to the following students: Emily Hale, Blake Caldwell, Ashli Norris, Pamela Wind, Kristi Johnston, Jessica Norsch, Misty Thompson, Meredith Ann Dobbs, Diana Ellen Timm, Brenda Skyles, Holly Hamm, and Mindy Fisher.

20 **Consent Agenda**

25 a) **Approval of Minutes of May 2 and May 9, 1994**

Welborn made a motion to approve the minutes of May 2 with one correction and the minutes of May 9, 1994. White seconded the motion. Mayor Williams called for the votes. The following votes were cast:

- 30 Ayes: Morgan, White, Williams, Wilson, and Welborn
Abstention: Luby

35 **Appointments/Plats/Plans**

Appointment with Bob Holliman, Economic Development Commission Chairman Regarding Status Report of Commission and Take Any Necessary Action

40 Bob Holliman addressed Council and discussed the Commission's progress toward finalizing their recommendations in developing an economic development plan. He also reported that the Chamber of Commerce has offered to provide the funding to conduct a workshop for the commission using an outside consultant to assist in the formulation of their plans. He indicated that the Commission would be meeting in June for the two day workshop and that they had

45 invited the Economic Development Subcommittee of the Chamber to participate in the workshop.
The Council generally indicated their support for the progress of the Commission.

Appointment with Chairman of the Planning and Zoning Commission

50 James Greenwalt, Chairman of the Planning and Zoning Commission addressed Council and
reported that the Commission recommended approval of the cases before Council.

55 P&Z 94-92-Z Hold a Public Hearing and Consider Approval of an Ordinance Granting a Zoning Change from "2F" Duplex to "C" Commercial Classification (1st reading) for Property Located at 607 St. Mary as Requested by Scott Stark and Take Any Necessary Action and Take Any Necessary Action Regarding Screening Request

60 Couch outlined the current zoning of the area and reviewed the request with Council. Mayor
Williams opened the public hearing. The applicant, Scott Stark, addressed Council and
requested approval of the request. Since no one else appeared before Council, Mayor Williams
closed the public hearing.

65 Following Council discussion regarding the potential precedent being established on this case,
Morgan made a motion to approve the request for the zoning change, and to approve a waiver
of the screening requirements. Wilson seconded the motion. Following further discussion,
Couch read the caption and Mayor Williams called for the votes. The following votes were
casts:

Ayes: Morgan, Luby, Williams, Wilson, Welborn
Nays: White

70 P&Z 94-8-FP Discuss and Consider Approval of a Request from Whittle Development Co. for a Final Plat for Fox Chase, Phase III, Located South of IH-30 and East of FM-740 and Take Any Necessary Action

75 Couch outlined the request from Whittle Development Co. She indicated to Council that a
temporary park location had not been finalized, but that the developer, Rob Whittle, had
commented that he was willing to provide a one-acre temporary park on any tract deemed
appropriate by the Park Board. Mr. Whittle, who was present, stated his concurrence with the
80 City Manager's statement. Welborn made a motion to approve the final plat subject to the final
engineering approval and contingent upon the applicant entering into a facilities agreement to
designate a temporary park site, to be selected by the Park Board. Luby seconded the motion
which passed unanimously.

85 City Manager's Report

Couch reviewed with Council the right-of-way cost in regards to FM-740. She indicated that

0 she had received notification from COG that they could not at this time utilize their surplus federal funds for Right-of-way costs on FM roads. She indicated that she would be meeting with TxDot to determine if any additional state funds could be identified for construction purposes, which might allow the use of existing federal funds for right-of-way acquisition. In addition, Couch informed Council that she had received the necessary information to prepare a submittal to the state for the modeling of the two alternative routes (the 5-4-5 concept and the interloop design) for SH-205. She explained the assumptions made in justifying both routes. There was 95 general consensus that the Council wanted both routes submitted to TxDot at the same time. Couch indicated that she would redraft the letters and provide them to the Council.

100 Couch mentioned the grant application for the trail plan was not funded. The State will be informing the City of the ranking criteria used in evaluating the applications and an additional request for projects will be announced in the summer. At that time, the City will submit another grant application for consideration.

105 Couch informed Council that some consideration should be given to setting a date for the annual goal setting retreat and another date for the budget retreat. It was the consensus of Council that August 5th and 6th be set aside for the budget retreat. There was no date set for the goal setting retreat.

110 Couch related to Council that the 4-month trial period for the installation of traffic impediments on Lakeshore/Summit Ridge has been completed. She informed Council that a status report would be presented at the next regularly scheduled Council meeting.

Action/Discussion Items

115 **Discuss and Consider Approval of an Ordinance Amending Chapter 5 of the Code of Ordinance Regarding Animals, Section 5.1 (1st reading) and Take Any Necessary Action**

120 White made a motion to approve the ordinance amending Chapter 5 of the Code of Ordinance regarding Animals, Section 5.1. Morgan seconded the motion. Couch read the captions. The motion was voted on and passed unanimously.

Discuss and Consider Award of Bid for Concrete Repair and Maintenance and Take Any Necessary Action

125 Couch reviewed the recommendation. White made a motion to award the bid to the low bidder, Quantum Contracting Company. Welborn seconded the motion which passed unanimously.

Discuss and Consider Award of Bid for Playground Equipment and Take Any Necessary Action

130 Couch reviewed the recommendation. White made a motion to award the bid to the lowest

responsible bidder, Hunter-Knepshield Company. The motion was seconded by Luby and passed unanimously.

135 **Discuss and Consider Approval of a Resolution Suspending Lone Star Gas Company Rates and Take Any Necessary Action**

140 Ben Curtis, Lone Star Gas Representative, addressed Council regarding the rate increase requested by Lone Star. Morgan made a motion to approve the resolution suspending Lone Star Gas Company Rate Increase. White seconded the motion. The motion was passed unanimously.

145 **Discuss and Consider Entering Into a Contract with Chiang, Patel & Associates Regarding Design and Construction for Supplemental Water Treatment Facilities and Take Any Necessary Action**

150 Couch explained the content of the meeting attended by the City, TNRCC, Congressman Ralph Hall, and the EPA. Following this meeting, City staff met with NTMWD. As a result of that meeting, NTMWD has indicated that they may be able to make certain changes to their process for water treatment and distribution to the City's system. Couch recommended that no action be taken on this matter until an evaluation of the changes to be made by NTMWD could be evaluated. No action was taken.

155 **Discuss and Consider Approval of an Ordinance Implementing Rate Regulations for Cable Television and Take Any Necessary Action (1st reading)**

White made a motion to approve the ordinance. Morgan seconded the motion. Couch read the caption. The motion passed unanimously.

160 **Hold Executive Session Under Sections 551.074 and 551.072 of the Texas Government Code**

165 The Council convened into executive session at 9:03 p.m. to discuss a) personnel regarding election of mayor pro-tem and b) land acquisition for future expansion

Take Any Necessary Action as a Result of the Executive Session

170 The Council reconvened into regular session at 9:15 p.m. Luby made a motion to appoint Nell Welborn as Mayor Pro Tem. Morgan seconded the motion. The motion passed with all voting for except Welborn, who abstained. No other action was taken.

Adjournment

75 The meeting adjourned at 9:30 p.m.

180 ATTEST:



City Secretary

APPROVED:



Mayor