



\_\_\_\_\_

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.: 94-35-FP

Date: 11/16/94

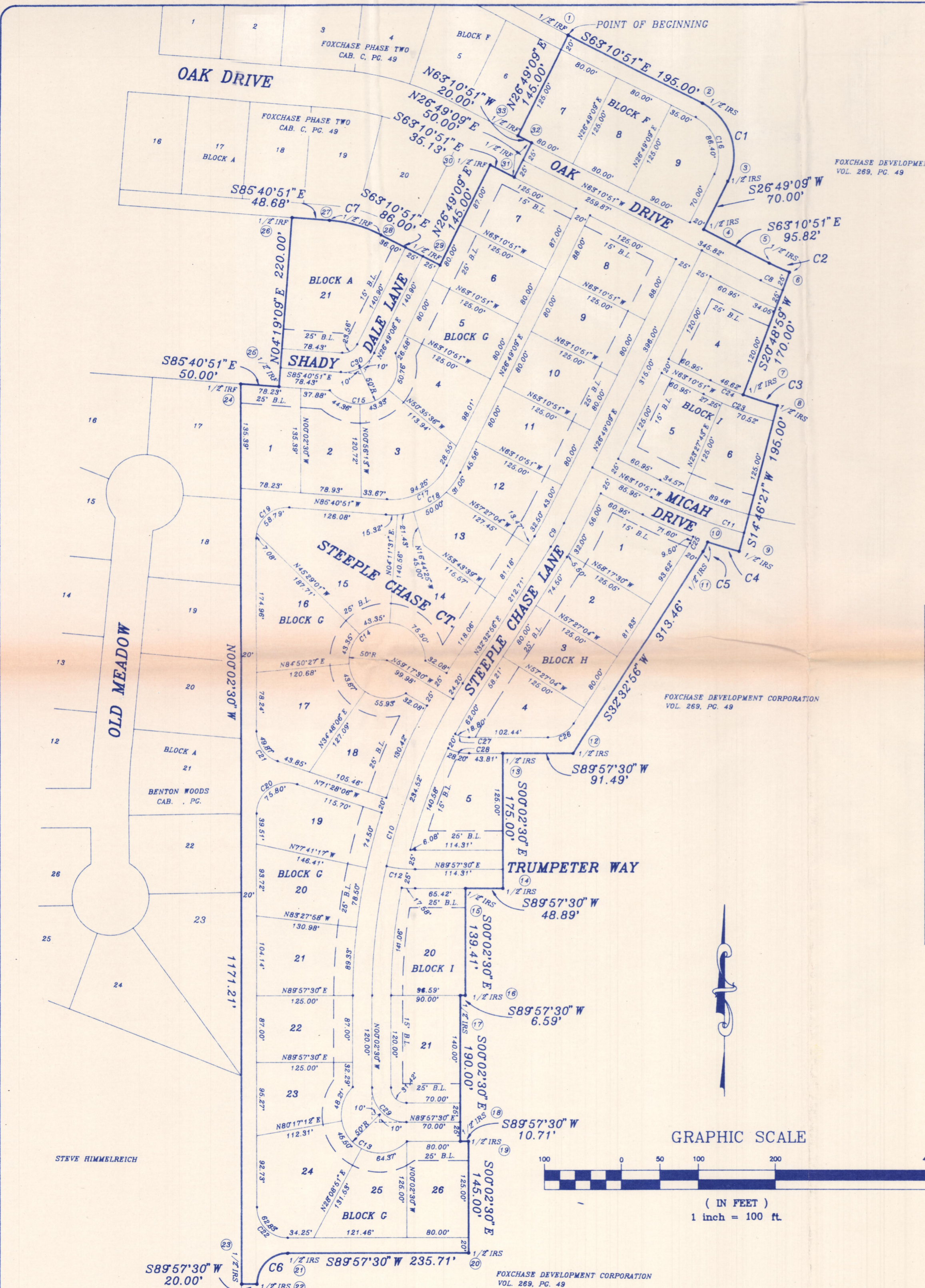
Fee: \$ 385.00

Receipt No.: 032930









FOXCHASE DEVELOPMENT CORPORATION  
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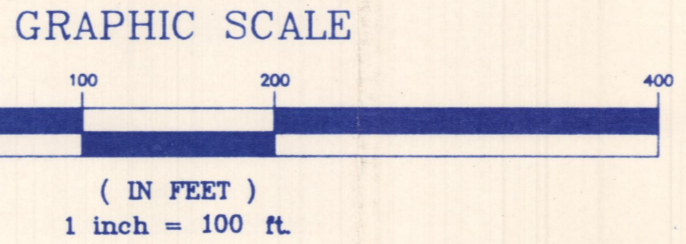
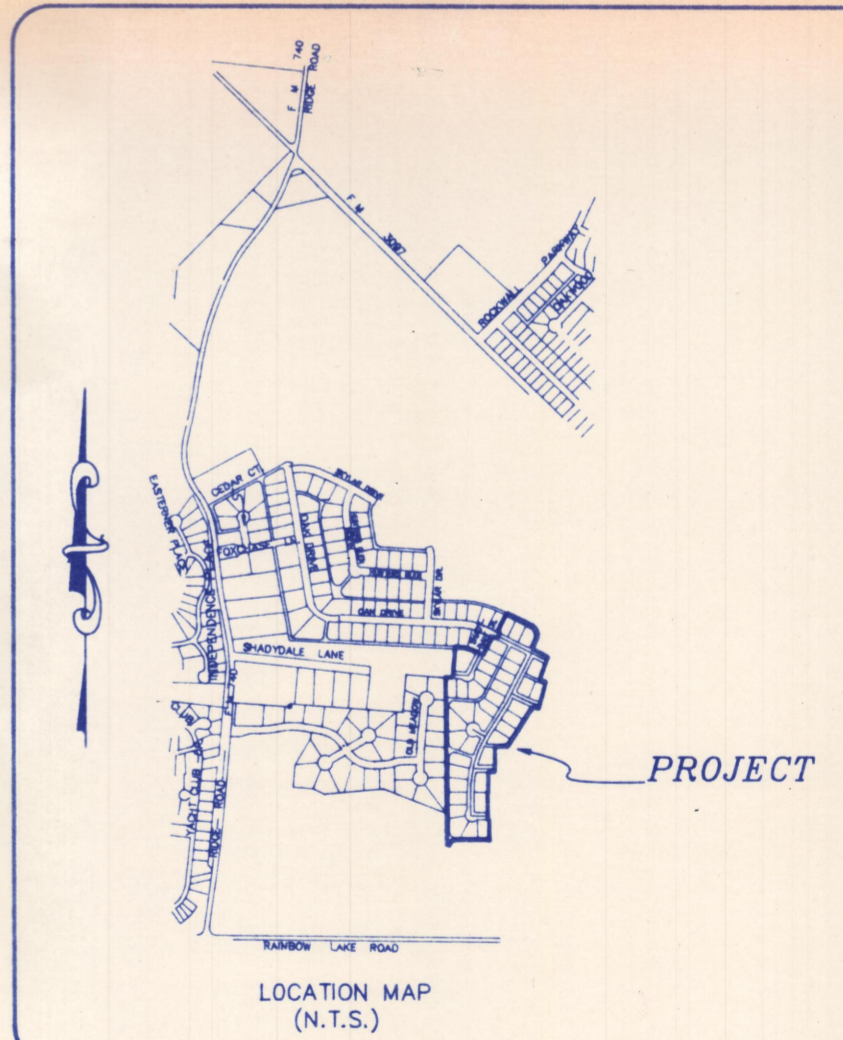
FOXCHASE DEVELOPMENT CORPORATION  
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FOXCHASE DEVELOPMENT CORPORATION  
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CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	75.00'	117.81'	75.00'	106.07'	S18°10'51"E	90°00'00"
C2	275.00'	28.81'	14.42'	28.80'	S66°10'56"E	06°00'10"
C3	445.00'	46.94'	23.49'	46.92'	S72°12'20"E	06°02'38"
C4	640.00'	42.96'	21.49'	42.95'	N73°18'16"W	03°50'45"
C5	60.00'	14.05'	7.05'	14.01'	S25°50'33"W	13°24'44"
C6	40.00'	62.83'	40.00'	56.57'	S44°57'30"W	90°00'00"
C7	180.00'	70.69'	35.80'	70.23'	N74°25'51"W	22°30'00"
C8	300.00'	31.43'	15.73'	31.42'	N66°10'56"E	06°00'10"
C9	350.00'	35.00'	17.51'	34.99'	N29°41'02"E	05°43'46"
C10	763.41'	428.55'	220.24'	422.79'	N16°15'13"E	32°35'26"
C11	615.00'	129.31'	64.89'	129.07'	N69°12'15"W	12°02'48"
C12	175.00'	37.40'	18.77'	37.33'	N83°55'11"W	12°14'37"
C13	50.00'	158.08'	4999.50'	99.99'	N45°02'30"W	181°08'46"
C14	50.00'	261.80'	28.87'	50.00'	N30°42'30"E	300°00'00"
C15	50.00'	138.44'	265.21'	98.27'	N60°34'04"E	158°38'49"
C16	55.00'	86.40'	55.00'	77.78'	N18°10'58"W	90°00'14"
C17	80.00'	94.25'	53.45'	88.89'	N60°34'09"E	67°30'00"
C18	100.00'	117.81'	66.82'	111.11'	N60°34'09"E	67°30'00"
C19	40.00'	65.88'	43.17'	58.68'	N47°08'19"E	94°21'39"
C20	40.00'	75.80'	55.64'	64.96'	N54°14'42"E	108°34'25"
C21	40.00'	49.87'	28.76'	46.70'	N35°45'18"W	71°25'35"
C22	40.00'	62.83'	40.00'	56.57'	N45°02'30"W	90°00'00"
C23	465.00'	97.77'	49.06'	97.59'	N69°12'15"W	12°02'48"
C24	445.00'	46.62'	23.33'	46.60'	N66°10'56"W	06°00'10"
C25	40.00'	9.50'	4.77'	9.47'	N25°44'54"E	13°36'03"
C26	40.00'	40.08'	21.90'	38.42'	N61°15'13"E	57°24'34"
C27	40.00'	18.80'	9.58'	18.63'	N76°34'42"W	26°55'37"
C28	60.00'	28.20'	14.36'	27.94'	N76°34'42"W	26°55'37"
C29	45.00'	70.69'	45.00'	63.64'	N45°02'30"W	90°00'00"
C30	45.00'	53.01'	30.07'	50.00'	N60°34'08"E	67°30'01"

**SURFACE ADJUSTED COORDINATES**

	NORTHING	EASTING
1	7011128.431343	2592967.964305
2	7011040.451766	2593141.989520
3	7010939.680932	2593175.083917
4	7010877.210491	2593143.501580
5	7010833.976743	2593229.018726
6	7010822.347133	2593255.364463
7	7010663.443991	2593194.950958
8	7010649.105405	2593239.625379
9	7010460.550953	2593189.903966
10	7010472.890291	2593148.762992
11	7010460.278424	2593142.654602
12	7010196.055123	2592974.009545
13	7010195.988533	2592882.523610
14	7010020.988580	2592882.650986
15	7010020.952992	2592833.758055
16	7009881.542115	2592833.859527
17	7009881.537317	2592827.267741
18	7009691.537367	2592827.406035
19	7009691.545161	2592838.113175
20	7009546.545199	2592838.218715
21	7009546.373636	2592602.511635
22	7009506.344532	2592562.540761
23	7009506.329975	2592542.540766
24	7010677.536576	2592541.688284
25	7010673.770953	2592591.546284
26	7010893.146150	2592608.115024
27	7010889.479655	2592656.660553
28	7010870.629137	2592724.315985
29	7010831.627988	2592801.065408
30	7010961.231085	2592886.485968
31	7010945.383018	2592897.833635
32	7010990.004761	2592920.392447
33	7010999.028286	2592902.543750



*\*File Copy\**

**94-35-FP**  
**FINAL PLAT**

**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'	11/12/94	93121

**FOXCHASE PHASE FOUR**  
E. TEAL SURVEY, ABSTRACT. NO: 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
FOXCHASE DEVELOPMENT CORPORATION  
P.O. BOX 369 ROCKWALL, TEXAS 75087 (214) 771-6263

STEVE HIMMELREICH



OWNER'S CERTIFICATE

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS: Foxchase Development Corp. 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 that tract of land described in Deed recorded in Volume 269, Page 49, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found at the Northeast corner of Foxchase Phase Two, an addition to the City of Rockwall, recorded in Cabinet C, Page 49, Plat Records, Rockwall County, Texas;

THENCE: Traversing said tract, all to 1/2" iron rods set for a corner, as follows: South 63 degrees 10' 51" East a distance of 195.00 feet to the beginning of a curve to the right having a central angle of 90 degrees 00' 00", a radius of 75.00 feet, and a chord that bears South 18 degrees 10' 51" East a distance of 106.07 feet; Along said curve an arc distance of 117.81 feet to the Point of Tangency of said curve; South 46 degrees 49' 09" West a distance of 70.00 feet; South 63 degrees 10' 51" East a distance of 95.82 feet to the beginning of a curve to the left having a central angle of 06 degrees 00' 10", a radius of 275.00 feet, and a chord that bears South 66 degrees 10' 56" East a distance of 28.80 feet; Along said curve an arc distance of 28.81 feet; South 20 degrees 48' 59" West a distance of 170.00 feet to an intersecting curve to the left having a central angle of 06 degrees 02' 38", a radius of 445.00 feet, and a chord that bears South 72 degrees 12' 20" East a distance of 46.92 feet; Along said curve an arc distance of 46.94 feet South 14 degrees 46' 21" West a distance of 195.00 feet to an intersecting curve to the right having a central angle of 03 degrees 50' 45", a radius of 640.00 feet; and a chord that bears North 73 degrees 18' 16" West a distance of 42.95 feet; along said curve an arc distance of 42.96 feet to an intersecting curve to the right having a central angle of 13 degrees 24' 44", a radius of 60.00 feet and a chord that bears South 25 degrees 50' 33" West a distance of 14.01 feet; Along said curve an arc distance of 14.05 feet; South 32 degrees 32' 56" West a distance of 313.46 feet; South 89 degrees 57' 30" West a distance of 91.49 feet; South 00 degrees 02' 30" East a distance of 175.00 feet; South 89 degrees 57' 30" West a distance of 48.89 feet; South 00 degrees 02' 30" East a distance of 139.41 feet; South 89 degrees 57' 30" West a distance of 6.59 feet; South 00 degrees 02' 30" East a distance of 190.00 feet; North 89 degrees 57' 30" East a distance of 10.71 feet; South 00 degrees 02' 30" East a distance of 145.00 feet; South 89 degrees 57' 30" West a distance of 235.71 feet to the beginning of a curve to the left having a central angle of 90 degrees 00' 00", a radius of 40.00 feet, and a chord that bears South 44 degrees 57' 30" West a distance of 56.57 feet; Along said curve an arc distance of 62.83 feet; and South 89 degrees 57' 30" West a distance of 20.00 feet to a 1/2" iron rod found at a corner on the most Southerly West line of said tract;

THENCE: North 00 degrees 02' 30" West a distance of 1171.21 feet to a 1/2" iron rod found for a corner at the northeast corner of Benton Woods, a proposed addition to the City of Rockwall;

THENCE: South 85 degrees 40' 51" East a distance of 50.00 feet to a 1/2" iron rod found for a corner;

THENCE: North 04 degrees 19' 09" East a distance of 220.00 feet to a 1/2" iron rod found for a corner on the South line of the previously mentioned Foxchase Phase Two;

THENCE: Along the South lines and then the Southeast lines of said Addition, all to 1/2" iron rods found for a corner, as follows; South 85 degrees 40' 51" East a distance of 48.68 feet to the beginning of a curve to the right having a central angle of 22 degrees 30' 00", a radius of 180.00 feet and a chord that bears South 74 degrees 25' 51" East a distance of 70.23 feet; Along said curve an arc distance of 70.69 feet to the Point of Tangency of said curve; South 63 degrees 10' 51" East a distance of 86.00 feet; North 26 degrees 49' 09" East a distance of 145.00 feet; South 63 degrees 10' 51" East a distance of 35.13 feet; North 26 degrees 49' 09" East a distance of 50.00 feet; North 63 degrees 10' 51" West a distance of 20.00 feet; and North 26 degrees 49' 09" East a distance of 145.00 feet to the Point of Beginning and containing 15.143 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT FOXCHASE DEVELOPMENT CORP., Owner of said tract does hereby adopt this plat designating the hereinabove described property as Foxchase Phase Four, an Addition to the City of Rockwall, Texas, and does hereby dedicate for public use, forever, the streets shown hereon and does 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 the 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 \_\_\_\_\_, 1994.

FOXCHASE DEVELOPMENT CORP.

BY \_\_\_\_\_  
ROBERT S. WHITTLE

STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1994, by, Robert S. Whittle, the President of Foxchase Development Corp., a Texas 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: \_\_\_\_\_

Chairman Planning & Zoning Commission

APPROVED

I hereby certify that the above and foregoing plat of Foxchase Phase Four, 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 GUS THOMASSON ROAD, SUITE 102  
DALLAS, TEXAS 75228. (214) 328-8133

SCALE	DATE	JOB No.
1" = 100'	11/12/94	93121

**FOXCHASE PHASE FOUR**  
E. TEAL SURVEY, ABSTRACT NO. 207  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
FOXCHASE DEVELOPMENT CORPORATION  
P.O. BOX 369 ROCKWALL, TEXAS 75087 (214) 771-5253



**AGENDA**  
**PLANNING & ZONING COMMISSION WORK SESSION**  
Rockwall City Hall  
205 W Rusk  
Tuesday, November 22, 1994  
7:00 P.M.

**I. CALL TO ORDER**

**II. WORK SESSION ITEMS**

94-34-FP A request from HOLMC Inc. for a Final Plat for Rockwall School North Addition an 11.599 acre tract of land located north of Dalton Road and west of SH-205.

94-35-FP A request from Foxchase Development Corp. for Foxchase Phase IV located in the Foxchase Addition.

94-36-FP A request from HOLMC Inc. for a Final Plat for Harlan Park Phase II a 10.319 acre tract of land located west of SH-205 and east of Holden Drive.

94-37-RP A request from Habitat for Humanity for a Replat of Lot 51 of the Canup Subdivision into 2 lots.

94-38-RP A request from Habitat for Humanity for a Replat of Lot 4 Block K of the Sanger Brothers Addition into 2 lots.

94-39-SP A request from New England Mutal Life Insurance Co. for an amendment to the Site Plan for PD-1 (Ridge Road Center) in order to allow for a dumpster pad and drive for Ci Ci's Pizza located at 1103 Ridge Road.

94-40-Z A request from Embrey Enterprises, Inc. for a change in zoning for a portion of PD-13 from Duplex to SF for Windmill Ridge Estates.

94-41-RP A request from Neal Jones for a Replat Plat for Lot 21, Block A, of Chandlers Landing Phase 17.

94-42-PP A request from Mahr Development Corp. for a Preliminary Plat for Hillcrest Shores Addition Phase II & III located west of North Lakeshore and north of Bay Hills Drive.

94-43-FP A request from Homeplace Properties Inc. for a Final Plat for Random Oaks At The Shores.

94-44-FP A request from Max Scheid for a Final Plat for Lofland Lake Estates.

Review and Discuss Tree Preservation Ordinance

**III. ADJOURNMENT**

94-35

Planning & Zoning Regular Meeting  
December 8, 1994

I. CALL TO ORDER

5

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

II. APPROVAL OF MINUTES FROM NOVEMBER 10, 1994 MEETING

10

Hairston made a motion to accept the minutes as written from the November 10, 1994 meeting. Raulston seconded the motion which was voted on and passed unanimously.

94-40-Z Hold Public Hearing and Consider recommending Approval of a Request from Embrey Enterprises, Inc., for a Change in Zoning for a Portion of PD-13 from Duplex to SF for Windmill Ridge Estates.

15

Mr. Douphrate outlined the request, recommending approval.

20

Mr. Ruff opened the public hearing.

Mr. Pat Atkins of Tipton Engineering, representing the Owner, Embrey Enterprises, Inc., addressed the Commission asking for approval of the request.

25

Mrs. Paula Bavinck, 119 Brockway Dr., Rockwall, Texas addressed the Commission with questions regarding flood plane information and if the wooded area behind her property would be destroyed if the request was granted. Staff assured Mrs. Bavinck that her areas of concern would not be effected if the request was granted. Douphrate asked Mrs. Bavinck to feel free to call or come by his office for further detailed information.

30

Ruff closed the public hearing.

After much discussion Hairston made a motion to approve the request from Embrey Enterprises, Inc., for a change in zoning from Duplex to SF for Windmill Ridge Estates. Raulston seconded the motion which was voted on and passed unanimously.

35

III. ACTION ITEMS

94-35-FP Discuss and Consider Approval of a Request from Foxchase Development Corporation for a Final Plat of Foxchase Phase IV Located in the Foxchase Addition.

40

Mr. Douphrate outlined the request recommending approval.

Mr. Harold Evans, representing Foxchase Development Corporation, addressed the Commission asking for approval of the request.

50 After discussion, Roulston made a motion to approve the request from Foxchase Development Corporation for a Final Plat of Foxchase Phase IV provided the engineering plans are corrected in accordance with the Engineering Department's comments and noted revisions. Hairston seconded the motion which was voted on and passed unanimously.

55 94-34-FP Discuss and Consider Approval of a Request from HOLMC, Inc., for a Final Plat of Rockwall School North Addition, being an 11.599 Acre Tract of Land Located North of Dalton Road and West of SH 205.

Mr. Douphrate outlined the request recommending approval.

60 Mr. Harold Evans, Engineer for the owner, Joe Holt, addressed the Commission asking for approval of the request.

65 Mr. Joe Holt, owner, addressed the Commission asking for approval of the request. Mr. Holt assured the Commission that the RISD would escrow the required amount of \$17,600.00 for future street improvements to Dalton Road.

70 After discussion, Baugh made a motion to approved the request from HOLMC, Inc., for a Final Plat of Rockwall School North Addition, being an 11.599 acre tract of land located north of Dalton Road and west of SH 205 with the condition the applicant escrows \$17,600.00 for the future street improvements to Dalton Road. Hairston seconded the motion which was voted on and passed unanimously.

75 94-36-FP Discuss and Consider Approval of a Request from HOLMC, Inc., for a Final Plat of Harlan Park Phase II, a 10.319 Acre Tract of Land Located West of SH 205 and East of Holden Drive.

Mr. Douphrate outlined the request recommending approval.

80 Mr. Joe Holt, owner of HOLMC, Inc., addressed the Commission asking for approval of the request.

After discussion Ruff made a motion to approve a Final Plat of Harlan Park Phase II, a 10.319 acre tract of land located west of SH 205 and east of Holden Drive. Baugh seconded the motion which was voted on and passed unanimously.

85 94-44-FP Discuss and Consider Approval of a Request from Max Shied for a Final Plat of Lofland Lake Estates No. 2 Located along FM 549 East of SH 205.

Mr. Douphrate outlined the request recommending approval.



90

Harold Evans, representing the owner, Max Shied, addressed the Commission asking for approval of the request.

95

After discussion Baugh made a motion to approve the request from Max Shied for a Final Plat of Lofland Lake Estates No. 2 located along FM 549 east of SH 205. Ramsay seconded the motion which was voted on and passed unanimously.

94-39-SP Discuss and Consider a Request from New England Mutual Life Insurance Co., to Amend the Site Plan for Planned Development 1 (Ridge Road Center) in Order to Allow for a Rear Dumpster Pad and Drive for CiCi's Pizza Located at 1103 Ridge Road.

100

Mr. Douphrate outlined the request recommending approval.

105

Mr. Frank Rogers and Mr. David Auld, owners of CiCi's Pizza, addressed the Commission asking for approval of the request.

110

After much discussion Raulston made a motion to approve the request from New England Mutual Life Insurance Co., to amend the Site Plan for Planned Development 1 (Ridge Road Center) in order to allow for a rear dumpster pad and drive for CiCi's Pizza located at 1103 Ridge Road provided the following conditions are met:

An 8 foot masonry wall will be constructed and additional shrubs added along the driveway to adequately screen the dumpster from SH 205.

115

The Building Official will review plans for the foundation and wall and inspect the site to insure they meet code.

Baugh seconded the motion which was voted on and passed unanimously.

120

94-42-PP Discuss and Consider Approval of a Request from Mahr Development Corp., for a Preliminary Plat of Hillcrest Shores Addition, Phase II Located West of N. Lakeshore Dr. and North of Bay Hills Dr.

125

Mr. Douphrate outlined the request recommending approval.

Mr. Robert Pope, representing Mahr Development Corp., addressed the Commission asking for approval of the request.

130

After much lengthy discussion regarding development of N. Lakeshore Dr., Ramsay made a motion to approve a request from Mahr Development Corp., for a Preliminary Plat of Hillcrest Shores Addition, Phase II located west of N. Lakeshore Dr. and north of Bay Hills Dr. The



135 motion died for lack of a second. The subsequent motion made by Ramsay was to approve conditional to the following:

Approval contingent to Traffic Engineer's study being prepared on N. Lakeshore Drive regarding the safety of said drive upon the addition of the lots proposed in that addition. Study is to be prepared as per the direction of the City Staff.

140 Hairston seconded the motion. The motion was voted on and passed unanimously.

145 94-43-FP Discuss and Consider Approval of a Request from Homeplace Properties, Inc., for a Final Plat of Random Oaks Located West of SH 205 and South of Ridge Road West.

Mr. Douphrate outlined the request recommending approval.

150 Mr. Pat Atkins of Tipton Engineering, representing Homeplace Properties, addressed the Commission requesting approval of the request.

After much discussion Ramsay made a motion to approve a request from Mahr Development Corp., for a Final Plat of Random Oaks located west of SH 205 and south of Ridge Road West with the following conditions:

The applicant escrow the cost to improve one-half of that portion of Quail Run Road which fronts along the subdivision;

160 The applicant escrow the cost outlined in the pro-rata water line agreement established with Mr. Al Oexman; and

The applicant extend the north bound left turn lane further south to provide a left turn capability onto Bending Oaks Trail.

165 **V. ADJOURNMENT**

There being no further business the meeting was adjourned at 9:05 p.m.

170 ATTEST:

APPROVED

\_\_\_\_\_  
Recording Secretary

\_\_\_\_\_  
Planning & Zoning Commission Chairman

**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** December 19, 1994

**Agenda No.** V.G.

**Agenda Item:** PZ-94-35-FP Discuss and Consider Approval of a Request from Foxchase Development Corp. for Foxchase Phase IV and Take Any Necessary Action

**Item Generated By:**

**Action Needed:**

**Background Information:**

**Recommendation:**

The Planning and Zoning Commission recommended approval of the request provided the engineering plans are corrected in accordance with the Engineering department's comments and noted revisions.

**Attachments:**

1. Copy of Planning and Zoning Agenda Information

**Agenda Item:** PZ-94-35-FP: Foxchase, Phase IV

**Item No.** V.G.

City of Rockwall  
City Council Agenda

**Agenda Date:** December 19, 1994

**Agenda Item:** **P&Z 94-35-FP** - Discuss and Consider Approval of a Request from Foxchase Development Corporation for a Final Plat of Foxchase Phase IV Located in the Foxchase Addition.

**Item Presented By:** Foxchase Development Corporation

**Action Needed:** Consider Approval of a Final Plat

**Background Information:** The final plat conforms to the preliminary plat previously submitted. The applicant will be required to designate a temporary 1 acre recreational tract. This tract is intended for public use until future development of this PD permits the applicant to dedicate the permanent park land in the vicinity of Rainbow Lake. The applicant will be required to provide temporary wraparounds connecting the alleys and streets of blocks "G" and "I". The final plat layout conforms to the preliminary plat previously submitted. The proposed single family residential subdivision is a continuation of the 10,000 square foot minimum lot size which exists in the first 3 phases.

**Recommendation:** The Commission recommends approval of the final plat provided the engineering plans are corrected in accordance with the Engineering Department's comments and noted revisions.

**Attachments:**

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

**Agenda Item:** PZ 94-35-FP



**MEMORANDUM**

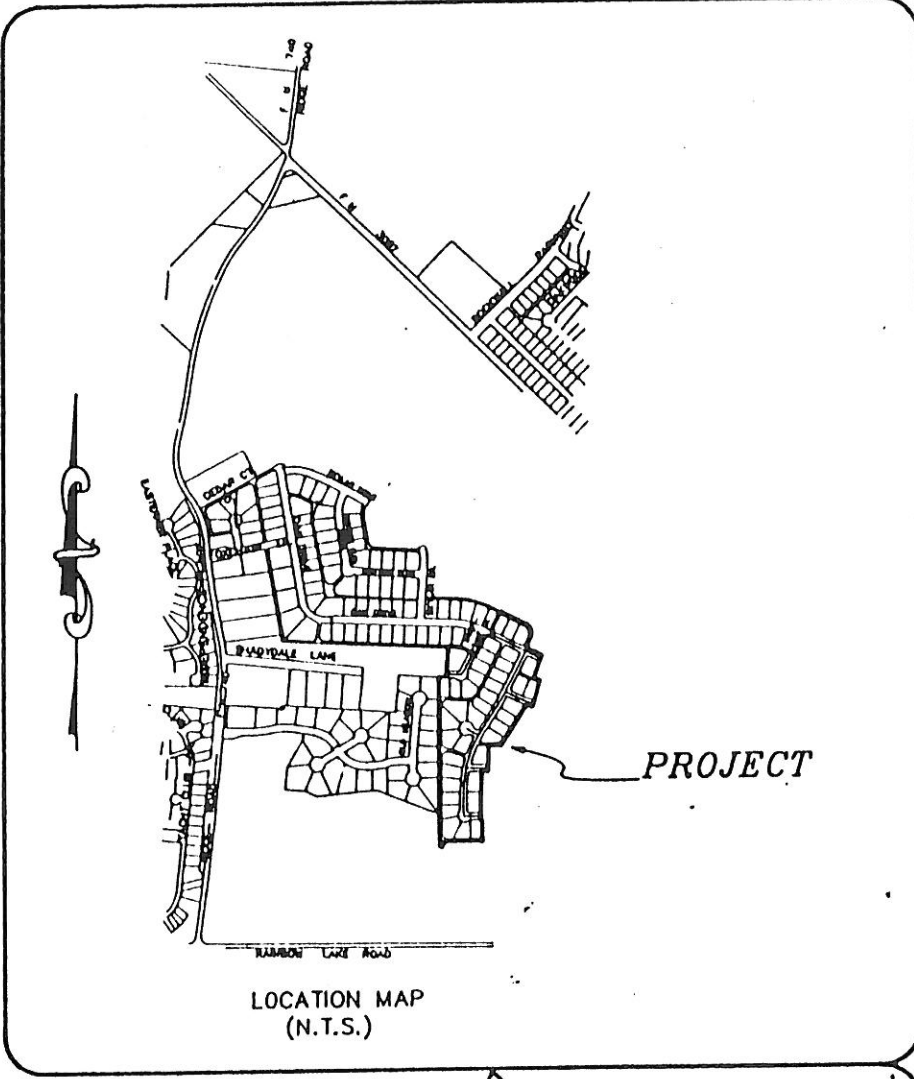
**TO:** Dub Douphrate, P.E.  
**FROM:** Dan C. Boutwell, AICP  
**SUBJECT:** PZ 94-35-FP (Foxchase Phase Four)  
**DATE:** November 23, 1994

The applicant is requesting approval of a final plat of Foxchase Phase Four. The submitted final plat is in general agreement with the previously approved preliminary plat. The following comments must be addressed by the applicant.

1. All required easements must be indicated on the final plat.
2. The proposed east / west street located in the southern portion of the plat must have a name.
3. A "wrap around" connecting the proposed east/west street (unnamed) with the alley to the south of lots 25 and 26 Block G will be required. In addition The proposed alley between lot 4 and lots 5 and 6 block I must provide some type of temporary turn around.
4. The discrepancies between the legal description and the metes and bounds must be corrected.
5. The applicant must address the issue of the provision of the temporary park land required by the park board.
6. The applicant must provide a tentative phasing plan indicating the construction phases of the overall concept plan.

The above comments represent concerns and issues identified by recent review of the submitted application and material. The comments do not necessarily represent an exhausted accounting of requirements nor do they relieve the applicant or his agent from compliance with all regulations and requirements contained in the development ordinances of the City. Upon satisfying the above comments we would recommend approval of the Final Plat.

If you have any comments or questions please do not hesitate to contact me.



94-35-FP  
FINAL PLAT

# FOXCHASE PHASE FOUR

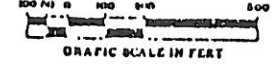
E. TEAL SURVEY, ABSTRACT. NO. 207

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

FOXCHASE DEVELOPMENT CORPORATION

P.O. BOX 369 ROCKWALL, TEXAS 75087 (214) 771-6263

# FOXCHASE



12/5-94

DRAFT  
of Proposed  
PHASING - SUBJECT  
TO CHANGE depending  
UPON MARKET

ENGINEERING  
CONSIDERATIONS

CITY OF ROCKWALL  
CITY OF HEATH

FOX CHASE DEVELOPMENT CORPORATION  
P. O. Box 347  
Rockwall, Texas 75087

