

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 91-4-2 Filing Fee \$250.00 Date 2-25-91  
Applicant Estate of O.L. Steger, Jr. and Emily Sue Whitehead Phone (214) 771-8311  
c/o Lakeside National Bank  
Mailing Address P.O. Box 9  
Rockwall, Texas 75087

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)<sup>1</sup>

See Attached

I hereby request that the above described property be changed from its present zoning which is

A District Classification to  
C District Classification for  
for the following reasons: (attach separate sheet if necessary)

To match Land Use Plans and permit construction of Food Lion  
Grocery Store

There (~~are~~) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:<sup>2</sup> Owner X Tenant \_\_\_\_\_

Prospective Purchaser \_\_\_\_\_

I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following concerning the importance of my submitting to the City a sufficient legal description.

Signed X O.L. Steger III  
Emily Sue Whitehead





**OVERLAY DISTRICT  
SITE PLAN APPLICATION**

Date 2-25-91NAME OF PROPOSED DEVELOPMENT Steger Retail AdditionLOCATION OF PROPOSED DEVELOPMENT N.E. corner of FM 740 and  
FM 3097NAME OF PROPERTY OWNER/DEVELOPER Estate of O.L. Steger, Jr. and Emily Sue  
Whitehead  
c/o Lakeside National BankADDRESS P.O. Box 9PHONE (214) 771-8311Rockwall, Texas 75087NAME OF LAND PLANNER/ENGINEER Winkelmann & Associates, Inc.ADDRESS 12800 Hillcrest Road, Suite 200PHONE (214) 490-7090Dallas, Texas 75230TOTAL ACREAGE 4±CURRENT ZONING ANUMBER OF LOTS/UNITS 1PROPOSED USE FOR DEVELOPMENT Grocery Store

*O. L. Steger III*

SIGNED *Emily Sue Whitehead*

Following is a checklist of items that are required as a part of the site plan consideration. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. All information should be provided on a scaled 18" x 24" sheet. Refer to the Design Guidelines for the Scenic Overlay District for additional information.

Provided or Shown  
On Site Plan

Not  
Applicable

✓ \_\_\_\_\_

1. Key Map showing general location of proposed development.

✓ \_\_\_\_\_

2. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned.

✓ \_\_\_\_\_

3. Location, dimensions, and size of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.

✓ \_\_\_\_\_

4. Accurate boundary dimensions

✓ \_\_\_\_\_

5. Location and type of fencing and/or screening of yards and setback areas.

✓ \_\_\_\_\_

6. Landscape plan meeting the provisions of Ordinance No. 88-28.

✓ \_\_\_\_\_

7. Location and dimensions of ingress and egress, including drive widths and curb radii, location and dimensions of all existing drives within 100 ft. of proposed development.

✓ \_\_\_\_\_

8. Location of all easements within the site.

✓ \_\_\_\_\_

9. Show existing topographic contours on 5 ft. intervals and the existing average grade of all streets adjacent to the site and indicate the proposed pad elevations for all structures.

✓ \_\_\_\_\_

10. Indicate proposed drive access grades.

✓ \_\_\_\_\_

11. Include a center cross section of the site including elevations of the ground and buildings taken from the street to the rear of the property. Additional cross sections may be necessary depending on the individual location.

*Handwritten:* 1/1/80

Provided or Shown  
On Site Plan

Not  
Applicable

✓

\_\_\_\_\_

12. Location, number and dimensions of off-street parking and loading facilities.

✓

\_\_\_\_\_

13. Height of all structures.

Arch

✓

\_\_\_\_\_

14. Location, general design, typical elevation and types of all signs (both wall and free standing) including lighting, heights and colors.

Arch

✓

\_\_\_\_\_

15. General description of exterior lighting plan including height and type of all light poles.

✓

\_\_\_\_\_

16. Building Plan - include a general layout of all proposed buildings indicating proposed uses.

✓

\_\_\_\_\_

17. Elevation drawings in accordance with the Overlay District Guidelines.

Arch

✓

\_\_\_\_\_

18. Location and screening of trash facilities.

Arch

✓

\_\_\_\_\_

19. Location of nearest fire hydrant within 500 ft.

\_\_\_\_\_

N/A

20. Street names on proposed streets.

\_\_\_\_\_

N/A

21. The following additional information:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APPLICATION AND  
PRELIMINARY PLAT CHECKLIST

Date 2-25-91

NAME OF PROPOSED SUBDIVISION Steger Retail Addition

NAME OF SUBDIVIDER Estate of O.L. Steger, Jr. and Emily Sue Whitehead

ADDRESS c/o Lakeside National Bank  
P.O. Box 9, Rockwall, Texas 75087 Phone (214) 771-8311

OWNER OF RECORD Estate of O.L. Steger, Jr. and Emily Sue Whitehead

ADDRESS c/o Lakeside National Bank  
P.O. Box 9, Rockwall, Texas 75087 PHONE (214) 771-8311

NAME OF LAND PLANNER/SURVEYOR/ENGINEER Winkelmann & Associates, Inc.

ADDRESS 12800 Hillcrest Road, #200, Dallas, Texas PHONE (214) 490-7090

TOTAL ACREAGE 52± CURRENT ZONING 75230  
A

NO. OF LOTS/UNITS 4 lots

SIGNED X O.L. Steger III  
Emily Sue Whitehead

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

- |          |                 |  |
|----------|-----------------|--|
| <u>✓</u> | <u>        </u> | A. Vicinity map  |
| <u>✓</u> | <u>        </u> | B. Subdivision Name  |
| <u>✓</u> | <u>        </u> | C. Name of record owner,<br>subdivider, land<br>planner/engineer |
| <u>✓</u> | <u>        </u> | D. Date of plat preparation, scale<br>and north point            |

## II. Subject Property

<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
<u>✓</u>	_____
 	<u>N/A</u>
<u>✓</u>	_____
<u>✓</u>	_____
 	<u>N/A</u>
<u>✓</u>	_____
<u>✓</u>	_____

- A. Subdivision boundary lines
- B. Identification of each lot and block by number or letter
- 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
- D. Proposed land uses, and existing and proposed zoning categories
- E. Approximate acreage
- F. Typical lot size; lot layout; smallest lot area; number of lots
- G. Building set-back lines adjacent to street
- 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
- I. Location of City Limit lines, contiguous or within plat area
- J. Location and sizes of existing utilities
- 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. \_\_\_\_\_

Date \_\_\_\_\_

Fee \_\_\_\_\_

Receipt No. \_\_\_\_\_



APPLICATION AND FINAL PLAT CHECKLISTDate 2-25-91Name of Proposed Development Steger Retail AdditionName of Developer JEMtex Development No. 50, Inc.Address 1303 Walnut Hill Lane, #130, Irving, Texas Phone (214) 550-1210  
75038Owner of Record Estate of O.L. Steger, Jr. and Emily Sue WhiteheadAddress c/o Lakeside National Bank  
P.O. Box 9, Rockwall, Texas 75087 Phone (214) 771-8311Name of Land Planner/Surveyor/Engineer Winkelmann & Associates, Inc.Address 12800 Hillcrest Road, #200, Dallas, Texas Phone (214) 490-7090  
75230Total Acreage 4±Current Zoning ANumber of Lots/Units 1

Signed X

O. L. Steger III  
Emily Sue Whitehead

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.

INFORMATIONProvided or  
Shown on PlatNot  
Applicable✓      

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

✓      

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  |
| ✓<br>_____ | _____        | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines   |
| _____      | N/A<br>_____ | 5. If no engineering is provided show contours of 5 ft. intervals   |
| ✓<br>_____ | _____        | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground  |
| ✓<br>_____ | _____        | 7. Approved name and right-of-way width of each street, both within and adjacent to the development   |
| ✓<br>_____ | _____        | 8. Locations, dimensions and purposes of any easements or other rights-of-way   |
| ✓<br>_____ | _____        | 9. Identification of each lot or site and block by letter and number and building lines   |
| ✓<br>_____ | _____        | 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 |
| ✓<br>_____ | _____        | 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development   |
| ✓<br>_____ | _____        | 12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)   |

- |          |            |  |
|----------|------------|--|
| _____    | <u>N/A</u> | 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 grades (see wording) |
| <u>✓</u> | _____      | 14. Statement of developer responsibility for storm drainage improvements (see wording)  |
| <u>✓</u> | _____      | 15. Instrument of dedication or adoption signed by the owner or owners (see wording)   |
| <u>✓</u> | _____      | 16. Space for signatures attesting approval of the plat (see wording)  |
| <u>✓</u> | _____      | 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  |
| <u>✓</u> | _____      | 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.  |
| _____    | <u>N/A</u> | 21. Attach copy of any proposed deed restrictions for proposed subdivision.  |



Page 4 of 4

Taken by: \_\_\_\_\_

Date: \_\_\_\_\_

Receipt No.: \_\_\_\_\_

File No.: \_\_\_\_\_

Fee: \_\_\_\_\_



# CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3628

(214) 771-1111

## Cash Receipt

Name Jem Tex Acquisition Date \_\_\_\_\_

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

Check ☒

Cash ☐

Other ☐

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code
Building Permit	01-3601		Water Tap	02-3311
Fence Permit	01-3602		10% Fee	02-3311
Electrical Permit	01-3604		Sewer Tap	02-3314
Plumbing Permit	01-3607		Water Availability	06-3835
Mechanical Permit	01-3610		Sewer Availability	07-3836
Municipal Pool	01-3402		Meter Deposit	02-2201
Zoning, Planning, B.O.A.	01-3411		Portable Meter Deposit	02-2202
Subdivision Plats	01-3412	240.00	Misc. Income	02-3819
Sign Permits	01-3628		NSF Check	02-1128
Health Permits	01-3631		Meter Rent	02-3406
Misc. Permits	01-3625		Penalties	20-3117
Misc. Income	01-3819		Hanger Rent	20-3406
Sale of Supplies	01-3807		Tie Down Fees	20-3407
Marina Lease	08-3810		Land Lease	20-3804
Cemetery Receipts	10-3830		Sale of Supplies	20-3807
PID	13-3828		Airport Cred. Cd.	20-1132
Street	14-3828		Fuel Sales	20-3809
Hotel/Motel Tax	15-3206			
TOTAL OF COLUMN			TOTAL OF COLUMN	

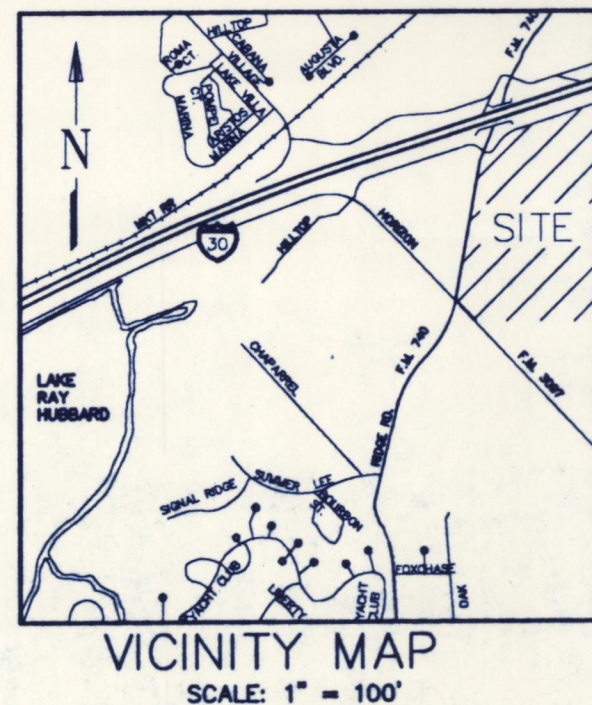
TOTAL DUE

240.00

Received By [Signature]



CARLISLE PLAZA  
ADDITION



MR. M. ADDITION

**F.M. # 3097**  
(100' R.O.W.)

P.O.B.

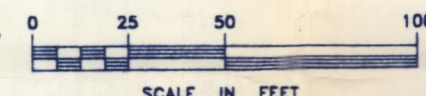
**F.M. # 740**  
(RIDGE ROAD 90' R.O.W.)

ESTATE OF O.L. STEGER, JR.  
& EMILY SUE WHITEHEAD  
VOL. 87, PG. 148  
DRRC

**LOT 1, BLOCK 1**  
3.5238 ACRES  
153,498 SQ.FT.

ESTATE OF O.L. STEGER, JR.  
& EMILY SUE WHITEHEAD  
VOL. 87, PG. 148  
DRRC

ESTATE OF O.L. STEGER, JR.  
& EMILY SUE WHITEHEAD  
VOL. 87, PG. 148  
DRRC



STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS THE ESTATE OF O.L. STEGER, JR. AND EMILY SUE WHITEHEAD, being the Owner of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING, a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and also being part of a 73.9 acre tract as conveyed to Emily Sue Whitehead and O.L. Steger, Jr., recorded in Volume 87, Page 148, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a R.O.W. marker, found, at the intersection of the westerly line of FM 740 (Ridge Road) (50 foot R.O.W.) and the corner clip from the westerly line of FM 3097;

THENCE North 08°10'58" East, with said easterly line a distance of 283.00 feet to a 1/2 inch iron rod, set;

THENCE South 81°49'02" East, a distance of 343.00 feet to a 1/2 inch iron rod, set;

THENCE South 08°10'58" West, a distance of 46.00 feet to a 1/2 inch iron rod, set;

THENCE South 81°49'02" East, a distance of 160.00 feet to a 1/2 inch iron rod, set;

THENCE North 08°10'58" East, a distance of 20.00 feet to a 1/2 inch iron rod, set;

THENCE South 81°49'02" East, a distance of 147.00 feet to a 1/2 inch iron rod, set;

THENCE North 08°10'58" West, a distance of 147.00 feet to a 1/2 inch iron rod, set;

THENCE North 08°10'58" East, a distance of 20.00 feet to a 1/2 inch iron rod, set;

THENCE North 81°49'02" West, a distance of 160.00 feet to a 1/2 inch iron rod, set;

THENCE North 08°10'58" East, a distance of 20.00 feet to a 1/2 inch iron rod, set;

THENCE North 81°49'02" West, a distance of 343.00 feet to the POINT OF BEGINNING and containing 3.5238 acres (153,498 S.F.) of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE ESTATE OF O.L. Steger, Jr. and Emily Sue Whitehead being the Owner, does hereby adopt this plat designating the hereinabove described property as STEGER RETAIL ADDITION, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, 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. No building shall be constructed or placed upon, over, or across the utility easements as described herein.

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 at all times have the right of ingress or egress to, from or upon the said easement strips for purpose of construction, reconstruction, inspecting, pot-holing, 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 the subdivision. The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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 Subdivision Regulations 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, water and sewer, drainage structures, storm sewers, and alleys, 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 for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

#### OWNER'S CERTIFICATE

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

BY \_\_\_\_\_  
O.L. Steger, Jr.                      Emily Sue Whitehead  
Administrator

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1991 by \_\_\_\_\_ (on behalf of the owner) of the above described property.

Notary Public  
My Commission Expires \_\_\_\_\_

STATE OF TEXAS

COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1991 by Emily Sue Whitehead (on behalf of the owner) of the above described property.

Notary Public  
My Commission Expires \_\_\_\_\_

#### SURVEYOR'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ed Ammerman, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision.

Ed Ammerman  
Registered Professional Land Surveyor No. 4185

STATE OF TEXAS

COUNTY OF ROCKWALL

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_ by Ed Ammerman.

Notary Public  
My Commission Expires \_\_\_\_\_

#### RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission

Date \_\_\_\_\_

#### APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 1991.

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

#### FINAL PLAT

Steger Retail Addition  
James Smith Survey, Abstract No. 200  
City of Rockwall  
Rockwall County, Texas

Client : JEMtex Development No. 50a, Inc.  
1303 Walnut Hill Lane, Ste. 130  
Irving, Texas 75038  
(214) 550-8221

Owner : Estate of O.L. Steger Jr.  
& Emily Sue Whitehead  
C/O Lakeside National Bank  
P.O. Box 9  
Rockwall, Texas 75087

SHEET  
1  
OF  
1

Scale : 1"=50'  
Designed By : W & A  
Drawn By : AMMERMAN  
Checked By : AMMERMAN  
File : 06416/PLAT  
Project No. : 06416.02(55)

**FINAL PLAT**  
Steger Retail Addition  
City of Rockwall  
Rockwall County, Texas

Client : JEMtex Development No. 50a, Inc.  
1303 Walnut Hill Lane, Ste. 130  
Irving, Texas 75038  
(214) 550-8221

Owner : Estate of O.L. Steger, Jr. & Emily Sue Whitehead  
C/O Lakeside National Bank  
P.O. Box 9  
Rockwall, Texas 75087

**Winkelman & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
SAB & SUTHERLAND  
1010 West 11th St.  
Midland, Texas 79701  
(817) 437-7118 FAX

APPROV. \_\_\_\_\_  
REVISION \_\_\_\_\_  
DATE \_\_\_\_\_  
No. \_\_\_\_\_







CARLISLE PLAZA  
ADDITION

**F.M. 740 (RIDGE ROAD 90' R.O.W.)**

F.M. # 3097 (100' R.O.W.)

LOT 2, BLOCK 1  
3.5238 ACRES  
153,498 SQ.FT.

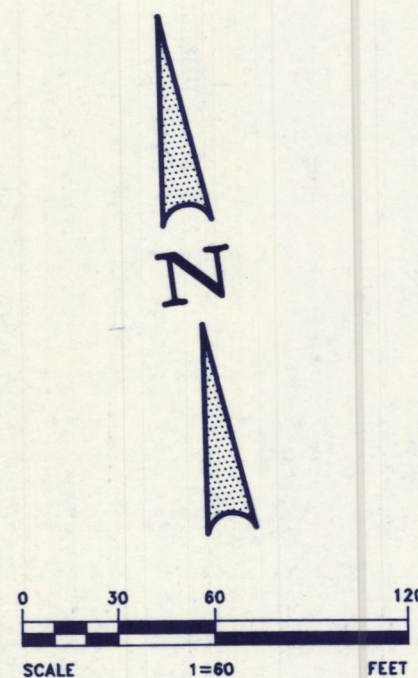
ESTATE OF O.L. STEGER, JR.  
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& EMILY SUE WHITEHEAD  
VOL. 87, PG. 148  
DRRC

ESTATE OF O.L. STEGER, JR.  
& EMILY SUE WHITEHEAD  
VOL. 87, PG. 148  
DRRC



VICINITY MAP



No	DATE	REVISION	APPROV.

**Final Plat**  
**Steger Retail Addition**  
City of Rockwall  
Rockwall County, Texas

Scale : 1"=60'      Date : 3-26-91  
Designed By : M.D.C.  
Drawn By : E.A./A.L.C./J.F.C.  
Checked By : M.D.C.  
File : 6416BS1.DWG  
Project No.: 06416.02(55)

SHEET  
1  
OF  
2

# Winkelmann & Associates, Inc.

**CONSULTING CIVIL ENGINEERS ■ SURVEYORS**  
2800 Hillcrest Road • Suite 200  
Dallas, Texas 75230  
(214) 490-7090  
(214) 490-7099 FAX











## COUNTY OF ROCKWALL

BEING a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and also being part of a 73.9 acre tract as conveyed to Emily Sue Whitehead and O.L. Steger, Jr., recorded in Volume 37, Page 148, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

THENCE North 81°49'02" West, a distance of 343.00 feet to the POINT OF BEGINNING and containing 3.5238 acres (153,498 S.F.) of land, more or less.

THAT the Estate of O.L. Steger, III and Emily Sue Whitehead being the Owner, does hereby adopt this plat designating the hereinabove described property as STEGER RETAIL ADDITION, in addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever the streets and alleys shown thereon, and does hereby reserve the easement strips shown on this plat for all purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. No building shall be constructed or placed upon, over, or across the utility easements as described herein. 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 at all times have the right of ingress or egress to, from or 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 the subdivision. The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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 for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

BY O.L. Steger, III Emily Sue Whitehead  
Administrator

COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1991 by O.L. Steger, III (on behalf of the owner) of the above described property.

Notary Public  
My Commission Expires

COUNTY OF

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, 1991 by Emily Sue Whitehead (on behalf of the owner) of the above described property.

Notary Public  
My Commission Expires

RECOMMENDED FOR FINAL APPROVAL

Chairman, Planning and Zoning Commission

Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_.

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
-------------------------	------------------------------------

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ed Ammerman, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown hereon were properly placed under my personal supervision.


Ed Ammerman  
Registered Professional Land Surveyor No. 4195

STATE OF TEXAS

COUNTY OF ROCKWALL

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_  
by Ed Ammerman.

Notary Public \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

<div style="text-align: center;"> <b>2</b>  <b>OF</b>  <b>2</b> </div>	<b>SHEET</b>		Scale : 1=60      Date : 3-29-91	<div style="text-align: center;"> <b>Final Plat</b>   <b>Steger Retail Addition</b>           City of Rockwall           Rockwall County, Texas       </div>	Client: JEMtex Development No. 509, Inc. 1303 Walnut Hill Lane Irving, Texas 75038 (214) 550-8221	No.      DATE	REVISION	APPROV.
	Designed By : AMMERMAN							
	Drawn By : JFC							
	Checked By : AMMERMAN							
	File : 6416BNDY.DWG							
Project No. : 06416.02(55)			<div style="text-align: right;">  <b>Winkelman &amp; Associates, Inc.</b>          CONSULTING CIVIL ENGINEERS ■ SURVEYORS          12800 HILLCREST ROAD, SUITE 200          DALLAS, TEXAS 75230          (214) 480-7080          (214) 480-7088 FAX       </div>					



JOHN R. FAIN

1201 Shirley Way  
Bedford, Texas 76022  
(817) 354-5076

LANDSCAPE ARCHITECT

NO.	REVISION	DATE
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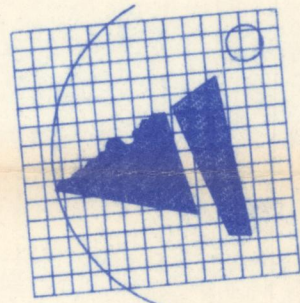
Winkelmann & Associates, Inc.

CONSULTING CIVIL ENGINEERS & SURVEYORS

12800 Hillwood Road, Suite 205  
Dallas, Texas 75230  
(214) 492-7088 FAX

ARTECH

DESIGN GROUP INC.



FOOD LION, INC. SITE #50a

F.M. 740 @ F.M. 3097

Rockwall County

Rockwall, Texas



1st

Submission

JOB NO.	06416.01
DATE	2-18-91
DRAWN	A.J.L./A.L.C.
CHK.	M.D.C.
DISC.	6416Site.Dwg
SHEET OF	1 of 1
LANDSCAPE PLAN	

SITE DATA	
LAND AREA	3.5238 Ac (3.4358 NET)
BLDG AREA	36,344 SF
PARKING	
REQ'D	182
PROV'D	182
LANDSCAPE	
REQ'D	*18,700 SF (12.5%)
PROV'D	18,700 SF (12.5%)
BUILDING HEIGHT	27'-1"
* BASED ON 25% REDUCTION FOR FRONTAGE SCREENING	

REFERENCE SEPARATE LANDSCAPE PLAN

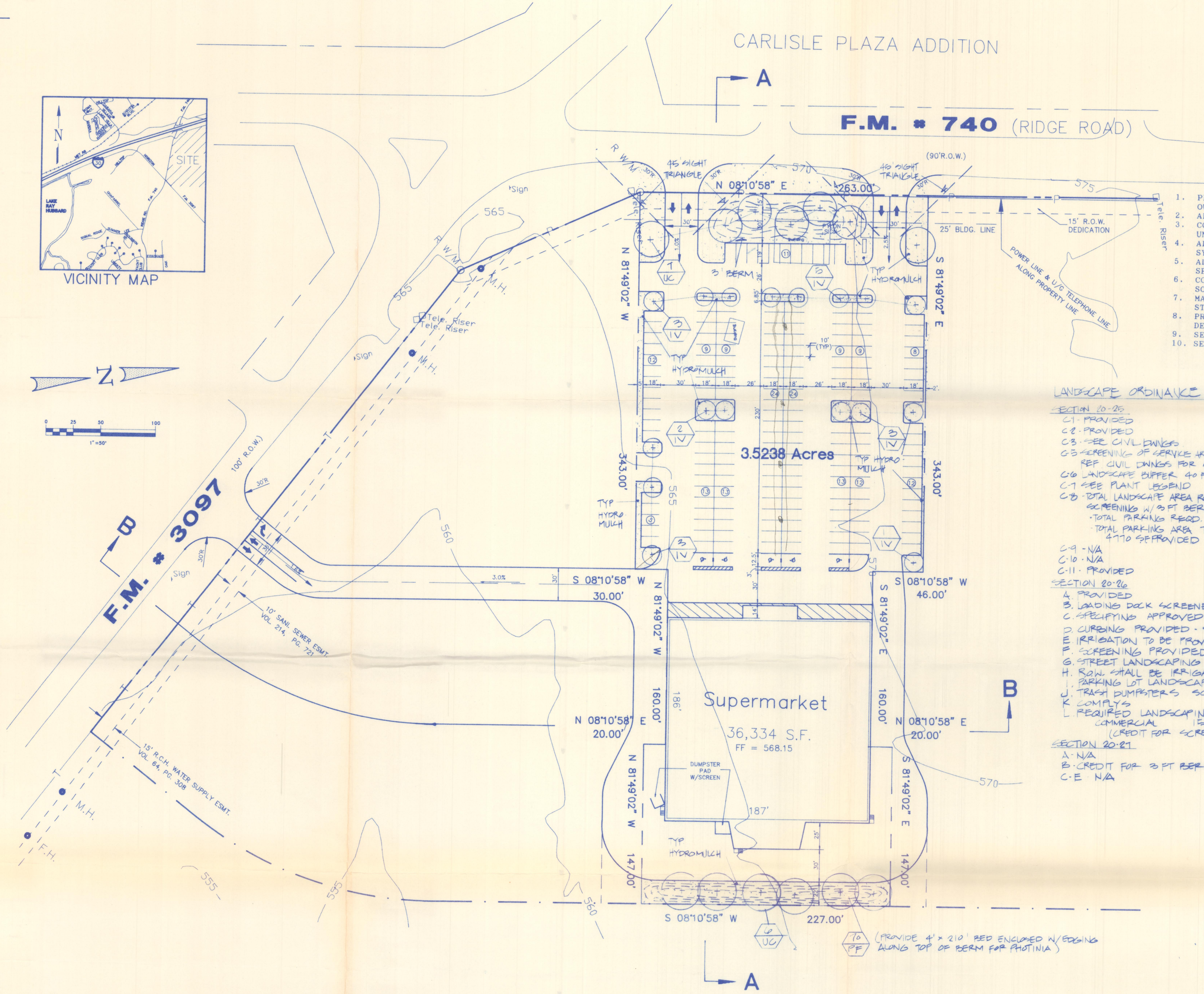
REFERENCE SEPARATE SHEET FOR SECTIONS "A-A" & "B-B"

REFERENCE SEPARATE SHEET FOR BUILDING FACADE

- PLANTING NOTES
1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
  2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
  3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
  4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
  5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
  6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
  7. MAINTAIN VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
  8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH 4" MIX AS DEFINED IN SPECIFICATIONS.
  9. SEE SHEET FOR PLANTING DETAILS.
  10. SEE SHEET FOR APPLICABLE UTILITY NOTE.

- LANDSCAPE ORDINANCE COMPLIANCE
- SECTION 20-25
- A. PROVIDED
  - B. PROVIDED
  - C. SEE CIVIL DWGS
  - D. SCREENING OF SERVICE AREA ACCOMPLISHED BY 3 FT BERM & 3 FT PHOTINIA HEDGE REF CIVIL DWGS FOR ACTUAL BERM CONST
  - E. LANDSCAPE BUFFER 40 FT WIDE AT FM 740; 20 FT WIDE AT EAST PROP. LINE
  - F. SEE PLANT LEGEND
  - G. TOTAL LANDSCAPE AREA REQD: 12.5% (15% W/ 2.5% CREDIT FOR SURFACE PARKING SCREENING W/ 3 FT BERM); TOTAL PARKING REQD: 182; PROVIDED: 182
  - H. TOTAL PARKING AREA 7700 S.F.; 5% INTERIOR LANDSCAPING REQD OR 385 SF 4770 SF PROVIDED
  - I. N/A
  - J. N/A
  - K. PROVIDED
- SECTION 20-26
- A. PROVIDED
  - B. LOADING DOCK SCREENED W/ 3' BERM & 3' PHOTINIA HEDGE
  - C. SPECIFYING APPROVED PLANTS ONLY
  - D. CURBING PROVIDED - SEE CIVIL DWGS
  - E. IRRIGATION TO BE PROVIDED PER SPECS
  - F. SCREENING PROVIDED
  - G. STREET LANDSCAPING - FM 740: 1 CEDAR ELM
  - H. ROW SHALL BE IRRIGATED & HYDROMULCHED
  - I. PARKING LOT LANDSCAPING - MIN 5% PROVIDED: 17 YAUPOH HOLLY
  - J. TRASH DUMPSTERS SCREENED REF CIVIL DWGS
  - K. COMPLY
  - L. REQUIRED LANDSCAPING - COMMERCIAL 15% LESS 2.5% CREDIT = 12.5% REQD OR 18,700 S.F. (CREDIT FOR SCREENING OF SURFACE PARKING)
- SECTION 20-27
- A. N/A
  - B. CREDIT FOR 3 FT BERM SCREEN
  - C. N/A

PLANT LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
IV	ILEX VOMITORIA	YAUPOH HOLLY	3-3 1/2" CAL/ 10-12' HT/ 15-16" GP	3 1/2 B
UC	ULMUS CRASSIFOLIA	CEDAR ELM	3-3 1/2" CAL/ 7-8' HT/ 10-16" GP	3 1/2 B
PF	PHOTINIA FRASERI	RED TIP PHOTINIA	5 GAL / 25' HT.	25 B C



2525 Broad Street, Suite 201, Chattanooga, TN 37408 615/265-4313 Fax 615/265-5413



**JOHN R. FAIN**  
1201 Shirley Way  
Bedford, Texas 76022  
(817) 354-5076

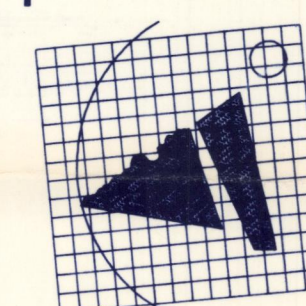
**LANDSCAPE ARCHITECT**

**Winkelmann & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
12000 Wilshire Blvd., Suite 200  
Dallas, Texas 75230  
(214) 490-7000  
(214) 490-7001 FAX

NO.	REVISION	DATE
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**ARTECH**  
DESIGN GROUP INC.



**FOOD LION, INC. SITE #50a**  
F.M. 740 @ F.M. 3097  
Rockwall County  
Rockwall, Texas



*2nd  
Submission*

JOB NO.	06416.01
DATE	2-18-91
DRAWN	A.J.L./A.L.C.
CHK.	M.D.C.
DISC.	6416Site.Dwg
SHEET OF	1 of 1
LANDSCAPE PLAN	

CARLISLE PLAZA ADDITION

**F.M. # 740 (RIDGE ROAD)**

**PLANTING NOTES**

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH 4" MIX AS DEFINED IN SPECIFICATIONS.
9. SEE SHEET FOR PLANTING DETAILS.
10. SEE SHEET FOR APPLICABLE UTILITY NOTE.

**LANDSCAPE ORDINANCE COMPLIANCE**

- SECTION 20-25**  
C1- PROVIDED  
C2- PROVIDED  
C3- SEE CIVIL DWGS  
C5- SCREENING OF SERVICE AREA ACCOMPLISHED BY 3 FT BERM & 3 FT PHOTINIA HEDGE REF CIVIL DWGS FOR ACTUAL BERM CONST  
C6- LANDSCAPE BUFFER 40 FT WIDE AT FM 740; 20 FT WIDE AT EAST PROP. LINE  
C7- SEE PLANT LEGEND  
C8- TOTAL LANDSCAPE AREA REQ'D: 12.5% (15% LESS 2.5% CREDIT FOR SURFACE PARKING SCREENING W/ 3 FT BERM);  
TOTAL PARKING REQ'D: 182; PROVIDED 182  
TOTAL PARKING AREA 77100 S.F.; 5% INTERIOR LANDSCAPING REQ'D OR 3855 SF 4770 SF PROVIDED  
C9- N/A  
C10- N/A  
C11- PROVIDED  
**SECTION 20-26**  
A- PROVIDED  
B- LOADING DOCK SCREENED W/ 3' BERM & 3' PHOTINIA HEDGE  
C- SPECIFYING APPROVED PLANTS ONLY  
D- CURBING PROVIDED - SEE CIVIL DWGS  
E- IRRIGATION TO BE PROVIDED PER SPECS  
F- SCREENING PROVIDED  
G- STREET LANDSCAPING - FM 740: 7 CEDAR ELM  
H- ROW SHALL BE IRRIGATED & HYDROMULCHED  
I- PARKING LOT LANDSCAPING - MIN 5% PROVIDED: 17 YAUPOH HOLLY  
J- TRASH DUMPSTERS SCREENED REF CIVIL DWGS  
K- COMPLYS  
L- REQUIRED LANDSCAPING - COMMERCIAL 15% LESS 2.5% CREDIT = 12.5% REQ'D OR 18,782 SF (CREDIT FOR SCREENING OF SURFACE PARKING)  
**SECTION 20-27**  
A- N/A  
B- CREDIT FOR 3 FT BERM SCREEN  
C- E N/A

**SITE DATA**

LAND AREA	3.5238 Ac (3.4358 NET)
BLDG AREA	36,344 SF
PARKING	
REQ'D	182
PROV'D	182
LANDSCAPE	
REQ'D	*18,708 SF (12.5%)
PROV'D	18,782 SF (12.5%)
BUILDING HEIGHT	27'-1"
* BASED ON 25% REDUCTION FOR FRONTAGE SCREENING	

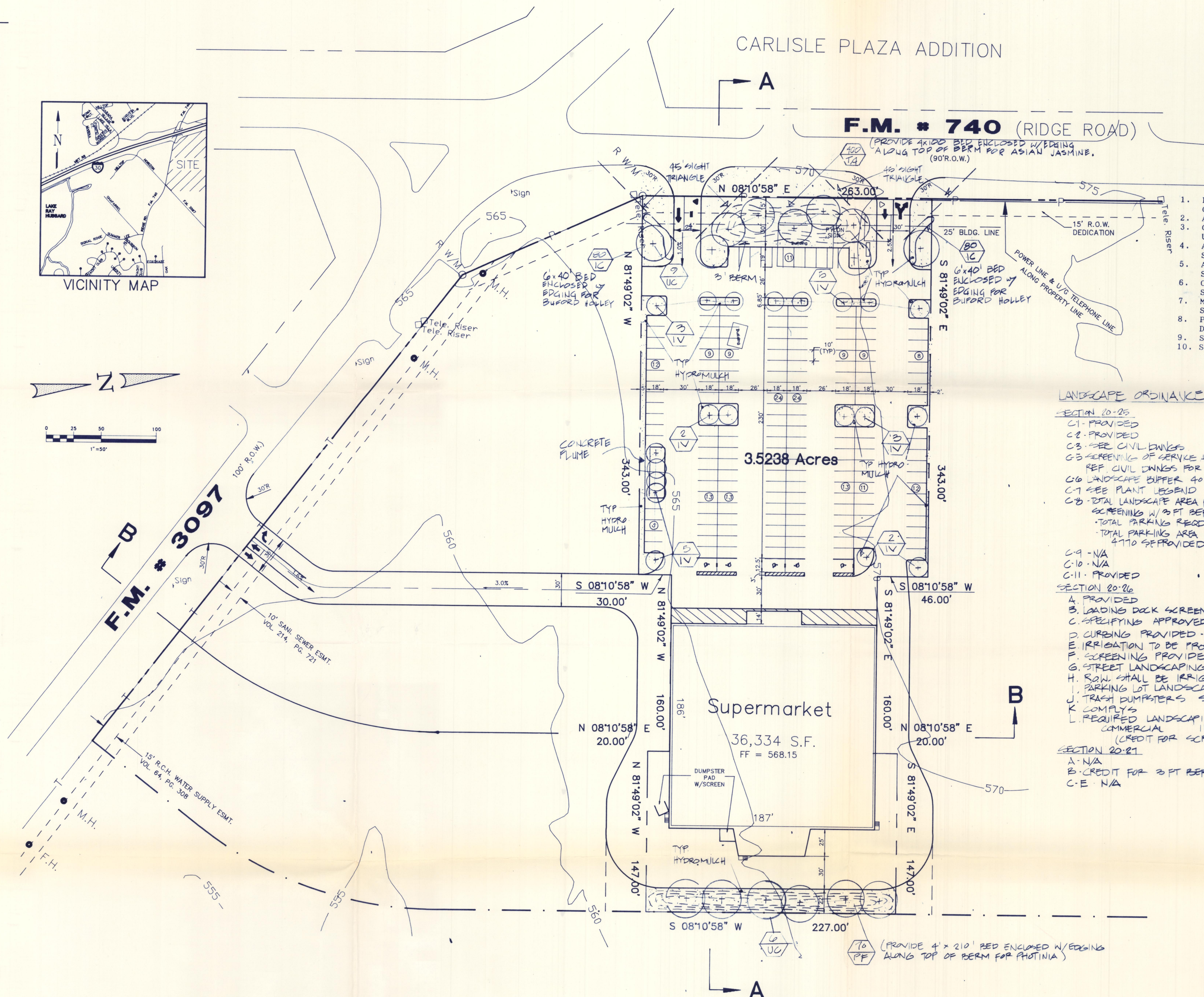
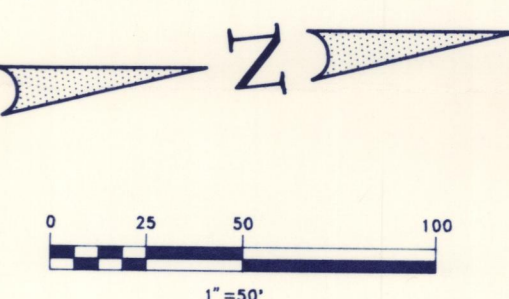
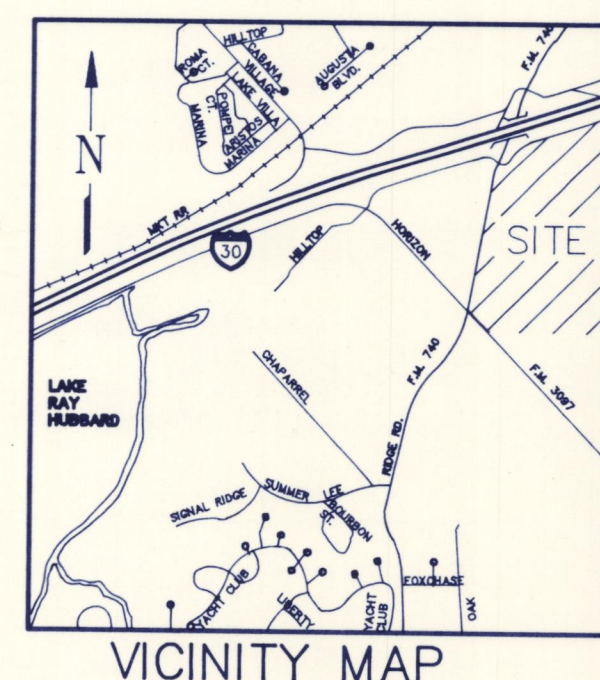
REFERENCE SEPARATE LANDSCAPE PLAN

REFERENCE SEPARATE SHEET FOR SECTIONS "A-A" & "B-B"

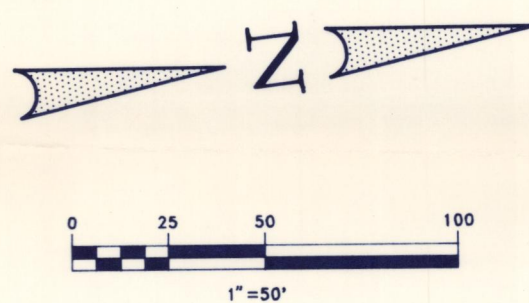
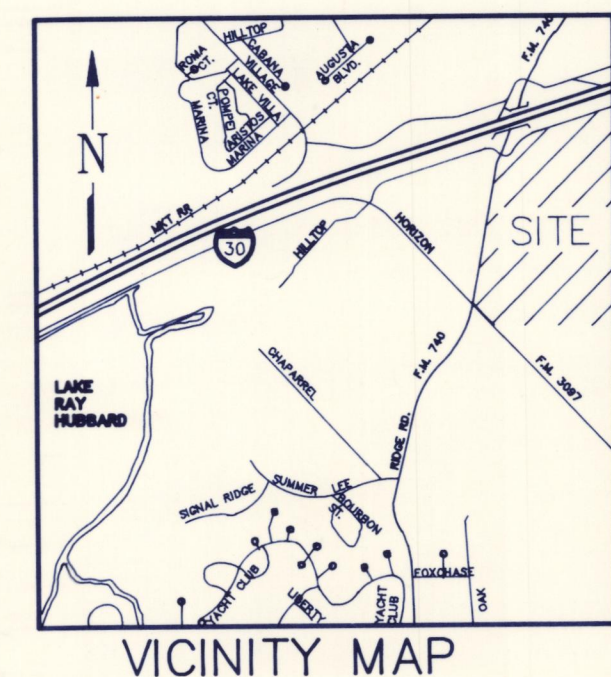
REFERENCE SEPARATE SHEET FOR BUILDING FACADE

**PLANT LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
IV	ILEX VOMITORIA	YAUPOH HOLLY	3-3 1/2" CAL/ 10-12 HT/ 5-6" SP	B+B
UC	ULMUS CRASSIFOLIA	CEDAR ELM	3-3 1/2" CAL/ 7-8 HT/ 6-6" SP	B+B
PF	PHOTINIA FRAGERI	RED TIP PHOTINIA	5 GAL/ 20 HT.	B+C
IC	ILEX CORNUTA BURFORD	DWARF BURFORD HOLLY	5 GAL	B+C
TA	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	4" POTS	12" O.C.

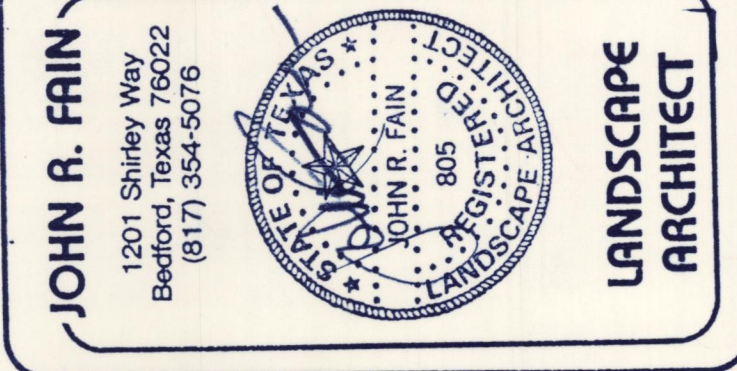






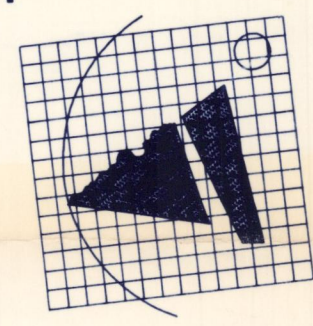
# CARLISLE PLAZA ADDITION

F.M. # 740 (RIDGE ROAD)

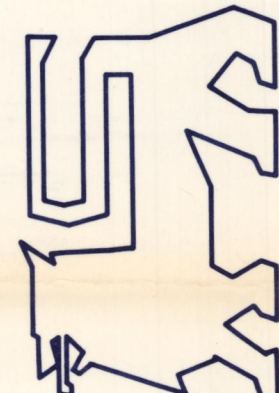


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ARTECH  
DESIGN GROUP INC.



FOOD LION, INC. SITE #50a  
F.M. 740 @ F.M. 3097  
Rockwall County  
Rockwall, Texas



3rd Submission

JOB NO.	06416.01
DATE	2-18-91
DRAWN	A.J.L./A.L.C.
CHK.	M.D.C.
DISC.	6416Site.Dwg
SHEET	1 of 1
OF	
LANDSCAPE PLAN	

## PLANTING NOTES

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
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6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH 4" MIX AS DEFINED IN SPECIFICATIONS.
9. SEE SHEET FOR PLANTING DETAILS.
10. SEE SHEET FOR APPLICABLE UTILITY NOTE.

## LANDSCAPE ORDINANCE COMPLIANCE

- SECTION 20-25  
C1. PROVIDED  
C2. PROVIDED  
C3. SEE CIVIL DWGS  
C4. SCREENING OF SERVICE AREA ACCOMPLISHED BY 3 FT BERM + 3 FT PHOTINIA HEDGE  
REF CIVIL DWGS FOR ACTUAL BERM CONST  
C5. LANDSCAPE BUFFER 40 FT. WIDE AT FM 740; 20 FT WIDE AT EAST PROP. LINE  
C6. SEE PLANT LEGEND  
C7. TOTAL LANDSCAPE AREA REQD 2.5% (15% LESS 2.5% CREDIT FOR SURFACE PARKING SCREENING W/ 3 FT BERM)  
TOTAL PARKING REQD 182; PROVIDED 182  
TOTAL PARKING AREA 77,000 S.F.; 5% INTERIOR LANDSCAPING REQD OR 2850 S.F. 4770 S.F. PROVIDED  
C8. N/A  
C9. N/A  
C10. N/A  
C11. PROVIDED  
SECTION 20-26  
A. PROVIDED  
B. LOADING DOCK SCREENED W/ 3' BERM + 3' PHOTINIA HEDGE  
C. SPECIFYING APPROVED PLANTS ONLY  
D. CURBING PROVIDED - SEE CIVIL DWGS  
E. IRRIGATION TO BE PROVIDED PER SPECS  
F. SCREENING PROVIDED  
G. STREET LANDSCAPING - FM 740: 1 CEDAR ELM  
H. ROW SHALL BE IRRIGATED + HYDROMULCHED  
I. PARKING LOT LANDSCAPING - MIN 5% PROVIDED: 17 YAUPOH HOLLY  
J. TRASH DUMPSTERS SCREENED REF CIVIL DWGS  
K. COMPLY  
L. REQUIRED LANDSCAPING - COMMERCIAL 15% LESS 2.5% CREDIT = 12.5% REQD OR 18,708 S.F. (CREDIT FOR SCREENING OF SURFACE PARKING)  
SECTION 20-27  
A. N/A  
B. CREDIT FOR 3 FT BERM SCREEN  
C. E. N/A

## SITE DATA

LAND AREA	3.5238 Ac (3.4358 NET)
BLDG AREA	36,344 SF
PARKING	
REQ'D	182
PROV'D	184
LANDSCAPE	
REQ'D	*18,708 SF (12.5%)
PROV'D	19,940 SF (13.3%)
BUILDING HEIGHT	27'-1"
* BASED ON 25% REDUCTION FOR FRONTAGE SCREENING	

REFERENCE SEPARATE LANDSCAPE PLAN

REFERENCE SEPARATE SHEET FOR SECTIONS "A-A" & "B-B"

REFERENCE SEPARATE SHEET FOR BUILDING FACADE

## PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
IV	ILEX VOMITORIA	YAUPOH HOLLY	2-3 1/2" CAL/ 10-12' HT/ 5-6" SP	31B
UC	ULMUS CRASSIFOLIA	CEDAR ELM	2-3 1/2" CAL/ 7-8 HT/ 5-6" SP	31B
PF	PHOTINIA FRAGERI	RED TIP PHOTINIA	5 GAL / 3' HT.	31C
IC	ILEX CORNUTA BURFORD	DWARF BURFORD HOLLY	5 GAL	31C
TA	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	4" POTS	12' OC.

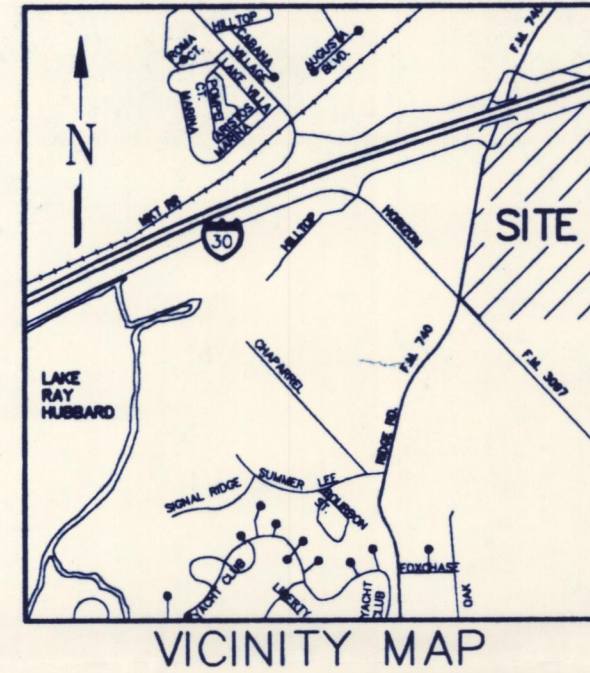
A

B

A

A





CARLISLE PLAZA ADDITION

N 09°02'52" E  
24.40'

F.M. # 3097

(100' R.O.W.)

F.M. # 740

N 08°10'58" E  
748.47'

Collector Roadway  
60' R.O.W.

Not a Part

STEGER SUBDIVISION

14' CITY OF ROCKWALL  
WATER LINE ESMT.  
VOL. 114, PG. 481

CHAIN-LINK FENCE

PROPOSED 15' ROW  
DEICATION

Lot 3  
Block 1  
7.87 Acres

Lot 2  
Block 1  
3.5238 Acres

Lot 1  
Block 1  
4.84 Acres

Lot 4  
Block 1  
35.4532 Acres

Supermarket  
36,334 S.F.

DELTA = 37°40'02"  
RADIUS = 350.00'  
LENGTH = 230.10'  
TANGENT = 119.38  
CHORD = 225.97'  
CHD BRG = S 62°59'01" E

DELTA = 37°40'02"  
RADIUS = 350.00'  
LENGTH = 230.10'  
TANGENT = 119.38  
CHORD = 225.97'  
CHD BRG = S 62°59'01" E

Collector Roadway  
60' R.O.W.

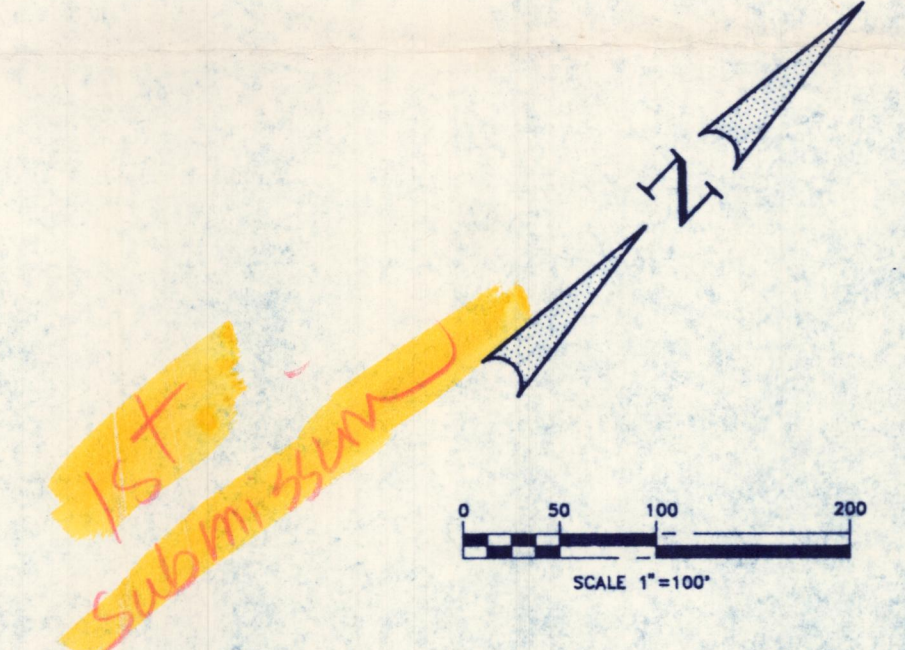
CHURCH ON THE ROCK ADDITION

Major Thoroughfare (100' R.O.W.)

S 46° 00'08" W

1740.93'

OUR SAVIOR LUTHERAN CHURCH



**DESCRIPTION**  
**PRELIMINARY PLAT**

BEING, a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and also being part of a 73.9 acre tract as conveyed to Emily Sue Whitehead and O.L. Steger, Jr., recorded in Volume 87, Page 148, Deed Records, Rockwall County, Texas and being more particularly described as follows:

COMMENCING at a point on the southerly line of Interstate Highway No. 30, said point being the north corner of said 73.9 acre tract recorded in Volume 87, Page 148, an iron pipe found for corner;

THENCE South 44°06'41" East, departing said southerly line of Interstate Highway No. 30, a distance of 775.78 feet to a 1/2 inch iron stake, found, for corner;

THENCE South 44°09'00" East, a distance of 1013.59 feet to the POINT OF BEGINNING;

THENCE continuing South 44°09'00" East, a distance of 346.54 feet to a point;

THENCE South 46°00'08" West, a distance of 1740.93 feet to a point on the northeasterly line of F.M. Road No. 3097, a 1/2 inch iron stake, found, for corner;

THENCE along the northeasterly line of F.M. Road No. 3097, the following:  
North 43°52'38" West, a distance of 1177.91 feet to a R.O.W. marker for corner;  
North 15°54'15" West, a distance of 178.36 feet to a point on the easterly line of F.M. Road No. 740, (Ridge Road), a R.O.W. marker, found, for corner;

THENCE along the easterly line of F.M. No. 740 (Ridge Road), the following:  
North 08°10'58" East, a distance of 748.47 feet to a 1/2 inch iron stake, set, for corner;  
North 09°02'52" East, a distance of 24.40 feet to a point;

THENCE South 81°49'02" East, departing said easterly line of F.M. Road No. 740(Ridge Road), a distance of 1580.67 feet to the point of curvature of a curve to the right, said curve having a central angle of 37°40'02" and a radius of 350.00 feet;

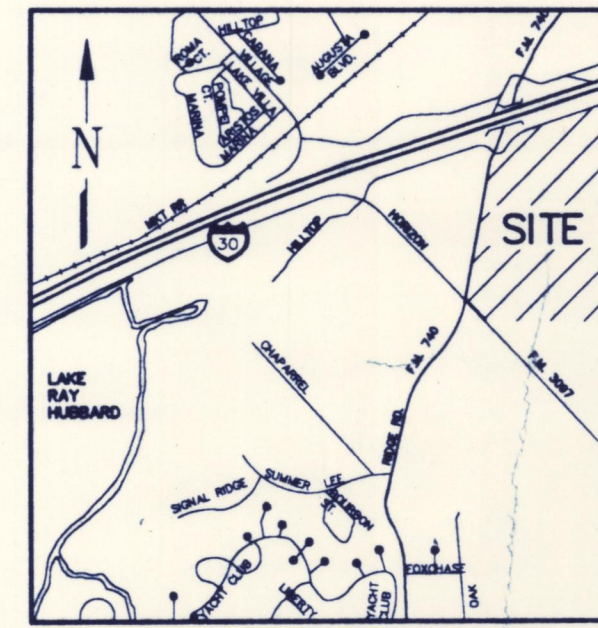
THENCE with said curve an arc distance of 230.10 feet to the POINT OF BEGINNING and containing 51.6923 acres of land, more or less.

This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor on October 4, 1989.

Preliminary Plat	
Steger Retail Addition	
James Smith Survey, Abstract No. 200	
City of Rockwall	
Rockwall County, Texas	
Client : JEMtex Development No. 50a, Inc. 1303 Walnut Hill Lane Ste. 130 Irving, Texas 75038 (214) 550-8221	Owner : Estate of O.L. Steger, Jr. & Emily Sue Whitehead C/O Lakeside National Bank P.O. Box 9 Rockwall, Texas 75087

APPROV.	Winkelmann & Associates, Inc.
REVISION	CONSULTING CIVIL ENGINEERS & SURVEYORS 1303 Walnut Hill Lane Ste. 130 Irving, Texas 75038 (214) 550-8221
DATE	
NO.	
Client :	JEMtex Development No. 50a, Inc. 1303 Walnut Hill Lane Ste. 130 Irving, Texas 75038 (214) 550-8221
Owner :	Estate of O.L. Steger, Jr. & Emily Sue Whitehead C/O Lakeside National Bank P.O. Box 9 Rockwall, Texas 75087
Preliminary Plat	
Steger Retail Addition	
City of Rockwall	
Rockwall County, Texas	
Scale : 1"=100'	Date : 2-13-91
Designed By : A.L.C.	
Drawn By : A.L.C.	
Checked By : M.D.C.	
File : 0418PRE.DWG	
Project No. : 06416.01(55)	
SHEET	
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OF	
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F.M. # 3097

(100' R.O.W.)

N 09°02'52" E  
24.40'

CARLISLE PLAZA ADDITION

N 09°02'52" E  
24.40'

F.M. # 740

N 08°10'58" E

748.47'

PROPOSED 15' ROW DEDICATION

POWER LINE & U/G TELEPHONE LINE ALONG PROPERTY LINE

Lot 3 Block 1

7.87 Acres

NOTE: RECIPROCAL EASEMENT AGREEMENTS WILL BE ESTABLISHED BETWEEN LOTS 1, 2 & 3.

Lot 2 Block 1

3.5238 Acres

PROPOSED DRIVEWAYS

PROPOSED 8" WATER

ACCESS & UTIL ESMT.

Lot 1 Block 1

4.84 Acres

FUTURE 10' ROW DEDICATION

1177.91'

10" SANI SEWER ESMT. VOL. 214, PG. 721

EX. 8" SAN. SEWER

UNDERGROUND TELEPHONE LINE ALONG PROPERTY LINE

15' R.C.H. WATER SUPPLY ESMT. VOL. 64, PG. 308

OUR SAVIOR LUTHERAN CHURCH

Major Thoroughfare (110' R.O.W.)

S 46° 00'08" W

1740.93'

55' (NTS)

WIRE FENCE

44°09'00" E

346.54'

CHURCH ON THE ROCK ADDITION

Collector Roadway 60' R.O.W.

Not a Part

CHAIN-LINK FENCE

POWER LINE

14' CITY OF ROCKWALL WATER LINE ESMT. VOL. 114, PG. 481

STEGER SUBDIVISION

15' R.C.H. WATER SUPPLY ESMT. VOL. 64, PG. 308

WIRE FENCE

SCENIC OVERLAY LIMITS

Supermarket 36,334 S.F.

20' DRNG. & UTIL ESMT.

DELTA = 37°40'02"

RADIUS = 350.00'

LENGTH = 230.10'

TANGENT = 119.38'

CHORD = 225.97'

CHD BRG = S 62°59'01" E

INTERSTATE HIGHWAY 30

COLLECTOR ROADWAY 60' R.O.W.

CHURCH ON THE ROCK ADDITION

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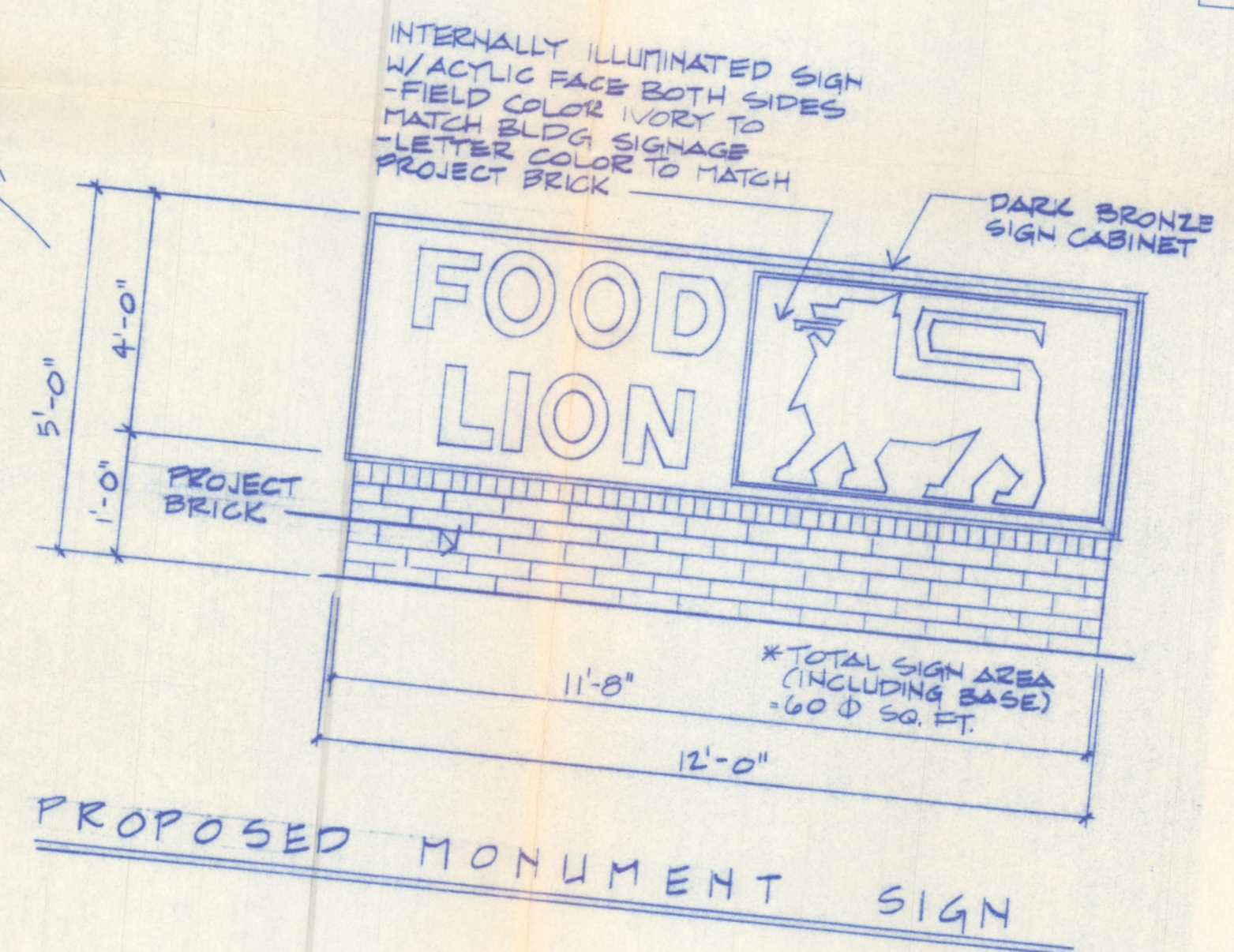
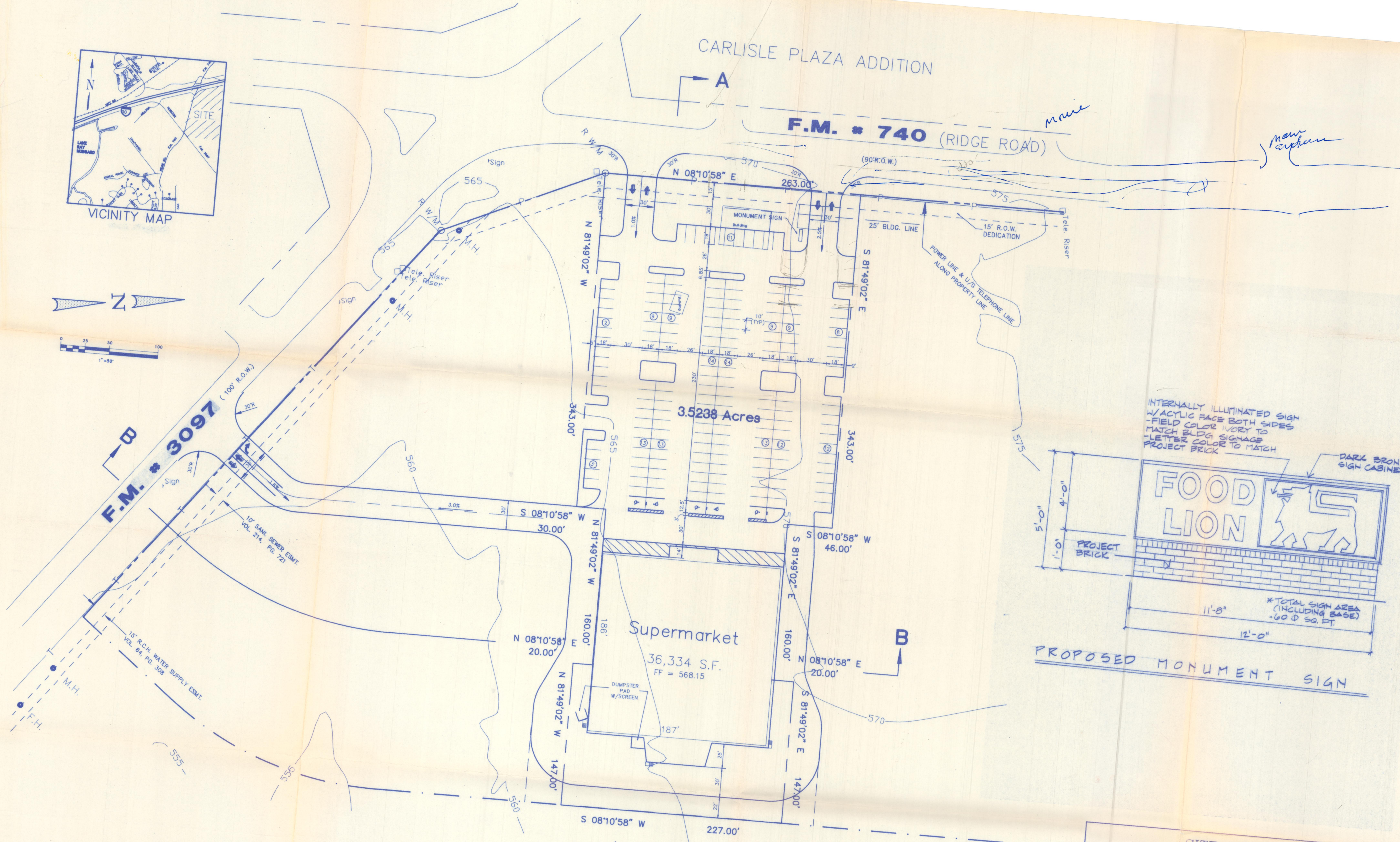
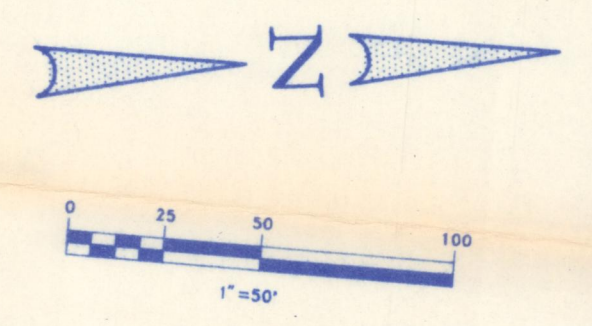
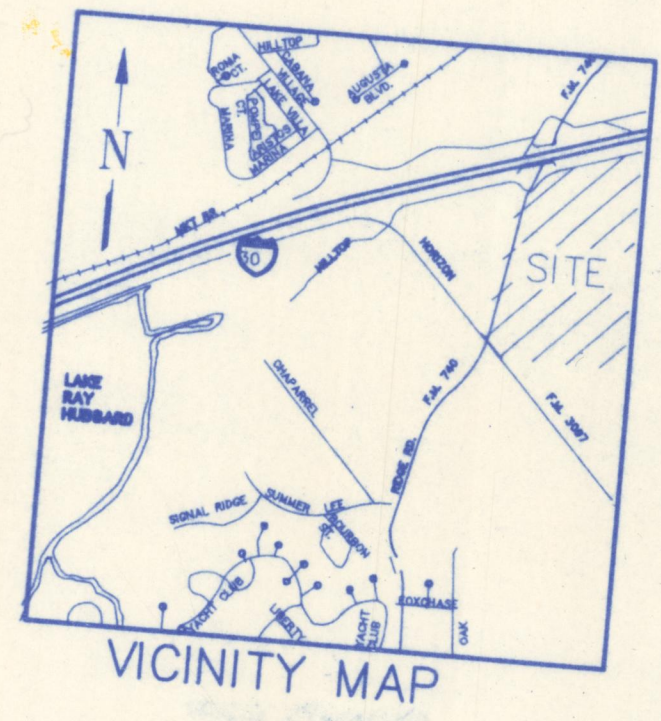
CHURCH ON THE ROCK ADDITION

CHURCH ON THE ROCK ADDITION









SITE DATA	
LAND AREA	3.5238 Ac (3.4358 NET)
BLDG AREA	36,344 SF
PARKING	
REQ'D	182
PROV'D	182
LANDSCAPE	
REQ'D	*18,700 SF (12.5%)
PROV'D	18,700 SF (12.5%)
BUILDING HEIGHT	27'-1"
* BASED ON 25% REDUCTION FOR FRONTAGE SCREENING	

- REFERENCE SEPARATE LANDSCAPE PLAN
- REFERENCE SEPARATE SHEET FOR SECTIONS "A-A" & "B-B"
- REFERENCE SEPARATE SHEET FOR BUILDING FACADE

1st Submission

JOB NO.	06416.01
DATE	2-18-91
DRAWN	A.J.L./A.L.C.
CHK	M.D.C.
DISC	6416Site.Dwg
SHEET OF	1 of 1

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS  
12800 Wilshire Blvd., Suite 200  
Dallas, Texas 75243  
SURVEYORS  
(214) 490-7080  
(214) 490-7088 FAX

**ARTECH**  
DESIGN GROUP INC.

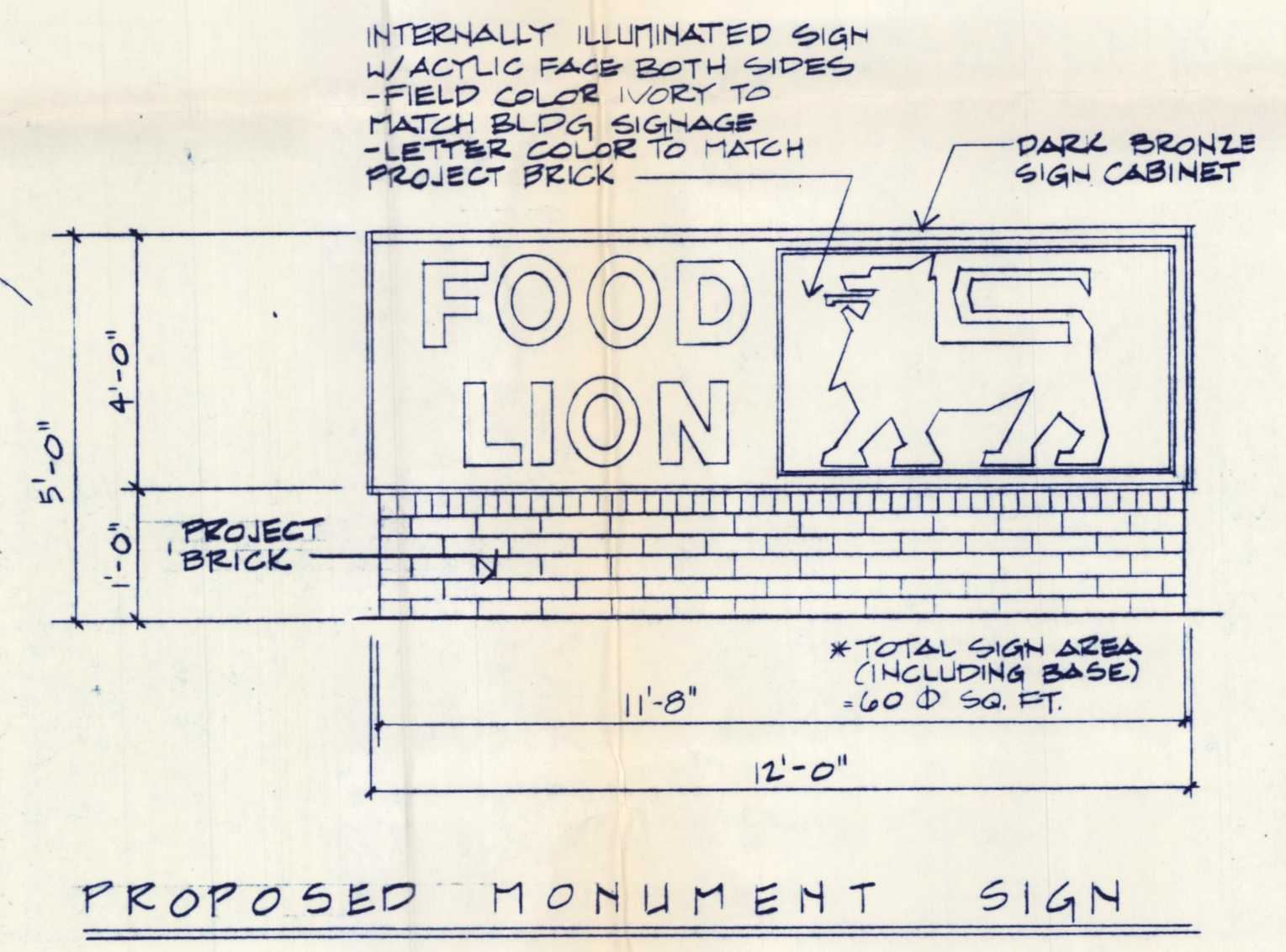
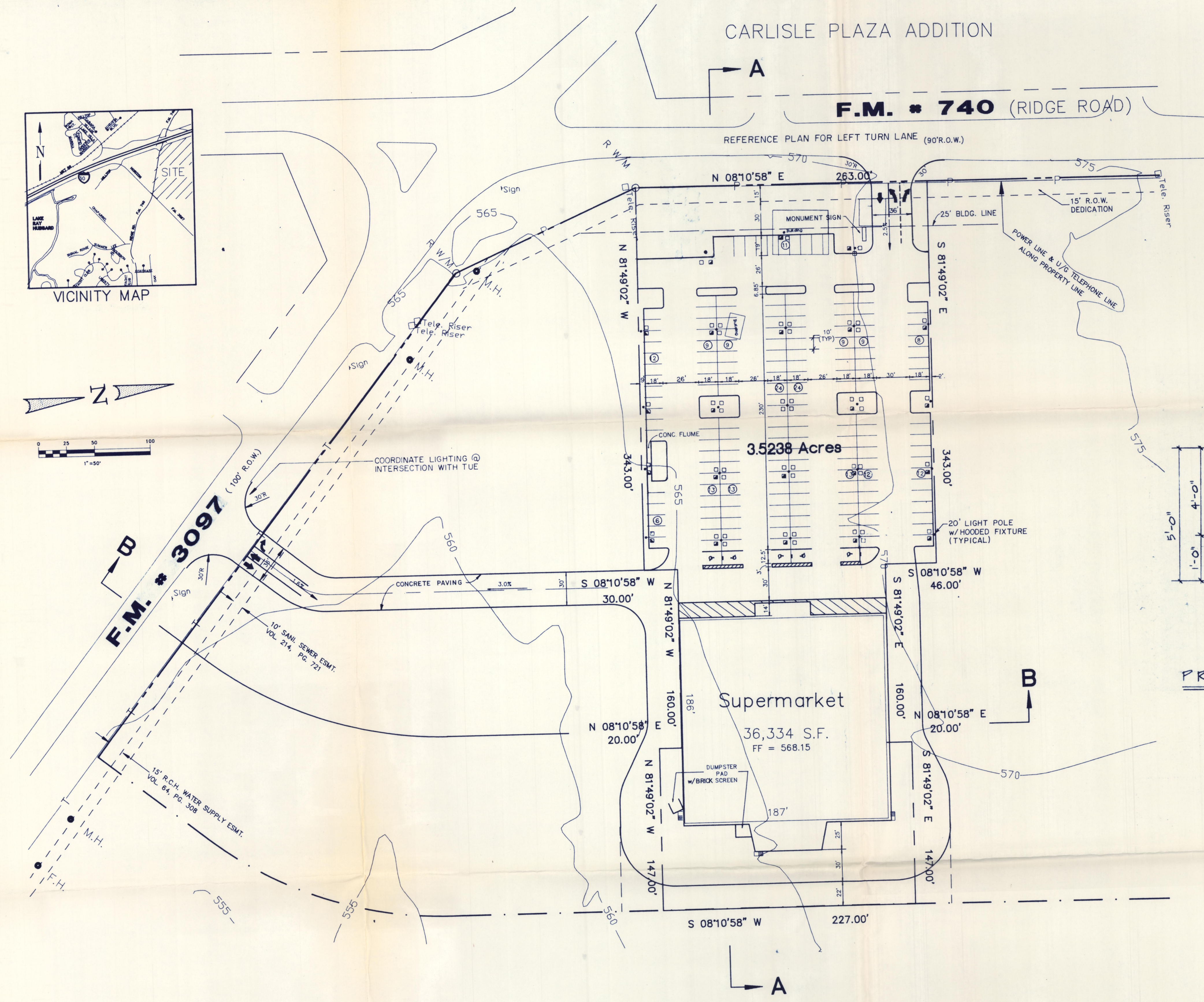
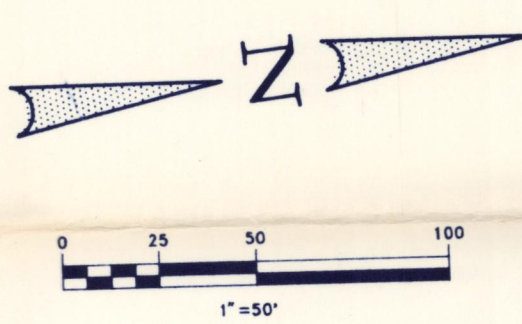
**FOOD LION, INC. SITE #50a**  
F.M. 740 @ F.M. 3097  
Rockwall County  
Rockwall, Texas



NO.	REVISION	DATE
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2525 Broad Street, Suite 201, Chattanooga TN 37408 615/265-4313 Fax 615/265-5413





SITE DATA	
LAND AREA	3.5238 Ac (3.4358 NET)
BLDG AREA	36,344 SF
PARKING	
REQ'D	182
PROV'D	184
LANDSCAPE	
REQ'D	*18,708 SF (12.5%)
PROV'D	19,940 SF (13.3%)
BUILDING HEIGHT	27'-1"
* BASED ON 25% REDUCTION FOR FRONTAGE SCREENING	

REFERENCE SEPARATE LANDSCAPE PLAN

REFERENCE SEPARATE SHEET FOR SECTIONS "A-A" & "B-B"

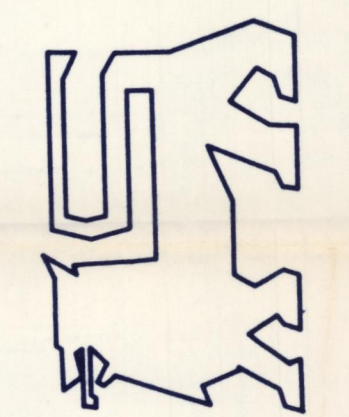
REFERENCE SEPARATE SHEET FOR BUILDING FACADE

**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
 12800 Hillwood Road, Suite 200  
 Dallas, Texas 75220  
 (214) 466-7000  
 (214) 466-7008 FAX

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**ARTECH**  
 DESIGN GROUP INC.

**FOOD LION, INC. SITE #50a**  
 F.M. 740 @ F.M. 3097  
 Rockwall County  
 Rockwall, Texas

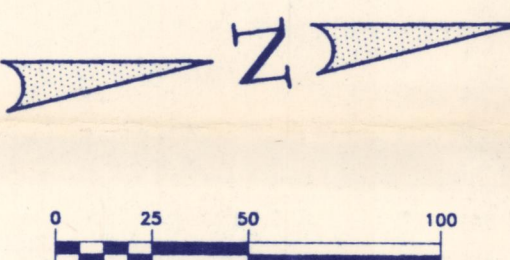
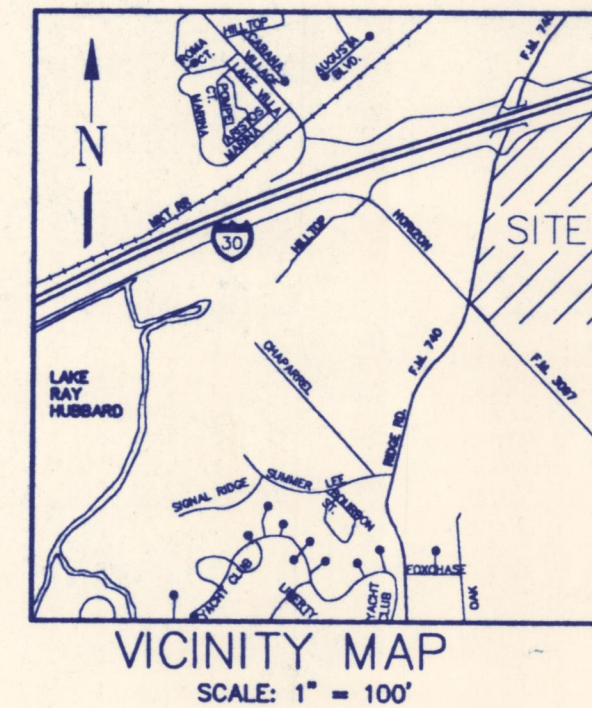


*2nd Submission*

JOB NO.	06416.01
DATE	2-18-91
DRAWN	A.J.L./A.L.C.
CHK.	M.D.C.
DISC.	6416Site.Dwg
SHEET OF	1 of 1
SITE PLAN	

2825 Broad Street, Suite 201, Chattanooga TN 37408 815/265-4313 Fax 815/265-5413





CARLISLE PLAZA ADDITION

F.M. # 740 (RIDGE ROAD)

(90'R.O.W.)

COORDINATE LIGHTING @ INTERSECTION WITH T.U.E.

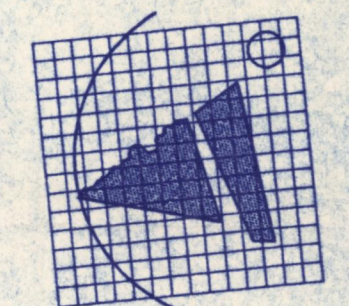
15' R.O.W. DEDICATION

POWER LINE & U/D TELEPHONE LINE ALONG PROPERTY LINE

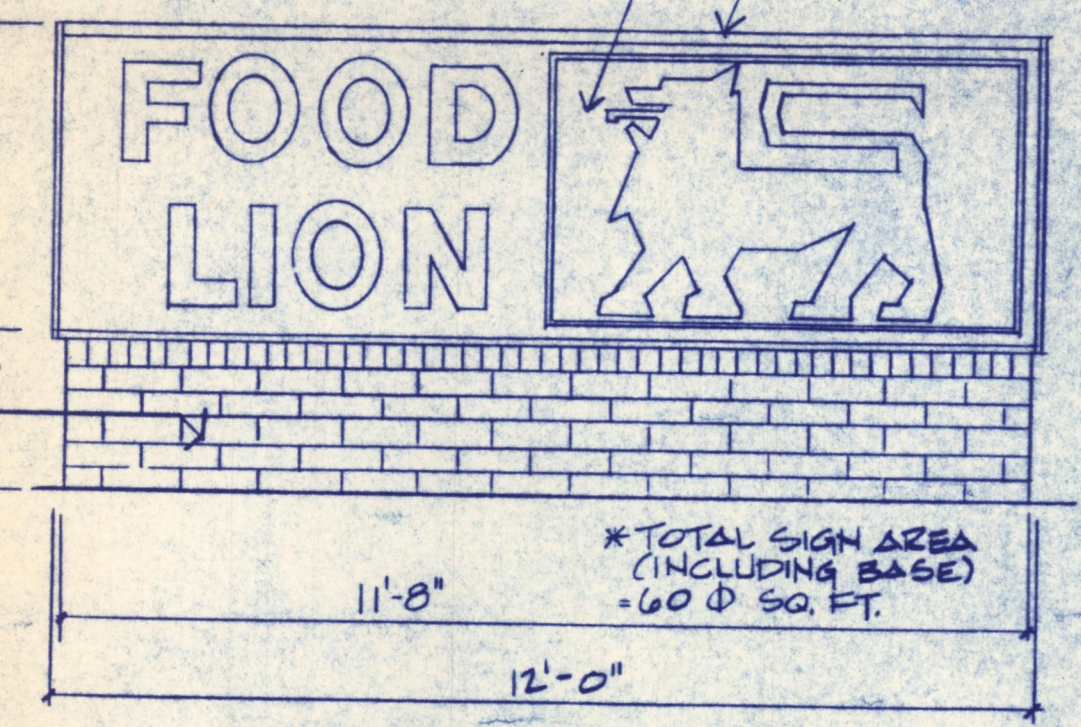
INTERNALLY ILLUMINATED SIGN W/ACTLIC FACE BOTH SIDES -FIELD COLOR IVORY TO MATCH BLDG SIGNAGE -LETTER COLOR TO MATCH PROJECT BRICK

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS • SURVEYORS  
12800 Millwood Road, Suite 200  
Dallas, Texas 75230  
(214) 880-7008 FAX

**ARTECH**  
DESIGN GROUP INC.

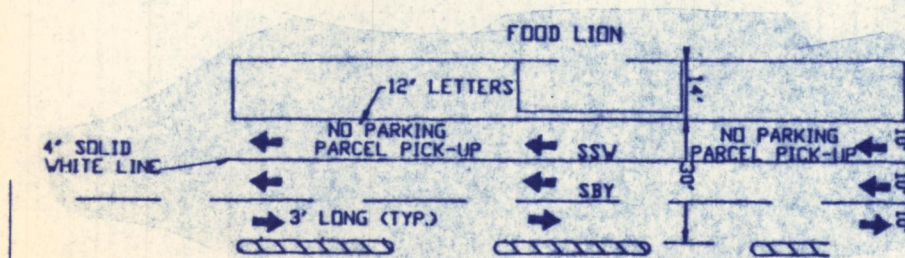


FOOD LION, INC. SITE #50a  
F.M. 740 @ F.M. 3097  
Rockwall County  
Rockwall, Texas



PROPOSED MONUMENT SIGN

PICK-UP DETAIL



*Approved copy*  
*need to change landscaping*

*3rd Submission*

ACCESS DRIVE TO BE USED DURING CONSTRUCTION FOR ACCESS TO SITE

TEMPORARY LIGHT POLES BY T.U.E.

10' SANI SEWER ESMT. VOL. 214, PG. 721

15' R.O.W. WATER SUPPLY ESMT. VOL. 64, PG. 308

Supermarket

36,334 S.F.  
FF=572.15

DUMPSTER PAD W/BRICK SCREEN

A

B

SITE DATA	
LAND AREA	3.5238 Ac (3.4358 NET)
BLDG AREA	36,344 SF
PARKING	
REQ'D	182
PROV'D	184
LANDSCAPE	
REQ'D	*18,708 SF (12.5%)
PROV'D	19,940 SF (13.3%)
BUILDING HEIGHT	27'-1"
BASED ON 2.5% REDUCTION FOR FRONTAGE SCREENING	

BENCHMARK :  
"□" CUT ON NORTH END OF 3x2 BOX CULVERT  
@ N.E. CORNER OF F.M. 740 & F.M. 3097  
ELEV. = 568.07

REFERENCE SEPARATE LANDSCAPE PLAN

REFERENCE SEPARATE SHEET FOR SECTIONS "A-A" & "B-B"

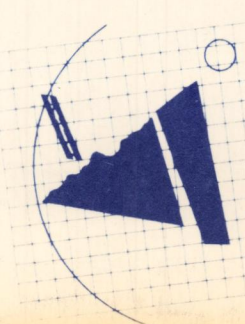
REFERENCE SEPARATE SHEET FOR BUILDING FACADE

JOB NO. 06416.01  
DATE 3-14-91  
DRAWN A.J.L./A.L.C.  
CHK. M.D.C.  
DISC. 6416Site.Dwg.  
SHEET 1 of 1  
SITE PLAN



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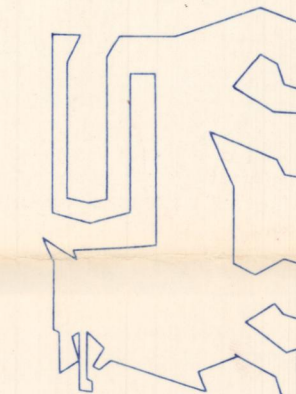
ARTECH  
DESIGN GROUP INC.



Chattanooga, TN, USA 37403

2525 Broad Street, Suite 201

FOOD LION, INC.  
ROCKWALL, TEXAS  
FM 740 @ FM 3097  
SITE #50A

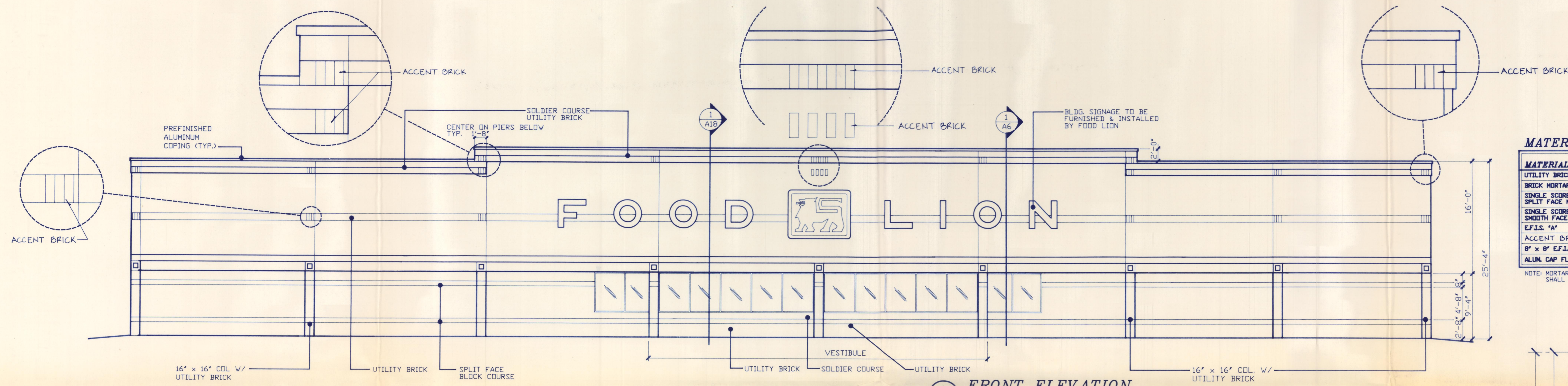


JOB NO. 91-06  
DATE 3-19-91  
DRAWN M.T.B.  
CHK J.D.H.  
SHEET: A-3  
OF 19  
EXTERIOR  
ELEVATIONS  
3390-DB 1Z

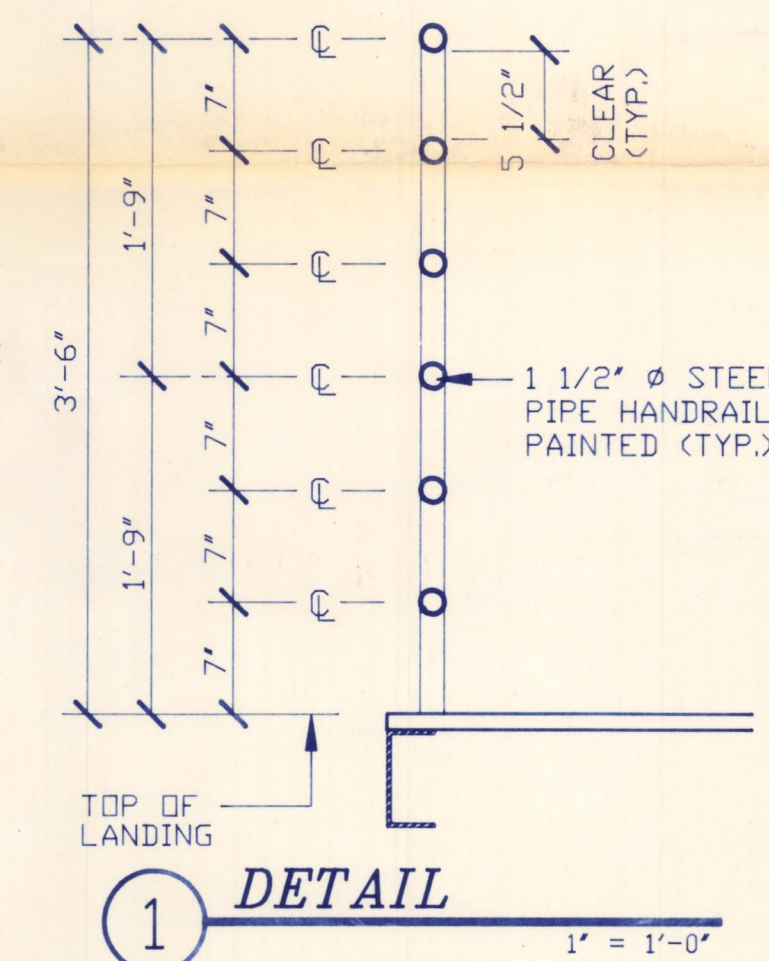
# MATERIALS LEGEND

MATERIAL	MANUF.	COLOR	SIZE
UTILITY BRICK	ACME	BURGANDY	4"x4"x12"
BRICK MORTAR	N/A	BUFF	N/A
SINGLE SCORE	T.X.I.	TAN-12	AS SHOWN
SPLIT FACE MASONRY	B.L.D.R.S. CONC.	2210-B	N/A
SINGLE SCORE	N/A	N/A	N/A
SMOOTH FACE MASONRY	STO	10510 TAN	N/A
EF.I.S. 'A'	ACME	WHITE	4"x4"x12"
ACCENT BRICK	(PAINT)	FOREST GREEN	N/A
8" x 8" EF.I.S. ACCENT	(PREFINISHED)	DK. BRONZE	N/A
ALUM. CAP FLASHING	(PREFINISHED)	DK. BRONZE	N/A

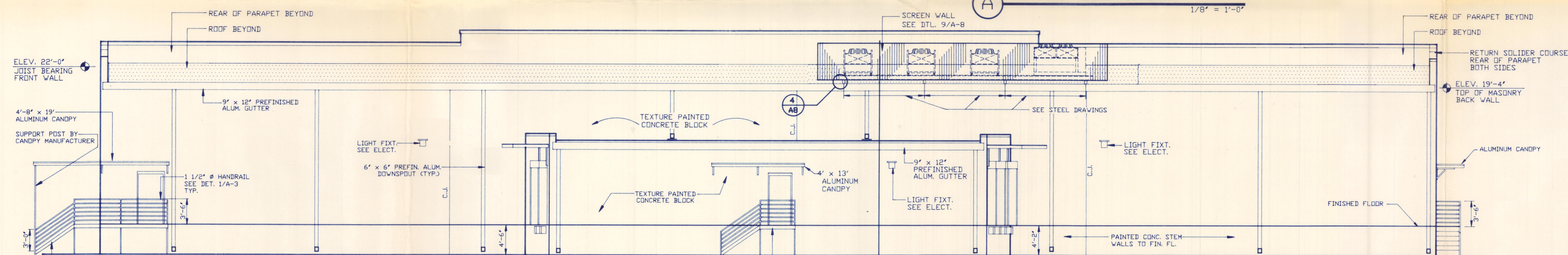
NOTE: MORTAR COLOR FOR PRECOLORED BLOCK SHALL MATCH BLOCK.



FRONT ELEVATION



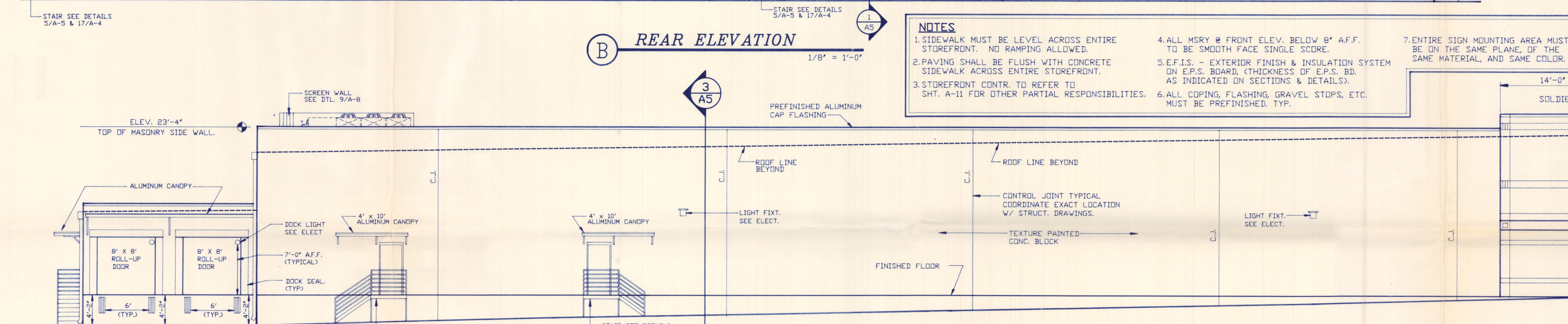
DETAIL



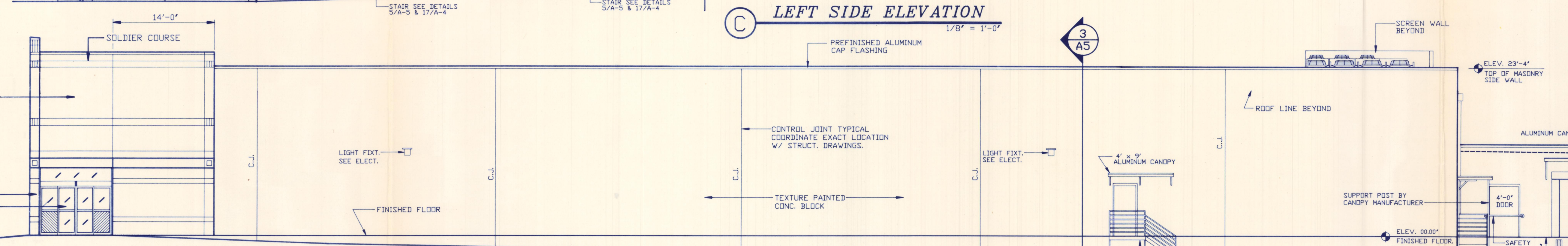
REAR ELEVATION

## NOTES

1. SIDEWALK MUST BE LEVEL ACROSS ENTIRE STOREFRONT. NO RAMPING ALLOWED.
2. PAVING SHALL BE FLUSH WITH CONCRETE SIDEWALK ACROSS ENTIRE STOREFRONT.
3. STOREFRONT CONTR. TO REFER TO SHT. A-11 FOR OTHER PARTIAL RESPONSIBILITIES.
4. ALL MSRY @ FRONT ELEV. BELOW 8' A.F.F. TO BE SMOOTH FACE SINGLE SCORE.
5. E.F.I.S. - EXTERIOR FINISH & INSULATION SYSTEM ON E.P.S. BOARD, (THICKNESS OF E.P.S. BD. AS INDICATED ON SECTIONS & DETAILS).
6. ALL COPING, FLASHING, GRAVEL STOPS, ETC. MUST BE PREFINISHED. TYP.
7. ENTIRE SIGN MOUNTING AREA MUST BE ON THE SAME PLANE, OF THE SAME MATERIAL, AND SAME COLOR.



LEFT SIDE ELEVATION



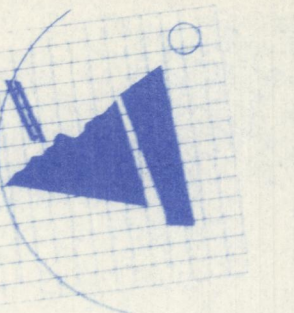
RIGHT SIDE ELEVATION

Approved  
Electrical  
For  
Run

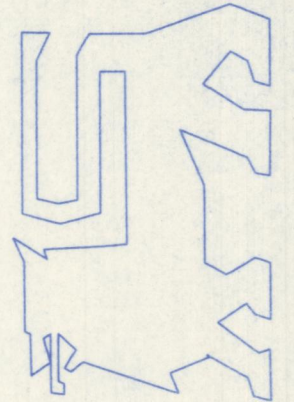


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ARTECH  
DESIGN GROUP, INC.



FOOD LION, INC.  
ROCKWALL, TEXAS  
FM 740 @ FM 3097  
SITE #50A

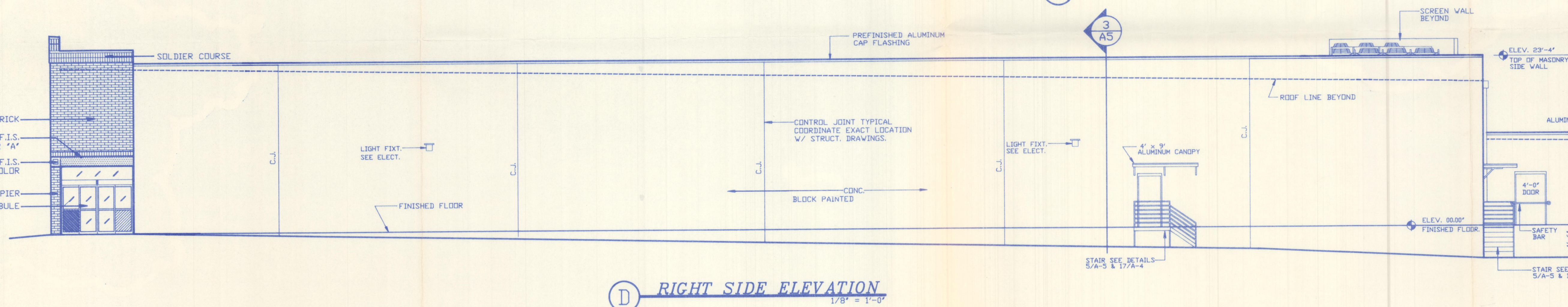
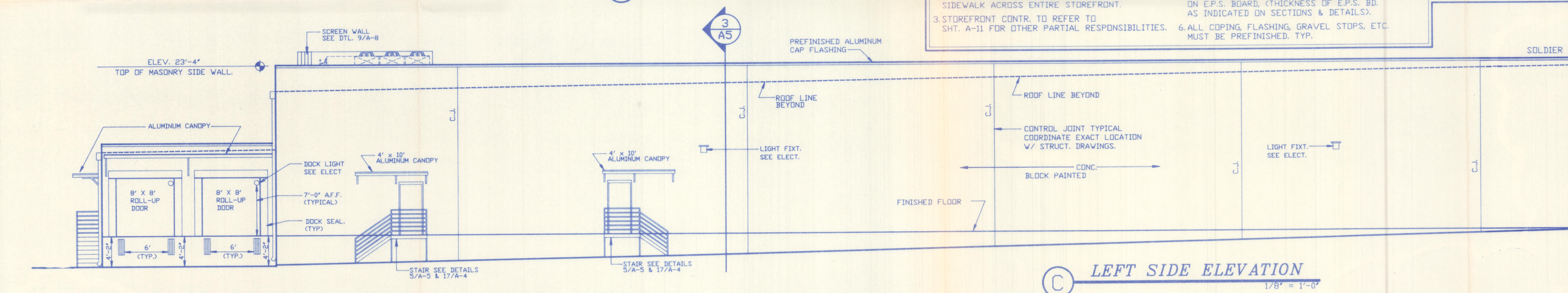
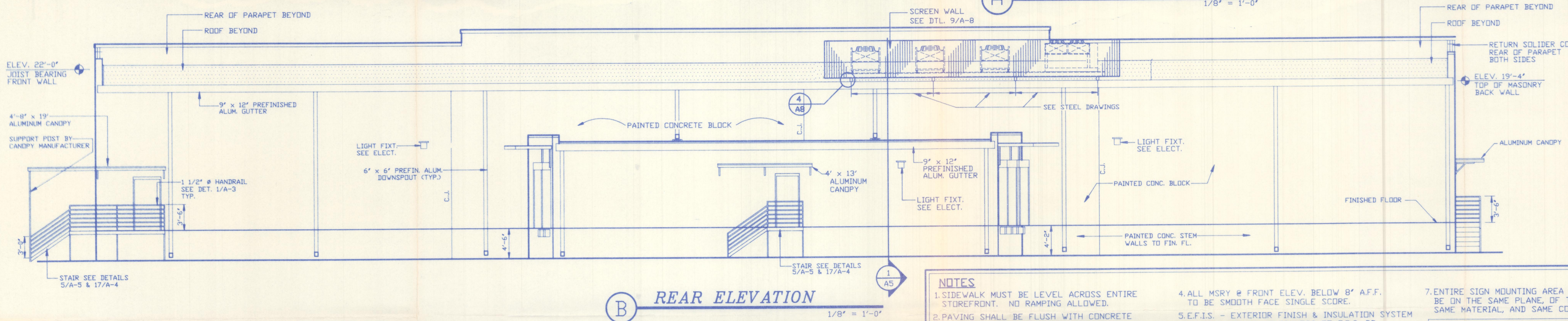
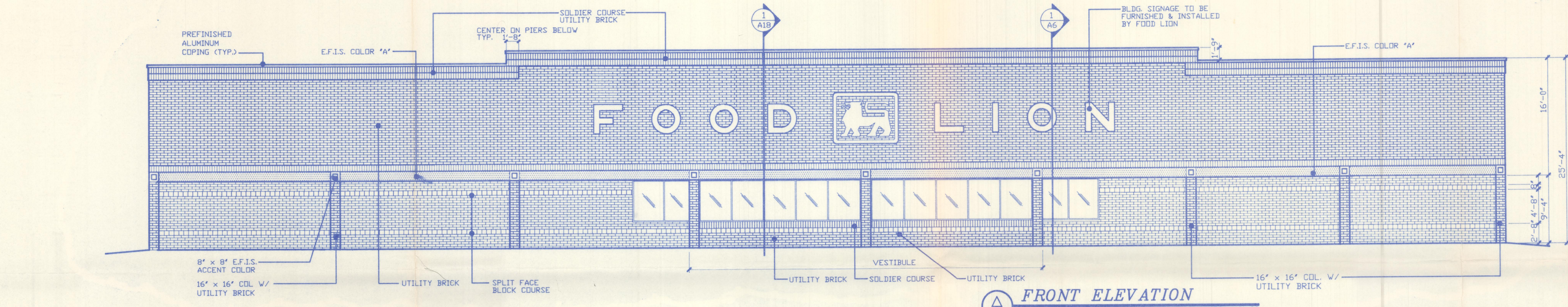
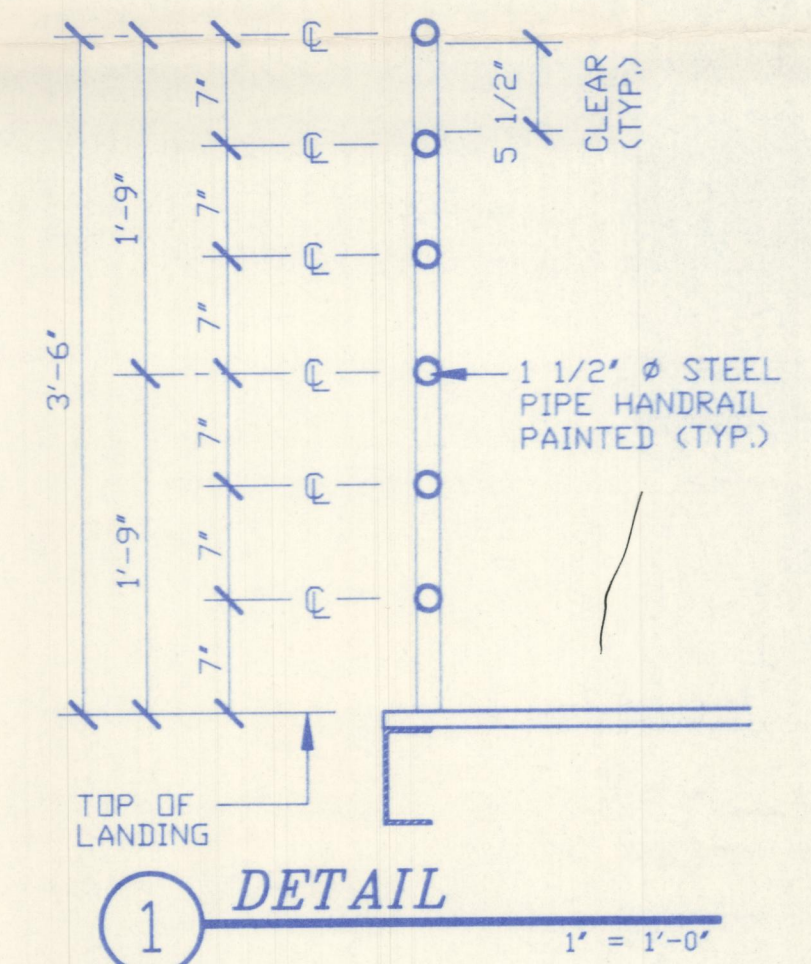


JOB NO.	91-06
DATE	
DRAWN	M.T.B.
CHK	J.D.H.
SHEET	A-3
OF 19	
EXTERIOR ELEVATIONS	
3390-DB 1Z	

# MATERIALS LEGEND

MATERIAL	MANUF.	COLOR	SIZE
UTILITY BRICK	ACME	BURGANDY	4"x8"x11"
BRICK MORTAR	N/A	BUFF	N/A
SINGLE SCORE	YXL	TAN-12	AS SHOWN
SPLIT FACE MASONRY	BLDGS. CONC.	8210-B	N/A
SINGLE SCORE	N/A	N/A	N/A
SMOOTH FACE MASONRY	STD	10510 TAN	N/A
E.F.I.S. 'A'			
8' x 8' E.F.I.S. ACCENT	(PAINT)	FOREST GREEN	N/A
ALUM. CAP FLASHING	(PREFINISHED)	DK. BRONZE	N/A

NOTE: MORTAR COLOR FOR PRECOLORED BLOCK SHALL MATCH BLOCK.

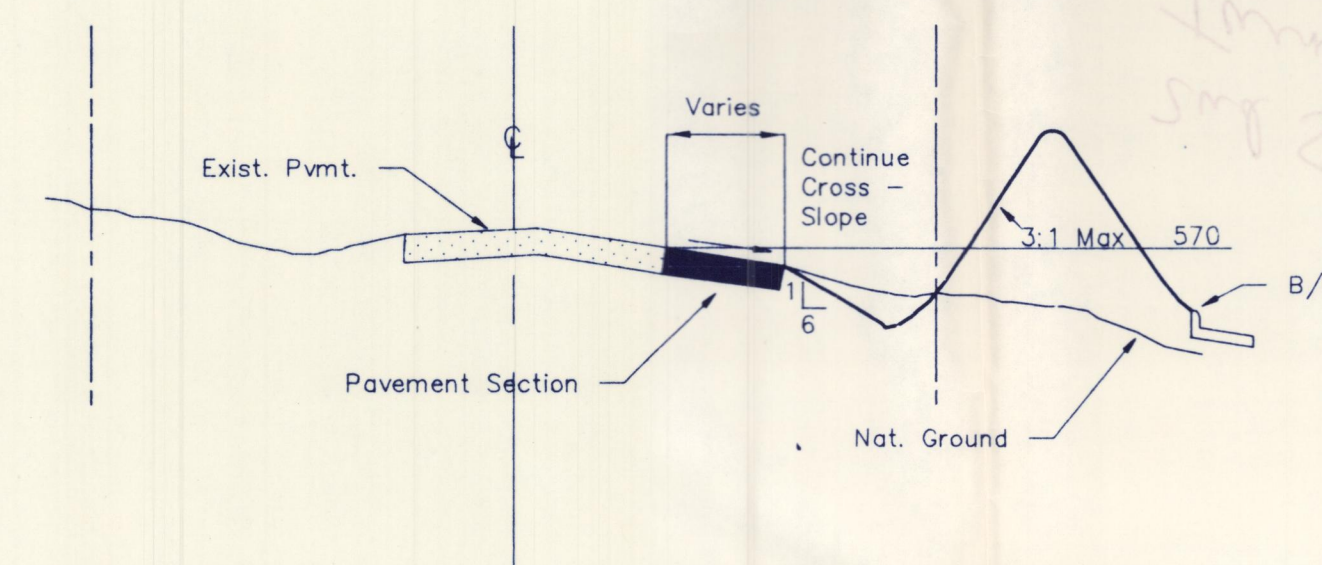


## NOTES

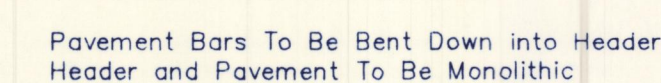
1. SIDEWALK MUST BE LEVEL ACROSS ENTIRE STOREFRONT. NO RAMPING ALLOWED.
2. PAVING SHALL BE FLUSH WITH CONCRETE SIDEWALK ACROSS ENTIRE STOREFRONT.
3. STOREFRONT CONTR. TO REFER TO SHT. A-11 FOR OTHER PARTIAL RESPONSIBILITIES.
4. ALL MSRY @ FRONT ELEV. BELOW 8' A.F.F. TO BE SMOOTH FACE SINGLE SCORE.
5. E.F.I.S. - EXTERIOR FINISH & INSULATION SYSTEM ON E.P.S. BOARD, (THICKNESS OF E.P.S. BD. AS INDICATED ON SECTIONS & DETAILS).
6. ALL COPING, FLASHING, GRAVEL STOPS, ETC. MUST BE PREFINISHED. TYP.
7. ENTIRE SIGN MOUNTING AREA MUST BE ON THE SAME PLANE, OF THE SAME MATERIAL, AND SAME COLOR.



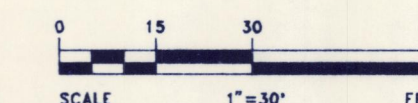
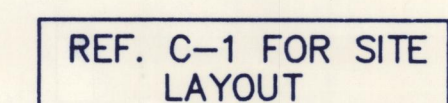
1. All construction within F.M. 740 R.O.W. shall be in accordance with the State Department of Highway & Public Transportation 1982 Standard Specifications for construction of Highways, Streets & Bridges.
2. Notify State Inspector 48 hours prior to commencing construction within R.O.W.
3. State construction permit shall be displayed at the job site.
4. All signage & barricades shall be in accordance with state specifications & included in the bid price.



NTS



NTS

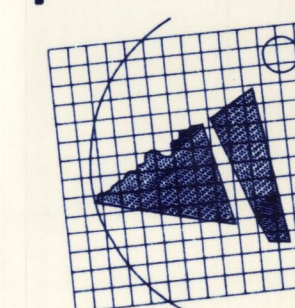


Elev. = 568.07

NO.	REVISION	DATE
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**CONSULTING CIVIL ENGINEERS ■ SURVEYORS**  
2800 Hillcrest Rd., Suite 200  
Dallas, Texas 75201  
(214) 490-7080  
(214) 490-7088 FAX

ARTECH  
DESIGN GROUP INC.



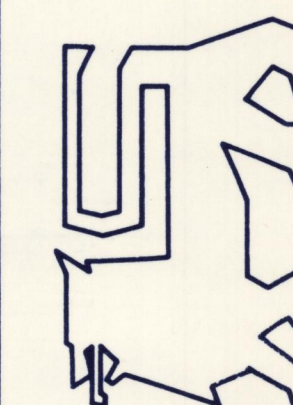
FOOD LION, INC. SITE #50a

F.M. 740 @ F.M. 3097

Rockwall County

Rockwall County  
Rockwall, Texas

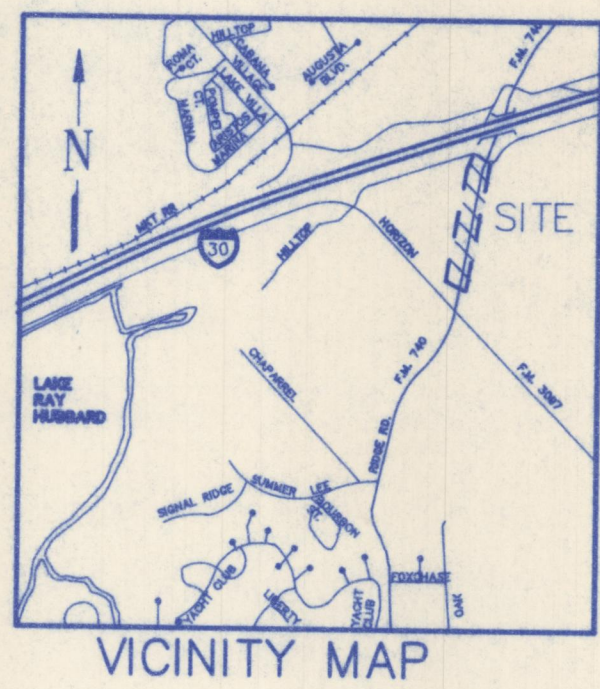
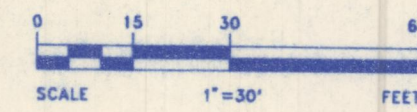
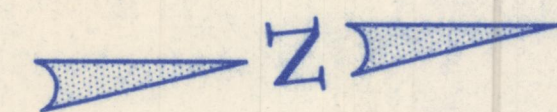
2525 Broad Street, Suite 201 Chattanooga TN 37408 615/265-4313 Fax 615/265-5413



JOB NO.	06416.01
DATE	3-11-91
DRAWN	A.L.C.
CHK.	M.D.C.
DISC.	6416C-1A.DWG
SHEET	
OF	C-1A
F.M. 740 Improvements	



BENCHMARK :  
 \* Cut on North End of 3 x 2 Box Culvert  
 @ N. E. Corner of F.M. 740 & F.M. 3097  
 Elev. = 568.07

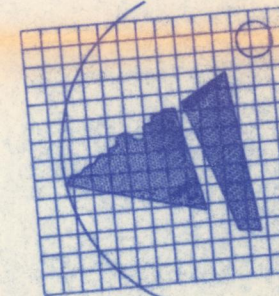


*Submitted for  
 Final Plat  
 Subject to approval  
 by staff letter  
 3/29/91*

NO.	REVISION	DATE
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**Winkelmann & Associates, Inc.**  
 CONSULTING CIVIL ENGINEERS & SURVEYORS  
 12800 Wilshire Rd., Suite 200  
 Dallas, Texas 75230  
 (214) 462-7000 FAX

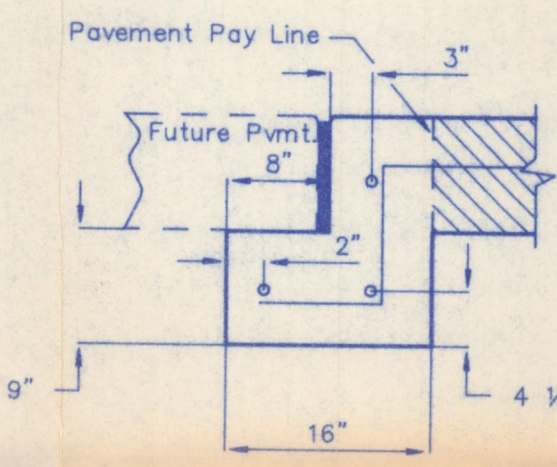
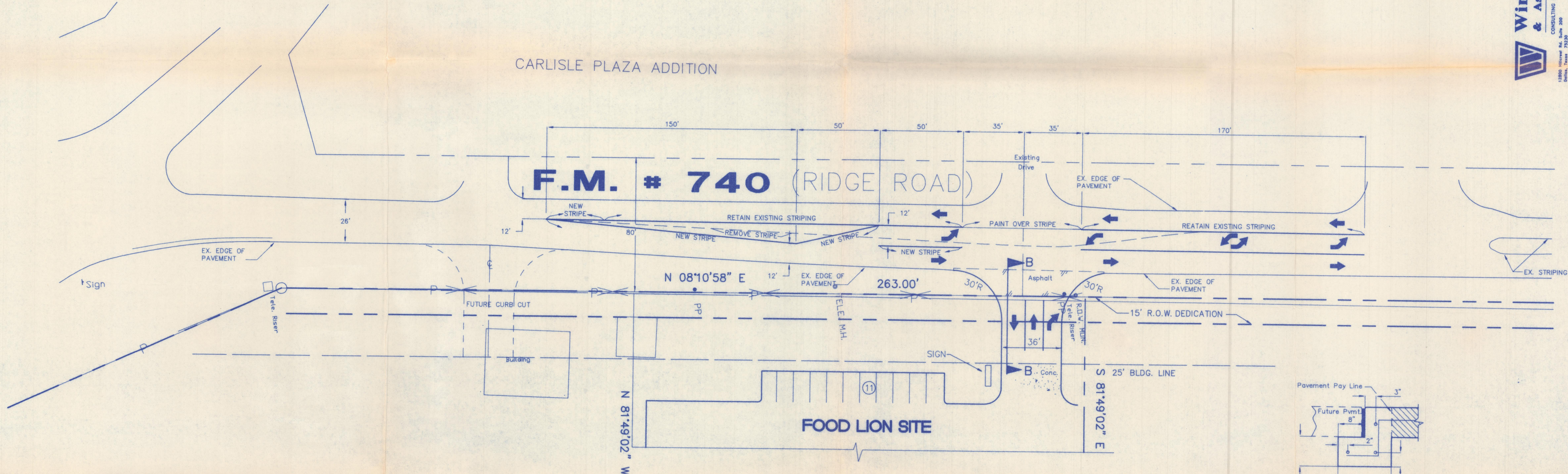
**ARTECH**  
 DESIGN GROUP INC.



2502 Broad Street, Suite 201, Dallas, Texas 75230 615/285-4313 Fax 615/285-5413

CARLISLE PLAZA ADDITION

**F.M. # 740 (RIDGE ROAD)**



Pavement Bars To Be Bent Down into Header  
 Header and Pavement To Be Monolithic

**Section B - B**

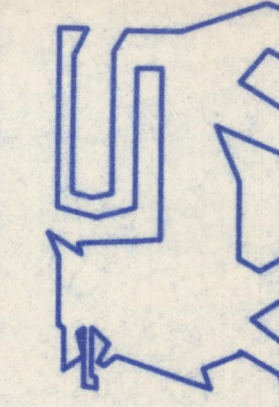
NTS

Notes :

1. All construction within F.M. 740 R.O.W. shall be in accordance with the State Department of Highway & Public Transportation 1982 Standard Specifications for construction of Highways, Streets & Bridges.
2. Notify State Inspector 48 hours prior to commencing construction within R.O.W.
3. State construction permit shall be displayed at the job site.
4. All signage & barricades shall be in accordance with state specifications & included in the bid price.
5. The note to "REMOVE STRIPE" Shall be defined as to "PAINT" over the existing yellow stripe with a State approved black coating.
6. All striping & signage shall meet Federal Specifications TT-P-115C, Type II or THD-WPT-B.
7. All striping shall be 4" wide & yellow.
8. All pavement markings shall be installed per details @ left.

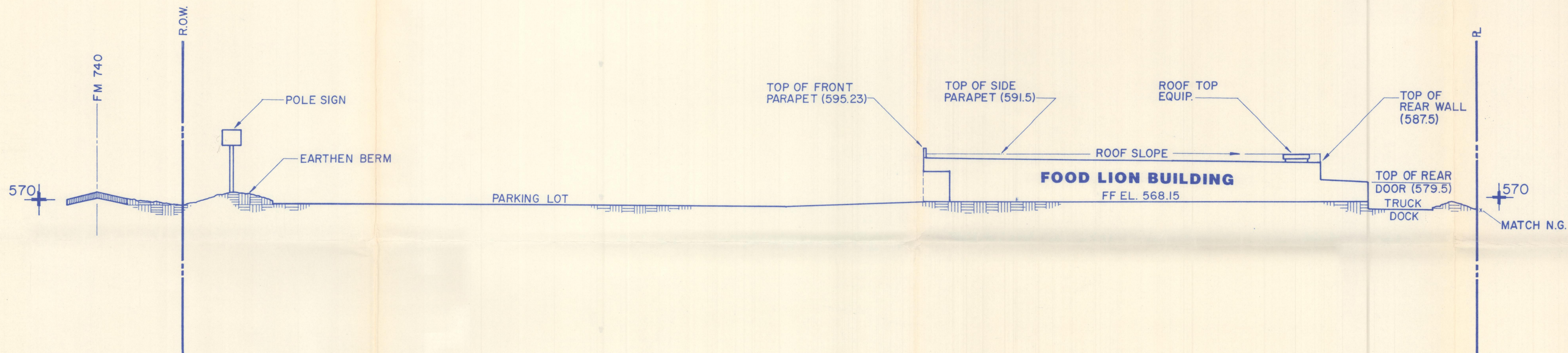
**FOOD LION, INC. SITE #50a**

F.M. 740 @ F.M. 3097  
 Rockwall County  
 Rockwall, Texas

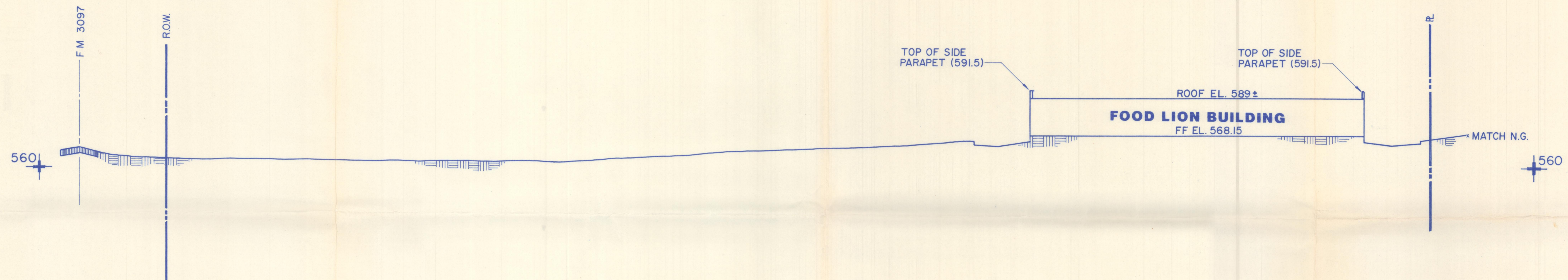


JOB NO.	06416.01
DATE	4-1-91
DRAWN	A.L.O.
CHECKED	M.D.C.
DISC.	6416C-1A.DWG
SHEET	C-1A
OF	
F.M. 740 Improvements	





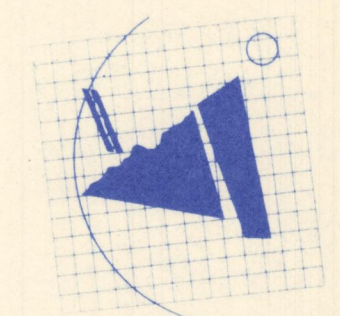
**SECTION A-A**  
SCALE: 1" = 30' HORIZ.



**SECTION B-B**  
SCALE: 1" = 30' HORIZ.

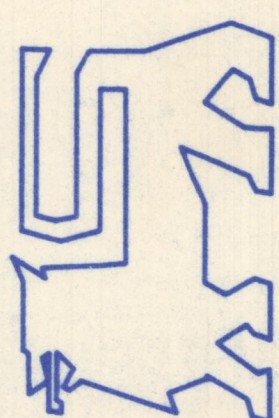
**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS & SURVEYORS  
13200 Wilshire Road, Suite 200  
Dallas, Texas 75230  
(214) 492-7098 FAX  
(214) 492-7098

NO.	REVISION	DATE
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**ARTECH**  
DESIGN GROUP INC.

**FOOD LION, INC. SITE #50a**  
F.M. 740 @ F.M. 3097  
Rockwall County  
Rockwall, Texas



JOB NO.	06416.01
DATE	2-28-91
DRAWN	S.J.S.
CHK	M.D.C.
SHEET	1
OF	1
SITE SECTIONS	



INTERSTATE HIGHWAY 30



CARLISLE PLAZA ADDITION

N 09°02'52" E  
24.40'

STEGER SUBDIVISION

14' CITY OF ROCKWALL  
WATER LINE ESMT.  
VOL. 114, PG. 481

CHAIN-LINK FENCE

CENTERLINE OF DRIVE  
TO CARLISLE PLAZA

Zoned c

Collector Roadway  
60' R.O.W.

Not a Part

**F.M. # 740**  
(RIDGE ROAD 90' R.O.W.)  
N 08°10'58" E  
748.47'

Proposed 15' ROW  
Dedication

**Proposed Commercial  
Zoning**  
16.2391 Acres

Limits of Scenic Overlay District

925.81'

S 08°10'58" W

Zoned A

Not a Part

DELTA = 37°56'29"  
RADIUS = 350.00'  
LENGTH = 231.77'  
TANGENT = 120.31'  
CHORD = 227.56'  
CHD BRG = S 27° 09'13" W

( 100' R.O.W.)

**F.M. # 3097**

540.00'

N 43°52'38" W

S 46°07'22" W  
125.83'

Ex. 8" San. Sewer

UNDERGROUND TELEPHONE LINE  
ALONG PROPERTY LINE

15' R.C.H. WATER SUPPLY ESMT.  
VOL. 64, PG. 308

Ex. 8" Water

Major Thoroughfare (100' R.O.W.)

Collector Roadway  
60' R.O.W.

Wire Fence

OUR SAVIOR LUTHERAN CHURCH

Zoned PD-13

DESCRIPTION  
ZONING TRACT

BEING, a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and also being part of a 73.9 acre tract as conveyed to Emily Sue Whitehead and O.L. Steger, Jr., recorded in Volume 87, Page 148, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the southerly line of Interstate Highway No. 30, said point being the north corner of said 73.9 acre tract recorded in Volume 87, Page 148, an iron pipe, found, for corner;

THENCE South 44°06'41" East, leaving the said southerly line of Interstate Highway No. 30, a distance of 775.78 feet to a 1/2 inch iron stake, found, for corner;

THENCE South 44°09'00" East, a distance of 1360.13 feet to a 1/2 inch iron stake, found, for corner;

THENCE South 46°00'08" West, a distance of 1740.93 feet to a point on the northeasterly line of F.M. Road No. 3097, a 1/2 inch iron stake, found, for corner;

THENCE North 43°52'38" West, with the northwesterly line of F.M. Road No. 3097 a distance of 637.91 feet to the POINT OF BEGINNING;

THENCE North 43°52'38" West, continuing with said northeasterly line a distance of 540.00 feet to a R.O.W. marker, found;

THENCE North 15°54'15" West, a distance of 178.36 feet to a R.O.W. marker, found, on the easterly line of F.M. Road No. 740, (Ridge Road);

THENCE North 08°10'58" East, with the easterly line of F.M. Road No. 740 (Ridge Road), a distance of 748.47 feet to a 1/2 inch iron stake, found;

THENCE North 09°02'52" East, a distance of 24.40 feet to a point;

THENCE South 81°49'02" East, leaving the said easterly line of F.M. No. 740 (Ridge Road), a distance of 650.00 feet to a point;

THENCE South 08°10'58" West, a distance of 952.81 feet to the point of curvature of a curve to the right, said curve having a central angle of 37°56'29" and a radius of 350.00 feet;

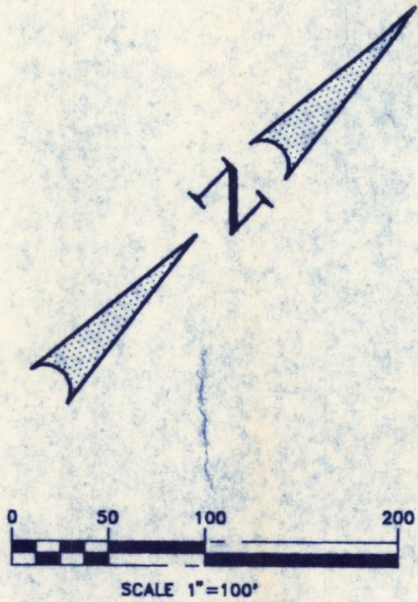
THENCE with said curve an arc distance of 231.77 feet to a point;

THENCE South 46°07'27" West, a distance of 126.43 feet to the POINT OF BEGINNING and containing 16.2391 acres of land, more or less.

This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor, on October 4, 1989.

CHURCH ON THE ROCK ADDITION

Zoned A



Zoning Exhibit		Steger Retail Addition		City of Rockwall		Rockwall County, Texas	
Scale: 1"=100' Date: 2-13-91		Designed By: A.L.C.		Drawn By: A.L.C.		Checked By: M.D.C.	
File: ZONING.DWG		Project No.: 06416.01(65)		SHEET		1 OF 1	
Client: JEMtex Development No. 500, Inc. 1303 Walnut Hill Lane Ft. Worth, Texas 76103 (214) 550-8321		Owner: Estate of O.L. Steger, Jr. & Emily Sue Whitehead C/O Lakeside National Bank P.O. Box 9 Rockwall, Texas 75087		Winkelmann & Associates, Inc.		CONSULTING CIVIL ENGINEERS & SURVEYORS 15000 Highway 100, Suite 200 Dallas, Texas 75244 (214) 342-7200 FAX	
APPROV.		REVISION		DATE		No.	



Zoned C

**F.M. # 740**  
(RIDGE ROAD 90' R.O.W.)

TO CARLISLE PLAZA

Collector Roadway  
60' R.O.W.

Proposed 15' ROW  
Dedication

**Proposed Commercial  
Zoning  
16.2391 Acres**

Limits of Scenic Overlay District

( 100' R.O.W.)

**F.M. # 3097**

N 15°54'15" W  
178.36'

540.00'

N 43°52'38" W

10' SANI SEWER ESMT.  
VOL. 214, PG. 721

S 46°07'22" W

125.83'

M.H.

Ex. 8" San. Sewer

UNDERGROUND TELEPHONE LINE  
ALONG PROPERTY LINE

15' R.C.H. WATER SUPPLY ESMT.  
VOL. 64, PG. 308

DELTA = 37°56'29"  
RADIUS = 350.00'  
LENGTH = 231.77'  
TANGENT = 120.31'  
CHORD = 227.56'  
CHD BRG = S 27° 09'13" W

S 08°10'58" W

925.81'

650.00'

Zoned A

Not a Part

1st Submission  
Zoning Plan



## PLAT REVIEW

☒ Preliminary Plat☐ Final PlatName of Proposed Subdivision Flood him - Stage Retrial AdditionLocation of Proposed Subdivision FM-740Name of Subdivider OL Steger Estate

Date Submitted \_\_\_\_\_ Date of Review \_\_\_\_\_

Total Acreage \_\_\_\_\_ No. of Lots \_\_\_\_\_

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Was the proper application submitted? (attach copy)	<u>✓</u>	_____	_____
2. Were the proper number of copies submitted?	<u>✓</u>	_____	_____
3. Is scale 1" = 100' (Specify scale if different) Scale = _____	<u>✓</u>	_____	_____
4. Is the subdivision name acceptable?	<u>✓</u>	_____	_____
5. Comments:			



Planning and Zoning

1.	What is the proposed use?	<u>Commercial</u>		
2.	What is the proposed density?	<u>N/A</u>		
3.	What is the existing zoning?	<u>Ag</u>		
		<u>Yes</u>	<u>No</u>	<u>N/A</u>
4.	Is the plan zoned properly? <i>approved</i>	<u>          </u>	<u>✓</u>	<u>          </u>
5.	Does the use conform to the Land Use Plan?	<u>✓</u>	<u>          </u>	<u>          </u>
6.	Is this tract taken out of a larger tract?	<u>✓</u>	<u>          </u>	<u>          </u>
7.	Will the development landlock another property?	<u>          </u>	<u>✓</u>	<u>          </u>
8.	Is this project subject to the provisions of the Concept Plan Ordinance?	<u>          </u>	<u>✓</u>	<u>          </u>
9.	Has a Concept Plan been provided and approved?	<u>          </u>	<u>✓</u>	<u>          </u>
10.	Does the plan conform to the Master Park Plan?	<u>✓</u>	<u>          </u>	<u>          </u>
11.	Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance?	<u>✓</u>	<u>          </u>	<u>          </u>
a.	Lot Size	<u>✓</u>	<u>          </u>	<u>          </u>
b.	Building Line	<u>✓</u>	<u>          </u>	<u>          </u>
c.	Parking	<u>✓</u>	<u>          </u>	<u>          </u>
d.	Buffering	<u>✓</u>	<u>          </u>	<u>          </u>
e.	Site Plan	<u>✓</u>	<u>          </u>	<u>          </u>
f.	Other	<u>          </u>	<u>          </u>	<u>          </u>



- |     |  |   |           |            |
|-----|--|---|-----------|------------|
| 13. | Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation? | ✓<br>_____  | _____     | _____      |
| 14. | Comments:  | <i>Relatively flat should show all access easements and fire lane</i> |           |            |
|     |  | <u>Yes</u>  | <u>No</u> | <u>N/A</u> |

Engineering

- |    |  |            |            |            |
|----|--|------------|------------|------------|
| 1. | Streets and Traffic  |            |            |            |
| a. | Does the plan conform to the Master Thoroughfare Plan?                       | ✓<br>_____ | _____      | _____      |
| b. | Is adequate right-of-way provided for any major thoroughfares or collectors? | _____      | ✓<br>_____ | _____      |
| c. | Is any additional right-of-way provided for all streets and alleys?          | ✓<br>_____ | _____      | _____      |
| d. | Is any additional right-of-way required?                                     | ✓<br>_____ | _____      | _____      |
| e. | Is there adequate road access to the proposed project?                       | ✓<br>_____ | _____      | _____      |
| f. | Will escrowing of funds or construction of substandard roads be required?    | _____      | ✓<br>_____ | _____      |
| g. | Do proposed streets and alleys align with adjacent right-of-way?             | _____      | _____      | ✓<br>_____ |



- |    |   |  |       |        |
|----|---|--|-------|--------|
| h. | Do the streets and alleys conform to City regulations and specifications? | _____                                  | _____ | _____✓ |
| i. | Are the street names acceptable?  | _____                                  | _____ | _____✓ |
| j. | Is a traffic analysis needed?   | _____✓                                 | _____ | _____  |
| k. | Comments:   | <i>Region is reviewing the request</i> |       |        |

2. Utilities

- |    |  |       |       |       |
|----|--|-------|-------|-------|
| a. | Does the Plan conform to the Master Utility Plan?  | _____ | _____ | _____ |
| b. | Are all lines sized adequately to handle development?  |       |       |       |
|    | 1. Water   | _____ | _____ | _____ |
|    | 2. Sewer   | _____ | _____ | _____ |
| c. | Is additional line size needed to handle future development?   |       |       |       |
|    | 1. Water   | _____ | _____ | _____ |
|    | 2. Sewer   | _____ | _____ | _____ |
| d. | Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development? | _____ | _____ | _____ |
| e. | Are all necessary easements provided?  | _____ | _____ | _____ |
| f. | Do all easements have adequate access?   | _____ | _____ | _____ |



- |    |  |       |       |       |
|----|--|-------|-------|-------|
| g. | Are any off site easements required?   | _____ | _____ | _____ |
| h. | Have all appropriate agencies reviewed and approved plans?                   |       |       |       |
| 1. | Electric   | _____ | _____ | _____ |
| 2. | Gas  | _____ | _____ | _____ |
| 3. | Telephone  | _____ | _____ | _____ |
| 4. | Cable  | _____ | _____ | _____ |
| i. | Does the drainage conform to City regulations and specifications?            | _____ | _____ | _____ |
| j. | Do the water and sewer plans conform to City regulations and specifications? | _____ | _____ | _____ |
| k. | Is there adequate fire protection existing or planned?                       | _____ | _____ | _____ |
| l. | Comments:  |       |       |       |

General Requirements

- |    |  |              |       |       |
|----|--|--------------|-------|-------|
| 1. | Has the City Engineer reviewed and approved the plan?              | <u>  1  </u> | _____ | _____ |
| 2. | Does the final plat conform to the City's Flood Plain Regulations? | _____        | _____ | _____ |
| 3. | Does the final plat conform to the preliminary plat as approved?   | _____        | _____ | _____ |
| 4. | Staff Comments:  |              |       |       |



Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (Hours)</u>
Julie Lot	2/28/7	2 hr.
Julie Lot	2/28	2 hr.



## PLAT REVIEW

\* ☐ Preliminary Plat\* ☒ Final Plat\* Name of Proposed Subdivision Food Lion

\* Location of Proposed Subdivision \_\_\_\_\_

\* Name of Subdivider \_\_\_\_\_

\* Date Submitted \_\_\_\_\_ Date of Review \_\_\_\_\_

\* Total Acreage \_\_\_\_\_ No. of Lots \_\_\_\_\_

Review Checklist

	<u>Yes</u>	<u>No</u>	<u>N/A</u>
* 1. Was the proper application submitted and checklist? (attach copy)			
* 2. Were the proper number of copies submitted?	_____	_____	_____
* 3. Is scale 1" = 100' (Specify scale if different) Scale = _____	_____	_____	_____
* 4. Is the subdivision name acceptable?	_____	_____	_____
5. Comments:			



Planning and Zoning

1. What is the proposed use?	<u>Comm</u>		
2. What is the proposed density?	<u>n/a</u>		
3. What is the existing zoning?	<u>C</u>		
	<u>Yes</u>	<u>No</u>	<u>N/A</u>
4. Is the plan zoned properly?	<u>✓</u>	<u>      </u>	<u>      </u>
5. Does the use conform to the Land Use Plan?	<u>✓</u>	<u>      </u>	<u>      </u>
6. Is this tract taken out of a larger tract	<u>✓</u>	<u>      </u>	<u>      </u>
7. Will the development landlock another property?	<u>      </u>	<u>✓</u>	<u>      </u>
8. Is this project subject to the provisions of the Concept Plan Ordinance?	<u>✓</u>	<u>      </u>	<u>      </u>
9. Has a Concept Plan been been Provided and Approved	<u>✓</u>	<u>      </u>	<u>      </u>
10. Does the plan conform to the Master Park Plan?	<u>      </u>	<u>      </u>	<u>✓</u>
11. Does plan conform to the Comprehensive Zoning Ordinance of approved PD Ordinance?			
a. Lot Size	<u>✓</u>	<u>      </u>	<u>      </u>
b. Building Line	<u>✓</u>	<u>      </u>	<u>      </u>
c. Parking	<u>✓</u>	<u>      </u>	<u>      </u>
d. Buffering	<u>✓</u>	<u>      </u>	<u>      </u>
e. Site Plan	<u>✓</u>	<u>      </u>	<u>      </u>
f. Other	<u>      </u>	<u>      </u>	<u>      </u>
12. Has the City Planner reviewed and commented on the plan? (If so, attach copy of Review)	<u>✓</u>	<u>      </u>	<u>      </u>



13. Does the plan exhibit good planning in general layout, access, and vehicular and pedestrian circulation?

✓

\_\_\_\_\_

\_\_\_\_\_

14. Comments:

Yes

No

N/A

Engineering

1. Streets and Traffic

- a. Does the plan conform to the Master Thoroughfare Plan?

✓

\_\_\_\_\_

\_\_\_\_\_

- b. Is adequate right-of-way provided for any major thoroughfares or collectors?

✓

\_\_\_\_\_

\_\_\_\_\_

- c. Is any additional right-of-way provided for all streets and alleys?

✓

\_\_\_\_\_

\_\_\_\_\_

- d. Is any additional right-of-way required?

✓

\_\_\_\_\_

\_\_\_\_\_

- e. Is there adequate road access to the proposed project?

✓

\_\_\_\_\_

\_\_\_\_\_

- f. Will escrowing of funds or construction of sub-standard roads be required?

\_\_\_\_\_

✓

\_\_\_\_\_

- g. Do proposed streets and alleys align with adjacent right-of-way?

✓

\_\_\_\_\_

\_\_\_\_\_

- h. Do the streets and alleys conform to City regulations and specifications?

\_\_\_\_\_

\_\_\_\_\_

✓



- |                                       |        |       |        |
|---------------------------------------|--------|-------|--------|
| * i. Are the street names acceptable? | _____  | _____ | _____✓ |
| j. Is a traffic analysis needed?      | _____✓ | _____ | _____  |
| k. Comments:                          |        |       |        |

2. Utilities

- |   |       |       |       |
|---|-------|-------|-------|
| a. Does the Plan conform to the Master Utility Plan?  | _____ | _____ | _____ |
| b. Are all lines sized adequately to handle development?  |       |       |       |
| 1. Water  | _____ | _____ | _____ |
| 2. Sewer  | _____ | _____ | _____ |
| c. Is additional line size needed to handle future development?   |       |       |       |
| 1. Water  | _____ | _____ | _____ |
| 2. Sewer  | _____ | _____ | _____ |
| d. Is there adequate capacity in sewer outfall mains, treatment plants and water transmission lines to handle the proposed development? | _____ | _____ | _____ |
| e. Are all necessary easements provided?  | _____ | _____ | _____ |
| f. Do all easements have adequate access?   | _____ | _____ | _____ |
| g. Are any off site easements required?   | _____ | _____ | _____ |
| h. Have all appropriate agencies reviewed and approved plans?   |       |       |       |
| 1. Electric   | _____ | _____ | _____ |
| 2. Gas  | _____ | _____ | _____ |
| 3. Telephone  | _____ | _____ | _____ |
| 4. Cable  | _____ | _____ | _____ |



i. Does the drainage conform to City regulations and specifications?

\_\_\_\_\_

j. Do the water and sewer plans conform to City regulations and specifications?

\_\_\_\_\_

k. Is there adequate fire protection existing or planned?

\_\_\_\_\_

l. Comments:

General Requirements

1. Has the City Engineer reviewed and approved the plan?

\_\_\_\_\_

2. Does the final plat conform to the City's Flood Plain Regulations?

\_\_\_\_\_

3. Does the final plat conform to the preliminary plat as approved?

\_\_\_\_\_

4. Staff Comments:



Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>



SITE PLAN REVIEW

- ✓ Date Submitted \_\_\_\_\_
- Scheduled for P&Z \_\_\_\_\_
- ✓ Scheduled for Council \_\_\_\_\_
- ✓ Applicant/Owner \_\_\_\_\_
- ✓ Name of Proposed Development Food Lion
- ✓ Location FM-740 Legal Description \_\_\_\_\_
- \_\_\_\_\_
- ✓ Total Acreage \_\_\_\_\_ No. Lots/Units \_\_\_\_\_
- ✓ Current Zoning \_\_\_\_\_
- Special Restrictions \_\_\_\_\_
- \_\_\_\_\_
- ✓ Surrounding Zoning \_\_\_\_\_

<u>Planning</u>	<u>Yes</u>	<u>No</u>	<u>N/A</u>
1. Is the site zoned properly? <i>app has been made + C</i>	_____	<input checked="" type="checkbox"/>	_____
2. Does the use conform to the Land Use Plan?	<input checked="" type="checkbox"/>	_____	_____
3. Is this project in compliance with the provisions of a Concept Plan?	_____	<input checked="" type="checkbox"/>	_____
✓ 4. Is the property platted?	_____	<input checked="" type="checkbox"/>	_____
- 5. Is plat filed of record at Courthouse? File No. _____	_____	<input checked="" type="checkbox"/>	_____
✓ 6. If not, is this site plan serving as a preliminary plat?	<input checked="" type="checkbox"/>	_____	_____
7. Does the plan conform to the Comprehensive Zoning Ordinance or PD Ordinance on the following:			
a. Are setbacks correct?			
front	<input checked="" type="checkbox"/>	_____	_____
side	<input checked="" type="checkbox"/>	_____	_____
rear	<input checked="" type="checkbox"/>	_____	_____
b. Are buildings on same lot adequately separated?	_____	_____	<input checked="" type="checkbox"/>



- |   |       |                  |       |
|---|-------|------------------|-------|
| c. Is the lot the proper size?  | ✓     | _____            | _____ |
| d. Does the lot have proper dimensions?   | ✓     | _____            | _____ |
| e. Are exterior materials correct? <i>app will be made to submit</i>                          | _____ | ✓                | _____ |
| f. Are structural materials correct?  | ✓     | _____            | _____ |
| g. Is coverage correct?   | ✓     | _____            | _____ |
| h. Is adequate area in landscaping shown? <i>needs to be revised</i>                          | _____ | ✓                | _____ |
| i. Is it irrigated?   | ✓     | _____            | _____ |
| j. Is landscaping in parking lot required?  | ✓     | _____            | _____ |
| k. Are types of landscaping indicated?  | ✓     | _____            | _____ |
| l. Is floor area ratio correct?   | ✓     | _____            | _____ |
| m. Is building height correct?  | ✓     | _____            | _____ |
| n. Are correct number of parking spaces provided?   | ✓     | _____            | _____ |
| o. Are driving lanes adequate in width? <i>actually too wide</i>                              | ✓     | _____            | _____ |
| p. Are parking spaces dimensioned properly  | ✓     | _____            | _____ |
| q. Does the parking lot meet City specifications  | ✓     | _____            | _____ |
| r. Is a fire lane provided? <i>need to designate for plot</i>                                 | _____ | ✓                | _____ |
| s. Is it adequate in width?   | ✓     | _____            | _____ |
| t. Are drive entrances properly spaced? <i>need a waiver</i>                                  | _____ | ✓                | _____ |
| u. Are drive entrances properly dimensioned? <i>need a waiver</i>                             | _____ | ✓                | _____ |
| ....Do drive entrances line up with planned median breaks? <i>would be able to</i>            | _____ | ✓                | _____ |
| v. Is lighting provided and correctly directed? <i>need to change descriptive to lighting</i> | ✓     | _____            | _____ |
| w. Are sidewalks required?  | ✓     | <del>_____</del> | _____ |
| x. Are sidewalks provided? <i>would have to put in but continuous</i>                         | _____ | ✓                | _____ |
| y. Is a screen or buffer required?  | _____ | ✓                | _____ |
| ....Is it sized properly?   | _____ | _____            | _____ |
| ....Is it designed properly?  | _____ | _____            | _____ |
| ....Is it of correct materials?   | _____ | _____            | _____ |



- |  |                                     |                                     |                                     |
|--|-------------------------------------|-------------------------------------|-------------------------------------|
| ✓ 7. Does the site plan contain all required information from the application checklist?           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 8. Is there adequate access and circulation?   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 9. Is trash service located and screened?  | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| ✓ 10. Are street names acceptable?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 11. Was the plan reviewed by a consultant?<br>(If so, attach copy of review.)                      | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            |
| 12. Does the plan conform to the Master Park Plan?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> |
| 13. Are there any existing land features to be maintained?<br>(ie, topography, trees, ponds, etc.) | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            |

Comments:

#### Building Codes

- |  |                                     |                          |                          |
|--|-------------------------------------|--------------------------|--------------------------|
| 1. Do buildings meet fire codes?       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. Do signs conform to Sign Ordinance? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Comments:

#### Engineering

- |  |                                     |                                     |                          |
|--|-------------------------------------|-------------------------------------|--------------------------|
| 1. Does plan conform to Thoroughfare Plan?                                   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 2. Do points of access align with adjacent ROW?                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 3. Are the points of access properly spaced? <i>written needed</i>           | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4. Are street improvements required? <i>new lane needs to be provided</i>    | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 5. Will escrowing of funds or construction of substandard roads be required? | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6. Does plan conform with Flood Plain Regulations?                           | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> |
| 7. Is adequate fire protection present?                                      | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 8. Are all utilities adequate?   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 9. Are adequate drainage facilities present?                                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> |
| 10. Is there a facilities agreement on this site?                            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> |



- |   |       |       |       |
|---|-------|-------|-------|
| 11. Are existing roads adequate for additional traffic to be generated?                               | ✓     | _____ | _____ |
| 12. Is the site part of a larger tract? Does the plan adversely impact development of remaining land? | ✓     | ✓     | _____ |
| 13. Are access easements necessary?   | ✓     | _____ | _____ |
| 14. Are street and drive radii adequate?  | _____ | _____ | _____ |
| 15. Have all required conditions been met?  | _____ | _____ | _____ |
| 16. Is there a pro rata agreement on this site?   | _____ | _____ | _____ |
| 17. Have all charges been paid?   | _____ | _____ | _____ |

Time Spent on Review

Name

Date

Time Spent (hours)

need to show drive lane expansion on site plan.

Get strip of landscaping down middle of get credit - add  
 drive are too close per requirements large  
 need shrubs on either side of drive trees in  
 install a canopy in front of bldg. center &  
 change all to large trees

what type of parking not directly with  
 beamed & height & spacing with diagonal  
 shielding  
 proximity of south drive to 3097  
 why not shared drives - at least one

thrust length & storage  
 plants on top of berm in front

parking lot area  
 73, 660 =  
 5% 3,630  
 discuss easement going to be paved?  
 check usability triangles? why so big  
 discuss internal landscaping in parking lot  
 would normally need a large tree - have 17 small trees  
 need to add 2 more trees in street  
 I don't get required landscaping - only 16,638 \$



CITY OF ROCKWALL  
IMPACT AND DEVELOPMENT FEE  
ALLOCATION WORKSHEET

DATE: 4/17/91

NAME OF DEVELOPER/BUILDER: EMJ Corporation

LOCATION OF DEVELOPMENT: FM-740

NAME OF DEVELOPMENT: Food Lion Grocery Store

NAME OF SUBDIVISION: Steger Retail Addition

<u>Type of Fee Paid</u>	<u>Amount of Fee</u>
-------------------------	----------------------

A. Impact Fee

1. Water
2. Wastewater

\$ 1085.33
<u>\$ 4337.80</u>

B. Parkland Fee

\_\_\_\_\_

C. Pro Rata Fee

1. Water
2. Sewer
3. Streets

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

D. Other

- 1.
- 2.
- 3.
- 4.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

TOTAL FEES:

\$ 5423.13

Completed by: Julie Couch  
Staff Name



Chuck Hodges

add variations & color to top &  
Bottom on front elevations

add Brick to 8+18 on both sides

raised sidewalk - yes

and that building w/ Block be painted  
& textured.

require construction entrance off of  
FM - 3097

Rick Buzey John Lewis all  
for



Chuck Hodges, Rick Burgoyne, Hayward  
Saxon, John Lewis

Road Line site plan

Have John look extendy from line to 3097

need to look into light at sheet  
underside on PM-~~77~~ 3097 & PM-780


don't have a problem with the 19 year  
Hollies

Board wants the 1 drive & widen the drive to  
36'



latex material on concrete block for  
screening. Concern about the material  
need to look at some alternative  
is there any deed restriction on

parapet wall



Pennciale - need furnished on  
high view



# CITY OF ROCKWALL

205 WEST RUSK

ROCKWALL, TEXAS 75087

PHONE NUMBER: 214/771-1111

FAX NUMBER: 214/722-3983

DATE: March 1, 1991

NUMBER OF PAGES (INCLUDING COVER PAGE) 5

TO:

NAME: Mike Clark

COMPANY: Winkelmann & Assoc.

FAX NUMBER: 490-7099

FROM: Julie Couch / Asst. City Manager

CITY OF ROCKWALL

MESSAGE (IF ANY):

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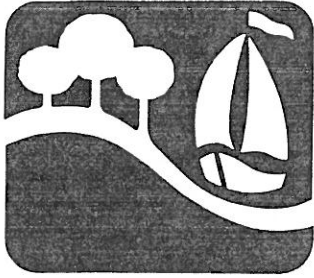
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IF YOU DID NOT RECEIVE ALL PAGES, PLEASE CONTACT FAX OPERATOR:

NAME: Hilda

THANK YOU.





# CITY OF ROCKWALL

## "THE NEW HORIZON"

March 1, 1991

Mike Clark  
Winkelmann and Associates  
12800 Hillcrest Road Suite 200  
Dallas, Texas 75230

Re: Proposed Food Lion site located on FM-740

Dear Mr. Clark:

I have reviewed the preliminary information that has been submitted in conjunction with this request. Additionally, the Planning and Zoning Commission reviewed the plans in their last worksession and our comments regarding the proposed development are as follows:

### Zoning

The information provided is sufficient and conforms to the land use plan.

### Preliminary Plat

1. The access and utility easements, both on the Food Lion lot and the adjacent lots needs to be shown. Proposed access easements should be shown on the adjacent lots. It appears that the access easement needs to be extended along both sides of the building.
2. A future 10' dedication of ROW needs to be shown on FM-3097.
3. The future ROW for the arterial to the south should be 60 feet.

### Site Plan

1. The plan proposes two drives on FM-740 that are approximately 160 feet apart. The minimum separation for drives along an arterial is 200 feet. The Commission



and Council have the ability to waive this requirement if it is determined to be in the interest of the City. The Commission and staff have some concern about the proximity of the southern drive to FM-3097. Given this concern and the fact that the drives do not meet separation standards you will need to either amend the plan to eliminate the southern drive or present your reasons for wanting the two drives. The original plan proposed for Food Lion to the south of this location did not propose two drives on FM-740.

2. The outside drive radii intersecting FM-740 both encroach the adjacent parcels. This is not a problem if the other property owner agrees to this. It would be appropriate to identify proposed curb entrances for the two adjacent tracts to ensure that future access will not be a problem. The frontage on FM-740 from FM-3097 to the future collector would allow 3 drives meeting our separation standards. I would like to identify the general location of those drives as well as the future cross access easements to those drives on the preliminary plat.
3. There was some concern about the throat length of the entrance(s). I am having John Reglin review this issue.
4. As you are aware a turn lane does need to be provided for the entrance off of FM-740. From preliminary discussions with Mr. Reglin it appears that the existing turn lane for the shopping center can be added onto to meet the needs of your turn lane. You need to submit a schematic of what you propose to do to address the turn lane.
5. You need to submit details for the parking lot lighting. The previous site plan was restricted to light poles not exceeding 20 feet in height with hooded fixtures to direct the glare. Please indicate the type and height of lighting proposed.
6. The two outside internal drives are shown to be 30 feet in width. This is wider than our normal drive width of 24 feet. Is there a reason for wanting this width on the two outside drives.
7. Will the access easement be paved initially.

#### Landscaping Plan

1. The total site requirement for landscaping is 18,708 sq. ft. In reviewing the plan I find approximately 16,600 sq. ft. Please identify the area of the individual landscaped areas. The area to be dedicated as ROW for FM-740 cannot be included in the calculation. I would recommend that you consider including an 8 foot strip between the two center parking stalls. This would provide the additional landscaping area and would enhance the parking lot.
2. You have reduced the percentage of required landscaping by including a 3 ft. berm in the front of the tract. Please identify what landscaping will be planted on



the berm in addition to the required street trees. I would encourage some low maintenance ground cover or low shrubs along the top of the berm. You will need to add 3 foot evergreen shrubs in front of the parking lot on either side of each entrance to fully gain this credit.

4. You need to add 2 more trees along the frontage. In the Overlay District the ratio is one tree per each 30 feet of frontage.
5. You are showing 17 yaupon holly trees internal to the parking lot. These are classified as small trees under our landscaping ordinance. The ordinance provides that one large tree per every 20 parking spaces be provided. This may be considered an equivalent exchange by the Commission, which will be discussion at the meeting.

#### Building Elevations

1. The building facade in front is not like the facade approved at the other location. The previous location included a taller front parapet with wrap around brick to give the facade more substance. The Commission will want to know why this change was made. One of the purposes of the wrap around on the sides was to help screen the roof mounted deli utility equipment. Will this equipment be used in this building?
2. What type of roof mount screen will be used around the utility equipment to the rear and will that screen be used on three sides?
3. The previous plan included brick around all four sides of the building. This location will not have the visibility of the previous location but the sides will be totally visible until there is additional development. Even when additional development occurs some of the sides will continue to be visible. The Commission expressed some concern about this issue. There is additionally no guarantee that future buildings will be located adjacent to this building. The Commission also expressed concern about the use of concrete block. There was some discussion about a stucco type paint material that might be used to surface the block. You need to be prepared to discuss this issue at the Architectural Review meeting as I am sure that it will be raised.
4. Please identify the material for the screens around the dumpster locations. It generally should match the material on the main structure.
5. Will the stairs in the rear be of the same bronze color as the coping along the top of the building? They were planned to match under the previous plan.
6. Is there a canopy along the front of the building on either side of the center entrance? If so please give some details of the design.



Please amend your plans to address these issues and provide me with the additional number of copies and reductions for submission to the Architectural Review Board and the Planning and Zoning Commission. You will also need to submit additional copies prior to the City Council meeting, but those don't need to be submitted until after the Architectural Review Board meeting. As we have discussed you are scheduled to meet with the various boards and Council on the following dates:

<u>Date</u>	<u>Item</u>	<u>Board</u>
March 7	Preliminary Plat, Site Plan, Zoning	Architectural Review
March 14	" " "	Planning and Zoning
March 18	" " "	City Council
March 28	Final Plat	Planning and Zoning
April 1	Final Plat and 2nd read of zoning	City Council

This schedule assumes that all required information is submitted to the City and reviewed as necessary and that none of the items is tabled or delayed by the Commission or Council.

If you have any questions regarding any of these items don't hesitate to give me a call.

Sincerely,



Julie Couch  
Assistant City Manager



## MEMORANDUM

March 4, 1991

TO: Members of the Architectural Review Board

FROM: Julie Couch, Assistant City Manager

RE: Proposed Food Lion Grocery Store on FM-740

Several months ago the Board reviewed a proposed site plan for Food Lion that was to be located on FM-740 south of the intersection of FM-3097. The site was finally approved by the Council but Food Lion was not able to finalize the purchase of the property from the current owner. Food Lion is still interested in locating in Rockwall and they have submitted plans for a tract of land located north of FM-3097 along the east side of FM-740. Food Lion proposes a site that is internal and would have access from both FM-3097 and FM-740. This tract of land is currently zoned Agricultural and is unplatted. The current owner has made application to zone the frontage Commercial and Food Lion has submitted a site plan and preliminary plat. Our comments are as follows:

### Site Plan

1. This site is planned to be developed as a part of a larger shopping center. The property is being platted so that additional buildings could be constructed adjacent to the Food Lion store on both sides. This tract is also not as visible from all sides as was the previous site. In conjunction with this concept they are requesting approval for the use of painted concrete block along the sides and rear of the building, rather than the brick that was proposed for the last location. They indicate that at some point when there is additional development buildings will be built next to the side walls and the rear will not be visible. They are also proposing a berm as well as trees and shrubs along the rear of the site to serve as screening. There is, however, no timetable for when there would be additional development and there is no guarantee that development would be located adjacent to this building.
2. The applicant is proposing two drives off of FM-740 rather than one as requested on the previous site. The southern drive is approximately 80 feet from the FM-3097 intersection and the northern drive is 20 feet from their north property line. There is 160 feet between them, which is less than the required 200 foot separation. They are requesting a waiver to this standard in order to allow the two drives. One advantage to maintaining the southern drive is that it will provide access to FM-740 for the corner parcel, which will not have direct access. The disadvantages to the southern drive are its proximity to the FM-3097 intersection and its proximity to the northern drive. We have asked the current owner to indicate the general location of additional drives between the Food Lion site and the future collector street and an indication of cross access easements on the



preliminary plat. Another item that needs to be addressed is the encroachment of the outside drive radii across the two adjacent tracts.

3. The previous plan originally proposed 40 foot light poles. The approved site plan was for 20 light poles. They do not indicate that they still plan to use the 20 foot poles. They have been asked to respond to this.
4. We have indicated to Food Lion that where will need to be a turn lane provided to the northern entrance from 740. A portion of a turn lane taper exists already to serve the shopping center. We will be getting a recommendation from John Reglin, our traffic planner, regarding the design of the turn lane. The Food Lion site will not have access to a median break when 740 is widened.
5. The previous site plan provided for a flush sidewalk next to the building. There was a great deal of discussion about a raised sidewalk. Food Lion feels strongly about maintaining a flush walk and that was what was approved by the Council. They are proposing the same type of walk in this plan.

#### Landscaping Plan

1. Our calculations indicate that they are lacking approximately 2,000 sq. ft. in landscaping. The total site requirement is 18,708 sq. ft. They are providing approximately 16,600 sq. ft. We have asked them to more fully identify the landscaping and have recommended that they consider including an 8 ft. strip of landscaping between the two center parking stalls. This would provide the additional landscaping and would enhance the parking lot.
2. They are gaining a 2.5% credit on landscaping by providing a 3 foot berm along the frontage. We have recommended that they also provide some shrubs or low ground cover along the top of the berm and also provide the necessary shrubs on either side of the entrances.
3. They need to add two additional trees along the frontage.
4. The landscape ordinance provides that they must provide 1 large tree for every 20 parking spaces. That would total 9 large trees. They are showing 17 yaupon holly trees, which are designated as small trees under the landscaping ordinance as an alternative to the 9 large trees.

#### Building Elevations

1. The building facade in front is not like the facade approved at the other location. The previous location included a taller front parapet with wrap around brick to give the facade more substance. We have asked them to address the difference. One of the purposes of the wrap around on the sides was to help screen the roof mounted deli utility equipment.
2. We have asked them to address the type of roof mount screen proposed to be used around



the utility equipment. They are not proposing a parapet wall along the back of the building because it is not highly visible from the street.

3. The previous plan included brick around all four sides of the building. This location will not have the visibility of the previous location but the sides will be totally visible until there is additional development. Even when additional development occurs some of the sides will continue to be visible. There is additionally no guarantee that future buildings will be located adjacent to this building.
4. We have asked them to clarify if the rear and side stairs will be the bronze color originally approved.
5. We have asked them to provide additional details concerning the canopy that will be used in the front of the building.

We have reviewed these issues with the applicant and they are in the process of responding to them. We have attached reduced copies of their original submissions and we will forward full size versions to you tomorrow. I have also attached a copy of the elevations that were approved under the previous plan for your reference.





**Winkelmann  
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

March 5, 1991

City of Rockwall  
205 W. Rusk  
Rockwall, Texas 75087

Attn: Ms. Julie Couch  
Assistant City Manager

**Re: Food Lion Store**

Ms. Couch:

Enclosed are 8 copies each of the Zoning Exhibit, Revised Preliminary Plat, Revised Site Plan and Revised Landscape Plan. In addition we are providing this letter as a response to all comments in your letter dated 3-1-91.

**PRELIMINARY PLAT**

1. All easements have been added to this drawing.
2. A future 10' R.O.W. dedication has been shown for FM 3097.
3. As discussed, we have modified the R.O.W. on the major thoroughfare to be 110' wide.
- \* 4. Driveway locations have been noted.
- \* 5. A note stating that a reciprocal easement agreement will be established for Lots 1, 2 & 3 has been added.

\* per telephone conversation - not in letter.

**SITE PLAN**

1. The driveway spacing on FM 740 does not meet the required spacing of 200 feet. The northerly drive is "fixed" based on left turn considerations on FM 740. The southerly drive is in a position to serve both the Food Lion Tract and the tract to the south via a cross access agreement. Conversations with Mr. John Reglin have concluded that this is a reasonable point of access for both lots, given the parameters of the FM 3097/FM 740 intersection.
2. There is no problem with regard to radii encroaching off the Food Lion Tract. A letter to this affect may be obtained, if necessary.
3. John Reglin indicated no concern over the "throat" length of the drives.
4. A plan is being prepared for a "turn lane" on FM 740 and may be presented at the Thursday meeting.
5. Light pole locations (20'-0" height) have been indicated.



6. Food Lion requires 30' driveway widths whenever possible.
7. The access drive to FM 3097 will be paved with the Food Lion Site.

#### LANDSCAPE PLAN

1. Winkelmann & Associates, Inc.'s calculations indicate a total of 17,642 square feet of landscape area on the plan as originally submitted. We have eliminated an unnecessary drive to "pick up" 600 S.F. and modified a radius to lose on parking space to "pick up" 180 S.F. and narrowed one drive to "pick up" 360 s.f to provide a total of 18,782 S.F.
- 2 & 4. Modifications have been made in accordance with comments.
5. Information only.


#### BUILDING ELEVATIONS (Responses per Rice Williams of ARTECH Design Group)

1. The new, larger store size has a roof 3'-4" higher than the store size previously submitted. The front and side wall parapets have been raised 3'-4" so that the parapet height above the roof will remain as previously submitted, including the "wrap-around" 14'-0" on each side wall. The previous steps and arch in the front facade would increase the maximum building height to 33'-4", whereas the submitted elevation does not exceed 27'-1".
2. Proposes roof mounted screening will be of prefinished bronze colored aluminum panels to match awnings and stairs and coping.
3. We would like for the Commission to consider concrete block side walls because of the adjacent future development. We will be willing to finish these walls with a textured paint product which would be colored to match the face brick.
4. Dumpster screen walls shall be of the same material and finish as the adjacent sides and rear walls.
5. Stairs, aluminum awnings and gutters and downspouts shall be of bronze color to match coping.
6. The front wall of the entry vestibule is on the same vertical plane as the front facade. The remainder of the front facade is supported to either side of the vestibule by brick piers. This provides for a covered sidewalk 12'-0" wide at either side of the entry vestibule.

Please contact me with any questions you may have.

Sincerely,

WINKELMANN & ASSOCIATES, INC.

  
Michael D. Clark, P.E.

MDC/tbr  
cc: Rice Williams



# MASTERPLAN

Mrs. Julie Couch  
City of Rockwall  
205 W. Rusk  
Rockwall, Texas 75087

March 6, 1991

Dear Mrs. Couch:

## FOOD LION SITE PLAN

Pursuant to our conversation, I have reviewed the subject site plan along the south side of SH 740. The following information is thought to be important.

1. Overall, the site plan is well-conceived. Access to both FM 740 and FM 3097 is provided.
2. Long term, the site will not have a median opening along FM 740, so its connection to FM 3097 and to the future collector street will be important.
3. There should be a designated cross-access easement across the front of the property to access the land south and north of this site.
4. The radii at each proposed driveway encroach upon the neighboring properties to the north and south. This is normally not wise planning because it prejudices future development on neighboring parcels, and typically puts a City in a position to have to deal with special requests in the future. The best way to deal with this particular case is to simply reduce the two radii to 20 FT instead of the proposed 30 FT. The interior radii along FM 740 could remain at the 30 FT dimension.
5. The site plan shown includes two driveways along FM 740. City standards identify driveways for a site to be generally separated by distances of 150 FT. The plan shown, however, is a good one, and the southerly driveway is expected to provide the only access to FM 740 which the neighboring property to the south will have. Since the corner property has such a little amount of frontage onto FM 740, it should not have a separate driveway onto this street at this intersection. Consequently, the only way to provide good accessibility to this highly visible corner is to have a driveway nearby with a cross-access easement. The plan as presented seems to be the best way to insure the viability of the corner tract.



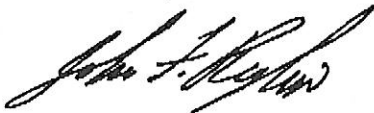
6. The driveway widths shown are 30 FT, versus the more typical 24-25 FT. Food Lion expects trucks to utilize these driveways. These widths, accompanied by the generous driveway radii, will make it possible for semi-trailer trucks and automobiles to more easily turn from and to the major thoroughfare. In the future, with a raised median along FM 740, the turning space for trucks will be tight, and this additional driveway width will probably keep truck tires off of the landscape areas. This design element is seen as having a positive effect on street travel.
7. The distance from the property line to the first cross-driveway is shown to be approximately 60 FT. This distance will permit 2-3 exiting cars to store without interfering with on-site circulation. This amount of storage is expected to be sufficient for this size and type of traffic generator.
8. FM 740 is currently a two-lane roadway. The State is committed to reconstruct this to a four-lane divided thoroughfare having a raised median with left turn lanes. The City has planned the median openings in such a way that this site will not have a median opening in front of the site. The timing for these improvements will occur a few years after Food Lion is operational. In the interim, it is important to protect motorists along FM 740 by providing some form of vehicle stacking lane for southbound motorists gaining access to the property. Due to its proximity to the theatre driveway across the street, it is believed that a two-way left turn lane should be created between the northerly Food Lion driveway and the main driveway into the shopping center, which currently has a left turn lane. This measure would temporarily permit left turn access into the Food Lion site and the theatre without unduly impacting through traffic along FM 740.
9. The access drive onto FM 3097 is shown to be at a location which will not have a median opening in the future. This has been stated to Food Lion's engineer. In order to have a reasonable chance for median opening access, this driveway would have to move southward an additional 200 FT, which is probably more than Food Lion would want to do. The driveway as shown will operate in a good manner for the foreseeable future.
10. The interior access aisles are shown as having travel widths of 30 FT. While this is larger than the required 24 FT, it will make for easier approaches to the parking stalls, and easier exit from those stalls along these two access driveways. It is not expected that these widths will adversely impact the operation of the site.



### RECOMMENDATIONS

1. Require applicant to show a cross-access easement across the property, north-south, for the future potential use of the adjoining properties.
2. Eliminate the encroachment of the applicant's curb return radii onto adjoining properties.
3. Create a two-way left turn lane from the northerly Food Lion driveway northward to the main entry of the shopping center along the west side of FM 740

Sincerely,



John F. Reglin, P.E.  
Vice President



MEMORANDUM

March 7, 1991

TO: Julie Couch and Members of the Architectural Review Board

FROM: Mary Nichols, City Secretary

RE: Food Lion Site Plan

Lynn Broyles will not be able to attend the Architectural Review Board meeting. He did, however, want to make the following comments regarding the site plan:

- 1) He would like to see only one entrance/exit off FM-740. He recommends eliminating the one closest to FM-3097 off FM-740 and is concerned that it is much too close to intersection. He suggests the traffic engineer look at it.
- 2) He is opposed to paint masonry - would like to see all brick and no painted masonry anywhere. He would like to see more imaginative elevations, the front of the building dressed up a little. Any accent band should be continued around building. The color should be compatible with the Carlisle development and a brick sample should be provided to P&Z and Council.
- 3) Regarding light pole issue, the City should require twenty foot tall poles and not any higher. The lighting should match lighting across the street in Carlisle Shopping Center.
- 4) Make sure the site plan complies with landscape ordinance.
- 5) Stairs and Canopies should be upgraded and stairs should be painted to match the building
- 6) Raised sidewalks should be required. Mr. Broyles feels very strongly about this issue
- 7) A parapet wall should be extended around the entire building

Mr. Broyles stated that although the building will not be very visible from FM-740, he is concerned that the Food Lion will set an architectural standard for future development in that area that is more visible. He stated that developers will judge what is acceptable and what is expected by the Food Lion prior to ever submitting an application to the City.



CHANGE REQUEST #19  
DATE 8-27-91 Winkelman & Assoc., Inc.

CIVIL CONSTRUCTION DOCUMENTS  
FOOD LION STORE; SITE #50A  
FM 740 AT FM 3097  
ROCKWALL, TEXAS

The following revisions to the Civil Construction Documents are hereby issued. These revisions shall void, supersede, and take precedence over previously issued drawings and written specifications of the same name and number. These revisions shall hereby become a part of the contract.

1. Contractor is to establish total cost of striping work and materials within the FM 740 right-of-way and make payment to the City of Rockwall attention: Ms. Julie Couch, Asst. City Manager for same. Striping will be accomplished by the City of Rockwall and the State Department Highway and Public Transportation.

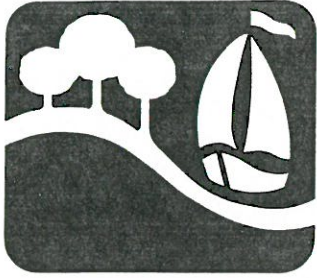
XXXXXX

cc: Rice Williams - Artech Design Group, Inc.  
Julie Couch - Asst. City Manager, Rockwall

END

Chg. Req. #19  
Page 1 of 1





# CITY OF ROCKWALL

## "THE NEW HORIZON"

March 21, 1991

William Winkelmann  
Winkelmann and Assoc.  
12800 Hillcrest Road, #200  
Dallas, Texas 75230

Re: Final Plat for the Food Lion site on FM-740

Dear Mr. Winkelmann:

I have had an opportunity to review the final plat prepared for the Food Lion site and my comments are as follows:

1. The plat needs to be on an 18" by 24" sheet. The declarations and signatures may be placed on a second page if necessary.
2. The drive parallel to FM-740 adjacent to the entrance needs to have an access easement designated on the plat, just as the two 30 foot drives.
3. As you know, the Council will want information on the design of the continuous turn lane on FM-740 when the plat is considered. Please contact John Reglin, the City's traffic planner, for specific information as to what will be needed for this item. His number is 422-9883.
4. You will need to address any items that are noted by the City Engineer and have his approval prior to Commission consideration of the plat.

We have scheduled the final plat for the Planning and Zoning Commission's worksession on March 28 at 7:00 P.M. and the next City Council meeting on April 1 at 7:00 P.M. I will need 16 copies of the final plat on Monday, March 25 so that we can get them to the Commission. If you have any questions I will be back in the office on Monday, March 25.

Sincerely,

Julie Couch  
Assistant City Manager



MINUTES OF THE ARCHITECTURAL REVIEW BOARD  
March 7, 1991

Members present included the Chairman Chuck Hodges, Rick Burgy, Haywood Eason, and John Lewis. Lynn Broyles and Gary McKibben were absent. The meeting was called to order at 7:20 P.M.

The Board considered recommendations regarding a proposed site plan for a Food Lion Grocery store to be located on a tract of land on FM-470 south of I-30. Ms. Couch reviewed the plans with the Board and indicated that Lynn Broyles, who could not be at the meeting had submitted his comments regarding the proposed site plan for Board Consideration. After considerable discussion regarding a number of issues applicable to the proposed plan Rick Burgy made a motion that the site plan be approved with the following conditions:

1. That consideration be given to extending the proposed turn lane to the intersection of FM-740 and FM-3097 to provide for a southbound turn lane onto FM-3097.
2. That consideration be given to providing street lighting at the driveway intersections on both FM-3097 and FM-740.
3. That the landscaping plan be approved with the substitution of the 19 yaupon holly trees.
4. That the site plan be amended to provide for only one driveway with a maximum width of 36' and that the 30' internal drive to the south be reduced to 26'.
5. That the elevations be approved as submitted with the conditions that the front elevations be revised to provide additional color and depth, that the sides and back be painted with a textured paint material that will provide a textured finish to the concrete block, and that the brick be extended a minimum of 26 feet back from the front edges of the building.
6. That the construction entrance for development of the site be located off of FM-3097.
7. That a raised sidewalk be provided along the front of the building.

John Lewis seconded the motion. The motion was voted on and carried unanimously.



**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

91-04  
91-14 ord.

**Agenda Date:** March 14, 1991

**Agenda No:** III. A.

**Agenda Item:** Hold Public Hearing and consider Recommending Approval of a Request from Food Lion for a Change in Zoning from "Ag" Agricultural to "C" Commercial on a 16.239 Acre Tract of Land Located on FM-740 South of I-30, and Recommending Approval of a Site Plan and Preliminary Plat for a Grocery Store

**Item Generated By:** Applicant, Food Lion

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

Several months ago the Commission and Council approved a proposed site plan for Food Lion that was to be located on FM-740 south of the intersection of FM-3097. The site was finally approved by the Council but Food Lion was not able to finalize the purchase of the property from the current owner. Food Lion is still interested in locating in Rockwall and they have submitted plans for a tract of land located north of FM-3097 along the east side of FM-740. Food Lion proposes a site that is internal and would have access from both FM-3097 and FM-740. This tract of land is currently zoned Agricultural and is unplatted. The current owner has made application to zone the frontage Commercial and Food Lion has submitted a site plan and preliminary plat. Our comments are as follows:

**Zoning**

The application for zoning to Commercial is in compliance with the land use plan and we would recommend approval.

**Preliminary Plat**

Food Lion is purchasing this site out of a larger site, which is not platted. The seller, at our request, is preliminary platting all of the property that they own along and south of the proposed future collector, as shown on the preliminary plat. By preliminary platting the larger tract the owner is acknowledging the need for the collector and identifying its future location as well as identifying the future dedication of ROW for the 6 lane divided road to the south the necessary ROW for FM-3097 and FM-740. The preliminary plat also identifies the general location of additional curb cuts along FM-740 and states that cross access easements will be provided on the adjacent lots when they are developed.

As the Commission is aware John Reglin, our traffic planner is in the process of reviewing the Thoroughfare Plan in this area and as a part of this process he is considering some changes to this area. We have asked the owner to add some language to the preliminary plat which will state that the final alignment and needed ROW for FM-3097 and the 6 lane road will be determined prior to final plat approval. This language is not on the preliminary plat at this time and we would recommend that approval of the plat include this condition.

SEE ATTACHED NOTES CONT'D.

**Attachments:**

1. Location Map
2. Site Plans and Drawings

**Agenda Item:** Food Lion Plan

**Item No:** III. A.



Site Plan

1. This site is planned to be developed as a part of a larger shopping center. The property is being platted so that additional buildings could be constructed adjacent to the Food Lion store on both sides. This tract is also not as visible from all sides as was the previous site. In conjunction with this concept they are requesting approval for the use of painted concrete block along the sides and rear of the building, rather than the brick that was proposed for the last location. They indicate that at some point when there is additional development buildings will be built next to the side walls and the rear will not be visible. They are also proposing a berm as well as trees and shrubs along the rear of the site to serve as screening. There is, however, no timetable for when there would be additional development and there is no guarantee that development would be located adjacent to this building.
2. The applicant was proposing two drives off of FM-740 rather than one as requested on the previous site. The southern drive was approximately 80 feet from the FM-3097 intersection and the northern drive is 20 feet from their north property line. There was 160 feet between them, which is less than the required 200 foot separation. They were requesting a waiver to this standard in order to allow the two drives. One advantage to maintaining the southern drive was that it would provide access to FM-740 for the corner parcel, which will not have direct access. The disadvantages to the southern drive are its proximity to the FM-3097 intersection and its proximity to the northern drive. The Architectural Review Board recommended that only one drive be permitted and the applicant amended their plan to reflect only one drive. However, since amending their drawing the applicant has met with the owner and they are not happy with only one drive entrance that far north of their southern tract. Food Lion is considering several alternatives to the design that is shown on the plan in your packet and they will review them with you on Thursday.
3. The applicant is aware that a turn lane must be provided into the entrance. Our current recommendation is that a continuous turn lane be provided from the entrance into Food Lion to the entrance into the Movie 8 entrance. We will need to review this recommendation based on the final location of the drive entrance.
4. The previous site plan provided for a flush sidewalk next to the building. There was a great deal of discussion about a raised sidewalk. Food Lion feels strongly about maintaining a flush walk and that was what was approved by the Council. They are proposing the same type of walk in this plan.
5. The landscape plan meets our requirements with one exception. The landscape ordinance provides that they must provide 1 large tree for every 20 parking spaces. That would total 9 large trees. They are showing 19 yaupon holly trees, which are designated as small trees under the landscaping ordinance as an alternative to the 9 large trees.
6. The building facade in front is not like the facade approved at the other location. The previous location included a taller front parapet with wrap around brick to give the facade more substance. They have indicated that the primary reason for the change was due to the increased size and height of the new building. The Architectural Review Board asked them to revise the front facade to improve the appearance. They will be ready to discuss this Thursday night.
7. They propose a metal screen around the roof mount equipment. They are not proposing a parapet wall along the back of the building because it is not highly visible from the street.
8. The previous plan included brick around all four sides of the building. This location will not have the visibility of the previous location but the sides will be totally visible until there is additional development. Even when additional development occurs some of the sides will continue to be visible. There is additionally no guarantee that future buildings will be located adjacent to this building. They are proposing to add texture to the concrete block that will hide the mortar lines and give a textured stucco appearance.

The Architectural Review Board has reviewed the proposed development and a copy of their recommendations is attached.



91-4

**CITY OF ROCKWALL**  
**Planning and Zoning Agenda**

**Agenda Date:** March 28, 1991

**Agenda No:** II.

**Agenda Item:** Discuss and Consider Approval of a Final Plat for the Food Lion Addition Located on FM-740 South of I-30

**Item Generated By:** Applicant, Food Lion

**Action Needed:** Consider approval of the final plat.

**Background Information:**

Food Lion has submitted the final plat for their proposed site on FM-740. The plat meets all of our requirements with the following comments:

1. A fire access easement needs to be added to the rear of the building on the plat as shown on the attached plat.
2. Temporary access easements need to be granted by the owner for the access along both sides of the building.
3. There is still a drainage issue to be resolved. The final resolution may require the addition of certain easements to the final plat. We will have that issue resolved by Thursday night and will address it at the meeting.
4. Any improvements to the paving on FM-740 needed to provide the required turn lane must be made in conjunction with the development of the site and completed prior to the issuance of a Certificate of Occupancy for Food Lion.

The developer plans to, at a minimum, restripe the existing paving to provide for a storage lane into the movie entrance for northbound traffic and provide a continuous turn lane from the movie entrance to the main entrance into the shopping center. There may be some additional paving necessary to accommodate this change. We will have more information on this issue on Thursday night.

**Attachments:**

1. Final Plat

**Agenda Item:** Food Lion Final Plat

**Item No:** II.



**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** March 18, 1991

**Agenda No:** V. C.

**Agenda Item:** P&Z 91-4-Z/PP/SP/CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Food Lion for a Change in Zoning from "A" Agricultural to "C" Commercial (1st Reading) and Granting a Conditional Use Permit for a Structure with Less Than 90% Exterior Masonry Facade (1st Reading), and Approval of a Site Plan and Preliminary Plat for a Grocery Store to be Located on FM-740 at FM-3097

**Item Generated By:** Applicant, Food Lion

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

As mentioned in the previous notes Food Lion has prepared an alternative preliminary plat and site plan for Council consideration. With the loss of the second drive the seller of the property was very concerned about the ability to access the southern tract that would be retained by them. In order to address the concerns of the seller and the City Food Lion has proposed to move their site 220 feet to the north. The internal site plan and landscape plan will not change. The access drive off of FM-3097 will be longer than originally proposed. The one entrance into Food Lion will line up with the entrance into the Rockwall Village Shopping Center adjacent to the movie parking. A second entrance would be eventually located directly across from the last entrance into the shopping center. This is a much improved design than the original design. They have amended the site plan and the preliminary plat to reflect the change in location and the drive locations. A copy of the drawings is enclosed. A continuous turn lane is still proposed between the drive into Food Lion and the main drive into the shopping center. We will review the actual design of the turn lane in conjunction with the final plat.

The Planning and Zoning Commission has reviewed the plan and the following recommendations were made:

Zoning - the request has been recommended as submitted.

Preliminary Plat - the preliminary plat has been recommended for approval as shown on the revised plat included herein.

**Site Plan/Building Materials/Landscape Plan**

The Commission has recommended that the plans be approved as submitted with the following conditions:

1. That the developer provide street lighting at the driveway intersections on both FM-3097 and FM-740 and along the full length of the access drive from FM-3097.
2. That the landscaping plan be approved with the substitution of the 19 yaupon holly trees.
3. That the elevations be approved as revised including the concrete block material, with the condition that the sides and back be painted with a heavy textured paint material as described by the developer that will provide a textured finish to the concrete block.
4. That the construction entrance for development of the site be located off of FM-3097.
5. That a raised sidewalk be provided along the front of the building.

There was a great deal of discussion on the part of the Commission regarding the building materials and the issue of the raised sidewalk. As in the previous submission Food Lion feels strongly about the request to maintain a flush sidewalk rather than a raised sidewalk. The Commission raised concerns about appearance, safety, drainage and protection of the building. Food Lion was approved with a flush sidewalk in the previous submission.

The Commission also recommended that the Council consider initiating a study of the FM-740/FM-3097 intersection to determine if a turn lane is warranted.

The applicants will be here Monday night with a colored elevation and a picture of the brick to be used.

**Attachments:**

1. Revised Site Plans and Drawings and ordinances

**Agenda Item:** Food Lion Plan

**Item No:** V. C.



**CITY OF ROCKWALL**  
**City Council Agenda**

**Agenda Date:** March 18, 1991

**Agenda No:** V. C.

**Agenda Item:** P&Z 91-4-Z/PP/SP/CUP - Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Food Lion for a Change in Zoning from "A" Agricultural to "C" Commercial (1st Reading) and Granting a Conditional Use Permit for a Structure with Less Than 90% Exterior Masonry Facade (1st Reading), and Approval of a Site Plan and Preliminary Plat for a Grocery Store to be Located on FM-740 at FM-3097

**Item Generated By:** Applicant, Food Lion

**Action Needed:** Hold public hearing and take any necessary action.

**Background Information:**

Several months ago the Commission and Council approved a proposed site plan for Food Lion that was to be located on FM-740 south of the intersection of FM-3097. The site was finally approved by the Council but Food Lion was not able to finalize the purchase of the property from the current owner. Food Lion is still interested in locating in Rockwall and they have submitted plans for a tract of land located north of FM-3097 along the east side of FM-740. Food Lion proposes a site that is internal and would have access from both FM-3097 and FM-740. This tract of land is currently zoned Agricultural and is unplatted. The current owner has made application to zone the frontage Commercial and Food Lion has submitted a site plan and preliminary plat. Our comments are as follows:

**Zoning**

The owner of the property has submitted a request to rezone approximately 16 acres of the frontage along FM-740, including the Food Lion site from Agricultural to Commercial. The application for zoning to Commercial is in compliance with the land use plan and we would recommend approval.

**Preliminary Plat**

Food Lion is purchasing this site out of a larger site, which is not platted. The seller, at our request, is preliminary platting all of the property that they own along and south of the proposed future collector, as shown on the preliminary plat. By preliminary platting the larger tract the owner is acknowledging the need for the collector and identifying its future location as well as identifying the future dedication of ROW for the 6 lane divided road to the south the necessary ROW for FM-3097 and FM-740. The preliminary plat also identifies the general location of additional curb cuts along FM-740 and states that cross access easements will be provided on the adjacent lots when they are developed.

As the Council is aware John Reglin, our traffic planner is in the process of reviewing the Thoroughfare Plan in this area and as a part of this process he is considering some changes to this area. We have asked the owner to add some language to the preliminary plat which will state that the final alignment and needed ROW for FM-3097 and the 6 lane road will be determined prior to final plat approval. This language is not on the preliminary plat at this time and we would recommend that approval of the plat include this condition.

SEE ATTACHED NOTES CONT'D.

**Attachments:**

1. Location Map
2. Site Plans and Drawings

**Agenda Item:** Food Lion Plan

**Item No:** V. C.



Site Plan

1. This site is planned to be developed as a part of a larger shopping center. The property is being platted so that additional buildings could be constructed adjacent to the Food Lion store on both sides. This tract is also not as visible from all sides as was the previous site. In conjunction with this concept they are requesting approval for the use of painted concrete block along the sides and rear of the building, rather than the brick that was proposed for the last location. They indicate that at some point when there is additional development buildings will be built next to the side walls and the rear will not be visible. They are also proposing a berm as well as trees and shrubs along the rear of the site to serve as screening. There is, however, no timetable for when there would be additional development and there is no guarantee that development would be located adjacent to this building.
2. The applicant was originally proposing two drives to serve the Food Lion site. One of the drives was approximately 80 feet from the intersection with FM-3097. The Commission and the Architectural Review Board had some concerns with the second entrance. The applicant had agreed to remove the southern drive and the attached plan reflects that change. The property owner, however, had a problem with the loss of the second drive because it provided access to their undeveloped southern site. Food Lion is in the process of developing an alternative that will be reviewed by the Commission on Thursday night. We will forward their recommendation to you on Friday.
3. The applicant is aware that a turn lane must be provided into the entrance. Our current recommendation is that a continuous turn lane be provided from the entrance into Food Lion to the entrance into the Movie 8 entrance. We will need to review this recommendation based on the final location of the drive entrance.
4. The previous site plan provided for a flush sidewalk next to the building. There was a great deal of discussion about a raised sidewalk. Food Lion feels strongly about maintaining a flush walk and that was what was approved by the Council. They are proposing the same type of walk in this plan.
5. The landscape plan meets our requirements with one exception. The landscape ordinance provides that they must provide 1 large tree for every 20 parking spaces. That would total 9 large trees. They are showing 19 yaupon holly trees, which are designated as small trees under the landscaping ordinance as an alternative to the 9 large trees.
6. The building facade in front is not like the facade approved at the other location. The previous location included a taller front parapet with wrap around brick to give the facade more substance. They have indicated that the primary reason for the change was due to the increased size and height of the new building. The Architectural Review Board asked them to revise the front facade to improve the appearance.
7. They propose a metal screen around the roof mount equipment. They are not proposing a parapet wall along the back of the building because it is not highly visible from the street.
8. The previous plan included brick around all four sides of the building. This location will not have the visibility of the previous location but the sides will be totally visible until there is additional development. Even when additional development occurs some of the sides will continue to be visible. There is additionally no guarantee that future buildings will be located adjacent to this building. They are proposing to add texture to the concrete block that will hide the mortar lines and give a textured stucco appearance.

The Architectural Review Board has reviewed the proposed development and a copy of their recommendations is attached. The Planning and Zoning Commission will review this on Thursday night and we will forward their recommendation to you on Friday.



The Preparation of this Map was  
Financed in Part Through COMPREHENSIVE  
PLANNING ASSISTANCE GRANT NO.  
TX. - 06-16-1183-33

TED 1/4/91

### Location Map



**CITY OF ROCKWALL  
City Council Agenda**

**Agenda Date:** April 1, 1991

**Agenda No:** VII. B.

**Agenda Item:** Discuss and Consider Approval of a Final Plat for the Food Lion Addition Located on FM-740 South of I-30

**Item Generated By:** Applicant, Food Lion

**Action Needed:** Consider approval of the final plat.

**Background Information:**

Food Lion has submitted the final plat for their proposed site on FM-740. The plat meets all of our requirements with the following comments:

1. A fire access easement needs to be added to the rear of the building on the plat as shown on the attached plat.
2. Temporary access easements need to be granted by the owner for the access along both sides of the building.
3. There is still a drainage issue to be resolved. The final resolution may require the addition of certain easements to the final plat. We will have that issue resolved prior to the Planning and Zoning meeting on Thursday night.
4. Any improvements to the paving on FM-740 needed to provide the required turn lane must be made in conjunction with the development of the site and completed prior to the issuance of a Certificate of Occupancy for Food Lion.

The developer plans to, at a minimum, restripe the existing paving to provide for a storage lane into the movie entrance for northbound traffic and provide a continuous turn lane from the movie entrance to the main entrance into the shopping center. There may be some additional paving necessary to accommodate this change. We will have more information on this issue prior to the Planning and Zoning meeting on Thursday night.

The Planning and Zoning Commission will consider this item at their meeting on Thursday night and we will forward information on their action to you on Friday.

**Attachments:**

1. Final Plat

**Agenda Item:** Food Lion Final Plat

**Item No:** VII. B.



## PUBLIC NOTICE

The Rockwall Planning and Zoning Commission will hold a public hearing on Thursday, March 14, 1991, at 7:30 P.M. in City Hall, 205 W. Rusk, and the Rockwall City Council will hold a public hearing on Monday, March 18, 1991, at 7:00 P.M. in City Hall to consider approval of a request from Food Lion, Inc. for a change in zoning from "A" Agricultural to "C" Commercial on a 16.23 acre tract of land and a Conditional Use Permit for a structure with less than 90 percent exterior masonry facade to be located on FM-740 south of I-30 and further described as follows:

BEING, a tract of land situated in the James Smith Survey, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and also being part of a 73.9 acre tract as conveyed to Emily Sue Whitehead and O.L. Stager, Jr., recorded in Volume 87, Page 148, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a point on the southerly line of Interstate Highway No. 30, said point being the north corner of said 73.9 acre tract recorded in Volume 87, Page 148, an iron pipe, found, for corner;

THENCE South 44°06'41" East, leaving the said southerly line of Interstate Highway No. 30, a distance of 775.78 feet to a 1/2 inch iron stake, found, for corner;

THENCE South 44°09'00" East, a distance of 1360.13 feet to a 1/2 inch iron stake, found, for corner;

THENCE South 46°00'08" West, a distance of 1740.93 feet to a point on the northeasterly line of F.M. Road No. 3097, a 1/2 inch iron stake, found, for corner;

THENCE North 43°52'38" West, with the northwesterly line of F.M. Road No. 3097 a distance of 637.91 feet to the POINT OF BEGINNING;

THENCE North 43°52'38" West, continuing with said northeasterly line a distance of 540.00 feet to a R.O.W. marker, found;

THENCE North 15°54'15" West, a distance of 178.36 feet to a R.O.W. marker, found, on the easterly line of F.M. Road No. 740, (Ridge Road);

THENCE North 08°10'58" East, with the easterly line of F.M. Road No. 740 (Ridge Road), a distance of 748.47 feet to a 1/2 inch iron stake, found;

THENCE North 09°02'52" East, a distance of 24.40 feet to a point;

THENCE South 81°49'02" East, leaving the said easterly line of F.M. No. 740 (Ridge Road), a distance of 650.00 feet to a point;

THENCE South 08°10'58" West, a distance of 952.81 feet to the point of curvature of a curve to the right, said curve having a central angle of 37°56'29" and a radius of 350.00 feet;

THENCE with said curve an arc distance of 231.77 feet to a point;

THENCE South 46°07'27" West, a distance of 126.43 feet to the POINT OF BEGINNING and containing 16.2391 acres of land, more or less.

This description is based on the Land Title Survey and Plat made by Bob O. Brown, Registered Public Surveyor, on October 4, 1989.