

**OVERLAY DISTRICT
SITE PLAN APPLICATION**

Date 8/26/91NAME OF PROPOSED DEVELOPMENT VIDEO VILLAGE INC.

LOCATION OF PROPOSED DEVELOPMENT _____

NAME OF PROPERTY OWNER/DEVELOPER ALLAN WELCHADDRESS PO BOX 38 ROCKWALL PHONE 771-2222NAME OF LAND PLANNER/ENGINEER WINKLEMAN

ADDRESS _____ PHONE _____

TOTAL ACREAGE 44,994.3 SF CURRENT ZONING CNUMBER OF LOTS/UNITS 1SIGNED [Signature]PROPOSED USE FOR DEVELOPMENT RETAIL

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.

<u>Provided or Shown</u> <u>On Site Plan</u>	<u>Not</u> <u>Applicable</u>
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_____	_____
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_____	_____
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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.

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

13. Height of all structures.

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

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.

18. Location and screening of trash facilities.

19. Location of nearest fire hydrant within 500 ft.

20. Street names on proposed streets.

21. The following additional information:

City of Rockwall

Planning and Zoning Applicant Receipt

Date 8/26/91

Applicant Al Welch Phone _____

Address _____

Development Video Village

The following items have been received on this date by the City of Rockwall Administrative Office:

- ☒ Site Plan Application *Sept 5 - Arch & Board*
☐ Prel. Plat Application *Sept 12 - P+Z 7:30pm*
☐ Final Plat Application *Sept 16 - Council 7:00pm*
☐ Zone Change Application
☐ Sign Board Application
☐ Board of Adj. Application
☐ Front Yard Fence Application
☐ CUP Application
☒ (2) sets/site plans - Submission # 1
☐ () sets/prel. plats - Submission # _____
☐ () sets/final plats - Submission # _____
☐ () sets/executed final plats/mylars
☐ () sets/engineer drawings - Submission # _____
☒ Filing fee \$ 85.00 *Check # 7985*
☐ Other _____

With this application, you are scheduled to appear before the

on see doc, _____

at _____ P.M. at City Hall, 205 W. Rusk, Rockwall,
Texas.

Received By: Mary Nichols



CITY OF ROCKWALL

"THE NEW HORIZON"

Rockwall, Texas 75087-3628

(214) 771-1111

Cash Receipt

Name HO-3097 Limited Partnership 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	170.00		Portable Meter Deposit	02-2202
Subdivision Plats	01-3412			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

Received By

CARLISLE PLAZA ADDITION

F.M. HIGHWAY No. 740
(90' R.O.W.)

P.O.B.

DELTA = 23°53'44"
RADIUS = 320.00'
TANGENT = 67.71'
LENGTH = 133.46'
CHORD = 132.49'
CHD BRG = N 86°14'06" E

DELTA = 13°53'56"
RADIUS = 380.00'
TANGENT = 46.32'
LENGTH = 92.18'
CHORD = 91.95'
CHD BRG = N 81°14'12" E

60' R.O.W. DEDICATION

0.318 ACRES
13,852 SQ. FT.

DELTA = 23°53'44"
RADIUS = 380.00'
TANGENT = 80.41'
LENGTH = 158.48'
CHORD = 157.33'
CHD BRG = N 86°14'06" E

LOT 3, BLOCK 1
STEGER RETAIL ADDITION

1.161 ACRES
50,582 SQ. FT.

DELTA = 13°53'56"
RADIUS = 320.00'
TANGENT = 39.00'
LENGTH = 77.63'
CHORD = 77.44'
CHD BRG = N 81°14'

PROPOSED COLLECTOR ROAD
(60' R.O.W.)

740 / 3097 LIMITED
PARTNERSHIP
VOL. 620, PG. 81
DRRCT

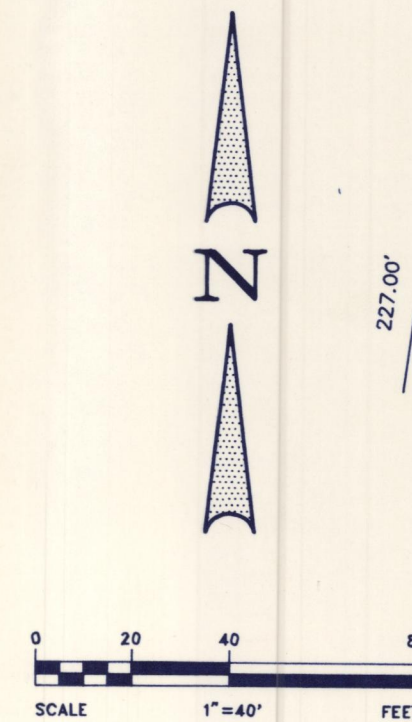
740 / 3097 LIMITED
PARTNERSHIP
VOL. 620, PG. 81
DRRCT

1st Submission

LOT 2, BLOCK 1
STEGE RETAIL ADDITION
JEMtex Development No. 50A, Inc.




VICINITY MAP



1st Submission

	No.	DATE	REVISION	APPROV



**Winkelmann
& Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS
 12800 HILLCREST ROAD, SUITE 200
 BALLAS TEXAS 75020
 (214) 980-2200 FAX

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

Client / Owner : 740 / 3097 Limited Partnership
c/o Lakeside National Bank
P.O. Box 9
Rockwall, Texas 75087

FINAL PLAT
Lot 3, Block 1
Steger Retail Addition
City of Rockwall, Rockwall County, Texas

Scale : 1"= 40'	Date : 8-24-91
Designed By : AMMERMAN/CLARK	
Drawn By : AMMERMAN	
Checked By : AMMERMAN	
File : 9301PLAT.dwg	
Project No. : 09301.021551	

SHEET
1
OF
2

OWNER'S CERTIFICATE

STATE OF TEXAS)(

COUNTY OF ROCKWALL)(

CITY OF ROCKWALL)(

WHEREAS 740/3097 LIMITED PARTNERSHIP, being the Owner of a 1.479 acre tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

BEING a 1.479 acre tract of land situated in the JAMES SMITH SURVEY, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and being part of a tract of land described in deed to 740/3097 Limited Partnership as recorded in Volume 620, Page 81 of the Deed Records of Rockwall County, Texas (DRRCT), said 1.479 acres being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the easterly line of F.M. Highway No. 740 (90' R.O.W. at this point), said iron rod being the northwesterly corner of Lot 2, Block 1 of STEGER RETAIL ADDITION, an addition to the City of Rockwall, and which bears North 08°10'58" East, 483.00' from a concrete R.O.W. monument found at the northerly point of a corner clip at the intersection of said easterly line of F.M. Highway No. 740 with the northeasterly line of F.M. Highway No. 3097 (100' R.O.W.);

THENCE North 08°10'58" East, with said easterly line of F.M. Highway No. 740, 259.87' to a 1/2" iron rod set at the point-of-curvature of a circular curve to the left having a radius of 320.00';

THENCE northeasterly, leaving said easterly line of F.M. Highway No. 740 and along said circular curve to the left, through a central angle of 23°53'44", an arc distance of 133.46' and having a chord which bears North 86°14'06" East, 132.49' to a 1/2" iron rod set at the point-of-reverse-curvature of a circular curve to the right having a radius of 380.00';

THENCE northeasterly, along said circular curve to the right, through a central angle of 13°53'56", an arc distance of 92.18' and having a chord which bears North 81°14'12" East, 91.95' to a 1/2" iron rod set;

THENCE South 01°48'50" East, 60.00' to a 1/2" iron rod set;

THENCE South 08°10'58" West, 255.01' to a 1/2" iron rod set in the northerly line of said Lot 2, Block 1 of STEGER RETAIL ADDITION;

THENCE North 81°49'02" West, along the northerly line of said Lot 2, Block 1 of STEGER RETAIL ADDITION, 228.00' to the POINT OF BEGINNING and containing 1.479 acres or 64,434 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 740/3097 LIMITED PARTNERSHIP, being the Owner, does hereby adopt this plat designating the hereinabove described property as LOT 3, BLOCK 1, 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, 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.

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.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1991.

BY
O.L. Steger, III
Administrator

STATE OF TEXAS)(

COUNTY OF ROCKWALL)(

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 _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ed Ammerman, a Registered Professional Land Surveyor, 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
Texas Registration No. 4195

Date: _____

STATE OF TEXAS)(

COUNTY OF ROCKWALL)(

This instrument was acknowledged before me on the _____ day of _____, 1991, 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 _____, 1991.

Mayor, City of Rockwall

City Secretary
City of Rockwall

Client : 740 / 3097 Limited Partnership
c/o Lakeside National Bank
P.O. Box 9
Rockwall, Texas 75087

Owner :
Estate of O.L. Steger, Jr.
c/o Lakeside National Bank
Rockwall, Texas 75087

FINAL PLAT
Lot 3, Block 1
Steger Retail Addition
City of Rockwall, Rockwall County, Texas

Scale : 1" = 40' Date : 8-24-91
Designed By : AMMERMAN/CLARK
Drawn By : AMMERMAN
Checked By : AMMERMAN
File : 9301SH2.dwg
Project No. : 09301.02H51

SHEET

2

OF

2

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
12800 MILCREST ROAD, SUITE 200
DALLAS, TEXAS 75244
(214) 462-7000 FAX
(214) 462-7000

REVISION

DATE

No.

APPROVE

1st
Submission

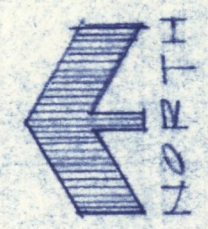
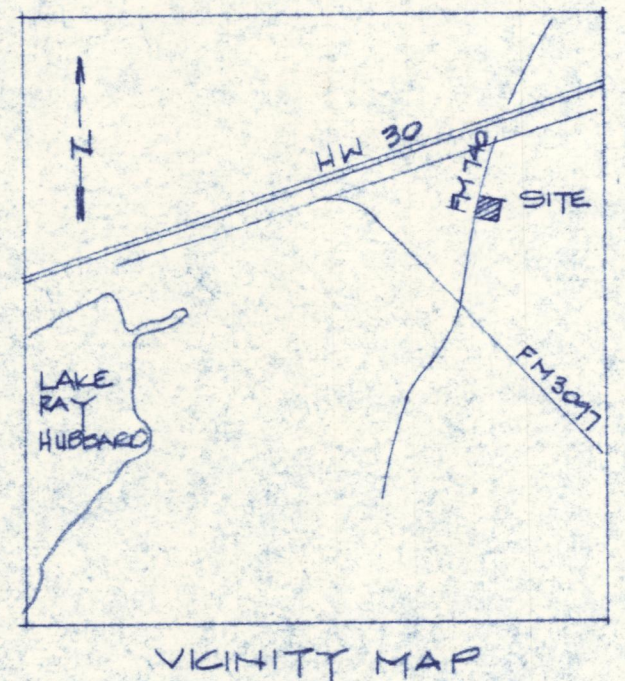
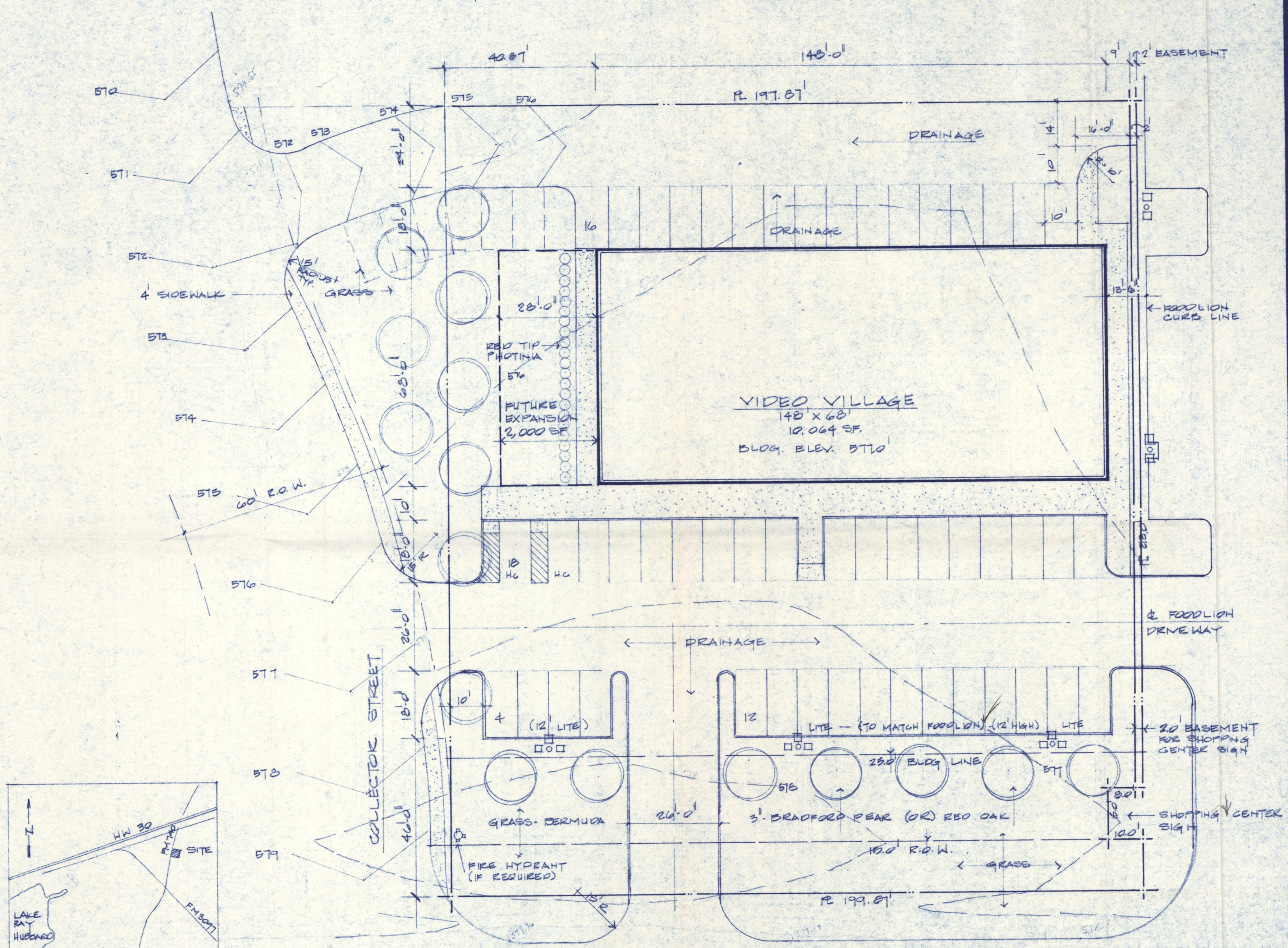
REVISIONS	BY
9 SEPT '91	

OWNER
ALLAN WELCH
771-8304

ARCHITECT
JOHN D. WARRICK & ASSOC.
686-6297

VIDEO VILLAGE

DRAWN
CHECKED
DATE 20 AUGUST '91
SCALE 1" = 20' - 0"
JOB NO.
SHEET 1
OF THREE SHEETS



SITE PLAN

SCALE 1" = 20' - 0"

SITE AREA 44,994.30 SF.
R.O.W. DEDICATION 2,998.00 SF
41,996.30 SF

LANDSCAPE REQ. (10%) = 4,200 SF - W/O R.O.W.
LANDSCAPE PROVIDED = 9,096 SF.

PARKING PROVIDED - 30 CARS
PARKING REQUIRED - 30 CARS
FUTURE - PARKING - 7 CARS

3rd Submission Approved

100% RAC

100% RAC

REVISIONS BY

OWNER
ALLAN WELCH
TTI-8304ARCHITECT
JOHN B. WARRICK & ASSOC.
606-6297 408 Dardanelles Rd
Roll 75238VIDEO
VILLAGE

DRAWN

CHECKED

DATE

20 AUGUST '91

SCALE

1" = 20'-0"

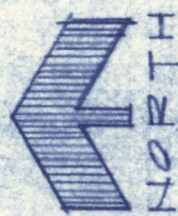
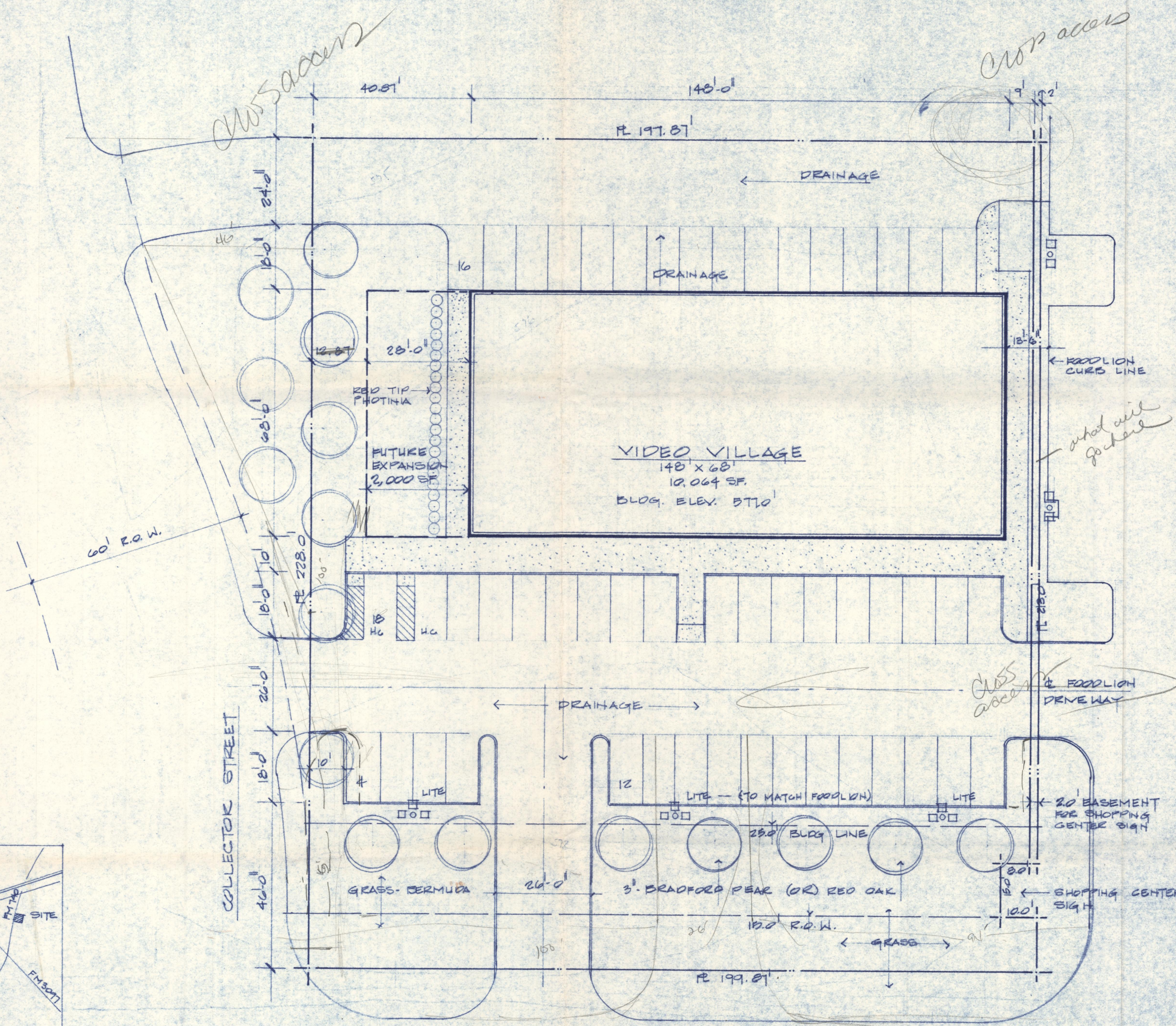
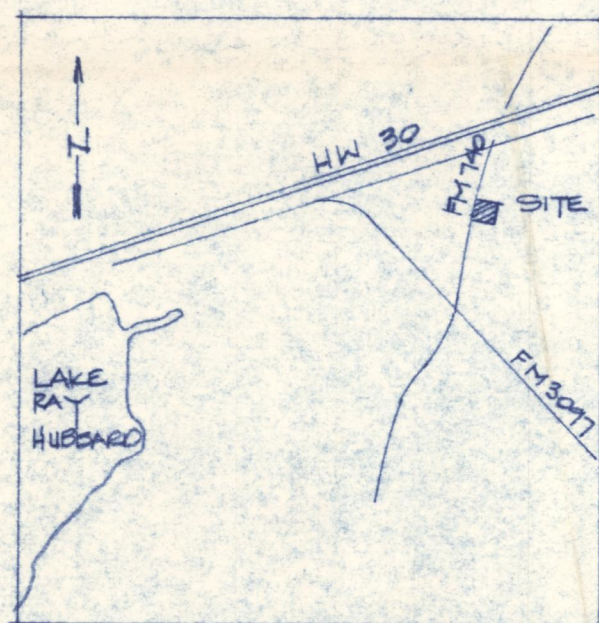
JOB NO.

SHEET

1

OF THREE SHEETS

3rd Submission



SITE PLAN

SCALE

1" = 20'-0"

SITE AREA 44,994.30 SF

R.O.W. DEDICATION 2,998.00 SF

41,996.30 SF

F.M. 740

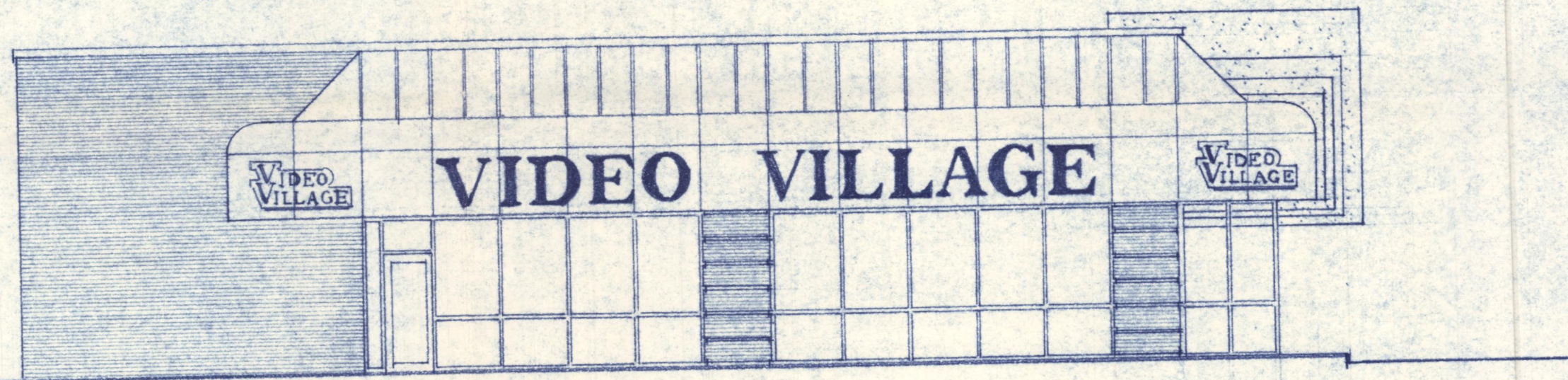
PARKING PROVIDED - 50 CARS
PARKING REQUIRED - 50 CARS



SIGNAGE AREA - FRONT

BUDG FRONTAGE	3100 SF
10% FOR SIGNAGE	310.0 SF
VIDEO VILLAGE (2 EA)	204 SF
LOGOS (4 EA)	72 SF
TV-VCR REPAIR (1 EA)	24 SF
TOTAL	300 SF

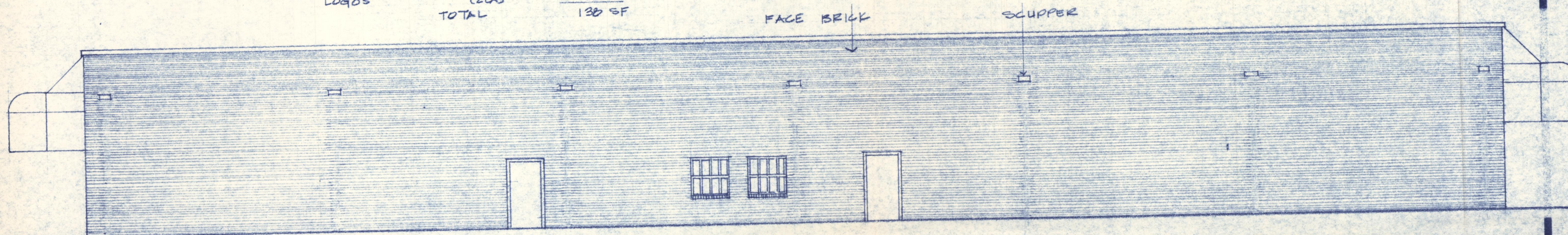
WEST ELEVATION
SCALE 1/8" = 1'-0"



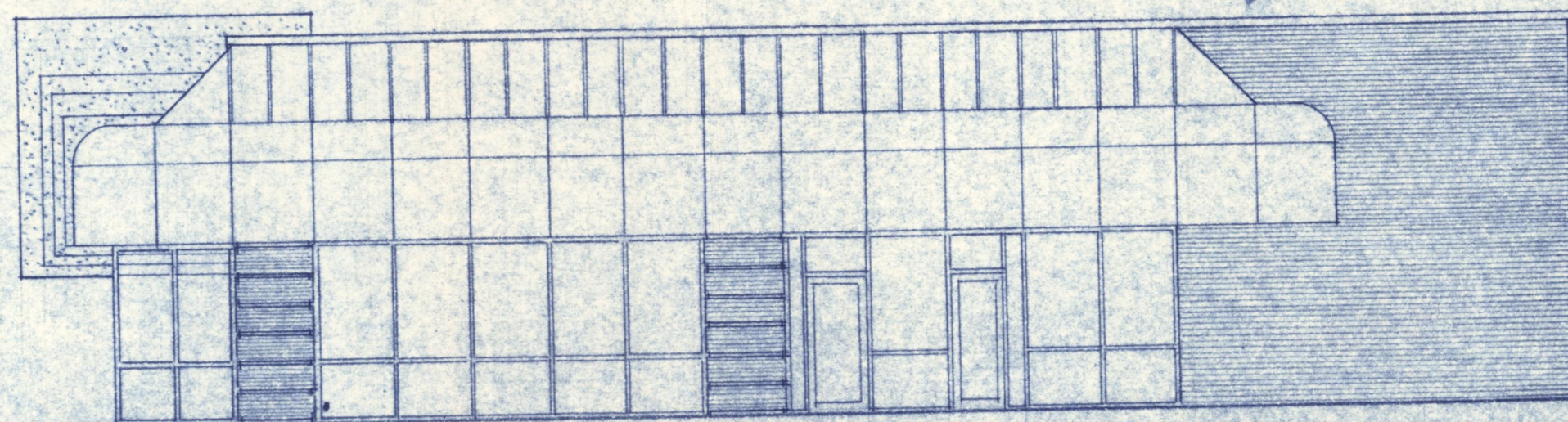
SIGNAGE AREA - SIDE

BUDG SIDE FRONTAGE	1420 SF
10% FOR SIGNAGE	142.0 SF
VIDEO VILLAGE (1 EA)	102 SF
LOGOS (2 EA)	36 SF
TOTAL	138 SF

NORTH ELEVATION
SCALE 1/8" = 1'-0"



EAST ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

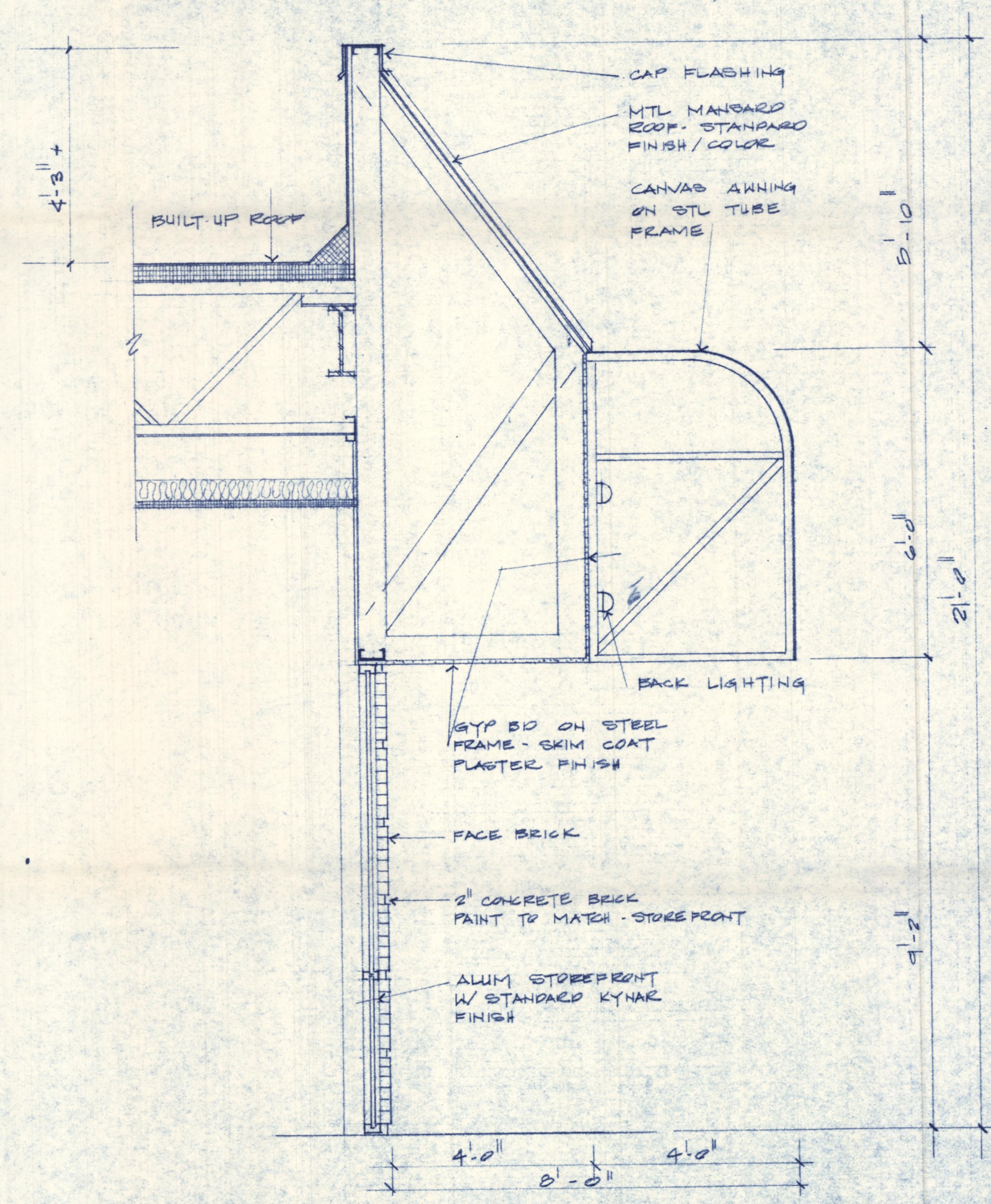
REVISIONS	BY

OWNER
ALLAN WELCH
771-8304
ARCHITECT
JOHN D. WARRICK & ASSOC.
686-6297

VIDEO VILLAGE

DRAWN
CHECKED
DATE 26 AUGUST 91
SCALE 1/8" = 1'-0"
JOB NO.
SHEET 2
OF THREE SHEETS

REVISIONS	BY



TYPICAL WALL SECTION
SCALE 1/2" = 1' - 0"

OWNER
ALLAN WELCH
TEL. 8384
ARCHITECT
JOHN D. WARRICK & ASSOC.
CBS-6287

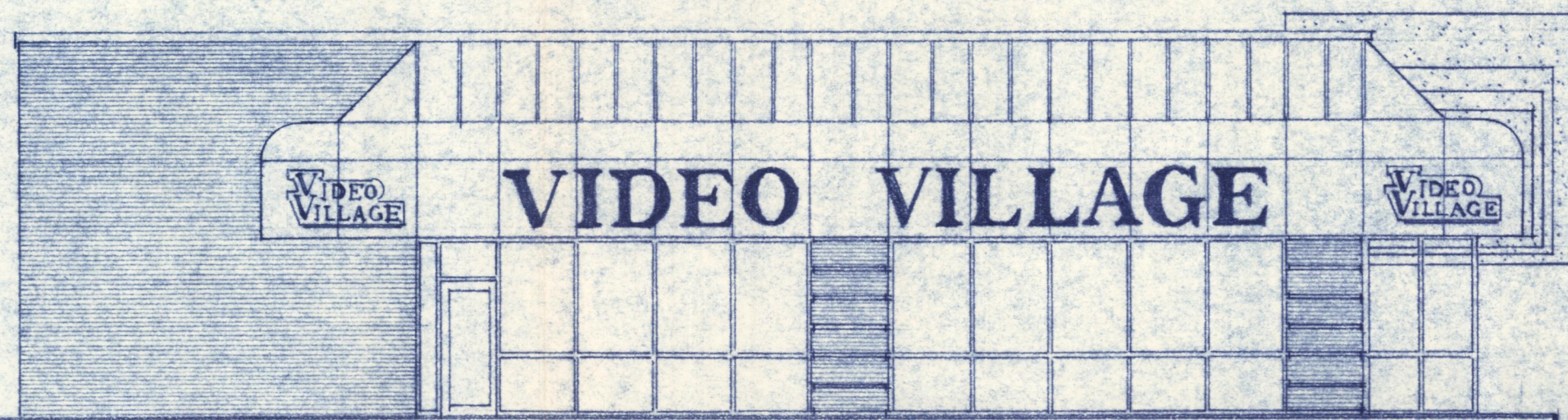


DRAWN
CHECKED
DATE 26 AUGUST 1991
SCALE 1/2" = 1' - 0"
JOB NO.
SHEET 3 OF THREE SHEETS



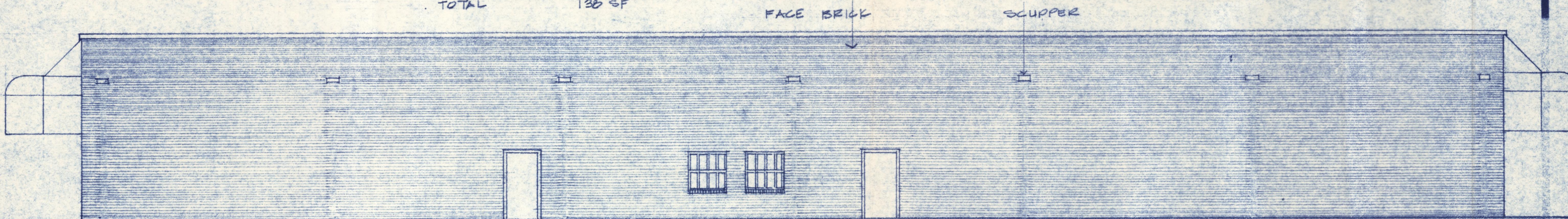
SIGNAGE AREA - FRONT	
BUDG. FRONTAGE	3100 SF.
10% FOR SIGNAGE	310.0 SF
VIDEO VILLAGE (2 EA)	204 SF
LOGOS (4 EA)	72 SF
TV-VCR REPAIR (1 EA)	24 SF
TOTAL	300 SF

WEST ELEVATION
SCALE $\frac{1}{8}" = 1' - 0"$

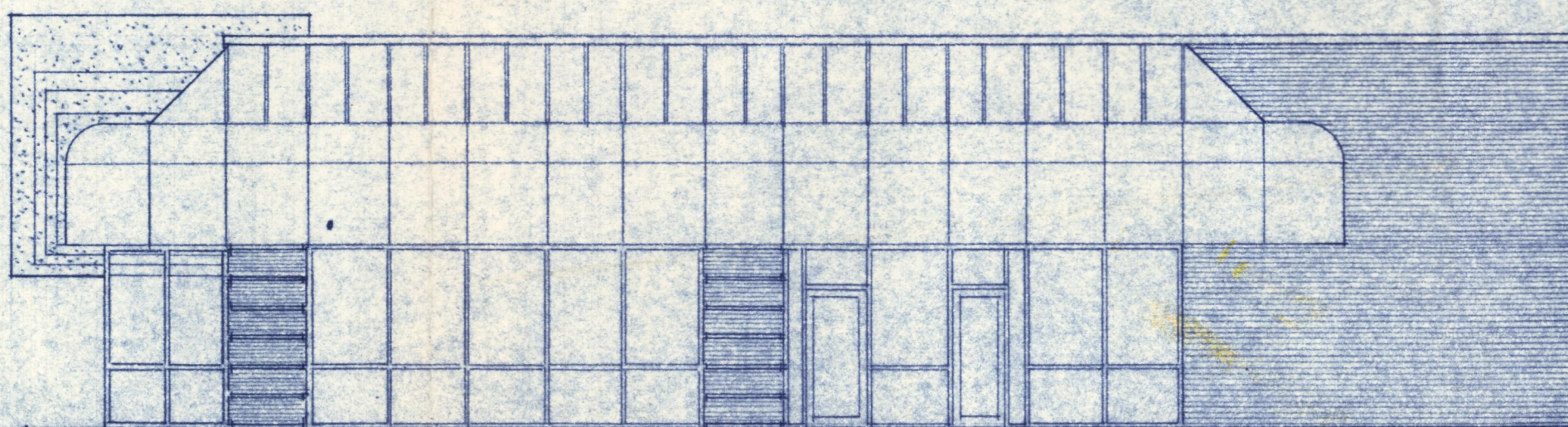


SIGNAGE AREA - SIDE	
BUDG. SIDE FRONTAGE	1420 SF
10% FOR SIGNAGE	142.0 SF
VIDEO VILLAGE (1 EA)	102 SF
LOGOS (2 EA)	36 SF
TOTAL	138 SF

NORTH ELEVATION
SCALE $\frac{1}{8}" = 1' - 0"$



EAST ELEVATION
SCALE $\frac{1}{8}" = 1' - 0"$



SOUTH ELEVATION
SCALE $\frac{1}{8}" = 1' - 0"$

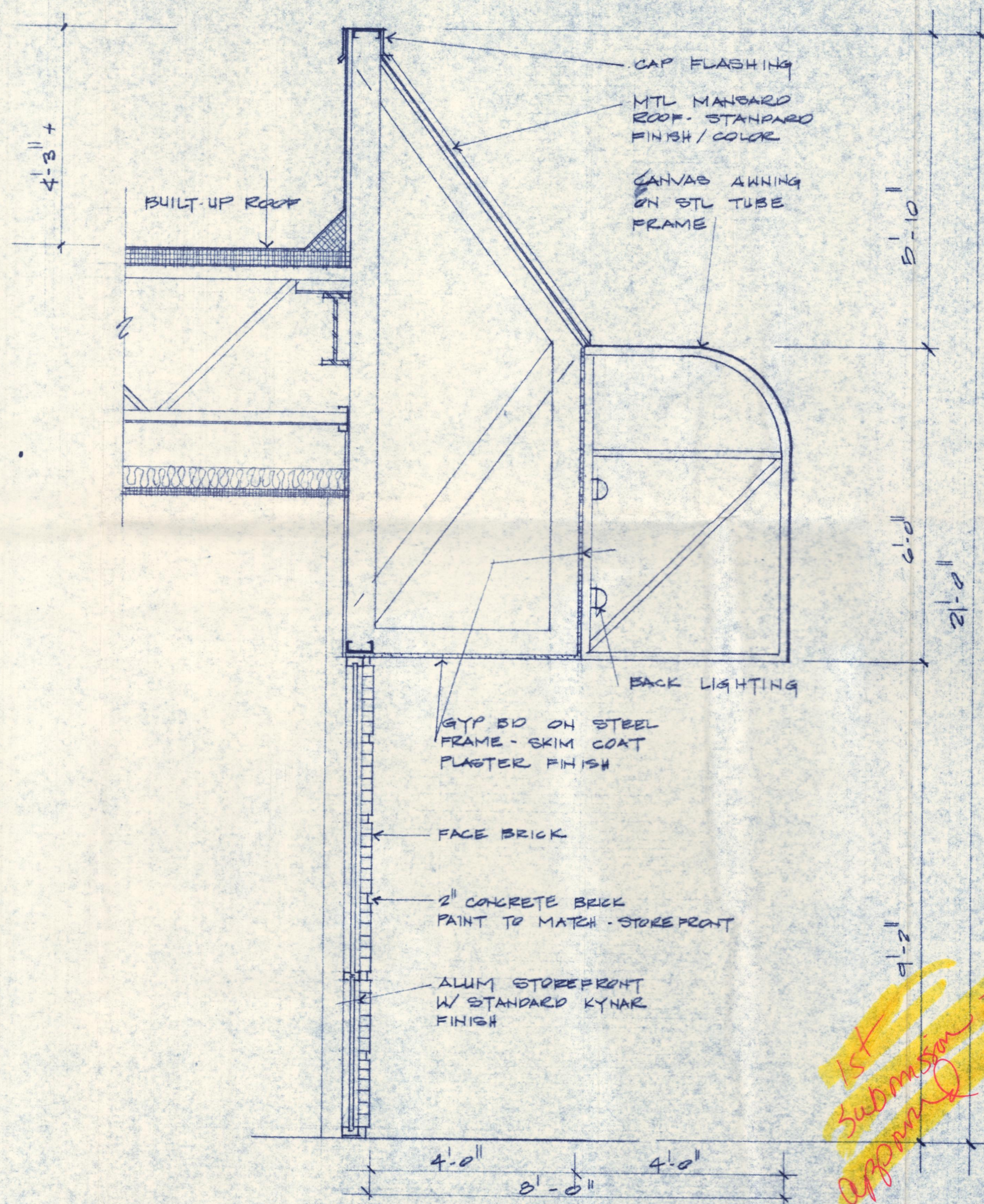
REVISIONS	BY

OWNER
ALLAN WELCH
771-8304
ARCHITECT
JOHN D. WARRICK & ASSOC.
686-6291

VIDEO VILLAGE

DRAWN
CHECKED
DATE 26 AUGUST 91
SCALE $\frac{1}{8}" = 1' - 0"$
JOB NO.
SHEET 2
OF THREE SHEETS

1st Submission



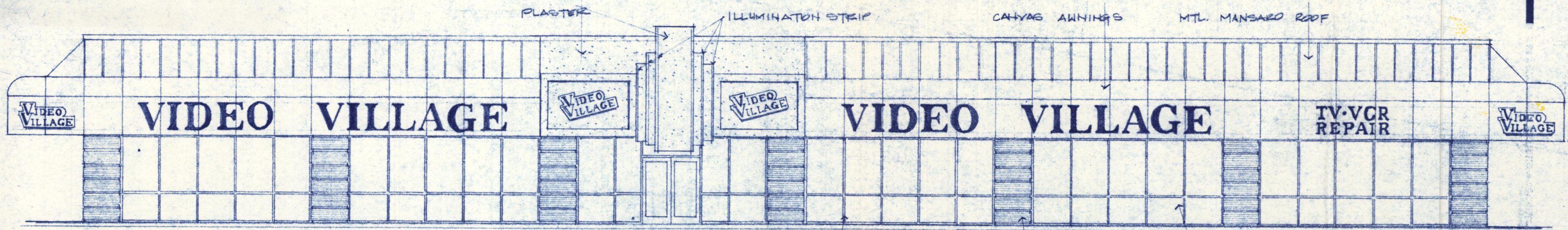
TYPICAL WALL SECTION
SCALE 1/2" = 1'-0"

REVISIONS	BY

OWNER
ALLAN WELCH
TEL: 0304
ARCHITECT
JOHN P. WARRICK & ASSOC.
CBB-0297

VIDEO VILLAGE

DRAWN
CHECKED
DATE 26 AUGUST 91
SCALE 1/2" = 1'-0"
JOB NO.
SHEET 3
OF THREE SHEETS



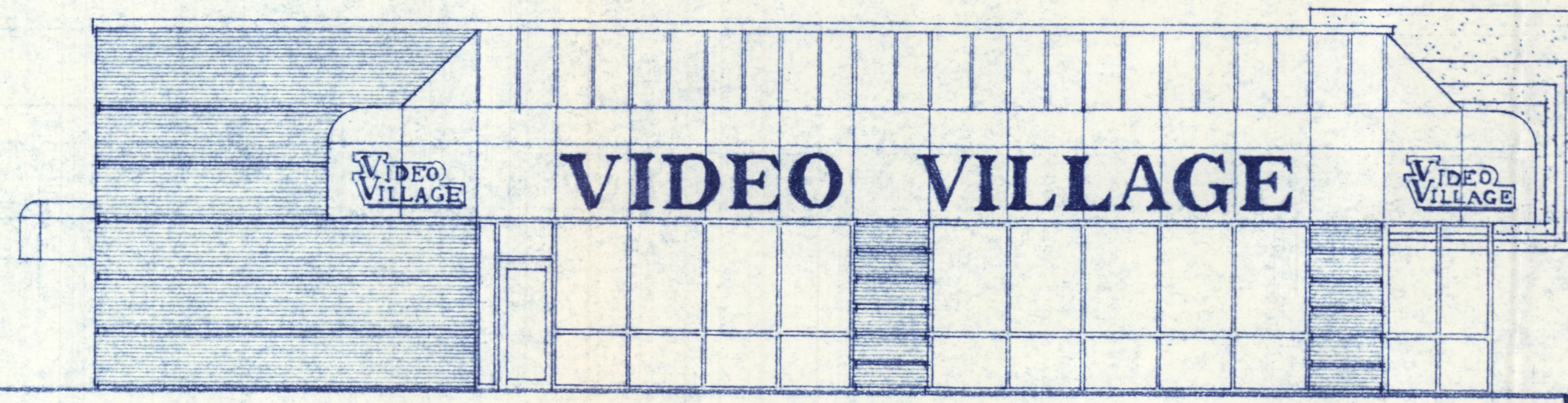
SIGNAGE AREA - FRONT

BLDG. FRONTAGE	310.8 SF
10% FOR SIGNAGE	31.08 SF
VIDEO VILLAGE (2 EA)	204 SF
LOGOS (4 EA)	72 SF
TV-VCR REPAIR (1 EA)	24 SF
TOTAL	300 SF

WEST ELEVATION

SCALE

1/8" = 1' - 0"



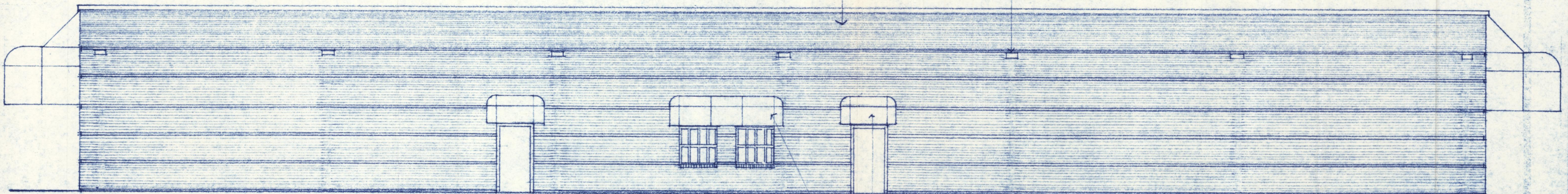
SIGNAGE AREA - SIDE

BLDG. SIDE FRONTAGE	142.8 SF
10% FOR SIGNAGE	14.28 SF
VIDEO VILLAGE (1 EA)	102 SF
LOGOS (2 EA)	36 SF
TOTAL	138 SF

NORTH ELEVATION

SCALE

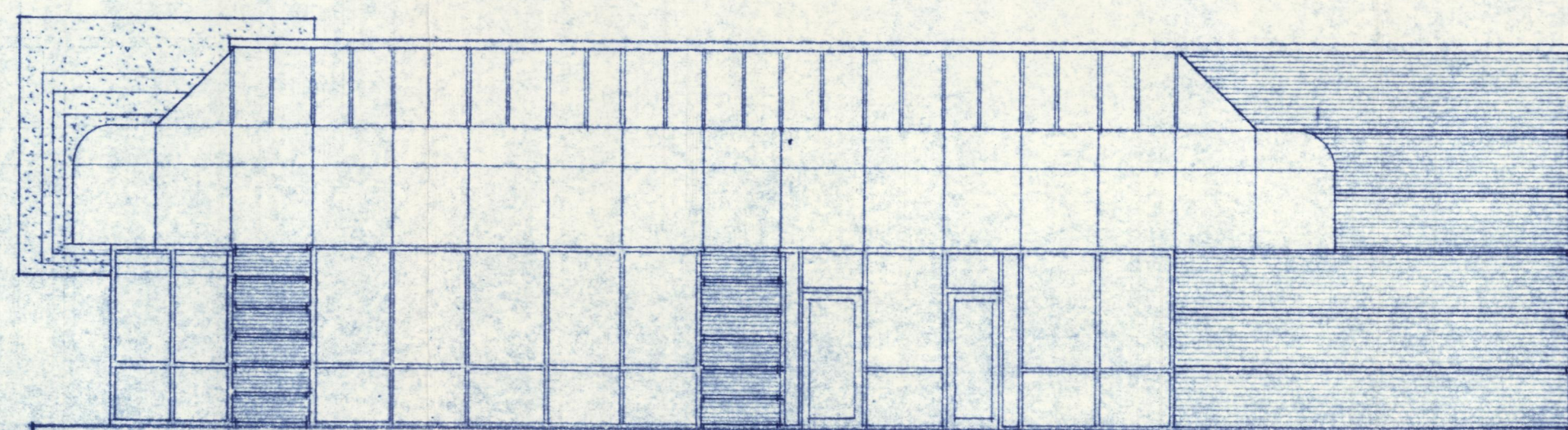
1/8" = 1' - 0"



EAST ELEVATION

SCALE

1/8" = 1' - 0"



SOUTH ELEVATION

SCALE

1/8" = 1' - 0"

REVISIONS	BY

OWNER
ALLAN WELCH
771-8384
ARCHITECT
JOHN D. WARRICK & ASSOC.
686-6297

VIDEO VILLAGE

2nd submission approved

DRAWN
CHECKED
DATE 26 AUGUST 91
SCALE 1/8" = 1' - 0"
JOB NO.
SHEET 2
OF THREE SHEETS

PLAT REVIEW

* ☐ Preliminary Plat* ☐ Final Plat* Name of Proposed Subdivision Sligo Add Lot 3, Block 1* Location of Proposed Subdivision FM 740

* 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?		<input checked="" type="checkbox"/>	
* 3. Is scale 1" = 100' (Specify scale if different) Scale = <u>1" = 40'</u>			
* 4. Is the subdivision name acceptable?	<input checked="" type="checkbox"/>		
5. Comments:			

1. need application ~~with fee~~

2. need Road name

3. need 10' easement or 60' collar

4. need to redo opposite utility easement

Planning and Zoning

1. What is the proposed use? C
2. What is the proposed density? N/A
3. What is the existing zoning? C
- | | <u>Yes</u> | <u>No</u> | <u>N/A</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? *13' foot offset*

✓

✓

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

✓

* i. Are the street names acceptable? *need to know*

j. Is a traffic analysis needed?

✓

k. Comments:

John Higgin will look at offset

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:

Dep needs to look at offsite sewer easement

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>
<u>Julia Lou</u>	<u>8/30</u>	<u>1hr</u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>

SITE PLAN REVIEW

* Date Submitted _____

* Scheduled for P&Z 9/12/91

* Scheduled for Council 9/16/91

* Applicant/Owner Al Welch

* Name of Proposed Development Video Village

* Location FM-740 Legal Description _____

* Total Acreage 1.161 No. Lots/Units 1

* Current Zoning C

Special Restrictions Overlay District

* Surrounding Zoning Ag, C

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

c.	Is the lot the proper size?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d.	Does the lot have proper dimensions?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e.	Are exterior materials correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f.	Are structural materials correct?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g.	Is coverage correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h.	Is adequate area in landscaping shown?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
i.	Is it irrigated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
j.	Is landscaping in parking lot required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
k.	Are types of landscaping indicated?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
l.	Is floor area ratio correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
m.	Is building height correct?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
n.	Are correct number of parking spaces provided?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o.	Are driving lanes adequate in width?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
p.	Are parking spaces dimensioned properly	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
q.	Does the parking lot meet City specifications	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
r.	Is a fire lane provided?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
s.	Is it adequate in width?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
t.	Are drive entrances properly spaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
u.	Are drive entrances properly dimensioned?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Do drive entrances line up with planned median breaks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v.	Is lighting provided and correctly directed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
w.	Are sidewalks required?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
x.	Are sidewalks provided?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
y.	Is a screen or buffer required?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is it sized properly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is it designed properly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is it of correct materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

Comments:

Building Codes

- | | | | |
|--|-------|-------|-------|
| 1. Do buildings meet fire codes? | _____ | _____ | _____ |
| 2. Do signs conform to Sign Ordinance? | _____ | _____ | _____ |

Comments:

Engineering

- | | | | |
|--|--------|--------|--------|
| 1. Does plan conform to Thoroughfare Plan? | _____✓ | _____ | _____ |
| 2. Do points of access align with adjacent ROW? | _____ | _____ | _____ |
| 3. Are the points of access properly spaced? | _____ | _____✓ | _____ |
| 4. Are street improvements required? | _____✓ | _____ | _____ |
| 5. Will escrowing of funds or construction of substandard roads be required? | _____✓ | _____ | _____ |
| 6. Does plan conform with Flood Plain Regulations? | _____ | _____ | _____✓ |
| 7. Is adequate fire protection present? | _____ | _____ | _____ |
| 8. Are all utilities adequate? | _____ | _____ | _____ |
| 9. Are adequate drainage facilities present? | _____ | _____ | _____ |
| 10. Is there a facilities agreement on this site? | _____ | _____ | _____ |

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

Time Spent on Review

<u>Name</u>	<u>Date</u>	<u>Time Spent (hours)</u>
<i>Julie Lott</i>		<i>3 hrs.</i>

1. Is this a ~~steel~~ metal frame building?

PRELIMINARY/FINAL PLAT

ACTION RECORD

Project Name: Video VillageCase No.: 91-30-SP/FP

Application Reviewed.....

File Created..... ✓

Fee paid/receipt in file.....

Issued receipt for application.....

Review Form prepared/initial review completed.....

Circulated review through:

Staff Review.....

Assistant City Manager.....

Community Services.....

Engineering.....

Scheduled for P&Z meeting..... 9/12

Prepared notes & supporting
documents for P&Z.....Notified applicant of results of P&Z
meeting and date of Council meeting.....

If Approved:

Scheduled for City Council..... 9/16

Prepared notes and supporting
information for council.....

Notified applicant of results.....

If final plat approved:

Changes required made to plat.....

Copies of plat signed by:

Owner.....

Surveyor.....

Notary.....

Approval dates for P&Z & Council on plats.....

Plats signed by:

P&Z Chairman.....

Mayor.....

City Secretary.....

Mylar filed with County.....

Slide No. recorded on all others.....

Listed in Plat Indexes.....

Added ~~to~~ ^{Plat} to plat map

Copy files with:

Permanent Plat File (Mylar).....

Map update file.....

RISD (residential).....

Inspection Department..... (3 - 1 for Finance ~~and~~ and 1 for Post Office after address assigned)

Street Department.....

~~(3 - 1 for Finance after addresses and 1 for Post Office after addresses)~~

Water and Sewer Department.....

Case File.....

Beta Cable.....

Southwestern Bell.....

Lone Star Gas.....

Texas Utilities.....
County Tax office.....
Property Owner.....
Chamber of Commerce.....
Appraisal District.....



Drive needs to be in center if at all ~~if~~ used —
purpose was to have no access on 740 —
00 compromise to have 60' access & no drive on
00 740

Party for future expansion - would need that
space in front

landscaping calculation
 $15\% = 7588$
 $10\% = 5,059$

~~as it suggested~~

~~space to water Row to be graded~~

X sidewalk or collector

✓ need to show radius on steel enticement 15'

~~topos.~~

✓ Building height

fire protection X

~~fire standing sign?~~

X structural materials?

FM
O. 740

199.87'

EXISTING
PAVEMENT

1.161 Acre

Proposed Site Development DELTA = 25
RADIUS = 38
TANGENT = 8

Private Drive

EXISTING PAVEMENT

only

1" = 20'

PROPOSED PAVEMENT
Collector Street

only

41' B-B

ROW

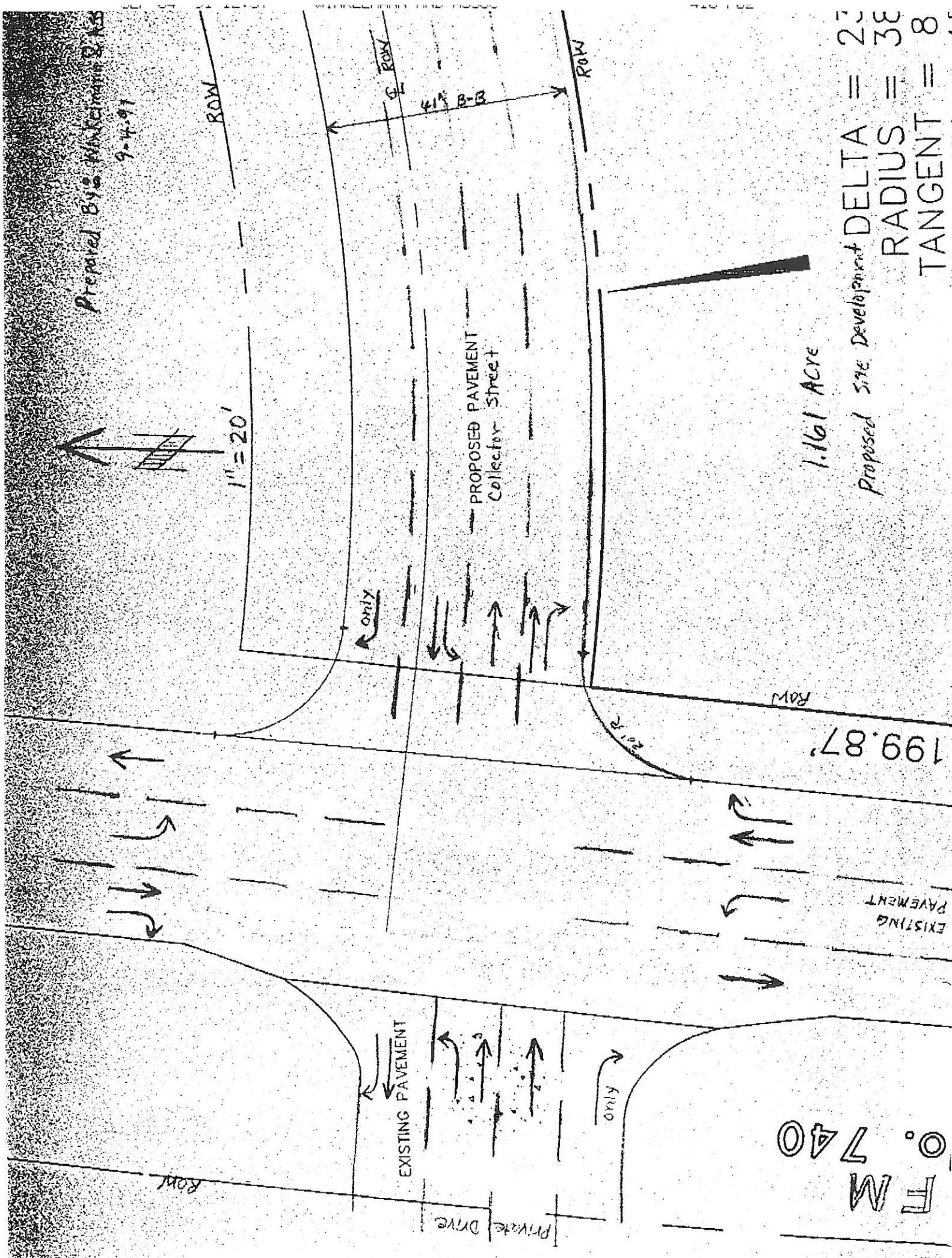
ROW

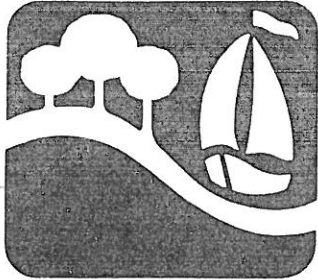
ROW

ROW

201.2

Prepared By: S. M. K. M. S.
9-4-91





CITY OF ROCKWALL

"THE NEW HORIZON"

August 27, 1991

Mr. Al Welch
P.O. Box 38
Rockwall, TX 75087

Dear Mr. Welch:

Your site plan application and filing fee in the amount of \$85.00 have been received by this office. We have also received copies of the final plat but have not received the final plat application form or filing fee in the amount of \$135.00.

The site plan and final plat application for a future Video Village to be located on FM-740 south of I-30 will be processed as follows:

September 5, 1991	7:00 P.M.	Architectural Review Board
September 12, 1991	7:30 P.M.	Planning and Zoning Commission
September 16, 1991	7:00 P.M.	City Council
September 19, 1991	7:00 P.M.	Board of Adjustments

As the applicant, you or your representative must attend each of these meetings. Lack of applicant representation could delay your approval process.

Upon approval by the City Council, executed blue line copies and at least two executed mylars of the plat must be submitted to this office for filing at the County Clerk's Office. No building permit may be issued until these plats are received. Plats not filed within 120 days will become void.

Please feel free to call me if you have any questions.

Sincerely,

Mary Nichols
City Secretary

cc/Mike Clark, Winkelman & Associates
FM-740/FM-3097 Limited Partnership
John D. Warrick & Associates

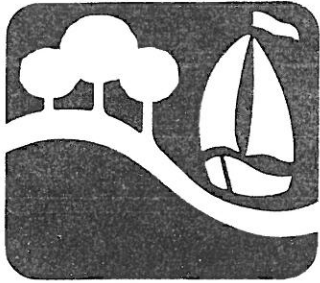
JULIE COUCH ASSIST. CITY MANAGER - 2 SEPT 1991
CITY OF ROCKWALL ARCH REVIEW COMMITTEE COMMENTS
COMMENTS

1. DUMPSTER LOCATION ? & SCREEN
2. 12.87' FRONT YARD Set Back OK?
(WHEN COLLECTOR ST. IS INSTALLED)
3. REAR LIGHTING *Security Lights*
4. UGLY REAR! NEEDS TO BE BROKEN UP
BY: ① BRICK DETAIL FROM FRONT
② CANVAS CANOPY'S ON DOORS OR WINDOW
③ GRAPHICS
SOME DAY THE BLDG WILL BE VIEWED FROM
ALL SIDES
5. GROUP TREES IN MORE NATURAL GROUPINGS
6. IS THERE A FREE STANDING SIGN? OR IS
BUILDING GRAPHICS SUFFICIENT?
7. OMIT 26'-0" DRIVE - TO CLOSE TO COLLECT
STREET (RECOMMENDATION) BETTER
TRAFFIC CONTROL ON 740
8. ROOF TOP H.V.A.C. UNITS - SCREENED!!?
OR MECH. EQUIPMENT YARDS?
9. PG. 3. ANY LUMINAIRES IN SOFFIT LIGHTING
THE WALKWAY

NO FLOOR PLAN

AL KIELCH - VIDEO VILLAGE
FM 740

Thanks!
Julie



CITY OF ROCKWALL

"THE NEW HORIZON"

September 25, 1991

Mr. Al Welch
P.O. Box 38
Rockwall, TX 75087

Dear Mr. Welch:

On September 16, 1991, the Rockwall City Council approved your site plan and final plat for the Video Village to be located on FM-740. On September 19, 1991, the Zoning Board of Adjustments approved a variance to the side setback requirements to allow you to construct the building within the required fifteen foot side setback.

The final plat must be filed of record within 120 days of the approval date or the approval becomes void. At least two mylars of each of final plats must be submitted to this office within 100 days of the approval date. This office will file the plat of record at the Rockwall County Clerks Office. No building permit can be issued until we have received these mylars.

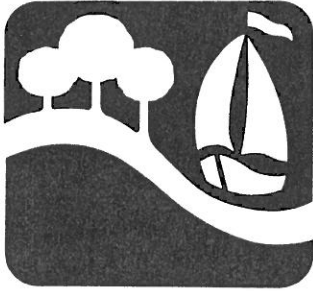
Please make sure that we have at least three "final" versions of the site plan for our records and for the inspection department.

As always, please feel free to call me if you have any questions.

Sincerely,

Mary Nichols
City Secretary

cc/Mike Clark, Winkelman & Associates
FM-740/FM-3097 Limited Partnership
John D. Warrick & Associates



CITY OF ROCKWALL
"THE NEW HORIZON"

*Check on
Final Plat
Execution +
County filing
by May 21*

February 20, 1992

Mr. Al Welch
P. O. Box 38
Rockwall, Texas 75087

Dear Mr. Welch:

On February 17, 1992 the Rockwall City Council re-approved your final plat on Steger #2 Addition #2 located on FM-740.

The final plat must be filed of record within 120 days of the approval date or the approval becomes void. At least two mylars of each of final plat must be submitted to this office within 100 days of the approval date. This office will file the plat of record at the Rockwall County Clerk's Office. No building permit can be issued until we have received these mylars.

Sincerely,

Julie Couch
Assistant City Manager

hcc

Mike Clark

Wierkman and Assoc.

12800 Hillcrest Rd Suite 100

Dallas 75230

Dear Mike:

I have completed the review of the final plat for ~~the~~ Stage Retail Addition and I have the following comments:

1. A street name needs to be ~~provided~~^{proposed} for the collector street.
2. The offsite easement for the sewer line needs to be referenced on the plat with the volume & page. A copy of that proposed easement ~~is~~ needs to be submitted to Dub Dorphatic, the City Engineer prior to filing, for his approval.
3. As I mentioned last week, the Commission had expressed some concerns about a 13 foot offset in the alignment of the collector street at the driveway to the shopping center. You had indicated that you would develop a schematic of how that intersection would function. Once I have received that I will have John Regan

review ^{ed} ~~it~~ ~~at~~ ~~the~~ ~~committee~~ on it. I am
also in the process of reviewing the site plan
it self to ~~see~~ determine if that can be
revised to reduce the offset.

4. Cross access easements need to be placed on
the plat on the drive in front of the
store and on the driveway to the rear

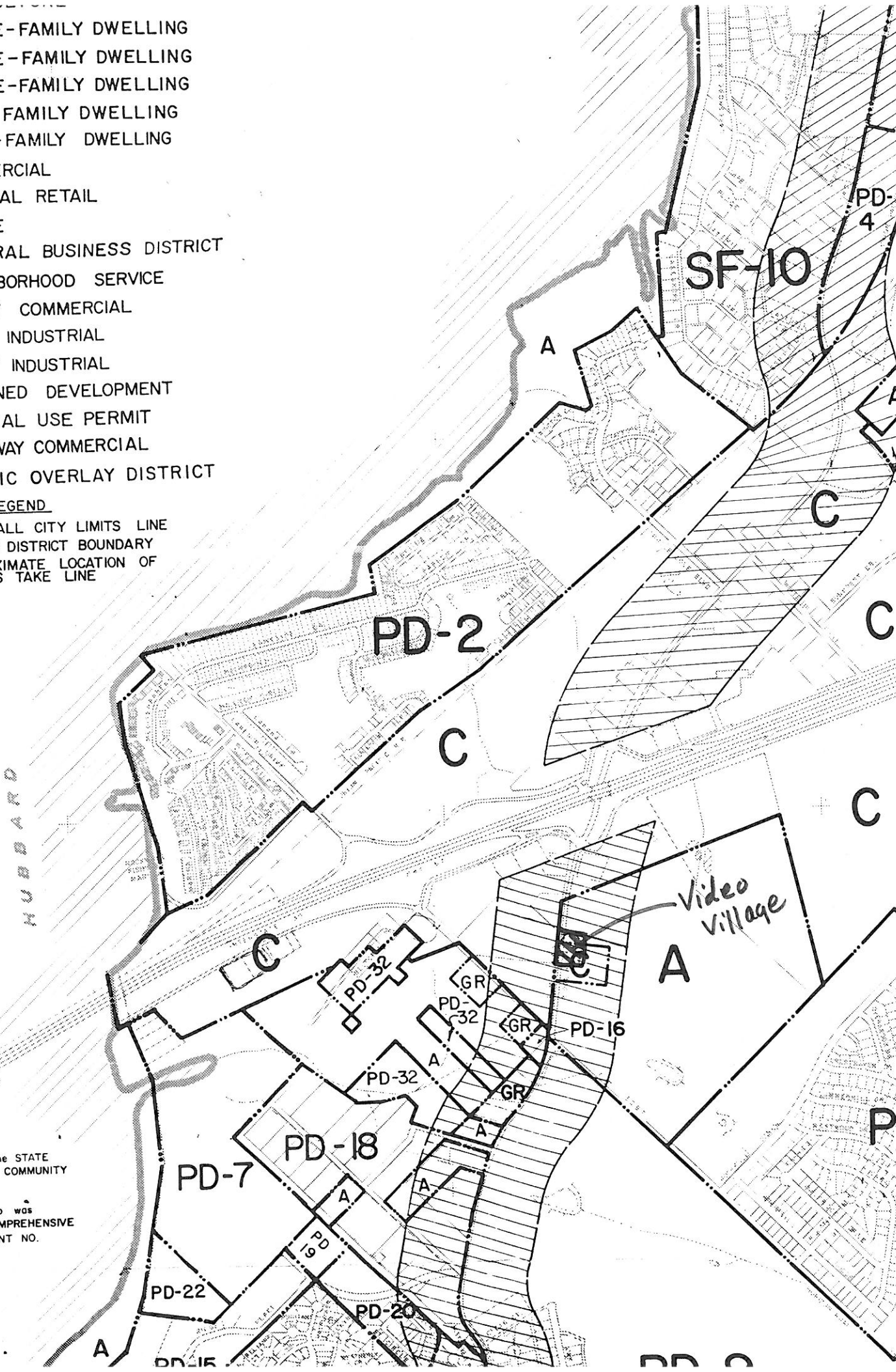
SINGLE-FAMILY DWELLING
 SINGLE-FAMILY DWELLING
 SINGLE-FAMILY DWELLING
 TWO-FAMILY DWELLING
 MULTI-FAMILY DWELLING
 COMMERCIAL
 GENERAL RETAIL
 OFFICE
 CENTRAL BUSINESS DISTRICT
 NEIGHBORHOOD SERVICE
 HEAVY COMMERCIAL
 LIGHT INDUSTRIAL
 HEAVY INDUSTRIAL
 PLANNED DEVELOPMENT
 SPECIAL USE PERMIT
 HIGHWAY COMMERCIAL
 SCENIC OVERLAY DISTRICT

LEGEND

■ ROCKWALL CITY LIMITS LINE
 - ZONING DISTRICT BOUNDARY
 - APPROXIMATE LOCATION OF DALLAS TAKE LINE

Prepared in Cooperation With the STATE
 TEXAS DEPARTMENT OF COMMUNITY
 AFFAIRS.

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



CARLISLE PLAZA ADDITION

F.M. HIGHWAY NO. 740
(90' R.O.W.)

P.O.B.

DELTA = 23°53'44"
RADIUS = 320.00'
TANGENT = 67.71'
LENGTH = 133.46'
CHORD = 132.49'
CHD BRG = N 86°14'06" E

DELTA = 13°53'56"
RADIUS = 380.00'
TANGENT = 46.32'
LENGTH = 92.18'
CHORD = 91.95'
CHD BRG = N 81°14'12" E

60' R.O.W. DEDICATION

0.318 ACRES
13,852 SQ. FT.

DELTA = 23°53'44"
RADIUS = 380.00'
TANGENT = 80.41'
LENGTH = 158.48'
CHORD = 157.33'
CHD BRG = N 86°14'06" E

DELTA = 13°53'56"
RADIUS = 320.00'
TANGENT = 39.00'
LENGTH = 77.63'
CHORD = 77.44'
CHD BRG = N 81°14'12" E

**LOT 3, BLOCK 1
STEGER RETAIL ADDITION**

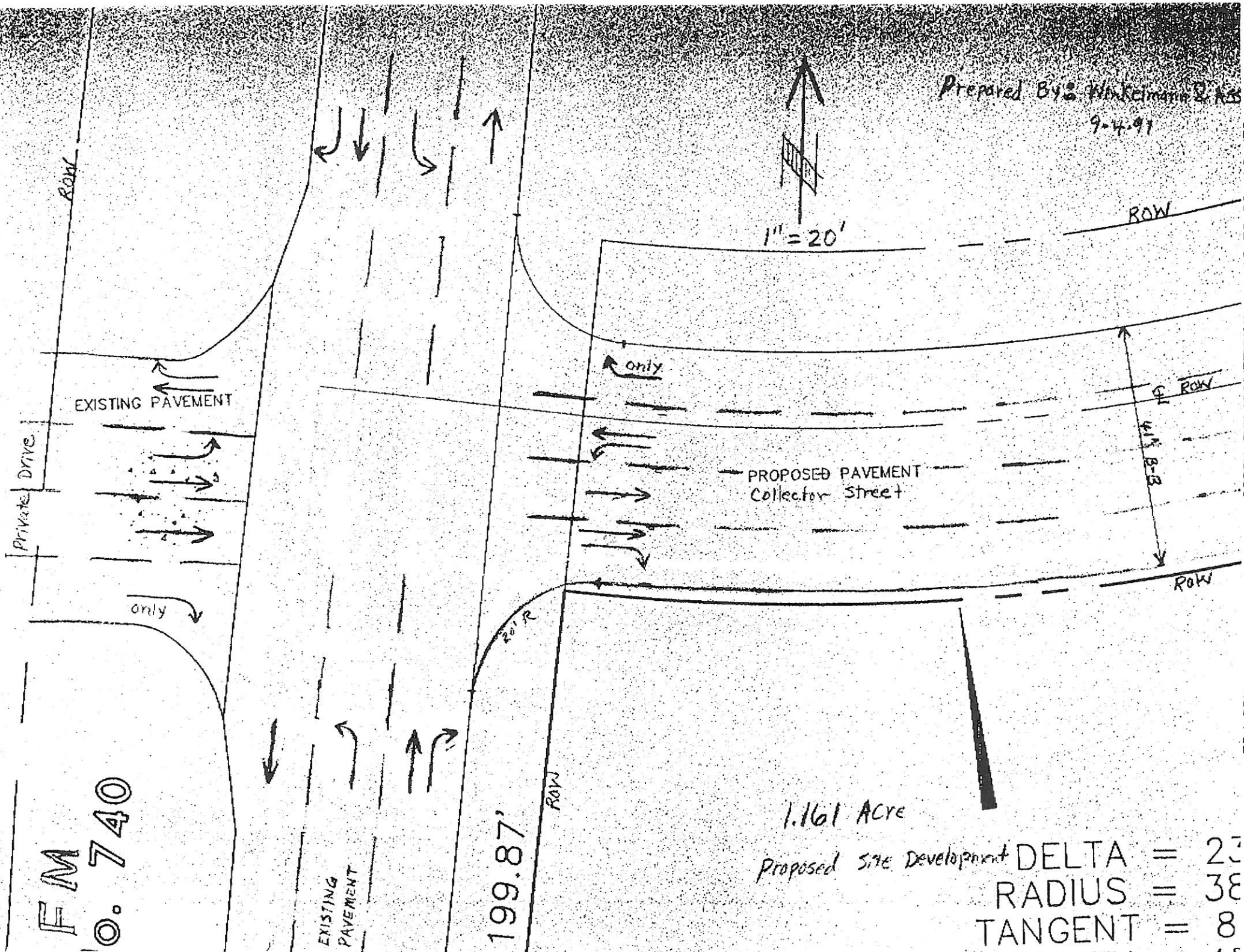
1.161 ACRES
50,582 SQ. FT.

JAMES SMITH SURVEY
Abstract No. 200

740 / 3097 LIMITED
PARTNERSHIP
VOL. 620, PG. 81
DRRCT

VIDEO
Village
FINAL PLAT

Prepared By: Winkelman & Associates
9-4-91



Proposed Site Development DELTA = 23
RADIUS = 38
TANGENT = 8

AGENDA
CITY OF ROCKWALL
ARCHITECTURAL REVIEW BOARD
City Hall
205 W. Rusk
September 9, 1991
7:00 p.m.

- I. Call to Order
- II. Election of Chairman and Vice Chairman
- III. P&Z 91-30 SP/FP - Discuss and Consider Recommendation Regarding Site Plan/Elevations for Proposed Video Village Site Located on FM-740
- IV. Adjournment

MEMORANDUM
September 6, 1991

TO: Members of the Architectural Review Board

FROM: Julie Couch, Assistant City Manager

RE: Site Plan for the Video Village Development

We have received a request from Al Welch for a site plan approval for a proposed site for a new Video Village to be located on FM-740. The site is to be located north of the Food Lion site and will be on the corner of FM-740 and the collector street that will traverse the Steger site and tie into a future 6-lane off of FM-3097. The site plan is attached and our comments are as follows:

1. The site shows one entrance off of FM-740 and two entrances off of the new collector. We have indicated to the applicant that the entrance off of FM-740 does not meet the 200 foot separation that we normally look for, although this is a separate site from Food Lion. The first entrance off of the collector is 60 feet from the future paving line of FM-740. The applicant had originally proposed a 30 foot distance which concerned staff. We had hoped for a 100 foot setback. We plan to have a recommendation from John Reglin, our traffic planner, by the meeting to address this.
2. The building is a brick exterior building that will meet our materials requirements. a flat roof is proposed but a false mansard exterior is proposed along several frontages. A parapet wall will be constructed along all sides of the building which will hide the roof and all roof mounted equipment.
3. The site plan shows a future expansion of 2,000 sq. ft. Parking is not provided for this additional sq. footage and we have asked the applicant to address this issue. The 740 drive would provide several parking spaces if it were removed. We do question the need for this entrance. If the entrance is approved it needs to be moved at least 100 feet from the intersection.

We have covered these issues with the applicant and he will be here Monday night to address them.

PARKING PROVIDED - 50 CARS
PARKING REQUIRED - 50 CARS

CITY OF ROCKWALL
Planning and Zoning Agenda

Agenda Date: September 12, 1991

Agenda No: III. A.

Agenda Item: P&Z 91-30-SP/FP - Discuss and Consider Recommending Approval of a Site Plan and Final Plat for Video Village

Item Generated By: Applicant, Al Welch

Action Needed: Review the plans and take any necessary action.

Background Information:

We have received a site plan and final plat on this site to be located at the intersection of FM-740 and the future collector that will be located across the street from the main entrance into the shopping center. The site plan generally meets our requirements. Our comments are as follows:

Site Plan

1. The applicant is proposing one entrance off of FM-740 approximately 50 feet from the intersection, a tie into the Food Lion Parking lot and access off of the collector. We have some concerns about the drive off of FM-740 and its proximity from the intersection. It is the recommendation from the Architectural Review Board that drive be eliminated. We will have a recommendation from John Reglin regarding the drives on Thursday night. The drive exiting the collector has been shifted to the east so that it is now 60 feet from the intersection rather than the 30 feet originally shown. Mr. Reglin will also comment on this drive. The applicant feels strongly that he needs the ability to eventually construct this access to ensure his property value.
2. The landscaping meets the minimum requirements of the ordinance. They are planning to use light poles like those to be used on Food Lion but only 12 feet in height. There will be no free standing sign for the business. There is provision for a future shopping center sign. The building is approximately 4 feet too close to the side property line and an application to the Board of Adjustment has been submitted.

Plat

1. The plat conforms to our requirements. The collector street was surveyed incorrectly initially and that resulted in a road offset of 57 feet. We had indicated to them that the offset would have to be reduced if not eliminated. They have been able to reduce the offset to 13 feet. Attached you will find a copy of a schematic that shows how the intersection would work. Mr. Reglin will also comment on this operation. The possibility of moving the road even further south by reducing the 10 foot landscaping buffer was discussed at the work session. One problem with that is the proximity of the road to the property line. We have agreed to allow them to move the road within the ROW to within 5 feet of the property line. If the buffer is removed the cars attempting to park in the outside spaces will be maneuvering on the street.

Elevations

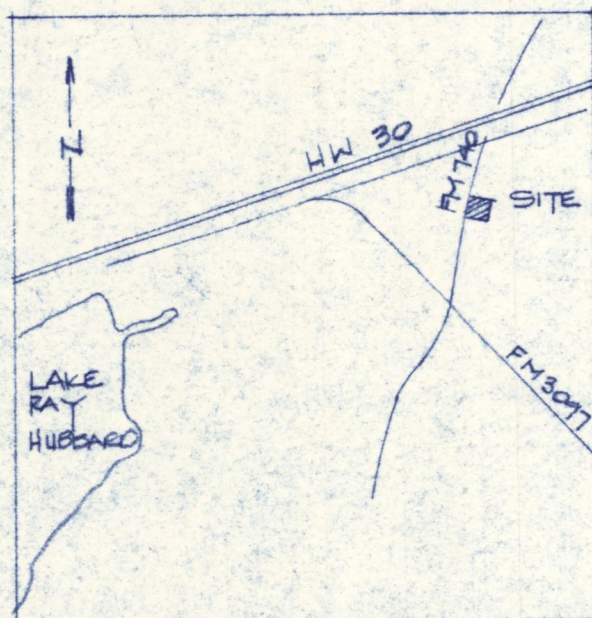
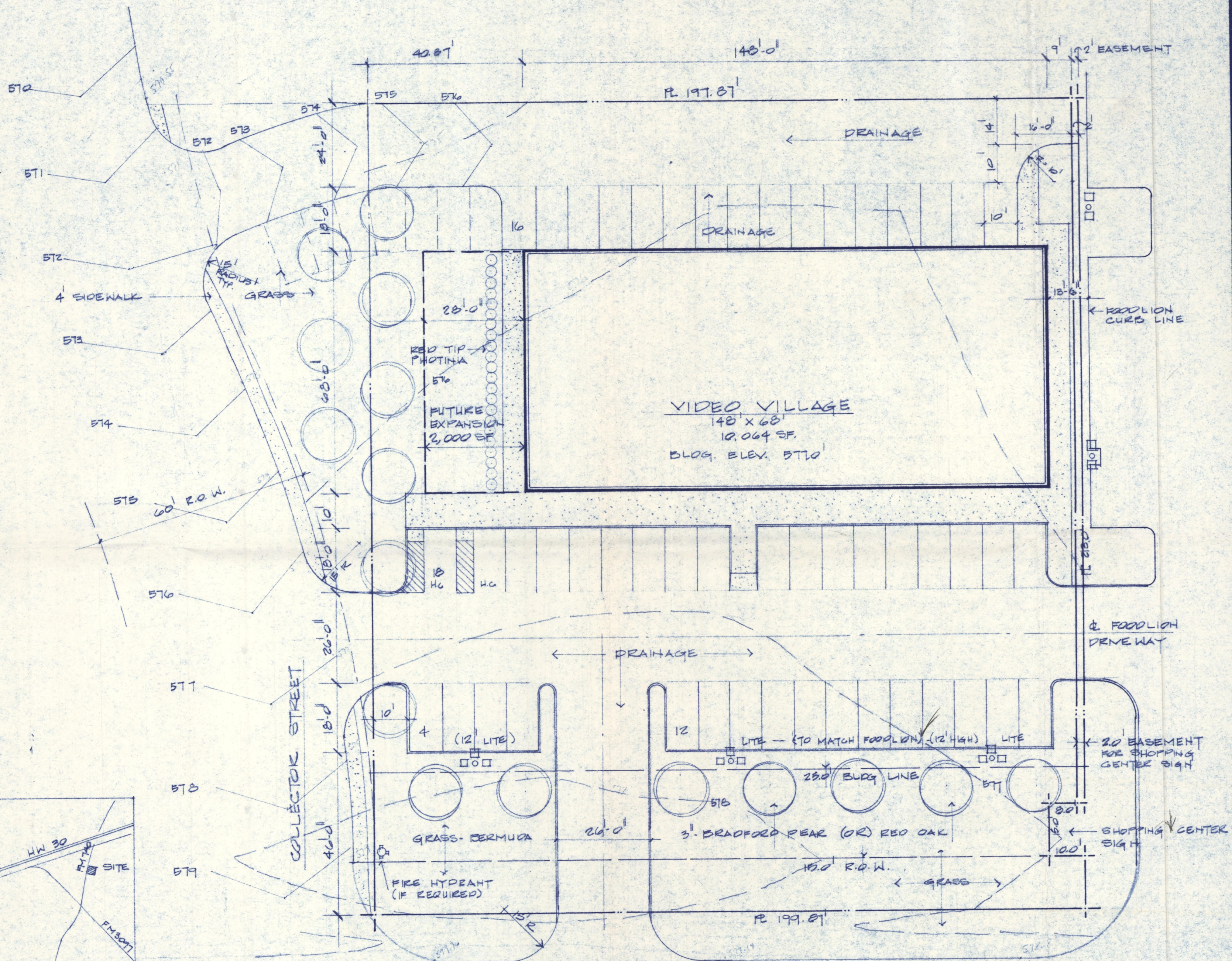
1. The Architectural Review Board has recommended that the back of the building be enhanced with brick work and/or canopies. The applicant will address this item at the meeting on Thursday. They have also recommended that the applicant provide information to ensure that the AC units will not be visible from the street. There is a parapet wall of approximately 4 feet all around the building and the applicant has indicated that this will not be a problem. They have also recommended that the trees be more naturally planted in the street buffer.

Attachments:

1. Site Plan
2. Elevations
3. Plat
4. Intersection Schematic

Agenda Item: Video Village Site Plan and Plat

Item No: III. A.



VICINITY MAP



SITE PLAN

SCALE 1" = 20'-0"
 SITE AREA 44,994.30 SF.
 R.O.W. DEDICATION 2,998.00 SF
 41,996.30 SF
 LANDSCAPE REQ. (10%) = 4,200 SF - W/O ROW.
 LANDSCAPE PROVIDED = 9,096 SF.

PARKING PROVIDED - 50 CARS
 PARKING REQUIRED - 50 CARS
 FUTURE - PARKING - 7 CARS

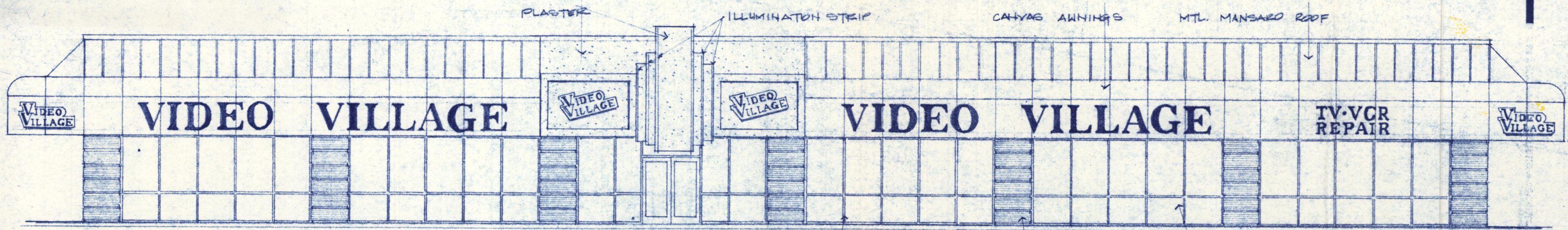
*3rd Submission
 Approved*

REVISIONS	BY
9 SEPT '91	

OWNER
ALLAN WELCH
 771-8304
 ARCHITECT
JOHN D. WARRICK & ASSOC.
 686-6297

VIDEO VILLAGE

DRAWN
CHECKED
DATE 20 AUGUST '91
SCALE 1" = 20'-0"
JOB NO.
SHEET 1
OF THREE SHEETS



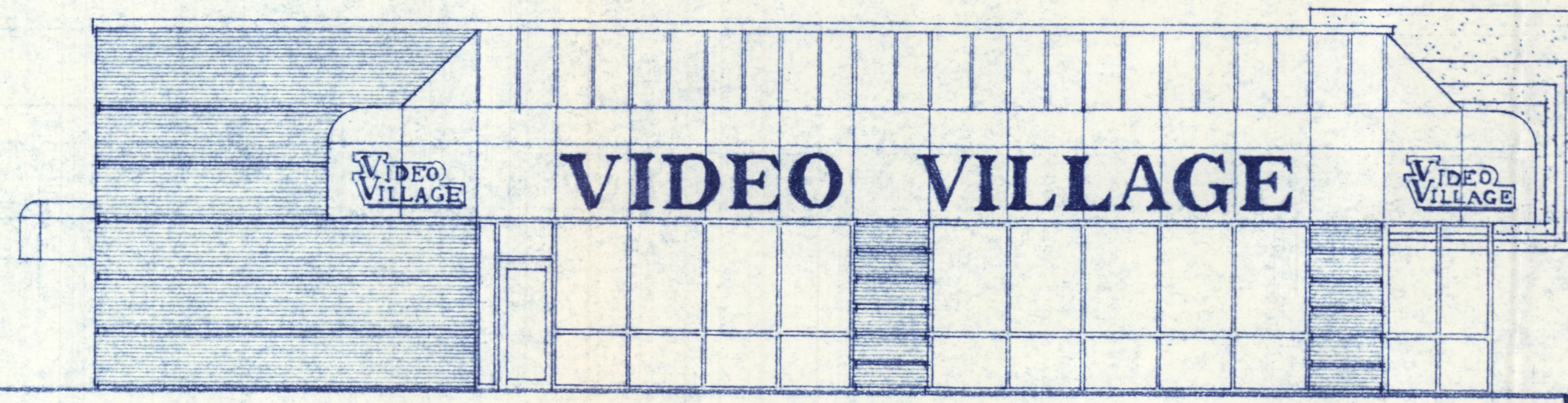
SIGNAGE AREA - FRONT

BLDG. FRONTAGE	310.8 SF
10% FOR SIGNAGE	31.08 SF
VIDEO VILLAGE (2 EA)	204 SF
LOGOS (4 EA)	72 SF
TV-VCR REPAIR (1 EA)	24 SF
TOTAL	300 SF

WEST ELEVATION

SCALE

1/8" = 1' - 0"



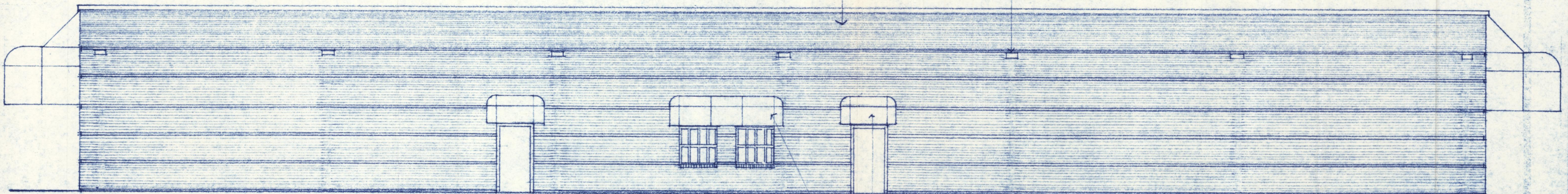
SIGNAGE AREA - SIDE

BLDG. SIDE FRONTAGE	142.8 SF
10% FOR SIGNAGE	14.28 SF
VIDEO VILLAGE (1 EA)	102 SF
LOGOS (2 EA)	36 SF
TOTAL	138 SF

NORTH ELEVATION

SCALE

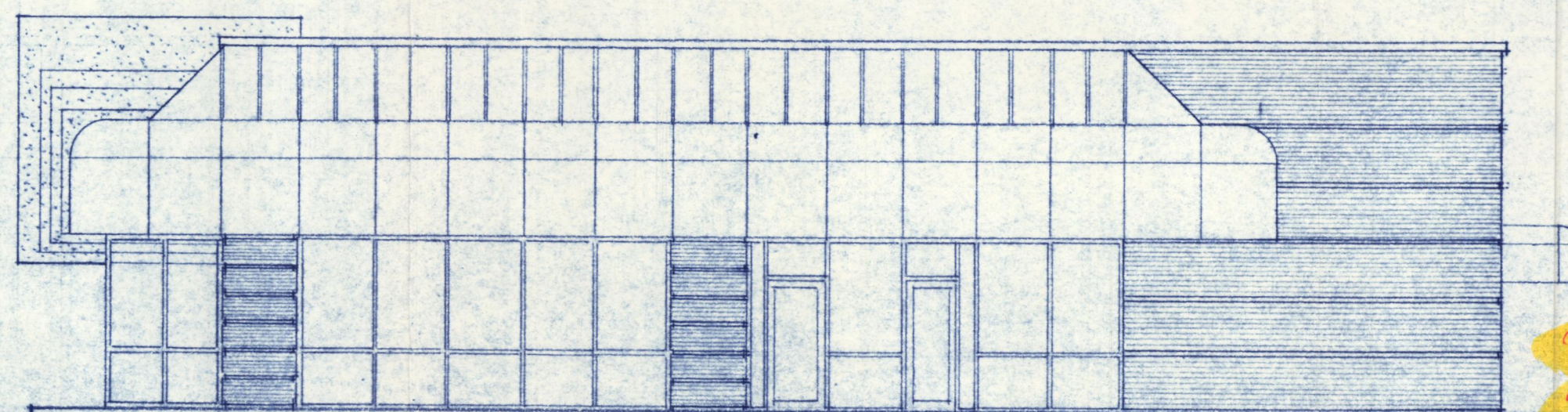
1/8" = 1' - 0"



EAST ELEVATION

SCALE

1/8" = 1' - 0"



SOUTH ELEVATION

SCALE

1/8" = 1' - 0"

REVISIONS	BY

OWNER
ALLAN WELCH
771-8384
ARCHITECT
JOHN D. WARRICK & ASSOC.
686-6297

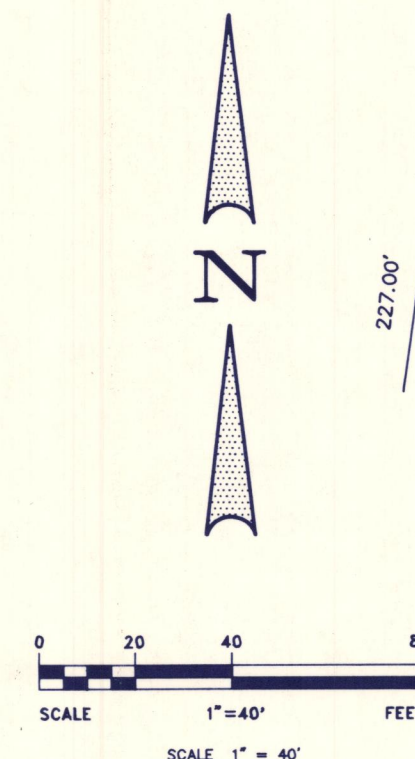
VIDEO VILLAGE

2nd submission approved

DRAWN
CHECKED
DATE 26 AUGUST 91
SCALE 1/8" = 1' - 0"
JOB NO.
SHEET 2
OF THREE SHEETS

P.O.B.

VICINITY MAP



Scale : 1" = 40' Date : 9-4-91	
Designed By : AMMERMAN/CLARK	
Drawn By : E.B.A./A.L.C.	
Checked By : AMMERMAN	
File : 9301PLAT.dwg	
Project No. : 09301021551	

FINAL PLAT

Lot 3, Block 1

Steger Retail Addition

City of Rockwall, Rockwall County, Texas

James Smith Survey Abstract No. 200 City of Rockwall, Rockwall County, Texas	
Client / Owner : 740 / 3087 Limited Partnership c/o Lakeside National Bank P.O. Box 9 Rockwall, Texas 75087	1994 RELEASED UNDER THE NATIONAL ARCHIVES ACT 1045 RELEASED UNDER THE NATIONAL ARCHIVES ACT 1045 RELEASED UNDER THE NATIONAL ARCHIVES ACT

No.	DATE	REVISION	APPROV.

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF ROCKWALL)(
CITY OF ROCKWALL)(

WHEREAS 740/3097 LIMITED PARTNERSHIP, being the Owner of a 1.479 acre tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

BEING a 1.479 acre tract of land situated in the JAMES SMITH SURVEY, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and being part of a tract of land described in deed to 740/3097 Limited Partnership as recorded in Volume 620, Page 81 of the Deed Records of Rockwall County, Texas (DRRCT), said 1.479 acres being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the easterly line of F.M. Highway No. 740 (90' R.O.W. at this point), said iron rod being the northwesterly corner of Lot 2, Block 1 of STEGER RETAIL ADDITION, an addition to the City of Rockwall, and which bears North 08°10'58" East, 483.00' from a concrete R.O.W. monument found at the northerly point of a corner clip at the intersection of said easterly line of F.M. Highway No. 740 with the northeasterly line of F.M. Highway No. 3097 (100' R.O.W.);

THENCE North 08°10'58" East, with said easterly line of F.M. Highway No. 740, 259.87' to a 1/2" iron rod set at the point-of-curvature of a circular curve to the left having a radius of 320.00';

THENCE northeasterly, leaving said easterly line of F.M. Highway No. 740 and along said circular curve to the left, through a central angle of 23°53'44", an arc distance of 133.46' and having a chord which bears North 86°14'06" East, 132.49' to a 1/2" iron rod set at the point-of-reverse-curvature of a circular curve to the right having a radius of 380.00';

THENCE northeasterly, along said circular curve to the right, through a central angle of 13°53'56", an arc distance of 92.18' and having a chord which bears North 81°14'12" East, 91.95' to a 1/2" iron rod set;

THENCE South 01°48'50" East, 60.00' to a 1/2" iron rod set;

THENCE South 08°10'58" West, 255.01' to a 1/2" iron rod set in the northerly line of said Lot 2, Block 1 of STEGER RETAIL ADDITION;

THENCE North 81°49'02" West, along the northerly line of said Lot 2, Block 1 of STEGER RETAIL ADDITION, 228.00' to the POINT OF BEGINNING and containing 1.479 acres or 64,434 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 740/3097 LIMITED PARTNERSHIP, being the Owner, does hereby adopt this plat designating the hereinabove described property as LOT 3, BLOCK 1, 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, 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.

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.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1991.

BY
O.L. Steger, III
Administrator

STATE OF TEXAS)(

COUNTY OF ROCKWALL)(

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 _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ed Ammerman, a Registered Professional Land Surveyor, 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
Texas Registration No.4195
Date: 9-6-91

STATE OF TEXAS)(

COUNTY OF ROCKWALL)(

This instrument was acknowledged before me on the 6th day of SEPTEMBER, 1991, by Ed Ammerman.

Notary Public
My Commission Expires 1-11-95

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 _____, 1991.

Mayor, City of Rockwall

City Secretary
City of Rockwall

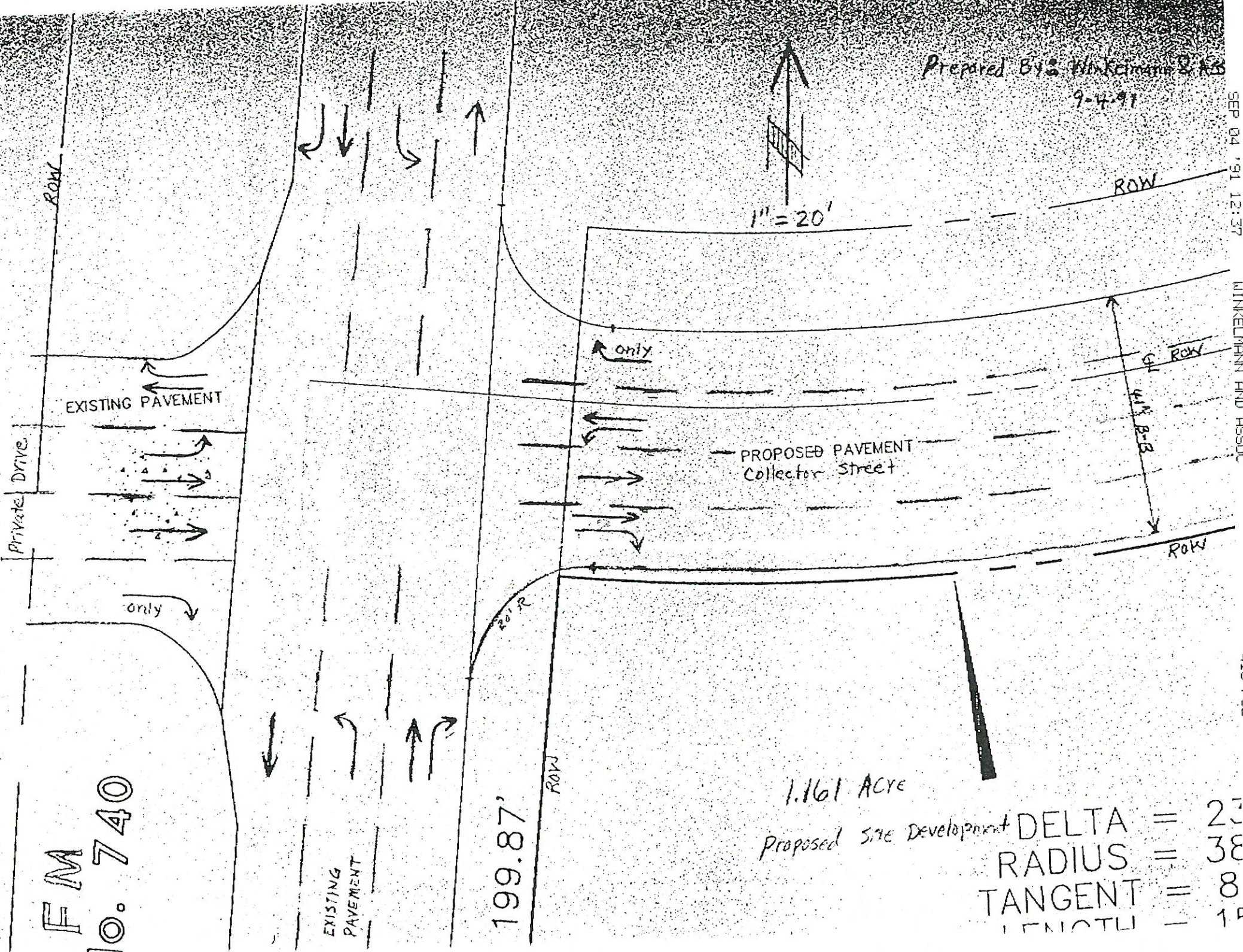
Winkelmenn & Associates, Inc.
15000 WILLOW PARK DRIVE, SUITE 200
DALLAS, TEXAS 75244
(214) 442-7000
FAX (214) 442-7001
Scale: 1"= 40' Date: 8-24-91
Designed By: AMMERMAN/CLARK
Drawn By: AMMERMAN
Checked By: AMMERMAN
File: 9301SH12.dwg
Project No.: 0301.02155
SHEET 2 OF 2
FINAL PLAT
Lot 3, Block 1
Steger Retail Addition
City of Rockwall, Rockwall County, Texas
Client: 740 / 3097 Limited Partnership
c/o Lakeside National Bank
P.O. Box 9
Rockwall, Texas 75087
Owner: Estate of O.L. Steger, Jr.
c/o Lakeside National Bank
P.O. Box 9
Rockwall, Texas 75087
2nd Submission

1991-09-04

11:35

PAGE = 02

FM
10.740



1.161 Acre

Proposed Site Development DELTA = 25
RADIUS = 38
TANGENT = 8
LENGTH = 15

Prepared By B. J. Winkelman & Assoc.
9-4-91

SEP 04 '91 12:37

WINKELMANN AND ASSOC

410 P02

MEMORANDUM
September 6, 1991

TO: Members of the Architectural Review Board

FROM: Julie Couch, Assistant City Manager

RE: Site Plan for the Video Village Development

We have received a request from Al Welch for a site plan approval for a proposed site for a new Video Village to be located on FM-740. The site is to be located north of the Food Lion site and will be on the corner of FM-740 and the collector street that will traverse the Steger site and tie into a future 6-lane off of FM-3097. The site plan is attached and our comments are as follows:

1. The site shows one entrance off of FM-740 and two entrances off of the new collector. We have indicated to the applicant that the entrance off of FM-740 does not meet the 200 foot separation that we normally look for, although this is a separate site from Food Lion. The first entrance off of the collector is 60 feet from the future paving line of FM-740. The applicant had originally proposed a 30 foot distance which concerned staff. We had hoped for a 100 foot setback. We plan to have a recommendation from John Reglin, our traffic planner, by the meeting to address this.
2. The building is a brick exterior building that will meet our materials requirements. a flat roof is proposed but a false mansard exterior is proposed along several frontages. A parapet wall will be constructed along all sides of the building which will hide the roof and all roof mounted equipment.
3. The site plan shows a future expansion of 2,000 sq. ft. Parking is not provided for this additional sq. footage and we have asked the applicant to address this issue. The 740 drive would provide several parking spaces if it were removed. We do question the need for this entrance. If the entrance is approved it needs to be moved at least 100 feet from the intersection.

We have covered these issues with the applicant and he will be here Monday night to address them.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: September 16, 1991

Agenda No: VI. A.

Agenda Item: P&Z 91-30-SP/FP - Discuss and Consider Approval of a Site Plan and Final Plat for Video Village

Item Generated By: Applicant, Al Welch

Action Needed: Review the plans and take any necessary action.

Background Information:

The Commission has recommended approval of the plat and site plan with the following conditions and/or comments:

Plat - there was considerable discussion regarding the 13 foot offset that will exist. The Commission was concerned about how the intersection would function and what problems would be caused by the offset. After considerable discussion the Commission voted 4 to 1 to approve the plat as submitted with the 13 foot offset with the condition that a corner clip be provided at the intersection of the collector and FM-740. Attached is a copy of the recommendations of John Reglin regarding the alignment. We will have the corner clip addressed by the meeting on Monday night.

Site Plan - the site plan was unanimously approved with the revised elevations that were submitted to the Commission on Thursday night with the condition that the drive access off of FM-740 be deleted. There was considerable discussion about the drive on FM-740 and whether it is needed. The recommendations from Mr. Reglin also address the drives. A copy of the revised site plan and elevations are attached.

Attachments:

1. Site Plan
2. Elevations
3. Recommendations

Agenda Item: Video Village Site Plan and Plat

Item No: VI. A.

**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: February 3, 1992

Agenda No: IV. C.

Agenda Item: Consider Approval of a Final Plat on Lot 3, Block 1, Steger Retail Addition

Item Generated By: Applicant, Al Welch

Action Needed: Reapproval of the final plat.

Background Information:

This final plat was approved several months ago for the construction of a new Video Village store. The developer has not been able to finalize his purchase of the property and the plat has expired. The owner hopes to have the purchase finalized very shortly and the plat needs to be reapproved. The plat is just as it was approved originally.

Attachments:

1. Plat

Agenda Item: Consider Final Plat on Lot 3, Block, 1 Steger Retail Addition

Item No: IV. C.

CARLISLE PLAZA ADDITION

F.M. HIGHWAY No. 740
(90' R.O.W.)

P.O.B.

DELTA = 23°53'44"
RADIUS = 320.00'
TANGENT = 67.71'
LENGTH = 133.48'
CHORD = 132.49'
CHD BRG = N 86°14'06" E

DELTA = 13°53'56"
RADIUS = 380.00'
TANGENT = 46.32'
LENGTH = 92.18'
CHORD = 91.95'
CHD BRG = N 81°14'12" E

STEGE ROAD
60' R.O.W. DEDICATION

0.318 ACRES
13,852 SQ. FT.

PROPOSED STEGER ROAD
(60' R.O.W.)

DELTA = 23°53'44"
RADIUS = 380.00'
TANGENT = 80.41'
LENGTH = 158.48'
CHORD = 157.33'
CHD BRG = N 86°14'06" E

DELTA = 13°53'56"
RADIUS = 320.00'
TANGENT = 39.00'
LENGTH = 77.63'
CHORD = 77.44'
CHD BRG = N 81°14'

208.30
LOT 3, BLOCK 1
STEGER RETAIL ADDITION

1.161 ACRES
50,582 SQ. FT.

740 / 3097 LIMITED
PARTNERSHIP
VOL. 620, PG. 81
DRRCT

255.01'

JAMES SMITH SURVEY
ABSTRACT NO. 200

740 / 309
PARTN.
VOL. 620

CITY OF ROCKWALL
City Council Agenda

Agenda Date: February 17, 1992

Agenda No: VI. C.

Agenda Item: P&Z-30-SP/FP - Discuss and Consider Approval of a Preliminary Plat on Steger Addition #2, Located on FM-740

Item Generated By: Applicant, Al Welch

Action Needed: Discuss and consider approving the final plat, as it was originally approved.

Background Information:

Several months ago the Commission and City Council approved a final plat and site plan for a proposed location for Al Welch's Video Village store on FM-740 across the street from the main entrance into the Rockwall Village Shopping Center. In conjunction with this plat we reviewed the location of a collector street that is planned to intersect with the main driveway. When the Food Lion site was platted the entire area to the south of the road was preliminary platted with the location of the road identified in this location. When the plat for Video Village was prepared by the developer's surveyor it was discovered that they had made an error in the frontage available between the Food Lion site and the collector road location. The result was that for the site to still work for Mr. Welch the City considered allowing an offset of 13 feet in the alignment of the collector and the driveway. A copy of the schematic showing this alignment is attached. We had the alignment reviewed by our traffic planner, John Reglin, and a copy of his comments are also attached. While we would have preferred to have the two exactly aligned, in the opinion of Mr. Reglin and the staff the compromise we developed was an alignment that could function. The City Council approved the alignment as shown.

Mr. Welch has been continually working to finalize his financing for the project so that he could acquire the land and file the plat. He has indicated that he is close to closing but he was unable to do so prior to the 120 time limit expiring on the prior approval. The Commission and Council are now considering reapproving the plat with the same conditions that were established on it originally. The site plan that Mr. Welch had approved has not changed and it is our recommendation that the plat be approved as it was originally. A copy of the site plan as it was approved is attached for your information.

The Commission had tabled this item at their last meeting in order to consider the alignment of the collector road. They will again consider action on Thursday night. We will forward their recommendation to you on Friday.

Attachments:

1. Copy of Plat
2. Location Map
3. Recommendation from Mr. Reglin
4. Copy of Site Plan

Agenda Item: Final Plat for Video Village

Item No: VI. C.

**CITY OF ROCKWALL
City Council Agenda**

<u>Agenda Date:</u>	February 17, 1992	<u>Agenda No:</u> VI. C.
<u>Agenda Item:</u>	P&Z-30-SP/FP - Discuss and Consider Approval of a Preliminary Plat on Steger Addition #2, Located on FM-740	
<u>Item Generated By:</u>	Applicant, Al Welch	
<u>Action Needed:</u>	Discuss and consider approving the final plat, as it was originally approved.	

Background Information:

The Planning and Zoning Commission has recommended reapproval of the final plat. A copy of the plat is attached.

Attachments:

1. Copy of Plat

<u>Agenda Item:</u>	Final Plat for Video Village	<u>Item No:</u> VI. C.
----------------------------	------------------------------	-------------------------------

CARLISLE PLAZA ADDITION

F.M. HIGHWAY No. 740
(90' R.O.W.)

P.O.B.

DELTA = 23°53'44"
RADIUS = 320.00'
TANGENT = 67.71'
LENGTH = 133.46'
CHORD = 132.49'
CHD BRG = N 86°14'06" E

DELTA = 13°53'56"
RADIUS = 380.00'
TANGENT = 46.32'
LENGTH = 92.18'
CHORD = 91.95'
CHD BRG = N 81°14'12" E

PROPOSED STEGER ROAD
60' R.O.W. DEDICATION

0.318 ACRES
13,852 SQ. FT.

DELTA = 23°53'44"
RADIUS = 380.00'
TANGENT = 80.41'
LENGTH = 158.48'
CHORD = 157.33'
CHD BRG = N 86°14'06" E

LOT 3, BLOCK 1
STEGER RETAIL ADDITION

1.161 ACRES
50,582 SQ. FT.

DELTA = 13°53'56"
RADIUS = 320.00'
TANGENT = 39.00'
LENGTH = 77.63'
CHORD = 77.44'
CHD BRG = N 81°14'12" E

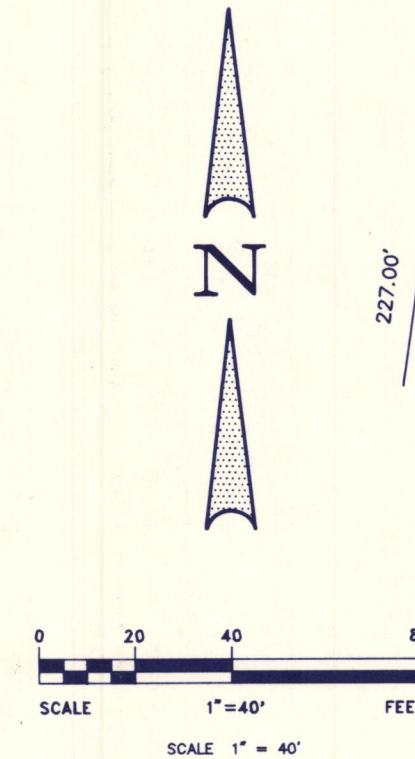
740 / 3097 LIMITED
PARTNERSHIP
VOL. 620, PG. 81
DRRCT

PROPOSED STEGER ROAD
(60' R.O.W.)

LOT 2, BLOCK 1
STEGER RETAIL ADDITION
JEMtex Development No. 50A, Inc.



VICINITY MAP



740 / 3097 LIMITED
PARTNERSHIP
VOL. 620, PG. 81
DRRCT

FINAL PLAT
Lot 3, Block 1
Steger Retail Addition
City of Rockwall, Rockwall County, Texas

James Smith Survey
Abstract No. 200
City of Rockwall, Rockwall County, Texas
Client / Owner : 740 / 3097 Limited Partnership
c/o Lakeside National Bank
P.O. Box 9 75087
Rockwall, Texas 75087

Scale : 1" = 40' Date : 9-4-91
Designed By : AMMERMAN/CLARK
Drawn By : E.B.A./A.L.C.
Checked By : AMMERMAN
File : 9301PLAT.dwg
Project No. : 0930102155

SHEET
1
OF
2

Winkelmann
& Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
12800 HILLCREST ROAD, SUITE 200
DALLAS, TEXAS 75243
(214) 462-7000 FAX
(214) 462-7000 FAX

OWNER'S CERTIFICATE

STATE OF TEXAS)(
COUNTY OF ROCKWALL)(
CITY OF ROCKWALL)(

WHEREAS 740/3097 LIMITED PARTNERSHIP, being the Owner of a 1.479 acre tract of land in the City of Rockwall, Rockwall County, State of Texas, said tract being described as follows:

BEING a 1.479 acre tract of land situated in the JAMES SMITH SURVEY, Abstract No. 200, City of Rockwall, Rockwall County, Texas, and being part of a tract of land described in deed to 740/3097 Limited Partnership as recorded in Volume 620, Page 81 of the Deed Records of Rockwall County, Texas (DRRCT), said 1.479 acres being more particularly described as follows:

BEGINNING at a 1/2" iron rod found in the easterly line of F.M. Highway No. 740 (90' R.O.W. at this point), said iron rod being the northwesterly corner of Lot 2, Block 1 of STEGER RETAIL ADDITION, an addition to the City of Rockwall, and which bears North 08°10'58" East, 483.00' from a concrete R.O.W. monument found at the northerly point of a corner clip at the intersection of said easterly line of F.M. Highway No. 740 with the northeasterly line of F.M. Highway No. 3097 (100' R.O.W.);

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THENCE South 01°48'50" East, 60.00' to a 1/2" iron rod set;

THENCE South 08°10'58" West, 255.01' to a 1/2" iron rod set in the northerly line of said Lot 2, Block 1 of STEGER RETAIL ADDITION;

THENCE North 81°49'02" West, along the northerly line of said Lot 2, Block 1 of STEGER RETAIL ADDITION, 228.00' to the POINT OF BEGINNING and containing 1.479 acres or 64,434 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT 740/3097 LIMITED PARTNERSHIP, being the Owner, does hereby adopt this plat designating the hereinabove described property as LOT 3, BLOCK 1, 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, 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.

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.

WITNESS MY HAND at _____, Texas, this _____ day of _____, 1991.

BY
O.L. Steger, III
Administrator

STATE OF TEXAS)(

COUNTY OF ROCKWALL)(

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 _____

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Ed Ammerman, a Registered Professional Land Surveyor, 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
Texas Registration No.4195

9-6-91
Date:

STATE OF TEXAS)(

COUNTY OF ROCKWALL)(

This instrument was acknowledged before me on the 6th day of SEPTEMBER, 1991, by Ed Ammerman.

Notary Public
My Commission Expires 1-11-95

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 _____, 1991.

Mayor, City of Rockwall

City Secretary
City of Rockwall

Winkelmnn & Associates, Inc.
15000 WILLOW PARK DRIVE, SUITE 200
DALLAS, TEXAS 75244
(214) 442-7000
FAX (214) 442-7001
Scale: 1"= 40' Date: 8-24-91
Designed By: AMMERMAN/CLARK
Drawn By: AMMERMAN
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File: 9301SH12.dwg
Project No.: 0301.02155
SHEET 2 OF 2
FINAL PLAT
Lot 3, Block 1
Steger Retail Addition
City of Rockwall, Rockwall County, Texas

MASTERPLAN

Mrs. Julie Couch
205 West Rusk
Rockwall, Texas 75087

September 12, 1991

Dear Mrs. Couch:

VIDEO VILLAGE SITE PLAN

In response to your request, I have studied the site plan and collector street development plan for the subject project proposed along the east side of FM 740 at the southeast corner of the planned collector street crossing the Steiger tract.

I have several concerns regarding this plan. These are identified in the following material:

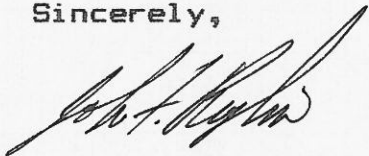
ACCESS TO FM 740 - The tract is approximately 200 FT wide along its FM 740 frontage, and has both a common access drive with Food Lion at the south end and direct collector street access at the north end. There does not appear to be a need for a third access point for a business of this size and type. It is my recommendation that this access driveway be denied. If, however, the City grants a direct driveway onto FM 740, it should only be constructed after FM 740 has been improved to a four-lane divided street and should be located at least 100 FT from the near side of the collector street.

ACCESS TO COLLECTOR STREET - The proposed driveway which runs in front of the store will be located approximately 60 FT from the future curb line of FM 740. This is less than desirable because of the congestion caused in the future by westbound collector street motorists desiring to enter the site. However, the existing site plan does not seem to have the flexibility to alter this and locate the first driveway approximately 100 FT from FM 740. It should be pointed out that, in my opinion, this plan would be totally unacceptable were it to be proposed in the northeast corner of this intersection, due to the location of access along the collector.

COLLECTOR STREET ALIGNMENT & OPERATION - The collector street is proposed to be offset from the shopping center driveway. The collector street roadway is being shown offset to the north a distance of 13 FT. Although no offset is desireable, I had agreed to this offset because I believe the lane designations for left and right turning traffic, would probably result in a workable geometry for the intersection. This offset will permit left turning traffic from FM 740 to make the turns without "interlocking" and causing additional congestion. However, it restricts simultaneous left turns in the east/west directions because they will "interlock", particularly while FM 740 is a three-lane roadway. Once FM 740 is widened to its planned cross-section [4 lanes divided], the left turns will be able to maneuver without interlocking, although the operation will not be as good as it would be if the centerlines were aligned.

If the collector street is permitted to remain in the location proposed by Video Village, the south curb line will be only 3 FT from the south property line. In that case, the future curb return radius will encroach on the corner. It is therefore recommended that a 15'x15' corner clip be dedicated by the developer for the future corner. This may require the relocation of a fire hydrant.

Sincerely,

A handwritten signature in dark ink, appearing to read "John F. Reglin", written in a cursive style.

John F. Reglin, P.E.
Vice President

