

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

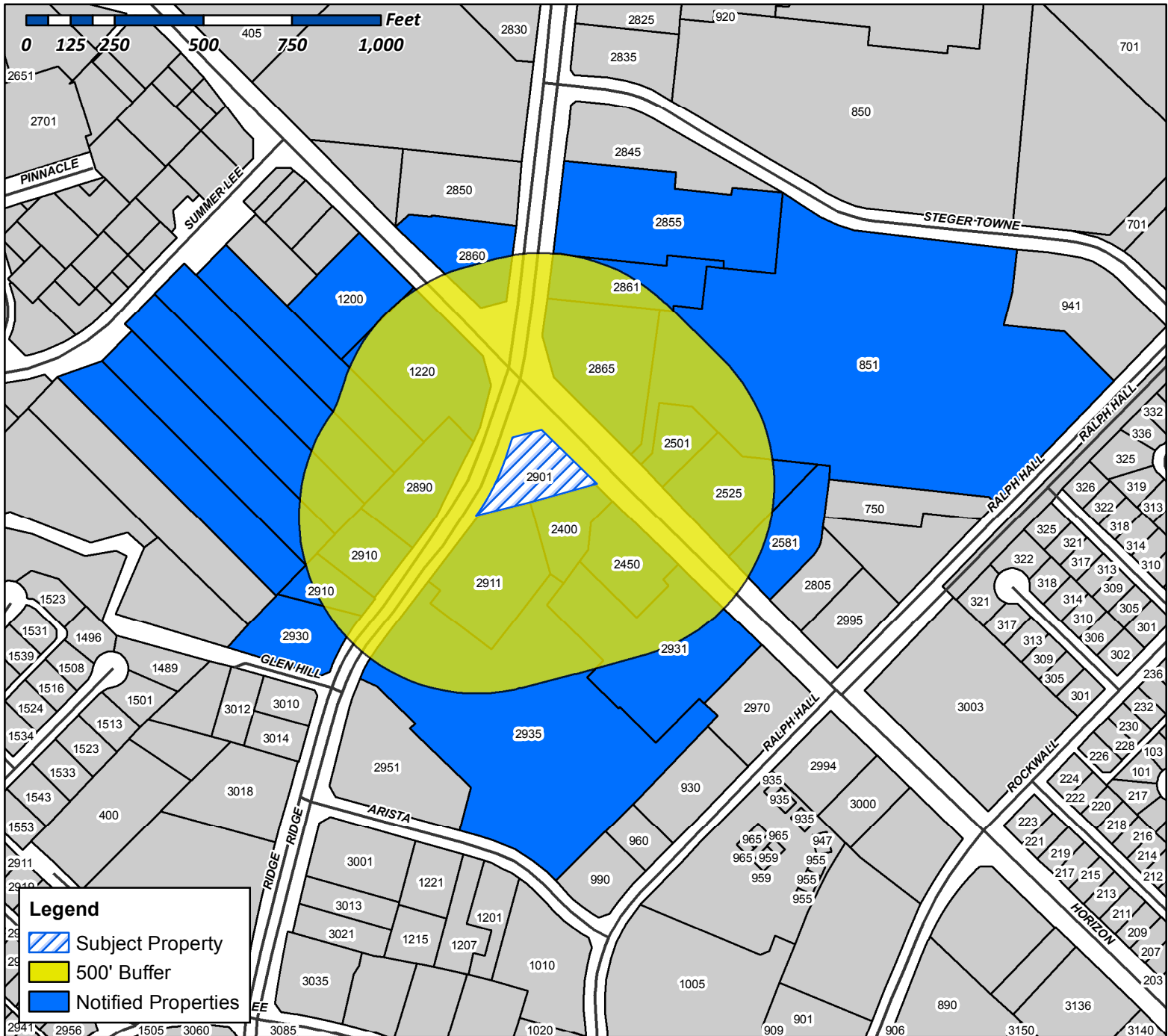




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2016-012
Case Name: Kroger Fuel Center
Case Type: Specific Use Permit
Zoning: Planned Development 9 (PD-9)
Case Address: 2901 Ridge Road

Date Created: 04/18/2016

For Questions on this Case Call (972) 771-7745



BANK OF AMERICA
ATTN: CORPORATE REAL ESTATE ASSESS
101 N TYRON ST
CHARLOTTE, NC 28255

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

NEW BLB CORPORATION
1100 SIENNA CT
BURLESON, TX 76028

SONG CORPORATION
1200 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
1220 HORIZON RD
ROCKWALL, TX 75032

HP ROCKWALL 740 LTD
C/O GARY P HAMMER
12720 HILLCREST RD STE 1080
DALLAS, TX 75230

KROGER TEXAS LP
1331 E AIRPORT FWY
IRVING, TX 75062

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO, DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

BRYANT JUDY GRACE & LINDA JEAN BRUNETTE
AND
DOUGLASS FREDERICK WYGAL
1714 MARCELLA LN
ROWLETT, TX 75089

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2450 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2501 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL PARTNERS LTD
2525 HORIZON RD
ROCKWALL, TX 75032

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

SELMA HOSPITALITY INC
2560 ROYAL LN STE 210
DALLAS, TX 75229

JUCHA RHETT BARRY
2581 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2855 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2860 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2861 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2890 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2910 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2911 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2930 SOUTH RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2931 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

MINNETONKA CAPITAL INVESTMENTS V LP
%WALGREEN CO #5827
300 WILMOT RD
DEERFIELD, IL 60015

ATTICUS REAL ESTATE SERVICES INC
5339 ALPHA RD STE 300
DALLAS, TX 75240

STEEGER TOWNE CROSSING II LP
580 DECKER DR STE 203
IRVING, TX 75062

JEY INVESTMENTS
602 FALVEY AVE
TEXARKANA, TX 75501

HUGHES ROBERT J & PATRICK HUGHES &
SANDRA FERGUSON
8030 SAN LEANDRO DR
DALLAS, TX 75218

CURRENT RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

1220 HORIZON ROAD LLC
C/O CVS 7464-02
OCC EXP DEPT 1 CVS DRIVE
WOONSOCKET, RI 02895

LOWES HOME CENTERS INC
ATTN: TAX DEPT
PO BOX 1000
MOORESVILLE, NC 28115

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

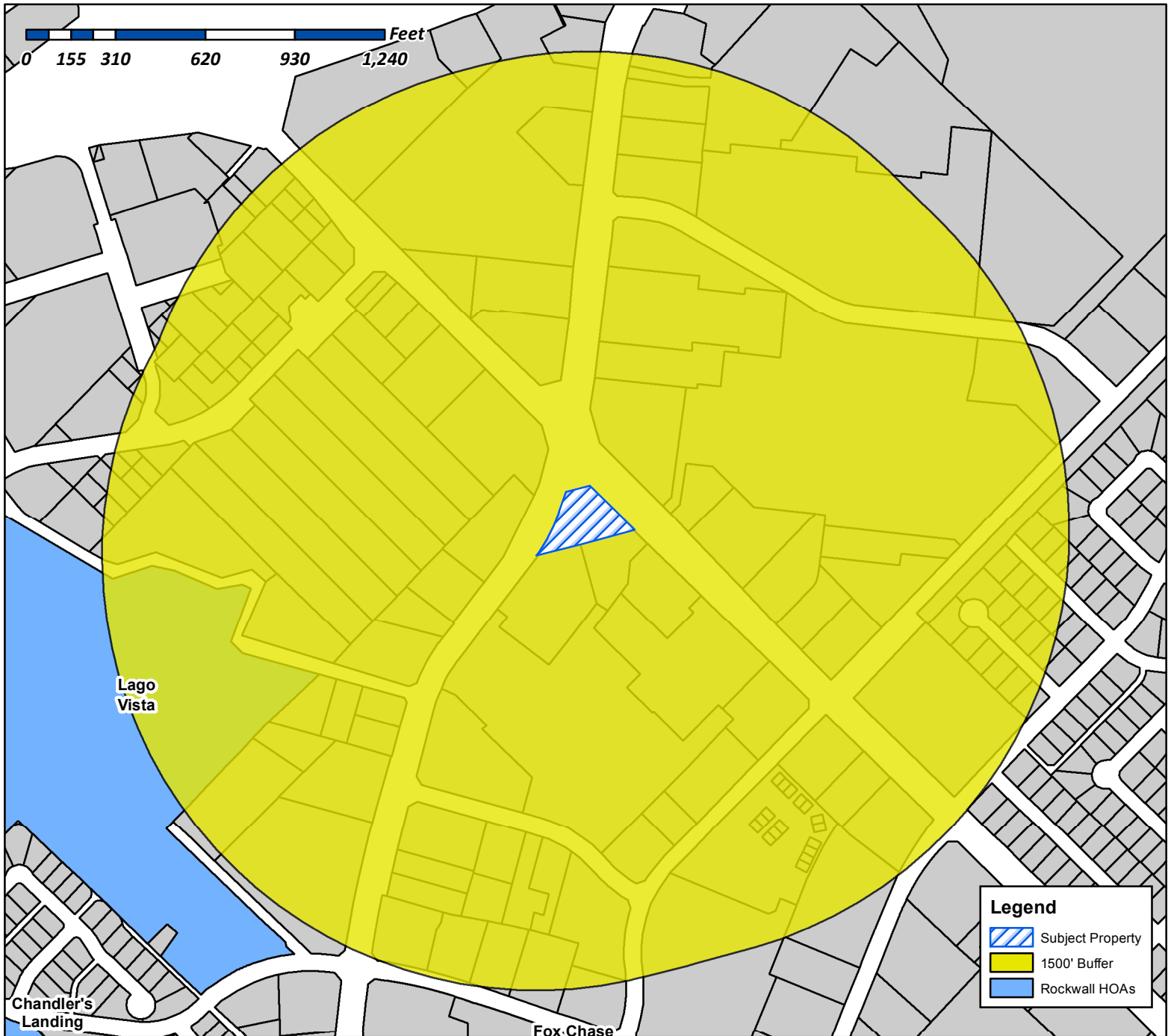
W & R PROPERTIES INC
PO BOX 657
KAUFMAN, TX 75142



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

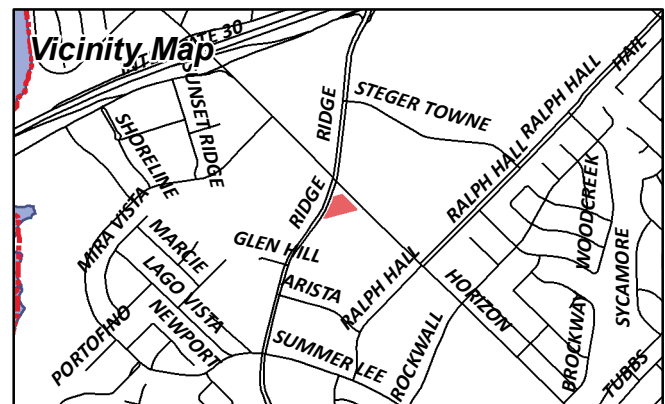
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2016-012
Case Name: Kroger Fuel Station
Case Type: Specific Use Permit
Zoning: Planned Development 9 (PD) District
Case Address: 2901 Ridge Road

Date Created: 04/18/2016

For Questions on this Case Call (972) 771-7745





CEI Engineering Associates, Inc.

ENGINEERS ■ SURVEYORS ■ LANDSCAPE ARCHITECTS ■ PLANNERS

4800 Sugar Grove Boulevard, Suite 316
Stafford, TX 77477
(281) 494-0360 Fax (281) 494-0309
www.ceienq.com

March 23, 2016

Mr. Ryan Miller, AICP
Director of Planning
City of Rockwall
385 South Goliad
Rockwall, TX 75087

RE: SUP Application Kroger Fuel SW575

Mr. Miller:

CEI Engineering, Inc. is requesting a Specific Use Permit for the Kroger proposed fuel station to be located at the SEC of Ridge Road and Horizon Road (2901 Ridge Road). Currently there is an existing 2,264sf EZ-Mart store with 2 MPD dispensers and canopy located onsite. Kroger Fuel is proposing to replace the existing store, pumps, tanks and canopy with an 807sf kiosk, 8 MPD dispensers, new tanks and a new canopy.

Current zoning is PD-9 with a base zoning of GR and within a Scenic Overlay District. A fuel station is allowed in this zoning by a Specific Use Permit. The site plan adheres to the specific setback and other requirements of this district.

If you have any questions please contact me.

Thank you and have a good day.

CEI Engineering, Inc.

A handwritten signature in blue ink that reads "Jim Evans" followed by a stylized flourish.

Jim Evans, RLA
Asst. Project Manager

Providing Consolidated Land Development Services

CALIFORNIA ■ TEXAS ■ ARKANSAS ■ LOUISIANA ■ MINNESOTA ■ GEORGIA ■ PENNSYLVANIA

PROPERTY DESCRIPTION

STATE OF TEXAS §
COUNTY OF ROCKWALL §

BEING a tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, Mr. M Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 24, Plat Records, Rockwall County, Texas (P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a TXDOT (Texas Department of Transportation) Brass Monument found for the most northerly corner of Lot 1, Block A, of said Mr. M Addition, said monument also being the northeast end of a corner clip at the intersection of the southwesterly right-of-way line of Ridge Road (F.M. Road 3097, variable width right-of-way) and southeasterly right-of-way line of Ridge Road (F.M. Road 740, variable width right-of-way);

THENCE South 45 deg 40 min 35 sec East, departing said corner clip and along the southwesterly right-of-way line of said Horizon Road and the Easterly line of Lot 1, Block A, of said Mr. M Addition, a distance of 222.12 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner, from which a TXDOT Aluminum Monument bears, South 84 deg 11 min 36 sec West, a distance of 2.82 feet and a 1/2 inch iron rod found bears North 40 deg 44 min 12 sec West, a distance of 3.77 feet;

THENCE South 74 deg 35 min 42 sec West, departing the southwesterly right-of-way line of said Horizon Road, along the Southeast line of said Lot 1, the Northwest line of Lot 20, Block A, Horizon Ridge Addition, and addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 336, Official Public Records, Rockwall County, Texas, and the Northwest line of Lot 1, Block A, of RDI Retail Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 369, Official Public Records, Rockwall County, Texas, a distance of 350.75 feet to a TXDOT Brass Monument found for corner, being situated in the southeasterly right-of way line of said Ridge Road and being the beginning of a non-tangent curve to the left having a radius of 623.69 feet, a central angle of 15 deg 47 min 49 sec, a chord bearing of North 26 deg 09 min 20 sec East and a chord length of 171.41 feet;

THENCE along the southeasterly right-of-way of said Ridge Road, the Westerly line of Lot 1, Block A, of said Mr. M Addition, and said non-tangent curve to the left, an arc distance of 171.95 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 18 deg 15 min 25 sec East, continuing along the southeasterly right-of-way of said Ridge Road and the Westerly line of Lot 1, Block A, of said Mr. M Addition, a distance of 76.38 feet to a TXDOT Aluminum Monument found for corner at the southwest end of the said corner clip;

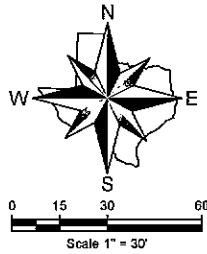
THENCE North 74 deg 35 min 42 sec East, along said corner clip, a distance of 82.72 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.918 acres or 40,001 square feet of land, more or less.

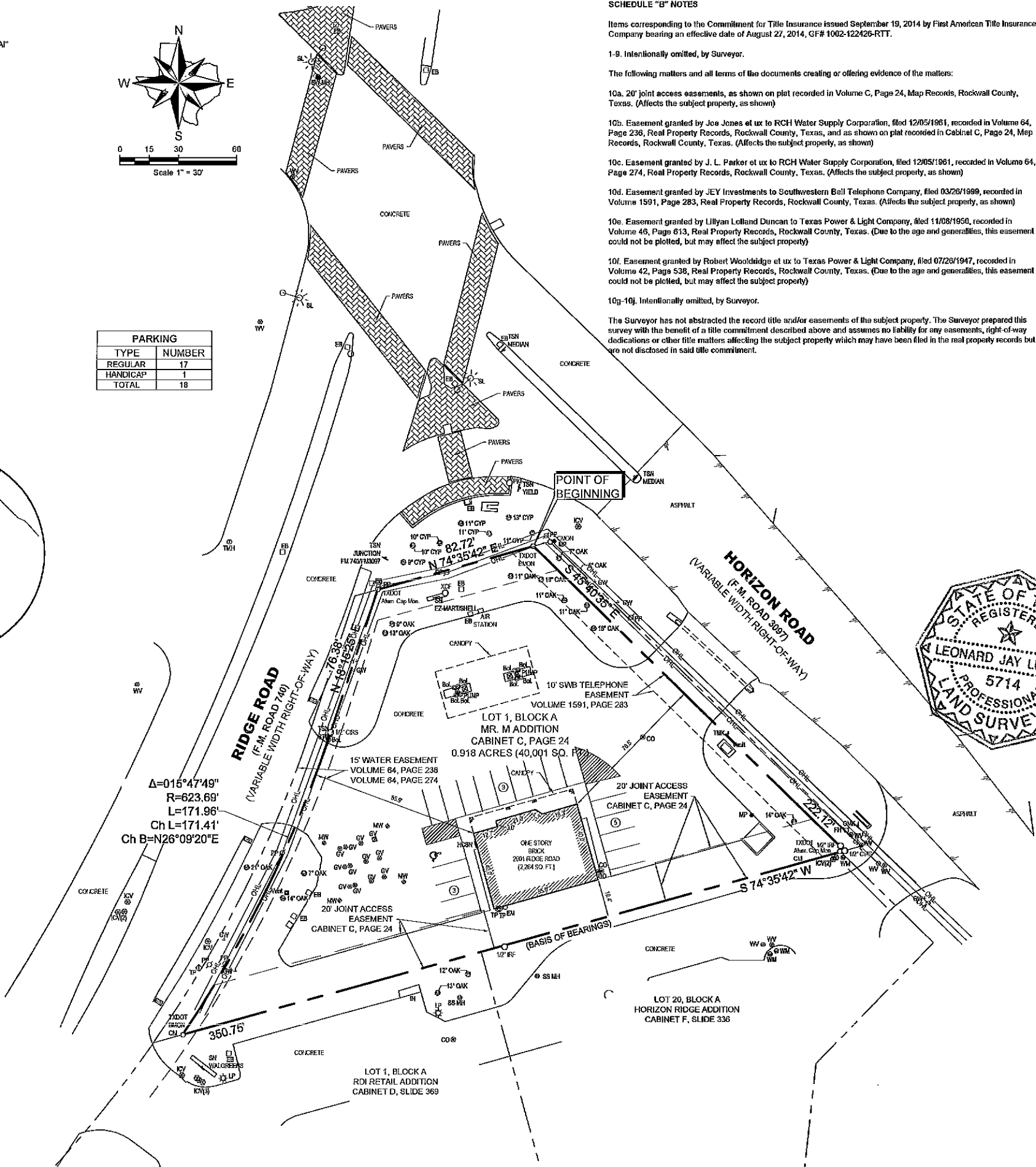
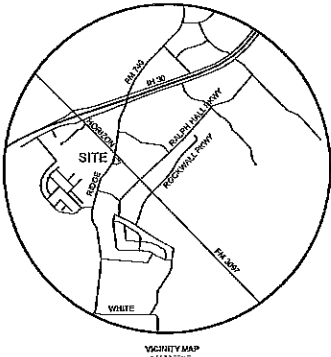
Bearings shown hereon are based upon an on-the-ground Survey performed on the 18th day of September, 2014, utilizing a G.P.S. measurement (NAD 83, Texas State Plane, North Central Zone) using City of Rockwall, Control Monuments Reset #1 and R014.

ABBREVIATION LEGEND

ABBR.	DEFINITION
IRF	IRON ROD FOUND
CIRS	IRON ROD SET w/CAP STAMPED "WAI"
CRIF	IRON ROD FOUND w/CAP
XCS	"X" CUT IN CONCRETE SET
XCF	"X" CUT IN CONCRETE FOUND
PKS	PK NAIL SET
PKF	PK NAIL FOUND
PP	POWER POLE
GW	GUY WIRE
MH	MANHOLE
VW	WATER VALVE
TP	TELEPHONE PEDESTAL
WM	WATER METER
FH	FIRE HYDRANT
ICV	IRRIGATION CONTROL VALVE
CO	CLEANOUT
AC	AIR CONDITIONER
SB	SIGNAL BOX
SP	SIGNAL POLE
SN	SIGN
SS	SANITARY SEWER
SW	STORM SEWER
TPAD	TRANSFORMER PAD
GM	GAS METER
GMK	GAS MARKER
TMK	TELEPHONE MARKER
TSN	TRAFFIC SIGN
UGC	UNDERGROUND CABLE MARKER
EB	ELECTRIC BOX
EM	ELECTRIC METER
CC#	COUNTY CLERK'S INSTRUMENT NO.
CM	CONTROLLING MONUMENT
GI	GRATE INLET
IN	INLET
HC	HANDICAPPED
MP	METAL POST
MB	MAIL BOX
BILLB	BILLBOARD
GL	GROUND LIGHT
LP	LIGHT POLE
GV	GAS VALVE
MW	MONITOR WELL



PARKING	
TYPE	NUMBER
REGULAR	17
HANDICAP	1
TOTAL	18



SCHEDULE "B" NOTES

Items corresponding to the Commitment for Title Insurance issued September 19, 2014 by First American Title Insurance Company bearing an effective date of August 27, 2014, GF# 1002-122426-RTT.

1-9. Intentionally omitted, by Surveyor.

The following matters and all terms of the documents creating or offering evidence of the matters:

10a. 20' joint access easements, as shown on plat recorded in Volume C, Page 24, Map Records, Rockwall County, Texas. (Affects the subject property, as shown)

10b. Easement granted by Joe Jones et ux to RCH Water Supply Corporation, filed 12/05/1961, recorded in Volume 64, Page 236, Real Property Records, Rockwall County, Texas, and as shown on plat recorded in Cabinet C, Page 24, Map Records, Rockwall County, Texas. (Affects the subject property, as shown)

10c. Easement granted by J. L. Parker et ux to RCH Water Supply Corporation, filed 12/05/1961, recorded in Volume 64, Page 274, Real Property Records, Rockwall County, Texas. (Affects the subject property, as shown)

10d. Easement granted by J.E.Y. Investments to Southwestern Bell Telephone Company, filed 03/26/1999, recorded in Volume 1591, Page 283, Real Property Records, Rockwall County, Texas. (Affects the subject property, as shown)

10e. Easement granted by Lillian Lolland Duncan to Texas Power & Light Company, filed 11/08/1950, recorded in Volume 46, Page 613, Real Property Records, Rockwall County, Texas. (Due to the age and generalities, this easement could not be plotted, but may affect the subject property)

10f. Easement granted by Robert Woodridge et ux to Texas Power & Light Company, filed 07/26/1947, recorded in Volume 42, Page 538, Real Property Records, Rockwall County, Texas. (Due to the age and generalities, this easement could not be plotted, but may affect the subject property)

10g-10j. Intentionally omitted, by Surveyor.

The Surveyor has not abstracted the record title and/or easements of the subject property. The Surveyor prepared this survey with the benefit of a title commitment described above and assumes no liability for any easements, right-of-way dedications or other title matters affecting the subject property which may have been filed in the real property records but are not disclosed in said title commitment.

PROPERTY DESCRIPTION

STATE OF TEXAS
COUNTY OF ROCKWALL

BEING a tract of land situated in the E. TEAL SURVEY, ABSTRACT NO. 207, City of Rockwall, Rockwall County, Texas and being all of Lot 1, Block A, Mr. M Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat thereof recorded in Cabinet C, Page 24, Plat Records, Rockwall County, Texas (P.R.C.T.), and being more particularly described as follows:

BEGINNING at a TXDOT (Texas Department of Transportation) Brass Monument found for the most northerly corner of Lot 1, Block A, of said Mr. M Addition, said monument also being the northeast end of a corner clip at the intersection of the southwesterly right-of-way line of Horizon Road (F.M. Road 3097, variable width right-of-way) and the southeasterly right-of-way line of Ridge Road (F.M. Road 740, variable width right-of-way);

THENCE South 45 deg 40 min 35 sec East, departing said corner clip and along the southwesterly right-of-way line of said Horizon Road and the Easterly line of Lot 1, Block A, of said Mr. M Addition, a distance of 222.12 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner, from which a TXDOT Aluminum Monument bears, South 84 deg 11 min 36 sec West, a distance of 2.82 feet and a 1/2 inch iron rod found bears North 40 deg 44 min 12 sec West, a distance of 3.77 feet;

THENCE South 74 deg 35 min 42 sec West, departing the southwesterly right-of-way line of said Horizon Road, along the Southeast line of said Lot 1, the Northwest line of Lot 20, Block A, Horizon Ridge Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet F, Slide 336, Official Public Records, Rockwall County, Texas, and the Northwest line of Lot 1, Block A, of RDI Retail Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Cabinet D, Slide 369, Official Public Records, Rockwall County, Texas, a distance of 350.75 feet to a TXDOT Brass Monument found for corner, being situated in the southeasterly right-of-way line of said Ridge Road and being the beginning of a non-tangent curve to the left having a radius of 623.69 feet, a central angle of 15 deg 47 min 49 sec, a chord bearing of North 26 deg 08 min 20 sec East and a chord length of 171.41 feet;

THENCE along the southeasterly right-of-way of said Ridge Road, the Westerly line of Lot 1, Block A, of said Mr. M Addition, and said non-tangent curve to the left, an arc distance of 171.95 feet to a 1/2 inch iron rod with red plastic cap stamped "W.A.I." set for corner;

THENCE North 18 deg 15 min 25 sec East, continuing along the southeasterly right-of-way of said Ridge Road and the Westerly line of Lot 1, Block A, of said Mr. M Addition, a distance of 76.38 feet to a TXDOT Aluminum Monument found for corner at the southwest end of the said corner clip;

THENCE North 74 deg 35 min 42 sec East, along said corner clip, a distance of 82.72 feet to the POINT OF BEGINNING.

CONTAINING within these metes and bounds 0.918 acres or 40,001 square feet of land, more or less.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 18th day of September, 2014, utilizing a G.P.S. measurement (NAD 83, Texas State Plane, North Central Zone) using City of Rockwall, Control Monuments Resat #1 and R014.

SURVEYOR'S CERTIFICATION

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(a), 13 and 14 of Table A thereof. The field work was completed on 09/18/2014.

Leonard J. Lueker (Original signature) is a
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 325
Dallas, Texas 75230
(972) 490-7090
l.lueker@winkelmann.com

Please note that the use of the word "CERTIFY" or "CERTIFICATE" used hereon constitutes an expression of professional opinion regarding those facts or findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48397C0040L, dated September 26, 2008, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain. (Areas determined to be outside the 500-year floodplain.)

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

ALTA/ACSM LAND TITLE SURVEY 0.918 ACRES

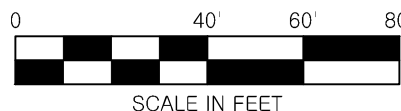
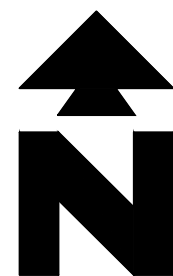
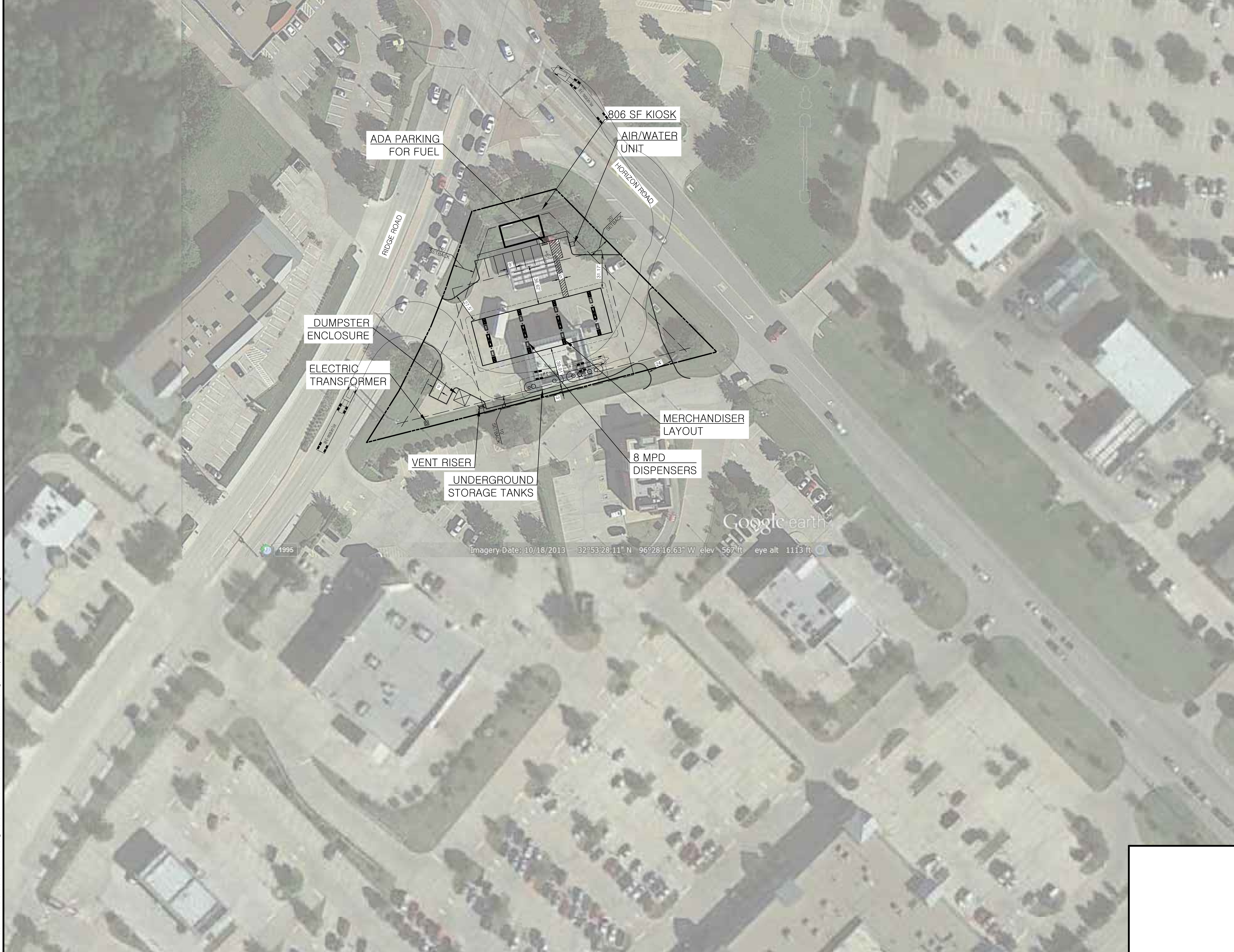
E. TEAL SURVEY, ABSTRACT NO. 207
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
E-Z MART STORES, INC.
602 FALVEY AVENUE
TEXARKANA, TEXAS 75501

Date: 09.18.14
Scale: 1" = 30'
File: 31583-05-ALTA
Project No.: 31583.05

SHEET
1
OF
1

APPROV.
REVISION
DATE
No.


Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS & SURVEYORS
8700 HILLCREST PLAZA, SUITE 325
DALLAS, TEXAS 75230
TELEPHONE: (972) 490-7090
FAX: (972) 490-7099
WWW.WINKELMANN-ASSOCIATES.COM
CERTIFICATE # 2014, Winkelman & Associates, Inc.



Know what's below.
Call before you dig.

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

C:\B\28304\DRAWING\SW575-CSP 8 MPD C-6.dwg LAST SAVED BY: JEVANS LOCATION: F:\WORK\28304\MPD\working\Concept\SW575-CSP 8 MPD C-6.dwg

28304	3/22/16	DPOR	PM	DES	DRW
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
					
Engineering Associates, Inc.					
ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS					
4800 Sugar Grove Blvd, Suite 316 Stafford, TX 77477				(281)494-0309 (281)494-0360	
KROGER FUEL SW575(EXPANSION)					
NEC HORIZON ROAD & RIDGE ROAD ROCKWALL TX					
CONCEPTUAL SITE PLAN				REV DATE 3/08/16 C-6	SHEET NO. C-1