

**AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE AMENDED SO AS TO CHANGE THE ZONING FROM "GR", GENERAL RETAIL DISTRICT, "SF-10", SINGLE-FAMILY RESIDENTIAL DISTRICT AND "MF-15", MEDIUM DENSITY MULTI-FAMILY DISTRICT TO "PD" PLANNED DEVELOPMENT ON A 11.576 ACRE TRACT OF LAND MORE FULLY DESCRIBED HEREIN; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, a change in zoning from "GR", General Retail District, "SF-10", Single-Family Residential District and "MF-15", Medium Density Multi-Family District to "PD-49", Planned Development District with special conditions, on property as described in Exhibit "A", has been submitted by Kent Stainback; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Comprehensive Zoning Ordinance of the City of Rockwall should be amended as follows:

**NOW, THEREFORE**, BE IT ORDAINED by the City Council of the City of Rockwall, Texas:

**Section 1.** That the Comprehensive Zoning Ordinance of the City of Rockwall, as heretofore amended, be and the same is hereby amended by the approval of a zoning change from "GR", General Retail District, "SF-10", Single-Family Residential District and "MF-15", Medium Density Multi-Family District to "PD-49", Planned Development District on property described on Exhibit "A", attached hereto and made a part hereof.

**Section 2.** That the tract of land described in the attached Exhibit "A" shall be used only in the manner and for the purposes provided for in the Comprehensive Zoning Ordinance of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as may be amended in the future.

**Section 3.** That development in the area within Exhibit "A" shall be limited to uses and requirements listed in the General Retail district of the Comprehensive Zoning Ordinance and subject to site plan approval by the Planning and Zoning Commission and City Council with the following special conditions;

- (1) Unless otherwise stated herein, or otherwise indicated on the attached Preliminary Plan, Exhibits "B" through "J", which is incorporated herein and made a part hereof for all purposes, or on the subsequently submitted and approved Development Plan and Landscape Plan, development standards for the Property, including, but not limited to, yard, lot and space, height, parking and loading regulations shall be in accordance with the "GR", General Retail provisions of the Code. The open space landscape buffer indicated on the Preliminary Plan between the existing "SF-10" lots to the north

of the subject property and the retail sites shall be used for buffering and open space purposes. The base zoning for this tract shall be "GR", General Retail, but it shall not be considered as part of the shopping center developed on the property, and it shall be screened from such center as shown on the Development Plan for the property.

- (2) Landscaping for the property shall be as reflected on the attached Preliminary Plan and shall comply with the landscape regulations of the City of Rockwall, Ordinance no. 88-28 and the City's Tree Preservation Ordinance no. 99-32, except as otherwise specifically indicated on the approved Preliminary Plan. As a part of the development a landscaping buffer/open space of approximately 2.8 acres will be provided as shown on the attached Preliminary Plan. Screening, as approved on the attached Preliminary Plan, shall separate the retail uses from the open space parcel. It is the intent that the open space shall generally remain in its natural state with the exception of the screening required herein and certain underbrush, as determined by the City. It is also the intent that the developer shall be recognized for the dedication of the open space and shall be given certain agreed upon credits toward the site landscaping for the anchor user. Such credits shall be identified on the approved Preliminary Plan.
- (3) The following uses shall not be permitted on the Property:
  - a. A tavern, bar, nightclub, discotheque or any other establishment the principal source of revenue for which is from the sale of alcoholic beverages for on-premises consumption, (or a private club, as defined under the applicable city ordinances, in conjunction with a restaurant).
  - b. A bowling alley or game room (except for game room areas that may be incidental to the use of a building for restaurant purposes).
  - c. A theater (motion picture or live performance).
  - d. A flea market.
  - e. An adult type bookstore, adult entertainment establishment, nude or semi-nude modeling studios or bars or other establishment selling or exhibiting pornographic materials or operating a sexually oriented business.
  - f. A massage parlor.
  - g. A skating rink.
  - h. A mortuary.
  - i. A mobile home or trailer court, labor camp, junkyard or stockyard.
  - j. A land fill, garbage dump or site for the dumping, disposing, incineration or reduction of garbage.
  - k. A pawnshop.
  - l. A bingo parlor/establishment.
  - m. Gasoline sales or service.
- (4) The maximum size of any building on the Property shall generally not exceed 42,000 square feet of floor space, but in no case shall any building exceed 43,500 sq. ft.

- (5) All exterior walls of retail buildings shall meet the minimum Code requirements of ninety percent (90%) masonry content and shall consist of brick, stone, split-face masonry block, EIFS (exterior insulated finishing system), Dry-vit, or other masonry construction of comparable kind and character, with provision that specific building materials, designs and building elevations must be submitted for approval by the Council as part of the Preliminary Plan approval.
- (6) Exterior color schemes for the retail buildings shall be limited to the use of earth tone colors. Painting of brick, stone or masonry shall be prohibited, but integrated coloring is permitted. "Earth tones" does not include a manufactured material with a natural color that resembles the natural color of a concrete material.
- (7) Except for those uses prohibited herein, those uses in the Code requiring Specific or Conditional Use Permits in General Retail Districts shall be permitted under this Planned Development District upon application for and approval of such permits in accordance with the Code.
- (8) All paving shall be concrete.
- (9) Lighting standards: All lighting shall meet the requirements of the outdoor lighting Ordinance Ord. 97-33 unless otherwise stated herein. All exterior pole lighting shall be box lighting with flush bulbs to prevent glare. All light poles within 200' of the existing residential development shall not exceed a height of twenty (20) feet. All lighting shall be designed to allow no greater than two (2) foot candles of light at the outer perimeter lines of the Property. No light poles shall exceed twenty-eight (28) feet. All light poles within thirty (30) feet of the outer perimeter lines of the Property shall have shields placed on three sides of the bulb to direct the lighting straight down.
- (10) Signage: Pylon signs shall not be permitted on the Property. All detached signs shall be monument signage, and shall comply with the City's Codified Sign Ordinance, dated March 26, 1999.
- (11) Traffic: A traffic impact analysis will be performed by or at the expense of the developer. This study will address driveway spacing, on-site circulation of trucks and retail customers, appropriate median openings and intersection impacts.
- (12) Drainage: A preliminary drainage study will be performed by the developer and presented to the City Engineer. The purpose of this study is to meet the requirements of the subdivision ordinance and engineering standards. This study should demonstrate the drainage solution and drainage plan for this site. The preliminary drainage study shall be submitted to the City with the submission of the Preliminary Plan. The detailed drainage study shall be submitted with the final engineering.
- (13) Environmental Assessment: If required by local, state or federal requirements, in conjunction with the submission of the final engineering the applicant will provide a wetlands determination for the site.
- (14) Truck deliveries: The site should be oriented so that truck deliveries can be accommodated and encouraged to access the site from S.H. 66.
- (15) Architectural Controls: All buildings in the development should be architecturally harmonious and have coordinated architectural elements, building materials and colors. All roof mounted equipment shall be reasonably screened from view, utilizing planting materials and building materials. All buildings shall use building articulation and architectural elements to accent the buildings. These elements shall be used on the buildings along roadways and backing to the residential areas. Architectural

concepts, proposed materials and features shall be submitted with the Preliminary Plan for review and approval.

- (16) Buffer zone and/or open space: The buffer/open space zone shall be landscaped and designed so as to provide visual, sound and distance buffer between the residential property and the proposed development and shall be submitted on the Preliminary Plan for review and approval.
- (17) Drive throughs and truck docks shall be so oriented to minimize the impact of those operations on the existing residential development.
- (18) Outside storage: Outside storage shall only be allowed under the incidental display conditions outlined in Comprehensive Zoning Ordinance of Rockwall, Texas, Ordinance No. 83-23, section 8.5, but shall not allow any seasonal display of landscape type materials.
- (19) Parking lot screening: the parking lots facing S.H. 66 and North Lakeshore shall be screened to reduce the scale of development and to shield the roads from vehicle lights. Methods of screening could include landscaping, the use of low walls, berms or a combination of two or more methods, which shall be submitted for approval by the Council as part of the Preliminary Plan approval.

**Section 4.** That development in the area within Exhibit "A" shall also be subject with the following additional conditions;

- (1) That the incidental display of retail items for sale including all outdoor vending machines is prohibited.
- (2) That no light pole, pole base or combination thereof shall exceed twenty (20) feet in height.
- (3) That all monument signs not exceed five (5) feet in height.
- (4) That all skylights shall be designed so as to minimize glare.
- (5) That additional landscaping be installed along North Lakeshore Boulevard.
- (6) That the approximately 2.8 acre buffer/open space zone be dedicated to the City of Rockwall.

**Section 5.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**Section 6.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**Section 7.** If any section paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the

Comprehensive Zoning Ordinance No. 83-23 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

**Section 8.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**Section 9.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

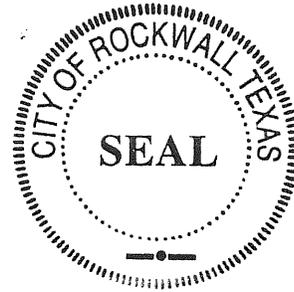
DULY PASSED AND APPROVED this 2<sup>nd</sup> day of April, 2001.

*Scott L. Self*

APPROVED

*Belinda Page*

ATTEST



1st Reading 3.21.01

2nd Reading 4.02.01

BEING A 9.633 ACRE PARCEL OF LAND SITUATED IN THE B.F. BOYDSTON SURVEY, ABSTRACT NO.14, IN THE CITY OF ROCKWALL, TEXAS, AND BEING ALL OF A CALLED 9.633 ACRE TRACT OF LAND AS DEEDED TO WALMART STORES EAST, INC., AS RECORDED IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_, OF THE DEED RECORDS OF ROCKWALL COUNTY, TEXAS (DRRCT), SAID 9.633 ACRE PARCEL BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 3/8-INCH IRON ROD FOUND, BEING THE NORTHWEST CORNER OF SAID WALMART PARCEL, BEING THE SOUTHWEST CORNER OF NORTHSHORE PHASE ONE, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET "A", SLIDE 181, DRRCT AND BEING IN THE EAST LINE OF NORTH LAKESHORE DRIVE (100 FOOT RIGHT-OF-WAY);

THENCE ALONG THE NORTH LINE OF SAID WALMART TRACT, BEING THE SOUTH LINE OF SAID NORTHSHORE ADDITION THE FOLLOWING TWO (2) COURSES AND DISTANCES:

N 51° 10' 57" E, A DISTANCE OF 299.65 FEET TO AN X-CUT IN CONCRETE SET, AND

N 87° 32' 39" E, A DISTANCE OF 278.08 FEET TO A 5/8-INCH IRON ROD FOUND, SAID POINT BEING A NORTHEAST CORNER OF SAID WALMART TRACT, BEING THE NORTHWEST CORNER OF S. SPARKS ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET "B", SLIDE 393, DRRCT;

THENCE CONTINUING ALONG THE NORTH LINE OF SAID WALMART TRACT, BEING THE WEST AND SOUTH BOUNDARY LINES OF SAID SPARKS ADDITION THE FOLLOWING TWO (2) COURSES AND DISTANCES:

S 02° 28' 19" E, A DISTANCE OF 129.98 FEET TO A 1/2-INCH IRON ROD FOUND, BEING THE SOUTHWEST CORNER OF SAID SPARKS ADDITION,

N 86° 38' 49" E, A DISTANCE OF 244.73 FEET TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING A NORTHEAST CORNER OF SAID WALMART TRACT, BEING THE SOUTHWEST CORNER OF SAID SPARKS ADDITION, AND BEING IN THE EAST LINE OF THE REMAINDER OF A CALLED 9.2277 ACRE TRACT OF LAND AS DEEDED TO 9.2277 ACRE LIMITED PARTNERSHIP AS RECORDED IN VOLUME 431, PAGE 107 DRRCT;

THENCE S 79° 58'33" E, ALONG THE EAST LINE OF SAID WALMART TRACT, BEING THE WEST LINE OF SAID REMAINDER TRACT A DISTANCE OF 244.83 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET, SAID POINT BEING A NORTHEAST CORNER OF SAID WALMART TRACT, AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND AS DEEDED TO THE CITY OF ROCKWALL AS RECORDED IN VOLUME 254, PAGE 745, DRRCT;

THENCE S 05° 44' 03" W, ALONG THE EAST LINE OF SAID WALMART TRACT SAME BEING THE WEST LINE OF SAID CITY OF ROCKWALL TRACT, A DISTANCE OF 89.75 FEET TO A 1/2-INCH IRON ROD FOUND, SAID POINT BEING A SOUTHWEST CORNER OF SAID WALMART TRACT, BEING THE SOUTHWEST CORNER OF SAID CITY OF ROCKWALL TRACT, AND BEING THE NORTHWEST CORNER OF A TRACT OF LAND AS DEEDED TO DAVID WADE AND VIRGINIA CANUP, AS RECORDED IN VOLUME 37, PAGE 325, DRRCT;

THENCE ALONG THE LINE COMMON TO SAID WALMART TRACT AND SAID WADE CANUP TRACT THE FOLLOWING TWO (2) COURSES AND DISTANCES:

S 40° 29' 02" W, A DISTANCE OF 392.60 FEET TO A 1/2-INCH IRON ROD FOUND, AND

S 04° 18' 48" E, A DISTANCE OF 41.70 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) ALUMINUM CAP MONUMENT FOUND, SAID POINT BEING THE SOUTHEAST CORNER OF SAID WALMART TRACT, BEING THE SOUTHWEST CORNER OF SAID WADE CANUP TRACT, AND BEING IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 66 (ALSO CALLED RUSK STREET, VARIABLE WIDTH RIGHT-OF-WAY);

THENCE S 68° 43' 45" W, ALONG THE SOUTH LINE OF SAID WALMART TRACT, BEING THE NORTH RIGHT-OF-WAY LINE OF SAID HIGHWAY 66 A DISTANCE OF 190.766 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET, SAID POINT BEING A SOUTHWEST CORNER OF SAID WALMART TRACT, BEING THE SOUTHEAST CORNER OF NORTHSHORE PLAZA PHASE TWO, AN ADDITION TO THE CITY OF ROCKWALL AS RECORDED IN CABINET "C", SLIDE 23, DRRCT;

THENCE N 00° 39' 54" W, ALONG THE WEST LINE OF SAID WALMART TRACT, BEING THE EAST LINE OF SAID NORTHSHORE ADDITION, PASSING THE NORTHEAST CORNER OF SAID ADDITION, BEING THE SOUTHEAST CORNER OF NORTHSHORE PLAZA PHASE 3, AN ADDITION TO THE CITY OF ROCKWALL, AS RECORDED IN CABINET "C", SLIDE 54, DRRCT, CONTINUING ALONG THE EAST LINE OF SAID NORTHSHORE PHASE 3 A TOTAL DISTANCE OF 227.26 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET,

THENCE ALONG THE SOUTH LINE OF SAID WALMART TRACT, BEING THE NORTH LINE OF SAID NORTHSHORE PLAZA PHASE THREE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

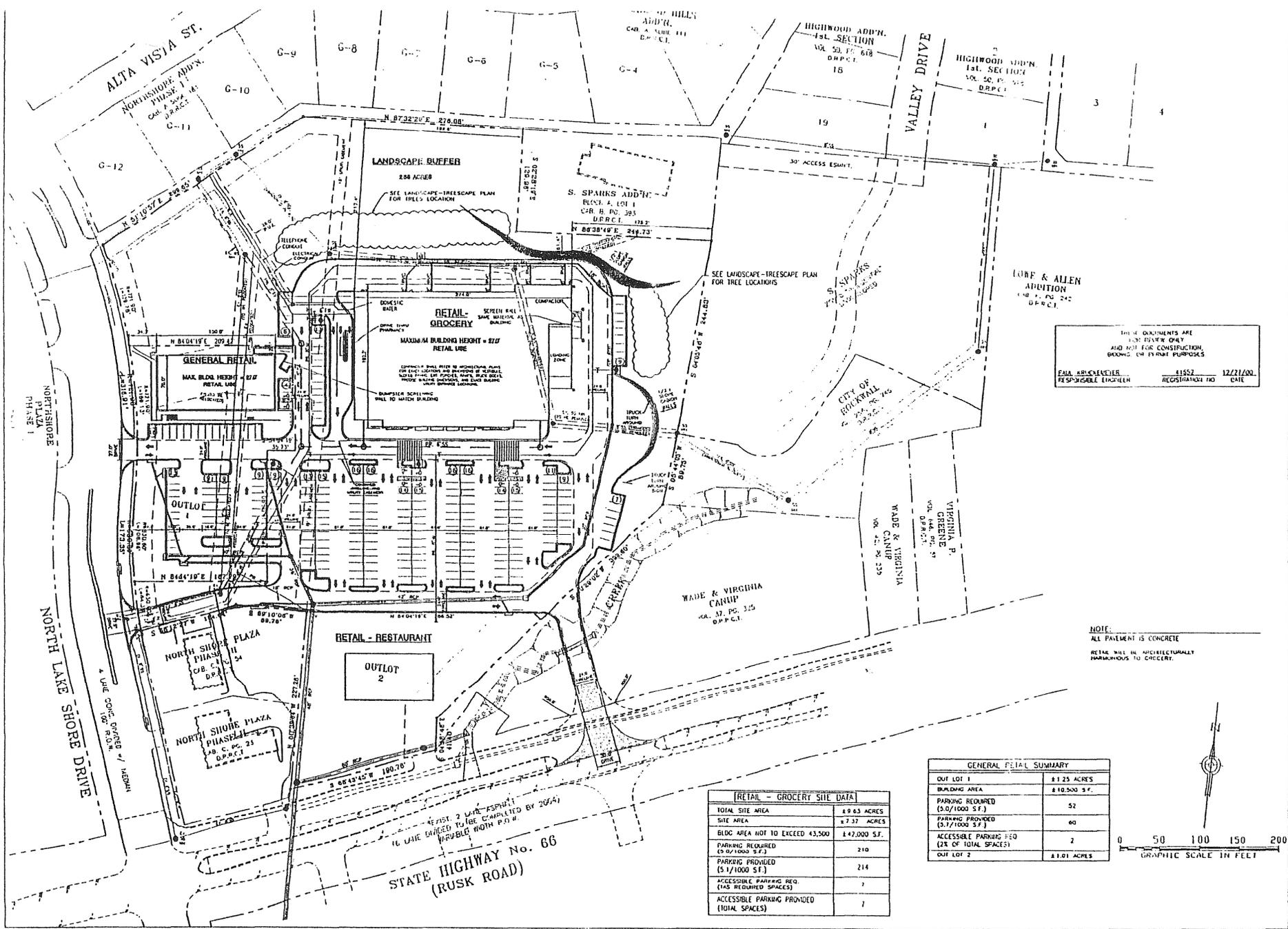
S 89° 10' 06" W, A DISTANCE OF 89.76 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER & BURGESS" SET, AND

S 68° 12' 27" W, A DISTANCE OF 124.64 FEET TO A X-CUT FOUND IN CONCRETE PAVING, SAID POINT BEING A SOUTHWEST CORNER OF SAID WALMART TRACT, BEING THE NORTHWEST CORNER OF SAID NORTHSHORE PLAZA PHASE 3, AND BEING IN THE EAST RIGHT-OF-WAY LINE OF SAID NORTH LAKESHORE DRIVE;

THENCE ALONG THE WEST LINE OF SAID WALMART TRACT, BEING THE EAST RIGHT-OF-WAY LINE OF SAID NORTH LAKESHORE DRIVE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 630.60 FEET, A CENTRAL ANGLE OF 15° 55' 24", AN ARC LENGTH OF 175.25 FEET, AND HAVING A CHORD WHICH BEARS N 08° 23' 14" W, A DISTANCE OF 174.69 FEET TO A 3/4-INCH IRON ROD, AND

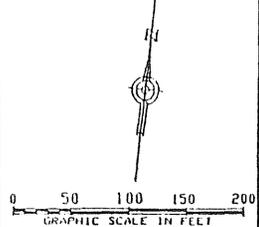
ALONG A REVERSE CURVE TO THE LEFT, HAVING A RADIUS OF 721.90 FEET, A CENTRAL ANGLE OF 25° 09' 37", AN ARC LENGTH OF 317.01 FEET, AND HAVING A CHORD WHICH BEARS N 13° 10' 04" W A DISTANCE OF 314.47 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.633 ACRES OF LAND, MORE OF LESS. BASIS OF BEARING FOR THIS DESCRIPTION IS THE TEXAS COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE, BASED ON THE CITY OF ROCKWALL GEODETIC NETWORK MONUMENTS, NUMBERS R005, R011, R012, R013, AND R018.



THESE DOCUMENTS ARE  
TO BE FILED ONLY  
AND NOT FOR CONSTRUCTION,  
BACKLOG OR EASEMENT PURPOSES

EXHA. # 816464618      41552      12/21/00  
RESPONSIBLE ENGINEER      REGISTRATION NO      DATE

**NOTE:**  
ALL PAVEMENT IS CONCRETE  
RETAIL WILL BE ARCHITECTURALLY  
HARMONIOUS TO CONCRETE.



[RETAIL - GROCERY SITE DATA]	
TOTAL SITE AREA	2.843 ACRES
SITE AREA	1.737 ACRES
BLDG AREA NOT TO EXCEED 43,500	142,000 S.F.
PARKING REQUIRED (5.0/1000 S.F.)	210
PARKING PROVIDED (5.1/1000 S.F.)	214
ACCESSIBLE PARKING REQ. (EAS. REQUIRED SPACES)	7
ACCESSIBLE PARKING PROVIDED (TOTAL SPACES)	7

GENERAL RETAIL SUMMARY	
OUT LOT 1	2.125 ACRES
BUILDING AREA	110,500 S.F.
PARKING REQUIRED (5.0/1000 S.F.)	52
PARKING PROVIDED (5.1/1000 S.F.)	60
ACCESSIBLE PARKING REQ. (EAS. REQUIRED SPACES)	2
OUT LOT 2	2.101 ACRES

STATE HIGHWAY No. 66  
(RUSK ROAD)

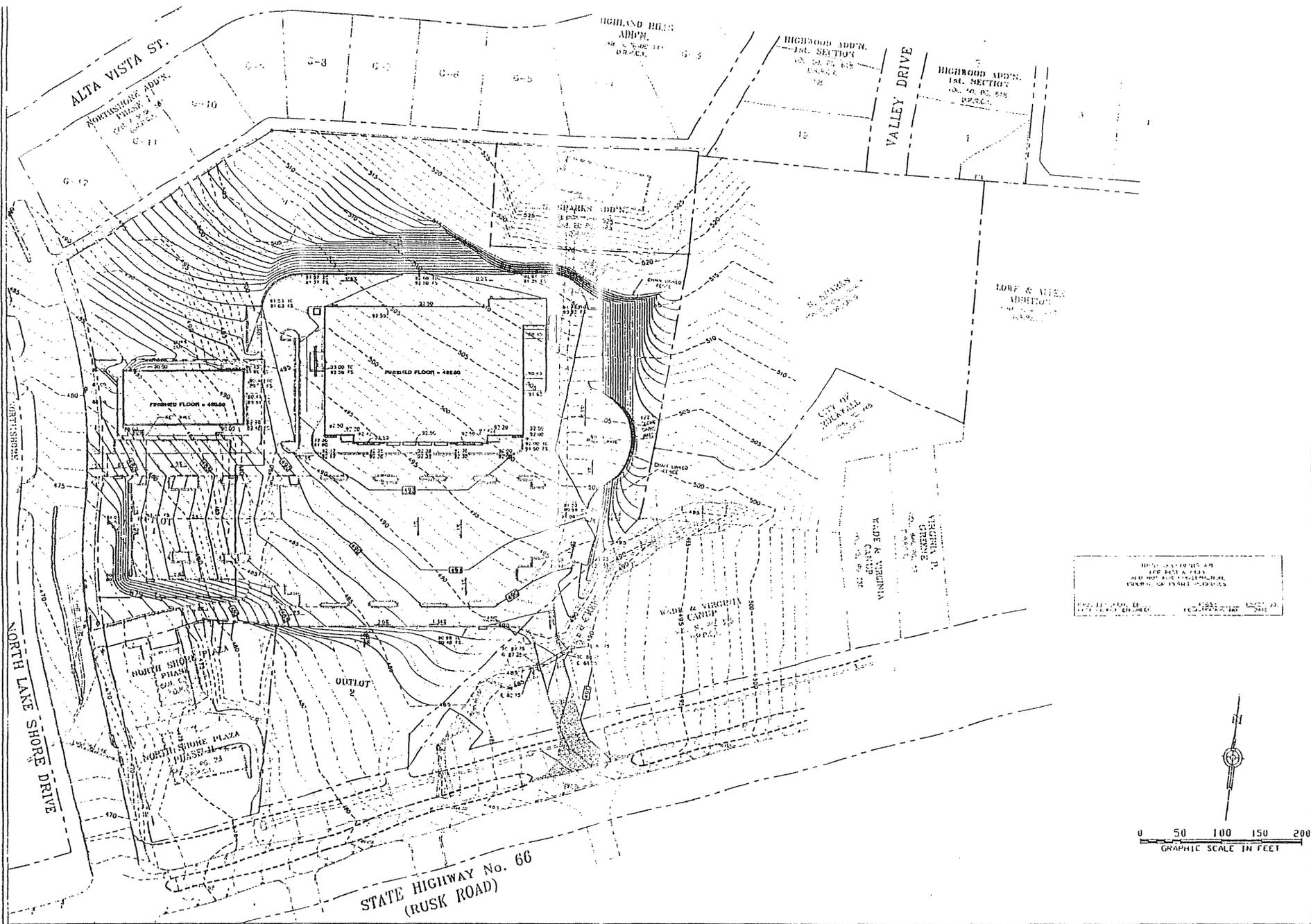
NORTHSHORE PLAZA  
ADDITION  
PRELIMINARY PLAN  
1 OF 6

**Carter Burgess**

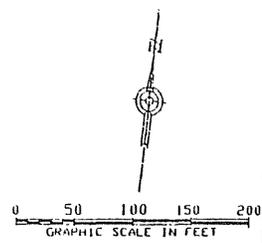
PROJECT NO. 0000000000  
DATE 12/21/00  
DRAWN BY  
CHECKED BY  
APPROVED BY  
DATE 12/21/00

**C-3.0**

EXHIBIT "B"



THIS DRAWING IS AN  
 INSTRUMENT OF SERVICE  
 AND IS THE PROPERTY OF  
 CARTER & BURGESS, INC.  
 IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.



STATE HIGHWAY No. 66  
 (RUSK ROAD)

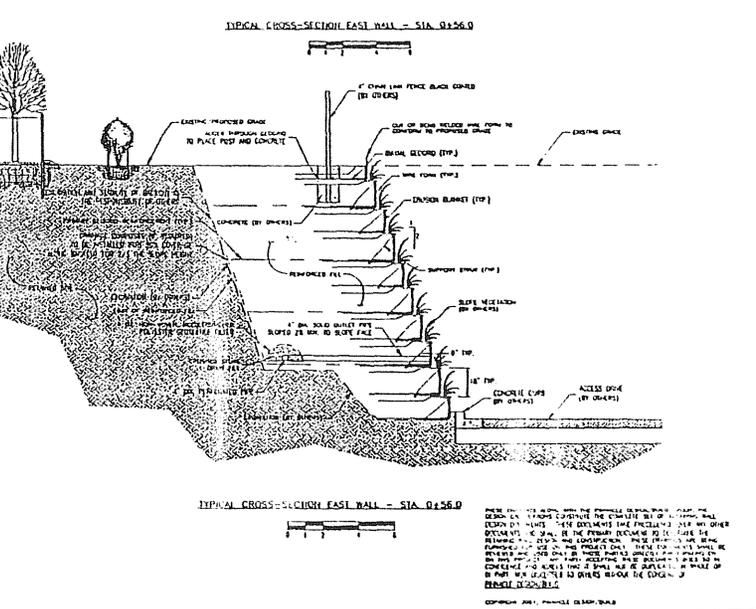
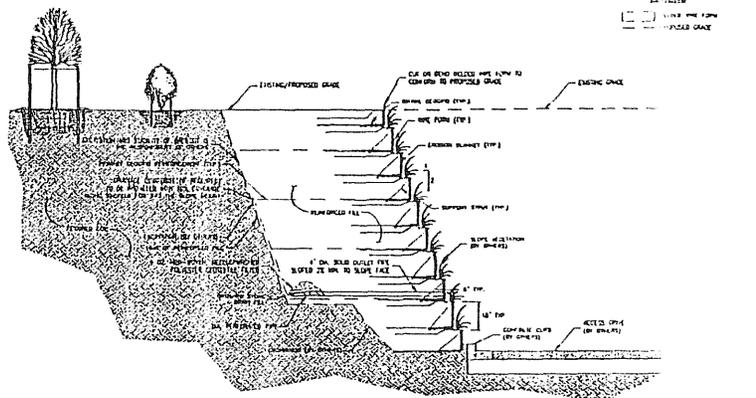
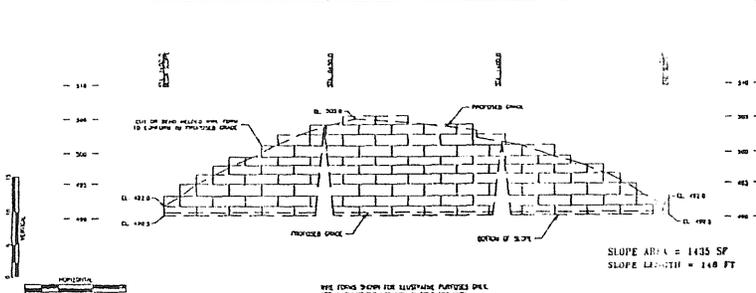
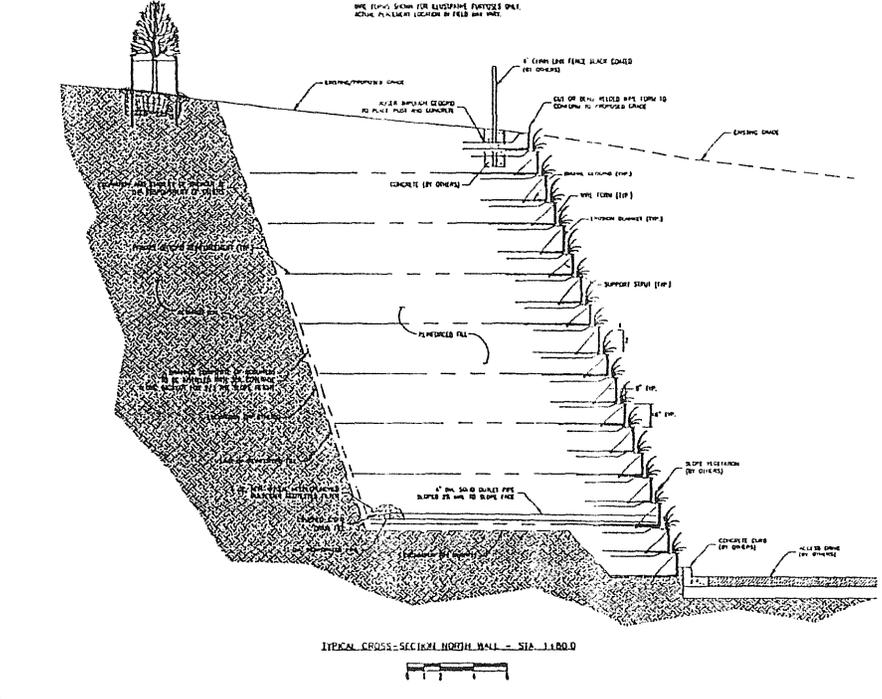
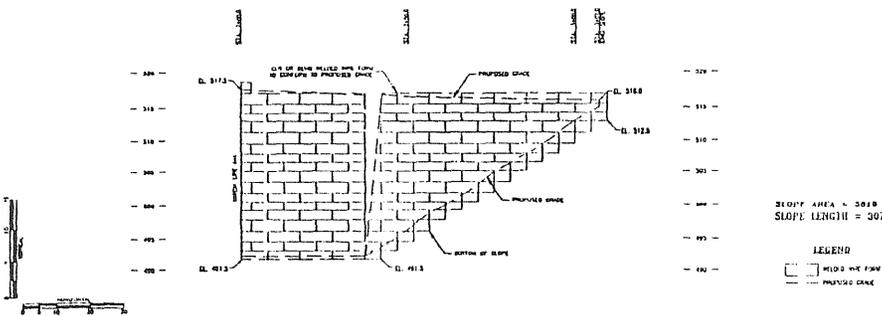
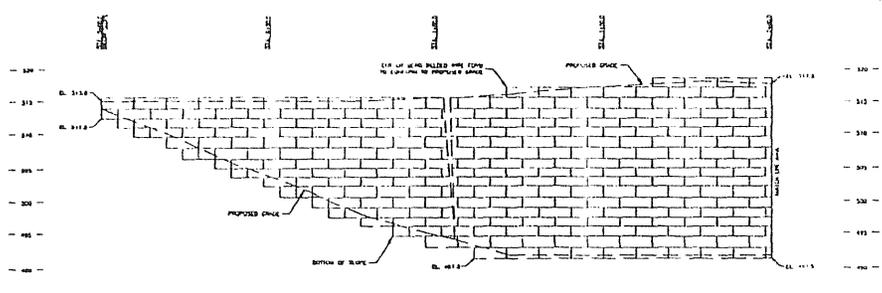
PROJECT NO.	100-100-0000
DATE	10/1/00
BY	J. BURNESS
CHECKED BY	J. BURNESS
APPROVED BY	J. BURNESS
SCALE	AS SHOWN
DATE	10/1/00
BY	J. BURNESS
CHECKED BY	J. BURNESS
APPROVED BY	J. BURNESS

NORTHSHORE PLAZA  
 ADDITION  
 PRELIMINARY PLAN  
 GRADING PLAN  
 2 OF 6

**Carter & Burgess**  
 Carter & Burgess, Inc.  
 1000 North Main Street  
 Suite 100  
 Raleigh, NC 27601  
 Phone: 919.978.1000  
 Fax: 919.978.1001  
 www.carter-burgess.com

SHEET  
**C-4.0**

EXHIBIT "C"



**PINNACLE Design/Build**  
 620 Buckwheat Road, Suite 304, Cumming, Georgia 30004  
 770/255-4888 / 770/255-9958 (fax)  
 www.pinnacle-design.com

REVISION/ISSUE
0 1/8/01 ISSUED FOR REVIEW

**ELEVATION VIEWS & TYPICAL CROSS-SECTIONS**

PROJECT NO.	200249
DATE	1/8/01
DESIGNED BY	LSB
CHECKED BY	LSB
DATE	AS SHOWN

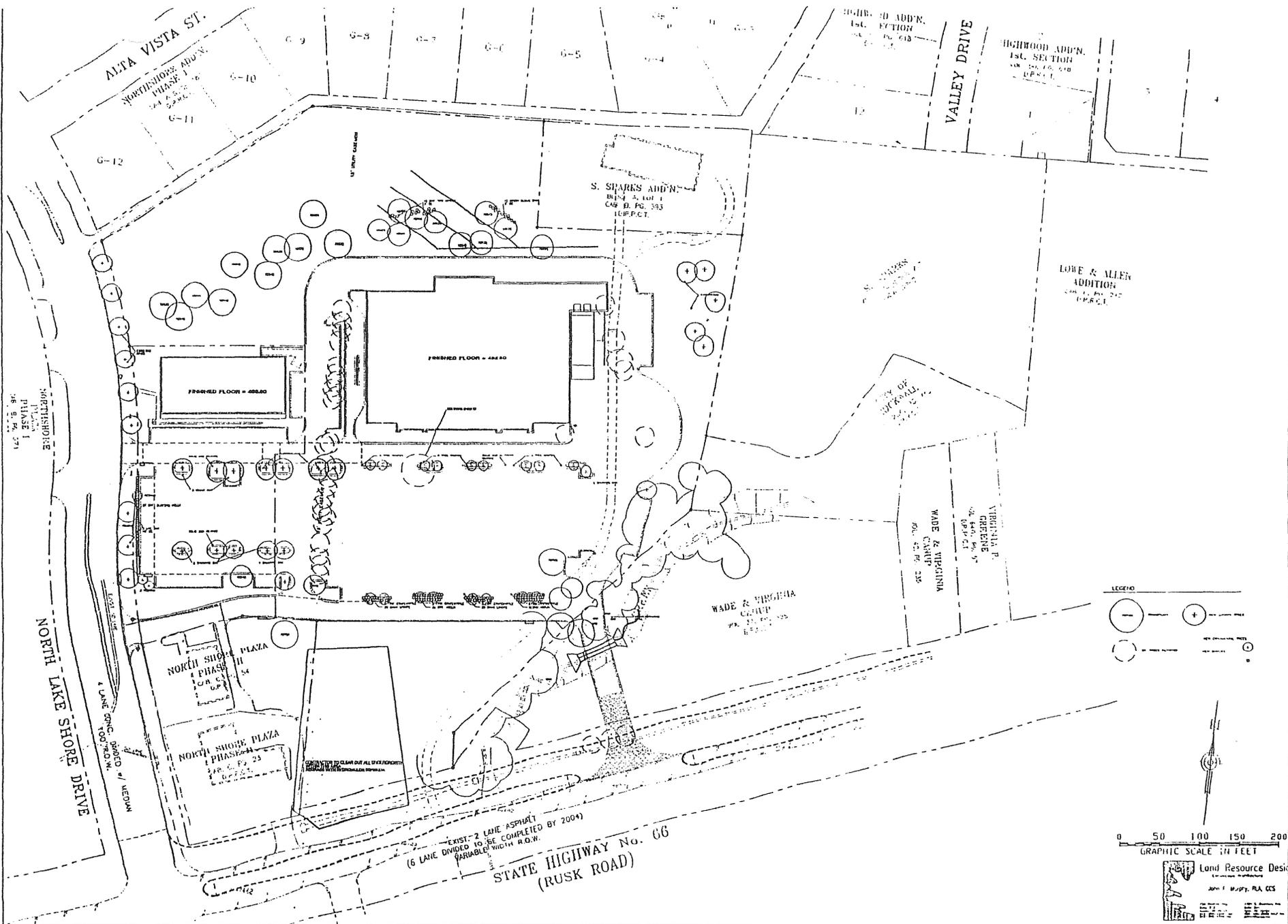
CS2

**Carter Burgess**  
 200 Northshore Plaza, Suite 200, Cumming, GA 30004  
 770/255-4888 / 770/255-9958 (fax)

**NORTHSHORE PLAZA ADDITION PRELIMINARY PLAN GABION WALL DETAILS 3 OF 6**

**C-DW-1**

EXHIBIT "D"



PROJECT NO.		DATE		DRAWN BY		CHECKED BY	
SCALE		DATE		SCALE		DATE	

NORTHSHORE PLAZA  
ADDITION  
LANDSCAPE / TREESCPE  
PLAN  
4 OF 6

**Cartier Burgess**  
 Landscape Architecture  
 10000 Northshore Blvd., Suite 100  
 Dallas, TX 75243  
 Phone: 972-233-1100  
 Fax: 972-233-1101  
 www.cartierburgess.com

L-1.0

EXHIBIT "E"



NO.	SECTION	DATE	TIME	TYPE	DESCRIPTION	REMARKS	DATE	TIME	TYPE	DESCRIPTION	REMARKS
1	CE-01	10/10/00	10:00	CE-01	CE-01		10/10/00	10:00	CE-01	CE-01	
2	CE-02	10/10/00	10:05	CE-02	CE-02		10/10/00	10:05	CE-02	CE-02	
3	CE-03	10/10/00	10:10	CE-03	CE-03		10/10/00	10:10	CE-03	CE-03	
4	CE-04	10/10/00	10:15	CE-04	CE-04		10/10/00	10:15	CE-04	CE-04	
5	CE-05	10/10/00	10:20	CE-05	CE-05		10/10/00	10:20	CE-05	CE-05	
6	CE-06	10/10/00	10:25	CE-06	CE-06		10/10/00	10:25	CE-06	CE-06	
7	CE-07	10/10/00	10:30	CE-07	CE-07		10/10/00	10:30	CE-07	CE-07	
8	CE-08	10/10/00	10:35	CE-08	CE-08		10/10/00	10:35	CE-08	CE-08	
9	CE-09	10/10/00	10:40	CE-09	CE-09		10/10/00	10:40	CE-09	CE-09	
10	CE-10	10/10/00	10:45	CE-10	CE-10		10/10/00	10:45	CE-10	CE-10	
11	CE-11	10/10/00	10:50	CE-11	CE-11		10/10/00	10:50	CE-11	CE-11	
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17	CE-17	10/10/00	11:20	CE-17	CE-17		10/10/00	11:20	CE-17	CE-17	
18	CE-18	10/10/00	11:25	CE-18	CE-18		10/10/00	11:25	CE-18	CE-18	
19	CE-19	10/10/00	11:30	CE-19	CE-19		10/10/00	11:30	CE-19	CE-19	
20	CE-20	10/10/00	11:35	CE-20	CE-20		10/10/00	11:35	CE-20	CE-20	
21	CE-21	10/10/00	11:40	CE-21	CE-21		10/10/00	11:40	CE-21	CE-21	
22	CE-22	10/10/00	11:45	CE-22	CE-22		10/10/00	11:45	CE-22	CE-22	
23	CE-23	10/10/00	11:50	CE-23	CE-23		10/10/00	11:50	CE-23	CE-23	
24	CE-24	10/10/00	11:55	CE-24	CE-24		10/10/00	11:55	CE-24	CE-24	
25	CE-25	10/10/00	12:00	CE-25	CE-25		10/10/00	12:00	CE-25	CE-25	

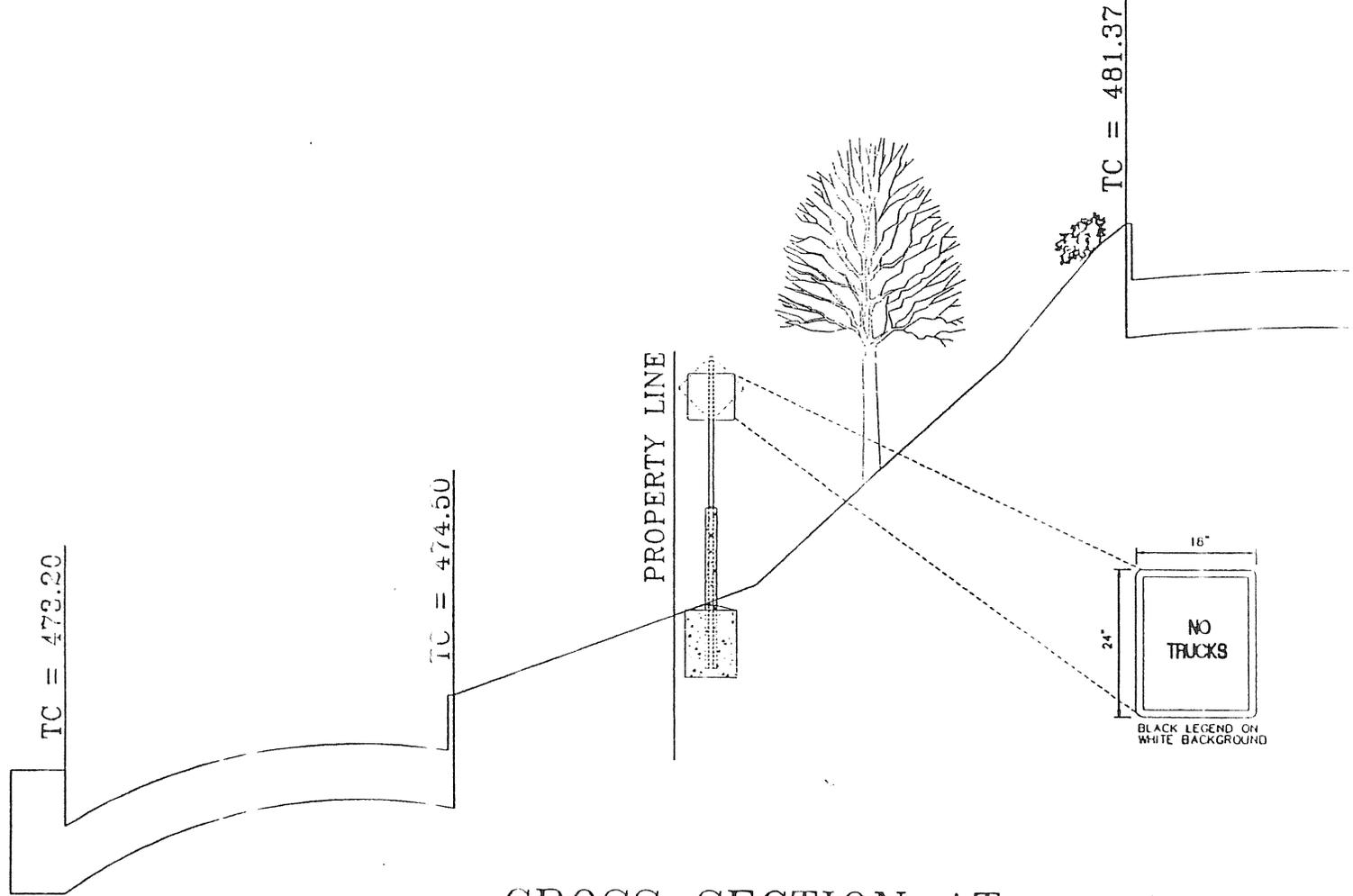
NO.	SECTION	DATE	TIME	TYPE	DESCRIPTION	REMARKS	DATE	TIME	TYPE	DESCRIPTION	REMARKS
26	CE-26	10/10/00	12:05	CE-26	CE-26		10/10/00	12:05	CE-26	CE-26	
27	CE-27	10/10/00	12:10	CE-27	CE-27		10/10/00	12:10	CE-27	CE-27	
28	CE-28	10/10/00	12:15	CE-28	CE-28		10/10/00	12:15	CE-28	CE-28	
29	CE-29	10/10/00	12:20	CE-29	CE-29		10/10/00	12:20	CE-29	CE-29	
30	CE-30	10/10/00	12:25	CE-30	CE-30		10/10/00	12:25	CE-30	CE-30	
31	CE-31	10/10/00	12:30	CE-31	CE-31		10/10/00	12:30	CE-31	CE-31	
32	CE-32	10/10/00	12:35	CE-32	CE-32		10/10/00	12:35	CE-32	CE-32	
33	CE-33	10/10/00	12:40	CE-33	CE-33		10/10/00	12:40	CE-33	CE-33	
34	CE-34	10/10/00	12:45	CE-34	CE-34		10/10/00	12:45	CE-34	CE-34	
35	CE-35	10/10/00	12:50	CE-35	CE-35		10/10/00	12:50	CE-35	CE-35	
36	CE-36	10/10/00	12:55	CE-36	CE-36		10/10/00	12:55	CE-36	CE-36	
37	CE-37	10/10/00	13:00	CE-37	CE-37		10/10/00	13:00	CE-37	CE-37	
38	CE-38	10/10/00	13:05	CE-38	CE-38		10/10/00	13:05	CE-38	CE-38	
39	CE-39	10/10/00	13:10	CE-39	CE-39		10/10/00	13:10	CE-39	CE-39	
40	CE-40	10/10/00	13:15	CE-40	CE-40		10/10/00	13:15	CE-40	CE-40	
41	CE-41	10/10/00	13:20	CE-41	CE-41		10/10/00	13:20	CE-41	CE-41	
42	CE-42	10/10/00	13:25	CE-42	CE-42		10/10/00	13:25	CE-42	CE-42	
43	CE-43	10/10/00	13:30	CE-43	CE-43		10/10/00	13:30	CE-43	CE-43	
44	CE-44	10/10/00	13:35	CE-44	CE-44		10/10/00	13:35	CE-44	CE-44	
45	CE-45	10/10/00	13:40	CE-45	CE-45		10/10/00	13:40	CE-45	CE-45	
46	CE-46	10/10/00	13:45	CE-46	CE-46		10/10/00	13:45	CE-46	CE-46	
47	CE-47	10/10/00	13:50	CE-47	CE-47		10/10/00	13:50	CE-47	CE-47	
48	CE-48	10/10/00	13:55	CE-48	CE-48		10/10/00	13:55	CE-48	CE-48	
49	CE-49	10/10/00	14:00	CE-49	CE-49		10/10/00	14:00	CE-49	CE-49	
50	CE-50	10/10/00	14:05	CE-50	CE-50		10/10/00	14:05	CE-50	CE-50	

NO.	SECTION	DATE	TIME	TYPE	DESCRIPTION	REMARKS	DATE	TIME	TYPE	DESCRIPTION	REMARKS
51	CE-51	10/10/00	14:10	CE-51	CE-51		10/10/00	14:10	CE-51	CE-51	
52	CE-52	10/10/00	14:15	CE-52	CE-52		10/10/00	14:15	CE-52	CE-52	
53	CE-53	10/10/00	14:20	CE-53	CE-53		10/10/00	14:20	CE-53	CE-53	
54	CE-54	10/10/00	14:25	CE-54	CE-54		10/10/00	14:25	CE-54	CE-54	
55	CE-55	10/10/00	14:30	CE-55	CE-55		10/10/00	14:30	CE-55	CE-55	
56	CE-56	10/10/00	14:35	CE-56	CE-56		10/10/00	14:35	CE-56	CE-56	
57	CE-57	10/10/00	14:40	CE-57	CE-57		10/10/00	14:40	CE-57	CE-57	
58	CE-58	10/10/00	14:45	CE-58	CE-58		10/10/00	14:45	CE-58	CE-58	
59	CE-59	10/10/00	14:50	CE-59	CE-59		10/10/00	14:50	CE-59	CE-59	
60	CE-60	10/10/00	14:55	CE-60	CE-60		10/10/00	14:55	CE-60	CE-60	
61	CE-61	10/10/00	15:00	CE-61	CE-61		10/10/00	15:00	CE-61	CE-61	
62	CE-62	10/10/00	15:05	CE-62	CE-62		10/10/00	15:05	CE-62	CE-62	
63	CE-63	10/10/00	15:10	CE-63	CE-63		10/10/00	15:10	CE-63	CE-63	
64	CE-64	10/10/00	15:15	CE-64	CE-64		10/10/00	15:15	CE-64	CE-64	
65	CE-65	10/10/00	15:20	CE-65	CE-65		10/10/00	15:20	CE-65	CE-65	
66	CE-66	10/10/00	15:25	CE-66	CE-66		10/10/00	15:25	CE-66	CE-66	
67	CE-67	10/10/00	15:30	CE-67	CE-67		10/10/00	15:30	CE-67	CE-67	
68	CE-68	10/10/00	15:35	CE-68	CE-68		10/10/00	15:35	CE-68	CE-68	
69	CE-69	10/10/00	15:40	CE-69	CE-69		10/10/00	15:40	CE-69	CE-69	
70	CE-70	10/10/00	15:45	CE-70	CE-70		10/10/00	15:45	CE-70	CE-70	
71	CE-71	10/10/00	15:50	CE-71	CE-71		10/10/00	15:50	CE-71	CE-71	
72	CE-72	10/10/00	15:55	CE-72	CE-72		10/10/00	15:55	CE-72	CE-72	
73	CE-73	10/10/00	16:00	CE-73	CE-73		10/10/00	16:00	CE-73	CE-73	
74	CE-74	10/10/00	16:05	CE-74	CE-74		10/10/00	16:05	CE-74	CE-74	
75	CE-75	10/10/00	16:10	CE-75	CE-75		10/10/00	16:10	CE-75	CE-75	
76	CE-76	10/10/00	16:15	CE-76	CE-76		10/10/00	16:15	CE-76	CE-76	
77	CE-77	10/10/00	16:20	CE-77	CE-77		10/10/00	16:20	CE-77	CE-77	
78	CE-78	10/10/00	16:25	CE-78	CE-78		10/10/00	16:25	CE-78	CE-78	
79	CE-79	10/10/00	16:30	CE-79	CE-79		10/10/00	16:30	CE-79	CE-79	
80	CE-80	10/10/00	16:35	CE-80	CE-80		10/10/00	16:35	CE-80	CE-80	

NO.	SECTION	DATE	TIME	TYPE	DESCRIPTION	REMARKS	DATE	TIME	TYPE	DESCRIPTION	REMARKS
81	CE-81	10/10/00	16:40	CE-81	CE-81		10/10/00	16:40	CE-81	CE-81	
82	CE-82	10/10/00	16:45	CE-82	CE-82		10/10/00	16:45	CE-82	CE-82	
83	CE-83	10/10/00	16:50	CE-83	CE-83		10/10/00	16:50	CE-83	CE-83	
84	CE-84	10/10/00	16:55	CE-84	CE-84		10/10/00	16:55	CE-84	CE-84	
85	CE-85	10/10/00	17:00	CE-85	CE-85		10/10/00	17:00	CE-85	CE-85	
86	CE-86	10/10/00	17:05	CE-86	CE-86		10/10/00	17:05	CE-86	CE-86	
87	CE-87	10/10/00	17:10	CE-87	CE-87		10/10/00	17:10	CE-87	CE-87	
88	CE-88	10/10/00	17:15	CE-88	CE-88		10/10/00	17:15	CE-88	CE-88	
89	CE-89	10/10/00	17:20	CE-89	CE-89		10/10/00	17:20	CE-89	CE-89	
90	CE-90	10/10/00	17:25	CE-90	CE-90		10/10/00	17:25	CE-90	CE-90	
91	CE-91	10/10/00	17:30	CE-91	CE-91		10/10/00	17:30	CE-91	CE-91	
92	CE-92	10/10/00	17:35	CE-92	CE-92		10/10/00	17:35	CE-92	CE-92	
93	CE-93	10/10/00	17:40	CE-93	CE-93		10/10/00	17:40	CE-93	CE-93	
94	CE-94	10/10/00	17:45	CE-94	CE-94		10/10/00	17:45	CE-94	CE-94	
95	CE-95	10/10/00	17:50	CE-95	CE-95		10/10/00	17:50	CE-95	CE-95	
96	CE-96	10/10/00	17:55	CE-96	CE-96		10/10/00	17:55	CE-96	CE-96	
97	CE-97	10/10/00	18:00	CE-97	CE-97		10/10/00	18:00	CE-97	CE-97	
98	CE-98	10/10/00	18:05	CE-98	CE-98		10/10/00	18:05	CE-98	CE-98	
99	CE-99	10/10/00	18:10	CE-99	CE-99		10/10/00	18:10	CE-99	CE-99	
100	CE-100	10/10/00	18:15	CE-100	CE-100		10/10/00	18:15	CE-100	CE-100	

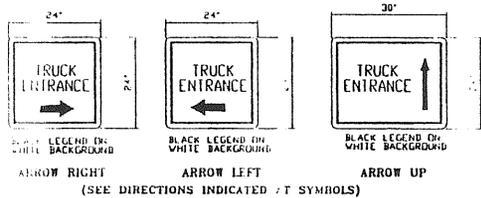
NO.	SECTION	DATE	TIME	TYPE	DESCRIPTION	REMARKS	DATE	TIME	TYPE	DESCRIPTION	REMARKS
101	CE-101	10/10/00	18:20	CE-101	CE-101		10/10/00	18:20	CE-101	CE-101	
102	CE-102	10/10/00	18:25	CE-102	CE-102		10/10/00	18:25	CE-102	CE-102	
103	CE-103	10/10/00	18:30	CE-103	CE-103		10/10/00	18:30	CE-103	CE-103	
104	CE-104	10/10/00	18:35	CE-104	CE-104		10/10/00	18:35	CE-104	CE-104	
105	CE-105	10/10/00	18:40	CE-105	CE-105		10/10/00				

NORTH LAKE SHORE DRIVE

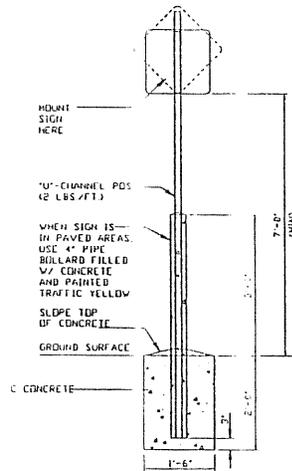


CROSS SECTION AT  
NORTH LAKE SHORE DR.

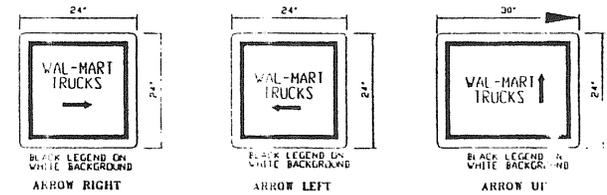
EXHIBIT "H"



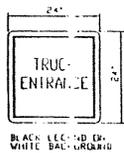
"TRUCK ENTRANCE" SIGN (w/ARROW)  
NOT TO SCALE



STANDARD SIGN BASE  
NOT TO SCALE



"WAL-MART TRUCKS" SIGN (w/ARROW)  
NOT TO SCALE



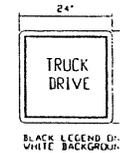
"TRUCK ENTRANCE" SIGN  
NOT TO SCALE



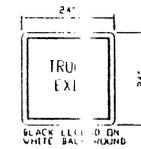
"NO THRU TRAFFIC" SIGN  
NOT TO SCALE



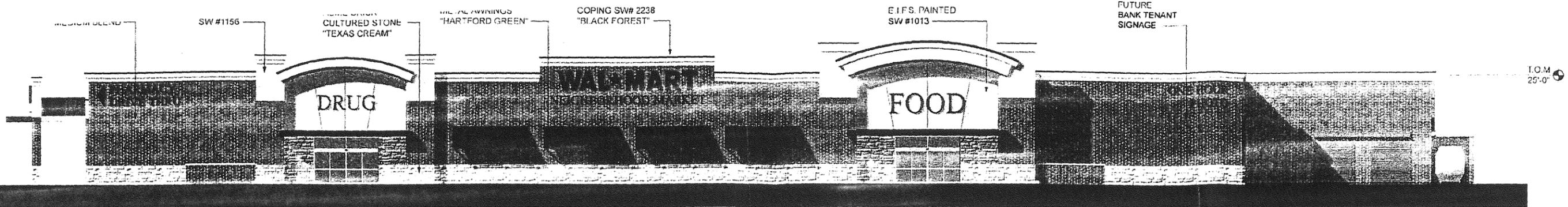
"DELIVERY TRAFFIC ONLY" SIGN  
NOT TO SCALE



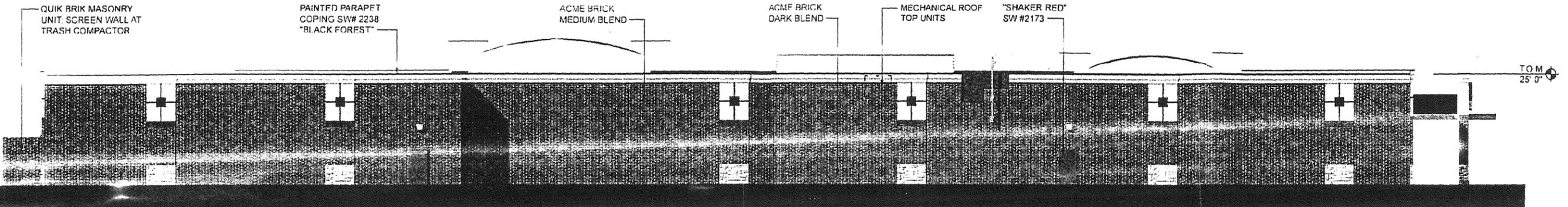
"TRUCK DRIVE" SIGN  
NOT TO SCALE



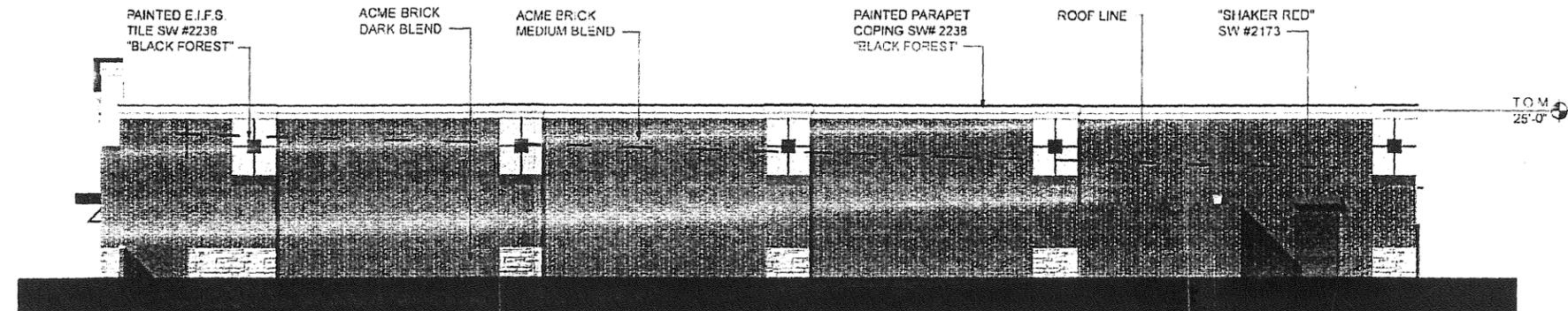
"TRUCK EXIT" SIGN  
NOT TO SCALE



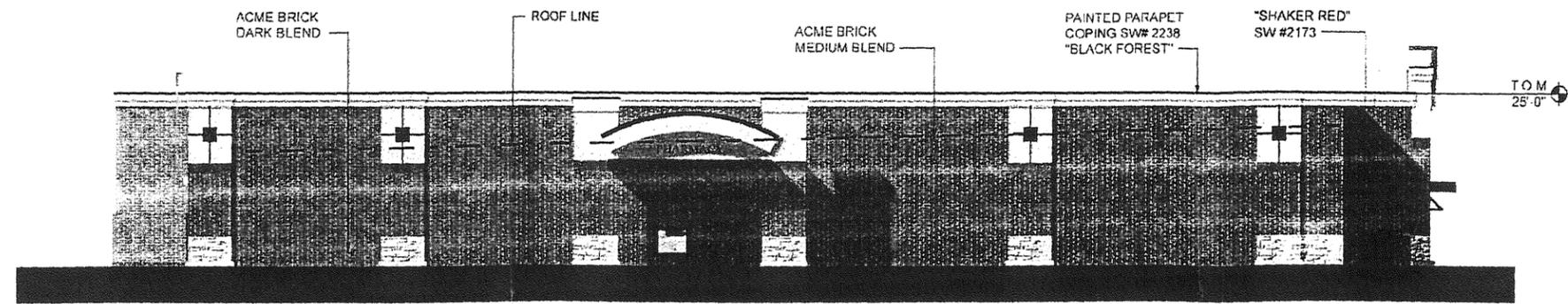
**FRONT ELEVATION**



**REAR ELEVATION**



**RIGHT ELEVATION**



**LEFT ELEVATION**

SIGN	LETTER HEIGHT	AREA
"WAL-MART NEIGHBORHOOD MARKET"	---	150 SF
"WAL-MART"	3'-0"	---
"NEIGHBORHOOD MARKET"	1'-5"	---
"FOOD"	4'-2"	67 SF
"DRUG"	3'-2"	40 SF
"ONE HOUR PHOTO"	1'-8"	44 SF
"PHARMACY DRIVE THRU"	3'-8"	50.4 SF
"PHARMACY"	---	---
"PHARMACY"	1'-6"	18.25 SF
"BANK TENNANT"	---	20 SF
<b>TOTAL</b>		<b>389.65 SF</b>



**WAL-MART**  
NEIGHBORHOOD MARKET

EXHIBIT "J"

Rockwall, TX  
04/02/01