

1350

McK  
& Wag holt pd

SITE PLAN APPLICATION

501-273-4712  
% SEY YOUNG Date: 11-26-84

NAME OF PROPOSED DEVELOPMENT WAL-MART PROPERTIES, INC.

NAME OF PROPERTY OWNER/DEVELOPER FOLSOM INVESTMENTS, INC. % ROBER TODD

ADDRESS 16475 DALLAS PKWY. #800 DALLAS TX 75248 PHONE 931-7400

NAME OF LAND PLANNER/ENGINEER HAROLD EVANS & ASSOC.

ADDRESS \_\_\_\_\_ PHONE \_\_\_\_\_

TOTAL ACREAGE 5.9

CURRENT ZONING GR & C

NUMBER OF LOTS/UNITS \_\_\_\_\_

Signed Robert Todd

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal.

<u>Provided or Shown on Site Plan</u>	<u>Not Applicable</u>	
_____	_____	1. Location of all existing and planned structures on the subject property and approximate locations of structures on adjoining property within 100 ft.
_____	_____	2. Landscaping, lighting, fencing and/or screening of yards and set-back areas
_____	_____	3. Design and location of ingress and egress
_____	_____	4. Off-street parking and loading facilities
_____	_____	5. Height of all structures
_____	_____	6. Proposed Uses
_____	_____	7. Location and types of all signs, including lighting and heights
_____	_____	8. Elevation drawings citing proposed exterior finish materials

Provided or Shown  
on Site Plan

Not  
Applicable

\_\_\_\_\_

\_\_\_\_\_

9. Street names on proposed streets

\_\_\_\_\_

\_\_\_\_\_

10. The following additional information:

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

If the site plan is required as a preliminary or development plan under a Planned Development Zoning Classification, the attached applicable items specified for preliminary plans or development plans must be included.

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

File No. 84-119-SP

Date: 11/26/84

Fee: \$ 135.00



PLANNING AND ZONING

FACT SHEET

Case No. 84-119-SP

Applicant: Folsom Investments & Walmart

Name of Project: \_\_\_\_\_

Location: I-30 & SH-205

Acreage: 5.9

Current Zoning: GR & Commercial

Request: site plan to expand Walmart, build two retail buildings, and expand parking lot.

Notices: Sent N/A

Favorable \_\_\_\_\_

Unfavorable \_\_\_\_\_

Comments: Submitted elevations with plan. Plan includes existing store and parking lot which do not meet landscape standard.

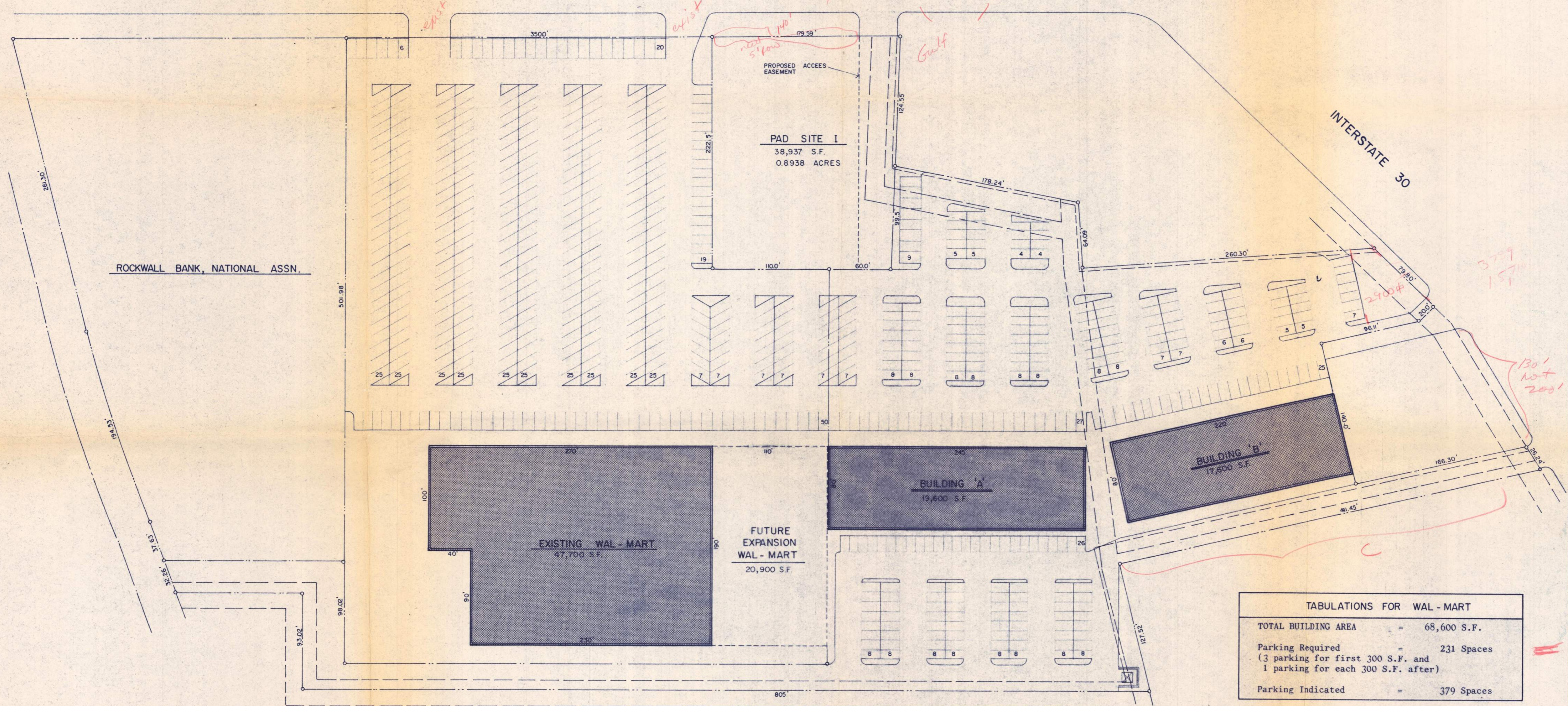
P & Z Recommendation: \_\_\_\_\_

Council Decision: \_\_\_\_\_

157  
826

STATE HIGHWAY 205

*less than 200'*



ROCKWALL BANK, NATIONAL ASSN.

INTERSTATE 30

PAD SITE I  
38,937 S.F.  
0.8938 ACRES

EXISTING WAL - MART  
47,700 S.F.

FUTURE EXPANSION  
WAL - MART  
20,900 S.F.

BUILDING 'A'  
19,600 S.F.

BUILDING 'B'  
17,600 S.F.

TABULATIONS FOR WAL - MART	
TOTAL BUILDING AREA	= 68,600 S.F.
Parking Required	= 231 Spaces (3 parking for first 300 S.F. and 1 parking for each 300 S.F. after)
Parking Indicated	= 379 Spaces

TABULATIONS	
LAND AREA	= 214,909 S.F. = 4.9336 ACRES
TOTAL BUILDING AREA	= 37,200 S.F.
BUILDING / LAND RATIO	= 17.3 %
PARKING REQUIRED (3 PARKING FOR FIRST 300 S.F. & 1 PARKING FOR EACH 300 S.F. AFTER)	= 126 SPACES
PARKING INDICATED	= 283 SPACES

*GR 10% landscape 15,710 3142  
C-5% landscape 3,789  
total 19,500 #  
front of 20 = 3900 #*

*379  
157*

*130'  
100'  
200'*

SITE PLAN

Revisions

Date	No.	Description

MICHAEL F. TWICHELL

Architect  
Dallas, Texas 748-6461

A PROJECT FOR:

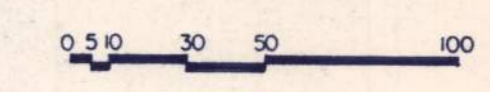
FOLSOM INVESTMENTS INC.  
DALLAS, TEXAS

CORNER OF INTERSTATE I-30 & STATE HIGHWAY 205

ROCKWALL, TEXAS

SITE PLAN

1" = 50'-0"



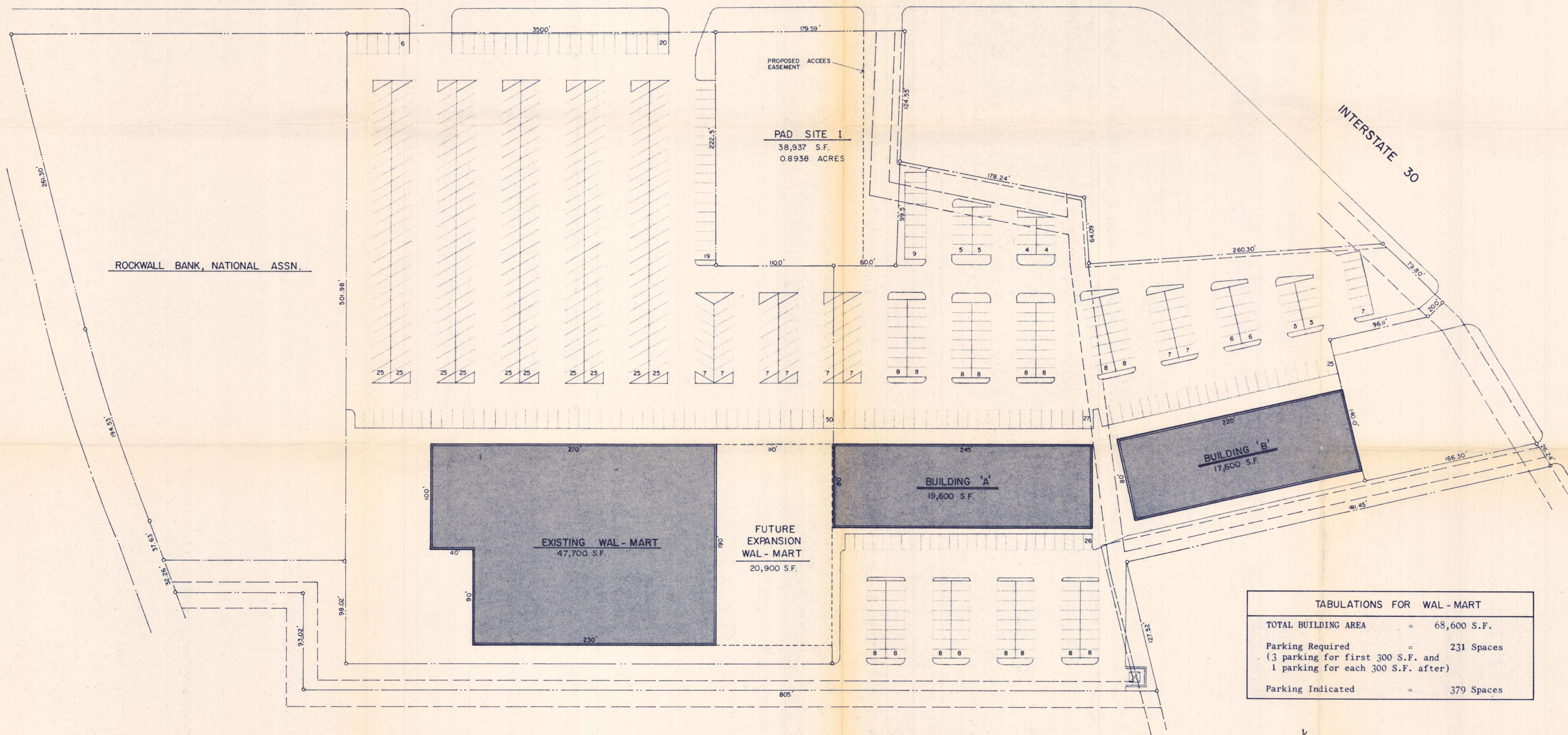
*total 355 spaces required  
663 shown*



DATE 10-31-84 SHEET

JOB

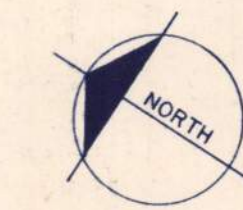
STATE HIGHWAY 205



SITE PLAN

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Revisions

Date	No.	Description

**MICHAEL F. TWICHELL**

**Architect**  
Dallas, Texas 748-6461

A PROJECT FOR:

**FOLSOM INVESTMENTS INC.**

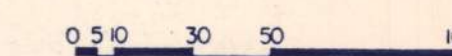
DALLAS, TEXAS

CORNER OF  
INTERSTATE I-30  
&  
STATE HIGHWAY 205

ROCKWALL, TEXAS

SITE PLAN

1" = 50' - 0"



DATE	SHEET
10-31-84	
JOB	

REVISIONS	DATE

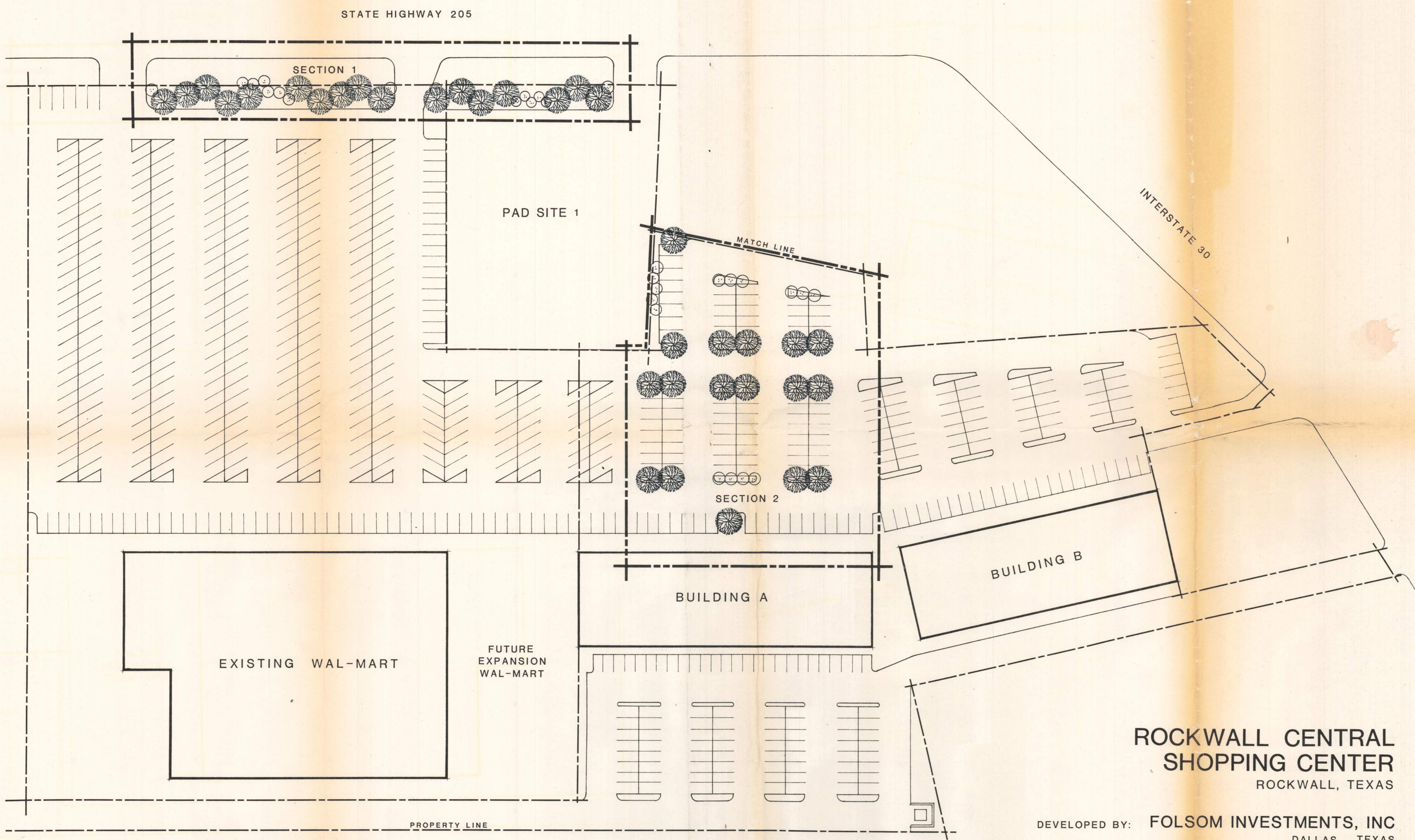
**HENSLEY GIOVANNINI & ASSOCIATES, INC.**  
 16445 ADDISON RD. SUITE 240  
 DALLAS, TEXAS 75248 (214) 380-0113

SHEET TITLE  
**PRESENTATION PLAN**

ROCKWALL CENTRAL SHOPPING CENTER  
 ROCKWALL, TEXAS

DEVELOPED BY: **FOLSOM INVESTMENTS, INC**  
 DALLAS, TEXAS

SHEET NUMBER  
**1**  
 JOB NUMBER



**SITE PLAN**  
 SCALE: 1" = 40'0"

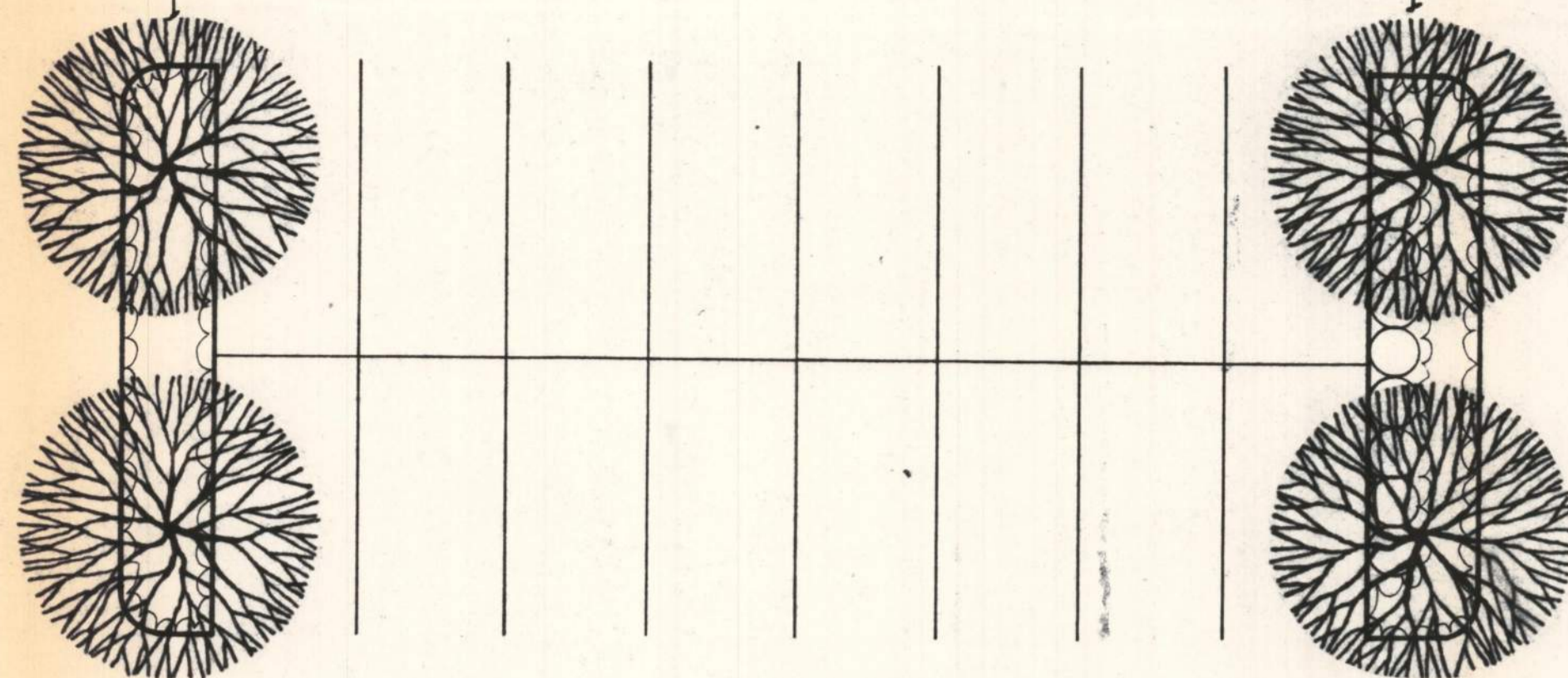


**ROCKWALL CENTRAL SHOPPING CENTER**  
 ROCKWALL, TEXAS

*approved*

BLDG.  
A

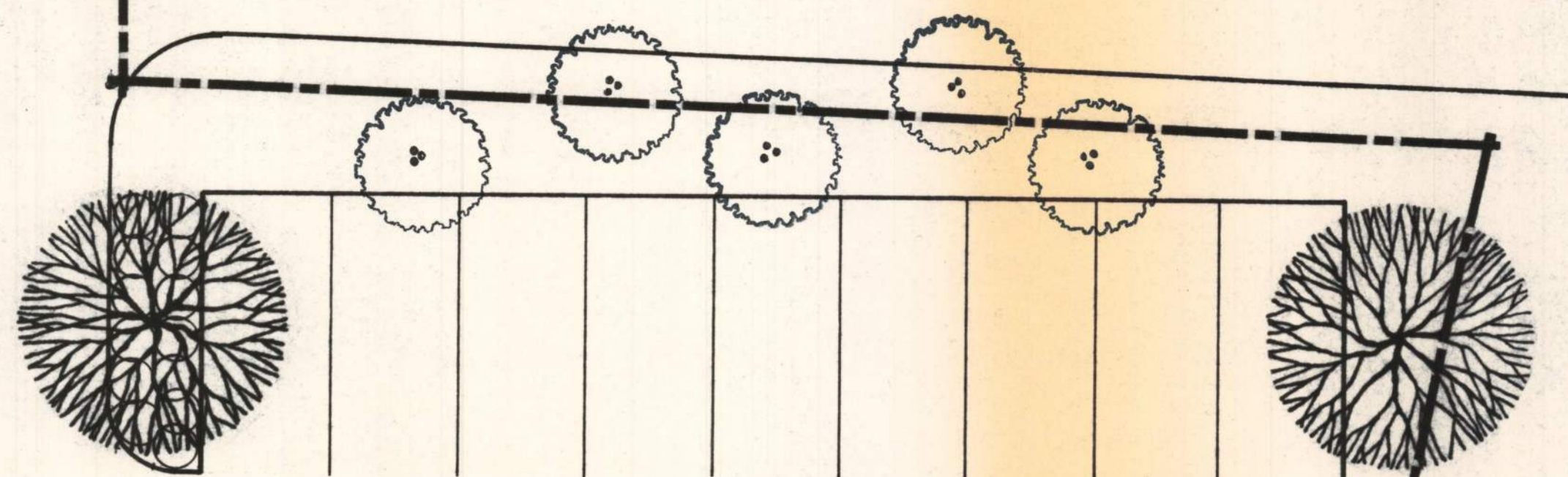
LARGE TREES



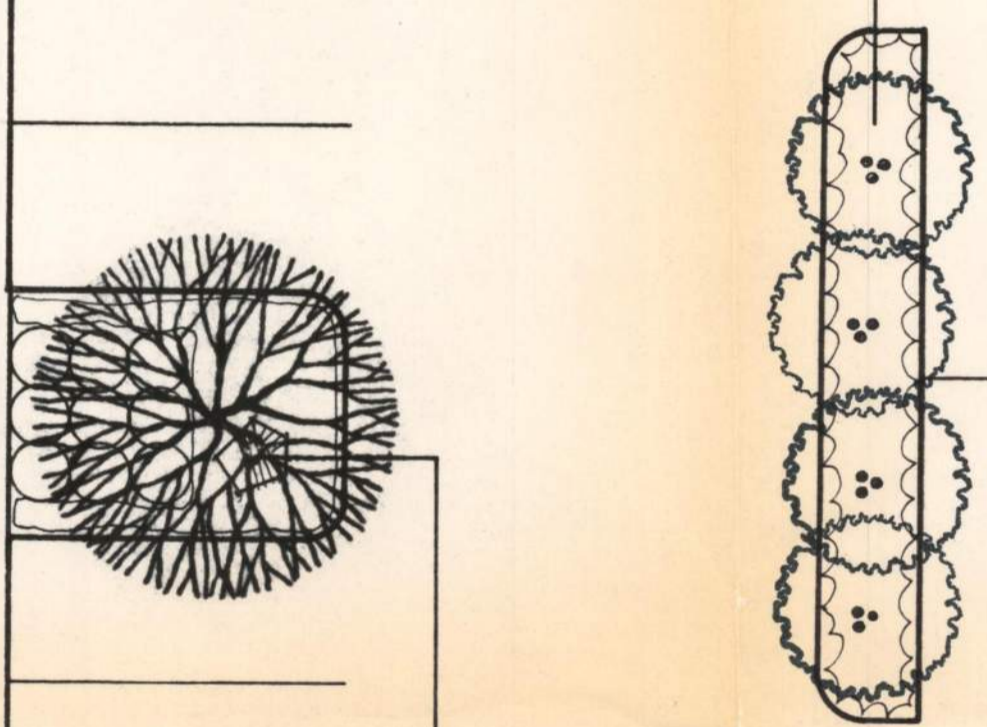
PARKING

MATCH LINE

PARKING



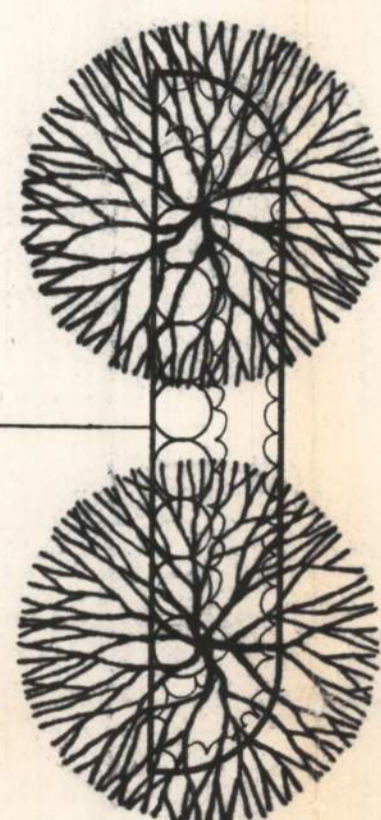
SMALL TREES



MILSAP BOULDER

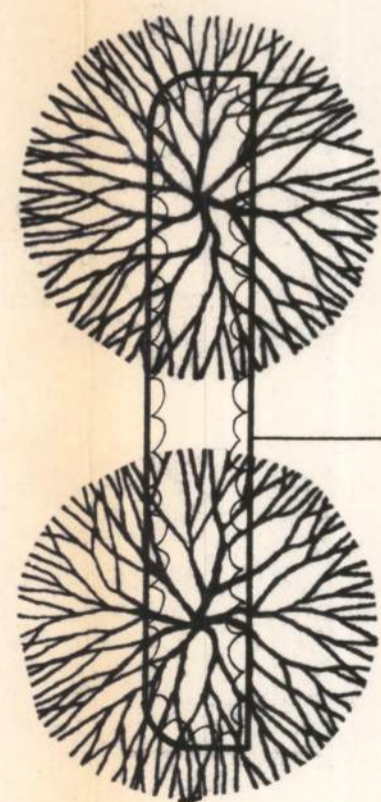
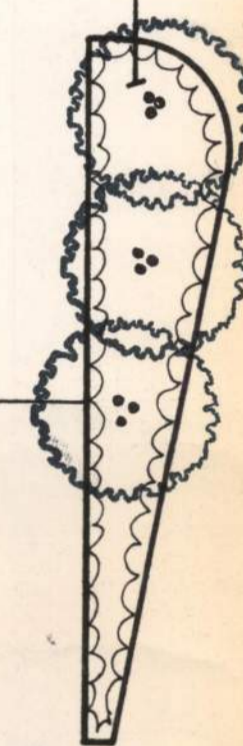
PARKING

5 GALLON SHRUBS

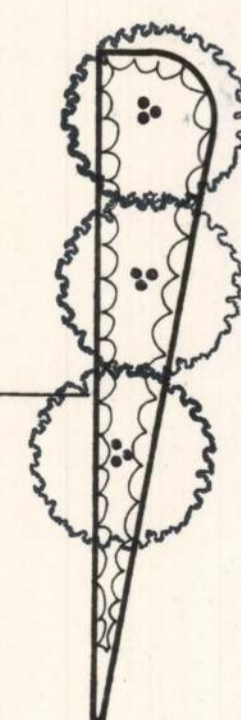
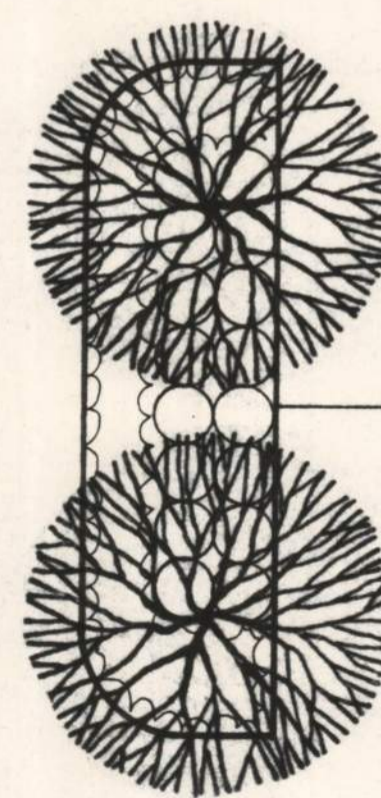
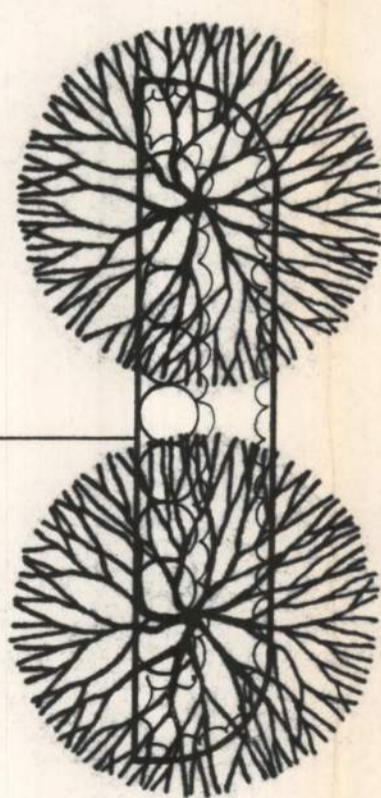


DWARF SHRUBS

PARKING



LARGE TREES



SECTION II  
SITE PLAN  
SCALE 1"=10'0"

PROPOSED LANDSCAPE PLAN

MATCH LINE

REVISIONS	DATE
	2/1/85

HENSLEY  
GIOVANNINI &  
ASSOCIATES, INC.  
16445 ADDISON RD., SUITE 240  
DALLAS, TEXAS 75248 (214) 380-0113

SHEET TITLE  
PRESENTATION  
PLAN

ROCKWALL CENTRAL SHOPPING CENTER  
ROCKWALL, TEXAS

SHEET NUMBER

2

JOB NUMBER



REVISIONS	DATE
	2/1/96

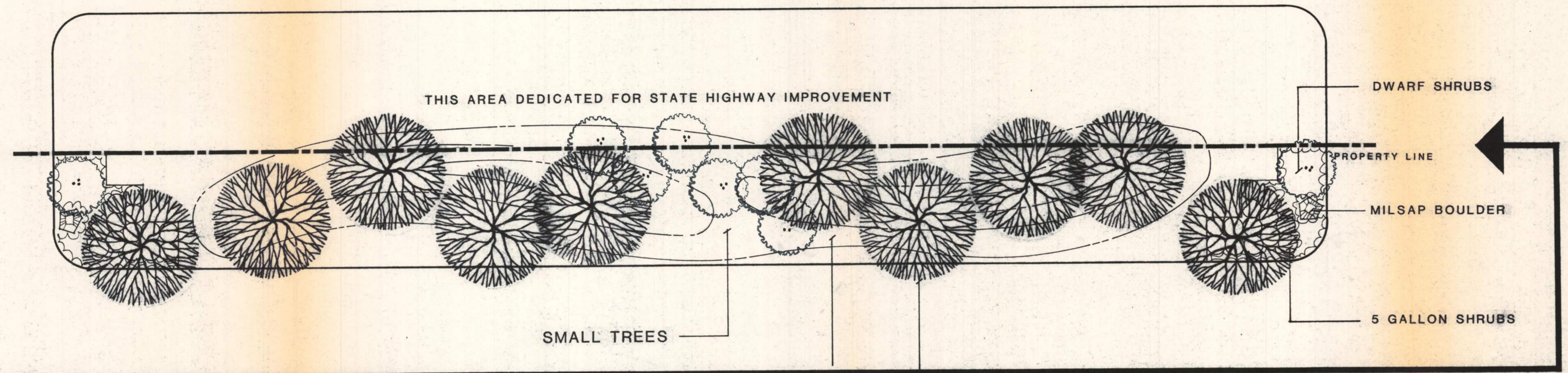
**HENSLEY  
GIOVANNINI &  
ASSOCIATES, INC.**  
16445 ADDISON RD. SUITE 240  
DALLAS, TEXAS 75248 (214) 380-0113

SHEET TITLE  
PRESENTATION  
PLAN

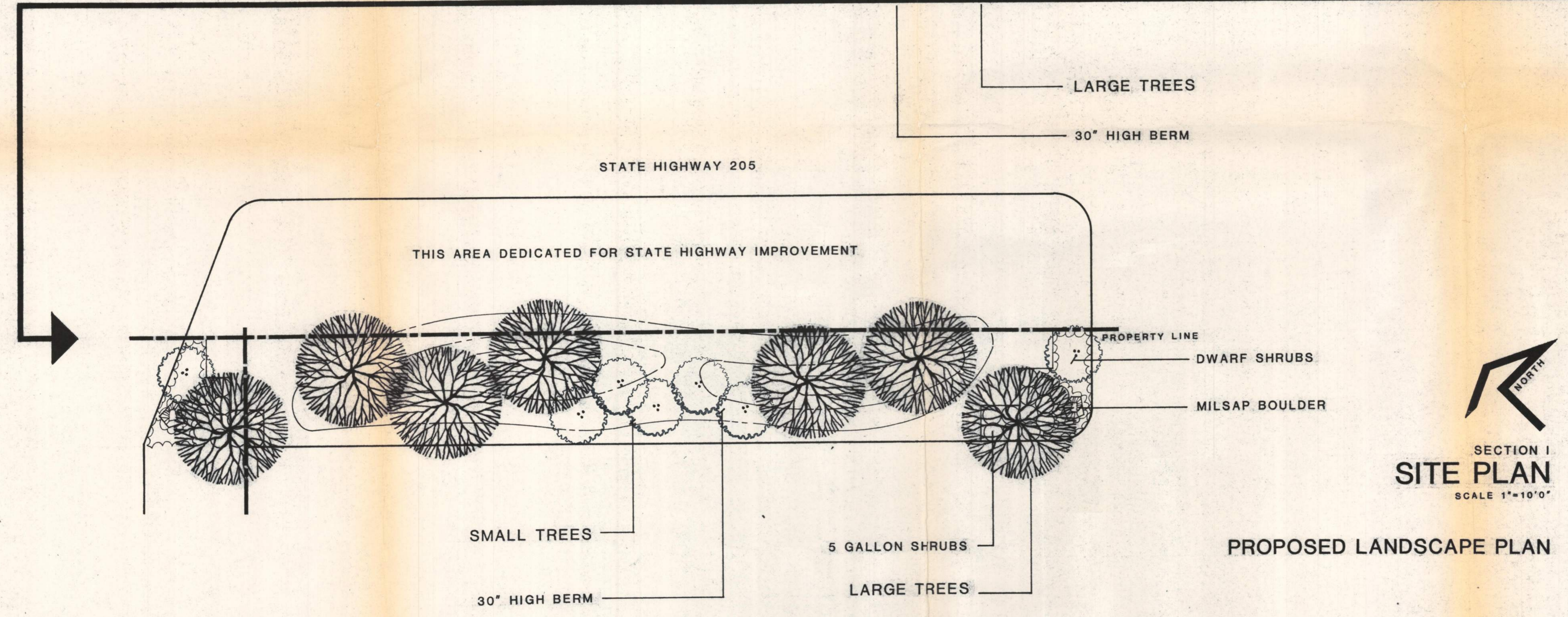
ROCKWALL CENTRAL SHOPPING CENTER  
ROCKWALL, TEXAS

SHEET NUMBER  
**3**  
JOB NUMBER

STATE HIGHWAY 205



STATE HIGHWAY 205

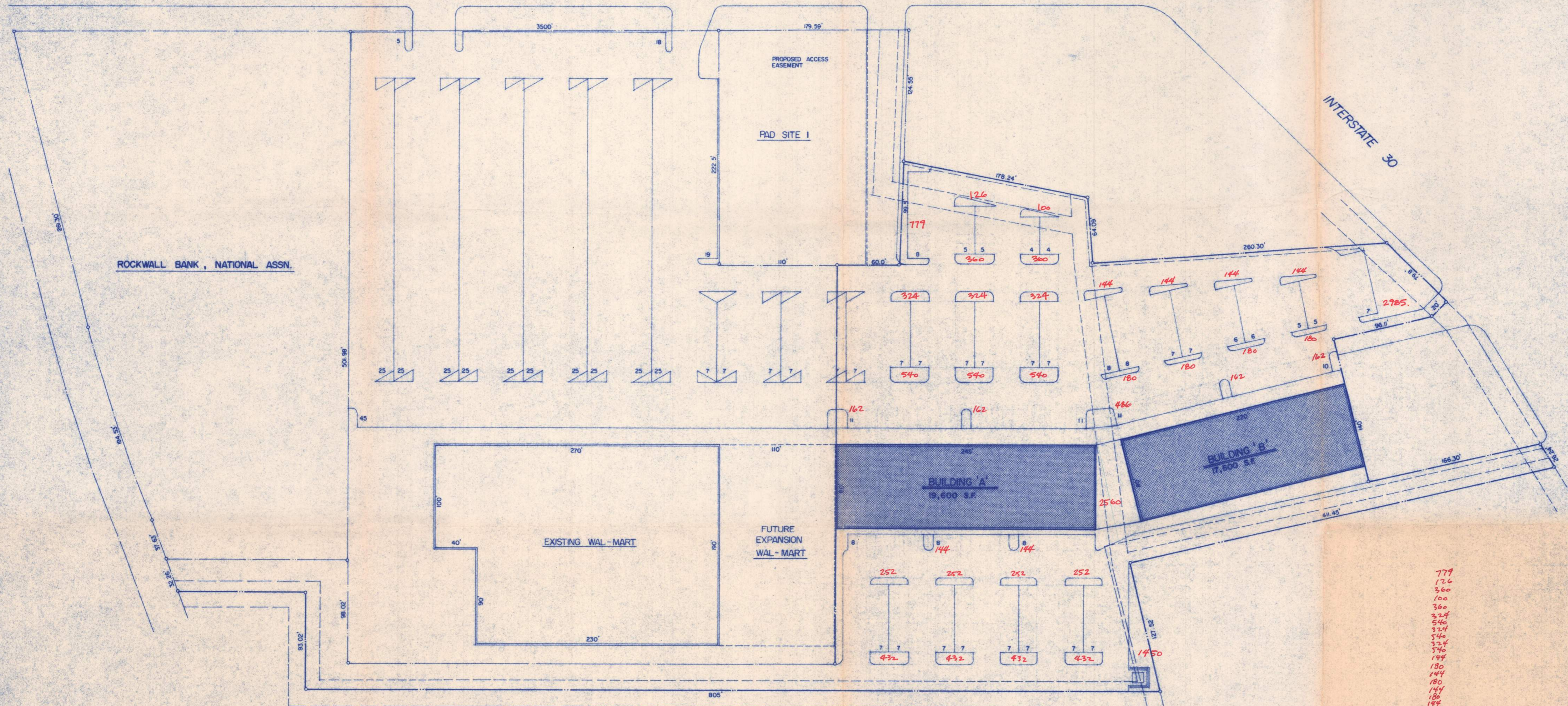


SECTION I  
**SITE PLAN**  
SCALE 1"=10'0"

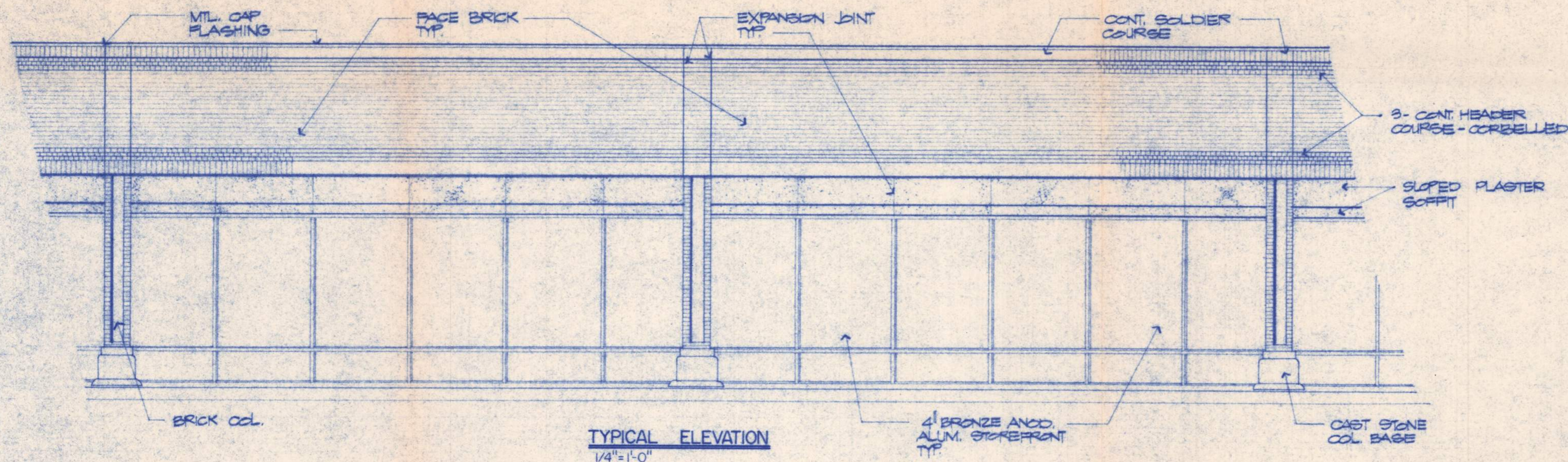
**PROPOSED LANDSCAPE PLAN**



STATE HIGHWAY 205



SITE PLAN



TYPICAL ELEVATION  
1/4" = 1'-0"

INTERSTATE 30

ROCKWALL BANK, NATIONAL ASSN.

Revisions

Date	No.	Description

MICHAEL F. TWICHELL

Architect  
Dallas, Texas 748-6461

A PROJECT FOR:

FOLSOM INVESTMENTS INC.  
DALLAS, TEXAS

CORNER OF INTERSTATE I-30 & STATE HIGHWAY 205  
ROCKWALL, TEXAS

LANDSCAPE SITE PLAN

1" = 50'-0"

0 10 20 30 40 50 60 70 80 90 100

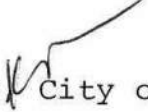
779  
126  
360  
100  
360  
324  
540  
324  
540  
324  
144  
144  
144  
144  
2785  
162  
162  
486  
162  
162  
2560  
144  
144  
144  
144  
180  
180  
180  
180  
180  
252  
252  
252  
252  
432  
432  
432  
432  
1450  
1476 S.F.  
10,746 REQUIRED  
(5% OF 214,909 S.F.)

DATE	DRAWN
JOB	

MEMORANDUM

December 17, 1984

TO: Robert Todd

FROM: Karen Martin  City of Rockwall

SUBJECT: WalMart and Folsom Investments Site Plan

On December 13, 1984, the Planning and Zoning Commission recommended approval of that portion of the site plan south of the property proposed for sale to WalMart as presented. The Planning and Zoning Commission would consider the remaining portion of the site plan with a larger site plan including the existing WalMart store and parking lot. The concern is for landscaping along SH-205. You may proceed with this portion of the site plan to City Council on January 7, 1985, and remove Lot 3 from your final plat. Or, you may withdraw the site plan until WalMart submits a site plan and take both to the City Council at the same time. For WalMart to be placed on the January 10th Planning Commission Agenda I need their site plan by December 26th. Per our phone conversation, I am withdrawing the site plan from the Council Agenda unless I receive other instructions from you.



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

December 31, 1984

MEMORANDUM

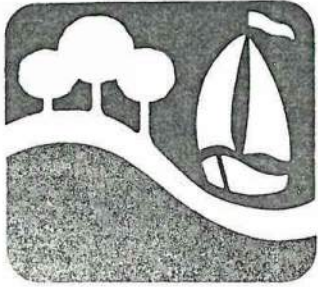
Robert Todd  
Folsom Investments  
16475 Dallas Parkway, Suite 800  
Dallas, Tx. 75248

Subject: WalMart Site Plan

Planning Commission questions:

1. What type of landscaping - shrubs, grass, trees?
2. Consider landscaping 6 spaces next to bank parking.

  
Karen Martin  
Administrative Assistant



# CITY OF ROCKWALL

## "THE NEW HORIZON"

January 14, 1985

Robert Kennedy  
Folsom Investments, Inc.  
16475 Dallas Parkway Ste 800  
Dallas, Texas 75248

Subject: Site Plan

On January 10, 1985 the Planning and Zoning Commission recommended approval of the Wal-Mart portion of your site plan with the 20 parking spaces along SH-205 replaced by a landscaped berm not exceeding 3 feet in height with vegetation other than grass.

Please submit 7 blue-line copies of a revised site plan by January 28. Your entire site plan will be considered by the City Council February 4, 1985.

Harold Evans has submitted your final plat and engineering. If the \$310.00 filing fee is paid by January 28, your plat will be considered by the Planning and Zoning Commission on February 14, 1985.

Sincerely,

A handwritten signature in cursive script that reads "Karen Martin".

Karen Martin  
Administrative Assistant

cc: Harold Evans

KM/sle

Robert Todd  
Folsom Investments  
16475 Dallas Prkway  
Suite 800  
Dallas, Tx. 75248

FROM  
**CITY OF ROCKWALL**  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3793  
(214) 722-1111 • Dallas 226-7885

SUBJECT  
WalMart & Folsom Investments Site Plan

DATE  
11/30/84

MESSAGE:  
— Staff has recommended that your site plan be approved as submitted. The Planning and Zoning Commission, however, is interested in converting the front row of parking along SH-205 into landscaping. They will discuss this with you at the Dec. 13th Planning Commission meeting.

Karen Martin

ORIGINATOR-DO NOT WRITE BELOW THIS LINE  
REPLY

REPLY TO → SIGNED



DATE SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP

TO  
Robert Kennedy  
Folsom Investments  
16475 Dallas Parkway Ste 800, Dallas, Texas

FROM  
**CITY OF ROCKWALL**  
205 West Rusk Street  
ROCKWALL, TEXAS 75087-3793  
(214) 722-1111 • Dallas 226-7885


SUBJECT  
Rockwall Central Shopping Center

DATE  
February 13, 1985

MESSAGE:  
— On February 4, 1985 the City Council approved your site plan/preliminary plat as presented.

ORIGINATOR-DO NOT WRITE BELOW THIS LINE  
REPLY

REPLY TO → SIGNED

Karen Martin 

DATE SIGNED

SEND PARTS 1 AND 3 INTACT-PART 1 WILL BE RETURNED WITH REPLY

Ennis RM-858-3

ORIGINATOR'S COPY

ORIGINATOR DETACH AND FILE FOR FOLLOW UP