

September 11, 1990



**CARDENAS - SALCEDO AND ASSOCIATES, INC.**  
5787 S. HAMPTON, SUITE 480 • DALLAS, TX 75232  
214/333-0014

City of Rockwall  
205 W. Rusk  
Rockwall, Texas 75087  
Attn: Ms. Julie Couch  
Assistant City Manager

Re: Food Lion - Rockwall, Final Plat

Dear Julie:

Enclosed with this letter is the Final Plat portion of the submittal process. Also, the Final Plat application and checklist is attached. Where appropriate we have marked off the items submitted. Other items required for Final Plat consideration are being developed as quickly as possible. All of the required items should be expedited to the City no later than Monday, September 17, 1990.

I appreciate your correspondence and consideration in this matter as we are progressing as timely as possible.

Thank you,  
**CARDENAS - SALCEDO AND ASSOCIATES, INC.**

  
J. Rob't Reed

JRR/dg

APPLICATION AND FINAL PLAT CHECKLIST

Date September 10, 1990

Name of Proposed Development Food Lion - Rockwall

Name of Developer Jem Tex Aquisitions, Inc.

Address P. O. Box 3538 Gastouia, N.C. 28053 Phone 704/867-4628

Owner of Record Whittle Development Inc.

Address P.O. Box 369 Rockwall, Texas 75087 Phone 214/771-5253

Name of Land Planner/Surveyor/Engineer Cardenas-Salcedo and Assoc. Inc.

Address 5787 S. Hampton #480, Dallas, Texas 75232 Phone 214/333-0014

Total Acreage \_\_\_\_\_ Current Zoning PD General Retail

Number of Lots/Units One

Signed \_\_\_\_\_

The Final Plat shall generally conform to the Preliminary Plat, as approved by the City Council and shall be drawn to legibly show all data on a satisfactory scale, usually not smaller than one inch equals 100 feet. The Final Plat shall be submitted on a drawing which is 18" x 24".

The following Final Plat Checklist is a summary of the requirements listed under Section VIII of the Rockwall Subdivision Ordinance. Section VIII should be reviewed and followed when preparing a Final Plat. The following checklist is intended only as a reminder and a guide for those requirements.

INFORMATION

Provided or  
Shown on Plat

Not  
Applicable

X

\_\_\_\_\_

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

X

\_\_\_\_\_

2. Location of the development by City, County and State

- |                   |                              |   |
|-------------------|------------------------------|---|
| <u>  X  </u>      | <u>          </u>            | 3. Location of development tied to a USGS monument, Texas highway monument or other approved benchmark  |
| <u>  X  </u>      | <u>          </u>            | 4. Accurate boundary survey and property description with tract boundary lines indicated by heavy lines   |
| <u>  X  </u>      | <u>          </u>            | 5. If no engineering is provided show contours of 5 ft. intervals   |
| <u>  X  </u>      | <u>          </u>            | 6. Accurate plat dimensions with all engineering information necessary to reproduce plat on the ground  |
| <u>  X  </u>      | <u>          </u>            | 7. Approved name and right-of-way width of each street, both within and adjacent to the development   |
| <u>  X  </u>      | <u>          </u>            | 8. Locations, dimensions and purposes of any easements or other rights-of-way   |
| <u>          </u> | <u>          X          </u> | 9. Identification of each lot or site and block by letter and number and building lines   |
| <u>  X  </u>      | <u>          </u>            | 10. Record owners of contiguous parcels of unsubdivided land, names and lot patterns of contiguous subdivisions, approved Concept Plans, reference recorded subdivision plats or adjoining platted land by record name and by deed record volume and page |
| <u>  X  </u>      | <u>          </u>            | 11. Boundary lines, dimensions and descriptions of open spaces to be dedicated for public use of the inhabitants of the development   |
| <u>          </u> | <u>          X          </u> | 12. Certificate of dedication of all streets, alleys, parks and other public uses signed by the owner or owners (see wording)   |

- |              |       |  |
|--------------|-------|--|
| <u>  X  </u> | _____ | 13. Designation of the entity responsible for the operation and maintenance of any commonly held property and a waiver releasing the City of such responsibility, a waiver releasing the City for damages in establishment or alteration of grades (see wording) |
| <u>  X  </u> | _____ | 14. Statement of developer responsibility for storm drainage improvements (see wording)  |
| <u>  X  </u> | _____ | 15. Instrument of dedication or adoption signed by the owner or owners (see wording)   |
| <u>  X  </u> | _____ | 16. Space for signatures attesting approval of the plat (see wording)  |
| _____        | _____ | 17. Seal and signature of the surveyor and/or engineer responsible for surveying the development and/or the preparation of the plat (see wording)  |
| _____        | _____ | 18. Compliance with all special requirements developed in preliminary plat review  |
| <u>  X  </u> | _____ | 19. Statements indicating that no building permits will be issued until all public improvements are accepted by the City (see wording)   |
| <u>  X  </u> | _____ | 20. Submit Along with plat a calculation sheet indicating the area of each lot.  |
| _____        | _____ | 21. Attach copy of any proposed deed restrictions for proposed subdivision.  |



Page 4 of 4

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

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

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

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

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

## EXHIBIT "A"

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of Tract 5, as recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found on the Southwest right-of-way line of F.M. 3097 (100' right-of-way) at the East corner of Mr. M's Addition to the City of Rockwall, recorded in Slide C, Page 24, Plat Records, Rockwall County, Texas, said point being a distance of 222.12 feet from the original Easterly Southern corner of the intersection of F.M. 740 and F.M. 3097;

THENCE, South 45° 35' 28" East a distance of 324.32 feet with said Southwesterly R.O.W. line to a 1/2" iron pin found for a corner;

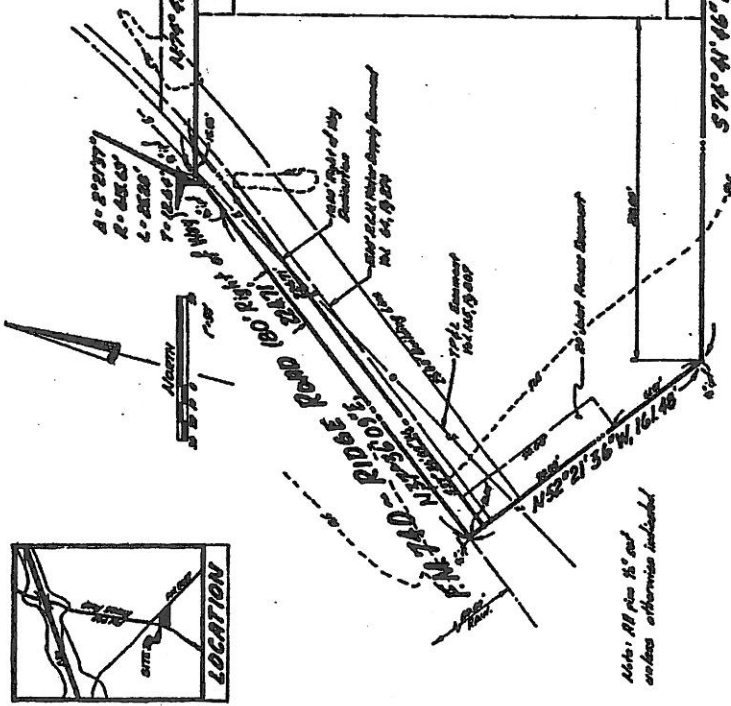
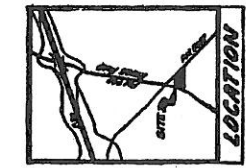
THENCE, South 74°41'40" West a distance of 640.31 feet to a 1/2" iron pin found;

THENCE, North 52°21'36" West a distance of 161.48 feet to a 1/2" iron pin found in the Southwest line of F.M. 740, (90'ROW);

THENCE, North 37°36'09" East a distance of 224.71 feet with said Southeast line to a 1/2" radius pin of 613.69 feet, and chord bearing at North 56°25'21" East a distance of 25.28 feet;

THENCE, Along said curve with an arc distance of 25.28 feet to a 1/2" iron pin found at the Southern corner of said Mr. M's Addition;

THENCE: North 74°41'46" East a distance of 374.97 feet with the Southeast line of said Mr. M's Addition to the POINT OF BEGINNING and containing 162,287 square feet or 3.7256 acres of land.



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 \_\_\_\_\_, 1999.

This approval shall be limited unless the approved plat for such addition is submitted to the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days after date of final approval. Such addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 1999.  
Mayor, City of Rockwall

162,287 SF  
3.7256 AC

WHITTLE DEVELOPMENT, INC.  
101-104, Road #40  
ARCEL

**AMENDING COVENANTS**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS

WHEREAS

WHEREAS

WHEREAS

WHEREAS

WHEREAS

WHEREAS

WHEREAS

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS

WHEREAS

WHEREAS

WHEREAS

WHEREAS

WHEREAS

WHEREAS

WHEREAS

**Food Lion - Rockwall**  
An Apartment To  
THE CITY OF  
ROCKWALL, ROCKWALL CO.,  
TEXAS  
E. TAML SURVEY, PLAT M-207  
SURVISED, 1990

**Surveyor's**  
Lindsey, Schuch of Assessing, Inc.  
5797 S. Memphis, Bldg #400  
Dallas, Texas 75207

**Developer's**  
J&M-Air Apartments, Inc.  
Box 3538  
Garland, Texas 75042

**Owner's**  
Whittle Development  
Box 309  
Rockwall, Texas 75087

**Engineer's**  
Garland, Texas 75042



APPROVED

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

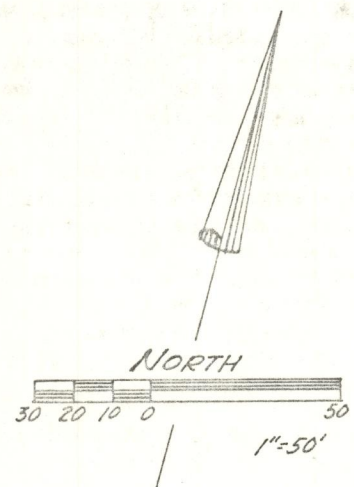
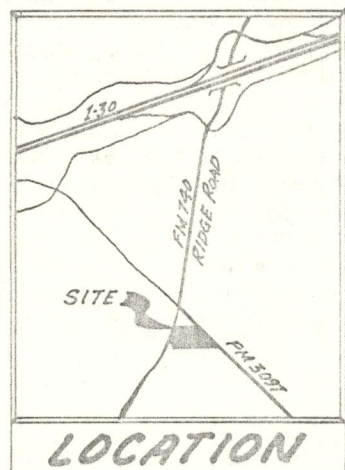
This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall County, Texas, within one hundred twenty (120) days said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City of Secretary  
City of Rockwall



$\Delta = 2^{\circ}21'37''$   
 $R = 613.63'$   
 $L = 25.28'$   
 $T = 12.64'$

MR. M'S ADDITION  
SLIDE C, PAGE 24  
D.R.R.C.T.

LOT 1, BLOCK A  
162,287 SF  
3.7256 AC

WHITTLE DEVELOPMENT INC.  
VOL. 184, PAGE 490  
D.R.R.C.T.

Note: All pins 1/2" set unless otherwise indicated.

**OWNER'S CERTIFICATE**

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS \_\_\_\_\_, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, Rockwall County, Texas, and being a part of Tract 5, as recorded in Volume 184, Page 490, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron pin found on the Southwest right-of-way line of F.M. 3097 (100' right-of-way) at the East corner of Mr. M's Addition to the City of Rockwall, recorded in Slide C, Page 24, Plat Records, Rockwall County, Texas, said point being a distance of 222.12 feet from the original Easterly Southern corner of the intersection of F.M. 740 and F.M. 3097;

THENCE, South 45° 35' 28" East a distance of 324.32 feet with said Southwesterly R.O.W. line to a 1/2" iron pin found for a corner;

THENCE, South 74° 41' 40" West a distance of 640.31 feet to a 1/2" iron pin found;

THENCE, North 52° 21' 36" West a distance of 161.48 feet to a 1/2" iron pin found in the Southwest line of F.M. 740, (50' R.O.W.);

THENCE, North 37° 36' 09" East a distance of 224.71 feet with said Southeast line to a 1/2" radius pin of 613.69 feet, and chord bearing at North 36° 25' 21" East a distance of 25.28 feet;

THENCE, Along said curve with an arc distance of 25.28 feet to a 1/2" iron pin found at the Southern corner of said Mr. M's Addition;

THENCE: North 74° 41' 46" East a distance of 374.97 feet with the Southeast line of said Mr. M's Addition to the POINT OF BEGINNING and containing 162,287 square feet or 3.7256 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT \_\_\_\_\_ being the owner, does hereby adopt this plat designating the hereinabove described property as FOOD LION ROCKWALL, an addition to the City of Rockwall, Rockwall County, Texas, and does hereby dedicate to the public use forever, 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 buildings 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 and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision. The developer and subdivision engineer shall bear total responsibility for storm drainage improvements. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND AT \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_  
BY \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, by \_\_\_\_\_ (the owner) (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, \_\_\_\_\_ do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly under my personal supervision.

\_\_\_\_\_  
J. T. Spillman, Jr., L.P.S. No. 2821

STATE OF TEXAS  
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the 11<sup>th</sup> day of October, 1990  
by \_\_\_\_\_

Notary Public  
My Commission Expires 9-28-91  
RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission

Date \_\_\_\_\_

2nd submission

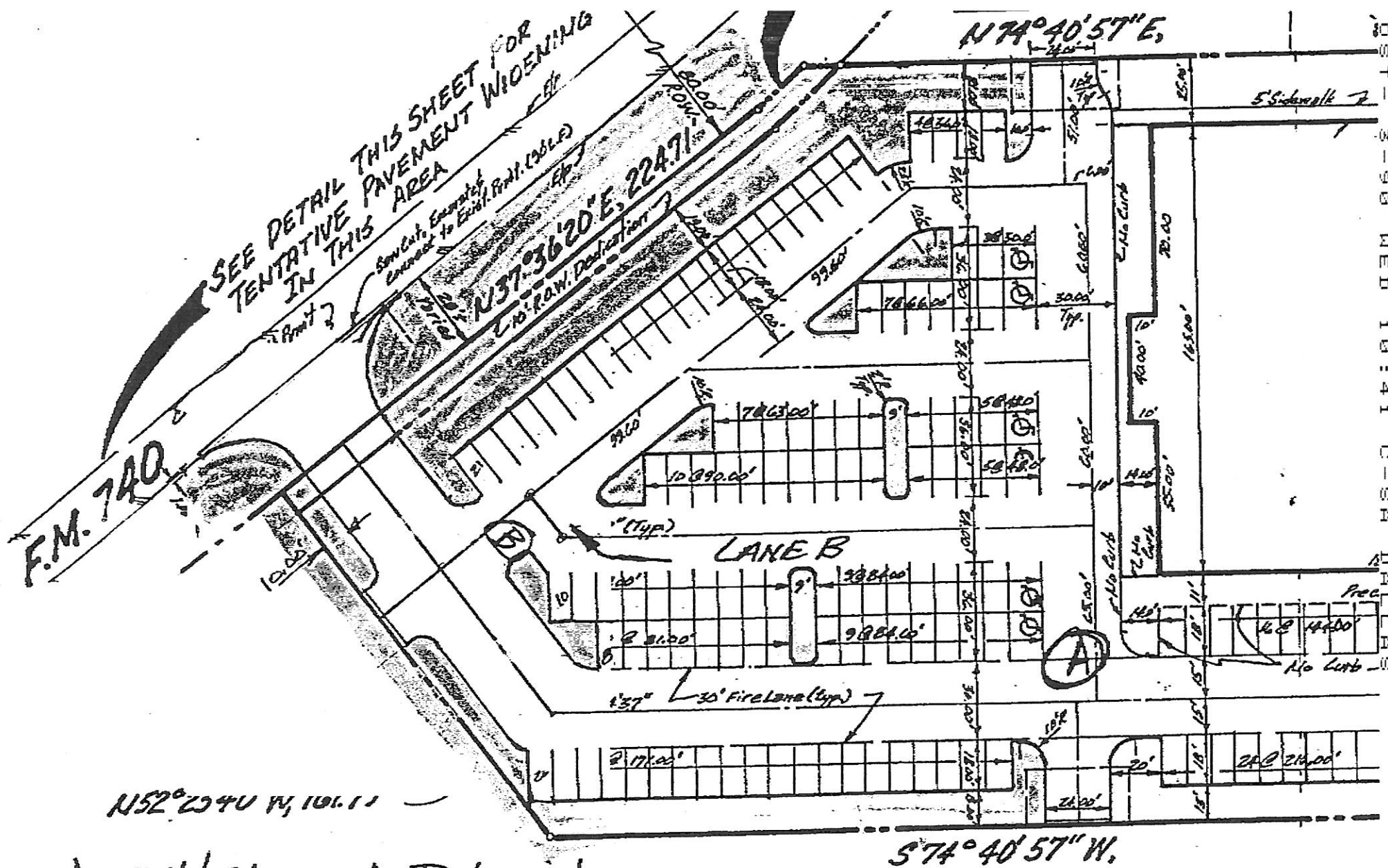
FOOD LION - ROCKWALL  
AN ADDITION TO  
THE CITY OF  
ROCKWALL, ROCKWALL CO.,  
TEXAS  
E. TEAL SURVEY, ABST. NO. 207  
SEPTEMBER, 1990

Owner:  
Whittle Development  
Box 369  
Rockwall, Texas  
75087

Developer:  
JEM-Tex Acquisitions, Inc.  
Box 353B  
Gastonia, North Carolina  
28053

Engineer:  
Cardenas Salcedo & Associates, Inc.  
5787 S. Hampton Road #480  
Dallas, Texas  
75252



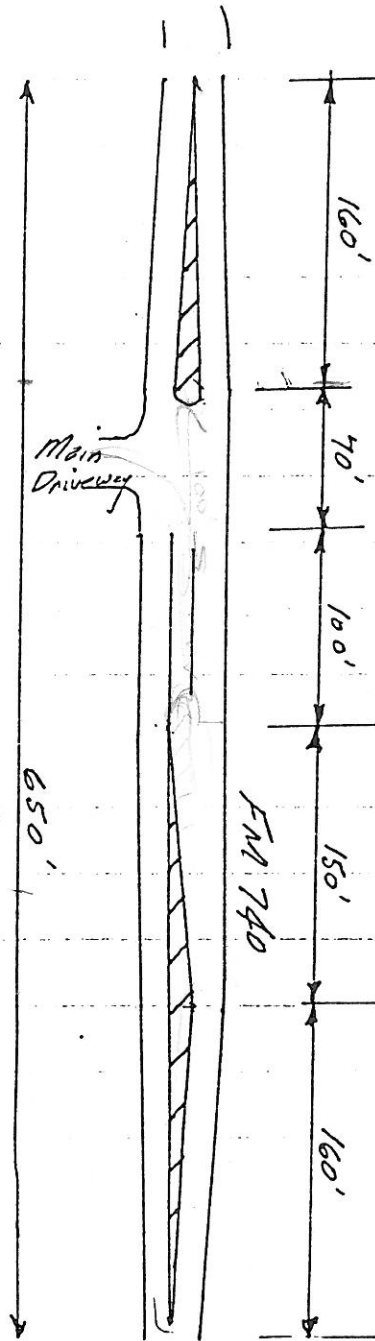


A - Exit/Entrance to Parking Area  
 B - Exit/Entrance to Parking Area  
 w/ Out Flow From Lane B

Note: Drive approaches for future Joint Access shall end 24' Short of Property in order to accommodate Barricade.

Exhibit III

Design based upon  
• 40 mph design speed  
• widening on both sides  
of existing centerline.



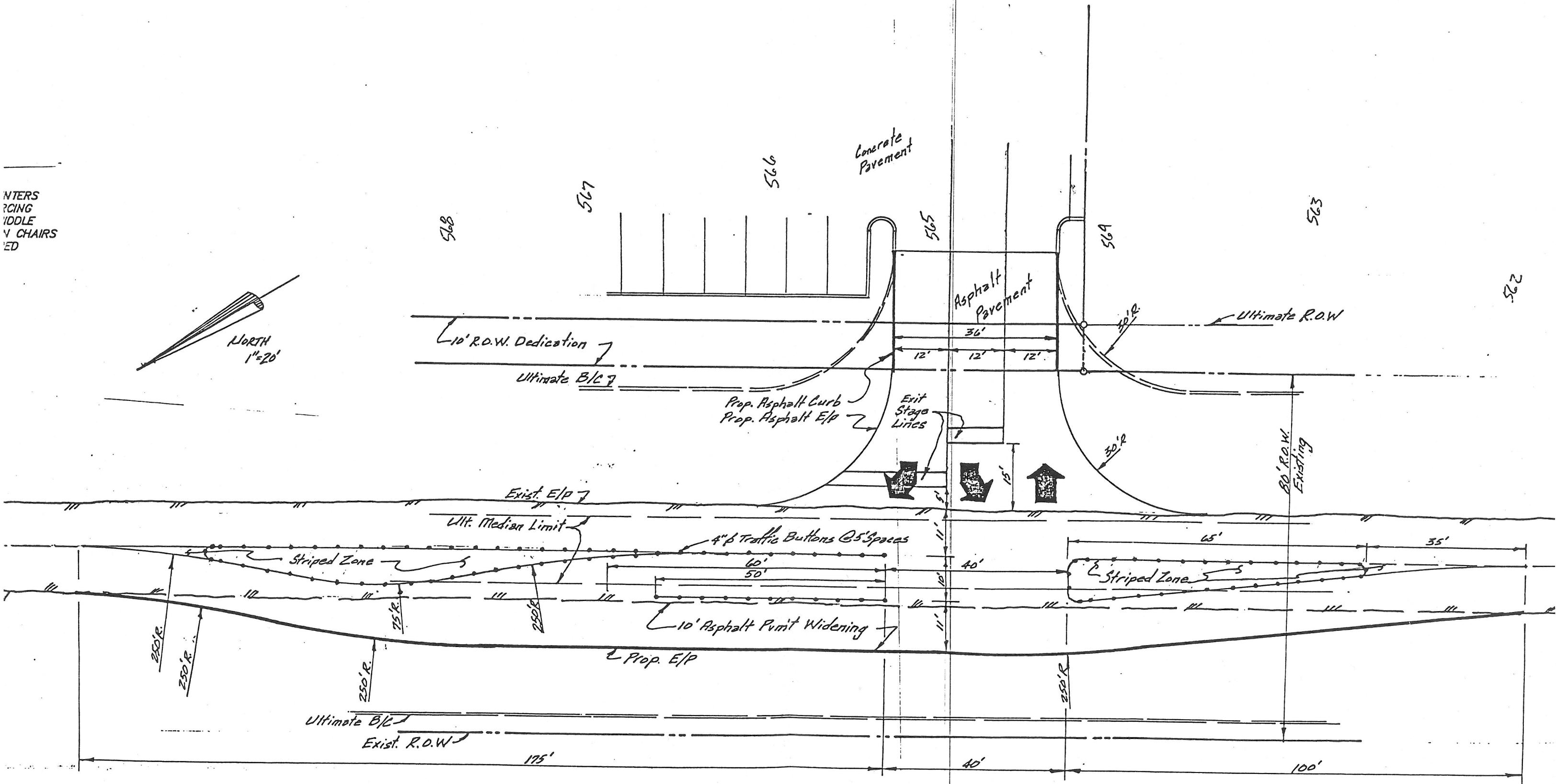
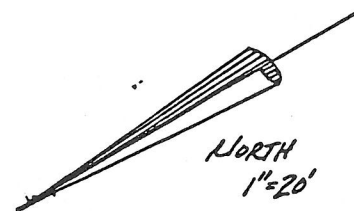
# MASTERPLAN

500 South Ervay Bldg.  
Suite 121A

Dallas, Texas 75201  
Off. 214-761-9197

Note: Drive approaches for future Joint  
Access shall end 24" Short of Property  
in Order to accommodate Barricade.

NTERS  
RCING  
IDDLE  
Y CHAIRS  
ED



225

175'

40'

100'

28 ~~11~~ 29

# 43,000 paving      14,000 water  
improvements

Roy Chin - Rice Williams Assoc.

John Reed -

Jim Martin - general  
contractor - Gastonia,  
North Carolina

Nov. 8 - when they want plans from John Reed  
will not bid before Thanksgiving or early December

324 X

17,280





Rec. plat approved sub. to traffic study  
turn lane design & div of site study

Food Lion -

1. Final plat meets requirements
2. Review by John - turn lane entrance
3. <sup>line 20</sup> Sight - 3 cross sections - P&R approved  
w/ also to match the copy on top of building -  
Brown
4. Turn lane - developer has expressed some concern about this item & has indicated that they feel that it would be more appropriate to share the costs because it will benefit other properties. If the Council is interested in pursuing this approach we have looked at the areas that could reasonably be served by the turn lane & one approach

Safety Committee - need to get that back on line

1295

1290



# MASTERPLAN

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

September 25, 1990

Dear Mrs. Couch:

## FOOD LION SITE PLAN - FM 740/FM 3097 AREA

I have reviewed the subject plan and accompanying proposed left turn storage design along FM 740. My comments are as follows:

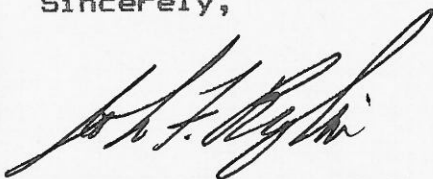
1. This site is expected to generate approximately 285 vehicle trips during the evening peak hour. Directionally, 145 will be entering and 140 exiting. I would expect the driveway along FM 740 to be utilized by approximately 65% of these trips; the remainder will use the FM 3097 driveway. I would expect the exiting traffic onto FM 740 to have about 80% left turn demand, and 20% right turn demand. Thus, the driveway at FM 740 is expected to have approximately 73 vehicles exiting and turning left, and approximately 18 exiting and turning right. The driveway is designed to handle this traffic.
2. The driveway width as it approaches FM 740 has also been considered. This width is probably wider than necessary; however, with the development as proposed, it is unlikely to present a problem.
3. The design for FM 740 as proposed by the developer, is inadequate. The transitions are too abrupt for a design speed of 40 mph, the storage length is too short, and the median opening is also inadequate. The design shown accomplishes all of the widening along the west side of FM 740 - this is not recommended because it requires longer transitions.
4. The recommended left turn lane design is shown on the attached sketch. It widens the roadway by 12 FT, centered about the centerline of the existing road. If all of the widening must occur along one side, the transition lengths become 320 FT each, instead of 160 FT. It should be pointed out that incorporation of this design will begin the transition north of the Mr. M driveway. Because of this, the transition in this area may have to be lengthened more to provide adequate guidance to southbound motorists.

Insofar as the site plan is concerned, there are several matters of concern:

1. The concept plan for median openings along FM 740 as prepared in April 1988 shows the first median opening centerline south of FM 3097 to be approximately 150 FT from the Mr. M property line, as compared to 230 FT to the proposed driveway on the Food Lion site plan. Locating this driveway as proposed may become a problem if the county ROW to the south is developed as a public street in the future.
2. The entrance into the parking area after turning from FM 740 may become a problem in the future due to its proximity to FM 740. It would be better if traffic were required to proceed eastward to the accessway which passes in front of the store entrance, or at some point in between but further removed from FM 740. If this were altered as suggested, an additional two parking spaces could also be gained.
3. The driveway radius along the south side of the tract at FM 740 encroaches on neighboring property, such that that property could not create a driveway near its property line. The radius shown, 30 FT, is excellent, but it should not encroach on the neighboring property's ability to also have access.

If you have questions, please contact me.

Sincerely,



John F. Reglin, P.E.

attachments

1. driveway
2. sightline
3. Turn lane



**CARDENAS-SALCEDO  
& ASSOCIATES, INC.**

5787 South Hampton, Suite 480  
DALLAS, TEXAS 75232

(214) 333-0014  
FAX (214) 333-2742

**LETTER OF TRANSMITTAL**

TO City of Rockwall  
205 W. Rusk  
Rockwall Texas 75087

DATE	10-1-90	JOB NO.	#50
ATTENTION	Julie Couch		
RE:	Food Lion 740 @ 3097		

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings       Prints       Plans       Samples       Specifications  
 Copy of letter       Change order       \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
9	9/26		Revised Sight Line Exhibits a) Additional Angle of Sight "C" b) Revised Mechanical on Rooftop

THESE ARE TRANSMITTED as checked below:

- For approval       Approved as submitted       Resubmit \_\_\_\_\_ copies for approval  
 For your use       Approved as noted       Submit \_\_\_\_\_ copies for distribution  
 As requested       Returned for corrections       Return \_\_\_\_\_ corrected prints  
 For review and comment       \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS

*Julie*

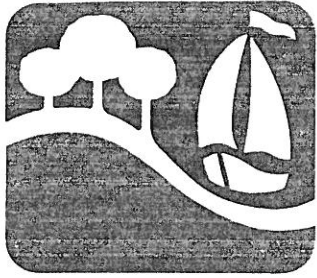
*Give me a call if you have additional comments on this. I've had no comments from Engineering or your Traffic Engineers. Waiting for their comments*

*Thaux*

COPY TO \_\_\_\_\_

SIGNED: \_\_\_\_\_

*J. Rabbit Reed*



# CITY OF ROCKWALL

## "THE NEW HORIZON"

October 4, 1990

Mr. John Reed  
Cardenas-Salcedo and Associates, Inc.  
5787 S. Hampton, Suite 480  
Dallas, Texas 75232

Dear John:

As we discussed on Tuesday the changes that you need to consider in regard to the final plat for Food Lion are as follows:

1. Correct the name of the plat
2. Correct the ROW dedications on both FM-740 and FM-3097
3. Identify the point of beginning
4. Add Lot 1, Block A to the plat
5. Please provide documentation that the easements for access conform to the site plan. They don't appear to do so on this draft.
6. Add "Recommended for Approval" above the Planning and Zoning Chairman's signature.

In regard to the turn lane on FM-740, as we discussed on the phone, we will want to look at providing some spacing in the striping for the Mr. M store to the north and the cleaners being constructed just south of your site. Attached you will find a copy of the site plan for the Mr. M site and the cleaners so that you can identify their driveway locations on your turn lane drawing. A width of approximately 40 feet should be used for the striping spacing. I have also attached a rough sketch of this concept.

In regard to shifting the driveway on FM-740 over to address the issue of the curb return on private property, the design you submitted to move it five additional feet would be acceptable. I also understand your concerns regarding the possibility of closing off the drive which is parallel to FM-740. In our conversation you identified several problems with such a change. As a

Mr. John R. Reed  
Cardenas-Salcedo and Assoc., Inc.  
Page Two

response to this recommendation, which was made by John Reglin our traffic engineer, please provide me a copy of those comments in written form.

I will be back in the office on Monday. Let me know if you have any questions regarding these items.

Sincerely,

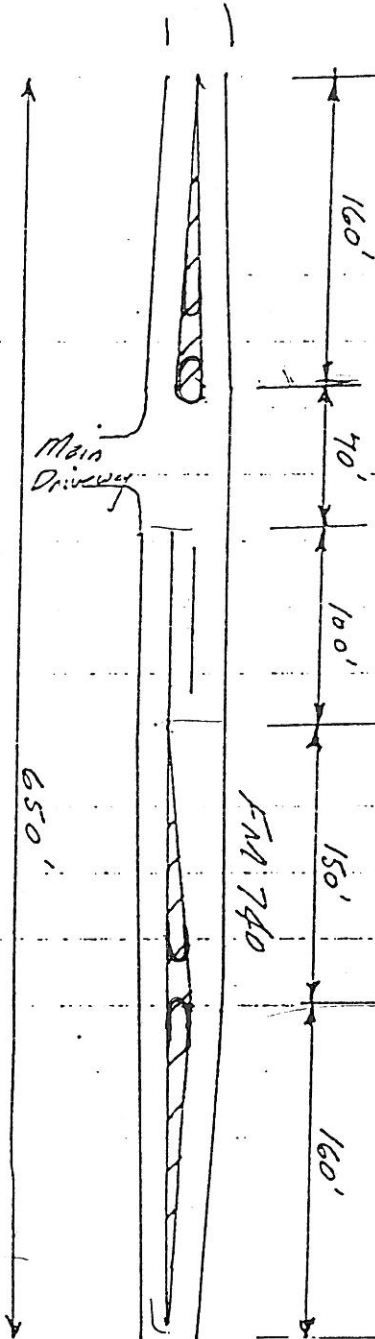
A handwritten signature in cursive script that reads "Julie Couch hcc".

Julie Couch  
Assistant City Manager

hcc

attachments

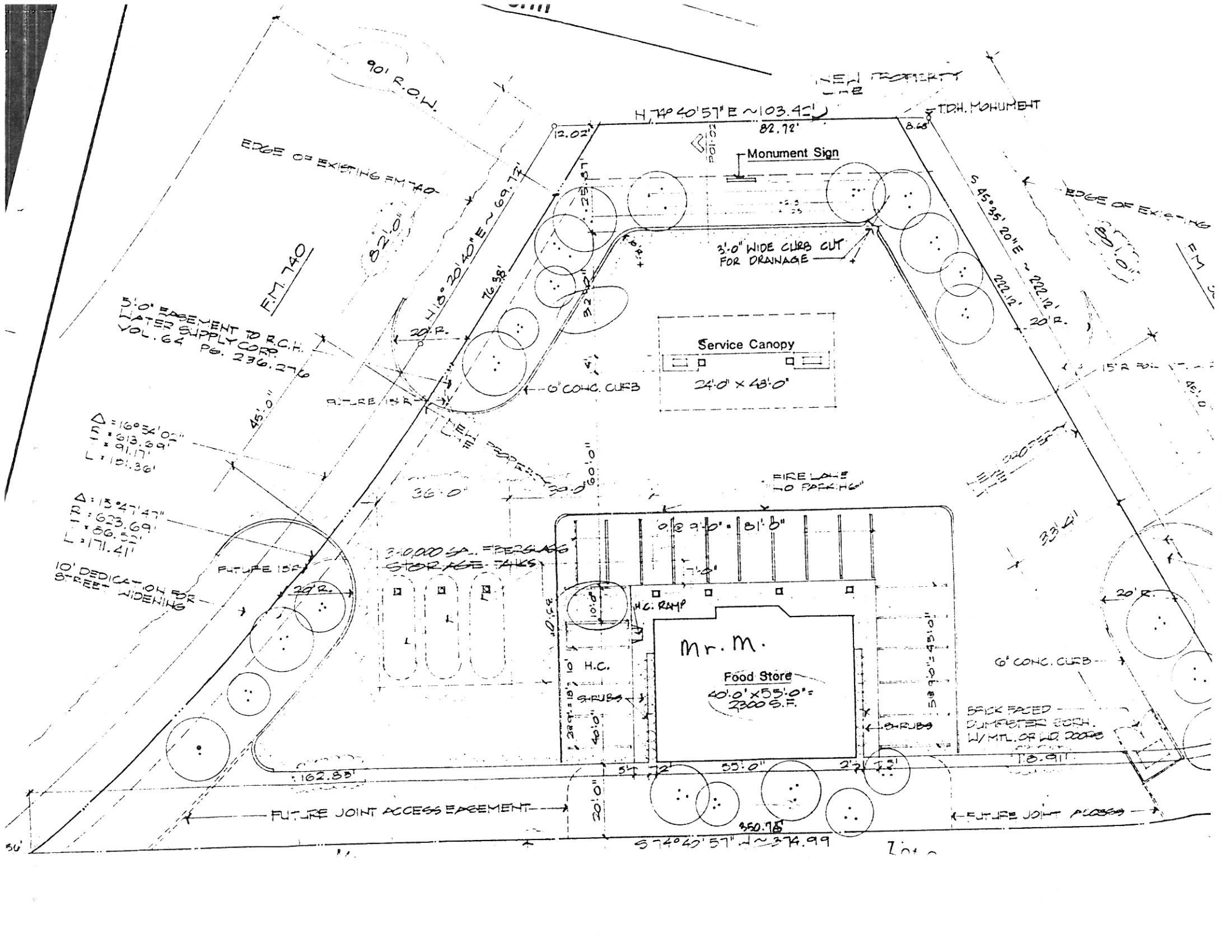
*Design based upon*  
*• 40 mph design speed*  
*• widening on both sides*  
*of existing centerline.*



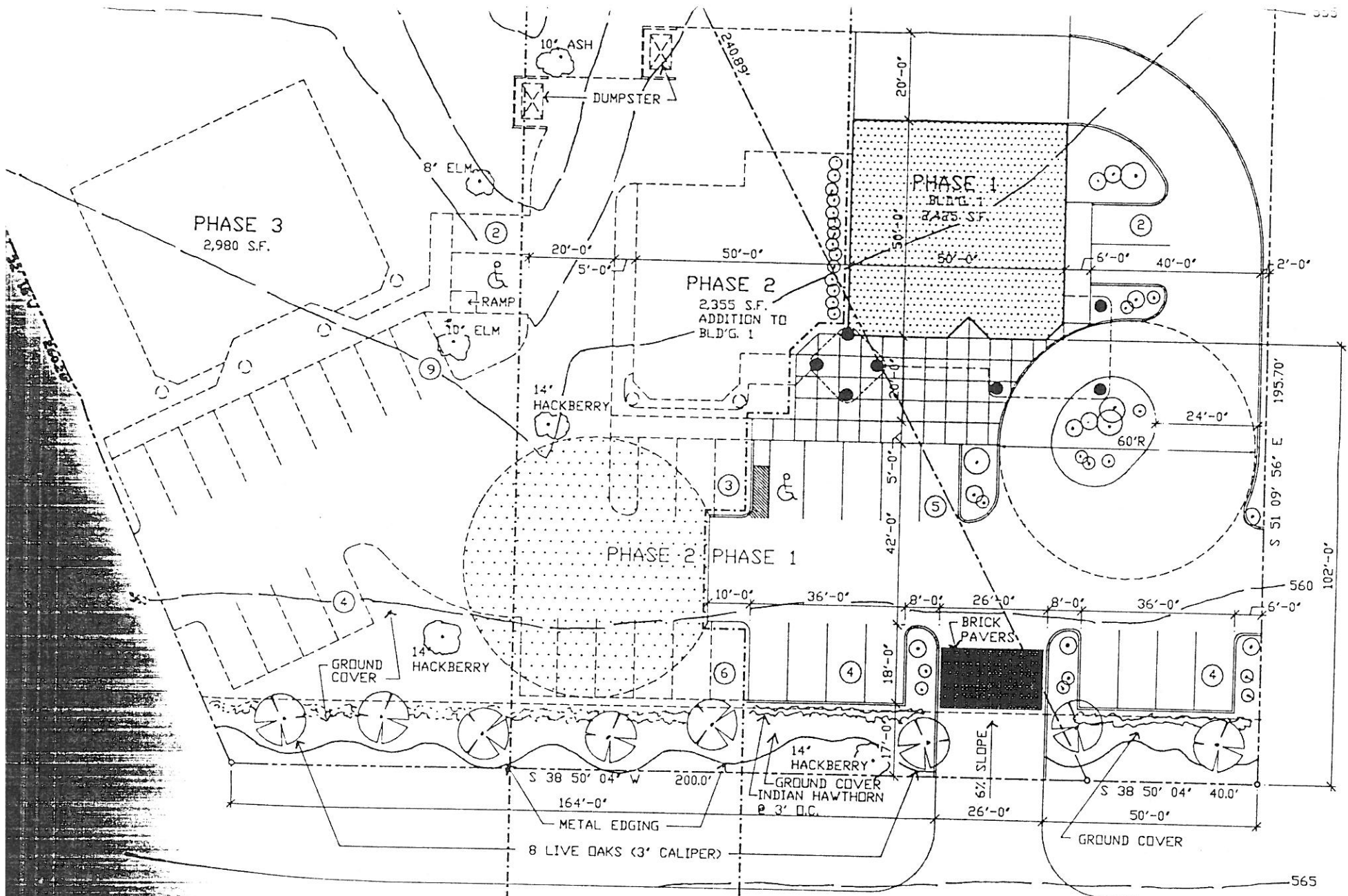
# MASTERPLAN

500 South Ervay Bldg.  
Suite 121A

Dallas, Texas 75201  
Off. 214-761-9197







RIDGE ROAD (F.M. RD. 740)

Cleaners  
Locations

L  
B  
B  
II  
L  
F  
F  
P  
F  
F

October 11, 1990



City of Rockwall  
205 W. Rusk Street  
Rockwall, Texas 75087

**CARDENAS - SALCEDO AND ASSOCIATES, INC.**  
5787 S. HAMPTON, SUITE 480 • DALLAS, TX 75232  
214/333-0014

Attn: Mrs. Julie Couch

Re: Response to Final Plat Review

Dear Julie:

We are in concurrence with your Six Point Final Plat Revision Recommendation. All six comments will be addressed appropriately.

On another subject of review, the Traffic planning is being considered as two subjects. One being the driveway and internal patterns of traffic and the other being the widening of F.M. 740 and the responsible south bound left turn accommodations. These two subject concerns will be addressed in future correspondence after Mr. Reglin and I have had a chance to discuss the matter. Please do not hesitate to call should there be any other questions.

Sincerely,  
**CARDENAS-SALCEDO AND ASSOCIATES, INC.**

J Rob't Reed

JRR/dg

Encls.

# MASTERPLAN

November 1, 1990

Mrs. Julie Couch  
City of Rockwall  
205 West Rusk  
Rockwall, Texas 75087-3793

Statement for Services Rendered October 1 through 31, 1990

SITE PLAN - FOOD LION SITE AND ACCESS PLAN

Services performed included:

- \* Discussions with City staff
- \* Discussions with Food Lion representatives
- \* Meeting with City staff

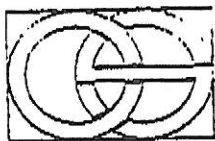
Consulting Fees: \$478.12

TOTAL AMOUNT DUE \$478.12

Please make check payable to MASTERPLAN



John F. Reglin, P.E.



CARDENAS-SALCEDO AND ASSOCIATES, INC.  
5787 S. HAMPTON ROAD, SUITE 480  
DALLAS, TEXAS 75232  
TEL: (214) 333-0014  
FAX: (214) 333-2742

# FACSIMILE COVER SHEET

DATE: 11/2/98 TIME: 4:30  A.M.  P.M. NUMBER OF PAGES: 3  
(Including this cover sheet)

TO: COMPANY: City of Rockwell FROM: NAME: J. Reed  
ATTENTION: Ms. Julie Couch / Bill Eisen JOB NO.: Site #50  
FAX NO.: 214/722 3983  FOR APPROVAL  AS REQUESTED  
 FOR YOUR INFORMATION

REMARKS:

Julie,

Take me till now to get this written  
& checked through JEMTex.

Thank,  
J. Robt Reed

October 31, 1990



City of Rockwall  
205 W. Rusk  
Rockwall, Texas 75087

CARDENAS - SALCEDO AND ASSOCIATES, INC.  
5787 S. HAMPTON, SUITE 480 • DALLAS, TX 75232  
214/333-0014

Attn: Ms. Julie Couch  
The Honorable Council Members

Re: Food Lion Site 50  
F.M. 740 (Ridge Road) @ F.M. 309

Dear Ms. Couch,

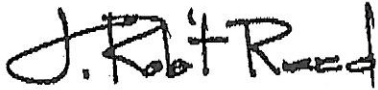
As the developers consultant on the subject property we at Cardenas-Salcedo and Associates need to take this opportunity to inform you of our clients position on a certain development issue. For clarification purposes let us state that JEM Tex Development, Inc. is our client in producing a favorable site for the Food Lion, Inc. Please understand this issue concerns JEM Tex Development, Inc. as the developer and not Food Lion as the ultimate user. Throughout the course of this development several considerations have surfaced. Most of which have been consequential to the nature of the development. Others have not. Through the coordinated effort of your City Staff, Boards and Council along with the development design consultants most of the issues have been settled by concession on the developers part.

The traffic condition and pavement improvements of F.M. 740 (Ridge Road) are of particular concern at this time. Discussion of this issue began in the early stages of the development and has produced several opinions. Although we understand the need for improvements in this area, we do not agree on the amount of improvements being imposed on the development and developer. Our decision and statement in this matter is that the developer make no physical improvements to Ridge Road with the exception of a drive connection. This decision is based on the premise of gross expenditure and scope of improvement to the overall area versus the amount of benefit to our development. The suggested 650 linear feet of pavement widening does not benefit our development exclusively. When the improvements are made provisions for safety and convenience will be extended to all of those properties along the frontage not just ours..

While being sensitive to the safety of the citizens and patrons of the development we also must consider an equitable and fair participation position. This position might be in the form of escrowing monies for our developments fair share of pavement improvements along our properties frontage only. We might also suggest that future developments participate in the improvements likewise.

We look forward to resolving this issue and getting along with development. Also, we are anxious to see a positive resolution during the consideration of our Final Plat at Monday nights (11/5/90) Council Meeting. Should you or any members of the Council have questions on this issue I invite you to call.

Sincerely,  
CARDENAS-SALCEDO AND ASSOCIATES, INC

A handwritten signature in black ink that reads "J. Rob't Reed". The signature is written in a cursive style with a large initial "J" and a stylized "R".

J Rob't Reed

JRR/dg

cc: JEM Tex Development, Co.

JEM  
DEVELOPMENT

JAMES E. MARTIN

Box 3538 • Gastonia, North Carolina 28053 • (704) 867-4628

December 3, 1990

Ms. Julie Couch  
Assistant City Manager  
City of Rockwall  
205 West Rusk  
Rockwall, Texas 75087

Re: Site #50

Dear Ms. Couch:

I am in receipt of your letter of November 21. I am willing to proceed with development based upon your preliminary estimate for the cost of a turn lane of \$30,500.00. I do want you to realize that I am not making an open ended commitment to fund the cost of the turn lane if the price deviates substantially from this number.

By copy of this letter, I am requesting that John Reed of Cardenas, Salcedo and Associates coordinate this project and review with you. Thank you for your cooperation in this matter.

Very truly yours,



James E. Martin  
dictated not read

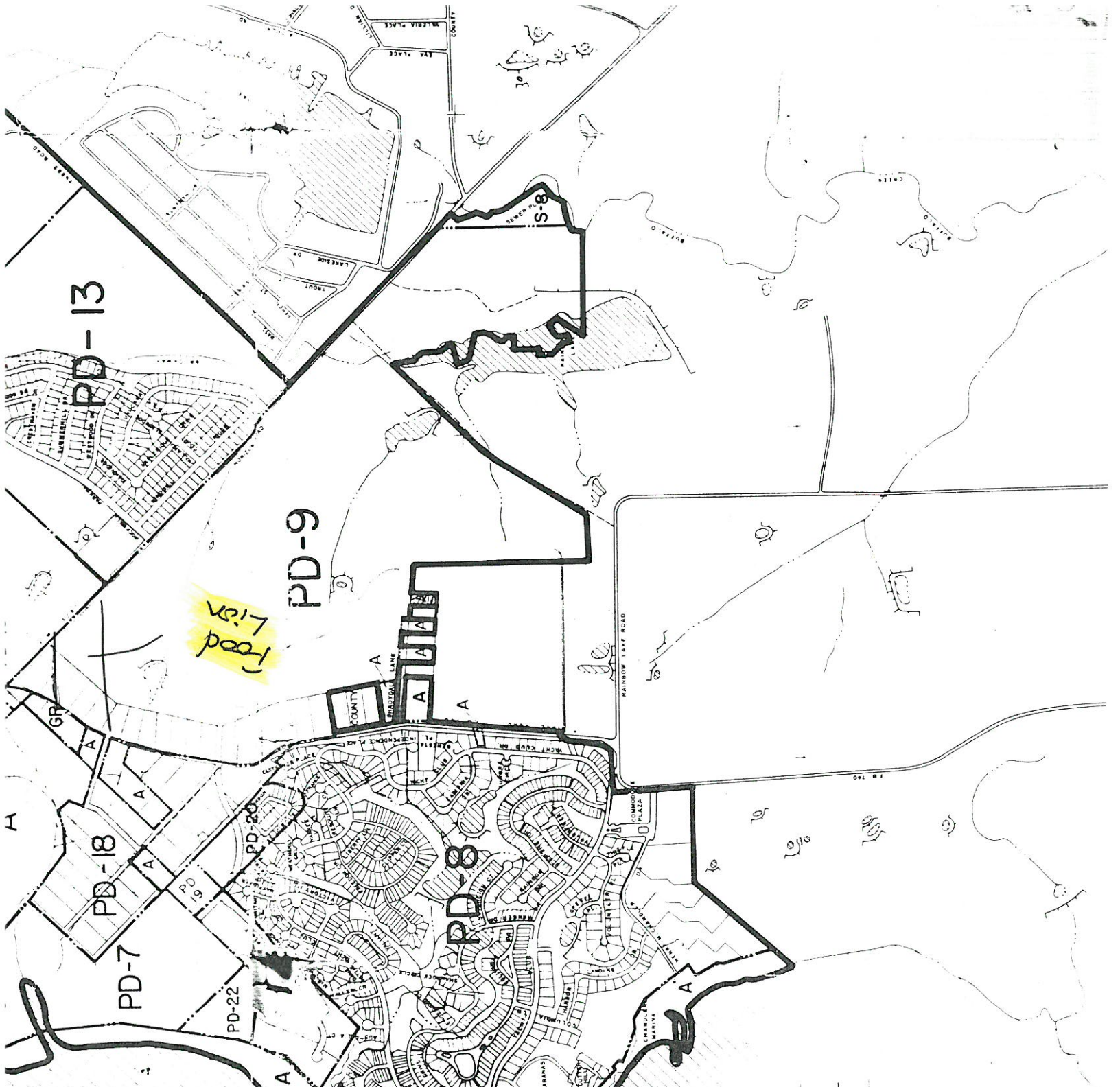
JEM/pk

cc: John Reed  
Rice Williams  
Burt Odom



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

The Preparation of this Map was Financed in Part Through COMPREHENSIVE PLANNING ASSISTANCE GRANT NO. TX - 06 - 16 - 1183 - 53



This is to certify that this Official Zoning Map supersedes and replaces the original official zoning map referred to in Section 1.3 of Ordinance No. 83-23 of the City of Rockwall, Texas.

\_\_\_\_\_  
City Clerk, Mayor  
\_\_\_\_\_  
City Secretary, Secretary  
DATE ADOPTED: \_\_\_\_\_

3 4 4 1



**CITY OF ROCKWALL  
Planning and Zoning Agenda**

**Agenda Date:** October 11, 1990 **Agenda No:** IV. A.  
**Agenda Item:** P&Z 90-30-FP - Discuss and Consider Recommending Approval of a Final Plat for Food Lion Grocery Store on FM-740  
**Item Generated By:** Food Lion  
**Action Needed:** Consider approval of the final plat.

**Background Information:**

We have received the final plat from Food Lion. The plat, with a few minor technical corrections meets our requirements. As a condition of the preliminary plat they were also required to provide line of sight studies for the utility equipment mounted on the roof and a design for a turn lane into the property from FM-740. They have done both. A copy of their line of sight study is attached. As you can see the equipment will be visible for only one foot above the parapet wall at the rear and will only be visible for 1.4 feet from the intersection of FM-740 and FM-3097. The deli unit will be set back from the edge of the building and will not be visible from the side, nor from the front due to the higher parapet.

The turn lane design was reviewed by John Reglin and he has recommended several changes, which the applicant will make. The applicant has made several changes in response to Mr. Reglin's review. One of his comments during the site plan review was the provision for a 36 foot drive off of FM-740. It is Mr. Reglin's opinion that it should not be a problem. A copy of his review is attached.

**Attachments:**

1. Plat
2. Sight line study
3. Letter from John Reglin
4. Site plan revision

**Agenda Item:** Food Lion Plat

**Item No:** IV. A.

**Agenda Date:** November 5, 1990 **Agenda No:** VII. C.  
**Agenda Item:** Discuss and Consider Approval of a Final Plat for the Food Lion Addition Located on FM-740 and FM-3097  
**Item Generated By:** Applicant, Food Lion Stores

**Action Needed:** Consider approval or denial of the final plat. This is a final plat and under state law we must approve or deny the plat within 30 days of recommendation by Commission or the plat is automatically approved.

**Background Information:**  
 We have received the final plat from Food Lion. The plat, meets our requirements. As a condition of the preliminary plat they were also required to provide line of sight studies for the utility equipment mounted on the roof and a design for a turn lane into the property from FM-740. A copy of their line of sight study is attached. As you can see the equipment will be visible for only one foot above the parapet wall at the rear and will only be visible for 1.4 feet from the intersection of FM-740 and FM-3097. The deli unit will be set back from the edge of the building and will not be visible from the side, nor from the front due to the higher parapet. The Planning and Zoning Commission approved this plan with the condition that the utility units be painted the same color as the coping along the edge of the parapet wall.

The developer originally submitted a turn lane design that was reviewed by John Reglin. It was the opinion of both he and the staff that the submission was substandard and he recommended several changes. The basic change was that the total improvement needed to be lengthened from 315 feet to 650 feet to accommodate the traffic at a design speed of 40 miles per hour. This is the same standard that has been used on all other turn lanes that have been constructed in the City. The developer was notified of this and at the Planning and Zoning meeting indicated that they would comply with the recommendations. On Tuesday of this week we heard from the developer's engineer who indicated that the developer does not wish to construct the full turn lane, apparently because of cost. They would be willing to pay for 50% of the cost of the portion of the turn lane that abuts their property. They are not willing to participate in any offsite road improvements not contiguous with their property. We have attached a copy of a letter from the developer's engineer regarding this matter.

The need for a turn lane has been known by the developer's representatives throughout the review process. In our opinion a turn lane is needed in this location. The options that the Council might consider are discussed as follows:

1. Require the turn lane to be constructed as recommended by the City. The Council needs to be aware that it has been suggested by the developer that if they are required to build the turn lane they will not build in this location.
2. Allow the developer to escrow their pro rata cost of the turn lane and either wait to construct it when additional funds are available or assess for the remaining cost and construct the turn lane with current bond funds, as we did on FM-740 in front of Ridge Road Center. We will develop some estimates for you in regard to this option by Monday night.
3. Another option which is much less preferable than the first two would be to allow a substandard turn lane to be constructed. The potential for accidents is greater if the turn lane is reduced in scope and it is likely that it would have to be significantly improved when there is additional development in this area.
4. The last option is to not require a turn lane for this development.

In addition to the turn lane issue Mr. Reglin addressed several other points in his review. The applicant has made several changes in response to Mr. Reglin's review, including shifting the driveway onto FM-740 5 more feet to the north to prevent any future encroachment on the adjacent property. You have a copy of this revision attached. One of the comments during the site plan review was concern about the provision for a 36 foot drive off of FM-740. It is Mr. Reglin's opinion that it should not be a problem. A copy of his review is attached.

The Planning and Zoning Commission has recommended approval of the plat with the condition that the utility equipment be painted to match as indicated above. They did not, however, have an opportunity to address the turn lane issue that has subsequently been raised by the developer.

**Attachments:** Plat, sight line study, revision to site plan, letter from John Reglin, Letter from developer.

**Agenda Item:** Food Lion Final Plat **Item No:** VII. C.