

Office of the City Manager

City of Richland Hills, Texas

Memorandum

To: Honorable Mayor Bill Agan and members of the Richland Hills City Council
From: Curtis E. Hawk, City Manager
Date: December 19, 2013
Subject: Ordinance 1260-13, Amending Ord. 951-03, striking line 1, Section 1.10.a., Planned Unit Development District Standards, and approving a new site plan.

City Council Action Requested:

Approve Ordinance 1260-13, Amending Ordinance No. 951-03 by striking line 1 of Section 1.10.a of Planned Unit Development District Standards, Ord.No.951-03, and approving a new site plan .

Background Information:

Ordinance No. 951-03 was approved by City Council on February 11, 2003. The PUD Planned Unit Development District zoning provided for a retail shopping center at Grapevine Highway and Rufe Snow Drive in Richland Hills. The property had been replatted by the owners, ABS TX Lease Owner, LP and Barclay/Texas Holdings III, LP, as the Barclay Addition. The intent of the developer/property owners at the time was to develop the property with a major grocery retailer as an anchor. Subsequent to the approvals of the replat and PUD zoning for the subject property in 2003, the development of the property failed to materialize.

Recently, the owners of the property and Wal-Mart have been negotiating for Wal-Mart to purchase the property. Wal-Mart's intent in purchasing the property is to develop the property with a Walmart Neighborhood Market as the anchor. In preparation for this development, the owners requested and City Council approved on December 3, 2013 an amended plat for the Barclay Addition, reducing the number of platted lots from four (4) to three (3) in order to accommodate the proposed Wal-Mart development.

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The existing PUD Planned Unit Development District zoning created with approval by City Council of Ordinance No. 951-03 in February, 2003 works for the proposed Wal-Mart development, with one exception. Wal-Mart has requested that in order to provide adequate operation for a grocery store operating 24 hours per day, that the Planned Unit Development District Standards as originally approved be amended to strike Line 1 of Section 1.10.a. The PUD District Standards currently provide as follows:

1.10. Tractor Trailer Truck Access: Tractor-trailer truck access to the site shall be allowed for this development with the following limitations.

- a. Access from Hovencamp [sic] shall be limited to the following:
 - 1. Only between the hours of 6:00 AM and 7:00 PM Central Time
 - 2. No parking of Tractor-trailer trucks shall be allowed on this public street
- b. Tractor-trailer access to the site from Rufe Snow and Grapevine Highway shall have no limitations.

With approval of the requested amendment to the Planned Unit Development District Standards set out in Ord. No. 951-03, Section 1.10 will read as follows:

1.10. Tractor Trailer Truck Access: Tractor-trailer truck access to the site shall be allowed for this development with the following limitations.

- a. Access from Hovencamp [sic] shall be limited to the following:**
 - ~~1. Only between the hours of 6:00 AM and 7:00 PM Central Time~~
 - 2. No parking of Tractor-trailer trucks shall be allowed on this public street**
- b. Tractor-trailer access to the site from Rufe Snow and Grapevine Highway shall have no limitations.**

The result of City Council approval of the requested amendment will be to provide for the same tractor-trailer access to the site from Hovencamp as currently permitted from Rufe Snow and Grapevine Highway – “shall have no limitations.”

Section 2.1.a. of the PUD Development District Standards requires a Site Plan exhibit be “attached and made part of the approval for this Planned Development District.”

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Approval of the Amended Plat on December 3, 2013 requires a new Site Plan be submitted in order to conform to the plat for the property. The amended Site Plan is attached as Exhibit C to Ordinance 1260-13.

Board/Citizen Input:

The City Council and the Planning and Zoning Commission will conduct a joint public hearing on this request on December 19th. P&Z will consider this request and present its recommendation to City Council prior to Council's consideration.

Notices were mailed to the owners of all property within 200 feet of the requested zoning amendment, notifying them of the public hearing. As of this writing we have received comment from two property owners in an email, both in support of the request. No opposition has been received.

Financial Impact:

N/A

Staff Contacts:

Curtis E. Hawk, City Manager
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Eric Strong, Assistant City Manager
817-616-3745
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Attachments (5):

- (1) Ordinance No. 1260-13
- (2) Letter from Kimley-Horn and Assoc., Wal-Mart Civil Engineering Consultant of Record
- (3) Zoning Amendment Application
- (4) Vicinity Map
- (5) Ordinance No. 951-03

CITY OF RICHLAND HILLS ORDINANCE NO. 1260-13

AN ORDINANCE AMENDING CHAPTER 90 OF THE CITY CODE, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHLAND HILLS, BY CHANGING THE ZONING OF CERTAIN PROPERTIES, SPECIFICALLY, 6.775 ACRES DESCRIBED AS LOTS 1-A, 2-A-1, AND 3-A, BLOCK 1 OF THE BARCLAY ADDITION, CURRENTLY ZONED AS PUD PLANNED UNIT DEVELOPMENT, BY AMENDING ORDINANCE NO. 951- 03 BY REVISING SECTION 1. 10.a. OF THE PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richland Hills is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance, codified as Chapter 90 of the City Code, and a comprehensive zoning map, regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, the Amended Plat of the property which consists of 6.775 acres located within the City and described as Lots 1-A, 2-A-1, and 3-A of the Barclay Addition, was approved by the City Council on December 3, 2013 (an Amended Plat of Lots 1, 2, 2-A and 3, Block 1 of the Barclay Addition, being a replat of Lots 1-7, Block 23, of the Richland Hills Addition to the City of Richland Hills, and TR3A, TR3A1, TR3A1a and TR3A2 of the Mahaly Lynch Survey, A-953, in the City of Richland Hills, Tarrant County, Texas, recorded in Volume 388/C, pg.24, Plat Records, Tarrant County, Texas); and

WHEREAS, a public hearing was jointly and duly held by the Planning and Zoning Commission of the City and by the City Council of the City on the 19th day of December, 2013, with respect to the uses described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to amend Chapter 90 of the City Code, as amended, as described herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHLAND HILLS, TEXAS:

**SECTION 1.
PROPERTY RE-ZONED**

Chapter 90 of the City Code, as amended, is hereby amended so that the zoning of the hereinafter described areas shall be altered, changed and amended as shown and described below:

Legal Description: Lots 1-A, 2-A-1, and 3-A, Block 1 of the Barclay Addition (An Amended Plat of Lots 1, 2, 2-A and 3, Block 1 of the Barclay Addition), City of Richland Hills, Tarrant County, Texas

Zoning Change: The Development Plan attached to and incorporated into Ordinance No. 951-03 as Exhibit A, Planned Unit Development District Standards, is amended by striking line 1 of Section 1.10.a of Planned Unit Development District Standards, as follows:

- : 1.10. Tractor Trailer Truck Access: Tractor-trailer truck access to the site shall be allowed for this development with the following limitations.
 - a. Access from Hovencamp [sic] shall be limited to the following:
 - 1. ~~Only between the hours of 6:00 AM and 7:00 PM Central Time~~
 - 2. No parking of Tractor-trailer trucks shall be allowed on this public street

The Metes and Bounds of the 6.775 acres subject to this re-zoning is attached hereto as Exhibit A, the Amended Plat of Lots 1-A, 2-A-1, and 3-A, Block 1 of the Barclay Addition is attached hereto as Exhibit B, and the Site Plan is attached hereto as Exhibit C, said Exhibits hereby incorporated into this amending ordinance, and shall be referenced on the zoning district map and constitute part of the City's comprehensive

Zoning Ordinance, Chapter 90 of the City Code, and governs use of the properties referenced above, as provided in Section 90-241 of the City Code.

**SECTION 2.
ACCORDANCE WITH COMPREHENSIVE PLAN AND PURPOSES OF ZONING**

The zoning districts, boundaries and uses as herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, flood and other dangers, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

**SECTION 3.
DIRECTION TO AMEND OFFICIAL ZONING MAP**

The official map of the City is amended and the City Secretary is hereby directed to reference such change on the official zoning map to reflect the changes approved herein.

**SECTION 4.
PROPERTY SUBJECT TO ZONING ORDINANCE**

The use of the property described herein shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City, for the zoning district into which they have been assigned.

**SECTION 5.
ORDINANCE CUMULATIVE**

This Ordinance shall be cumulative of all other Ordinances of the City of Richland Hills affecting zoning and land use, as amended, and shall not repeal any of the

provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

SECTION 6. PENALTY

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance may be subjected to such civil penalties as authorized by law.

SECTION 7. RESERVATION OF RIGHTS AND REMEDIES FOR ACCRUED VIOLATIONS

All rights or remedies of the City are expressly saved as to any and all violations of Chapter 90, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

SECTION 8. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

SECTION 9. PUBLICATION

The City Secretary is hereby directed to publish in the official newspaper of the City the caption, penalty clause, publication clause, and effective date clause of this ordinance as required by law.

SECTION 10. EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS _____ DAY OF _____,
2013.

THE HONORABLE BILL AGAN, MAYOR

ATTEST:

LINDA CANTU, TRMC, CITY SECRETARY

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:

BETSY ELAM, CITY ATTORNEY

**METES & BOUNDS LEGAL DESCRIPTION FOR PROPOSED LOTS 1-A, 2-A-1, AND 3-A IN BLOCK 1 OF
BARCLAY ADDITION TO THE CITY OF RICHLAND HILLS, TARRANT COUNTY, TEXAS**

BEING a tract of land situated in the Mahala Lynch Survey, Abstract No. 953, City of Richland Hills, Tarrant County, Texas, and being all of Lots 1, 2, 2A and 3, Block 1 of Barclay Addition, an addition to the City of Richland Hills, Tarrant County, Texas, according to the plat thereof recorded in Cabinet A, Slide 8282, Plat Records, Tarrant County, Texas, and being more particularly described as follows:

BEGINNING at a 3/8 inch iron rod found at the northeast corner of said Lot 2A and at the easterly end of a corner clip at the intersection of the southeasterly right-of-way line of Grapevine Highway (State Highway 26) and the westerly right-of-way line of Rufe Snow Drive (Spur 474);

THENCE South 00°06'14" East along the easterly line of said Lots 2A and 2, and along the westerly right-of-way line of Rufe Snow Drive, a distance of 699.21 feet to 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the intersection of the westerly right-of-way line of Rufe Snow Drive and the northerly right-of-way line of Hovencamp Avenue, from which a 2 inch iron pipe found at the intersection of the westerly right-of-way line of Rufe Snow Drive and the southerly right-of-way line of Hovencamp Avenue bears South 00°06'14" East a distance of 50.00 feet;

THENCE South 89°19'55" West along the southerly line of said Lot 2 and along the northerly right-of-way of Hovencamp Avenue a distance of 122.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a tangent curve to the right having a central angle of 20°29'14", a radius of 1297.40 feet, and a chord bearing and distance of North 80°02'46" West, 461.44 feet, from which a found 1 inch iron pipe bears South 26°41'17" East a distance of 0.59 feet and a 1 inch iron pipe found in the southerly right-of-way of Hovencamp Avenue bears South 00°28'50" West a distance of 50.00 feet;

THENCE continuing along the southerly line of said Lots 2 and 3, and along the northerly right-of-way of Hovencamp Avenue and along said curve to the right an arc distance of 463.91 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a compound curve to the right having a central angle of 27°14'47", a radius of 286.60 feet, and a chord bearing and distance of North 56°15'35" West, 135.01 feet, from which a 1 inch iron pipe bears North 75°13'15" West a distance of 0.99 feet, and a 1 inch iron pipe found in the southwesterly right-of-way line of Hovencamp Avenue bears South 21°27'50" West a distance of 50.00 feet;

THENCE continuing along the northeasterly right-of-way line of Hovencamp Avenue and along the southwesterly line of said Lot 3 and along said compound curve to the right an arc distance of 136.29 feet to 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the intersection of the northeasterly right-of-way line of Hovencamp Avenue and the southeasterly right-of-way line of Grapevine Highway, from which a iron rod with plastic cap stamped "VOGT" bears North 47°20'24" East a distance of 0.13 feet and a 1 inch iron pipe found at the intersection of the southwesterly right-of-way line of Hovencamp Avenue and the southeasterly right-of-way line of Grapevine Highway (State Highway 26) bears South 47°24'34" West a distance of 50.00 feet;

THENCE North 47°20'24" East along the northwesterly line of said Lots 3, 1 and 2, and along the southeasterly right-of-way line of Grapevine highway, a distance of 487.69 feet to a TxDOT brass right-of-way monument found for corner;

THENCE North 50°09'52" East along the northwesterly line of said Lots 2 and 2A, and along the southeasterly right-of-way line of Grapevine highway, a distance of 200.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 47°18'07" East along the northwesterly line of said Lot 2A, and along the southeasterly right-of-way line of Grapevine highway, a distance of 163.65 feet to a 3/8 inch iron rod found for corner at the westerly end of a corner clip at the intersection of the southeasterly right-of-way line of Grapevine highway and Rufe Snow Drive;

THENCE South 66°47'58" East along the northerly line of said Lot 2A and along said corner clip, a distance of 60.41 feet to the POINT OF BEGINNING and containing 6.781 acres (295,389 square feet) of land, more or less.

SITE ANALYSIS TABLE	
WALMART	41,179 S.F.
PARKING (ASSOCIATES AND CUSTOMER)	165 SPACES
ACCESSIBLE	6 SPACES
TOTAL PARKING	171 SPACES
RATIO	4.00/1,000 S.F.
*CART CORRAL	6 CORRALS / 6 SPACES

*PARKING SPACES OBSTRUCTED BY CART CORRALS ARE NOT INCLUDED IN OVERALL PARKING RATIO.

SITE ACREAGE TABLE	
LOT 1 - WALMART	4.16 AC.
LOT 2	1.64 AC.
LOT 3	0.98 AC.
TOTAL	6.78 AC.

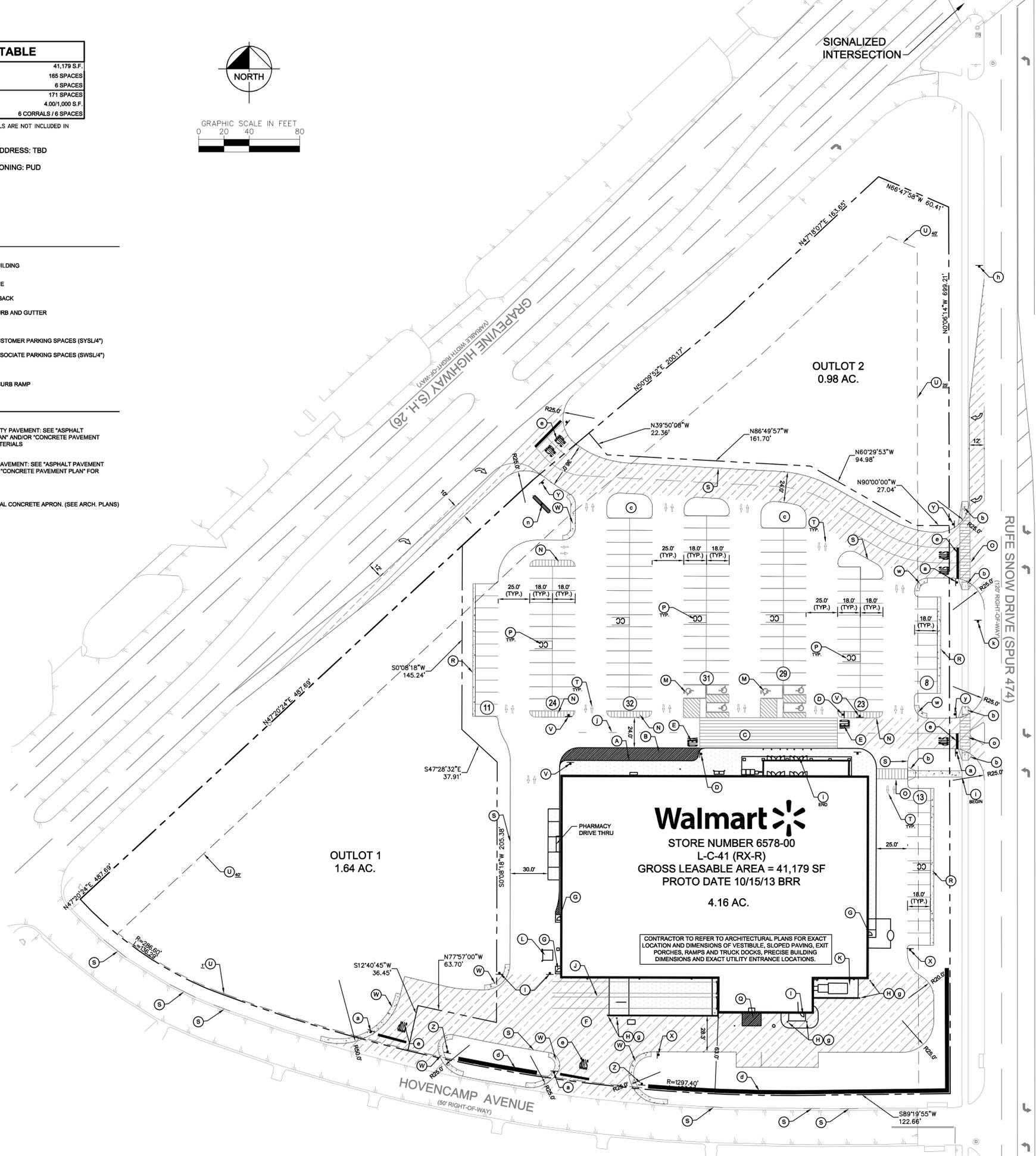
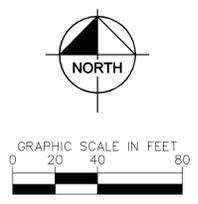
ADDRESS: TBD
ZONING: PUD

LEGEND

- PROPOSED BUILDING
- PROPERTY LINE
- BUILDING SETBACK
- PROPOSED CURB AND GUTTER
- CART CORRAL
- PROPOSED CUSTOMER PARKING SPACES (SYSU4*)
- PROPOSED ASSOCIATE PARKING SPACES (SWSL4*)
- SIGN
- PEDESTRIAN CURB RAMP

HATCH LEGEND

- STANDARD DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
- HEAVY DUTY PAVEMENT: SEE "ASPHALT PAVEMENT PLAN" AND/OR "CONCRETE PAVEMENT PLAN" FOR MATERIALS
- ARCHITECTURAL CONCRETE APRON. (SEE ARCH. PLANS)



SITE NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY/COUNTY REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. SEE 02900 SPECIFICATION.
- ALL CURBED RADII ARE TO BE 10' OUTSIDE RADIUS AND 3' INSIDE RADIUS UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
- TOTAL LAND AREA IS 6.78 ± ACRES.
- THE SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED "THE SITE SPECIFIC SPECIFICATIONS".
- PYLON SIGNS SHALL BE CONSTRUCTED BY OTHERS.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

SITE LEGEND

- (A) 6" WIDE FIRE LANE STRIPING PAINTED TRAFFIC RED W/ "NO PARKING FIRE LANE" PAINTED WITH 4" HIGH WHITE LETTERING AT 25' O.C. SEE DETAIL SHEET.
- (B) AREA STRIPED AT SYSU4* AT 45° @ 2'-0" O.C.
- (C) PEDESTRIAN CROSSWALK WITH 6" WIDE PAINTED WHITE STRIPING PARALLEL TO DIRECTION OF TRAFFIC AT 2'-0" O.C. AND (1)-8" WHITE STRIPE PERPENDICULAR ON BOTH ENDS UNLESS NOTED OTHERWISE. SEE SITE PLAN FOR DIMENSIONS.
- (D) PEDESTRIAN CROSSING SIGN TYPICAL AT PEDESTRIAN CROSSWALKS AS NOTED ON PLANS.
- (E) "YIELD" PAINTED WHITE ON PAVEMENT TYPICAL. SEE DETAIL SHEET.
- (F) CONCRETE JOINTING AND FILLERS TO BE COMPLETED PER DETAIL (TYPICAL OF ALL EXTERIOR CONCRETE EXCLUSIVE OF ARCHITECTURAL CONCRETE).
- (G) EXIT PORCH. SEE ARCHITECTURAL PLANS FOR EXACT SIZE, LOCATION FOR STAIRS, STAIRS AND/OR RAMPS THAT MAY BE REQUIRED. RAMP PAVEMENT FLUSH WITH THE TOP OF STOOD.
- (H) 6" Ø PIPE BOLLARD TYPICAL UNLESS NOTED OTHERWISE. SEE DETAIL SHEET.
- (I) AT GRADE OVERHEAD DOOR LOCATION. SEE ARCHITECTURAL PLANS FOR EXACT SIZE AND LOCATION FOR COORDINATION WITH CIVIL PLANS.
- (J) 4" WIDE x 130' LONG YELLOW PAINTED TRUCK ALIGNMENT STRIPES TYPICAL.
- (K) 16" X 42" CONCRETE COMPACTOR PAD AND 16" X 35" HEAVY DUTY PAD "LANDING AREA" (ORIENT FOR TRUCK LOADING). REFER TO ARCHITECTURAL PLAN FOR EXACT LOCATION AND SLOPE.
- (L) CONCRETE TRANSFORMER PAD. CONTRACTOR TO COORDINATE WITH LOCAL POWER COMPANY FOR DETAILS.
- (M) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET FOR ACCESSIBLE PARKING SPACE SIZE, SIGN AND SYMBOL ("VAN" INDICATES VAN ACCESSIBLE SPACE).
- (N) PAINTED ISLAND TYPICAL UNLESS NOTED OTHERWISE. STRIPES SHALL BE PAINTED SYSU4* AT 2'-0" O.C. PERPENDICULAR TO THE PARKING SPACE. SEE DETAIL SHEET.
- (O) 8'-0" WIDE PEDESTRIAN CROSSWALK. SEE DETAIL SHEET.
- (P) CART CORRAL TYPICAL. SEE DETAIL SHEET FOR CART CORRAL DETAIL. (SAMS CART CORRAL LOCATIONS ARE FIXED AND MUST BE CONFIRMED WITH SAMS MANAGEMENT).
- (Q) 10' X 15' STRIPED AREA PAINTED SYSU4* AT 45° @ 2'-0" O.C. AT JOB CRANE LOCATION. SEE ARCH. PLANS.
- (R) 2' BUFFER FOR CAR OVERHANG - REFERENCE LANDSCAPE BUFFER DETAIL. SEE DETAIL SHEET.
- (S) 18" CONCRETE CURB AND GUTTER TYPICAL. SEE "BASE BID - ASPHALT PLAN" AND/OR "ALTERNATE A - CONCRETE PLAN" FOR CURB TYPE. SEE DETAIL SHEET.
- (T) ARROW PAVEMENT MARKINGS TYPICAL. SEE PLAN FOR TYPE. SEE DETAIL SHEET.
- (U) BUILDING SETBACK LINE PER ZONING ORDINANCE.
- (V) "NO PARKING FIRE LANE" SIGN. SEE PLAN FOR LOCATION.
- (W) 2' HD CONCRETE BUFFER FOR LANDSCAPE PROTECTION. SEE DETAIL SHEET.
- (X) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.
- (Y) "NO TRUCKS" SIGN. SEE DETAIL SHEET.
- (Z) "TRUCK ROUTE" SIGN. SEE PLAN FOR LOCATION.
- (a) "STOP" SIGN. SEE DETAIL SHEET.
- (b) PEDESTRIAN CURB RAMP. SEE DETAIL SHEET.
- (c) HIGH TRAFFIC AREA END CAP ISLAND. SEE DETAIL SHEET.
- (d) 6' MASONRY SCREEN WALL PER RICHLAND HILLS ZONING ORDINANCE. SEE DETAIL SHEET.
- (e) STOP BAR. SEE DETAIL SHEET.
- (f) 6"x6" PAINTED STRIPED AREA CENTERED ON SIPHONIC BREAK STORM MANHOLE. 4" PAINTED SOLID TRAFFIC YELLOW STRIPES 18" O.C. @ 45°. SEE DETAIL SHEET.
- (g) ISOLATION JOINT TYPICAL AT FIXED STRUCTURES (BUILDINGS, RETAINING WALLS, DOCK WALLS, DROP INLETS, MANHOLES, LIGHT POLE BASES AND BOLLARDS). SEE DETAIL SHEET.
- (h) RELOCATE "CENTER TURN LANE ONLY" SIGN.
- (i) ACCESSIBLE "SITE ARRIVAL POINT". SEE PLAN FOR LOCATION AND LIMITS.
- (j) 6' LONG STRIPE WITH 18" GAPS - TYPICAL.
- (k) RELOCATE "40 MPH" SIGN.
- (l) "DO NOT ENTER" SIGN.
- (m) "DELIVERY TRAFFIC ONLY" SIGN. SEE DETAIL SHEET.
- (n) PYLON SIGN

ALERT TO CONTRACTOR:

- THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE AGRICULTURAL DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS. REFER TO MASTER SITE SPECIFICATIONS.
- ALL WM GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS. OUTLOT AREA TO BE KEPT FREE OF JOB TRAILERS AND STORAGE AFTER THE CONTRACT MILESTONE DATE FOR THE OUTLOT. WM GENERAL CONTRACTOR TO PROVIDE CLEAR ACCESS FOR OUTLOT CONTRACTOR TO THE SPECIFIC PARCEL AT ALL TIMES AFTER MILESTONE DATE. PURCHASER OF OUTLOT TO PROVIDE PERMIT DOCUMENTS AND SWPPP REQUIRED BY STATE/LOCAL REQUIREMENTS FOR SPECIFIC OUTLOT.

Plotted: By:Kast, Alyssa Sheet: Walmart-6578-00 November 27, 2013 10:07:40am K:\TWC_DEVELOPMENT\WALMART_063362373_RICHLAND_HILLS_TX (6578-00)_3 Design\CAD\PlanSheets\6220 - SITE PLAN - 6578.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



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 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

DESIGN ENGINEER: LIC PROF 1
 SCALE: AS SHOWN
 DRAWN BY: [blank]
 CHECKED BY: [blank]
 TEXAS LICENSE NUMBER: [blank]
 DATE: [blank]

SITE PLAN

Walmart STORE #6578-00
 RICHLAND HILLS, TEXAS
 WAL-MART REAL ESTATE
 BUSINESS TRUST

DATE: 11/27/2013
 PROJECT NO. 63362373
 SHEET NUMBER 6220



November 27, 2013


Suite 1000
12750 Merit Drive
Dallas, TX
75251

Mr. Curtis Hawk
City Manager
City of Richland Hills
3200 Diana Drive
Richland Hills, TX 76118

Re: **Walmart Market (Store #6578-00) – Richland Hills, TX**
Statement of Operation

Dear Mr. Hawk:

On behalf of Wal-Mart Real Estate Business Trust, Kimley-Horn is pleased to be submitting documents for the proposed development of a 41,179 square foot Walmart Neighborhood Market in the southwest corner of Grapevine Highway (TX S.H. 26) and Rufe Snow Drive (TX Spur 474).

The Walmart Market concept is primarily a grocery store which will provide approximately 28,000 items including fresh produce, service deli, beer and wine sales (with separate permit), a limited amount of seasonal and general merchandise, Site to Store pick-up, and both an in-store and exterior drive-thru pharmacy. The proposed Richland Hills Walmart Market plans to operate 24-hours per day. It is anticipated that this Walmart Market will employ 80-100 people. Deliveries are contained to the receiving area and recessed truck well on the south side of the store, separated from the main customer vehicular parking area on the north side of the building.

We look forward to partnering with the community and the City of Richland Hills.

Sincerely,

A handwritten signature in blue ink, appearing to read "Trish D. Rothe".

Trish D. Rothe, PE
Kimley-Horn and Associates, Inc.

CIVIL ENGINEERING CONSULTANT OF RECORD

cc: File
Stan Lowry, Boyle & Lowry, LLP
David Ewing, Wal-Mart Stores, Inc.



CITY OF RICHLAND HILLS, TEXAS

3200 DIANA DRIVE · RICHLAND HILLS, TX 76118

PLANNING AND COMMUNITY DEVELOPMENT

Zoning Amendment Application

Zoning - Use Change

PUD Amendment

Zoning - Text Change

Property Owner Information

Name BARCLAY/TEXAS HOLDINGS III, LP

Address 2390 E. CAMELBACK ROAD; SUITE 200; PHEONIX, AZ 85016

Contact Number _____ Contact E-mail COLBY FINCHMAN

I, the undersigned owner or authorized agent of the following described real property, located in the City of Richland Hills, Texas, hereby make application for a request for a zoning amendment.

Signature _____ Date _____

Applicant/Tenant Information

Name KIMLEY-HORN AND ASSOCIATES, INC.

Address 12750 MERIT DRIVE, SUITE 1000; DALLAS, TX 75251

Number 651-643-0470 E-mail TRISH.ROTHER@KIMLEY-HORN.COM

Legal Description (Platted Property Only)

Tract(s) Lot (s) LOTS 1 AND 3, Survey(s) Block(s) 1

of BARCLAY Addition to the City of Richland Hills.

Street Address (If One Has Been Assigned)

TBD, Richland Hills, TX _____
(Street Address) (Zip Code)

Prior to acceptance and placement on an agenda all supporting documentation and the \$100.00 non-refundable application fee must be received. Filing the application and paying the fee does not guarantee Planning and Zoning Commission or City Council approval.



CITY OF RICHLAND HILLS, TEXAS

3200 DIANA DRIVE · RICHLAND HILLS, TX 76118

PLANNING AND COMMUNITY DEVELOPMENT

Property Information			
Area (Acres / Square Feet)	Front Yard Width (Feet)	Rear Yard Width (Feet)	Side Yard Widths (Feet)
1.758 ACRES	40' // ST HWY 26	1' // HOVENCAMP AVE	25' // RUFÉ SNOW DR
Zoning			
Existing Zoning District		Proposed Zoning District	
PUD		PUD	
Proposed Use/Amendment			
<p>Provide a detailed explanation of the proposed amendment. If you need additional space you may submit a separate document on company letterhead signed by the owner or agent.</p>			
<p>REQUEST TO STRIKE LINE 1 OF SECTION 1.10.a OF THE PLANNED UNIT DEVELOPMENT DISTRICT STANDARDS OF ORDINANCE NO. 951-03, EFFECTIVE FEBRUARY 11, 2013 IN ORDER TO PROVIDE ADEQUATE OPERATIONS FOR A GROCERY STORE OPERATING 24 HOURS PER DAY.</p>			



CITY OF RICHLAND HILLS, TEXAS

3200 DIANA DRIVE · RICHLAND HILLS, TX 76118

PLANNING AND COMMUNITY DEVELOPMENT

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Land Planner/Engineer's Information

Name	TRISH ROTHE, PE
Company Name	KIMLEY-HORN AND ASSOCIATES, INC.
Title	PROJECT MANAGER
Company Address	12750 MERIT DRIVE, SUITE 1000; DALLAS, TX 75251
Company Phone	651-643-0470
Company Fax Number	
E-mail Address	TRISH.ROTHE@KIMLEY-HORN.COM

Land Planner/Engineer's Information

Name	
Company Name	
Title	
Company Address	
Company Phone	
Company Fax Number	
E-mail Address	



CITY OF RICHLAND HILLS, TEXAS

3200 DIANA DRIVE · RICHLAND HILLS, TX 76118

PLANNING AND COMMUNITY DEVELOPMENT

Zoning Amendment Application

Zoning - Use Change PUD Amendment Zoning - Text Change

Property Owner Information

Name ABS TX LEASE OWNER LP

Address 250 EAST PARKCENTER BLVD; BOISE, ID 83706

Contact Number 208-395-6200 Contact E-mail BRENT.TINGEY@ALBERTSONS.COM

I, the undersigned owner or authorized agent of the following described real property, located in the City of Richland Hills, Texas, hereby make application for a request for a zoning amendment.

Signature _____ Date _____

Applicant/Tenant Information

Name KIMLEY-HORN AND ASSOCIATES, INC.

Address 12750 MERIT DRIVE, SUITE 1000; DALLAS, TX 75251

Number 651-643-0470 E-mail TRISH.ROTHER@KIMLEY-HORN.COM

Legal Description (Platted Property Only)

Tract(s) Lot (s) LOTS 2 AND 2A , Survey(s) Block(s) 1

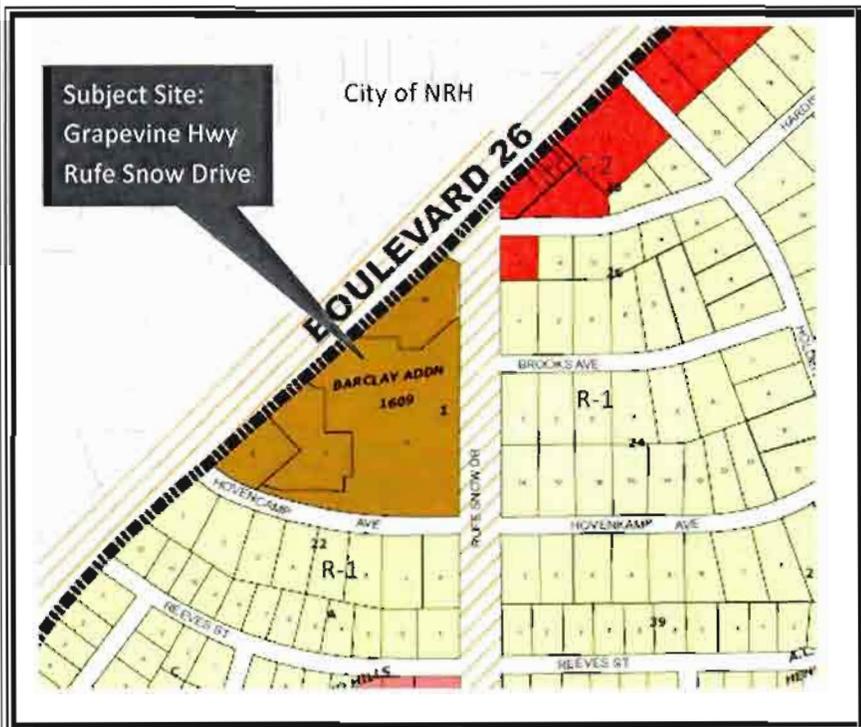
of BARCLAY Addition to the City of Richland Hills.

Street Address (If One Has Been Assigned)

TBD , Richland Hills, TX _____
(Street Address) (Zip Code)

Prior to acceptance and placement on an agenda all supporting documentation and the \$100.00 non-refundable application fee must be received. Filing the application and paying the fee does not guarantee Planning and Zoning Commission or City Council approval.

VICINITY MAP



Subject Site	Grapevine Hwy & Rufe Snow Drive
Meeting Time	December 19, 2013 7:00 p.m.
Location	City Council Chambers 3200 Diana Drive Richland Hills, TX 76118

↑ North Map not to scale

If you have any questions or comments regarding this request please contact:
Karla Wright
Planning and Community Development
City of Richland Hills
(817) 616-3770
kwright@richlandhills.com

ORDINANCE NO. 951-03

AN ORDINANCE AMENDING CHAPTER 90 OF THE CITY CODE, AS AMENDED, THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF RICHLAND HILLS, BY CHANGING THE ZONING OF CERTAIN PROPERTIES, SPECIFICALLY, MAHALY LYNCH SURVEY, A-953, TR 3A, TR3A1, TR3A1A, AND TR3A2, CURRENTLY ZONED AS C-2 GENERAL COMMERCIAL, TO PUD PLANNED UNIT DEVELOPMENT, AND BY CHANGING THE ZONING OF CERTAIN PROPERTIES, SPECIFICALLY, BLOCK 23, LOTS 1, 2, 3, 4, 5, 6 AND 7, RICHLAND HILLS ADDITION TO THE CITY OF RICHLAND HILLS, CURRENTLY ZONED AS R-1 SINGLE-FAMILY RESIDENTIAL, TO PUD PLANNED UNIT DEVELOPMENT; PROVIDING FOR THE AMENDMENT OF THE OFFICIAL ZONING MAP TO REFLECT SUCH CHANGES; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL ORDINANCES; PROVIDING A PENALTY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR PUBLICATION IN THE OFFICIAL NEWSPAPER; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Richland Hills is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the City has adopted a comprehensive zoning ordinance and map regulating the location and use of buildings, other structures and land for business, industrial, residential or other purposes, and providing for a method to amend said ordinance and map for the purpose of promoting the public health, safety, morals and general welfare, all in accordance with a comprehensive plan; and

WHEREAS, a change in the zoning of the properties listed below was requested by persons or entities having a proprietary interest in those properties; and

WHEREAS, a public hearing was duly held by the Planning and Zoning Commission of the City on the 3rd day of February, 2003, and by the City Council of the City on the 11th day of February, 2003, with respect to the use changes described herein; and

WHEREAS, all requirements of law dealing with notice to other property owners, publication and all procedural requirements have been complied with in accordance with the comprehensive zoning ordinance and Chapter 211 of the Local Government Code; and

WHEREAS, the City Council of the City does hereby deem it advisable and in the public interest to amend Chapter 90 of the City Code, as amended, as described herein;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RICHLAND HILLS, TEXAS:

**SECTION 1.
PROPERTY RE-ZONED**

Chapter 90, as amended, is hereby amended so that the zoning of the hereinafter described areas shall be altered, changed and amended as shown and described below:

Legal Description: Block 23, Lots 1, 2, 3, 4, 5, 6 and 7 of the Richland Hills Addition to the City of Richland Hills, Tarrant County, Texas

Zoning Change: From R-1 Single Family Residential to PUD Planned Unit Development

Chapter 90, as amended, is also hereby amended so that the zoning of the hereinafter described areas shall be altered, changed and amended as shown and described below:

Legal Description: Mahaly Lynch Survey, A-953, TR 3A, TR3A1, TR3A1A, AND TR3A2, City of Richland Hills, Tarrant County, Texas

Zoning Change: From C-2 General Commercial to PUD Planned Unit Development

The Development Plan attached hereto as Exhibit A is hereby incorporated into this amending ordinance, and shall be referenced on the zoning district map, and such Development Plan constitutes part of the City's comprehensive Zoning Ordinance, Chapter 90 of the City Code, and governs use of the properties referenced above, as provided in Section 90-241 of the City Code.

**SECTION 2.
ACCORDANCE WITH COMPREHENSIVE PLAN AND PURPOSES OF ZONING**

The zoning districts, boundaries and uses as herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals and general welfare of the community. They have been designed to lessen congestion in the streets, to secure safety from fire, panic, flood and other dangers, to provide adequate light and air, to prevent overcrowding of land, to avoid undue concentration of population, to facilitate the adequate provisions of transportation, water, sewerage, parks and other public requirements. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of the buildings and encouraging the most appropriate use of land throughout the community.

**SECTION 3.
DIRECTION TO AMEND OFFICIAL ZONING MAP**

The City Secretary is hereby directed to amend the official zoning map to reflect the changes in uses approved herein.

**SECTION 4.
PROPERTY SUBJECT TO ZONING ORDINANCE**

The use of the properties hereinabove described shall be subject to all the applicable regulations contained in the Comprehensive Zoning Ordinance and all other applicable and pertinent ordinances of the City of Richland Hills, Texas, for the zoning district into which they have been assigned.

**SECTION 5.
ORDINANCE CUMULATIVE**

This Ordinance shall be cumulative of Ordinance No. 500, as amended, and all other Ordinances of the City of Richland Hills affecting zoning and land use, and shall not repeal any of the provisions of such ordinances except in those instances where provisions of such ordinances are in direct conflict with the provisions of this ordinance.

**SECTION 6.
PENALTY**

Any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance shall be fined not more than Two Thousand Dollars (\$2,000.00) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense. In addition, any person, firm or corporation who violates, disobeys, omits, neglects or refuses to comply with or who resists the enforcement of any of the provisions of this ordinance may be subjected to such civil penalties as authorized by law.

**SECTION 7.
RESERVATION OF RIGHTS AND REMEDIES FOR ACCRUED VIOLATIONS**

All rights or remedies of the City are expressly saved as to any and all violations of Chapter 90, as amended, or any other ordinance affecting zoning and land use that have accrued at the time of the effective date of this Ordinance and as to such accrued violations and all pending litigation, both civil and criminal, same shall not be affected by this Ordinance but may be prosecuted until final disposition by the Courts.

**SECTION 8.
SEVERABILITY**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs, and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 9.
PUBLICATION**

The City Secretary is hereby directed to publish in the official newspaper of the City the caption, penalty clause, publication clause, and effective date clause of this ordinance twice as authorized by Section 52.013 of the Local Government Code.

**SECTION 10.
EFFECTIVE DATE**

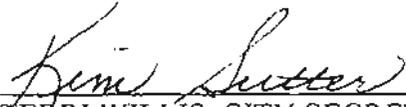
This ordinance shall be in full force and effect from and after its passage and publication as required by law, and it is so ordained.

PASSED AND APPROVED ON THIS 11 DAY OF February, 2003.



THE HONORABLE NELDA STRODER, MAYOR

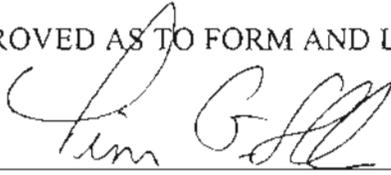
ATTEST:



FERRI WILLIS, CITY SECRETARY

EFFECTIVE: _____

APPROVED AS TO FORM AND LEGALITY:



TIM G. SRALLA, CITY ATTORNEY

Retail Shopping Center
Grapevine Highway & Rufe Snow Drive
Richland Hills, Texas

Planned Unit Development District Standards

1.0 Planned Unit Development District – Retail Shopping Center

- 1.1. **General Description:** Retail Shopping Center complex of buildings. Access shall be allowed from access drives or parking areas connecting to all adjacent public streets (Grapevine Highway, Rufe Snow & Hovencamp). Requirements for the facilities shall be governed by standards as described below.
- 1.2. **Permitted Uses:** All uses allowable in the C-2 General Commercial District (Sec. 90-238) shall be acceptable in this Planned Unit Development District.
- 1.4. **Front Yard Setback:** The minimum front yard building setback lines along the adjacent public streets shall be as follows:
 - a. Grapevine Highway Frontage Forty feet. (40')
 - b. Rufe Snow Frontage Twenty-five feet. (25')
 - c. Hovencamp Frontage One foot (1').
 - d. A drive through canopy shall be allowed along the Rufe Snow frontage and shall be permitted to extend to a line that is ten feet (10') inside the property line.
 - e. A Fule Center canopy shall be allowed along the Grapevine Highway frontage and shall be permitted to extend to a line that is thirty feet (30') inside the property line.
- 1.5. **Side Yard Setback:** Due to the triangular configurations of this property that is bounded by three public streets, there shall be no side yard designation.
- 1.6. **Rear Yard Setback:** Due to the triangular configurations of this property that is bounded by three public streets, there shall be no rear yard designation.
- 1.7. **Interior Yard Setback:** There shall be no setbacks required for common property lot line within the interior of this development.
- 1.8. **Building Height:** The permitted building height for all structures in this district shall comply with the C-2 General Commercial District (Sec. 90-238).
- 1.9. **Required Parking:** Parking requirements for this development shall comply with the City of Richland Hills Automobile Parking Spaces (Sec. 90-281).

1.10. Tractor Trailer Truck Access: Tractor-trailer truck access to the site shall be allowed for this development with the following limitations.

- a. Access from Hovencamp shall be limited to the following:
 1. Only between the hours of 6:00 AM and 7:00 PM Central Time.
 2. No parking of Tractor-trailer trucks shall be allowed on this public street.
- b. Tractor-trailer truck access to the site from Rufe Snow and Grapevine Highway shall have no limitations.

1.11. Screen Fence: This development shall provide screening along the Hovencamp frontage except for the two access drive ways. This screen shall be a minimum of six (6') foot height and shall be masonry. Screen walls shall not be required where the building facade faces the street. This screen wall shall be permitted to be located with its inside face on the property line and allowing any foundation or other supporting structure to be located within the limits of the right of way of Hovencamp. It is understood that the continued maintenance and upkeep of the screen wall shall be the sole responsibility of the property owner.

1.12. Landscape Requirements: Landscape planting requirements shall be as follows:

- a. All areas of the property not covered by building or paving shall be planted with living vegetation.
- b. All landscape areas shall be irrigated by means of an automated underground irrigation system.
- c. A Detailed Landscape Planting Plan shall be included with these guidelines and shall establish the quantities and locations for required plantings for this development. This shall include trees, screen shrubs and total landscape area.
- d. Landscape plantings shall not be erected or installed in such a manner as to interfere with traffic views or impose safety hazards.
- e. All landscaping shall be permanently maintained in a neat and orderly manner, and shall be kept free of trash and litter.

2.0 Planned Development District - General Conditions

2.1. Procedure to be followed through the development of the Planned Unit Development District:

- a. **Zoning Exhibits:** A Site Plan and a Landscape Plan exhibit are hereby attached and made part of the approval for this Planned Development District.
 1. **Site Plan:** The site plan shall set forth the plans for development of the Planned Unit Development District and shall include any and all provisions for phased development. The site plan shall conform to requirements identified in Sec. 90-241. PUD planned unit development district of the Richland Hills Zoning Ordinance for site plan requirements.
 2. **Landscape Plan:** The Landscape plan shall set forth the plans for the development of the required Landscape Plantings for the Planed Unit Development District. Plantings shall be required for each individual property as designated on the site plan and shall be completed prior to the issuance of a Certificate of Occupancy by the Chief Building Official.

2.2. Phased development of the property shall be allowed: Individual lots shall be permitted to be developed independently within this Planed Unit Development District. The landscaping requirements shall be implemented only when development occurs on a specific parcel.

AUTHORITY TO PURSUE REZONING AND REPLATTING

The undersigned Owner of the Property (herein so called) described as Lot 1, Block 23 of the Richland Hills Addition, common street address of 6601 Hovenkamp St., Richland Hills, Texas, hereby grants to John "Jack" Stewart ("Stewart"), as the representative of Barclay/Texas Venture Capital, LLC ("Purchaser"), the authority to take actions necessary to cause the Property to be rezoned and replatted as a retail shopping center as set forth in that certain Contract of Sale between the Purchaser and the undersigned Owner, whereby the Purchaser has contracted to purchase the Property from the Owner. The Owner hereby authorizes Stewart to take the following actions without the joinder of the Owner and appoints Stewart as the agent and attorney-in-fact for the undersigned Owner to take the following actions and exercise the following powers and rights:

1. To make, execute, acknowledge, amend, modify and deliver in my name as the Owner of the Property such applications for the replatting and/or rezoning of the Property, including, but not limited to the actual plat or replat of the Property and such other documents and instruments as may be requested or required by the City of Richland Hills, Texas, and any and all other instruments, agreements and documents as Stewart may deem appropriate which are in any way related to transactions involving the replatting and rezoning of the Property to permit the development of the Property as a retail shopping center as contemplated in the Contract of Sale by and between the undersigned Owner and the Purchaser.

2. To exercise such other powers as may be necessary or desirable in order to cause the Property to be replatted and rezoned as set forth herein above.

I hereby agree and represent to those persons dealing with Stewart that this authority to act on behalf of the undersigned may be voluntarily revoked only by a written instrument of revocation filed for record in the office of the county clerk of the county in which the Property is located, except that if this authority has not been sooner revoked, it shall, in any event, be automatically revoked and terminated and shall become null and void without any further action on the part of either of us on May 31, 2003.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) this 31st day of ~~February~~ JANUARY, 2003.

John Stewart 1/31/03
Owner

Owner

AUTHORITY TO PURSUE REZONING AND REPLATTING

The undersigned Owner of the Property (herein so called) described as Lot 2, Block 23 of the Richland Hills Addition, common street address of 6609 Hovenkamp St., Richland Hills, Texas, hereby grants to John "Jack" Stewart ("Stewart"), as the representative of Barclay/Texas Venture Capital, LLC ("Purchaser"), the authority to take actions necessary to cause the Property to be rezoned and replatted as a retail shopping center as set forth in that certain Contract of Sale between the Purchaser and the undersigned Owner, whereby the Purchaser has contracted to purchase the Property from the Owner. The Owner hereby authorizes Stewart to take the following actions without the joinder of the Owner and appoints Stewart as the agent and attorney-in-fact for the undersigned Owner to take the following actions and exercise the following powers and rights:

1. To make, execute, acknowledge, amend, modify and deliver in my name as the Owner of the Property such applications for the replatting and/or rezoning of the Property, including, but not limited to the actual plat or replat of the Property and such other documents and instruments as may be requested or required by the City of Richland Hills, Texas, and any and all other instruments, agreements and documents as Stewart may deem appropriate which are in any way related to transactions involving the replatting and rezoning of the Property to permit the development of the Property as a retail shopping center as contemplated in the Contract of Sale by and between the undersigned Owner and the Purchaser.

2. To exercise such other powers as may be necessary or desirable in order to cause the Property to be replatted and rezoned as set forth herein above.

I hereby agree and represent to those persons dealing with Stewart that this authority to act on behalf of the undersigned may be voluntarily revoked only by a written instrument of revocation filed for record in the office of the county clerk of the county in which the Property is located, except that if this authority has not been sooner revoked, it shall, in any event, be automatically revoked and terminated and shall become null and void without any further action on the part of either of us on May 31, 2003.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) this 1st day of February, 2003.

Billy J. Thrasher
Owner
James L. Thrasher
Owner

AUTHORITY TO PURSUE REZONING AND REPLATTING

The undersigned Owner of the Property (herein so called) described as Lot 3, Block 23 of the Richland Hills Addition, common street address of 6617 Hovenkamp St., Richland Hills, Texas, hereby grants to John "Jack" Stewart ("Stewart"), as the representative of Barclay/Texas Venture Capital, LLC ("Purchaser"), the authority to take actions necessary to cause the Property to be rezoned and replatted as a retail shopping center as set forth in that certain Contract of Sale between the Purchaser and the undersigned Owner, whereby the Purchaser has contracted to purchase the Property from the Owner. The Owner hereby authorizes Stewart to take the following actions without the joinder of the Owner and appoints Stewart as the agent and attorney-in-fact for the undersigned Owner to take the following actions and exercise the following powers and rights:

1. To make, execute, acknowledge, amend, modify and deliver in my name as the Owner of the Property such applications for the replatting and/or rezoning of the Property, including, but not limited to the actual plat or replat of the Property and such other documents and instruments as may be requested or required by the City of Richland Hills, Texas, and any and all other instruments, agreements and documents as Stewart may deem appropriate which are in any way related to transactions involving the replatting and rezoning of the Property to permit the development of the Property as a retail shopping center as contemplated in the Contract of Sale by and between the undersigned Owner and the Purchaser.

2. To exercise such other powers as may be necessary or desirable in order to cause the Property to be replatted and rezoned as set forth herein above.

I hereby agree and represent to those persons dealing with Stewart that this authority to act on behalf of the undersigned may be voluntarily revoked only by a written instrument of revocation filed for record in the office of the county clerk of the county in which the Property is located, except that if this authority has not been sooner revoked, it shall, in any event, be automatically revoked and terminated and shall become null and void without any further action on the part of either of us on May 31, 2003.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) this 15th day of February, 2003.

RR Lammotte
Owner
Marilyn Lammotte
Owner

AUTHORITY TO PURSUE REZONING AND REPLATTING

The undersigned Owner of the Property (herein so called) described as Lot 4, Block 23 of the Richland Hills Addition, common street address of 6629 Hovenkamp St., Richland Hills, Texas, hereby grants to John "Jack" Stewart ("Stewart"), as the representative of Barclay/Texas Venture Capital, LLC ("Purchaser"), the authority to take actions necessary to cause the Property to be rezoned and replatted as a retail shopping center as set forth in that certain Contract of Sale between the Purchaser and the undersigned Owner, whereby the Purchaser has contracted to purchase the Property from the Owner. The Owner hereby authorizes Stewart to take the following actions without the joinder of the Owner and appoints Stewart as the agent and attorney-in-fact for the undersigned Owner to take the following actions and exercise the following powers and rights:

1. To make, execute, acknowledge, amend, modify and deliver in my name as the Owner of the Property such applications for the replatting and/or rezoning of the Property, including, but not limited to the actual plat or replat of the Property and such other documents and instruments as may be requested or required by the City of Richland Hills, Texas, and any and all other instruments, agreements and documents as Stewart may deem appropriate which are in any way related to transactions involving the replatting and rezoning of the Property to permit the development of the Property as a retail shopping center as contemplated in the Contract of Sale by and between the undersigned Owner and the Purchaser.
2. To exercise such other powers as may be necessary or desirable in order to cause the Property to be replatted and rezoned as set forth herein above.

I hereby agree and represent to those persons dealing with Stewart that this authority to act on behalf of the undersigned may be voluntarily revoked only by a written instrument of revocation filed for record in the office of the county clerk of the county in which the Property is located, except that if this authority has not been sooner revoked, it shall, in any event, be automatically revoked and terminated and shall become null and void without any further action on the part of either of us on May 31, 2003.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) this 1st day of February, 2003.



Owner

Owner

AUTHORITY TO PURSUE REZONING AND REPLATTING

The undersigned Owner of the Property (herein so called) described as Lot 5, Block 23 of the Richland Hills Addition, common street address of 6639 Hovenkamp St., Richland Hills, Texas, hereby grants to John "Jack" Stewart ("Stewart"), as the representative of Barclay/Texas Venture Capital, LLC ("Purchaser"), the authority to take actions necessary to cause the Property to be rezoned and replatted as a retail shopping center as set forth in that certain Contract of Sale between the Purchaser and the undersigned Owner, whereby the Purchaser has contracted to purchase the Property from the Owner. The Owner hereby authorizes Stewart to take the following actions without the joinder of the Owner and appoints Stewart as the agent and attorney-in-fact for the undersigned Owner to take the following actions and exercise the following powers and rights:

1. To make, execute, acknowledge, amend, modify and deliver in my name as the Owner of the Property such applications for the replatting and/or rezoning of the Property, including, but not limited to the actual plat or replat of the Property and such other documents and instruments as may be requested or required by the City of Richland Hills, Texas, and any and all other instruments, agreements and documents as Stewart may deem appropriate which are in any way related to transactions involving the replatting and rezoning of the Property to permit the development of the Property as a retail shopping center as contemplated in the Contract of Sale by and between the undersigned Owner and the Purchaser.

2. To exercise such other powers as may be necessary or desirable in order to cause the Property to be replatted and rezoned as set forth herein above.

I hereby agree and represent to those persons dealing with Stewart that this authority to act on behalf of the undersigned may be voluntarily revoked only by a written instrument of revocation filed for record in the office of the county clerk of the county in which the Property is located, except that if this authority has not been sooner revoked, it shall, in any event, be automatically revoked and terminated and shall become null and void without any further action on the part of either of us on May 31, 2003.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) this 31st day of ~~February~~ ^{January}, 2003.

Geraldine D. Abbott
Owner

Owner

AUTHORITY TO PURSUE REZONING AND REPLATTING

The undersigned Owner of the Property (herein so called) described as Lot 6, Block 23 of the Richland Hills Addition, common street address of 6649 Hovenkamp St., Richland Hills, Texas, hereby grants to John "Jack" Stewart ("Stewart"), as the representative of Barclay/Texas Venture Capital, LLC ("Purchaser"), the authority to take actions necessary to cause the Property to be rezoned and replatted as a retail shopping center as set forth in that certain Contract of Sale between the Purchaser and the undersigned Owner, whereby the Purchaser has contracted to purchase the Property from the Owner. The Owner hereby authorizes Stewart to take the following actions without the joinder of the Owner and appoints Stewart as the agent and attorney-in-fact for the undersigned Owner to take the following actions and exercise the following powers and rights:

1. To make, execute, acknowledge, amend, modify and deliver in my name as the Owner of the Property such applications for the replatting and/or rezoning of the Property, including, but not limited to the actual plat or replat of the Property and such other documents and instruments as may be requested or required by the City of Richland Hills, Texas, and any and all other instruments, agreements and documents as Stewart may deem appropriate which are in any way related to transactions involving the replatting and rezoning of the Property to permit the development of the Property as a retail shopping center as contemplated in the Contract of Sale by and between the undersigned Owner and the Purchaser.
2. To exercise such other powers as may be necessary or desirable in order to cause the Property to be replatted and rezoned as set forth herein above.

I hereby agree and represent to those persons dealing with Stewart that this authority to act on behalf of the undersigned may be voluntarily revoked only by a written instrument of revocation filed for record in the office of the county clerk of the county in which the Property is located, except that if this authority has not been sooner revoked, it shall, in any event, be automatically revoked and terminated and shall become null and void without any further action on the part of either of us on May 31, 2003.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) this 3rd day of February, 2003.

Manuel Gonada
Owner

Mario Gonado
Owner

AUTHORITY TO PURSUE REZONING AND REPLATTING

The undersigned Owner of the Property (herein so called) described as Lot 7, Block 23 of the Richland Hills Addition, common street address of 6657 Hovenkamp St., Richland Hills, Texas, hereby grants to John "Jack" Stewart ("Stewart"), as the representative of Barclay/Texas Venture Capital, LLC ("Purchaser"), the authority to take actions necessary to cause the Property to be rezoned and replatted as a retail shopping center as set forth in that certain Contract of Sale between the Purchaser and the undersigned Owner, whereby the Purchaser has contracted to purchase the Property from the Owner. The Owner hereby authorizes Stewart to take the following actions without the joinder of the Owner and appoints Stewart as the agent and attorney-in-fact for the undersigned Owner to take the following actions and exercise the following powers and rights:

1. To make, execute, acknowledge, amend, modify and deliver in my name as the Owner of the Property such applications for the replatting and/or rezoning of the Property, including, but not limited to the actual plat or replat of the Property and such other documents and instruments as may be requested or required by the City of Richland Hills, Texas, and any and all other instruments, agreements and documents as Stewart may deem appropriate which are in any way related to transactions involving the replatting and rezoning of the Property to permit the development of the Property as a retail shopping center as contemplated in the Contract of Sale by and between the undersigned Owner and the Purchaser.

2. To exercise such other powers as may be necessary or desirable in order to cause the Property to be replatted and rezoned as set forth herein above.

I hereby agree and represent to those persons dealing with Stewart that this authority to act on behalf of the undersigned may be voluntarily revoked only by a written instrument of revocation filed for record in the office of the county clerk of the county in which the Property is located, except that if this authority has not been sooner revoked, it shall, in any event, be automatically revoked and terminated and shall become null and void without any further action on the part of either of us on May 31, 2003.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) this ____ day of February, 2003.

Charles Puchard

Owner
Sharon Puchard

Owner

AUTHORITY TO PURSUE REZONING AND REPLATTING

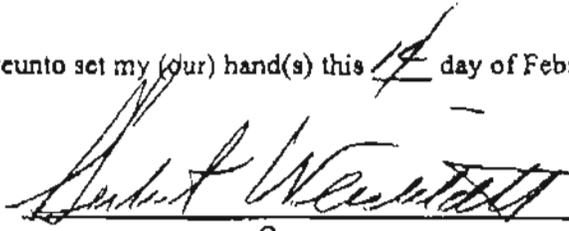
The undersigned Owner of the Property (herein so called) described as (see attached Exhibit A), common street address of 6630 and 6636 Grapevine Highway, Richland Hills, Texas, hereby grants to John "Jack" Stewart ("Stewart"), as the representative of Barclay/Texas Venture Capital, LLC ("Purchaser"), the authority to take actions necessary to cause the Property to be rezoned and replatted as a retail shopping center as set forth in that certain Contract of Sale between the Purchaser and the undersigned Owner, whereby the Purchaser has contracted to purchase the Property from the Owner. The Owner hereby authorizes Stewart to take the following actions without the joinder of the Owner and appoints Stewart as the agent and attorney-in-fact for the undersigned Owner to take the following actions and exercise the following powers and rights:

1. To make, execute, acknowledge, amend, modify and deliver in my name as the Owner of the Property such applications for the replatting and/or rezoning of the Property and other documents and instruments as may be requested or required by the City of Richland Hills, Texas, and any and all other instruments, agreements and documents as Stewart may deem appropriate which are in any way related to transactions involving the replatting and rezoning of the Property to permit the development of the Property as a retail shopping center as contemplated in the Contract of Sale by and between the undersigned Owner and the Purchaser.

2. To exercise such other powers as may be necessary or desirable in order to cause the Property to be replatted and rezoned as set forth herein above.

I hereby agree and represent to those persons dealing with Stewart that this authority to act on behalf of the undersigned may be voluntarily revoked only by a written instrument of revocation filed for record in the office of the county clerk of the county in which the Property is located, except that if this authority has not been sooner revoked, it shall, in any event, be automatically revoked and terminated and shall become null and void without any further action on the part of either of us on May 30, 2003.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) this 17 day of February, 2003.



Owner

EXHIBIT A

TRACT 1:

A tract of land out of the MAHALA LYNCH SURVEY, ABSTRACT NO. 733, City of Richland Hills, Tarrant County, Texas, and being a part of a tract conveyed to Safeway Stores, Incorporated by Granville L. Edwards et ux, by deed dated March 23, 1955, and recorded in Volume 2844, Page 89, of the Deed Records of Tarrant County, Texas, and also part of a tract conveyed to Safeway Stores, Incorporated by J.J. Riggan et ux, by deed dated March 23, 1955, and recorded in Volume 2844, Page 81, of said records

BEGINNING at a point in the West line of the right-of-way of Rufe Snow Drive, said point being North 1,961.8 feet from the South line of said Mahala Lynch Survey;

THENCE North 86 degrees 03 minutes West, a distance of 180 feet to a point for corner in the Southeast line of the right-of-way of State Highway 121;

THENCE North 47 degrees 43 minutes East, a distance of 150 feet with the said right-of-way line to a point for corner which is marked by a highway monument;

THENCE South 64 degrees 02 minutes East, a distance of 80.10 feet with the right-of-way line connecting the rights-of-way of State Highway 121 and Rufe Snow Drive to a point for corner which is marked by a highway monument;

THENCE South 00 degrees 13 minutes West, a distance of 150 feet with the West line of the right-of-way of Rufe Snow Drive to the **PLACE OF BEGINNING** and containing 16,349 square feet.

TRACT 2:

Being a tract of land located in the City of Richland Hills, Tarrant County, Texas, and being out of the Mahala Lynch Survey, and being also a part of these tracts of land conveyed by J. J. Riggan and Granville L. Edwards to Safeway Stores, Incorporated, and being more particularly described as follows:

BEGINNING at the intersection of the West line of Rufe Snow Drive

(a 120 foot street) and the North line of a 20 foot easement owned by Texas Electric Service Company, said point being North 1889.4 feet and South 89 degrees 45 minutes West 103.4 feet from the Southeast corner of the Mahala Lynch Survey, a point for corner;

THENCE South 89 degrees 45 minutes West along the North line of said 20 foot easement a distance of 120.00 feet, a point for corner;

THENCE North 64 degrees 00 minutes 30 seconds West a distance of 122.25 feet to the Southeast line of State Highway 121, a point for corner;

THENCE North 47 degrees 33 minutes East along the Southeast line of said State Highway 121 a distance of 122.40 feet, a point;

THENCE North 50 degrees 21 minutes 30 seconds East and continuing along the Southeast line of said State Highway 121, a distance of 204.00 feet, a point;

THENCE North 47 degrees 33 minutes East and continuing along the Southeast line of said State Highway 121, a distance of 10.80 feet, a point for corner;

THENCE South 40 degrees 06 minutes East a distance of 150.30 feet to the West line of Rufe Snow Drive, a point for corner;

THENCE South 0 degrees 11 minutes West along the West line of Rufe Snow Drive, a distance of 292.40 feet to the **PLACE OF BEGINNING**.

AUTHORITY TO PURSUE REZONING AND REPLATTING

The undersigned Owner of the Property (herein so called) described as (see attached Exhibit A), common street address of 6600 Grapevine Highway, Richland Hills, Texas, hereby grants to John "Jack" Stewart ("Stewart"), as the representative of Barclay/Texas Venture Capital, LLC ("Purchaser"), the authority to take actions necessary to cause the Property to be rezoned and replatted as a retail shopping center as set forth in that certain Contract of Sale between the Purchaser and the undersigned Owner, whereby the Purchaser has contracted to purchase the Property from the Owner. The Owner hereby authorizes Stewart to take the following actions without the joinder of the Owner and appoints Stewart as the agent and attorney-in-fact for the undersigned Owner to take the following actions and exercise the following powers and rights:

- 1. To make, execute, acknowledge, amend, modify and deliver in my name as the Owner of the Property such applications for the replatting and/or rezoning of the Property and other documents and instruments as may be requested or required by the City of Richland Hills, Texas, and any and all other instruments, agreements and documents as Stewart may deem appropriate which are in any way related to transactions involving the replatting and rezoning of the Property to permit the development of the Property as a retail shopping center as contemplated in the Contract of Sale by and between the undersigned Owner and the Purchaser.
- 2. To exercise such other powers as may be necessary or desirable in order to cause the Property to be replatted and rezoned as set forth herein above.

I hereby agree and represent to those persons dealing with Stewart that this authority to act on behalf of the undersigned may be voluntarily revoked only by a written instrument of revocation filed for record in the office of the county clerk of the county in which the Property is located, except that if this authority has not been sooner revoked, it shall, in any event, be automatically revoked and terminated and shall become null and void without any further action on the part of either of us on May 30, 2003.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) this 12th day of February, 2003.

Robert B. Campbell Jr., Trustee
Owner

EXHIBIT A

Being a tract of land located in the City of Richland Hills, Tarrant County, Texas, and being out of the MAHALA LYNCH SURVEY, ABSTRACT NO. 933, and being also a part of the tract of land conveyed by J. J. Riggan to Safeway Stores, Incorporated, and being more particularly described as follows:

BEGINNING at a point in the North line of a 20 foot easement owned by the Texas Electric Service Company, said point being South 89 degrees 45 minutes West a distance of 120.00 feet from the West Line of Rufe Snow Drive (a 120 foot street), and being also North 1689.4 feet and South 89 degrees 45 minutes West 222.4 feet from the Southeast corner of the Mahala Lynch Survey, a point for corner;

THENCE South 89 degrees 45 minutes West and continuing along the North line of said 20 foot easement a distance of 161.40 feet to the Southeast line of State Highway No. 121, a point for corner;

THENCE North 47 degrees 33 minutes East along the Southeast line of State Highway No. 121 a distance of 219.35 feet, a point for corner;

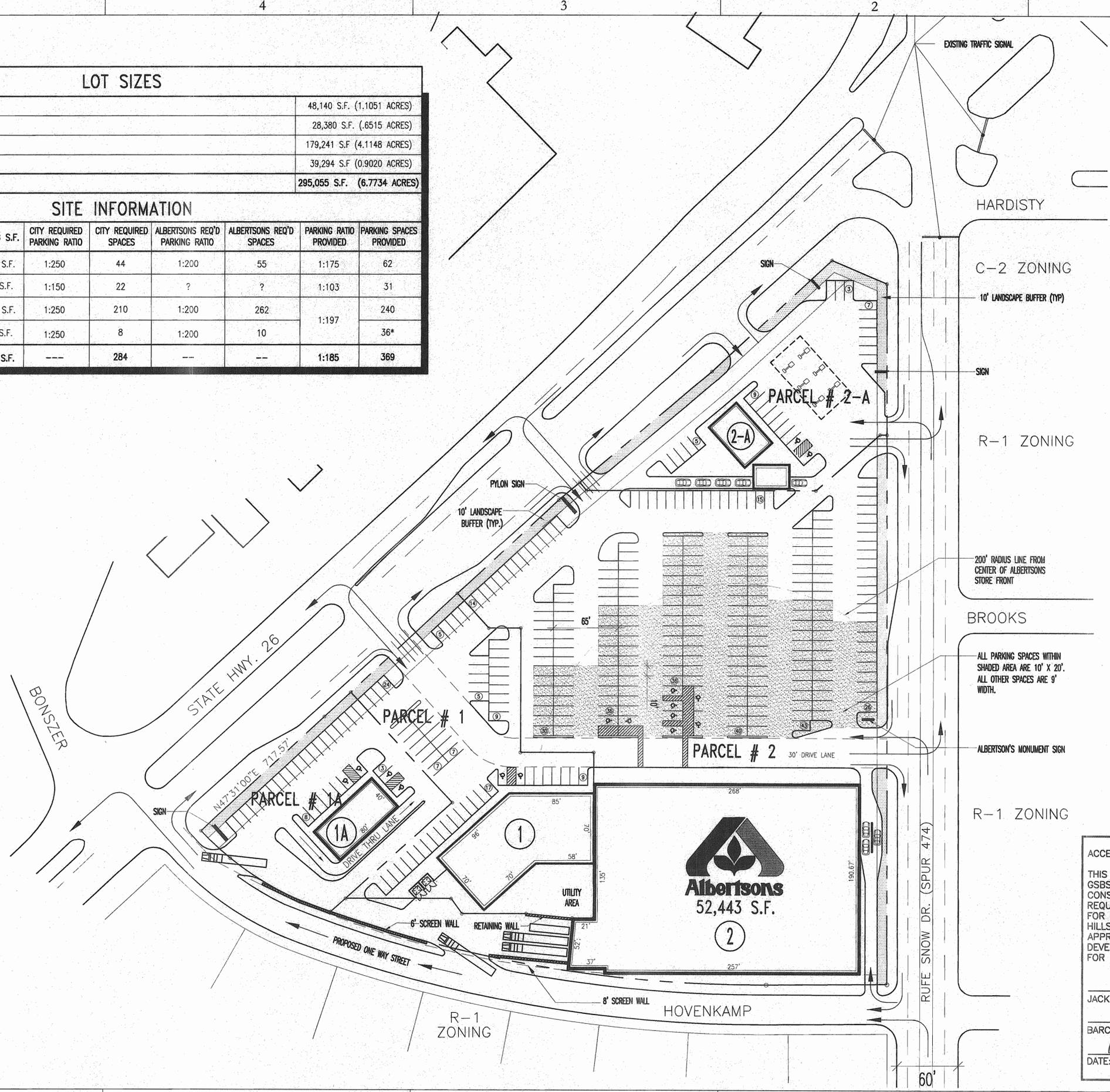
THENCE South 64 degrees 00 minutes 30 seconds East a distance of 333.23 feet to the *PLACE OF BEGINNING*, containing approximately 33,992 square feet of land.

Except to any part or portion of the above described land in the use or occupancy of any public road or highway.

LOT SIZES	
PARCEL 1 (RETAIL BLDG)	48,140 S.F. (1.1051 ACRES)
PARCEL 1-A (FAST FOOD)	28,380 S.F. (.6515 ACRES)
PARCEL 2 (GROCERY ANCHOR)	179,241 S.F. (4.1148 ACRES)
PARCEL 2A (FUEL CENTER)	39,294 S.F. (0.9020 ACRES)
TOTAL SITE ACREAGE	295,055 S.F. (6.7734 ACRES)

SITE INFORMATION								
PARCEL	USE	BUILDING S.F.	CITY REQUIRED PARKING RATIO	CITY REQUIRED SPACES	ALBERTSONS REQ'D PARKING RATIO	ALBERTSONS REQ'D SPACES	PARKING RATIO PROVIDED	PARKING SPACES PROVIDED
1	RETAIL	10,819 S.F.	1:250	44	1:200	55	1:175	62
1-A	FAST FOOD	3,200 S.F.	1:150	22	?	?	1:103	31
2	GROCERY ANCHOR	52,443 S.F.	1:250	210	1:200	262	1:197	240
2-A	CONVENIENCE STORE	1,989 S.F.	1:250	8	1:200	10		36*
TOTAL BUILDING S.F.		68,451 S.F.	---	284	---	---	1:185	369

*INCLUDES 12 SPACES AT FUEL PUMPS



ACCEPTANCE:
THIS PLAN IS APPROVED AS DEPICTED FOR GSBS BATENHORST, INC. AND ITS CONSULTANTS TO CONTINUE WITH THE REQUIRED ZONING CHANGE AND PLAT CASE FOR SUBMITTAL TO THE CITY OF RICHLAND HILLS, TEXAS. SIMILARLY, THIS PLAN IS APPROVED AS THE BASIS FOR THE DEVELOPMENT OF ARCHITECTURAL ELEVATIONS FOR THE PROPOSED PROJECT.

Jack Stewart
JACK STEWART

BARCLAY GROUP, L.L.C.
1/3/03
DATE:

7291 GULDMEN DRIVE
FORT WORTH
TEXAS 76180
TEL 817.589.1722
FAX 817.595.2316

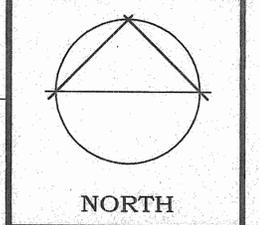
GSBS BATENHORST
ARCHITECTURE | LANDSCAPE ARCHITECTURE | INTERIOR DESIGN | PLANNING

THESE DRAWINGS ARE INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION.

SAMUEL T. JONES
1893
REGISTRATION #: DATE OF ISSUE

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No.	DATE	REVISION



ALBERTSONS
RICHLAND HILLS

RICHLAND HILLS,
TEXAS

SCHEMATIC DESIGN

SITE PLAN
OPTION E

SCALE: 1"=50'-0"

PROJECT NO. 202208	A1.1
DATE 03 JANUARY 2003	
DRAWN DKJ	
CHECKED STJ	
BINDING ORDER	