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50 **Appointment with Representative of Homeplace Properties, Ltd. To Request a Sign Variance
and Take Any Necessary Action**

Don Bass of Homplace Properties came forward to request a temporary variance in the maximum sign height of the subdivision sign located at the entrance to Random Oaks at the Shores on SH 205. He indicated that the visibility of the sign was blocked by a brick and stone wall fence surrounding the subdivision. He stated that the fence limited the view of the sign from SH 205. He indicated that the current sign was 10 feet. Bass commented that the height of the wall, and the setback requirement caused the current sign to have only two feet of visibility over the screening wall. He requested a four foot increase which not make the sign totally visible, but
60 would give it enough to attract some awareness of the subdivision. He indicated that he felt that the temporary variance would increase the marketability of the property and would bring in additional investment for the city. Bass indicated that the present sign was 8' by 18' and was only 2' off the ground. He commented that they were trying to lift it up to get about 3/4 of the sign visible. Welborn asked how long he felt that they would need to have the sign in place. Bass
65 stated they would like to have 18 months. Welborn asked if they expected to be sold out by that time. Bass stated that they would at least have an awareness by that time and that 18 months would be an adequate amount of time. Morgan questioned staff about a similar request of about a year ago from D.R. Horton Homes that was granted. Couch indicated it was similar, however they wanted to raise the height of their sign due to terrain and that there was no retaining wall in
70 that case.

Welborn moved approval of the variance for a period not to exceed 18 months, stating that it was permitted by the sign ordinance and was not without precedence. The motion was seconded by Morgan and it passed by a vote of 6 to 1 as follows:

75 Ayes: Hatfield, Morgan, Coleson, Buffington, Welborn, White
 Nays: Luby

80 **Appointment with Planning and Zoning Commission Chairman**

Pat Friend was unable to attend. Billy Morris, a member of the P & Z Commission, was present and offered to answer any questions which might arise.

85 **PZ-96-5-Z Consider a Request from Tipton Engineering for Approval of Rezoning to change the Allowed Uses and Revised Planned Development Plan for Planned Development -10 to allow Single Family, Commercial, and Patio Home Planned Development Plan for a Portion of Planned Development 10 generally located on the East side of S.H. 205 South of S.H. 276 and Take Any Necessary Action.**

Morgan recused himself from discussion on this item. Bill Crolley reported that Staff and the Planning and Zoning Commission had been working and meeting with this applicant since October. Crolley reported that the case had been before the Planning and Zoning Commission and had been tabled twice by the City Council. He indicated that the first time it was tabled, there

95 had been a worksession with of the City Council to review the request with the applicant and there
had been numerous meetings since with the applicant. Crolley summarized the history of the
request. Coleson questioned Crolley regarding the acreage of Tract 1, and asked if it had a total
of 81.0 acres with 245 lots at a density of 3.2 instead of 3.8 as indicated in the packet. Crolley
1 indicated that was correct. Hatfield commented that this item had not been handled hastily and
that from the initial request to now there had been changes in the development. Welborn made
a motion to approve request as submitted. Welborn commented that there had been great
cooperation on behalf of the applicant to reduce the density. Welborn mentioned that there was
a very good amenity package, and that there was potential to make this a quality development.
105 Luby indicated his discontent with the 6,000 square feet indicating that he was in favor of a
minimum of 7,000 square feet and would be voting against it. Buffington seconded the motion.
White indicated that he was still not comfortable with the request, citing the makeup of Tract 1,
and would be voting against it. Luby requested the City Attorney to research the City's rights
to determine what could be changed and how likely the City was to be sued if the Council did
not like the density. Welborn requested a point of order. Mayor Hatfield approved. Welborn
110 mentioned that there was a motion on the floor which had been seconded and questioned Luby as
to whether this was in the nature of a discussion of the motion on the floor or instructional to the
city as to the appropriate procedure as to zoning cases. Luby commented he was unsure.
Welborn cautioned that the Council could lose the train of thought on this motion and second on
this case.

115 Hatfield suggested that the Council vote on the motion and then obtain information from the City
Attorney. Welborn commented that she too had the same misgivings regarding tract one and that
her motion tabled the item last week. She stated that she felt that what was presented now had
an average of 7,000 square feet. She commented that by not changing the zoning it gave some
120 flexibility on cul-d-sacs, and with the inclusion of an anti-monotony clause she was satisfied with
the proposal now. Hatfield interjected that this motion included all of the Planning and Zoning
recommendations including the deed restrictions. Hatfield called for the vote, and the motion
passed 4 to 2 as follows:

125 Ayes: Hatfield, Welborn, Coleson, Buffington
Nays: White, Luby

130 Hatfield excused himself from remainder of meeting due to business company. Hatfield indicated
Dale Morgan, Mayor Pro Tem would take over. Hatfield asked the City Attorney, Pete Eckert,
to give the Council an opinion regarding the rights of the developer and City in regards to these
issues. Eckert stated that zoning was a major part of the Council's police powers concerning the
general health, safety and general welfare of the community. He indicated that normally the
Council had broad discretionary powers in that area subject to a challenge of the exercise of your
1 police powers. He indicated that, if what the Council decided did not further the health, safety,
and general welfare of the city, or it was arbitrary or capricious, it could be challenged. Eckert
indicated that normally the court would not interfere and substitute its findings for those of the
Council. Rather it would make other appropriate inquiries as to whether the decision that the
Council made on its face constituted arbitrary or capricious action which would be based on the
attendant facts.

140 Eckert provided the Council with some examples of case law on this issue and provided the Council with a summary of the process. Hatfield asked what would happen if the City said it did not want any more development. Eckert stated that moratoriums where there was a specific goal in mind, such as a traffic study that would impact the area in which the moratorium was issued for short periods of time, had been upheld. He stated however, that a broad moratorium with no specific purpose would not be upheld. Buffington questioned if impact studies would fall under the definition. Eckert stated they could be. Coleson asked what constituted a short period of time. Eckert indicated that normally 30 to 90 days. Welborn mentioned that when the city reached it's sewer capacity in 1985, the Council had a temporary moratorium on building permits pending a study. Eckert stated that those type of moratoriums had been upheld.

150 White asked about a moratorium in which the city desired to have some time to reexamine the PD's, before allowing any additional zoning to go forward. Eckert reviewed the process the City would follow, and he indicated during the review process no development plans or plats could be approved. White mentioned that he thought the City might want to consider this process because it seemed as though the City and Council were often stuck between bad zoning on a map and a proposal that comes in that is marginally better than what was originally zoned. He stated that he was tired of being caught between a rock and a hard place. Coleson asked if we would have to identify the areas the Council wanted to review. Eckert commented that the City had brought up several PD's in the past for review. Coleson asked if you could place a moratorium on the whole town, as opposed to just those particular areas. Eckert said that he would not advise placing a moratorium on the whole town. He stated that specific areas that had been zoned for some time and had no activity would be the prime targets. Luby asked if the Council was open to liability if they indicated that they did not want anything less than 7,000 square foot lots. Eckert indicated that it had to be based on facts as presented during the hearing process. He advised against making any broad statements. He stated that however, Texas law did recognize the fairly broad discretionary authority of the Council when it came to legitimate exercise of its police powers.

170 Hatfield mentioned that the City of Sunnyvale had recently spent \$1 million in legal expense. Welborn requested the City Attorney to discuss the relationship of the comprehensive land use plan and the zoning powers of the city. Eckert stated that the enabling statute says that "zoning must be in accordance with a comprehensive plan". He indicated that it had been long debated as to what a comprehensive plan was and that some cases stated that each time an amendatory zoning ordinance was passed that it changed your comprehensive plan. Eckert stated that if the basis for making a decision was that the plan was in effect and the City had gone through the hearing process and established the plan, then it had the ability to take the decision the City might make on an individual case out of the arbitrary and capricious category. He indicated that most cities have concluded that it was better to have a comprehensive plan on file.

180 Welborn asked for clarification regarding the recently adopted land use plan referencing the overall development goal of 3 units per acre, and she asked about the mix of residential types, or affordable housing. Couch mentioned that the plan addressed a different range of housing styles and types in appropriate areas. Welborn asked Eckert what would occur if a request met the 3 units per acre and the council did not approve it. She asked if that would be classified as

185 capricious and arbitrary behavior. Eckert indicated that it depended on the circumstances in the
area. Eckert stated that the fact that the City might be overloading the schools was not an
argument because they were a separate organization. He mentioned that the monotony issue had
now come into play and was more prevalent in cities around the country. Coleson stated that the
land use plan was not law, but was a guide. Coleson indicated that the recommended density was
1 for 3 homes per acre, and he commented that the City had been running very close to those
figures.

Hatfield left the meeting: Morgan returned to the Council Chambers.

195 **PZ-95-51-Z Hold Public Hearing and Consider Approval of an Ordinance Granting a
Request from Harbor Bay, LP and Albright Properties for a Revised Planned
Development, Revised Development and Preliminary Plat for Planned Development -
200 15, Signal Ridge PH. 4 and PD-22 for the Harbor Bay Addition and generally located
south and west of Clarion Drive and Take Any Necessary Action. (1st Reading)**

Morgan asked Couch if this item was tabled until February 5. She indicated that the Council
needed to take action to continue the public hearing until that time. Morgan opened the Public
Hearing. Welborn moved that the public hearing be continued at the February 5 meeting. The
205 motion was seconded by Coleson. The motion passed with one abstention by Luby.

210 **PZ-95-64-Z/RP Hold Public Hearing and Consider Approval of a Request from Ashton
Custer, LLC for a Replat of Turtle Cove Addition and Consider Approval of an
Ordinance Revising the Area Requirements in PD-2 (Turtle Cove) generally located
on the north and south side of Turtle Cove Blvd. Approximately 800' west of FM-740
and Take Any Necessary Action (1st Reading)**

Crolley reviewed the current zoning and applicant's request stating that the prior plan had been
for cluster type housing. He stated that the existing development was for homes clustered around
215 courtyards. He indicated that the applicant was proposing a more traditional center loaded
development. Crolley stated that it consisted of 52.7 acres and 259 single family lots. Crolley
indicated that originally there were two requests as part of the application. The request had been
to amend the planned development and area requirements of the PD and replat 63 lots based on
proposed zoning. He also stated that originally it had been a private development with private
220 streets and open space maintained by a homeowners association. He stated that the applicant
proposed the same concept for development. Crolley advised that the plat was denied by Planning
and Zoning therefore the only thing to be considered at this time would be a revision to the
planned development. He gave an overview of the Staff Recommendations.

2. Crolley advised that since the plat and was denied by the Planning and Zoning Commission, a
3/4 vote would be required for approval. Crolley discussed the area requirements and indicated
differences between the existing zoning and that proposed by the Applicant. Coleson asked what
the density was per acre. Crolley indicated that the zoning existing was between 5.2 and 5.8
single family units. Crolley stated that the plat submitted showed average lot size between 5,500

230 and 6,000 square feet. The first phase of development had the lots larger than 4,500 square feet
and he indicated that as the development moved south they would use the 4,500 square feet as a
minimum. Welborn asked why there was an increase on the lot width. Crolley indicated that
the difference was at the cul-d-sack and elbows . Crolley indicated that the plat that was
submitted had 60 feet lot fronts, but the applicant wanted to keep the minimum smaller to allow
for flexibility.

Welborn asked for clarification regarding the setbacks. Crolley explained that the house would
have a 10' setback, and that the zoning requirement was 18 feet to allow driveway back to the
garage. Welborn clarified this was for front entry garages and that the sideyard setbacks had been
changed from 15' to 10'. Welborn asked if the council acted on the PD tonight that if it would
still go back to Planning and Zoning. Crolley indicated that the applicant would have to go back
to Planning and Zoning either way with a plat and/or a revised development plan. Crolley stated
that the applicant had the option if denied to go back Planning and Zoning Commission and
propose a plat that met the existing zoning with no changes. Buffington asked to hear from the
applicant. Crolley clarified that the review of the plat was a technical review to be sure that it met
the zoning and that if it did, he indicated that then technically the Council should approve it.
Buffington asked if it met that criteria. Crolley indicated that it did not and that it was under the
proposed zoning not the existing zoning. Morgan requested Mr. Morris and Mr. Ruff of Planning
and Zoning to step forward to discuss. Mr. Morris indicated that they had been concerned with
lowering the density. He indicated that 50 lots in the middle were picked out and that the north
part and south parts still remained as presented. Mr. Ruff indicated that he had not voted against
the request because he felt with surrounding zoning, influence of the lake and the private
development, that it was different from the typical residential development.

Morgan opened the public hearing. Craig Curry with the Nelson Corporation represented the
applicant on the request and he and his client David Howe came forward. Curry indicated that
his desire at this time was for feedback from the Council and review of the case to see how to
proceed. Curry gave a quick history of the case and their presentation to the Planning and Zoning
Commission. Curry then handed out copies of examples of product that the development
company had done in the past. He further explained that these were brought along to show the
type of product produced by this developer. He reiterated that they are trying to build some nice
big units that will fit the marketplace today. However, he indicated that they need some
flexibility, for example if the interest rates go up, the product would change as will the lot size.

Curry gave an overview of the existing plan as provided in the packet. He pointed out the lots
currently occupied and the community center and mentioned that their attorney and the city had
been discussing allowing the city to use the community center for another year. Curry stated that
the only change between the development plan and first phase was the increased lot sizes and
making it more conventional by bringing in more roads in front of actual units and more
traditional cul-d-sacs. Curry further discussed their request as outlined in the packet. Following
discussion, Curry concluded his presentation by saying he wanted the council's feedback.

Welborn asked Mr. Curry if all they proposed to plat was one phase, and Curry stated that it was

275 zoning for which they were requesting approval at this time. Welborn asked what the Council
would see if the zoning was approved. Mr. Curry said that if the zoning was approved the plat
would be presented to the Council at a later meeting. Welborn asked if there was a phasing
280 schedule for the rest of this development after the plat was approved. Curry answered that a lot
would depend on the market. Welborn asked if they planned additional open areas other than those
shown. Curry indicated that the open space was shown on the plans now. Curry mentioned that
there was also the possibility of providing another access point to the lake. Welborn encouraged
Mr. Curry to pursue another access to the lake.

285 Coleson asked what size lots they would be building on. Curry stated that all first phase lots were
in excess of 5,000 square feet and they ranged up to 10,000 square feet with a predominance of
5,000 to 6,500 square foot lots. Buffington suggested that Staff and the applicant resolve some
of the issues and then bring it back to Council. Welborn mentioned she was prepared to support
the change in zoning tonight. Morgan indicated that they needed to finish the public hearing and
290 asked for further questions. Morgan asked Mr. Curry about the railroad crossing and if they
proposed to do anything new. Mr. Curry indicated they had nothing new in mind other than
enhancing how it looked and complying with the existing zoning requirements. Morgan asked
for speakers in favor of the proposal. There were none. Morgan asked for speakers against the
proposal to come forward. Mr. Joe Kulick of the 1311 Shores Circle, came forward. Kulick
called the Council's attention to the master plan which stated that as long as the appropriate
295 procedures of due process were observed, the City may initiate zoning to bring property into
compliance with the adopted comprehensive use plan. Kulick encouraged the Council to take that
seriously. Morgan called for further speakers. No one else came forward to address the
Council, and he then closed the public hearing.

300 Coleson asked as a point of law, if the zoning on the 4,500 square feet could be changed by
Council from 4,500 to 6,500 sq ft. Eckert stated that the proposal was just to change some of
the area requirements and not what they have, which is 4,500 square feet. He indicated that this
case would have to be responded to by Council in some manner and that if it was denied, the
Council would have to start over as to zoning if other changes were to be considered. Crolley
305 indicated that it would need to be a City initiated request. Coleson confirmed that the city would
have to be the one to initiate the zoning. Buffington commented that he felt we had an appointed
committee and staff for this purpose and that Mr. Curry had admitted the problems and was
willing to solve them. Therefore, he felt that the case needed to be sent back to Planning and
Zoning. Buffington made a motion to return the case to the Planning and Zoning Commission.
310 Couch clarified that the motion was to remand the case back to the Planning and Zoning
Commission. Buffington stated it was and the motion was seconded by White. Welborn clarified
that they had been before the Planning and Zoning Commission three times and Crolley stated that
there had been two work sessions and one regular meeting. Welborn asked if there had been
adequate explanation at these meetings. Crolley stated that he felt the Commission had seen the
315 plat and lot sizes and that the Commission had indicated that was what they would like to see
throughout the entire development. Welborn asked Mr. Ruff if he had believed that the reason the
change in area requirements was denied 6 to 1 was because there was not a commitment for the
platting configuration and size of lots in the remaining development. He stated that the Planning
and Zoning Commission would have liked to have seen larger homes and lot sizes and that when

320 the Commission asked the developer if they would be willing to create larger lots sizes 7,000 square feet or above, that they had indicated that it would be difficult to do that. Morgan called for vote and passed unanimously.

Morgan called for a short recess. Mayor Pro Tem Morgan reconvened the meeting.

3 **PZ-95-67-CUP Hold Public Hearing and Consider Approval of an Ordinance Granting a Request from Adams Engineering on behalf of Wal-Mart, Inc. For a Conditional Use Permit for less than 90% masonry, (as defined by the Zoning Ordinance) on exterior walls for approximately 27 acres on property zoned Commercial known as Wal-Mart Supercenter Addition Lot 2 Block A, currently platted as the Golden crest Addition, Rockwall Plaza Addition and a portion of the Rockwall High School Addition and generally located on the northeast corner of I-30 and White Hills Drive and Take Any Necessary Action (St.. reading).**

335 Morgan indicated that this item had been withdrawn from the agenda.

PZ-95-67-FP Consider Approval of a Request from Tipton Engineering for a Final Plat for a residential subdivision named Rolling Meadows Estates located in the County (within the City's Extra-territorial Jurisdiction) generally located on the west side of FM-549 approximately 1,700' north of I-30 and Take Any Necessary Action.

345 Crolley came forward and briefed the Council on the proposal. He indicated this would be a private development with a homeowners association that would maintain all the streets. He stated it was within the County and would meet all the conditions of the County. He stated that staff recommended approval of the request with the conditions that a note be added to the plat stating that it was a private development and that the streets would be maintained by the homeowner's association. Crolley indicated that staff would also like to have street names and addresses added to the development for the City's use. Luby asked if the applicants were aware there were no fire hydrants or fire protection. Crolley indicated that they were. Coleson asked if a treescape plan went along with this. Crolley indicated that this development was in the ETJ and the only jurisdiction the City had was the subdivision ordinance, of which the treescape plan was not part. Buffington made a motion to approve the plat, and the motion was seconded by Coleson. Welborn verified with staff that the plat was the same as the preliminary plat and asked if there had been a technical review. Morgan called for a vote and the motion passed unanimously.

355 **PZ-95-70-PP/SP Consider Approval of a Request from Mike Forster for a Preliminary Plat and Site Plan for a day care center on approximately 2.2 acres of land in the B. F. Boydston Survey Abstract 14 zoned General Retail and generally located on the west side of North Lakeshore Drive 500' north of SH-66 and Take Any Necessary Action.**

3 Crolley reviewed the request. He indicated that the applicant was proposing the construction of a 10,000 square foot building with a stucco and brick exterior. Crolley stated that the applicant was proposing a woodcrete fence for screening. He explained that this type of fence was poured in concrete and put in by sections. Crolley indicated that a screening fence was required by the

365 zoning ordinance. Crolley mentioned that this was the first time staff had seen this type of fence
and that he wanted to review the specs to see what that was going to look like. He stated that
Staff recommended that as part of the engineering review, the specifications for the fence be
reviewed as well. Crolley stated that Staff recommended approval of request with the following
370 conditions: 1) that the engineering plans be submitted with the final plat, 2) that the median nose
be removed and restriped as recommended, and 3) that there be a review of the screening fence
detail.

Crolley further explained that the median nose would be cutoff where it lined up with the
northern curb cut as proposed by the applicant. White asked if any thought had been given to the
375 impact of this facility on N. Lakeshore. Crolley indicated that it had been reviewed by our traffic
consultant, Tony Trammel; and he had indicated that it did not appear to create a capacity
problem. Crolley said that the only concern Trammel had was in trying to get the median nose
cut down to something acceptable. White indicated that it seemed that the traffic for this facility
would be generated at peak traffic times and that there was already a great deal of concern about
380 the traffic on Lakeshore coming South from the Shores. And since there was no traffic study in
our packet, White mentioned that he wanted to be sure that had been addressed. Crolley
indicated there was no traffic study was performed, but the plans were sent to Mr. Trammel and
capacity was not raised as an issue. White indicated that he knew that Mr. Trammel would be
reviewing this road in the near future, and he hoped that he would bear this project in mind.

385 Welborn asked if we knew how many children would be kept at the day care, and she asked if
there were any calculations done as to the number of autos. Crolley indicated there would be
about 210 students. Welborn stated that if there were 210 customers at a retail or office complex
they would be disbursed all during the day, but as White pointed out, this was going to be in and
390 out at peak school hours. Welborn asked how many cars could stack for the left turn going into
the north lane on Lakeshore. Crolley indicated that he and Trammel had discussed that and felt
that two would be able to get in the lane. Crolley indicated that what they were trying to design
was something that would not require a car to make a U- turn to get into the day care center.
Welborn asked about the other four or five cars waiting to turn behind them and she asked if there
395 is a chance for a traffic signal or school crossing signs. Welborn asked if any residents of that
area appeared at Planning and Zoning and if notices were sent out. Crolley said no, that this was
allowed by right. He indicated that he did have a couple of residents call when survey flags went
out. Morgan asked for further questions. Buffington asked Crolley what side the fence would
be on. Crolley answered that it would follow the alley on the north side of the development and
400 then along the back of the development. Buffington reiterated that it would not come out to the
street and create any visibility problems. Crolley clarified it would come out toward the alley
towards Lakeshore, but only to screen the residential from the commercial. Buffington clarified
the location of lot.

405 Welborn asked if the chain link fence was vinyl coated, not vinyl slatted. Crolley stated that was
correct. Welborn asked about height of the fence. Crolley indicated it would be 6', and he stated
that it was required by the code of ordinances for day care centers. Morgan asked about the
curb cut for outbound traffic stating that it looked like it could be dangerous. He asked if there
was a safe egress back to SH-66. Morgan asked if this was brought up and Crolley indicated that

410 they had been working with the applicant. He stated that the applicant wanted two driveways, and staff had been working on something that would be safe from the standpoint of the north versus south traffic and still allow two points of access.

415 The applicant, Mike Foster, 1835 Eastern Hills Drive in Garland, came forward. He introduced Rusty Simpson and indicated that they would be the owners of the day care center. Foster indicated that Simpson had been in the day care business for approximately 20 years and had two sites, one in Garland and one in Rowlett called Whistle Stop School. He mentioned that originally they planned to follow the same style of a train station, but they felt that this being a lake front community, they decided on a lake front type building with a lighthouse and the name of the center would be Lighthouse School. He reviewed the fence construction and some places where this type of fence had been used. Foster also gave a description of the building proposed.

425 Welborn stated that she was still concerned about the traffic but did not know what the solution might be. Welborn stated that her concern was with vehicles having to cross south bound traffic and merge into northbound traffic. Couch indicated that this location was as far back from the intersection as it could be. She indicated that if Council wanted, Staff could have Trammel review the project and issue a letter before the final plat. Couch stated that she thought the solution they had come to was the best available and that she did not think that eliminating the median altogether was a good option. Welborn agreed with her and asked how far away from the intersection you had to be to have a caution signal or any signal. Couch indicated that this was not enough of a traffic generator to warrant a traffic signal. Morgan indicated that it would look better to him if there was at least one turn lane so that you could safely make a left turn. Couch indicated that median openings in areas where you had driveway intersections were fairly typical in terms of development. Morgan stated that he would like to have the traffic engineer respond to that issue. Welborn moved approval of the site plan with a preliminary plat subject to the completion of a traffic study prior to final plat and site plan approval. The motion was seconded by Coleson. Morgan called for the vote, and it passed unanimously.

440 **PZ-95-71-FP Consider Approval of a Request from John Stagg on behalf of the Shores Country Club for the vacation and abandonment of The Shores Phase III plat and offsite utility easements recorded but never used in the Nathan Butler Survey Abstract 10 generally located on the south side of Champions Drive and the west side of Shores Blvd. And Take Any Necessary action.**

445 Crolley reviewed the request and stated that this application had been previously acted on but was never filed at the County. He commented that action by the Council would reapprove the plat vacation and include the easement abandonment. Staff recommended the abandonment of the easements and the vacation of plat. Luby moved for approval. Buffington seconded the motion, and it passed unanimously.

450 City Manager's Report

Couch advised the Council of the status of Horizon Road. She stated that all of the utility work associated with the City had been completed and the City was waiting for Southwestern Bell and

455 TU to complete the relocation of their utilities. Couch indicated that once completed the paving
portion of the project would begin. Couch stated that it appeared that it would take approximately
two months to complete, given good weather conditions. Also, Couch brought Council up to date
on status of long range planning efforts. She indicated that included in this year's budget were
funds to complete a water and sewer long range plan and a park plan. Couch advised that the
4 City had received proposals from firms on both and were in the process of reviewing them and
hoped to bring them to the Council in February. She mentioned that a number of reports were
included in the packet and she would answer any questions regarding them and she stated that
Mark Chamberlain would answer any questions regarding the police report. Coleson asked
Chamberlain if there had been any sign of gang activity and if it was getting better or worse.
465 Chamberlain indicated that he did not believe that the activity had increased. He indicated that
the department was training officers to recognize gang activity and intervene. White commented
that he had for the first time had the occasion to use the police department services over the last
weekend, and he commended them for their speedy response and excellent services. White asked
about the store front operation in the Ridge Road Shopping Center. Couch indicated that the
470 ownership change had made the previous owners reluctant to do anything. She stated that the City
had met with the new owners and they were eager to move forward. Morgan asked Couch if there
were any beautification efforts planned for the back of the Kroger Center upon completion of
Horizon Road. Morgan expressed concern regarding the trash in that area and the fact that it
would be high visibility when the road was finished. Couch indicated that it had been an ongoing
475 problem and that the City could follow up in contacting the representatives of the development
to see if they would be willing to do something.

480 **PZ-95-65-Z-PP Consider approval of an Ordinance Granting a Request from Rockwall
Heights Limited for a Change in Zoning from PD-29, SF-10 and Commercial to PD to allow
SF-10, SF-7, Park and a Special Neighborhood Service District and Approval of a
Preliminary Plat and Take Any Necessary Action (1st Reading)**

Crolley indicated that this case has been approved at the last City Council meeting without an
ordinance. Crolley stated that he had provided a revised ordinance with appropriate attachments
and that he would be happy to answer any questions. Welborn discussed the changes included in
485 the ordinance which she had requested at the last meeting. Welborn asked Crolley if the
ordinance contained all of the conditions which she had outlined in the motion at the previous
meeting. Welborn mentioned that when the homeowners association was created in the Shores,
that it did not apply to a portion of the Shores. Welborn asked what the number on the new PD
490 would be. Crolley indicated it would 29. Welborn suggested saying Mandatory PD-29
Homeowners Association. Welborn also mentioned that the other conditions included in the
motion were that prior to the approval of the final plat that there would be completion of a
drainage study and environmental impact study. She stated that it was a condition of the motion
and asked if it should be a part of the zoning. Crolley indicated he did not place it in the PD
4 because it was part of the final plat. He indicated that for each phase of any development, they
would be required to submit engineering plans that would include drainage. Welborn clarified
that the City Engineer would review that. She asked who made the determination on the
environmental impact. Crolley said that these concerns would be reviewed by engineering.
Welborn indicated that she had included that concern after discussion with Mr. Pool of the Shores

500 and asked Mr. Pool if he had anything more specific than the drainage in mind. Pool indicated no. Crolley reiterated that this was a review that is done by the City Engineer. Morgan called for other questions. Buffington offered a motion for approval and Welborn seconded. Morgan called for further discussion. Crowley read the ordinance caption:

ORDINANCE NO. _____

510 AN ORDINANCE OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE
COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROCKWALL AS HERETOFORE
AMENDED SO AS TO CHANGE THE ZONING ON A TRACT OF LAND WHICH IS MORE
FULLY DESCRIBED IN EXHIBIT "A" HEREIN FROM "SF-10", "COMMERCIAL", PLANNED
DEVELOPMENT 29" TO PD-29" TO ALLOW THE USES SPECIFICALLY DESCRIBED
HEREIN; CORRECTING THE OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY OF
FINE NOT EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH
515 OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER
CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

The motion passed unanimously.

520 **Discuss and Consider a Resolution Authorizing and Directing the Execution of a Continuing
Disclosure Agreement with the North Texas Municipal Water District and Take Any
Necessary Action.**

525 Couch indicated that the North Texas Municipal Water District was now ready to issue the \$1.8
million debt for the Buffalo Creek Treatment Plant Expansion. She stated the City would be
required to include some additional language in the contract bonds with North Texas which
provided additional disclosure requirements to ensure that financial information was provided to
the bondholders. White asked what the rate adjustments would be. Couch indicated they would
be somewhere in the range of 5% depending on issue costs. White moved approval of the
530 agreement, the motion was seconded by Buffington. Coleson asked if these were short or long
term bonds. Couch indicated they were 20 year bonds. The motion passed unanimously.

535 **Discuss and Consider Instructing the Planning and Zoning Commission to Review the PD
Conditions for PD-3 on the Shores and Take Any Necessary Action.**

540 Luby indicated that he wanted Planning and Zoning to review the density of the Shores. He
indicated that he wanted them to review the zoning and make suggestions for change so the
Council was not in a position to vote on something in the future because it was better than the
past zoning. Coleson agreed with Luby and stated that he would like to go further and review
other PD zoning within the City also. Welborn asked Couch to summarize what the PD review
policy had been and asked her to address whether or not PD-3 had been reviewed in the past.
Couch indicated that in 1984 the City adopted an amendment to the zoning ordinance which
required periodic review of planned developments. She stated that generally they were to be
reviewed every 2 years. She stated that the City had periodically reviewed every PD and the
545 requirement was that the City review all fully or partially undeveloped PD's. Couch stated that
this particular PD had been reviewed at least twice. She indicated that typically the process would
be to begin the review process with Planning and Zoning and have them develop recommendations
for the Council to suggest whether or not a public hearing was needed. If they recommend a

public hearing, the Council initiates the public hearing. Couch indicated that it would be appropriate to remand this to the Planning and Zoning Commission to begin the review process on PD-3. Couch also indicated that if the Council wished to ensure there were no plans or development to come forward prior to the completion of the review, that such instructions would need to be included in the motion.

Welborn asked if there were any other development plans or request for plats or replats on existing PD's. Crolley indicated that he did not believe there were any at this time. Couch indicated that the desire to expand the review to other PD's would need to be placed on the next agenda since it was not posted that the City was considering the review of other PD's. Couch recommended that prior to the next Council meeting that staff would develop a status report on other undeveloped PD's. Welborn asked if the Council was interested in reviewing all PD's and they agreed. White stated that he was definitely interested in moving forward with this process and Buffington concurred.

Couch indicated that the property owner would like to make a few comments. Douglas Smith, 6106 Squire Lane, Alexandria, VA came forward, as a representative of the parent company of the Shores Country Club, Inc. Smith summarized the history of the development. Smith indicated that subsequent to buying the property they had developed two portions of the property. He stated that in 1994 they began to examine the possibility of selling both the development property and the club. Smith indicated that during the Fall 1995 they entered into a contract to sell the development property believing that they were selling the property as currently zoned and the buyer believing this as well. Smith stated they would be closing the sale shortly and that the sale was now on hold because of the review process which had also adversely affected the discussions of the sale of the current golf course. Smith requested that Crolley explain what the current zoning is at the Shores and that if found acceptable that action be taken tonight to affirm the zoning, since time was of the essence regarding the sale. White clarified that the sale was on hold due to the Council's review of the zoning. Smith indicated that was correct because the buyer was unsure if the plan they had developed would be acceptable and they were hesitant to continue with the sale. Luby asked if he was correct that he read in the paper prior to Wednesday that the sale was off. Smith indicated that referred to the sale of the golf course. Buffington indicated to Mr. Smith that he sympathized with him because he understood the money issue involved, but Buffington indicated that he wanted to be more knowledgeable of what was going on and whether action had been taken that he was unaware of. Smith restated their request that the Council simply hear the zoning at this time. He expressed that if it went through the process as usually done it would take 30 to 60 days and would put their discussions in jeopardy.

Buffington asked what the PD was zoned. Crolley indicated it had been reviewed at the staff level and indicated that Planning and Zoning had not seen any of this request. Crolley indicated there was a mixture of zoning that allows for 9,000 square foot lots, 8,400 square foot lots, 7,200 square foot lots and 5,000 square foot lots. Crolley indicated that what they had seen from the applicant was approximately 642 lots but is was not for the entire development. Several other pieces of the development were still zoned Agricultural and were not part of the PD. White stated that this was another reason to review these PD's. Welborn asked if Planning and Zoning

595 had performed a full review in 1993 of the zoning ordinance. Couch indicated she would have to do some research to determine if that was done. Welborn stated that she agreed that the review needed to be performed, but that it seemed like poor timing. Welborn withdrew and Buffington asked about the Agricultural zoning in the Shores. Crolley indicated that it was not part of the PD but a part of the ownership of the Shores. Crolley indicated that this area would still have to be rezoned for development. Welborn asked Eckert where the Council stood legally regarding changes in zoning which might make the land less marketable. Eckert indicated that the property could change ownership at any time and what was being discussed was land use. He indicated that if there was an application for use of the land by a developer and a plat then vesting would apply. Luby moved that Planning and Zoning be instructed to review PD-3 of the Shores and that staff not accept any development plans until completion of the review process. The motion was seconded by Coleson. White asked if a time limit should be added for the review process and Eckert stated that he felt it would be appropriate to do so. Luby asked what would be reasonable and Eckert indicated that 60 days with the ability to extend if necessary. Luby amended his motion to include the 60 day time limit. Morgan called for the vote. The motion passed unanimously.

610 **Discuss and Consider a Resolution Authorizing the City Manager to Submit an Application to the Criminal Justice Division for the Continuation of the Middle/High School D.A.R.E. Program and Take Any Necessary Action.**

615 Couch recommended approval of the resolution. White moved for approval, and Buffington seconded. The motion passed unanimously.

620 **Discuss and Consider Award of Contract for Engineering Service for 0.5 Million Gallon Elevated Tank Rehabilitation and Take Any Necessary Action.**

625 Couch explained that this was one of the items included in this year's budget. She explained that the City was two days away from having the SCADA system operating on the new tower and would be able to take the old tower out of service very quickly. Couch reviewed the proposals and recommended that the contract be awarded Chiang Patel. Couch indicated that Frank Rasor was available for questions. White expressed concern regarding the use of lead based primer. Couch assured him that they would be testing for that. Luby commented that the City was lucky that the old tower held out until the completion of the new tower. Coleson moved to accept the recommendation of staff, and the motion was seconded by Buffington. White asked the City Attorney if he had reviewed the Limitation of Liability in the contract. Eckert indicated he had and that those limits were within the limits of the Tort Claims Act, and he indicated that he was satisfied. The motion passed unanimously.

Hold Executive Session Under Section 551.074 of the Texas Government Code

635 The Council adjourned into executive session at 10:00 p.m. to discuss the semi-annual review of the City Manager and City Attorney and an appointment to the Park Board/ sale of surplus right-of way. The Council reconvened into regular session at 10:30 p.m. Buffington moved that Cathy Mims be appointed to the Park Board. The motion was seconded by White, and it passed

unanimously.

640

Adjournment

Mayor Pro Tem Morgan adjourned the meeting at 10:35 p.m.

645

APPROVED:

650

George R. Hatfield, Mayor

ATTEST:

655

Stacey R. Robbins, City Secretary

660

Public Notices

PUBLIC NOTICE

The Rockwall City Council will hold a public hearing on January 8, 1996 at 7:00 p.m. at City Hall, 205 W. Rusk, in the City Council Chambers to consider the following items:

Consider an amendment to the Comprehensive Land Use Plan and Thoroughfare Plan. This plan will set the long range vision for the development of the City of Rockwall.

PUBLIC NOTICE

The City of Rockwall Planning and Zoning Commission will hold a public hearing on January 9, 1996 at 7:00 p.m., at City Hall, 205 W. Rusk, in the City Council Chambers and the Rockwall City Council will hold a public hearing on January 15, 1996 at 7:00 p.m. at City Hall, 205 W. Rusk, in the City Council Chambers to consider the following items:

95-64-Z/RP A request from Ashton Custer, LLC for a Replat for Turtle Cove Addition and revised area requirements in PD-2 (Turtle Cove) generally located on the north and south side of Turtle Cove Blvd. approximately 800' west of F.M. 740.

95-51-Z A request from Harbor Bay, LP and Albright Properties for a revised Planned Development, revised Development Plan and Preliminary Plat for Planned Development — 15, Signal Ridge Ph. 4 and PD-22 for the Harbor Bay Addition and generally located south and west of Clarion Drive.

95-66-CUP A request from AT&T for a Conditional Use Permit for a cellular tower and antenna in the Rockwall OT lot WPT of 3 Block M at 106 and 108 Rusk Street currently

zoned Central Business District and generally located at southeast corner of Rusk Street and Goliad Street.

95-67-FP A request from Tipton Engineering for a Final Plat for a residential subdivision named Rolling Meadows Estates located in the County (within the City's Extra-territorial Jurisdiction) generally located on the west side of F.M. 549 approximately 1,700' north of I-30.

95-68-CUP A request from Adams Engineering on behalf of Wal-Mart Inc. for a Conditional Use Permit for less than 90% masonry (as defined by the Zoning Ordinance) on exterior walls for approximately 27 acres on property zoned Commercial known as Wal-Mart Supercenter Addition Lot 2 Block A, currently platted as the Goldencrest Addition, Rockwall Plaza Addition and a portion of the Rockwall High School Addition and generally located on the northeast corner of I-30 and White Hills Drive.

95-70-PP/SP A request from Mike Foster for a Preliminary Plat and Site Plan for a day care center on approximately 2.2 acres of land in the B.F. Boydston Survey Abstract 14 zoned General Retail and generally located on the west side of North Lakeshore Drive 500' north of S.H. 66.

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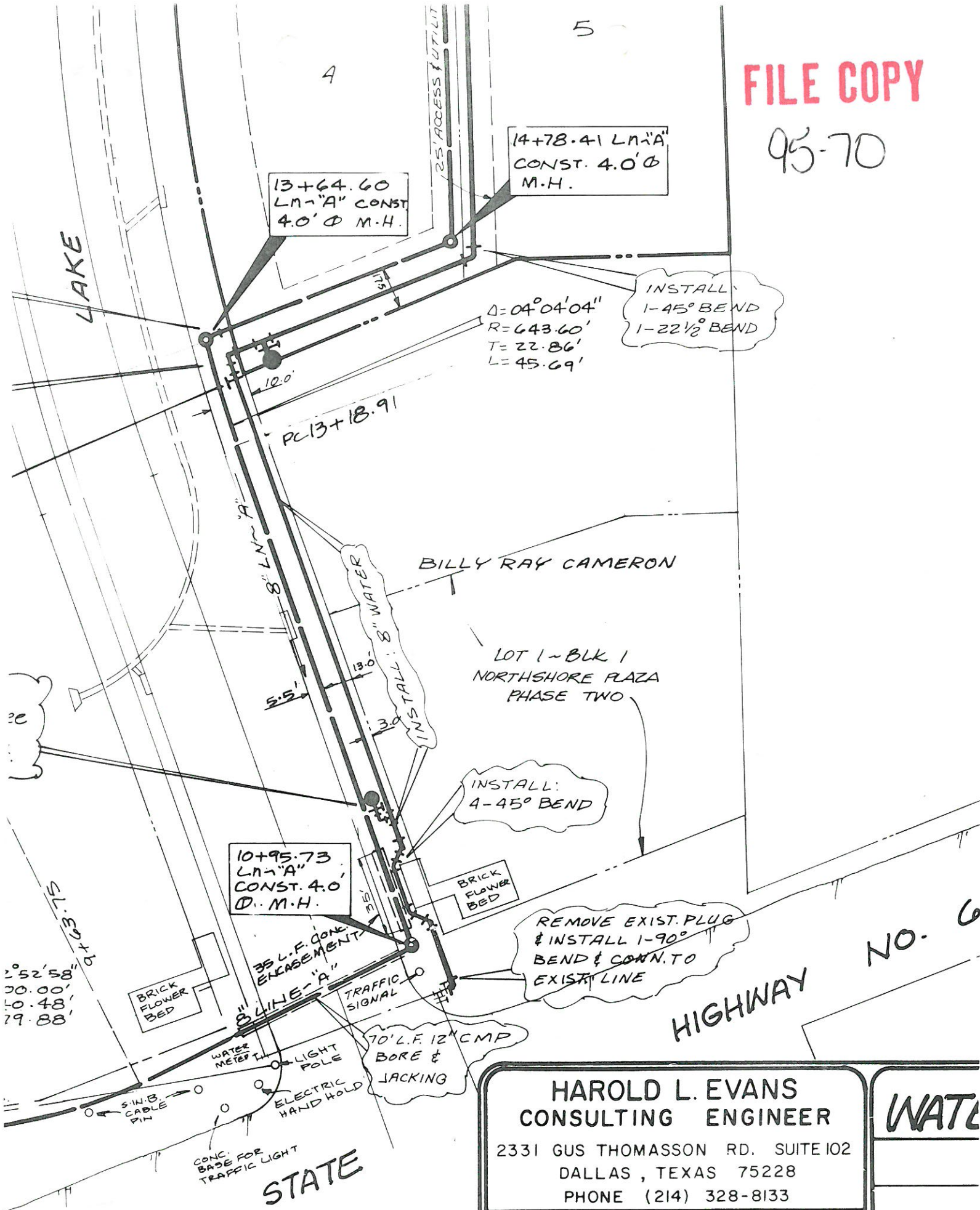
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FILE COPY

FILE COPY

95-70



HAROLD L. EVANS
CONSULTING ENGINEER

2331 GUS THOMASSON RD. SUITE 102
DALLAS, TEXAS 75228
PHONE (214) 328-8133

SCALE

DATE

JOB NO.

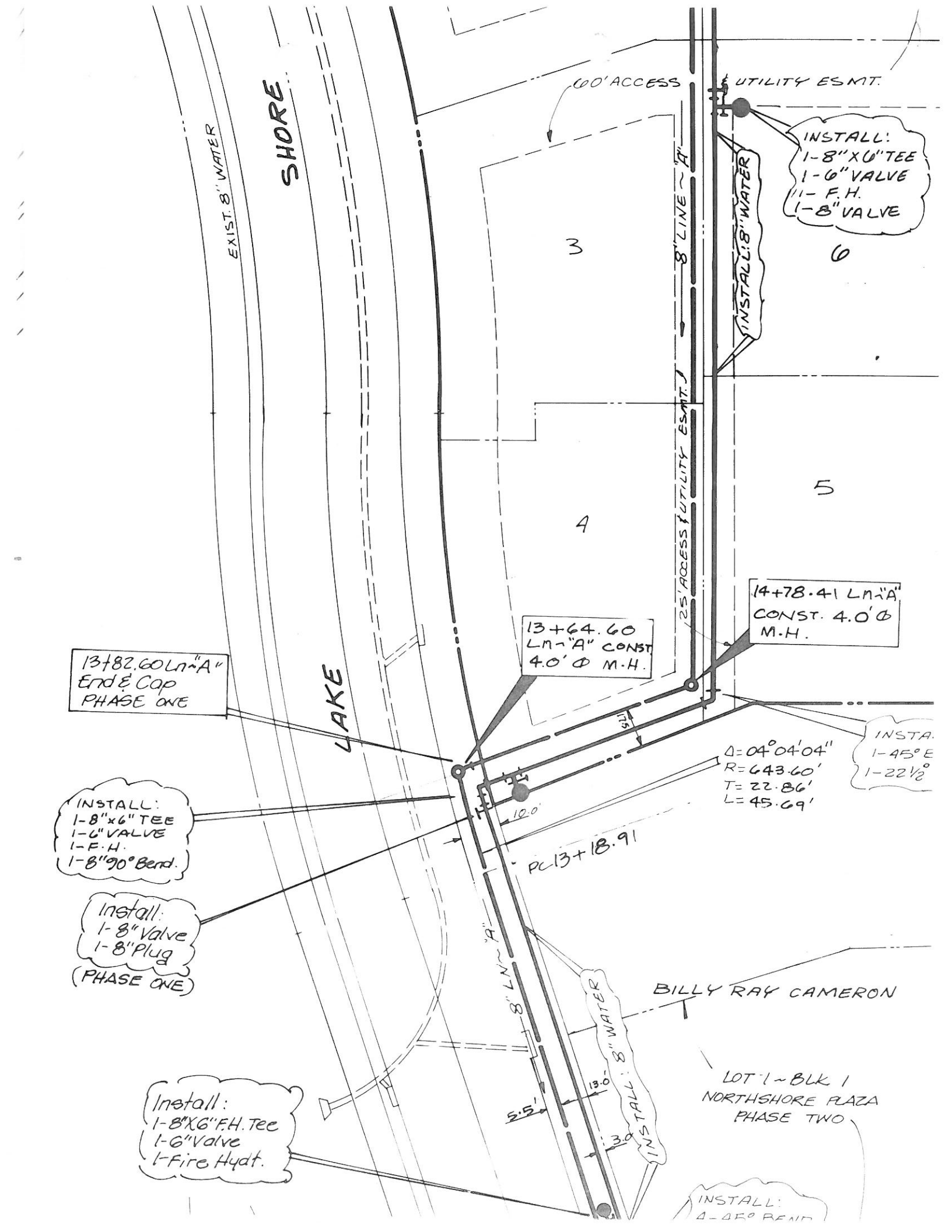
1"=30'

10-22-86

86106

WATER

R



SHORE

EXIST. 8" WATER

60' ACCESS

UTILITY ESMT.

INSTALL:
1-8"x6" TEE
1-6" VALVE
1-F.H.
1-8" VALVE

6

INSTALL: 8" WATER

5

14+78.41 LM-A
CONST. 4.0' Ø
M.H.

13+64.60
LM-A CONST
4.0' Ø M.H.

13+82.60 LM-A
END & CAP
PHASE ONE

LAKE

INSTALL:
1-8"x6" TEE
1-6" VALVE
1-F.H.
1-8" 90° Bend.

Install:
1-8" Valve
1-8" Plug
(PHASE ONE)

Install:
1-8"x6" F.H. Tee
1-6" Valve
1-Fire Hydt.

INSTA.
1-45° E
1-22 1/2°

Δ=04°04'04"
R=643.60'
T=22.86'
L=45.69'

PL 13+18.91

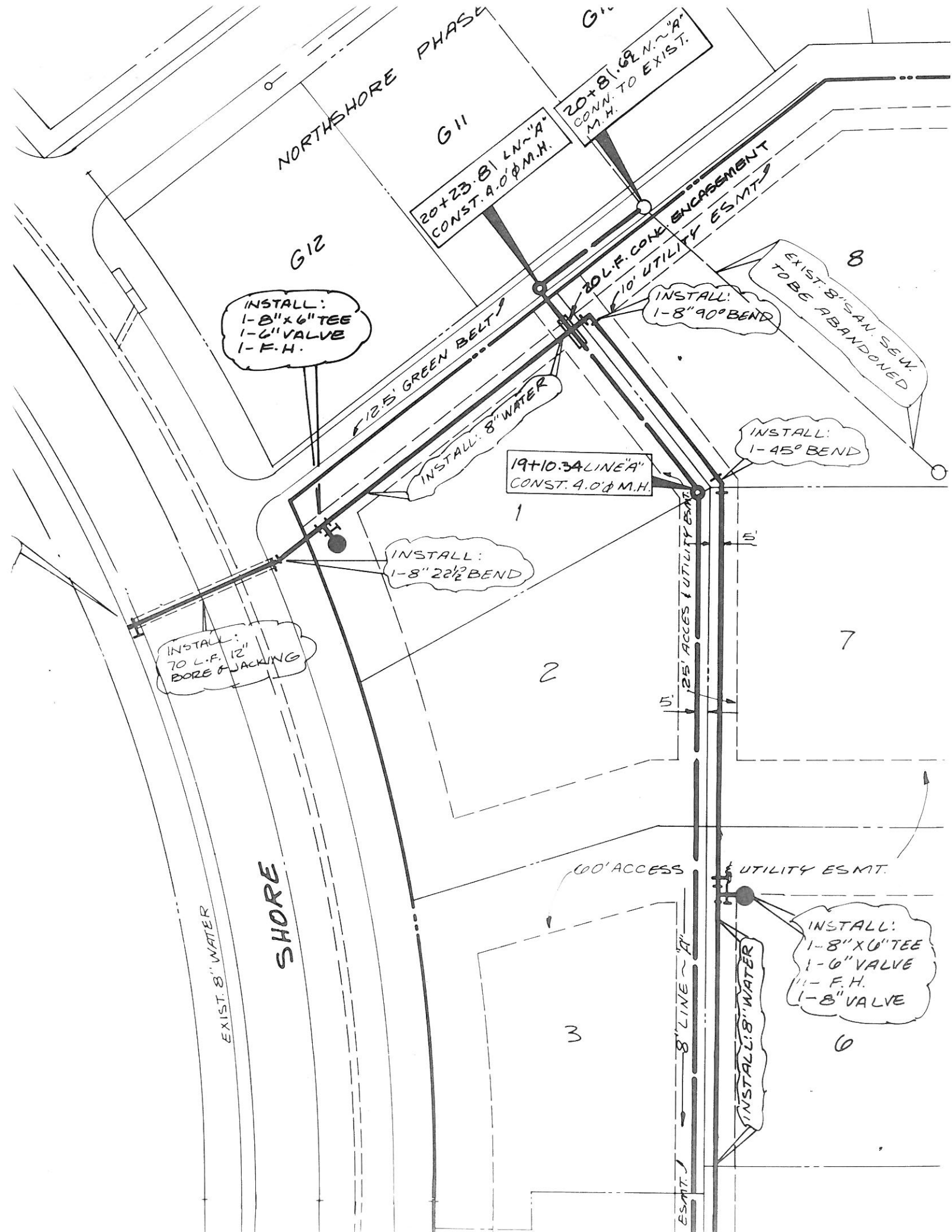
8" LN-A

INSTALL: 8" WATER

BILLY RAY CAMERON

LOT 1-BLK 1
NORTHSHORE PLAZA
PHASE TWO

INSTALL:
Δ-45° BEND



**CITY OF ROCKWALL
City Council Agenda**

Agenda Date: January 15, 1996

Agenda No. V.I.

Agenda Item: PZ-95-70-PP/SP Consider Approval of a Request from Mike Foster for a Preliminary Plat and Site Plan for a day care center on approximately 2.2 acres of land in the B.F. Boydston Survey Abstract 14 zoned General Retail and generally located on the west side of North Lakeshore Drive 500' north of SH-66 and Take Any Necessary Action

Item Generated By:

Action Needed:

Background Information:

Attachments:

1. Copy of P & Z Information

City Of Rockwall City Council Agenda

Agenda Date: January 15, 1996

Agenda Item: **95-70-PP/SP** - A request for a Preliminary Plat and Site Plan for a day care center on approximately 2.2 acres of land in the B.F. Boydston Survey Abstract 14 zoned General Retail and generally located on the west side of North Lakeshore Drive 500' north of S.H. 66.

Applicant: Mike Foster

Action Needed: Consider approval of the preliminary plat and site plan.

Background Information: The property consists of approximately 2 acres and is zoned General Retail (GR). The surrounding property is zoned GR and SF-10. The GR district allows day care centers by right. The applicant is proposing a 10,000 building that will have a brick and stucco exterior.

At the work session the Commission requested that the dumpster be moved to the south side of the building. The applicant has agreed to the change. The drawings are being revised to reflect the revision. Revised drawings will be sent Friday.

The applicant is proposing a "woodcrete" fence for the screening fence around the property. This type of fence has a wood look but is actually made of concrete. We have not had any requests for this type of fence.

The other issue was the left turn lane. Staff recommends removing the northern nose of the existing left turn lane from where it currently exists to the northern most driveway of the day care center and replacing it with striped median nose that is the same as the existing median. This will allow traffic to the day care to enter without a U-turn and the turn lane will still be striped for turning into the alley.

The site plans will be delivered on Friday.

Recommendation: Staff recommends approval of the request with the following conditions:

1. Engineering plans submitted with the final plat.
2. Median nose removed and restriped as recommended.

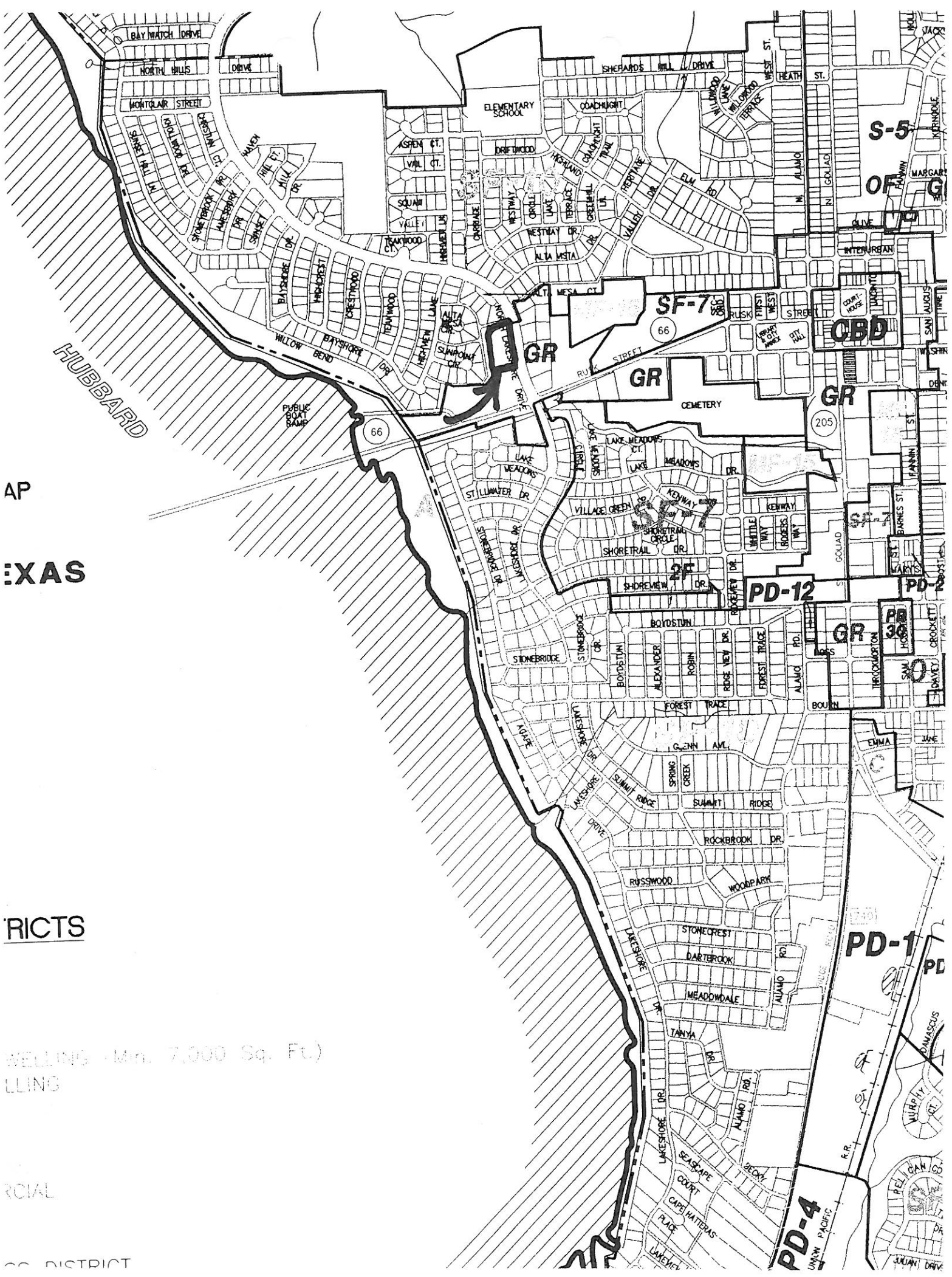
3. Review of screening fence detail.

P & Z Recommendation:

Approval with staff conditions

Agenda Item:

95-70-PP/SP



AP
TEXAS

RICTS

WELLING (Min. 7,000 Sq. Ft.)
LLING

RCIAL

CC DISTRICT



7940 Silverton Avenue, Suite 201
San Diego, CA 92126
619 549-2119 Fax: 619 549-0861

DESIGNER CONCRETE PRODUCTS, INC.
P.O. BOX 3973
GARDENA, CA 90247
(213) 323-9255

ATTENTION: DENNIS KLEINMAN

JULY 12, 1988
FILE:80704.LET

SUBJECT: COMPARATIVE ANALYSIS OF ACOUSTICAL PERFORMANCE OF FREE
STANDING WALLS

This letter is offered to clarify the relative importance of transmission and refraction losses in free standing barriers used for noise protection. The question has arisen due to concern that the acoustical transmission losses achieved by a 6 inch concrete block wall are higher than your product, Woodcrete.

The total noise reduction achieved by any free standing barrier is due to sound which passes through and over the barrier. Sound which passes through the barrier is reduced in proportion to the mass, internal damping, absorption, and isolation inherent in the its construction. This generally ranges from 9 to 20 decibels in wood construction and 30 to 50 decibels for masonry construction. Obviously, if the wall were infinitely high and wide, the noise could pass only through the wall.

However, noise reduction also occurs as sound bends (i.e., refracts) over the top of the wall in the same manner as light bends when passing through a glass prism. Also, as with light, the degree of bending is related to the wavelength. The degree of noise reduction by refraction is therefore determined by the height of the barrier and its position between the source of noise and the receptor. The refracted noise reduction usually ranges between 1 or 2 decibels to 20 decibels.

We have calculated the noise reduction due to refraction losses over a 6 ft high Wall (Refer to Cross-Section A-1 calculations attached). In our example the receptor will be exposed to 44.3 decibels, Community Noise Equivalent Level (CNEL) if no wall is constructed and 33.80 decibels if a 6 ft high wall is installed. This reduction is due to refraction losses. As shown below, the transmission losses through the barrier are inconsequential in most cases.

The Sound transmission Class (STC) -- a measure of transmission loss through the wall -- for the Woodcrete is approximately 22 decibels and 44 decibels for a 6 inch masonry block wall.² Therefore the exposure of 44.3 decibels will be reduced to 22.3 decibels if the Woodcrete is used and to 0.3 decibels if block is used.

Now, to determine the total exposure, the reduced sound level passing through the wall must be added to the sound refracting over the wall. But the receptor is also exposed to 33.80 decibels refracting over the wall. When adding these values the exposure is raised 0.28 decibels to is 34.08 decibels. this increase is not measurable or audible. 33.80 decibels is equivalent to the linear number 2,398.83. 22 decibels equals the linear number 158.49. When these numbers are added (2557.32) and converted back to logarithmic form (34.08 decibels, an exponential approximation) the higher number is not changed significantly.

In this case, which is typical, the contribution of sound passing through the wall is not high enough to significantly raise the sound level exposure due to refraction over the wall. The refraction losses over the wall control the noise exposure to the receptor whether or not Woodcrete or block wall is used.

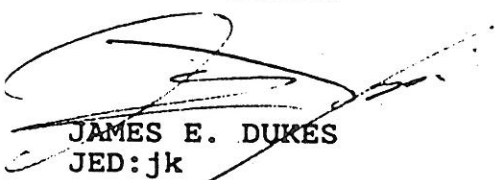
When the difference between the noise reduction over the wall and through the wall is less than 10 decibels, the sound passing through the wall begins to contribute to the receptor's exposure. The reason for this is that 10 decibels is equivalent to a magnitude of 10 fold. When the difference in noise transmission versus refraction is greater than 10 fold, the higher noise contribution of the two remains unchanged.

In our example, the refraction losses are 10.4 decibels due exclusively to the height of the wall. It does not matter if the transmission losses through the wall are 15 decibels or 50 decibels! The receptor will still be exposed to the higher noise refracted over the barrier which is determined by the height of the barrier.

CONCLUSION

The Woodcrete product is equivalent to a masonry block wall of the same height when used as a free standing barrier for noise reduction.

CHIEF ENGINEER



JAMES E. DUKES
JED:jk

WESTERN ELECTRO - ACOUSTIC LABORATORY, INC.

1711 SIXTEENTH STREET • SANTA MONICA, CALIFORNIA 90404 • (213) 870-9268 • 450-1733



PAUL S. VENEKLASSEN / Director

18 April 1983

REPORT

SOUND TRANSMISSION LOSS TEST NO. 83-136

CLIENT: Designer Concrete Products Inc.

TEST DATE: 14 April 1983

INTRODUCTION

The methods and procedures used for this test conform to the provisions and requirements of ASTM Procedure E90-75, Standard Recommended Practice for Laboratory Measurements of Airborne Sound Transmission Loss of Building Partitions. Details of the procedure will be furnished upon request.

DESCRIPTION OF TEST SPECIMEN

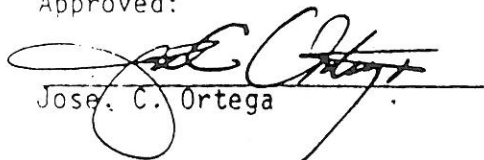
The test panel was a Woodcrete Wall which consisted of interlocking pre-cast concrete panels. The panels interlock using a tongue and groove approach. The 56-1/2 inch wide by 12 inch high steel reinforced concrete panels are inserted down the tracks of two "I" shaped concrete posts spaced five foot on center. The panel/track joint was fully grouted on one side. The overall dimensions of the test panel were 71-1/2 inches wide by 80-3/4 inches high. The entire perimeter of the chamber/test wall joint was completely sealed with a silicone caulk.

RESULTS OF THE MEASUREMENTS

The sound transmission loss values at 17 one-third octave bands are tabulated on the attached sheet. The Sound Transmission Class rating determined in accordance with the procedure was STC-22.

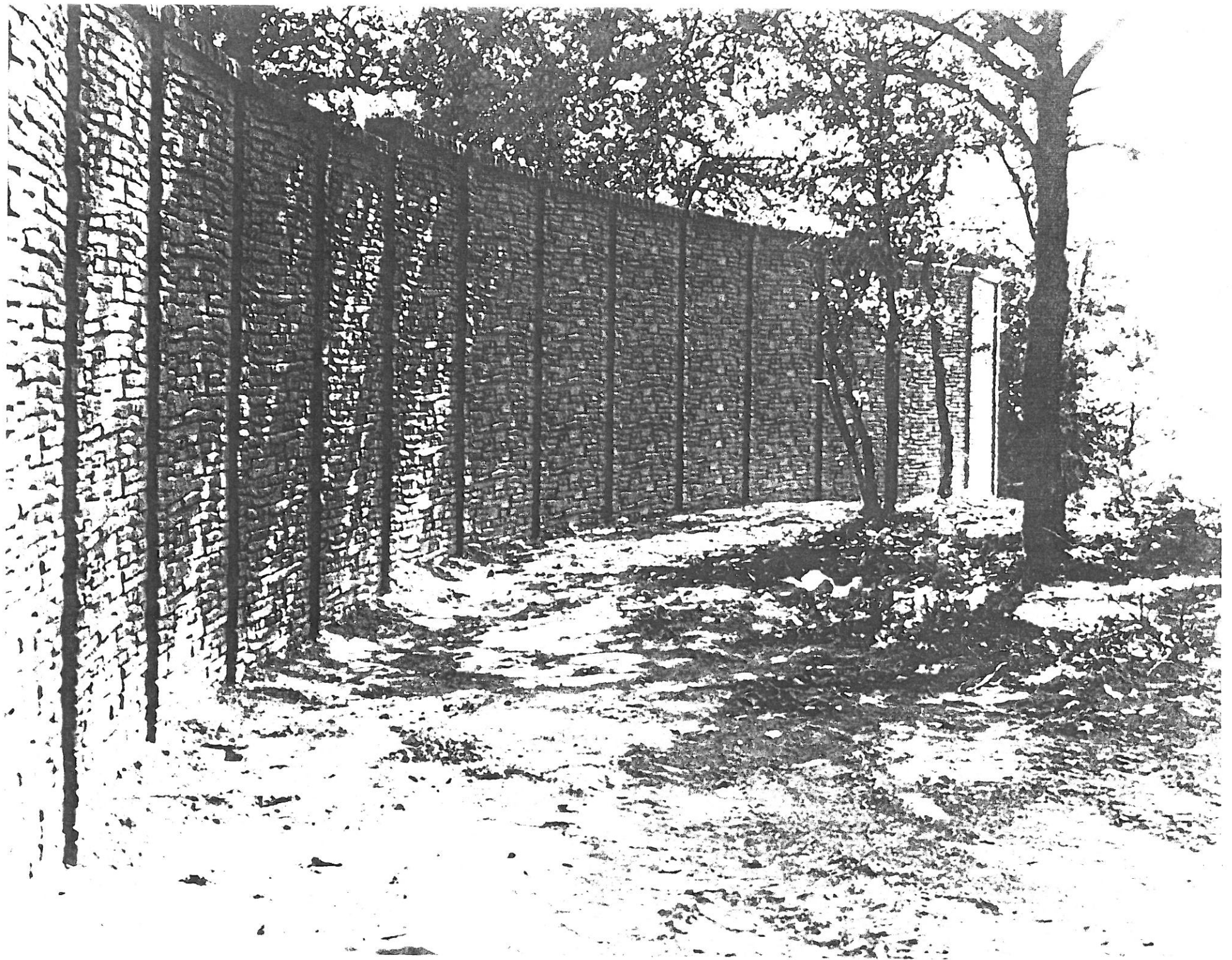
Respectfully submitted,

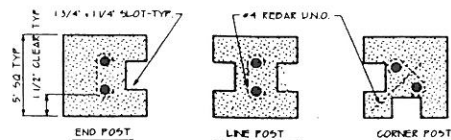
Approved:


Jose C. Ortega

Western Electro-Acoustic Laboratory, Inc.

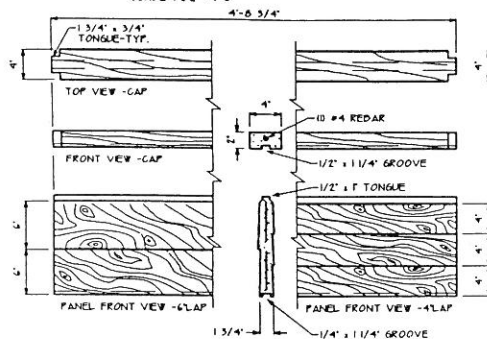
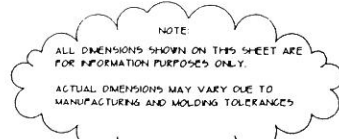

Stephen A. Martin





POST SECTIONS & PANELS

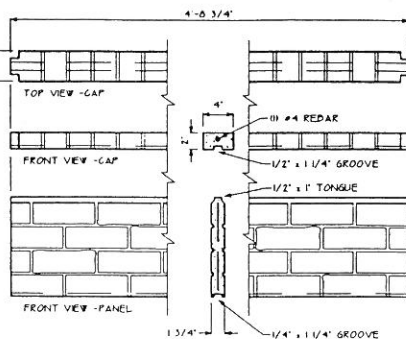
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WOODCRETE

DETAILS & PANEL & CAP

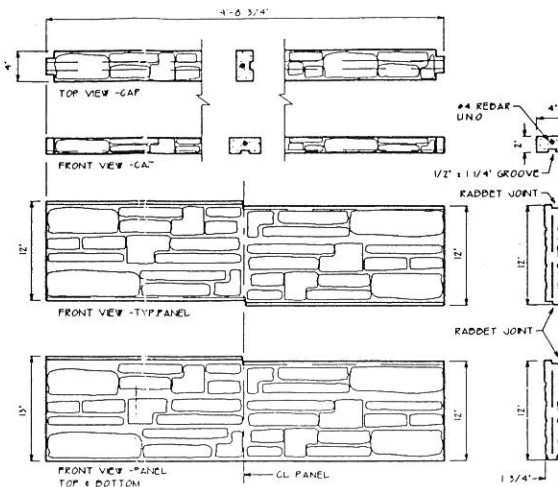
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BRICKCRETE

DETAILS & PANEL & CAP

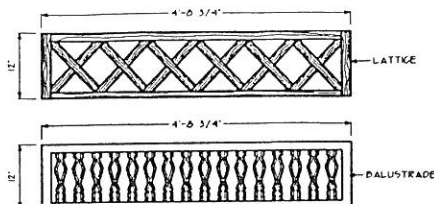
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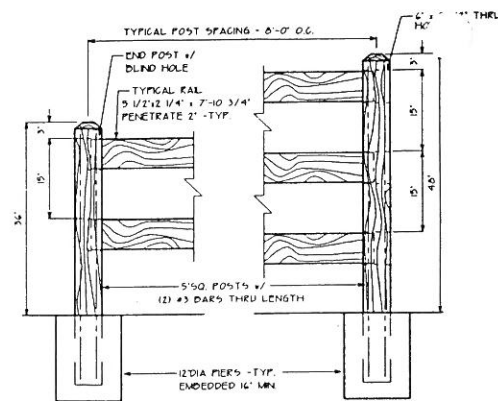
FENCESTONE

DETAILS & PANEL & CAP

SCALE: 3/4\"/>

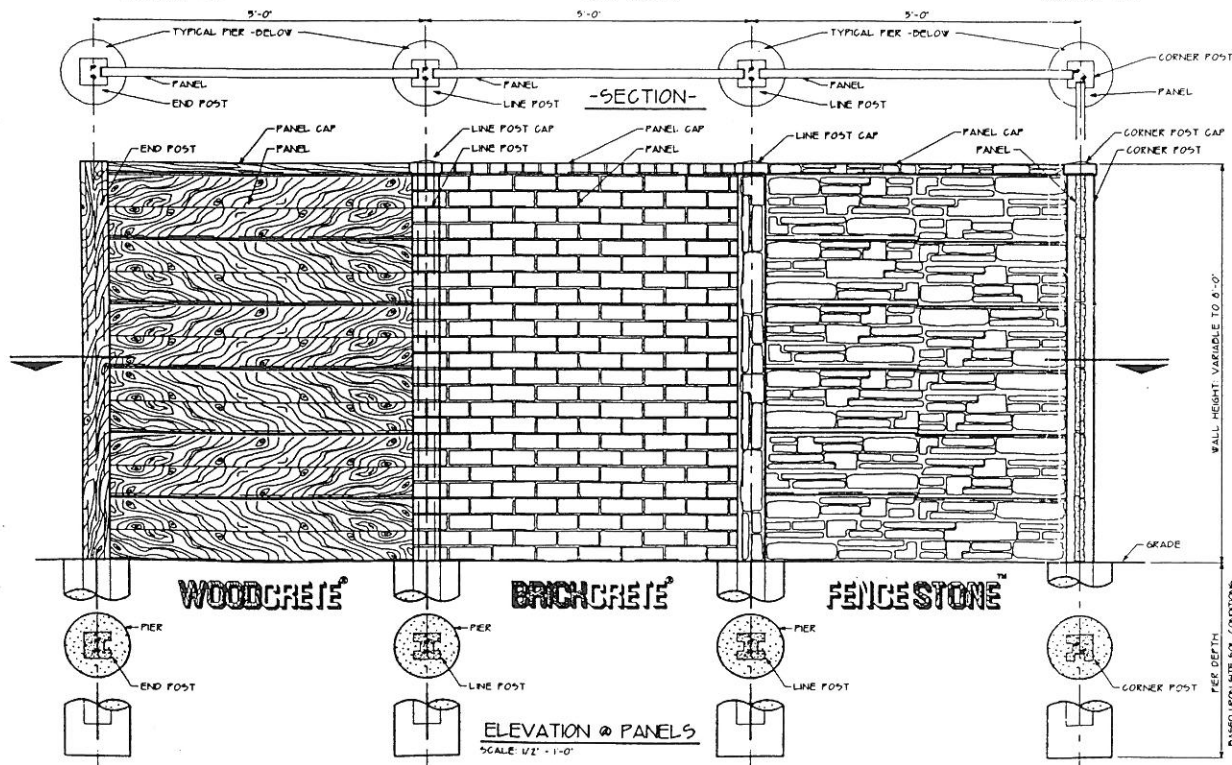


DETAIL OF OPTIONAL PANELS



2 RAIL FENCE WOODCRETE 3 RAIL FENCE

ELEVATION & RAIL SYSTEM



WOODCRETE

BRICKCRETE

FENCESTONE

ELEVATION & PANELS

SCALE: 1 1/2\"/>

1. PRODUCT NAME
Pre-cast Fencing: Brickcrete, Woodcrete, Fencestone, and the Woodcrete Rail Fence System.
2. MANUFACTURER
Superior Concrete Fence of Texas, Inc.
P.O. Box 201022, Arlington, Texas 75006-1022, (817) 277-8255
3. PRODUCT DESCRIPTION
Basic Use: Product is intended for residential and commercial exterior fencing and screening walls. Fencing and screening walls separating properties.
Decorative and Architectural Fencing.
Sound barriers.
Corral Fencing.
Equestrian Trails.
Golf Courses.
Subdivisions.
Planters.
Limitations: Should not be used alone as a retaining wall for the support of soils or other structural elements.
Composition and Materials: A mix of high strength portland cement meeting or exceeding the requirements of ASTM-C150, natural aggregate, and iron oxide color placed and cast within factory molds. Filled molds are vibrated. After setup of mix, the cast product is stripped from molds, cured, and packaged for shipment.
Basic Screening Fencing: Screening fence columns are typically placed at 5'-0\"/>

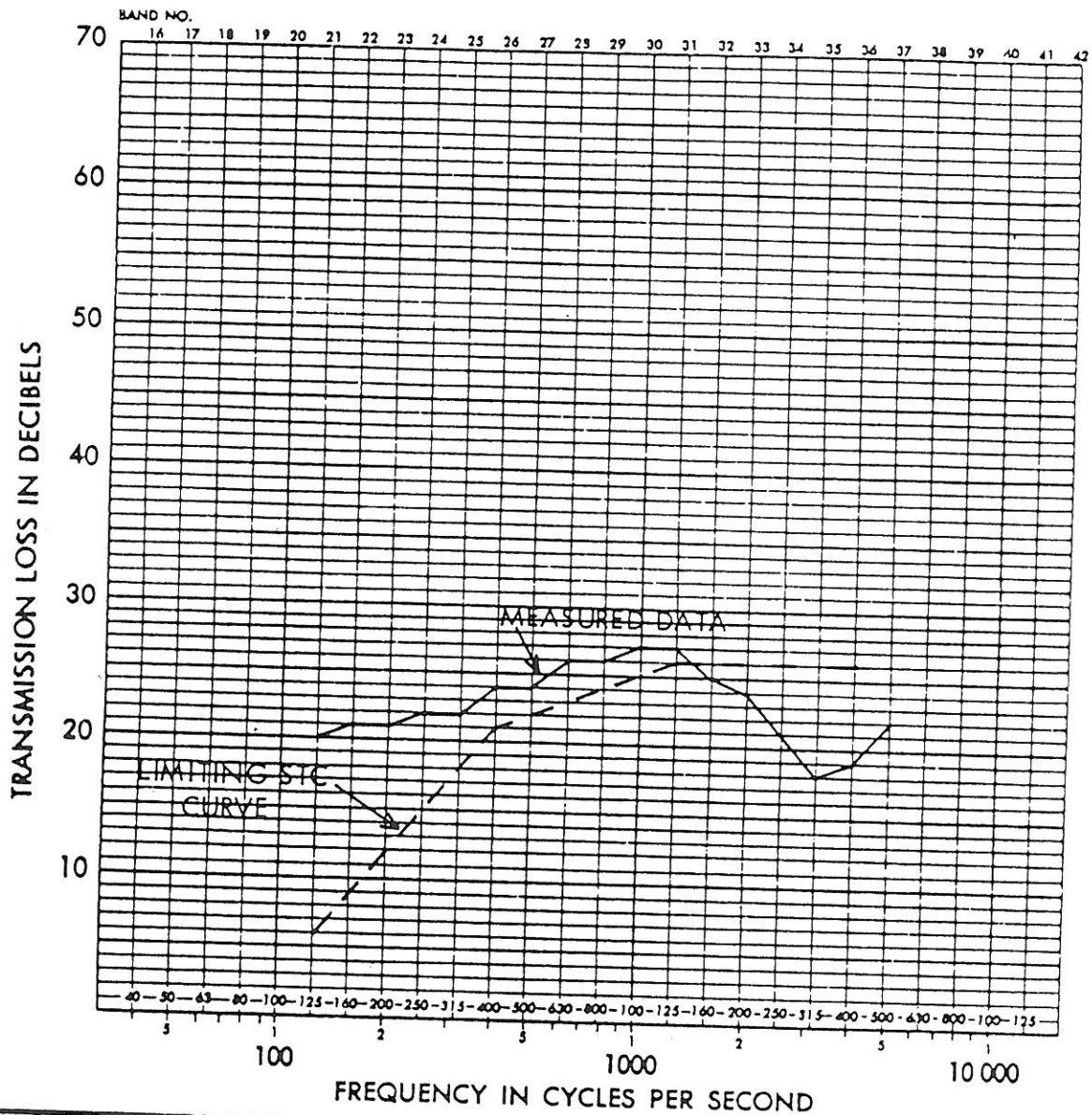
SPECIFICATION DATA Pre-Cast Concrete Fencing

4. TECHNICAL DATA
Concrete Mix: Compressive strength - $F_c=4,000$ psi.
Reinforcing Steel: Steel yield strength - $F_y=40,000$ psi.
Loading: Each screen fence is to be designed to meet the local building codes as they apply. Wind loading and Surcharge loads as they occur, will be applied to the panels, columns, and foundation components.
Foundations: Site specific geotechnical information to be used for each design.
5. INSTALLATION
The posts are positioned and erected by site-casting the column or post into a drilled pier. The pier size, depth and reinforcement is constructed as specified within site specific Engineered Drawings. After the posts are accurately spaced, plumbed and leveled, they are braced, until the pier concrete has obtained its initial strength. With the posts erected, the panels are manually slid into place. Where post spacing must be less than 5'-0\", the panels are saw cut to a length as required to fit. Post caps and panel caps are bonded into place by applying a silicone based adhesive between the cap and fence component.
Specialties & Options
Concrete mow stripe.
Architectural panel lattice wrought iron and balustrade configurations may be substituted within the fence system.

6. AVAILABILITY AND COST
Availability: Available from manufacturer's authorized suppliers including the following:
Superior Concrete Fence of Texas, Inc.
P.O. Box 201022, Arlington, Texas 75006-1022, (817) 277-8255
Cost: Product is priced based on height per linear foot.
7. MAINTENANCE
Most applications require no maintenance. Where excessive dust or dirt are prevalent, product can be washed down occasionally.
8. TECHNICAL SERVICES
Technical personnel are available for consultation with architects, engineers, city officials and owners to discuss type, application and site specific engineering requirements, etc.

WALL HEIGHT VARIABLE TO 6'-0\"/>

WESTERN ELECTRO-ACOUSTIC LABORATORY, INC.
Report No. 83-136



OCT BAND	f_c	125	160	200	250	315	400	500	630	800	1000	1250	1600	2000	2500	3150	4000	5000
TL in DB		20	21	21	22	22	24	24	26	26	27	27	25	24	21	18	19	22

STC per ASTM E413-70 = 22
 Test Wall Size: 40.1 sq. ft.
 Temperature: 69°F
 Relative Humidity: 55%
 Test Date: 15 April 1983
 Test Engineer: Stephen A. Martin

Approved:

Jose C. Ortega

95-70

REFERENCES

NOTES

1. Refer to laboratory STC test report 83-136 by Western Electro-Acoustic, Inc. conducted 15 April 1983 of Woodcrete panel.
2. Refer to Catalog of STC and IIC ratings for wall and floor/ceiling Assemblies, p.116, Section Number 1.4.2.2.1.3.; 6X8X16" 3-cell, 21 lbs block.

SUMMARY TABLE I

CNEL and WALL CALCULATIONS by CROSS-SECTION

MELROSE WOODCRETE WALL CALCULATION
FILE : 80704C.BAR

DATE: 07-13-1988
TIME: 1141 hrs

Cross Section Label:	A-1	-	-	-	-
Receptor to centerline:	181 ft	-	-	-	-
Receptor to wall:	42 ft	-	-	-	-
Receptor elevation:	426 ft	-	-	-	-
Street elevation:	448 ft	-	-	-	-
wall foot elevation:	448 ft	-	-	-	-
Propagation Hard/Soft:	Hard	-	-	-	-
Slope height:	-22 ft	-	-	-	-
Left angle of view:	-90 deg	-	-	-	-
Right angle of view:	90 deg	-	-	-	-
Uphill grade:	0%	-	-	-	-
<u>LEQ calculated from survey:</u>					
Vehicles counted:	-	-	-	-	-
Heavy Truck mix:	-	-	-	-	-
Medium Truck mix:	-	-	-	-	-
LEQ calculated:	-	-	-	-	-
<u>CALCULATED EXISTING CNEL:</u>					
ADT:	400	-	-	-	-
Heavy Truck mix:	20%	-	-	-	-
Medium Truck mix:	20%	-	-	-	-
CNEL without wall:	44.3 dB	-	-	-	-
with wall:		-	-	-	-
wall height:	6 ft	-	-	-	-
at ground floor:	33.8 dB	-	-	-	-
second floor:	-	-	-	-	-
third floor:	-	-	-	-	-
<u>CALCULATED FUTURE CNEL:</u>					
ADT:	-	-	-	-	-
Heavy Truck mix:	-	-	-	-	-
Medium Truck mix:	-	-	-	-	-
CNEL without wall:	-	-	-	-	-
with wall:	-	-	-	-	-
wall height:	-	-	-	-	-
at ground floor:	-	-	-	-	-
second floor:	-	-	-	-	-
third floor:	-	-	-	-	-

NOTE: Angle of view may vary for second and third floors;
consult the detailed calculations. All distances
and elevations are rounded to the nearest foot; please
consult the detailed calculations for exact values.

revision: 03/28/88

EXISTING DRIVEWAY BETWEEN BLDGS B & C CNEL CALCULATIONS

CROSS-SECTION A-1 GROUND FLOOR

PROJECT: MELROSE WOODCRETE WALL CALCULA
FILE NO.: 80704C.BA

DATE : 07-13-1988

1 # OF SEGMENTS
1 # OF LANES IN EACH DIRECTION
-90 / 90 LEFT / RIGHT VIEW ANGLES (DEGREES)

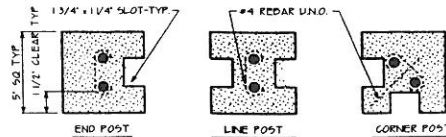
447.8 STREET ELEVATION (FEET)
425.5 PAD ELEVATION (FEET)
447.8 BASE OF WALL ELEVATION (FEET)
181.0 OBSERVER TO CENTERLINE DISTANCE (FEET)
-17.3 RECEPTOR HEIGHT RELATIVE TO ROADWAY (FEET)
42.0 RECEPTOR TO WALL DISTANCE (FEET)

400 AVERAGE DAILY TRIPLOAD
0.00 GRADE (PERCENT)

VEHICLE CLASS	NEAR LANES - NORTH -		
	AUTO	MED TRUCK	HVY TRUCK
N(VPH)	7	2	2
S(MP/H)	15	15	15
EQUIVALENT LANE DISTANCE(FEET)		175	
10*LOG(Ni*Do/Si)(dBA)	6.4	0.9	0.9
10*LOG((Do/D)^(1+ALPHA))(dBA)		-5.5	
10*LOG(PHI(ALPHA, PHI(1), PHI(2))/3.14) (dBA)		0.0	
FRESNEL NO.	5.2	4.9	4.1
DELTA-B(dBA)	-15.3	-15.0	-14.5
CONSTANT(dBA)	-25.0	-25.0	-25.0
GRADE EFFECT (dBA)	0.0	0.0	0.0
Leq BY VEHICLE TYPE(dBA)	10.9	18.7	28.4
TOTAL Leq FOR THIS DIRECTION	29.0		

VEHICLE CLASS	FAR LANES - SOUTH -		
	AUTO	MED TRUCK	HVY TRUCK
N(VPH)	7	2	2
S(MP/H)	15	15	15
EQUIVALENT LANE DISTANCE(FEET)		187	
10*LOG(Ni*Do/Si)(dBA)	6.4	0.9	0.9
10*LOG((Do/D)^(1+ALPHA))(dBA)		-5.8	
10*LOG(PHI(ALPHA, PHI(1), PHI(2))/3.14) (dBA)		0.0	
FRESNEL NO.	5.2	4.9	4.2
DELTA-B(dBA)	-15.3	-15.0	-14.6
CONSTANT(dBA)	-25.0	-25.0	-25.0
GRADE EFFECT (dBA)	0.0	0.0	0.0
Leq BY VEHICLE TYPE(dBA)	10.6	18.4	28.1
TOTAL Leq FOR THIS DIRECTION	28.6		

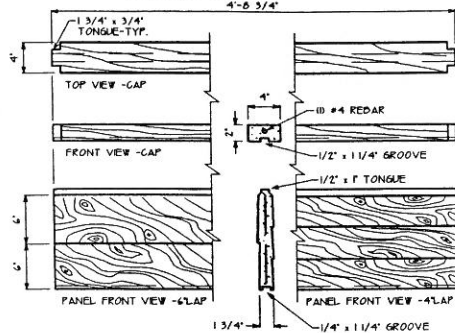
CNEL WITH 6 FOOT COMBINED SLOPE AND WALL:	33.8 DECIBELS
Leq WITH COMBINED SLOPE AND WALL:	31.8 DECIBELS
TOTAL CNEL WITHOUT WALL:	44.3 DECIBELS



POST SECTIONS & PANELS

SCALE: 1 1/2" = 1'-0"

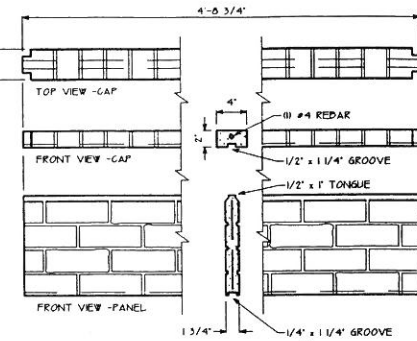
NOTE
ALL DIMENSIONS SHOWN ON THIS SHEET ARE FOR INFORMATION PURPOSES ONLY.
ACTUAL DIMENSIONS MAY VARY DUE TO MANUFACTURING AND MOLDING TOLERANCES



WOODCRETE

DETAILS @ PANEL & CAP

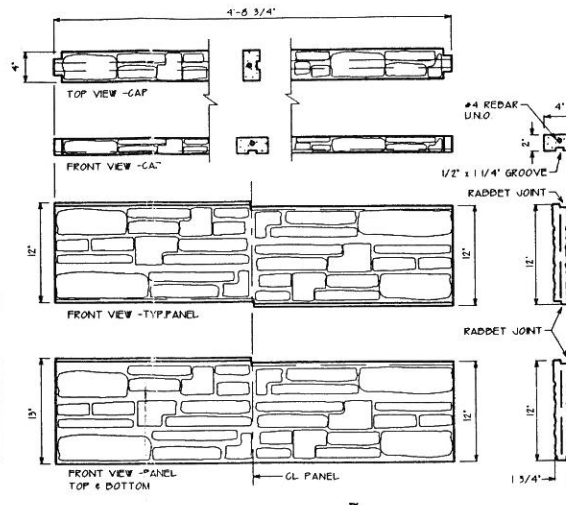
SCALE: 3/4" = 1'-0"



BRICKCRETE

DETAILS @ PANEL & CAP

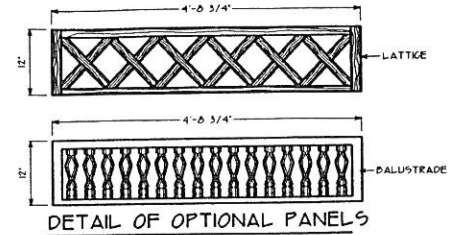
SCALE: 3/4" = 1'-0"



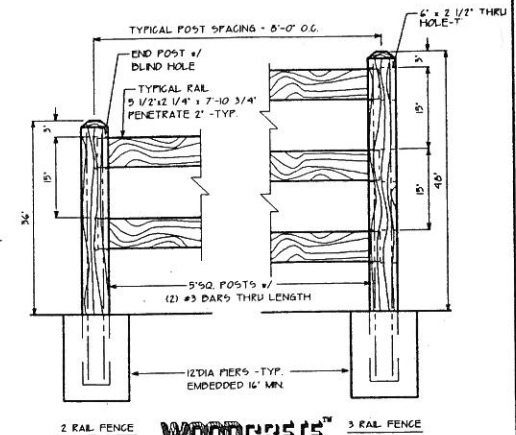
FENCE STONE

DETAILS @ PANEL & CAP

SCALE: 3/4" = 1'-0"



DETAIL OF OPTIONAL PANELS



2 RAIL FENCE WOODCRETE 3 RAIL FENCE

ELEVATION @ RAIL SYSTEM

SPECIFICATION DATA
Pre-Cast Concrete Fencing

1. PRODUCT NAME
Pre-Cast Fencing: Brickcrete, Woodcrete, Fencestone, and the Woodcrete Rail Fence System.

2. MANUFACTURER
Superior Concrete Fence of Texas, Inc.
P.O. Box 201028, Arlington, Texas 75008-1025, (817) 277-9255.

3. PRODUCT DESCRIPTION
Basic Use: Product is intended for residential and commercial exterior fencing and screening walls separating properties.
Decorative and Architectural Fencing.
Sound barriers
Corral Fencing
Equestrian Trails
Golf Courses
Subdivisions
Planters

Limitations: Should not be used alone as a retaining wall for the support of soils or other structural elements.
Composition and Materials: A mix of high strength portland cement meeting or exceeding the requirements of ASTM-C150, natural aggregate, and iron oxide color placed and cast within factory molds. Filled molds are vibrated. After setup of mix, the cast product is stripped from molds, cured, and packaged for shipment.

Notes: Screening Fencing: Screening fence columns are typically placed at 5'-0" centers with the screen fence panels being 12 inches in height and approximately 1 3/4 inches in thickness. Overall height of the fence system can be designed to heights in excess of 12'-0" dependent upon local

codes and site soil conditions. Rail Fencing: Rail fence posts are typically placed at 8'-0" centers and will include either two or three rail (3'-0" or 4'-0" in height respectively).

4. TECHNICAL DATA
Concrete Mix: Compressive strength - Fc=4,000 psi.
Reinforcing Steel: Steel yield strength - Fy=40,000 psi.

Loading: Each screen fence is to be designed to meet the local building codes as the apply. Wind loading and Surcharge loads as they occur, will be applied to the panels, columns, and foundation components.

Foundations: Site specific geotechnical information to be used for each design.

5. INSTALLATION

The posts are positioned and erected by site-casting the column or post into a drilled pier. The pier size, depth and reinforcement is constructed as specified within site specific Engineered Drawings. After the posts are accurately spaced, plumbed and leveled, they are braced, until the pier concrete has obtained it's initial strength. With the posts erected, the panels are manually slid into place. Where post spacing must be less than 5'-0", the panels are saw cut to a length as required to fit. Post caps and panel caps are bonded into place by applying a silicone based adhesive between the cap and fence component.

Specialties & Options:
Concrete mow strips.
Architectural panel lattice wrought iron and balustrade configurations may be substituted within the fence system.

Drainage: Panels can be arranged to allow for continuous or intermittent drainage beneath the fence.

6. AVAILABILITY AND COST

Availability: Available from manufacturer's authorized suppliers including the following:
Superior Concrete Fence of Texas, Inc.
P.O. Box 201028, Arlington, Texas 75008-1025, (817) 277-9255.

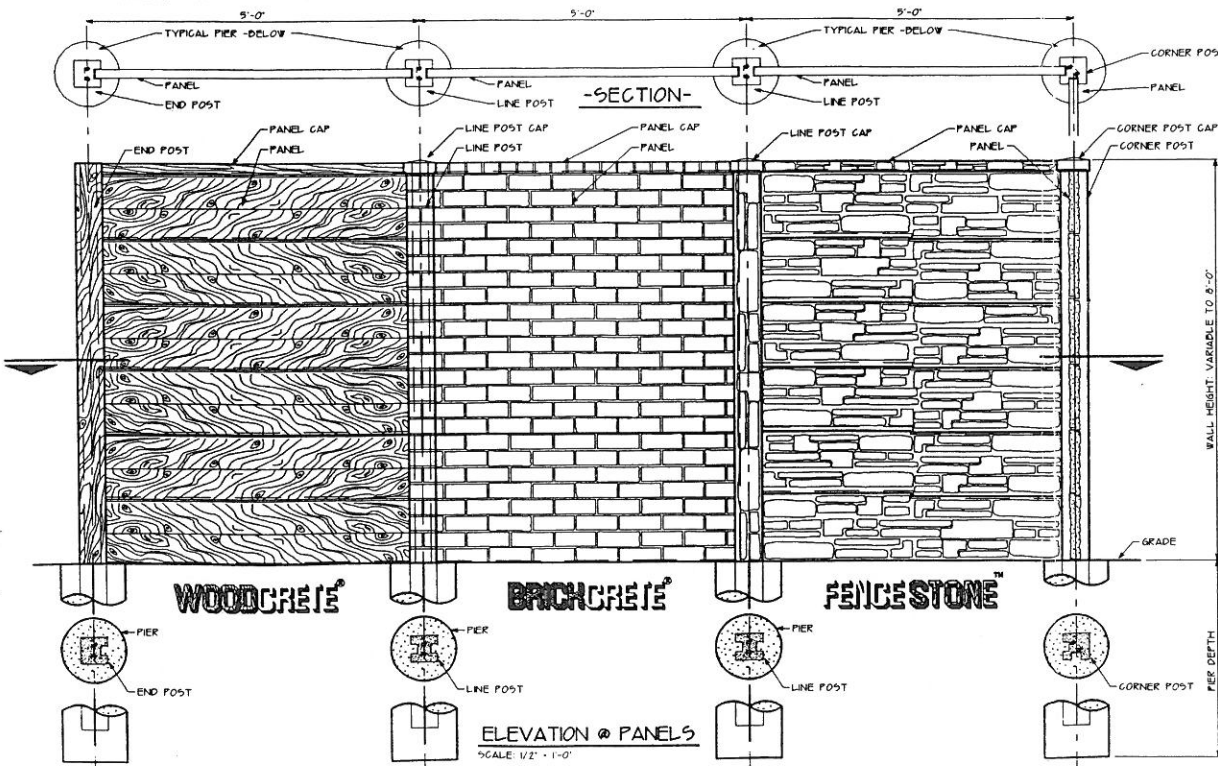
Cost: Product is priced based on height per linear foot.

7. MAINTENANCE

Most applications require no maintenance. Where excessive dust or dirt are prevalent, product can be washed down occasionally.

8. TECHNICAL SERVICES

Technical personnel are available for consultation with architects, engineers, city officials and owners to discuss type, application and site specific engineering requirements, etc.



WOODCRETE

BRICKCRETE

FENCE STONE

ELEVATION @ PANELS

SCALE: 1/2" = 1'-0"

PIER DEPTH VARIABLE TO 8'-0"
BASED UPON SITE SOIL CONDITIONS

City Of Rockwall Planning and Zoning Agenda

Agenda Date: January 9, 1996

Agenda Item: **95-70-PP/SP** - A request for a Preliminary Plat and Site Plan for a day care center on approximately 2.2 acres of land in the B.F. Boydstun Survey Abstract 14 zoned General Retail and generally located on the west side of North Lakeshore Drive 500' north of S.H. 66.

Applicant: Mike Foster

Action Needed: Consider approval of the preliminary plat and site plan.

Background Information: The property consists of approximately 2 acres and is zoned General Retail (GR). The surrounding property is zoned GR and SF-10. The GR district allows day care centers by right. The applicant is proposing a 10,000 building that will have a brick and stucco exterior.

At the work session the Commission requested that the dumpsters be moved to the south side of the building. The applicant has agreed to the change even though the drawings in the packet do not reflect the revision. Revised drawings will be presented at the meeting.

The applicant is proposing a "woodcrete" fence for the screening fence around the property. This type of fence has a wood look but is actually made of concrete. We have not had any request for this type of fence. The applicant is bringing a detail and color photographs of this type of fence for the Commission and staff to see.

The other issue was the left turn lane. Staff recommends removing the northern nose of the existing left turn lane from where it currently exists to the northern most driveway of the day care center and replacing it with striped median nose that is the same as the existing median. This will allow traffic to the day care to enter without a U-turn and the turn lane will still be striped for turning into the alley.

Recommendation: Staff recommends approval of the request with the following conditions:

1. Engineering plans submitted with the final plat.
2. Median nose removed and restriped as recommended.

3. Review of screening fence detail.

CITY OF ROCKWALL
City Council Agenda

Agenda Date: January 15, 1996

Agenda No. V.I.

Agenda Item: PZ-95-70-PP/SP Consider Approval of a Request from Mike Foster for a Preliminary Plat and Site Plan for a day care center on approximately 2.2 acres of land in the B.F. Boydston Survey Abstract 14 zoned General Retail and generally located on the west side of North Lakeshore Drive 500' north of SH-66 and Take Any Necessary Action

Item Generated By:

Action Needed:

Background Information:

Attachments:

1. Copy of P & Z Information

City Of Rockwall City Council Agenda

- Agenda Date:** January 15, 1996
- Agenda Item:** **95-70-PP/SP** - A request for a Preliminary Plat and Site Plan for a day care center on approximately 2.2 acres of land in the B.F. Boydston Survey Abstract 14 zoned General Retail and generally located on the west side of North Lakeshore Drive 500' north of S.H. 66.
- Applicant:** Mike Foster
- Action Needed:** Consider approval of the preliminary plat and site plan.
- Background Information:** The property is consists of approximately 2 acres and is zoned General Retail (GR). The surrounding property is zoned GR and SF-10. The GR district allows day care centers by right. The applicant is proposing a 10,000 building that will have a brick and stucco exterior.
- At the work session the Commission requested that the dumpster be move to the south side of the building. The applicant has agreed to the change. The drawings are being revised to reflect the revision. Revised drawings will be sent Friday.
- The applicant is proposing a "woodcrete" fence for the screening fence around the property. This type of fence has a wood look but is actually made of concrete. We have not had any requests for this type of fence.
- The other issue was the left turn lane. Staff recommends removing the northern nose of the existing left turn lane from where it currently exists to the northern most driveway of the day care enter and replacing it with striped median nose that is the same as the existing median. This will allow traffic to the day care to enter without a U-turn and the turn lane will still be striped for turning into the alley.
- The site plans will be delivered on Friday.
- Recommendation:** Staff recommends approval of the request with the following conditions:
1. Engineering plans submitted with the final plat.
 2. Median nose removed and restriped as recommended.

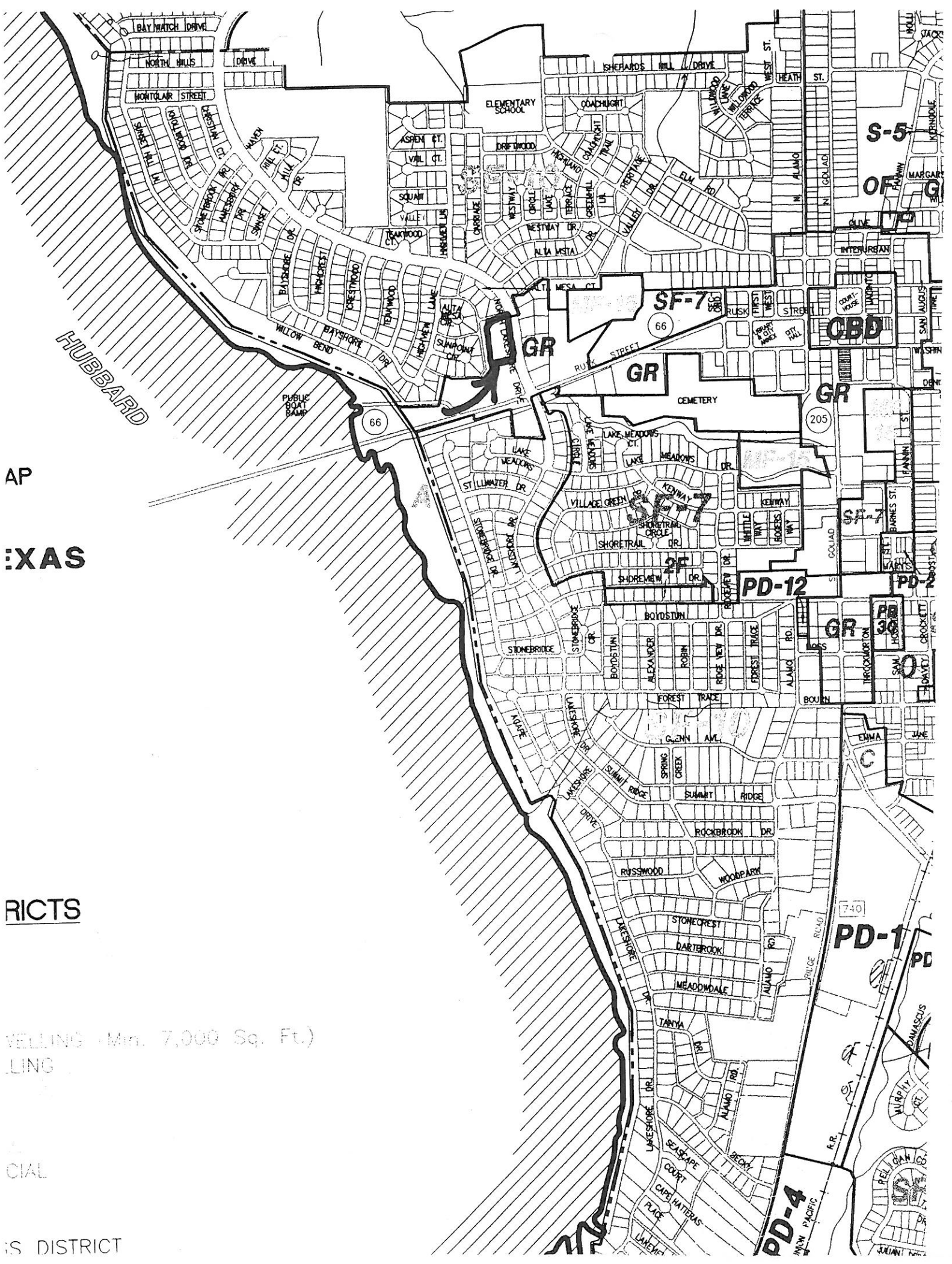
3. Review of screening fence detail.

P & Z Recommendation:

Approval with staff conditions

Agenda Item:

95-70-PP/SP



AP
:XAS

RICTS

VELLING (Min. 7,000 Sq. Ft.)
LING

CIAL

IS DISTRICT



7940 Silverton Avenue, Suite 201
San Diego, CA 92126
619 549-2119 Fax: 619 549-0861

DESIGNER CONCRETE PRODUCTS, INC.
P.O. BOX 3973
GARDENA, CA 90247
(213) 323-9255

ATTENTION: DENNIS KLEINMAN

JULY 12, 1988
FILE:80704.LET

SUBJECT: COMPARATIVE ANALYSIS OF ACOUSTICAL PERFORMANCE OF FREE
STANDING WALLS

This letter is offered to clarify the relative importance of transmission and refraction losses in free standing barriers used for noise protection. The question has arisen due to concern that the acoustical transmission losses achieved by a 6 inch concrete block wall are higher than your product, Woodcrete.

The total noise reduction achieved by any free standing barrier is due to sound which passes through and over the barrier. Sound which passes through the barrier is reduced in proportion to the mass, internal damping, absorption, and isolation inherent in the its construction. This generally ranges from 9 to 20 decibels in wood construction and 30 to 50 decibels for masonry construction. Obviously, if the wall were infinitely high and wide, the noise could pass only through the wall.

However, noise reduction also occurs as sound bends (i.e., refracts) over the top of the wall in the same manner as light bends when passing through a glass prism. Also, as with light, the degree of bending is related to the wavelength. The degree of noise reduction by refraction is therefore determined by the height of the barrier and its position between the source of noise and the receptor. The refracted noise reduction usually ranges between 1 or 2 decibels to 20 decibels.

We have calculated the noise reduction due to refraction losses over a 6 ft high Wall (Refer to Cross-Section A-1 calculations attached). In our example the receptor will be exposed to 44.3 decibels, Community Noise Equivalent Level (CNEL) if no wall is constructed and 33.80 decibels if a 6 ft high wall is installed. This reduction is due to refraction losses. As shown below, the transmission losses through the barrier are inconsequential in most cases.

The Sound transmission Class (STC) -- a measure of transmission loss through the wall -- for the Woodcrete is approximately 22 decibels¹ and 44 decibels for a 6 inch masonry block wall.² Therefore the exposure of 44.3 decibels will be reduced to 22.3 decibels if the Woodcrete is used and to 0.3 decibels if block is used.

Now, to determine the total exposure, the reduced sound level passing through the wall must be added to the sound refracting over the wall. But the receptor is also exposed to 33.80 decibels refracting over the wall. When adding these values the exposure is raised 0.28 decibels to is 34.08 decibels. this increase in not measurable or audible. 33.80 decibels is equivalent to the linear number 2,398.83. 22 decibels equals the linear number 158.49. When these numbers are added (2557.32) and converted back to logarithmic form (34.08 decibels, an exponential approximation) the higher number is not changed significantly.

In this case, which is typical, the contribution of sound passing through the wall is not high enough to significantly raise the sound level exposure due to refraction over the wall. The refraction losses over the wall control the noise exposure to the receptor wether or not Woodcrete or block wall is used.

When the difference between the noise reduction over the wall and through the wall is less than 10 decibels, the sound passing through the begins to contribute to the receptor's exposure. The reason for this is that 10 decibels is equivalent to a magnitude of 10 fold. When the difference in noise transmission versus refraction is greater than 10 fold, the higher noise contribution of the two remains unchanged.

In our example, the refraction losses are 10.4 decibels due exclusively to the height of the wall. It does not matter if the transmission losses through the wall are 15 decibels or 50 decibels! The receptor will still exposed to the higher noise refracted over the barrier which is determined by the height of the barrier.

CONCLUSION

The Woodcrete product is equivalent to a masonry block wall of the same height when used as a free standing barrier for noise reduction.

CHIEF ENGINEER



JAMES E. DUKES

JED:jk

WESTERN ELECTRO - ACOUSTIC LABORATORY, INC.

1711 SIXTEENTH STREET • SANTA MONICA, CALIFORNIA 90404 • (213) 870-9268 • 450-1733



PAUL S. VENELASEN / Director

18 April 1983

REPORT

SOUND TRANSMISSION LOSS TEST NO. 83-136

CLIENT: Designer Concrete Products Inc.
TEST DATE: 14 April 1983

INTRODUCTION

The methods and procedures used for this test conform to the provisions and requirements of ASTM Procedure E90-75, Standard Recommended Practice for Laboratory Measurements of Airborne Sound Transmission Loss of Building Partitions. Details of the procedure will be furnished upon request.

DESCRIPTION OF TEST SPECIMEN

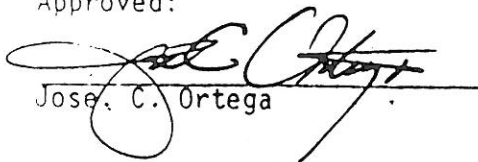
The test panel was a Woodcrete Wall which consisted of interlocking pre-cast concrete panels. The panels interlock using a tongue and groove approach. The 56-1/2 inch wide by 12 inch high steel reinforced concrete panels are inserted down the tracks of two "I" shaped concrete posts spaced five foot on center. The panel/track joint was fully grouted on one side. The overall dimensions of the test panel were 71-1/2 inches wide by 80-3/4 inches high. The entire perimeter of the chamber/test wall joint was completely sealed with a silicone caulk.

RESULTS OF THE MEASUREMENTS

The sound transmission loss values at 17 one-third octave bands are tabulated on the attached sheet. The Sound Transmission Class rating determined in accordance with the procedure was STC-22.

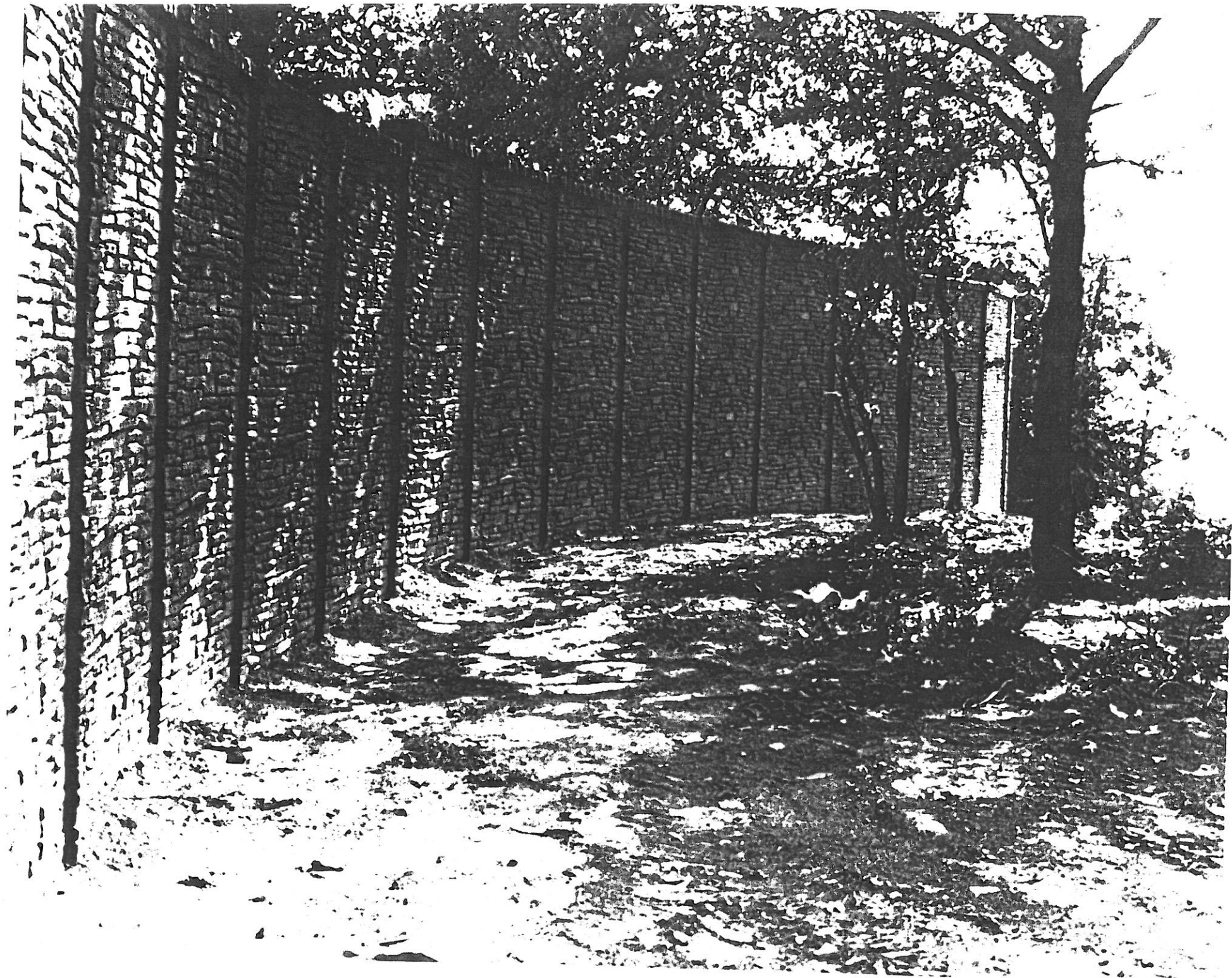
Respectfully submitted,

Approved:


Jose C. Ortega

Western Electro-Acoustic Laboratory, Inc.


Stephen A. Martin



PUBLIC NOTICE

FILE COPY

The **City of Rockwall Planning and Zoning Commission** will hold a public hearing on **January 9, 1996 at 7:00 p.m.**, at **City Hall, 205 W. Rusk**, in the City Council Chambers and the **Rockwall City Council** will hold a public hearing on **January 15, 1996 at 7:00 p.m.** at **City Hall, 205 W. Rusk**, in the City Council Chambers to consider the following items:

- 95-64-Z/RP** A request from Ashton Custer, LLC for a Replat for Turtle Cove Addition and revised area requirements in PD-2 (Turtle Cove) generally located on the north and south side of Turtle Cove Blvd approximately 800' west of F.M. 740.
- 95-51-Z** A request from Harbor Bay, LP and Albright Properties for a revised Planned Development, revised Development Plan and Preliminary Plat for Planned Development - 15, Signal Ridge Ph. 4 and PD- 22 for the Harbor Bay Addition and generally located south and west of Clarion Drive.
- 95-66-CUP** A request from AT&T for a Conditional Use Permit for a cellular tower and antenna in the Rockwall OT lot WPT of 3 Block M at 106 and 108 Rusk Street currently zoned Central Business District and generally located at southeast corner of Rusk Street and Goliad Street.
- 95-67-FP** A request from Tipton Engineering for a Final Plat for a residential subdivision named Rolling Meadows Estates located in the County (within the City's Extra-territorial Jurisdiction) generally located on the west side of F.M. 549 approximately 1,700' north of I-30.
- 95-68-CUP** A request from Adams Engineering on behalf of Wal-mart Inc. for a Conditional Use Permit for less than 90% masonry (as defined by the Zoning Ordinance) on exterior walls for approximately 27 acres on property zoned Commercial known as Wal-Mart Supercenter Addition Lot 2 Block A, currently platted as the Goldencrest Addition, Rockwall Plaza Addition and a portion of the Rockwall High School Addition and generally located on the northeast corner of I-30 and White Hills Drive.
- 95-70-PP/SP** A request from Mike Foster for a Preliminary Plat and Site Plan for a day care center on approximately 2.2 acres of land in the B.F. Boydston Survey Abstract 14 zoned General Retail and generally located on the west side of North Lakeshore Drive 500' north of S.H. 66.

95-70-SP

FILE COPY

Page 1 of 3

City of Rockwall (6/87)

SITE PLAN APPLICATION

Date 12-19-95

Name of Proposed Development _____

Name of Property Owner/Developer MIKE FOSTER AND Richard Simpson

Address 1838 EASTERN Hills DR Phone 240-4044
Garland, Texas 75043

Name of Land Planner/Engineer HAROLD EVANS Eng.

Address _____ Phone 328-8133

Total Acreage 2.21 Current Zoning GEN. RETAIL

Number of Lots/Units 1

Signed [Signature]

Following is a checklist of items that may be required as a part of the site plan. In addition, other information may be required if it is necessary for an adequate review of a specific development proposal. All information should be provided on a scaled drawing generally not exceeding 18" x 24".

Provided or Shown Not
On Site Plan Applicable

- | | | |
|-------|-------|---|
| _____ | _____ | 1. Total lot or site area - if the site is part of a larger tract include a key map showing entire tract and location of site being planned. |
| _____ | _____ | 2. <u>Location</u> , <u>dimensions</u> , and <u>size</u> of all existing and planned structures on the subject property and approximate locations of structures adjoining property within 100 ft. |
| _____ | _____ | 3. <u>Location</u> and <u>type</u> of landscaping, lighting, fencing and/or screening of yards and setback areas. |
| _____ | _____ | 4. <u>Calculation</u> of landscaped area provided. |
| _____ | _____ | 5. <u>Location</u> and <u>dimensions</u> of ingress and egress. |

95-70-PP

FILE COPY

Page 1 of 3

City of Rockwall (6/87)

APPLICATION AND PRELIMINARY PLAT CHECKLIST

Date 12-19-95

Name of Proposed Subdivision _____

Name of Subdivider MIKE FOSTER AND Richard Simpson

Address 1838 EASTERN HILLS DR GARLAND, TEXAS 75043 Phone 214-4044

Owner of Record PATMAN REALTY CO.

Address 8333 DOUGLAS AVE SUITE 1555 DALLAS, TEXAS 75255 Phone _____

Name of Land Planner/Surveyor/Engineer HAROLD EVANS

Address _____ Phone 328-8133

Total Acreage 2.21 Current Zoning GENERAL RETAIL

No. of Lots/Units 1

Signed [Signature]

The Following Preliminary Plat Checklist is a summary of the requirements listed under Section VII of the Rockwall Subdivision Ordinance. Section VII should be reviewed and followed when preparing a Preliminary Plat. The following checklist is intended only as a reminder and a guide for those requirements. Use the space at the left to verify the completeness of the information you are submitting. If an item is not applicable to your plan, indicate by placing a check mark.

Provided or Shown On Plat	Not Applicable	
_____	_____	A. Vicinity map
_____	_____	B. Subdivision Name
_____	_____	C. Name of record owner, subdivider, land planner/engineer
_____	_____	D. Date of plat preparation, scale and north point

FILE COPY

EXHIBIT "A"

185.58
-1116



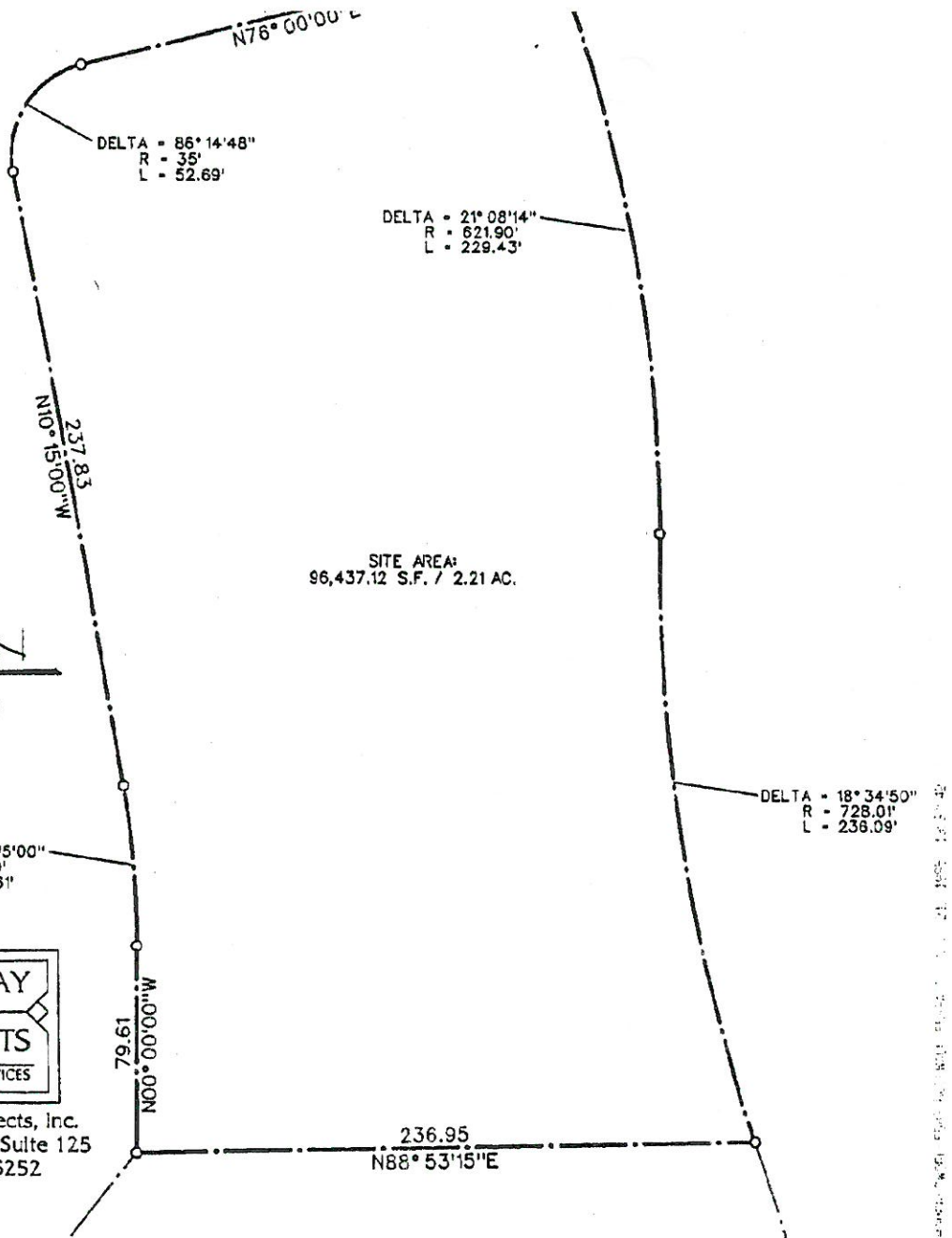
SITE PLAN

ROCKWALL TX
HWY 66 - LAKESHORE

DATE: 11.21.95

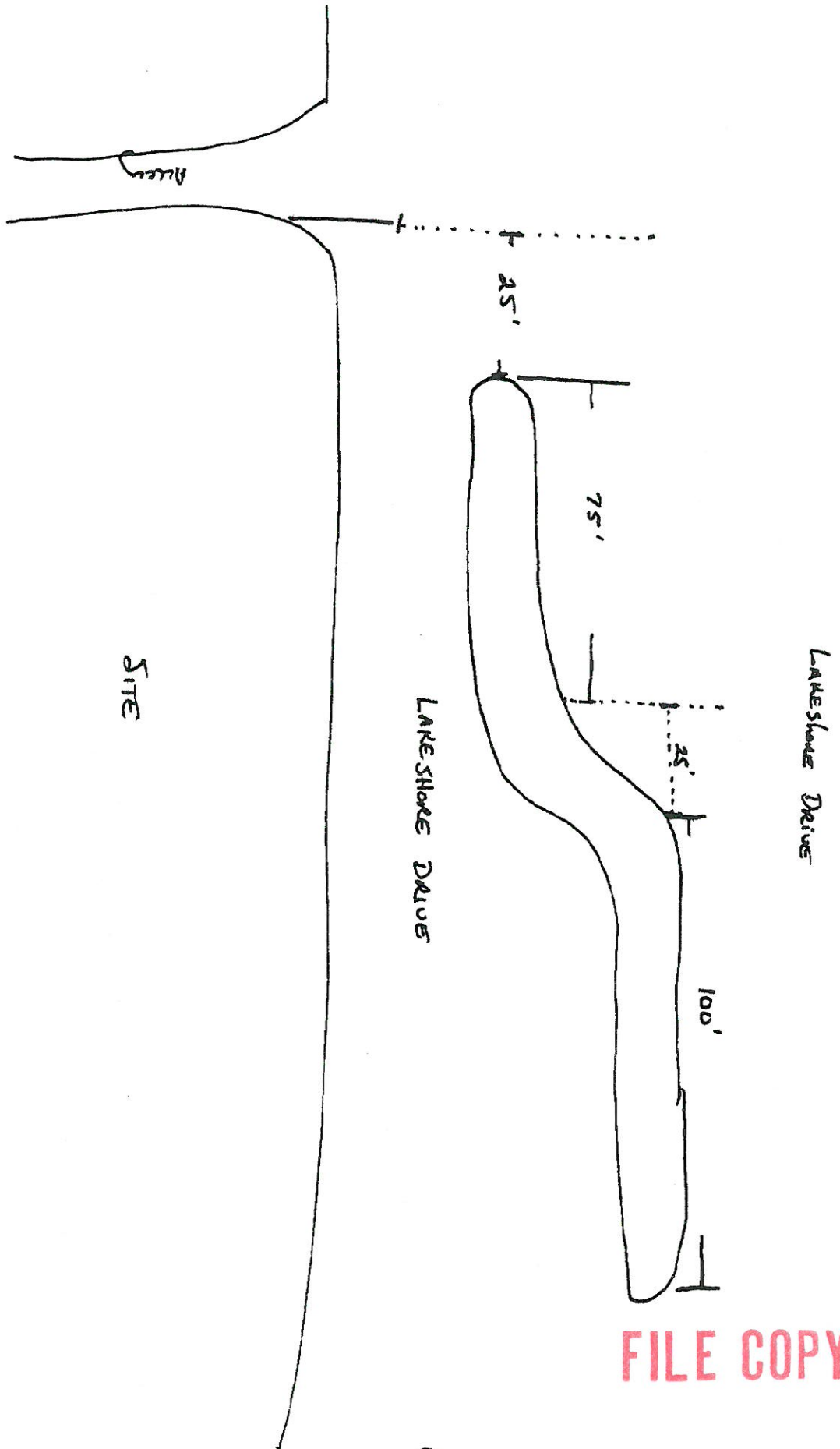


T.L. Callaway Architects, Inc.
17738 Preston Road, Suite 125
Dallas, Texas 75252



FILE COPY

R.S. 12-4-95
m.f.
[Signature]



FILE COPY

D

95-70-PP/SP



FACSIMILE TRANSMITTAL LETTER
FAX NUMBER (214) 699-8450

FILE COPY

DATE: 12-20-95

TIME: 10:00 (AM) (PM)

FROM: MIKE FOSTER

TO: ATTENTION: Bill Coley (SF)

COMPANY: City Planner

FAX #: 771-7727

GF #: 5 pages

TOTAL NUMBER OF PAGES INCLUDING COVER LETTER: _____

MESSAGE/RE: Bill :

Sorry ABOUT THE spelling of your last name. I'll bring
completely filled out applications Friday.

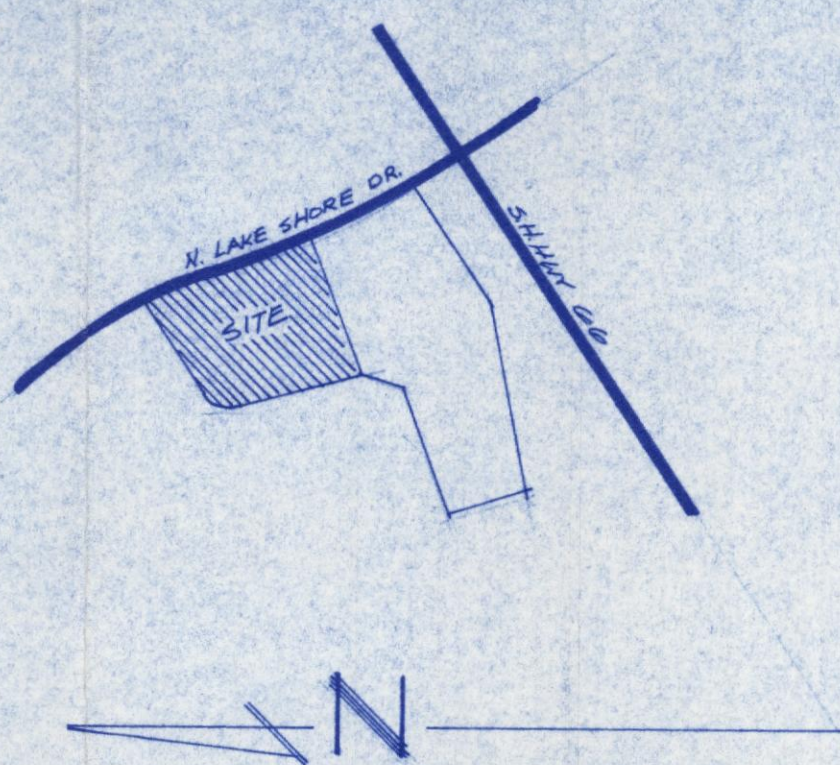
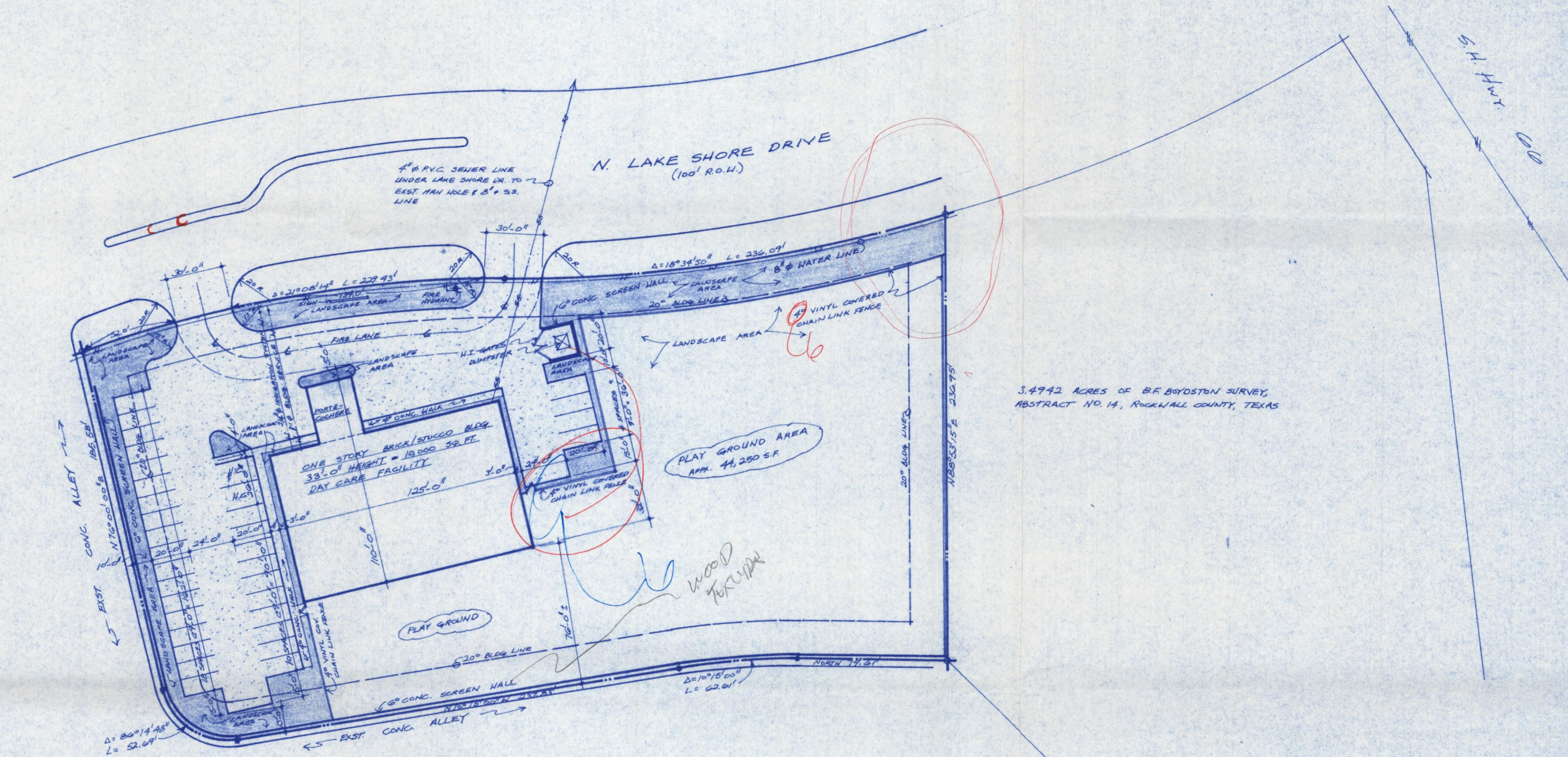
Thanks for everything

Mike Foster

IF YOU DO NOT RECEIVE ALL THE PAGES OR IF THERE IS A PROBLEM WITH THE
TRANSMISSION, PLEASE CALL US AT (214) 699-1212. THANK YOU VERY MUCH.

CONFIDENTIALITY NOTICE

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ARE LEGALLY PRIVILEGED AND CONFIDENTIAL INFORMATION INTENDED ONLY FOR THE USE OF THE
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NOTIFY US IMMEDIATELY BY TELEPHONE AND RETURN THE ORIGINAL MESSAGE TO US AT THE
ADDRESS BELOW VIA THE UNITED STATES POSTAL SERVICE. THANK YOU.



SITE PLAN

SC. 1-10-0

2.2138 ACRES SITUATED IN THE B.F. BOYDSTON SURVEY, ABSTRACT NO. 14, ROCKWALL COUNTY, TEXAS AND BEING PART OF THAT CERTAIN CALLED 5708 ACRE TRACT AS DESCRIBED IN A DEED TO CONNOR H. PATMAN OF RECORD IN VOLUME 1066, PAGE 284 OF THE DEED RECORDS OF ROCKWALL, TEXAS.

- PARKING: 34 SPACES REQUIRED - 34 SPACES 9'x20' PROVIDED
- LANDSCAPING: 14,409.76 SF REQUIRED
55,068 SF PROVIDED (INCLUDING PLAY GROUND)
- SIGNAGE: PER LOCAL CODES

LIGHT HOUSE PRIVATE SCHOOL
2501 HICKORY RD.
ROWLETT, TEXAS
214-412-7036

OWNER: RUSTY SIMPSON
MILE FOSTER

18970 Pandora
Dallas, TX 75228
(214) 343-8800



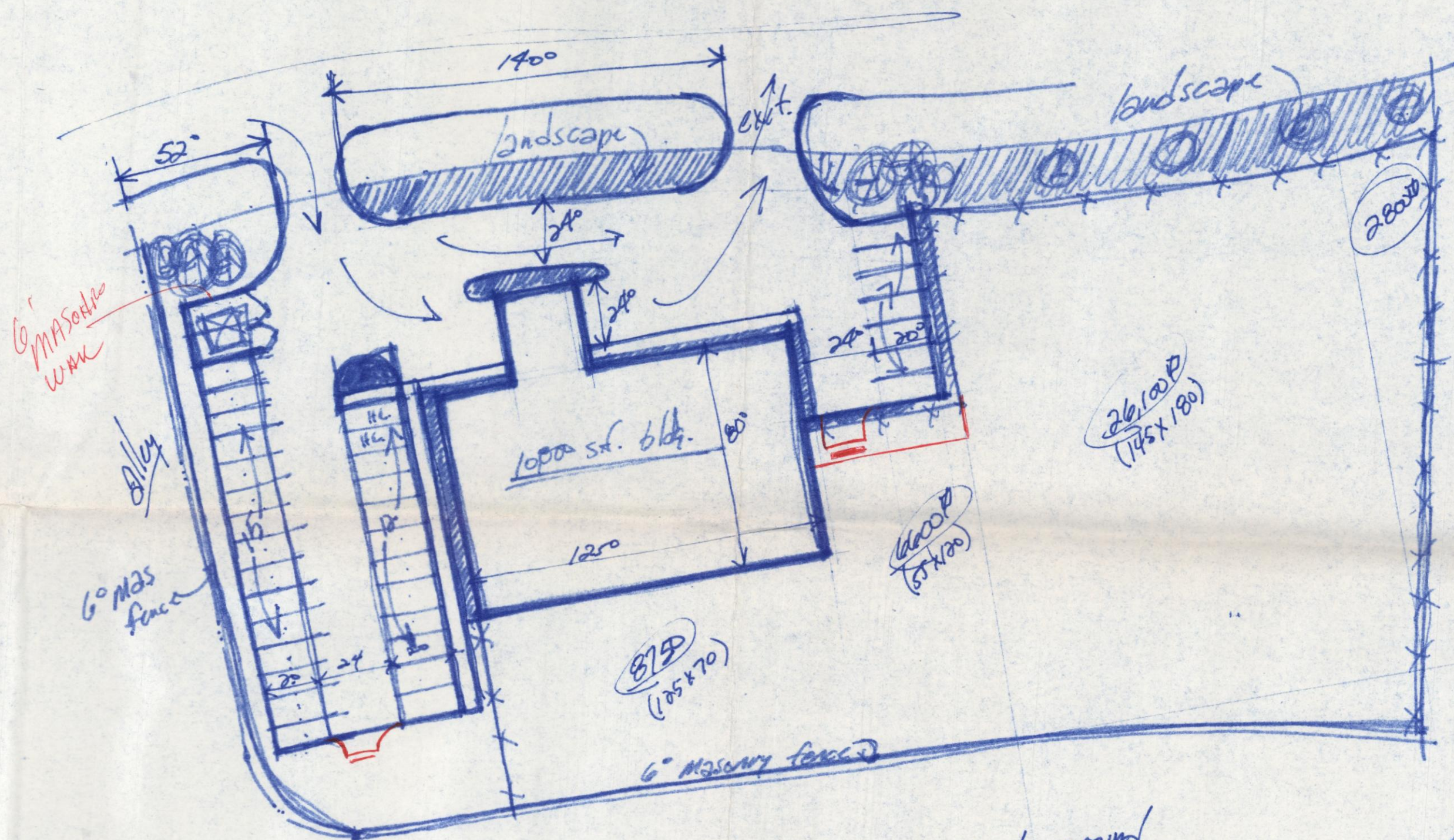
DRAWN BY:
CDS
DATE DRAWN:
DEC. 20, 1995

FILE COPY

95-70

PH. 4 NORTH SHORE

WATER SEWER
LOCATIONS IN LAKESHORE
DD.



Fedex
DETAIL

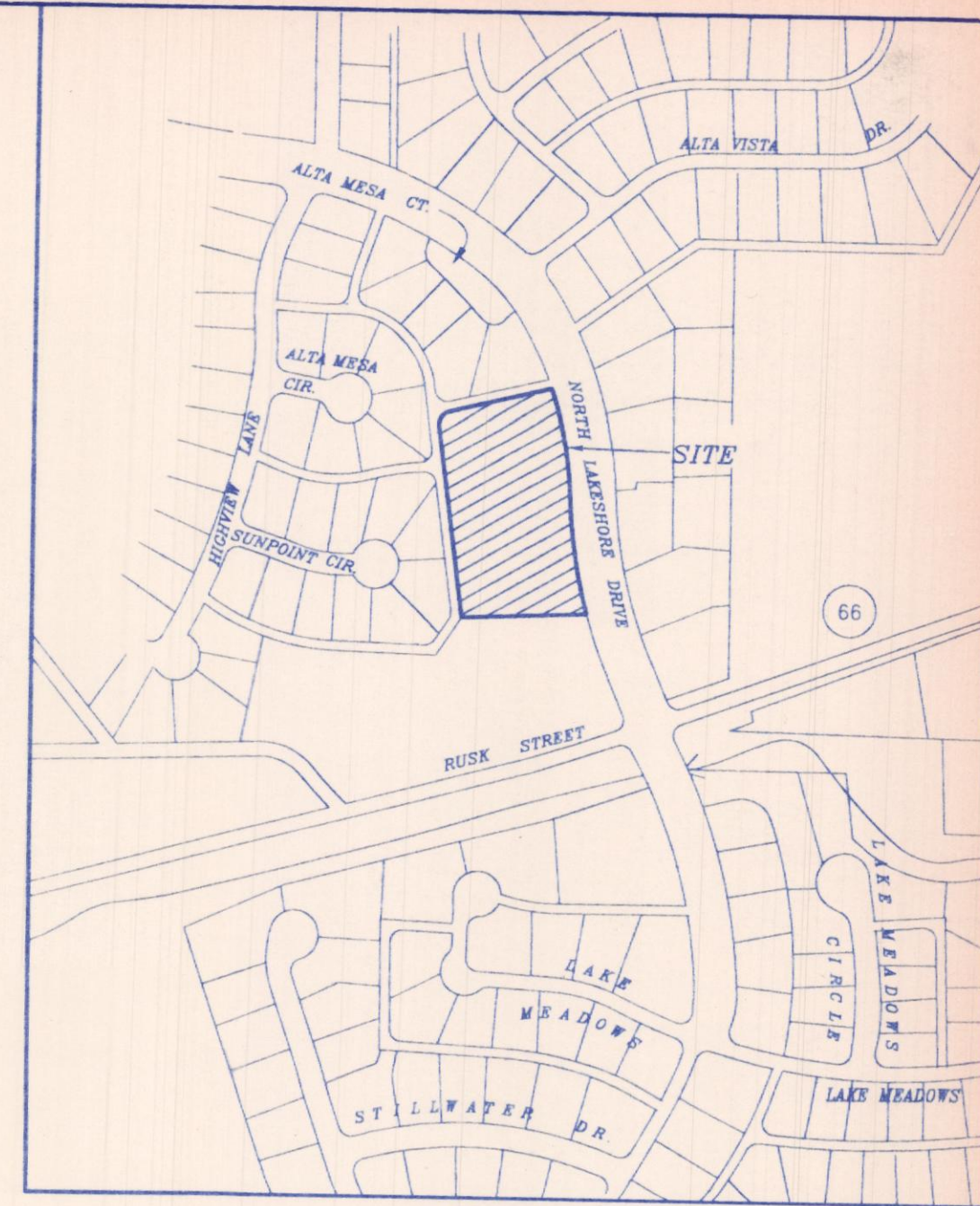
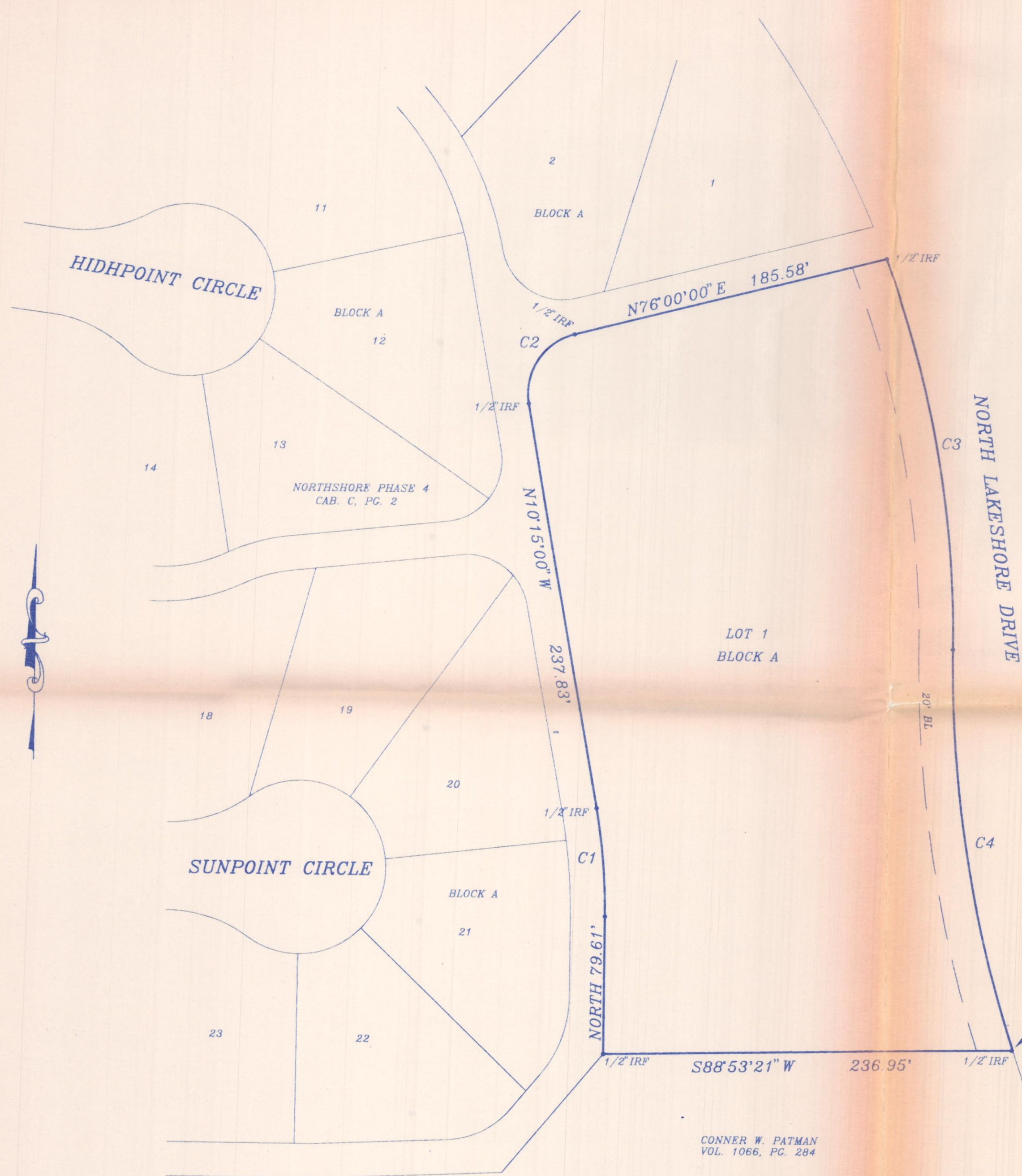
44,250 sq ft playground
(17,360 required)

(18" x 24" paper)
landscape req.?

1" = 40' - 0"

utilitie location?

34 9' x 20'
parking provided



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	350.00'	62.61'	31.39'	62.53'	N05°07'30" W	10°15'00"
C2	35.00'	52.69'	32.78'	47.85'	N32°52'30" E	86°14'48"
C3	621.90'	229.43'	116.03'	228.13'	S10°26'27" E	21°08'14"
C4	728.01'	236.09'	119.09'	235.06'	S09°09'45" E	18°34'52"

CONNER W. PATMAN
VOL. 1066, PG. 284

2.2138 ACRES

HAROLD L. EVANS
CONSULTING ENGINEER
P.O. BOX 28355
2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE	DATE	JOB No.
1" = 50'	12/22/95	95128

95-70

THE LIGHTHOUSE

B.F. BOYDSTUN SURVEY, ABST. NO. 14

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MIKE FOSTER & RUSTY SIMPSON
2501 HICKOX ROAD, ROWLETT, TEXAS 75088 (214) 412-7036

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS Mike Foster and Rusty Simpson are the owners of that tract of land situated in the B. F. Boydston Survey, Abstract No. 14, Rockwall County, Texas and being a part of that 5.708 acre tract described in the deed to Connor W. Patman, recorded in Volume 1066, Page 284, Deed Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an iron rod found in the west Right of Way line of North Lakeshore Drive (100' ROW) and on the East line of said 5.708 acre tract, said point bears North 18° 27' 10" West a distance of 228.74 feet from the intersection of said Right of Way with the North line of State Highway 66, said point also being the Southeast corner of said 5.708 acre tract.
THENCE: South 88° 53' 21" West a distance of 237.00 feet to a 1/2" iron rod found for a corner in the most Northerly West line of said 5.708 acre tract, said point also being in the East line of an alley;
THENCE: North 00° 00' 00" East along said West line, a distance of 79.61 feet to a 1/2" iron rod found at the beginning of a curve to the left having a central angle of 10° 15' 00" , a radius of 350.00 feet and a chord that bears North 05° 07' 30" West a distance of 62.53 feet;
THENCE: Continuing along said West line and said alley and along said curve an arc distance of 62.61 feet to a 1/2" iron rod found at the end of said curve;
THENCE: North 10° 15' 00" West, continuing with said lines, a distance of 237.83 feet to an iron rod found at the beginning of a curve to the right having a central angle of 86° 14' 48", a radius of 35.00 feet and a chord that bears North 32° 52' 30" East a distance of 47.85 feet;
THENCE: along said curve an arc distance of 52.69 feet to an iron rod found at the most Northerly Northwest corner of said 5.708 acre tract;
THENCE: North 76° 00' 00" East, along said North line and continuing with said alley, a distance of 185.58 feet to an iron rod found at the Northeast corner of said 5.708 acre tract, also being in the West Right of Way of said North Lakeshore Drive and being on a curve to the right having a central angle of 21° 08' 14", a radius of 621.90 feet and a chord that bears South 10° 26' 27" a distance of 228.13 feet;
THENCE: In a southerly direction along said curve an arc distance of 229.43 feet to an iron rod found at a point of reverse curve to the left having a central angle of 18° 34' 52", a radius of 728.01 feet and a chord that bears South 09° 09' 45" East a distance of 235.06 feet;
THENCE: Along the arc of said curve and with said Right of Way line an arc distance of 236.09 feet to the POINT OF BEGINNING and containing 2.2138 acres of land.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT Mike Foster and Rusty Simpson Owners of said tract doe hereby adopt this plat designating the hereinabove described property as The Lighthouse, an Addition to the City of Rockwall, Texas, and does hereby dedicate for public use, forever, the streets shown hereon and does 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. 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 easements strips; and any public utility shall have the right to public ingress or egress to, from and upon the said easement strips for the 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 this subdivision.

No house, dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until such time as the developer has complied with all requirements of the Platting Ordinance of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, drainage structures, and storm sewers, all according to the specifications of the City of Rockwall.

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 of water for personal use and fire protection within such plat, as required under Ordinance 83-54.

WITNESS MY HAND, at _____, Texas, this the _____ day of _____, 1996.

MASTERPLAN DEVELOPMENT COMPANY, INC.

BY: _____

Witness our hands this _____ day of _____, 1996.

MIKE FOSTER

RUSTY SIMPSON

STATE OF TEXAS
COUNTY OF ROCKWALL

This instrument was acknowledged before me on the _____ day of _____, 1996,
by Mike Foster and Rusty Simpson.

Notary Public

SURVEYOR'S CERTIFICATE

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
That I, Harold L. Evans, 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 placed under my personal supervision.

HAROLD L. EVANS, P.E., REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2146

STATE OF TEXAS
COUNTY OF DALLAS
This instrument was acknowledged before me on the _____ day of _____, 1995 by Harold L. Evans.

Notary Public

RECOMMENDED FOR FINAL APPROVAL DATE: _____

Chairman Planning & Zoning Commission

APPROVED
I hereby certify that the above and foregoing plat of Highland Meadows, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 1995.

City of Rockwall

Mayor, City of Rockwall

City Secretary,

HAROLD L. EVANS

CONSULTING ENGINEER
P.O. BOX 28355

2331 GUS THOMASSON ROAD, SUITE 102
DALLAS, TEXAS 75228, (214) 328-8133

SCALE

DATE

JOB No.

12/22/95

95128

THE LIGHTHOUSE

B.F. BOYDSTUN SURVEY, ABST. NO. 14

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

MIKE FOSTER & RUSTY SIMPSON

2501 HICKOX ROAD, ROWLETT, TEXAS 75088 (214) 412-7036