

CITY OF ROCKWALL
OFFICIAL RECEIPT
PUBLIC WORKS DEPARTMENT

DATE 1-11-83

NAME Randall Freedman

ADDRESS 703 Forest Trace

Rockwall, Tx. 75087

Cash

Check

Other

BUILDING PERMIT

PLUMBING PERMIT

MECHANICAL PERMIT

ELECTRICAL PERMIT

WATER TAP

WATER AVAILABILITY

SEWER TAP

SEWER AVAILABILITY

Specific Use Permit

50.00

50.00

Received By

FORM I-1

4537

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at 7:30
o'clock P.M., on the 13th day of January, 1983, in
the Rockwall City Hall

Rockwall, Texas, on the request of Mr Randall Freedman
for a Specific Use Permit for a private lighted tennis court.

on the following described property:

Lot 10, Block A
(703 Forest Trace)
(High Ridge Estates)

As an interested property owner, it is important that you attend this hearing or notify the Commission of your feeling in regard to the matter by returning the form below. In replying, please refer to Case No. 83-1

See Attached Site Plan

Julie Couch
City of Rockwall, Texas

The following form may be filled out and mailed to the City Planning and Zoning Commission, 102 East Washington, Rockwall, Texas 75087.

Case No. 83-1

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. _____

- 1.
- 2.
- 3.

Signature _____

Address _____

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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City of Rockwall

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I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. ✓

- To prevent disturbance of naborly relations.
- It is highly questionable if a tennis court next door would improve the value of our house.
- Last but not least: With the purchase of our house we agreed to abide by the rules of the City Planning and Zoning Commission.

Signature Priscilla Johnson
Address 707 FOREST TRACE - ROCKWALL TX 75087

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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Case No. 83-1

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. X

- Noise generated by such activity especially in
- late evenings
-

Signature Andrew M. Brown

Address 707 Alamo

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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I am opposed to the request for the reasons listed below. ✓

1. We were among the first ten homeowners in High Ridge Estates. At the time we purchased our home at 706 Forest Trace, plans of the area showed that the lot directly across the street from us would be another single family dwelling, of the type dictated by the development's restrictions. It is now the site of Mr. Freedman's proposed Tennis court.

(over)

Signature Mrs. Robert E. Wilcox
Mr. Robert E. Wilcox
Address 706 Forest Trace

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

Mr. Durbin

BEFORE THE PLANNING AND ZONING COMMISSION
CITY OF ROCKWALL, TEXAS

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The Rockwall City Hall
Rockwall, Texas, on the request of Mr. Randall Freedman
for a Specific use permit for a private
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703 Forest Trace
High Ridge Estates

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Case No. 83-1 While we are in full sympathy with Mr. Freedman's desire to have a tennis court and the benefits that would accrue for him, we, however,

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below. Opposed - due to:

1. A Tennis Court could contribute significantly to the disquiet of our neighborhood which many of us have selected for our retirement or semi-retirement area.
2. A Tennis Court could contribute to additional neighborhood noise, vehicle traffic and diversion at late PM which would affect neighborhood tranquility.
- 3.

Signature Ray Durbin (on file)

Address 703 FOREST TRACE S

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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Julie Church
City of Rockwall, Texas

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Case No. 83-1

I am in favor of the request for the reasons listed below. _____
I am opposed to the request for the reasons listed below. X opposed to lights only

1. lights would detract from overall appearance of HighRidge Estates
2. would create problem for all whose bedroom windows would be exposed to the lights.
3. would create a noise nuisance at night.

Signature Don James

Address 710 Forest Trace

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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Case No. 83-1

I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. ✓

- 1.
- 2.
- 3.

Signature Mrs. C. J. Cooper Jr.

Address 707 Ridgeway

Check one item PLEASE and return the notice to this office IMMEDIATELY.

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City of Rockwall

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I am in favor of the request for the reasons listed below. _____

I am opposed to the request for the reasons listed below. ✓

- 1.
- 2.
- 3.

Signature C. W. Tuttle
Address 703 Ridgewood

Check one item PLEASE and return the notice to this office IMMEDIATELY.

Thank you,
City of Rockwall

703 Forest Trace

- 1) First Baptist Church,
- 2) Diversified Dev. Inc., Box 114
- 3) Florence 477² Ginnis, 707 Alamo
- 4) Charles Atkins, Box 95
- 5) Richard E. Dawson, 108 Ross
- 6) Mason Dev. & Lecon Entpr., 2720 Stemmons Freeway, ^{Dallas 7520;} _{Su 1206}
- 7) Charles O Mills, 706 Alamo
- 8) Richard C. Merriam, 710 Alamo
- 9) James H. Vaughan Jr. to James Vaughan, 202 N Fannin
- 10) Irving S. Peli, 707 Forest Trace
- 11) Robert Wilcox, 706 Forest Trace
- 12) Ray C. Dawson, Box 230
- 13) Harry B. James, 710 Forest Trace
- 14) Marie E. Bergman, 709 Ridgeway
- 15) Carl J. Cooper, 707 Ridgeway
- 16) C. M. Falley, 703 Ridgeway

2. A request from Randall Freedman for a Specific Use Permit for a lighted tennis court in a residential area at 703 Forest Trace, more particularly described as Lot Nos. 10 and 11, Highridge Estates.

2. A request from Mr. Randall Freedman for a Specific Use Permit for a private lighted tennis court to be located on Lot 10, Block A, High Ridge Estates (703 Forest Trace).

PHONE CALLFOR OK DATE 10 TIME 2:05 A.M.
P.M.M Randy Freedman

OF _____ TELEPHONED

PHONE 522 - 5530 RETURNED
YOUR CALL

AREA CODE

NUMBER

EXTENSION

MESSAGE _____ PLEASE CALL

WILL CALL AGAIN

CAME
TO SEE YOUWANTS
TO SEE YOU

SIGNED _____

TOPS  FORM 4003

I/we hereby consent to the placement of a tennis court and its aerial lighting on the job adjacent to the property of Randall L. Freedman at 703 Forest Trace, Rockwall, Texas, as per the attached Exhibit "A".

TIONG SIE POEI

(Printed Name

(Printed Name

Address:

707 FOREST TRACE
ROCKWALL

RANDALL L. FREEDMAN
ATTORNEY & COUNSELOR AT LAW
310 BANK OF DALLAS BUILDING
3635 LEMMON AVENUE
DALLAS, TEXAS 75219

(214) 522-5530

December 1, 1982

Mr. Larry King
Building Official
City of Rockwall
102 East Washington
Rockwall, Texas 75087

Fourth

Re: Approval of Tennis Court Construction at 703 Forest Trace, Rockwall, Texas

Dear Mr. King:

Thank you for your letter of November 24, 1982.

Enclosed herewith please find a copy of the frontal view of the tennis court reflecting the retaining wall and scrubbery, a depiction of the effect of the ElSCO lighting equipment, and a copy of the ElSCO lighting products brochure.

It is requested that I be permitted to construct the proposed tennis court on my property at 703 Forest Trace, Rockwall, Texas, and accordingly will need a specific use permit for same. Moreover, it appears that I will need a variance for the construction of the fence that is proposed to be erected past the platted front building line at a height of ten feet instead of the maximum height of eight feet. In that regard, it is my understanding that I need to make application to the Board of Adjustments for a variance.

I appreciate your attention to and cooperation with respect to the foregoing matter and respectfully request that we go forward with the initial meeting with the Planning and Zoning Commission and City Council for approval.

Please advise me as to the status of the foregoing. Should you have any questions or problems, please feel free to contact me.

Sincerely,



Randall L. Freedman

vlg
Enclosures

RANDALL L. FREEDMAN
ATTORNEY & COUNSELOR AT LAW
310 BANK OF DALLAS BUILDING
3635 LEMMON AVENUE
DALLAS, TEXAS 75219-5291

(214) 522-5530

December 9, 1982

Mr. Larry King
Building Official
City of Rockwall
102 East Washington
Rockwall, Texas 75087

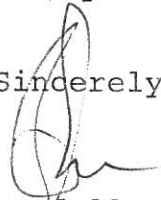
Re: Approval of Tennis Court Construction at 703 Forest
Trace, Rockwall, Texas

Dear Mr. King:

In regard to the above styled matter enclosed herewith
please find an amended lay out of the proposed tennis court, a
copy of the landscaping contract, and blueprint for the
landscaping lay out.

Please advise me as to the status of the foregoing. Should
you have any questions or problems, please feel free to contact
me.

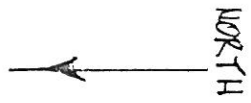
Sincerely,



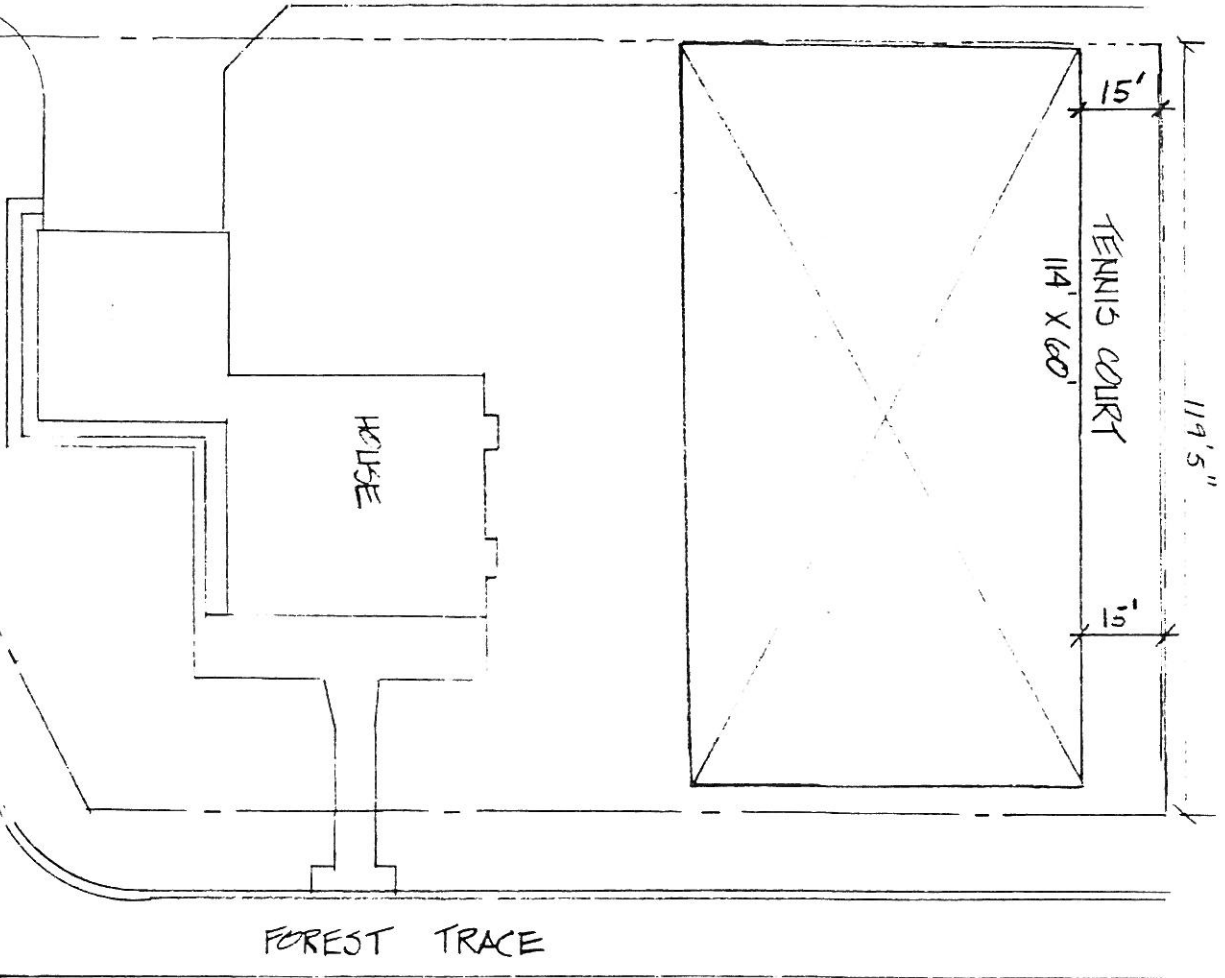
Randall L. Freedman

vlg

Enclosures



ALLEY



BOYNTON AVE.

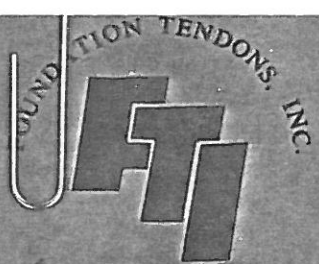
FOREST TRACE

TENNIS COURT
114' X 60'

119' 5"

15'

15'



SURVEY PLAT

REMISES SURVEYED:—

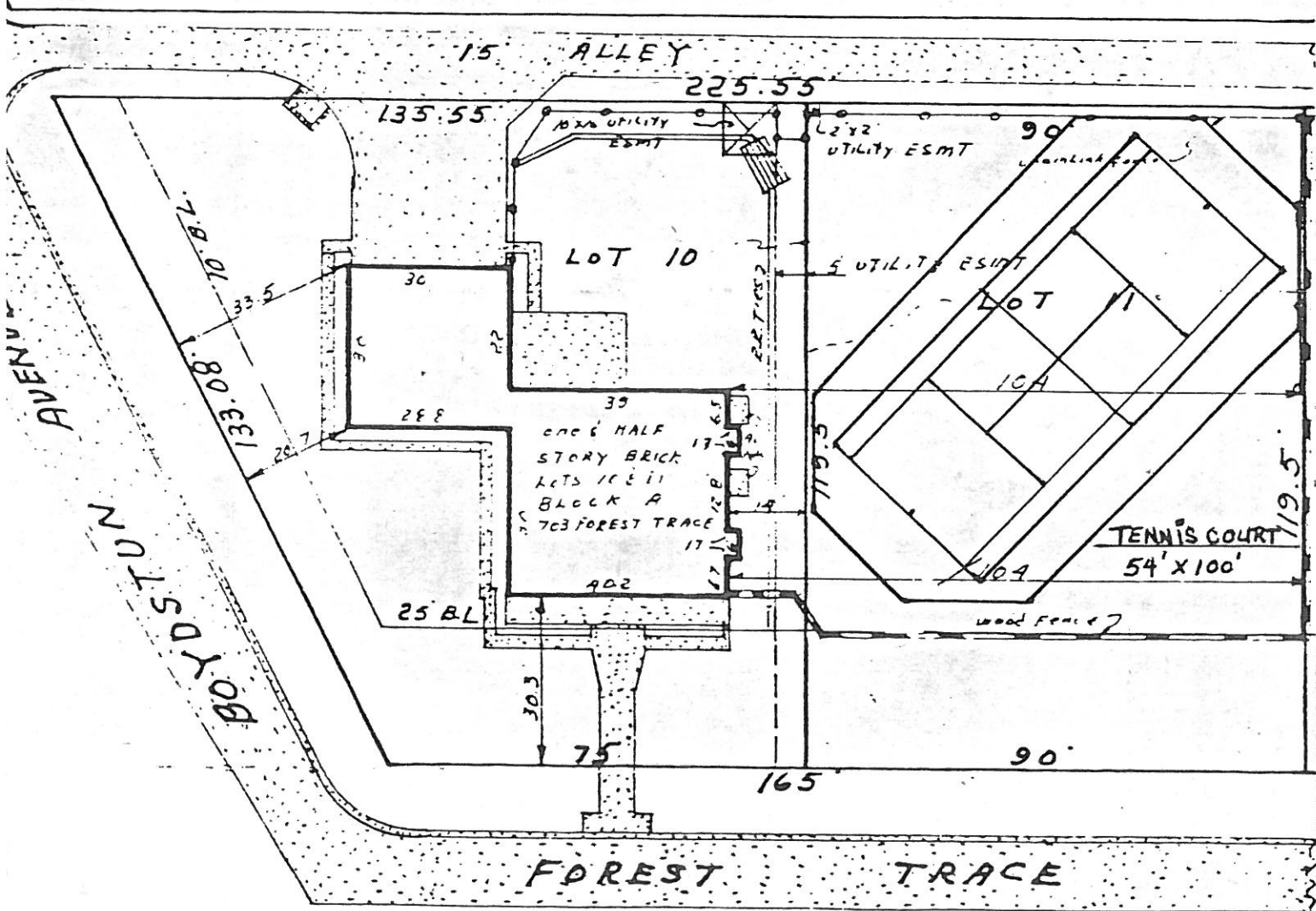
be a careful and accurate survey on the ground of property located at No. _____ in the City of Rockwall, Texas _____, being described

, Block No. A, City Block No. _____

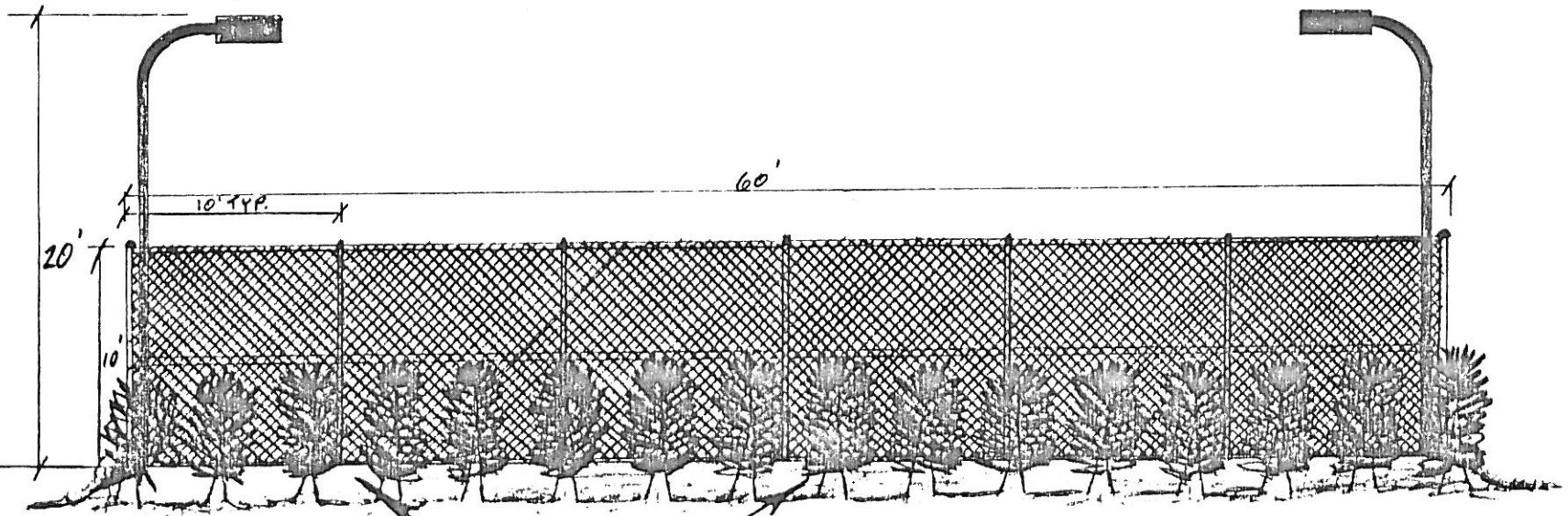
of High Ridge Estates, an addition to the City of Rockwall

Texas according to the _____ plat thereof recorded in Vol. 3 _____, at page 11 & 12 of the Plat

Map Deed Records of Rockwall County, Texas



ELSCO LIGHTING SYSTEM
(TYPICAL 4 PLACES)



RETAINING WALL

ALL-TYPE LANDSCAPING COMPANY

1100 HOUGHTON

DALLAS, TX 75217

(214) 398 - 2344

MR. JOE GUZMAN AND MR. HERMAN HERNANDEZ HAVE PROPOSED TO INSTALL THE FOLLOWING FOR MR. RANDALL FREEDMAN, 703 FOREST TRACE; ROCKWALL, TEXAS 75087:

43 6FT. JAPANESE LIGUSTRUMS

87 JAPANESE BOXWOOD SHRUBS

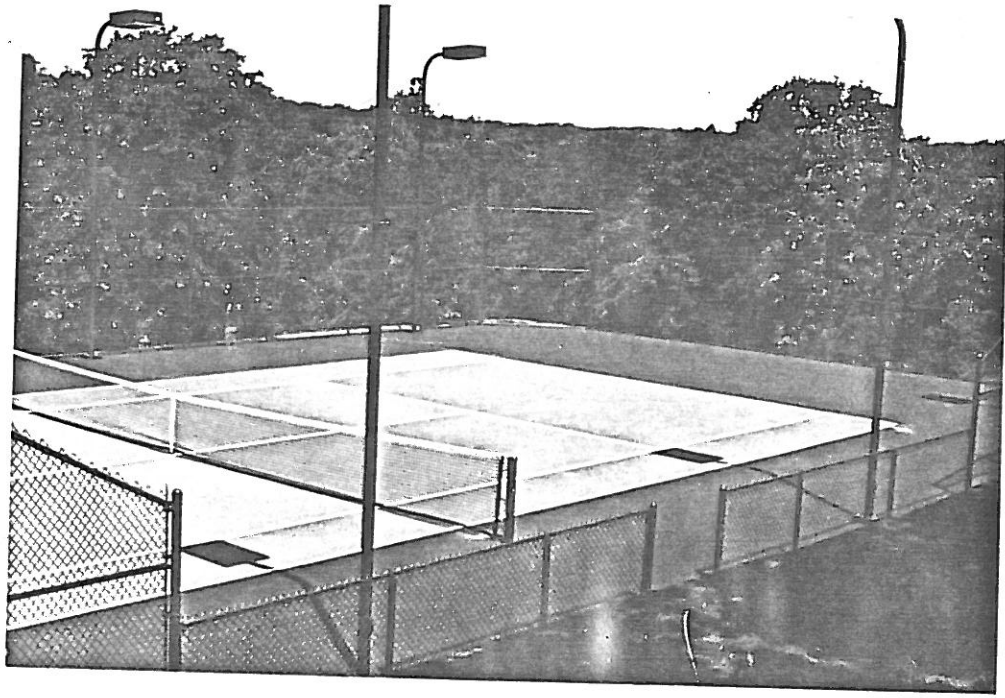
6BGS. 5CU. FT. PEAT MOSS

ALONG WITH THE PROPOSED INSTALLATION MR. GUZMAN AND MR. HERNANDEZ HAVE AGREED TO DO THE WORK. THE UNDERSIGNED SHOULD BE IN FULL UNDERSTANDING AND FULL AGREEMENT OF THE SERVICE TRANSACTION BEING MADE. THIS WORK WILL BE GUARANTEED TO SATISFACTION.

MR. JOE GUZMAN

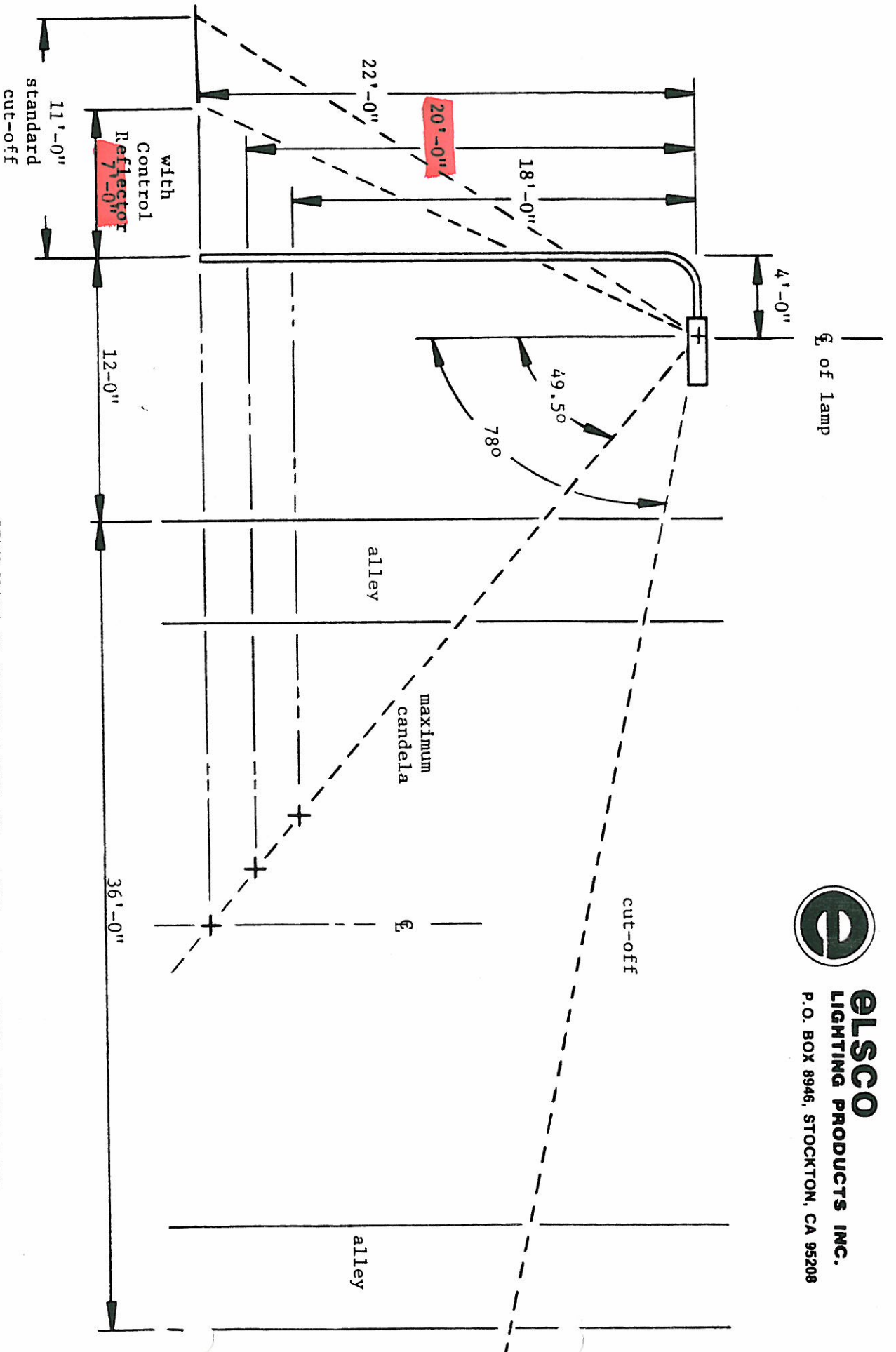
MR. HERMAN HERNANDEZ

MR. RANDALL FREEDMAN





ELSCO
LIGHTING PRODUCTS INC.
P.O. BOX 8946, STOCKTON, CA 95208



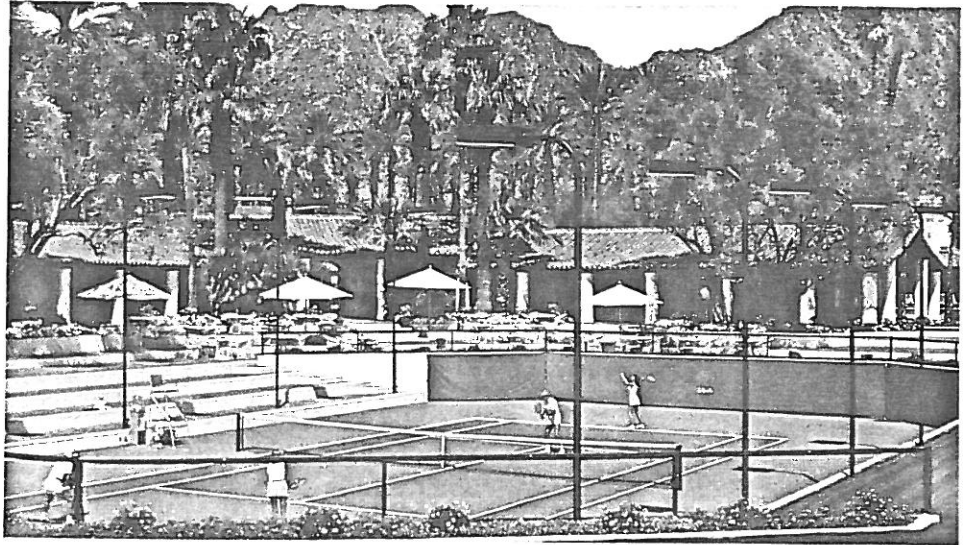
SIDE VIEW OF ENVIRO-LIGHT II - 1000 watt - METAL HALIDE LAMP
AND COURT WITH MAXIMUM CANDELA BEAM AT 49.5° VERTICAL.
18'-0" mounting height--uneven playability--not recommended.
20'-0" and 22'-0" mounting height--recommended for standard
and center courts.

Environmental Tennis Lighting

In today's environmentally conscious world, **ELSCO'S ENVIRO LIGHT II** Tennis Lighting System has set the specification standards for quality, performance, efficiency and aesthetic design. As a result of orienting our thinking to the needs of the tennis player, success and acceptance of the **ENVIRO LIGHT II** is evident world wide.

The prime objective in considering proper tennis court illumination rests on the right choice of luminaire and its placement. For today's more knowledgeable player, a low mounted high performance fixture is considerably more desirable than the design of the sixties; a series of tall poles with extremely bright floodlights. At **ELSCO**, we employ rigid standards to our engineered optics to give optimum performance and uniformity on every part of the court. This results in an evenly distributed light pattern that effectively eliminates multiple shadows, an inherent problem with point source illumination. Stroboscopic distortion, caused by the ball moving from light to dark to light and appearing to change speed on poorly lit courts, is now non-existent with the **ENVIRO LIGHT II**.

Maximum playability is further achieved by the advanced **SCL** (sharp cut-off luminaire) design which eliminates harsh glare and annoying light spillage through hidden and shielded lamp placement. The importance of eliminated glare can best be realized by the player during serves and playing lob shots, where improper lighting and placement will create severe harshness in the line of sight. The same glare reduction allows spectators to more easily follow the game and appreciate it to the fullest.



Stricter enforcement of many city ordinances now makes the "**SCL**" the only proper choice for controlling light pollution and undesirable light spill onto adjacent properties. Lower mounting heights make light control more effective on the court surface and provide sharp cut-off behind the pole, allowing for much simpler compliance with these regulations.

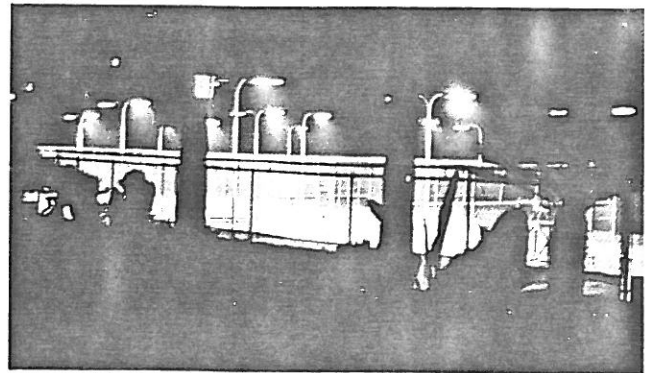
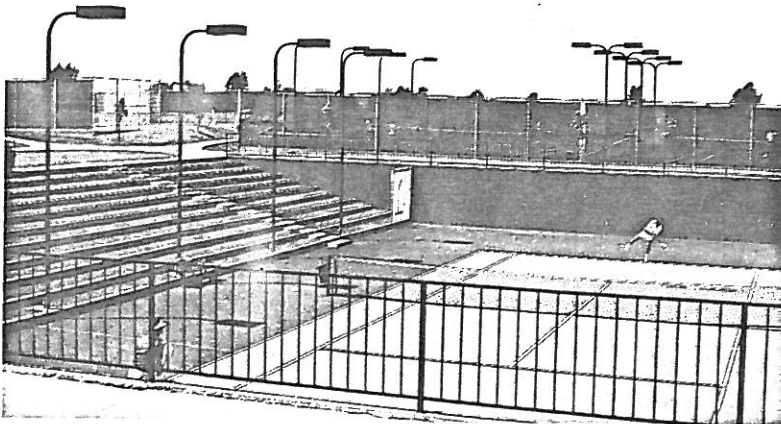
Pole and Fixture placement and its relation to the court becomes vital for good play. By mounting fixtures along the sides of the court, an efficient non-glaring cross court illumination is created providing the player with the ability to follow the ball in every possible path while in play. Pole placement in fencelines offers added strength to support windscreens and eliminates the need for aiming fixtures.

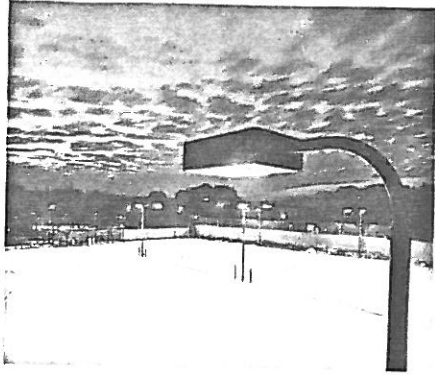
Mounting height characteristics are essential to the total court environment. At a height of twenty feet, the light is utilized to its fullest while allowing for the field of vision to be unimpaired by glaring side

light. During daylight hours, the fixture's appearance becomes a matter of harmonious integration into the surroundings, while the lower mounting height virtually eliminates daytime shadows.

ELSCO has also made a distinct point of addressing the players' need for proper color quality. With many different playing surfaces and a variety of ball colors available, true color characteristics that closely simulate daylight become a requirement. Our choice of color temperature corrected and tested metallic additive lamps perform this function without compromise, maximizing energy efficiency in the process. Skin tones and tennis fashions are free of color distortion as well, allowing the player the additional confidence of looking good.

As tennis continues to grow in popularity throughout the world, **ELSCO** will remain at the forefront of innovation, providing the player with the lighting performance it takes to be a winner.

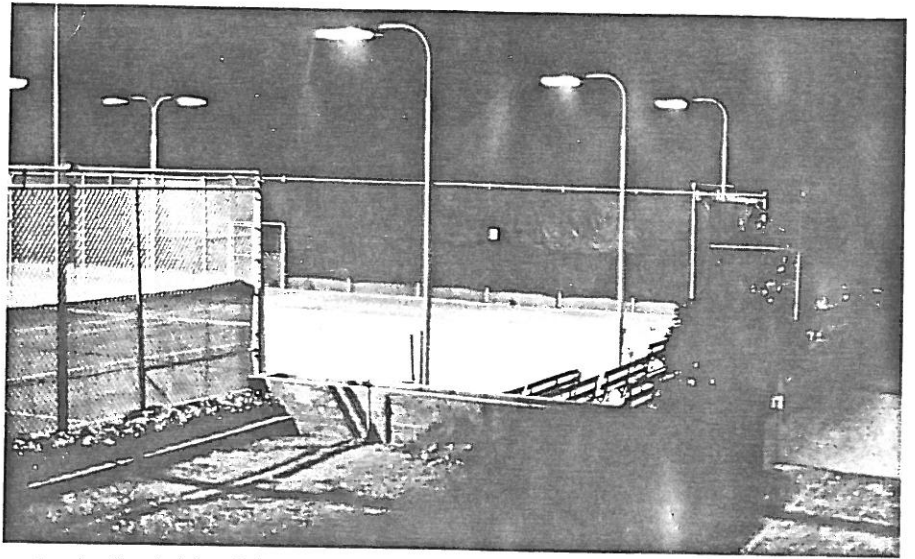




Quality of Light: The overall value and function of illumination which considers light distribution, uniformity, glare factors and player comfort. Footcandle levels (LUX) have long been used to establish general levels of play, but the tennis player will always insist that the quality of light be given the highest consideration. This will insure proper illumination between playing lines, 10 feet behind base lines and 6 feet beyond sidelines.

Fixture Location: The most appropriate placement for effective lighting while considering all aspects of the task and the needs of those involved. The most desirable mounting of luminaires for tennis court lighting is outside the alley lines, giving highly efficient cross-court illumination. Luminaire mounting directly behind base lines or at court corners is not recommended. The extreme glare during serves and normal play, when players must look toward these fixtures, is highly offensive.

Light Measurements: Pertains to the point at which the light is measured and the scale used to determine its level. Domestic scales are in Footcandles, international scales in LUX. The international sport of tennis has established

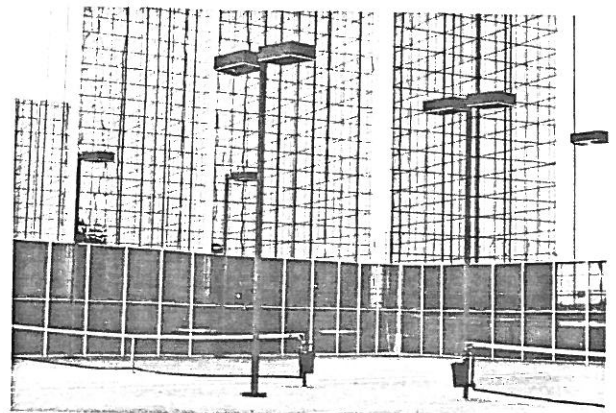
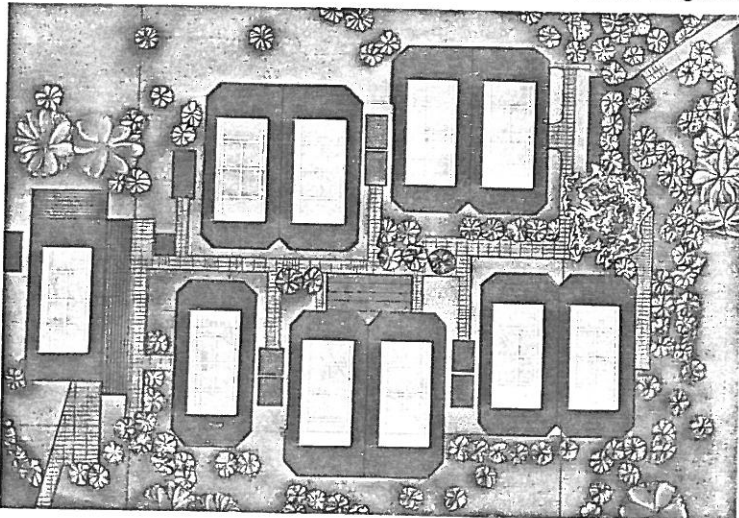


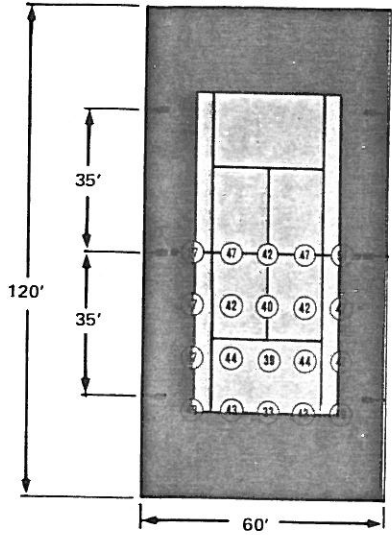
a standard point for light measurement at 40 inches or 1 meter above the playing surface. At this point, light can be more precisely measured as it relates directly to playing requirements. Footcandles or LUX readings are classified as initial since most testing is done immediately after installation. In order to calculate maintained footcandle readings, consideration must be made for lamp aging and dirt accumulation on the luminaire. Maintained footcandle readings can be approximated by using a 20% deduction from initial.

Lamp Life: This is an approximation of the rated life of the lamp for specified conditions. Variance of conditions will vary the lamp life. Lamp life for tennis usage generally translates into 5 years of play. HID lamp sources (metallic additive lamps) have a very long life expectancy with ordinary increments of use varying between 4-6 hours per night. Frequency of use determines the conditions that make longer lamp life possible.

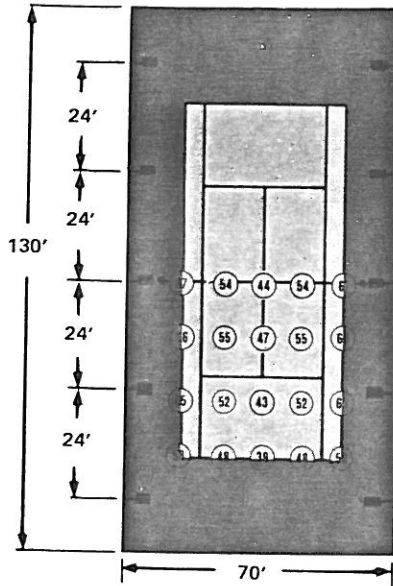
Energy Efficiency: The comparison of wattage consumed to light levels produced. The most efficient tennis systems use fixtures with 1000 watt HID Lamps that will generally exceed fluorescent systems by substantial margins in efficiency. HID lamp performance characteristics are not adversely affected by weather changes and temperature fluctuation, making their efficient operation outdoors consistently more reliable than fluorescent.

ELSCO sports lighting engineers have designed a center court system which integrates effectively into the architectural requirements of any club. It offers the ultimate in playability for championship play by providing superior light distribution and uniformity on the court. Special considerations for this level of play have dictated pole placement which delivers optimum uniformity with a minimum of spectator interference. Call on ELSCO for special court lighting requirements.

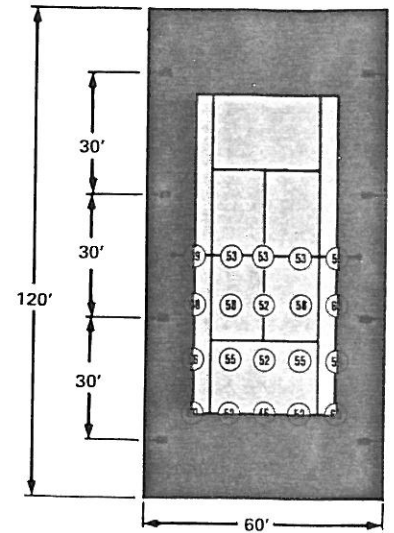




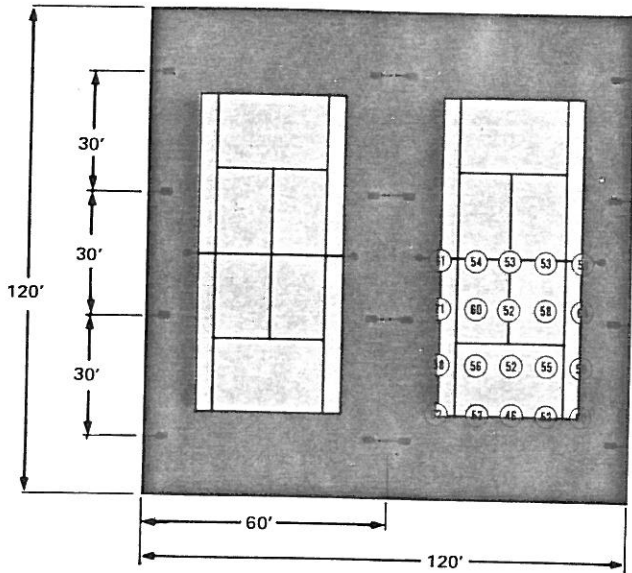
Residential Court
Initial Footcandle Level = 40" above court surface. Maximum/Minimum Ratio = 1.73:1.



Center Court
Initial Footcandle Level = 40" above court surface. Maximum/Minimum Ratio = 1.72:1.

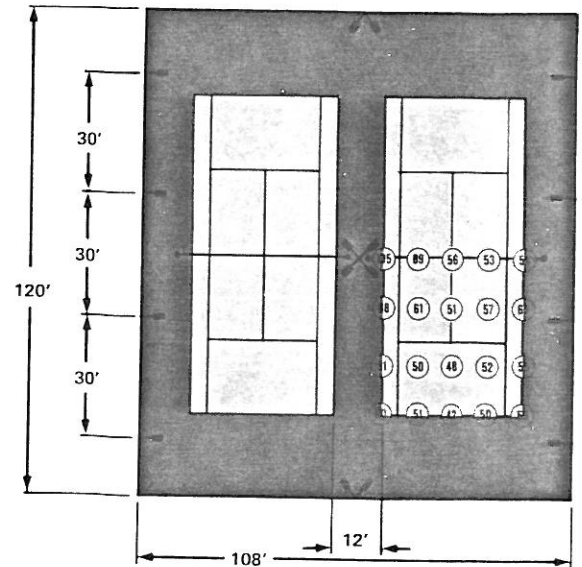


Standard Court
Initial Footcandle Level = 40" above court surface. Maximum/Minimum Ratio = 1.48:1.



Standard Double Court
Initial Footcandle Level = 40" above court surface. Luminaires-(4) Twin 180° at 20' 0" Mtg. Ht. Maximum/Minimum Ratio = 1.54:1.

To Calculate Lux:
Multiply Footcandle Reading By 10.76







Narrow Twin Court
Initial Footcandle Level = 40" above court surface. Maximum/Minimum Ratio = 2.5:1.

Televised Court

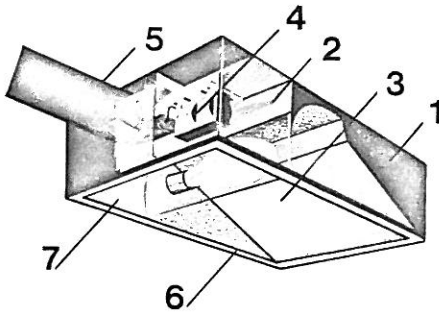
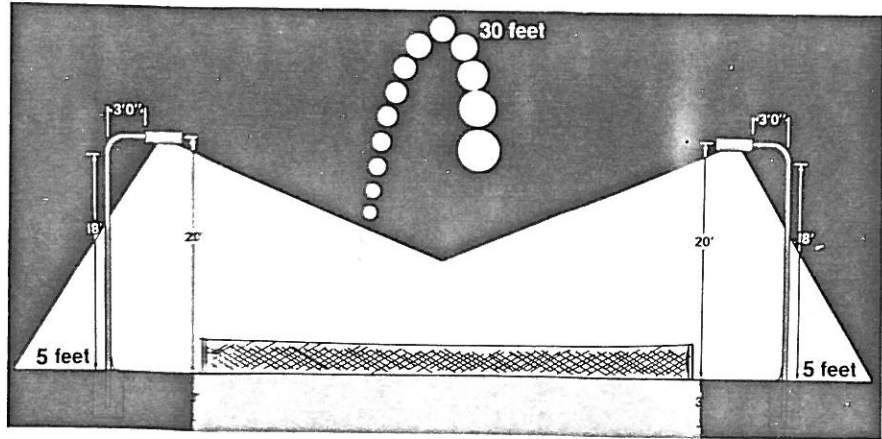
Maintained footcandle level requirements for live-remote color pick up vary with the television camera equipment used. As in the case of Center Court, Televised Courts require special consideration. Consult **ELSCO'S** engineering department for free layouts and recommendations.

EVR II Fixture Selection Guide

DESCRIPTION			ORDER NUMBER	DESCRIPTION			ORDER NUMBER
	FIXTURE BRACKET POLE	1000 watt Metal Halide Single 18' Base Mount or 18' Direct Burial	1-EVR11 1000 MH-L 1-EVR-A 1-EVR-18 B EVR 18 D		FIXTURE BRACKET POLE	1000 watt Metal Halide Twin 180° 18' Base Mount or 18' Direct Burial	2-EVR11 1000 MH L 1-EVR B 1-EVR 18 B EVR 18 D
	FIXTURE BRACKET POLE	1000 watt Metal Halide Twin 70° 20' Base Mount (Available only in heavy wall base mount)	2-EVR11 1000 MH-L 1-EVR-C 1-EVR-20 BX		FIXTURE BRACKET POLE	1000 watt Metal Halide Quad 20' Base Mount (Available only in heavy wall base mount)	4-EVR11 1000 MH L 1-EVR-G 1-EVR 20 BX

Features/Specifications

Lob Shots are illuminated by light reflected from the playing surface, making the ball visible in three dimensions. The optical system is the nucleus of the *Enviro-Light II*. It is engineered within the theoretical limits of controlled light distribution. Visual pollution has been eliminated.



Uniformity, or the quality of the lighting, is at least as important as the quantity of light.

The *Enviro-Light II* system has created a new specification standard in outdoor tennis lighting.

Luminaires: All aluminum die formed uni-body construction, with a sharp cut-off through projected optical system.

Finish: Tennis Green (Black or bronze available upon request.)

1. Housing: Die-formed .063 aluminum is Ridoline[®] cleaned and Kodine[®] protected, prior to standard paint finish warranted for five years. Precision dies maintain a consistency of finished housing. Seamless welding gives the fixture uninterrupted lines.

2. Ballast Housing: A separate, but integral part of the main housing. Accommodates Power Deck which contains ballast with capacitor. Instant access to ballast compartment without tools.

3. Reflector: Anodized 36-B Reflector Sheet Super High-Purity Aluminum (A1 99.85) Specular, Type 1, Non Clad Anodic Oxyd: 2 Micron Thick Standard. Reflectivity: T.R.F. 87.4% Forward Directional Light Cut-Off.

4. Ballast: High power factor. Constant wattage autotransformer metal halide ballast rated 400 or 1000 watts with an input rating of 120, 208, 240, 277, 480 volts.

5. Brackets: 4" high-strength mechanical tubing with integral tenon to match 4" O.D. tennis pole. Available in Single-Double (70 degree and 180 degree)-Quad. Red prime coating.

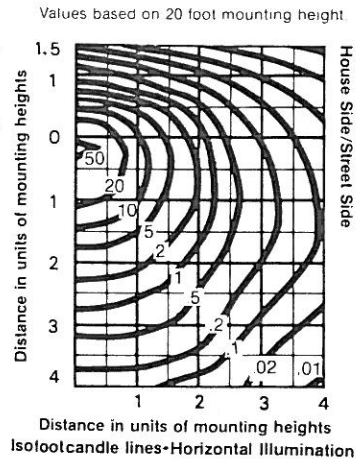
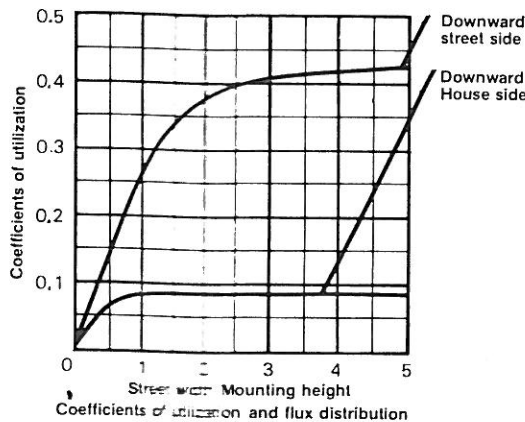
6. Lens Assembly: Lenses are fully framed in anodized aluminum extrusion, piano hinged and secured with **ELSCO'S** exclusive "Hidden Latch" which opens easily with a screwdriver. There are no screws to unfasten or to mar the clean lines of the assembly.

7. Lens: 3/16" heat tempered clear glass lens, fully framed in extruded aluminum frame silicone sealed and gasketed.

Poles: Round 4" mechanical tubing to accept 3 1/2" mounting bracket tenon for smooth transition. Red prime coated with 1" threaded nipple, 12" above grade (Direct Burial). A 2"x4" reinforced handhole 18" above grade provided on base plate poles. Base plate mounted model comes complete with base plate and anchor bolts. Base plate cover is optional.

Labels: All fixtures are UL listed and bear UL wet location and I.B.E.W. labels.

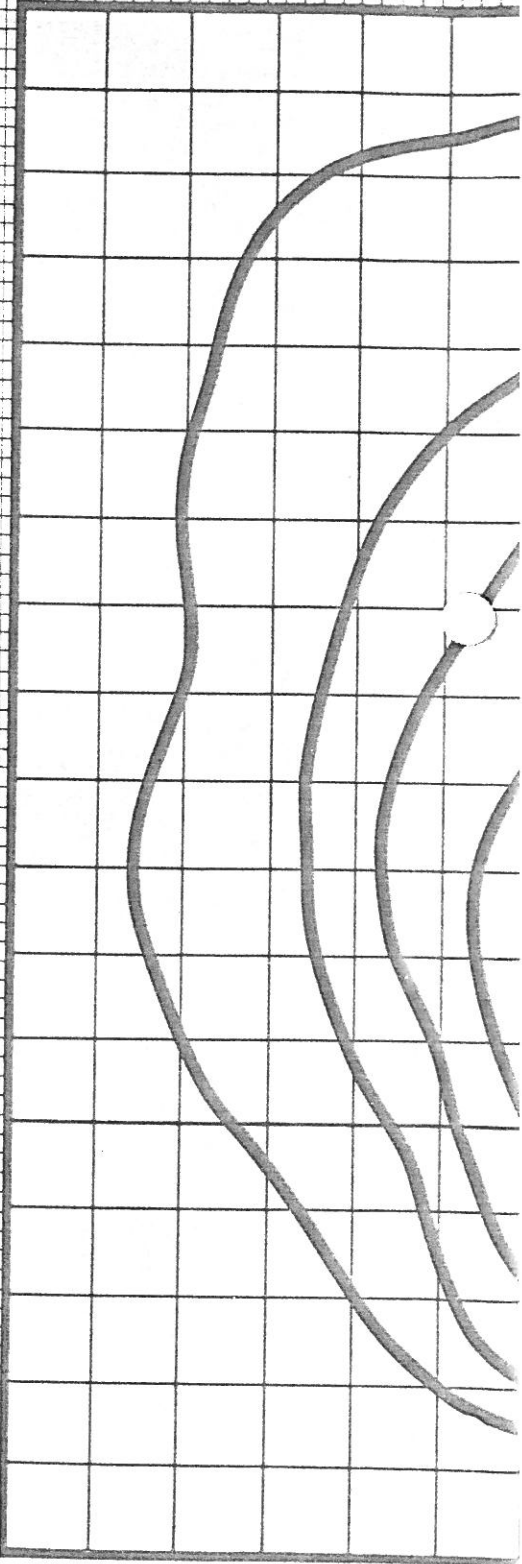
Photometrics: Certified reports from Independent Test Laboratories (ITL) available upon request.



ELSCO has been a leading manufacturer of outdoor lighting products since 1948. In addition to the *ENVIRO LIGHT II*, ELSCO produces a variety of sharp cut-off environmental luminaires. Other product offerings include walkway and low level designs.

ELSCO is committed to energy efficiency, high quality design, and innovatively engineered optics that meet or exceed current zoning restrictions against light pollution.

For other product information, design layout, or technical assistance, contact ELSCO or your authorized area representative.

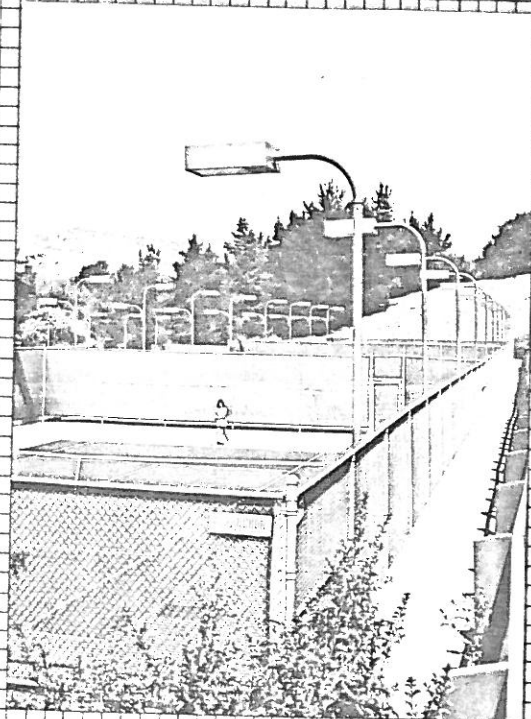
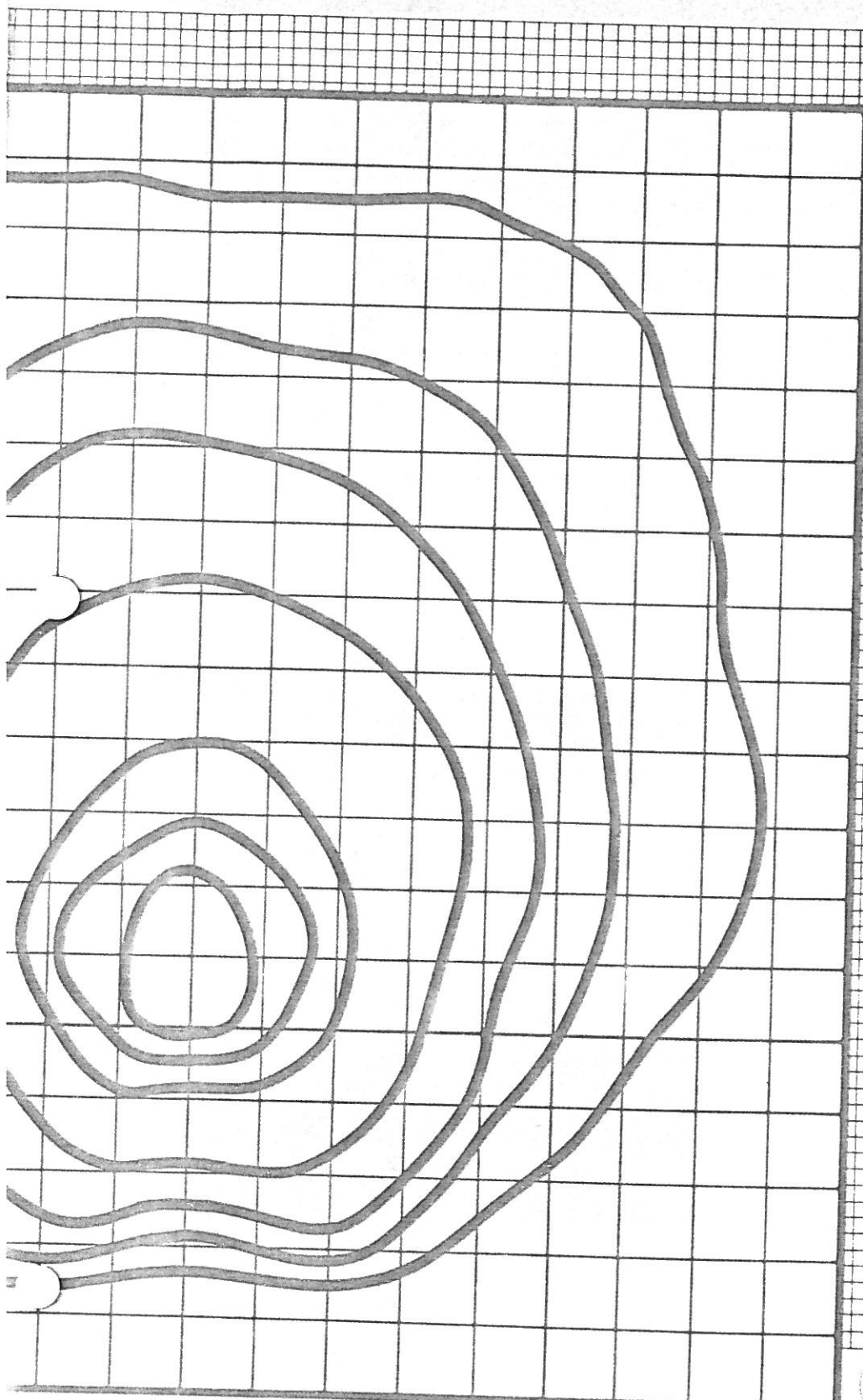


P.O. Box 8946, Stockton, CA 95208
(209) 466-0511

EVR TL 782-10M

Manufacturing Plants in Stockton, California,
Toronto, Ontario, Canada. Offices in all principal
cities. Printed in the USA

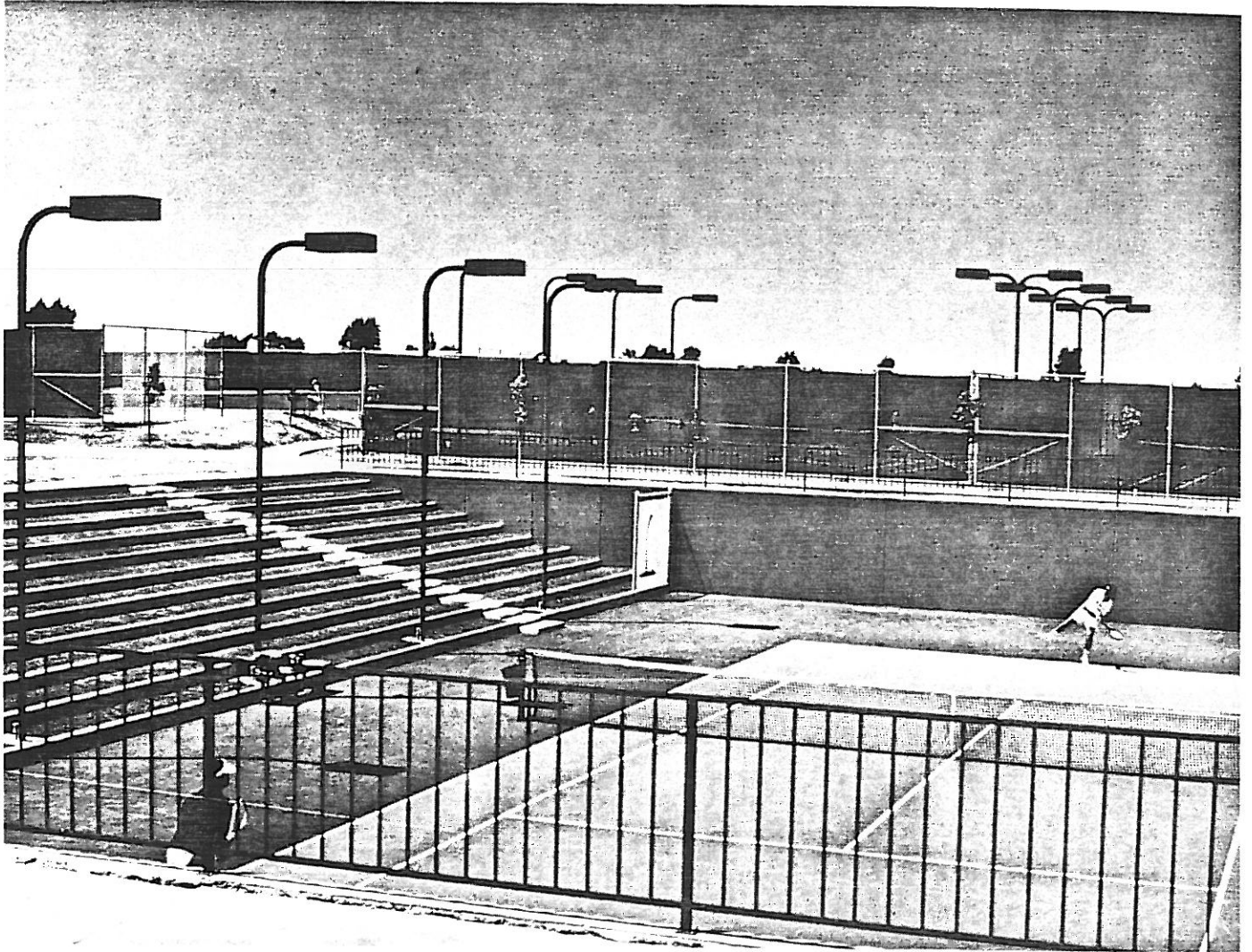
Environmental Tennis Lighting



The ENVIRO LIGHT II
The Advanced SCL.
(Sharp Cut-Off Luminaire)

Environmental Lighting
For a Secure Aesthetic Lifestyle

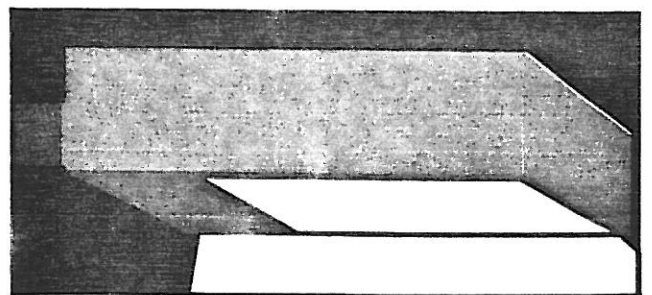
the Enviro-Light



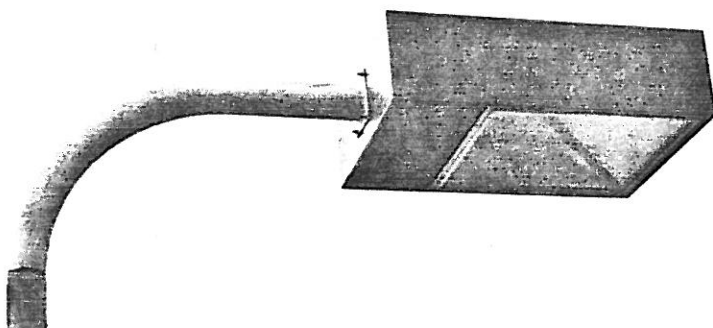
With the Enviro you can have it both ways.

By day, its low mounting virtually eliminates shadows on the court.

By night, the Enviro meets the most stringent requirements for optimum beam utilization, sharp cut-offs and uniform light distribution throughout the court.



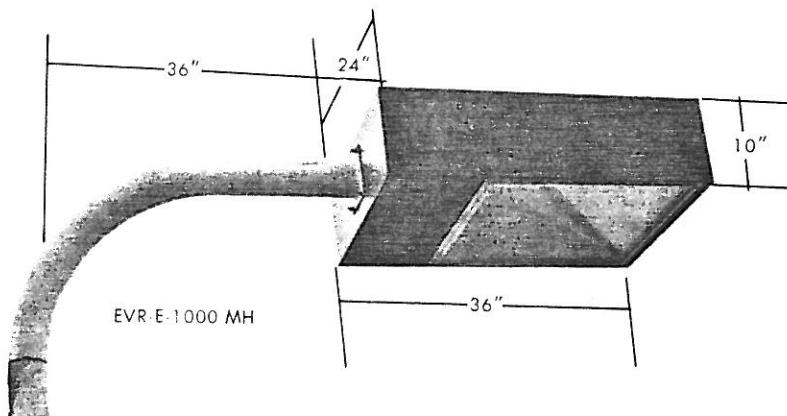
There's essentially no light spillage, no stroboscopic distortion and no annoyance factors to distract the player, the spectator or the adjacent community.



The Enviro Light

SUGGESTED SPECIFICATIONS

1. Luminaire shall be ElSCO ENVIRO Light "or equal," 400 or 1000 watt metal halide lamp energized by an integral constant wattage autotransformer. Ballast to be -20°F core and coil. Ballast voltage to be volts. Lamp socket to be glazed porcelain mogul socket with spring loaded nickel plated center contact. All wiring from socket to ballast and capacitor to be SFF 150°C type wire.
2. Luminaire housing shall be constructed of aluminum with minimum thickness of .063. Housing shall be die-formed, uni-body construction. Complete assembly shall be weatherproof and dust-proof to NEC standards.
3. Reflector shall be precision formed of .020 specular aluminum.
4. Lens assembly shall consist of heat-tempered clear glass lens for maximum transmission of light. Glass lens shall be encased in extruded aluminum frame silicon sealed into the frame assembly. Complete lens assembly to be attached to luminaire housing with full piano hinge and secured by easy-lock captive fasteners. High temperature gasketing between lens assembly and luminaire to provide positive seal to optical assembly.
5. Fixture housing shall be Ridoline® cleaned, Alodine® protected prior to application of acrylic enamel Tennis Green paint. Finish to carry five-year guarantee.
6. Brackets shall be of 4" O.D. high-strength mechanical steel tubing provided with a 7½" long, 3½" O.D. tenon.
7. Poles shall be of 4" O.D. high-strength tubing in either direct burial or base plate mounting. Direct burial poles to be provided with a 1" threaded adaptor 12" above court grade. Base plate pole to be provided with a 2" x 4" reinforced handhole 12" above grade.
8. The luminaire shall be listed by UL as suitable for wet locations.



RANDALL L. FREEDMAN
ATTORNEY & COUNSELOR AT LAW
310 BANK OF DALLAS BUILDING
3635 LEMMON AVENUE
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(214) 522-5530

November 4, 1982

FIRST

Mr. ~~Don~~ King
Building Inspector
City of Rockwall
Rockwall, Texas

Re: Approval of Construction of Tennis Court

Dear Mr. King:

Enclosed herewith please find plans and drawings for the construction of a tennis court on my property at 703 Forest Trace, Rockwall, Texas.

I would appreciate your consideration in obtaining the city's approval of said construction. Should you have any questions or problems regarding the foregoing, please advise me. My home telephone number is 722-3995. My office number is indicated above.

Sincerely,


Randall L. Freedman

vlg

Enclosures

SECOND

November 24, 1982

Mr. Randall Freedman
703 Forest Trace
Rockwall, Texas 75087

Dear Mr. Freedman:

I first must apologize for the delay in getting back with you but I was on vacation last week.

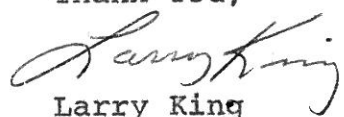
I have reviewed your permit proposal and have determined the following. Because your proposal is to construct a tennis court with lights, it has been determined that a specific use permit will be required. The reasoning is only because of the proposed lighting of the court. I feel that in order for the permit to be allowed, it is only right to notify the area neighbors of the proposal and have the Planning and Zoning Commission and City Council approve the court lighting.

Also, there is a problem with the proposed fence height and placement. According to the fence ordinance of the City of Rockwall the maximum height is eight (8) feet instead of ten (10) feet. Also, any time a fence is constructed past the platted front building line, the ordinance states a maximum height of 36" high and constructed by a specific use permit only. As for as the fence height and constructed material you can request a variance to the ordinance by making application to the Board of Adjustments. Enclosed are copies of the appropriate ordinance for your review.

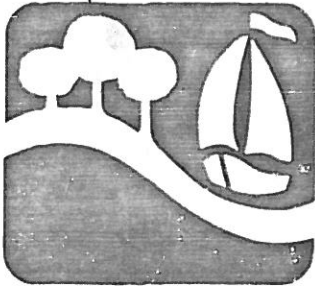
As soon as you review the enclosed information, inform us as to your decision so I can go to work on scheduling a meeting as soon as possible.

If any additional information is needed please contact us as soon as possible.

Thank You,


Larry King
Building Official

LK:be



CITY OF ROCKWALL

"THE NEW HORIZON"

THIRD

TO: Julie
FROM: Larry King
SUBJECT: Private Tennis Courts Lighting Requirements.
DATE: 12-6-82

Mr. Randall Freedman at 703 Forest Trace would like to construct a private tennis court with a lighting system installed on the adjoining lot to his residence in High Ridge Estates.

As our current Zoning Ordinance 72-2 is compiled, it makes no reference to whether a lighting system is allowed or not on private tennis courts with a Residential Neighborhood. As you instructed I researched other area Cities to determine the way they handled the situation.

The list of Cities and recommendations follows:

- A. Garland
 - 1. Is allowed as long as it meets the Glare Standards by the E.P.A.
- B. Dallas
 - 1. Yes, lights are required for private tennis courts.
 - 2. We talked to three different departments, zoning, electrical, planning development. None of these departments could answer what Dallas regulations were.
 - 3. They just said that the lights had to be directed away from Residential zoned areas.
- C. Plano
 - 1. They did not address this problem in their zoning ordinances.
- D. Farmers Branch
 - 1. Must meet the Glare Standards of the E.P.A.
 - 2. Allowed if it is not a problem with surrounding neighbors.
 - 3. Require plans submitted.
- E. Greenville
 - 1. Thinks it would be allowed but has never come across the problem.

As you can see some of the above Cities stated that the E.P.A. Glare Standards must be met, and some did not know.

I called the Enviromental Protection Agency at 1201 Elm St. in Dallas and spoke to a Mr. Clinton Spotts who has been with the E.P.A. for 12 years. He said he had never heard of the Glare Standards and if I found one he would like to see it.

Larry King

102 East Washington

Rockwall, Texas 75087

(214) 722-3256

January 5, 1983

Mr. Randell Freedman
703 Forest Trace
Rockwall, Texas 75087

Dear Mr. Freedman:

Enclosed is the zoning application which must be filled out so as to request a specific use permit to construct a lighted tennis court within a residential zoned area. Also a fee of \$50.00 must be enclosed to request a specific use permit request.

You are scheduled to meet with the Planning and Zoning Board on December 13th, at City Hall at 7:30p.m.

Your cooperation will be appreciated.

Thank You,

A handwritten signature in blue ink that reads "Larry King". The signature is written in a cursive, flowing style.

Larry King
Building Official

LK:be
enclosure