



## PLANNING AND ZONING CASE CHECKLIST

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

P&Z CASE # 22019-019 P&Z DATE 9/10/19 CC DATE 9/16/19 APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

### ZONING APPLICATION

- ☒ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

### SITE PLAN APPLICATION

- ☐ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

### PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# \_\_\_\_\_)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☒ HOA MAP
- ☒ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE \_\_\_\_\_
  - ☐ CABINET # \_\_\_\_\_
  - ☐ SLIDE # \_\_\_\_\_

NOTES: \_\_\_\_\_

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

ZONING MAP UPDATED \_\_\_\_\_



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

2009-019

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

*[Signature]*  
*[Signature]*

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

## Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- ☐ Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- ☐ Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

## Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

## Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- ☒ Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

## Other Application Fees:

- ☐ Tree Removal (\$75.00)

## Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 920 Rockwall Parkway

Subdivision HORIZON RIDGE CENTER

Lot

9

Block

A

General Location EAST SIDE OF FIRE STATION - 920 ROCKWALL PARKWAY

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning PD-9

Current Use LOCAL GOVERNMENT

Proposed Zoning SUP - TELECOM

Proposed Use WIRELESS TELECOM FACILITY

Acreage 0.0055 ac.

Lots [Current]

1

Lots [Proposed]

1

☐ **Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ Owner City of Rockwell

☒ Applicant Crafton Communications Inc.

Contact Person Joey Boyd

Contact Person Doug Henderson

Address 385 S Goliad

Address 1870 Crown Dr., Suite 1500

City, State & Zip Rockwall, TX 75087

City, State & Zip Dallas, TX 75234

Phone 9727726408

Phone 8177297006

E-Mail jboyd@rockwall.com

E-Mail dhenderson@craftongroup.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Douglas Henderson [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

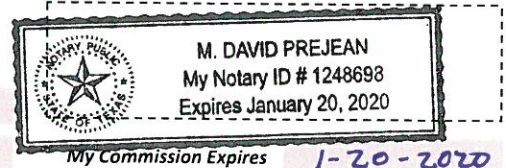
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 200.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16<sup>th</sup> day of August, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16<sup>th</sup> day of August, 20 19.

Owner/Applicant's Signature

Notary Public in and for the State of Texas

*[Signature]*  
M. David Prejean







**DEVELOPMENT REVIEW COMMITTEE (DRC)**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 8/19/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 08/23/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 8/27/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 8/27/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** Z2019-019  
**Project Name:** SUP for Freestanding Commercial Antenna  
**Project Type:** ZONING  
**Applicant Name:** CRAFTON COMMUNICATIONS INC  
**Owner Name:** CITY, OF ROCKWALL  
**Project Description:**



# RECEIPT

Project Number: Z2019-019  
Job Address: ROCKWALL PKWY  
ROCKWALL, TX 75032

Receipt Number: B86411

Printed: 8/21/2019 2:42 pm

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 200.00

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**Total Fees Paid:**

**\$ 200.00**

Date Paid: 8/21/2019 12:00:00AM

Paid By: CRAFTON COMMUNICATIONS INC

Pay Method: CHECK 2044

Received By: LM





## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



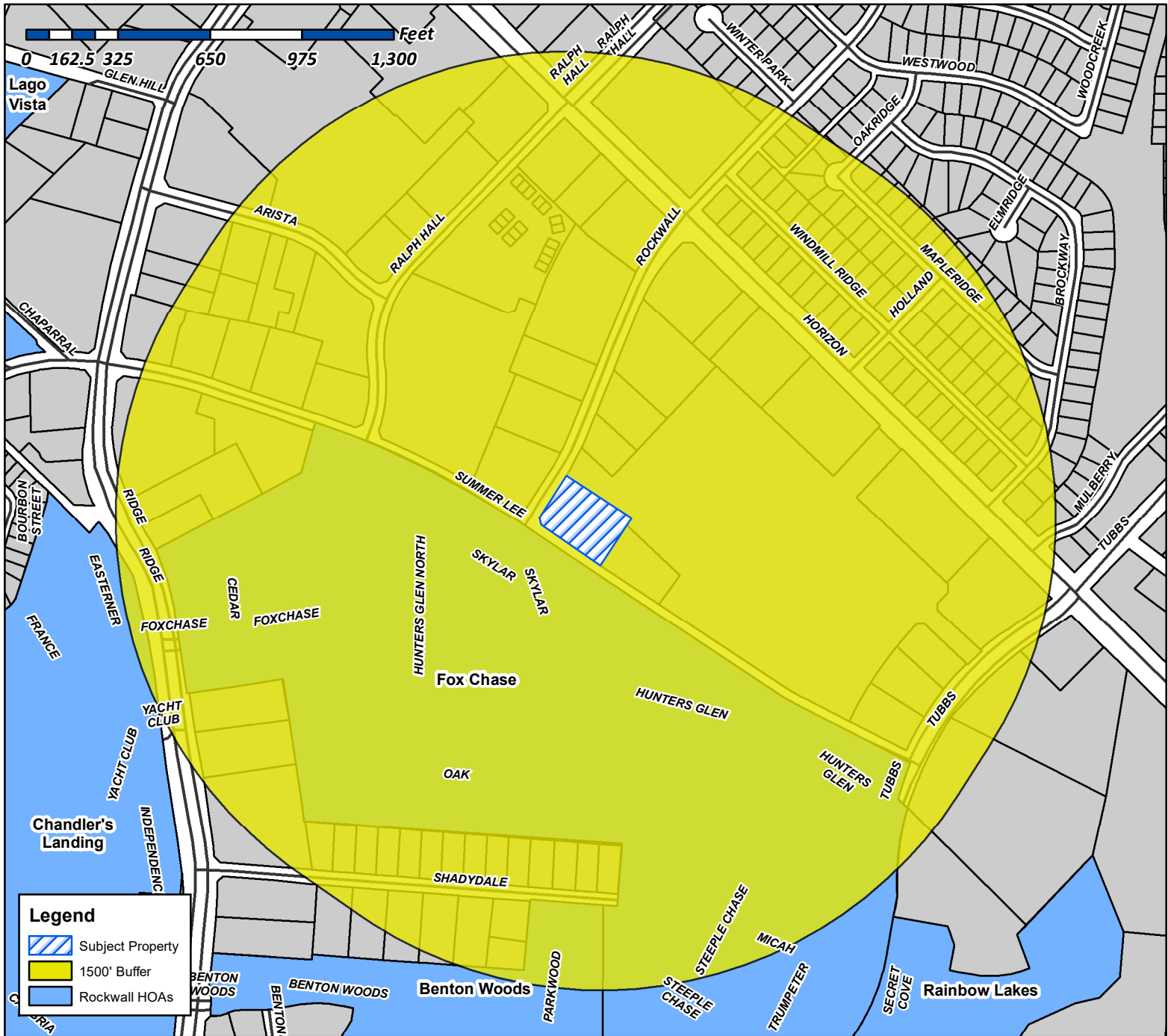




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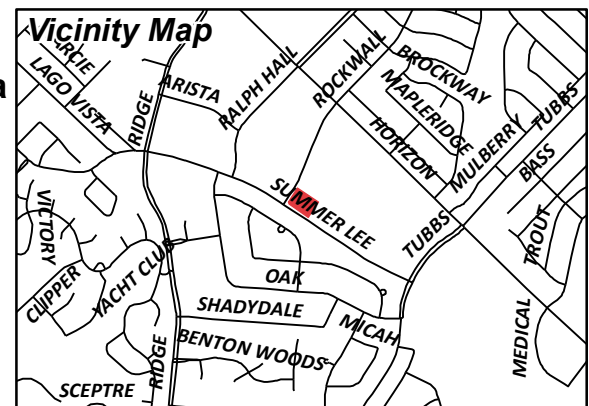
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**Case Number:** Z2019-019  
**Case Name:** SUP for Freestanding Commercial Antenna  
**Case Type:** Zoning  
**Zoning:** Planned Development (PD-9) District  
**Case Address:** 920 Rockwall Parkway

**Date Created:** 8/19/2019

**For Questions on this Case Call** (972) 771-7745







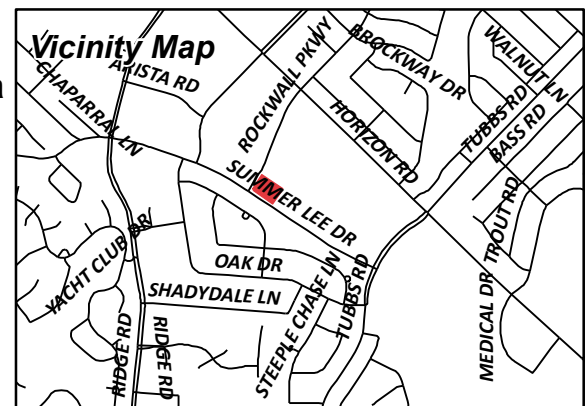
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**Case Number:** Z2019-019  
**Case Name:** SUP for Freestanding Commercial Antenna  
**Case Type:** Zoning  
**Zoning:** Planned Development (PD-5) District  
**Case Address:** 920 Rockwall Parkway



**Date Created:** 8/19/2019

**For Questions on this Case Call** (972) 771-7745

CURRENT RESIDENT  
1005 W RALPH HALL PKWY  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

MEEDER JEFFREY S  
1137 SKYLAR DR  
ROCKWALL, TX 75032

SIPPLE CHRISTOPHER C & JENNIFER N  
1145 SKYLAR DR  
ROCKWALL, TX 75032

STUBBS MARK A & CAROLYN C  
1151 SKYLAR DR  
ROCKWALL, TX 75032

GEMMELL II ANTONY & CAROLYN  
1157 SKYLAR DR  
ROCKWALL, TX 75032

MASE RICHARD J JR & KRISTIANE K  
1160 SKYLAR DR  
ROCKWALL, TX 75032

RICHARD FLOYD M & TERI  
1163 SKYLAR DR  
ROCKWALL, TX 75032

JAMESON JANIE  
1164 SKYLAR DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1168 SKYLAR DR  
ROCKWALL, TX 75032

CARROLL BENJAMIN THOMAS AND NICOLE  
CAMILLE LIUDAH  
1169 SKLYAR DR  
ROCKWALL, TX 75032

WORSHAM JERRY L & CAROLYN C &  
1172 SKYLAR DR  
ROCKWALL, TX 75032

MITCHELL CASEY & DEANNA  
1175 SKYLAR DR  
ROCKWALL, TX 75032

HAIL KATHLEEN  
1181 SKYLAR DR  
ROCKWALL, TX 75032

DUPONT GARRETT J AND JENNY L  
1187 SKYLAR DR  
ROCKWALL, TX 75032

GOINS GARY A & MELANIE K  
1193 SKYLAR DR  
ROCKWALL, TX 75032

WATKINS STEVEN & SARAH G  
1199 SKYLAR DR  
ROCKWALL, TX 75032

MAC SPORTS AND REHAB LLC  
120 MONT BLANC DRIVE  
HEATH, TX 75032

CURRENT RESIDENT  
1205 SKYLAR DR  
ROCKWALL, TX 75032

GRAVES CARL L & SANDRA L  
1206 SKYLAR DR  
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L  
1211 SKYLAR DR  
ROCKWALL, TX 75032

WINDELS R LEONARD  
1212 SKYLAR DRIVE  
ROCKWALL, TX 75032

ARHC RMRWLTX01 LLC  
1735 MARKET ST O  
PHILADELPHIA, PA 19103

GUO ZHENJING AND  
2017 RUMSON DRIVE  
ARLINGTON, TX 76006

YV ROCKWALL REALTY HOLDINGS LLC  
2266 LAFAYETTE LNDG  
ROCKWALL, TX 75032

BROWN DORIS MAE TRUST  
2400 LEGEND DR  
HEATH, TX 75032

CROSSLAND RAY WALKER & STACY WORSHAM  
2961 HUNTERS GLN N  
ROCKWALL, TX 75032

POWELL TIMOTHY J AND BARBARA TURNER  
POWELL AND  
2962 HUNTERS GLEN N  
ROCKWALL, TX 75032

CARPENTER DWIGHT D & LINDA K  
2969 HUNTERS GLN N  
ROCKWALL, TX 75032

CHANCELLOR CINDY R  
2975 HUNTERS GLEN NORTH  
ROCKWALL, TX 75032



CURRENT RESIDENT  
2981 N HUNTERS GLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3142 HORIZON  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3150 3150 HORIZON  
ROCKWALL, TX 75032

CAMBRIDGE ROCKWALL LTD  
4500 DORR ST  
TOLEDO, OH 43615

BLPT LLC  
5 BROCKFIELD CT  
HEATH, TX 75032

SPT IVEY ROCKWALL MOB LLC  
591 WEST PUTNAM AVENUE  
GREENWICH, CT 06830

ROCKWALL REGIONAL HOSPITAL LLP  
612 E LAMAR BLVD O  
ARLINGTON, TX 76011

JOSEPH MATHEW CORBETE AND SARAH  
KATHRYN  
819 HUNTERS GLEN  
ROCKWALL, TX 75032

GIELOW JOHN L & LISA LEE  
825 HUNTERS GLN  
ROCKWALL, TX 75032

BOWNE BENJAMIN AND VALERIE  
831 HUNTERS GLEN  
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL  
837 HUNTERS GLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
890 ROCKWALL PKWY  
ROCKWALL, TX 75032

MRP INVESTMENTS INC  
901 ROCKWALL PKWY  
ROCKWALL, TX 75032

MILLER JAYME AND JASON T  
905 HUNTERS GLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
906 ROCKWALL PKWY  
ROCKWALL, TX 75032

CURRENT RESIDENT  
909 ROCKWALL PKWY  
ROCKWALL, TX 75032

CURRENT RESIDENT  
913 N HUNTERS GLEN  
ROCKWALL, TX 75032

WARREN LARRY RAY AND BEVERLY JOAN  
921 HUNTERS GLEN  
ROCKWALL, TX 75032

LEAL JAIME & LORI DEANN GILLILAN  
929 HUNTERS GLEN  
ROCKWALL, TX 75032

CHRISMER LANE LTD  
960 W RALPH HALL PKWY  
ROCKWALL, TX 75032

PARKHILL GAIL C &  
PO BOX 100  
PARIS, TX 75461

SEYMORE REVOCABLE LIVING TRUST  
PO BOX 1987  
ROCKWALL, TX 75087



August 16, 2019

The Honorable Members of  
The Rockwall City Council and The Rockwall Planning and Zoning Commission  
385 S. Goliad Street  
Rockwall, TX 75097

RE: Letter of Intent - SUP for a Wireless Communication Tower at 920 Rockwall Parkway

Dear Members of the City Council and Planning and Zoning Commission:

AT&T, represented by Crafton Communications, is pleased to submit this Application for SUP to allow development of a 110 FT Monopole Communication Tower with a landscaped equipment compound at 920 Rockwall Parkway. The proposed site part of the Fire Station property at that location.

The subject facility is needed to meet the rapidly increasing demand for wireless voice and data services in the residential and retail neighborhoods surrounding the fire station. This demand has placed a strain on AT&T's limited capacity. AT&T would like to stress, however, that this proposal is aimed at addressing the concern for better wireless coverage well before there is a problem for general or emergency calls.

The search for a site was thorough, and it should be noted that there were no opportunities for collocating on existing structures, an option that is much preferred whenever possible. With approval of this site, the City will be encouraging other telecom carriers to collocate on the AT&T structure, which will be made available for leasing at market rates established by master lease agreements within the industry.

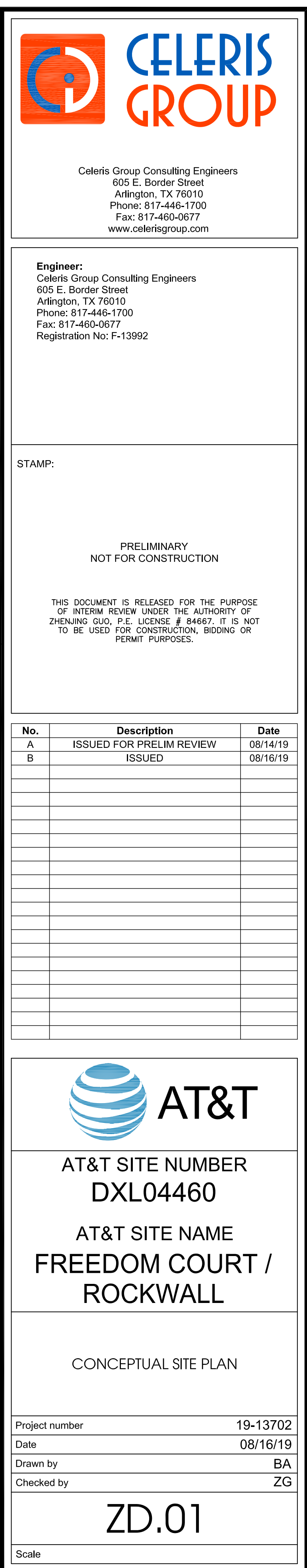
This proposal is also an opportunity to make the existing telecom site more attractive. AT&T is planning to remove some of the existing chain link fencing and replace it with decorative wrought iron, surrounding the existing equipment as well as the new equipment. This fence in turn will be surrounded with evergreen Leyland Cypress trees.

AT&T is proud to be of service to the people who call Rockwall home. This un-manned site will work hard in its service to the community while placing no service demand on drainage, water, sewer, schools, parks or roads.

We look forward to visiting with you regarding this project.  
Thank you for your thoughtful consideration.

Doug Henderson, AICP  
Site Acquisition Contractor  
**Crafton Communications, Inc.**  
**1870 Crown Drive, Suite 1500**  
**Dallas, TX 75234**  
817-729-7006

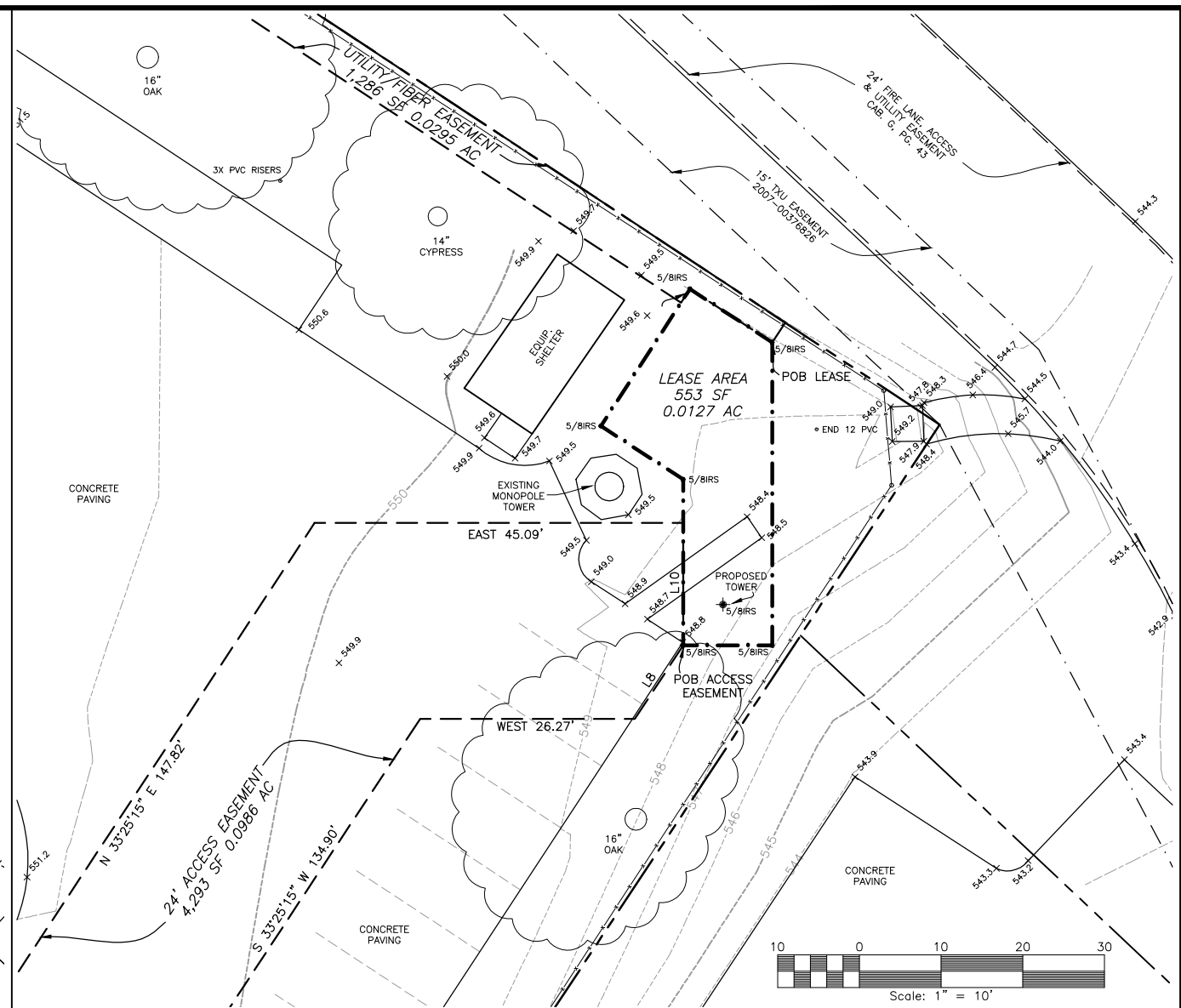












## SV-1





LEASE AREA and SUP ZONING PARCEL  
AT&T at 920 Rockwall Parkway, Rockwall, Texas

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60' public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 9, Block A, Horizon Ridge Center, the following six (6) courses:

1. SOUTH, a distance of 37.09 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
2. WEST, a distance of 10.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
3. NORTH, a distance of 20.32 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
4. North 56 degrees 58 minutes 25 seconds West, a distance of 12.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
5. North 33 degrees 01 minutes 35 seconds East, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
6. South 56 degrees 58 minutes 25 seconds East, a distance of 12.00 feet to the POINT OF BEGINNING hereof and containing 0.0127 acres or 553 square feet of land, more or less.

# City of Rockwall

## Project Plan Review History



<b>Project Number</b>	Z2019-019	<b>Owner</b>	CITY, OF ROCKWALL	<b>Applied</b>	8/19/2019	LM
<b>Project Name</b>	SUP for Freestanding Commercial	<b>Applicant</b>	CRAFTON COMMUNICATIONS INC	<b>Approved</b>		
<b>Type</b>	ZONING			<b>Closed</b>		
<b>Subtype</b>	SUP			<b>Expired</b>		
<b>Status</b>	Staff Review			<b>Status</b>		

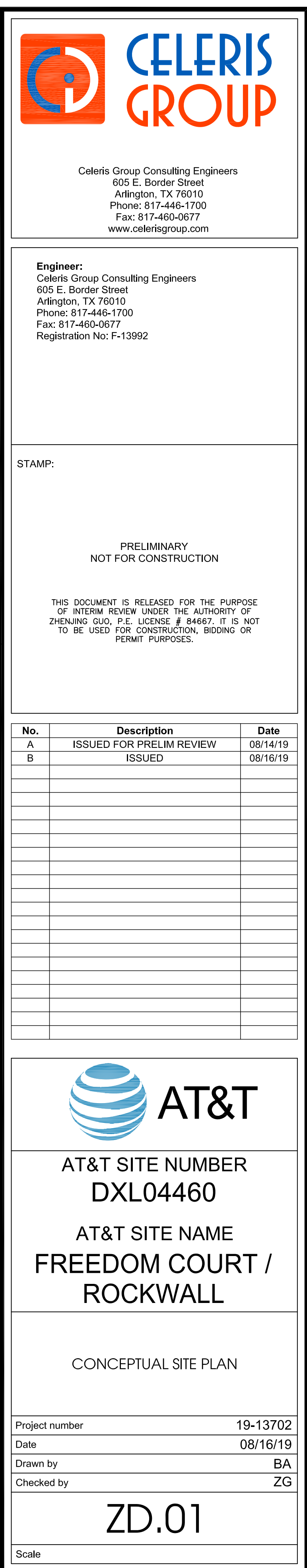
<b>Site Address</b>	<b>City, State Zip</b>	<b>Zoning</b>
ROCKWALL PKWY	ROCKWALL, TX 75032	

<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
PRESBYTERIAN HOSPITAL OF ROCKWALL ADDITI	9	A	9	4006-000A-0009-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	8/19/2019	8/26/2019	8/20/2019	1	APPROVED	
ENGINEERING (8/21/2019 1:22 PM JMW) ** The following is for your information for the site plan and engineering review.  - 4% Engineering Fees. - Impact fees. - Must show all existing and proposed utilities. - Retaining walls 3' and over must be designed by an engineer. All retaining walls to be rock or stone face. No smooth concrete walls. - slopes to be no greater than 4:1 - Need to verify if Area is being used as detention for fire station site. Proposed improvements to be out of detention area. - Must meet all City Standards of Design and Construction.	JEREMY WHITE	8/19/2019	8/26/2019	8/21/2019	2	COMMENTS	
FIRE	Kevin Clark	8/19/2019	8/26/2019	8/22/2019	3	APPROVED	
PLANNING	Korey Brooks	8/19/2019	8/26/2019	8/22/2019	3	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2019-019; SUP for Freestanding Commercial Antenna						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway.						
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.						
M.3 For reference, include the case number (Z2019-019) in the lower right-hand corner of all pages on future submittals.						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).						
M.5 In order to constitute a complete submittal all applications are required to provide the following elements: [1] concept plan, [2] survey and legal description, [3] elevations for the equipment cabinet and antenna tower. The current submittal did not contain elevations for the proposed equipment cabinet and this will be required prior to the case being taken to the Planning and Zoning Commission for action.						
M.6 Specific Use Permit (SUP).						
1) Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on September 10, 2019.						
2) Please provide elevations for the equipment cabinet.						
I.7 Please note that failure to address all comments provided by staff by 5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.						
I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 4, 2019; The Planning and Zoning Worksession is August 27, 2019 and the Planning & Zoning Meeting is September 10, 2019.						

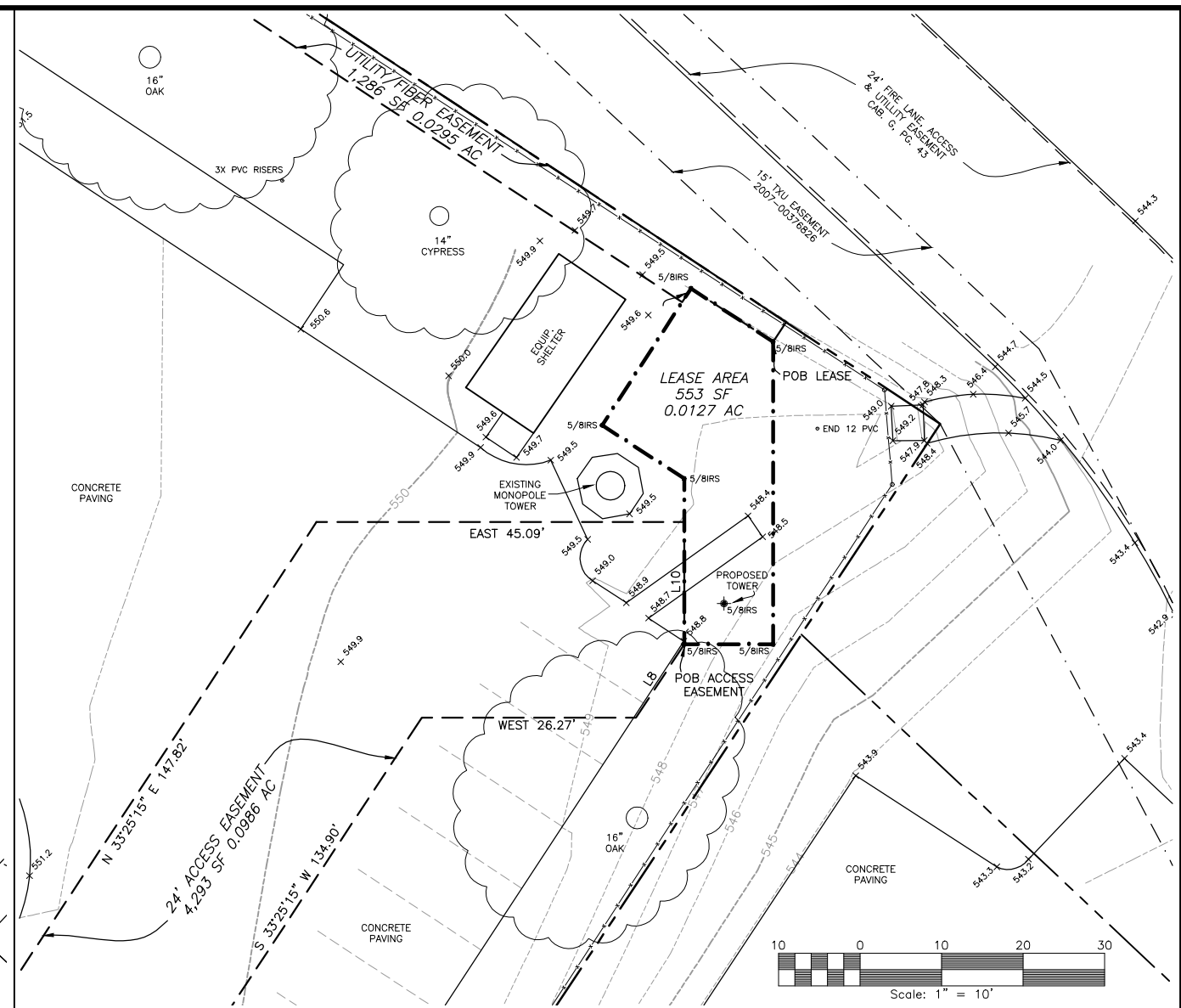












## SV-1





## City of Rockwall

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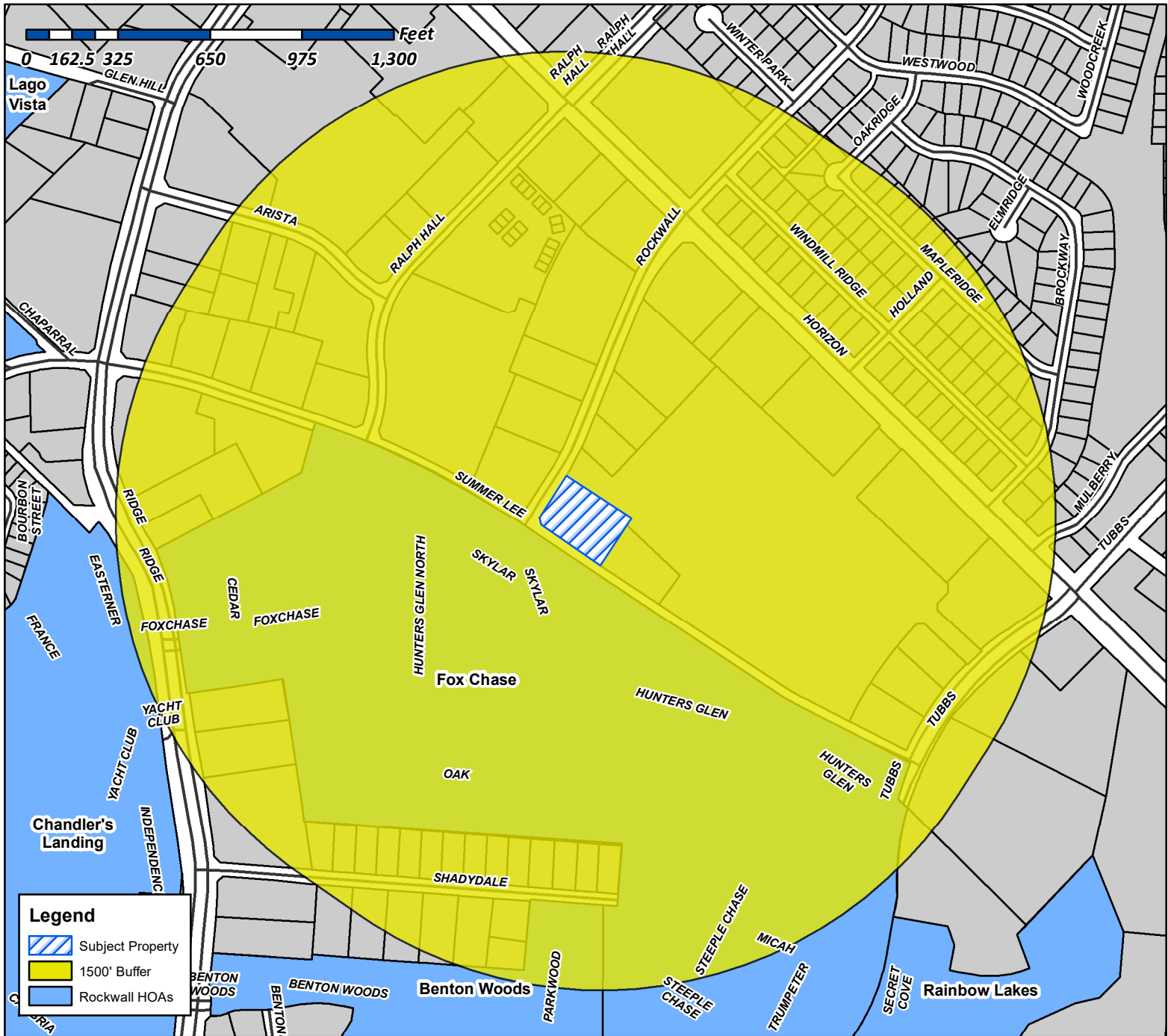




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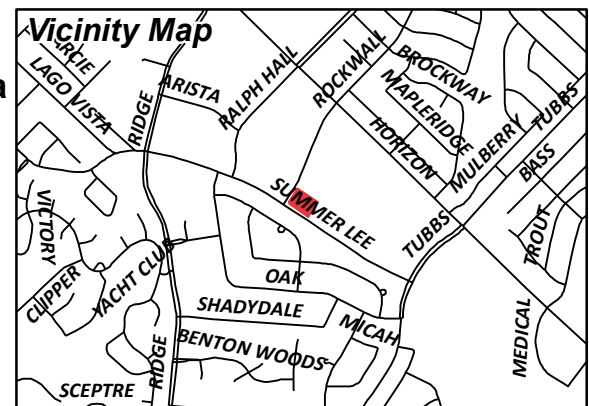
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2019-019  
**Case Name:** SUP for Freestanding Commercial Antenna  
**Case Type:** Zoning  
**Zoning:** Planned Development (PD-9) District  
**Case Address:** 920 Rockwall Parkway

**Date Created:** 8/19/2019  
**For Questions on this Case Call** (972) 771-7745





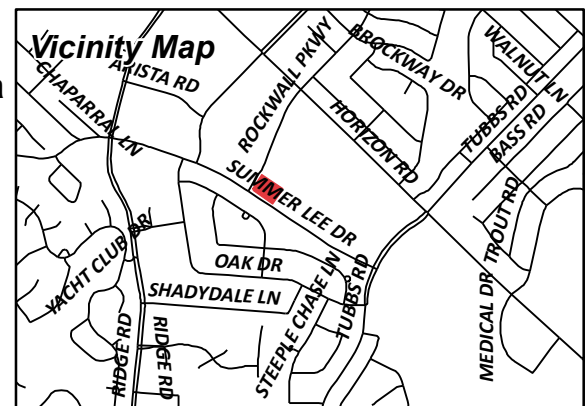
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2019-019  
**Case Name:** SUP for Freestanding Commercial Antenna  
**Case Type:** Zoning  
**Zoning:** Planned Development (PD-5) District  
**Case Address:** 920 Rockwall Parkway



**Date Created:** 8/19/2019

**For Questions on this Case Call** (972) 771-7745



CURRENT RESIDENT  
1005 W RALPH HALL PKWY  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

MEEDER JEFFREY S  
1137 SKYLAR DR  
ROCKWALL, TX 75032

SIPPLE CHRISTOPHER C & JENNIFER N  
1145 SKYLAR DR  
ROCKWALL, TX 75032

STUBBS MARK A & CAROLYN C  
1151 SKYLAR DR  
ROCKWALL, TX 75032

GEMMELL II ANTONY & CAROLYN  
1157 SKYLAR DR  
ROCKWALL, TX 75032

MASE RICHARD J JR & KRISTIANE K  
1160 SKYLAR DR  
ROCKWALL, TX 75032

RICHARD FLOYD M & TERI  
1163 SKYLAR DR  
ROCKWALL, TX 75032

JAMESON JANIE  
1164 SKYLAR DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1168 SKYLAR DR  
ROCKWALL, TX 75032

CARROLL BENJAMIN THOMAS AND NICOLE  
CAMILLE LIUDAH  
1169 SKLYAR DR  
ROCKWALL, TX 75032

WORSHAM JERRY L & CAROLYN C &  
1172 SKYLAR DR  
ROCKWALL, TX 75032

MITCHELL CASEY & DEANNA  
1175 SKYLAR DR  
ROCKWALL, TX 75032

HAIL KATHLEEN  
1181 SKYLAR DR  
ROCKWALL, TX 75032

DUPONT GARRETT J AND JENNY L  
1187 SKYLAR DR  
ROCKWALL, TX 75032

GOINS GARY A & MELANIE K  
1193 SKYLAR DR  
ROCKWALL, TX 75032

WATKINS STEVEN & SARAH G  
1199 SKYLAR DR  
ROCKWALL, TX 75032

MAC SPORTS AND REHAB LLC  
120 MONT BLANC DRIVE  
HEATH, TX 75032

CURRENT RESIDENT  
1205 SKYLAR DR  
ROCKWALL, TX 75032

GRAVES CARL L & SANDRA L  
1206 SKYLAR DR  
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L  
1211 SKYLAR DR  
ROCKWALL, TX 75032

WINDELS R LEONARD  
1212 SKYLAR DRIVE  
ROCKWALL, TX 75032

ARHC RMRWLTX01 LLC  
1735 MARKET ST O  
PHILADELPHIA, PA 19103

GUO ZHENJING AND  
2017 RUMSON DRIVE  
ARLINGTON, TX 76006

YV ROCKWALL REALTY HOLDINGS LLC  
2266 LAFAYETTE LNDG  
ROCKWALL, TX 75032

BROWN DORIS MAE TRUST  
2400 LEGEND DR  
HEATH, TX 75032

CROSSLAND RAY WALKER & STACY WORSHAM  
2961 HUNTERS GLN N  
ROCKWALL, TX 75032

POWELL TIMOTHY J AND BARBARA TURNER  
POWELL AND  
2962 HUNTERS GLEN N  
ROCKWALL, TX 75032

CARPENTER DWIGHT D & LINDA K  
2969 HUNTERS GLN N  
ROCKWALL, TX 75032

CHANCELLOR CINDY R  
2975 HUNTERS GLEN NORTH  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2981 N HUNTERS GLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3142 HORIZON  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3150 3150 HORIZON  
ROCKWALL, TX 75032

CAMBRIDGE ROCKWALL LTD  
4500 DORR ST  
TOLEDO, OH 43615

BLPT LLC  
5 BROCKFIELD CT  
HEATH, TX 75032

SPT IVEY ROCKWALL MOB LLC  
591 WEST PUTNAM AVENUE  
GREENWICH, CT 06830

ROCKWALL REGIONAL HOSPITAL LLP  
612 E LAMAR BLVD O  
ARLINGTON, TX 76011

JOSEPH MATHEW CORBETE AND SARAH  
KATHRYN  
819 HUNTERS GLEN  
ROCKWALL, TX 75032

GIELOW JOHN L & LISA LEE  
825 HUNTERS GLN  
ROCKWALL, TX 75032

BOWNE BENJAMIN AND VALERIE  
831 HUNTERS GLEN  
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL  
837 HUNTERS GLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
890 ROCKWALL PKWY  
ROCKWALL, TX 75032

MRP INVESTMENTS INC  
901 ROCKWALL PKWY  
ROCKWALL, TX 75032

MILLER JAYME AND JASON T  
905 HUNTERS GLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
906 ROCKWALL PKWY  
ROCKWALL, TX 75032

CURRENT RESIDENT  
909 ROCKWALL PKWY  
ROCKWALL, TX 75032

CURRENT RESIDENT  
913 N HUNTERS GLEN  
ROCKWALL, TX 75032

WARREN LARRY RAY AND BEVERLY JOAN  
921 HUNTERS GLEN  
ROCKWALL, TX 75032

LEAL JAIME & LORI DEANN GILLILAN  
929 HUNTERS GLEN  
ROCKWALL, TX 75032

CHRISMER LANE LTD  
960 W RALPH HALL PKWY  
ROCKWALL, TX 75032

PARKHILL GAIL C &  
PO BOX 100  
PARIS, TX 75461

SEYMORE REVOCABLE LIVING TRUST  
PO BOX 1987  
ROCKWALL, TX 75087



August 16, 2019

The Honorable Members of  
The Rockwall City Council and The Rockwall Planning and Zoning Commission  
385 S. Goliad Street  
Rockwall, TX 75097

RE: Letter of Intent - SUP for a Wireless Communication Tower at 920 Rockwall Parkway

Dear Members of the City Council and Planning and Zoning Commission:

AT&T, represented by Crafton Communications, is pleased to submit this Application for SUP to allow development of a 110 FT Monopole Communication Tower with a landscaped equipment compound at 920 Rockwall Parkway. The proposed site part of the Fire Station property at that location.

The subject facility is needed to meet the rapidly increasing demand for wireless voice and data services in the residential and retail neighborhoods surrounding the fire station. This demand has placed a strain on AT&T's limited capacity. AT&T would like to stress, however, that this proposal is aimed at addressing the concern for better wireless coverage well before there is a problem for general or emergency calls.

The search for a site was thorough, and it should be noted that there were no opportunities for collocating on existing structures, an option that is much preferred whenever possible. With approval of this site, the City will be encouraging other telecom carriers to collocate on the AT&T structure, which will be made available for leasing at market rates established by master lease agreements within the industry.

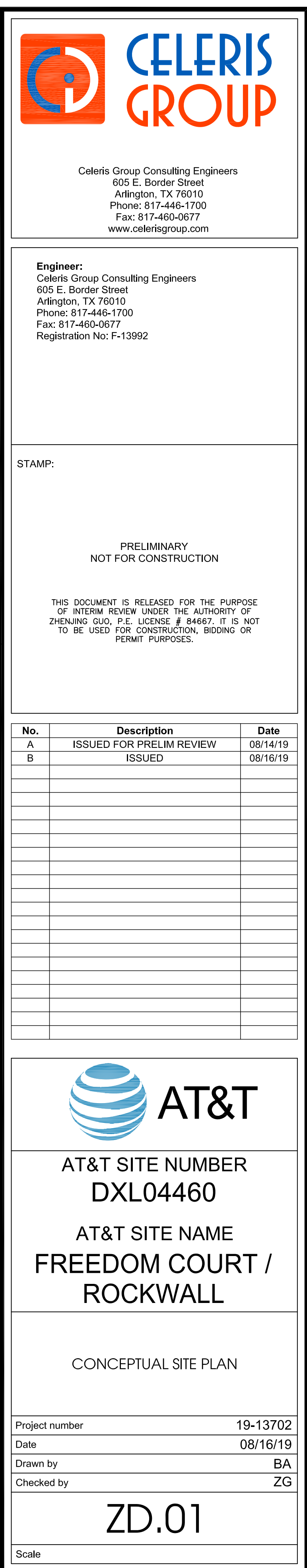
This proposal is also an opportunity to make the existing telecom site more attractive. AT&T is planning to remove some of the existing chain link fencing and replace it with decorative wrought iron, surrounding the existing equipment as well as the new equipment. This fence in turn will be surrounded with evergreen Leyland Cypress trees.

AT&T is proud to be of service to the people who call Rockwall home. This un-manned site will work hard in its service to the community while placing no service demand on drainage, water, sewer, schools, parks or roads.

We look forward to visiting with you regarding this project.  
Thank you for your thoughtful consideration.

Doug Henderson, AICP  
Site Acquisition Contractor  
**Crafton Communications, Inc.**  
**1870 Crown Drive, Suite 1500**  
**Dallas, TX 75234**  
817-729-7006

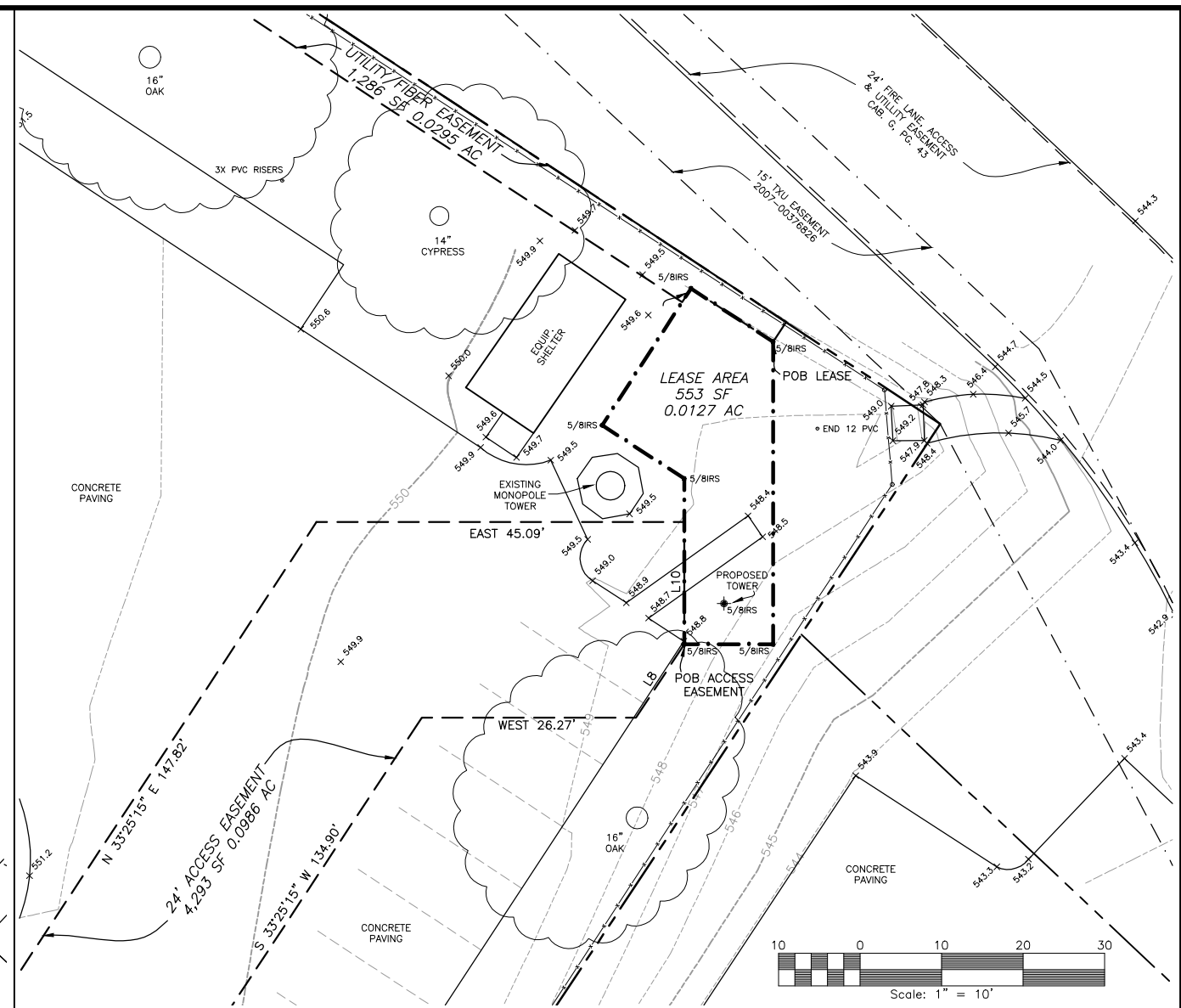












## SV-1





LEASE AREA and SUP ZONING PARCEL  
AT&T at 920 Rockwall Parkway, Rockwall, Texas

BEING a tract of land situated in the E. Teal Survey, Abstract No. 207, City of Rockwall, Rockwall County, Texas, also being situated in Lot 9, Block A, Horizon Ridge Center, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet E, Page 149, Plat Records, Rockwall County, Texas, and being out of and a portion of that certain tract of land conveyed to City of Rockwall, Texas by Special Warranty Deed dated October 15, 1999, and recorded in Volume 1738, Page 8, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2" iron rod found for the northwesterly corner of said Lot 9, Block A, Horizon Ridge Center, same being the southwesterly corner of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, an addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet G, Page 315, Plat Records, Rockwall County, Texas, and being on the easterly right-of-way line of Rockwall Parkway (60' public right-of-way);

THENCE along the northerly line of said Lot 9, Block A, Horizon Ridge Center, same being the southerly line of Lot 17, Block A, Presbyterian Hospital of Rockwall Addition, South 56 degrees 34 minutes 45 seconds East, a distance of 247.96 feet to a Point;

THENCE through the interior of said Lot 9, Block A, Horizon Ridge Center, South 33 degrees 25 minutes 15 seconds West, a distance of 2.90 feet to the POINT OF BEGINNING hereof;

THENCE continuing through the interior of said Lot 9, Block A, Horizon Ridge Center, the following six (6) courses:

1. SOUTH, a distance of 37.09 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
2. WEST, a distance of 10.90 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
3. NORTH, a distance of 20.32 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
4. North 56 degrees 58 minutes 25 seconds West, a distance of 12.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
5. North 33 degrees 01 minutes 35 seconds East, a distance of 20.00 feet to a 5/8" iron rod set with cap marked "WEBB-4125";
6. South 56 degrees 58 minutes 25 seconds East, a distance of 12.00 feet to the POINT OF BEGINNING hereof and containing 0.0127 acres or 553 square feet of land, more or less.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *FREESTANDING COMMERCIAL ANTENNA* IN A GENERAL RETAIL (GR) DISTRICT, SITUATED ON A 0.0055-ACRE PORTION OF A LARGER 1.24-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK 1, HORIZON RIDGE CENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Doug Henderson of Crafton Communications on behalf of the owner for the approval of a Specific Use Permit (SUP) to allow a *freestanding commercial antenna* in a General Retail (GR) District on a 0.0055-acre portion of a larger 1.24-acre parcel of land being described as Lot 9 Block 1, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 920 Rockwall Parkway, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *freestanding commercial antenna* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38], on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4, *General Retail (GR) District*, of Section 4, *Commercial Districts*, of Article V,



*District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of a *freestanding commercial antenna* on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) The *freestanding commercial antenna* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B' and 'C'* of this ordinance;
- 2) The developer shall plant a thick vegetative screening utilizing three (3) tiered screening (*i.e. small to mid-size shrubs, large shrubs or accent trees, and canopy trees*) adjacent to the boundaries of the leased area.

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7<sup>TH</sup> DAY OF OCTOBER, 2019.**

\_\_\_\_\_  
Jim Pruitt, Mayor

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, City Attorney

1<sup>st</sup> Reading: September 16, 2019

2<sup>nd</sup> Reading: October 7, 2019



**Exhibit 'A'**  
**Zoning Exhibit**

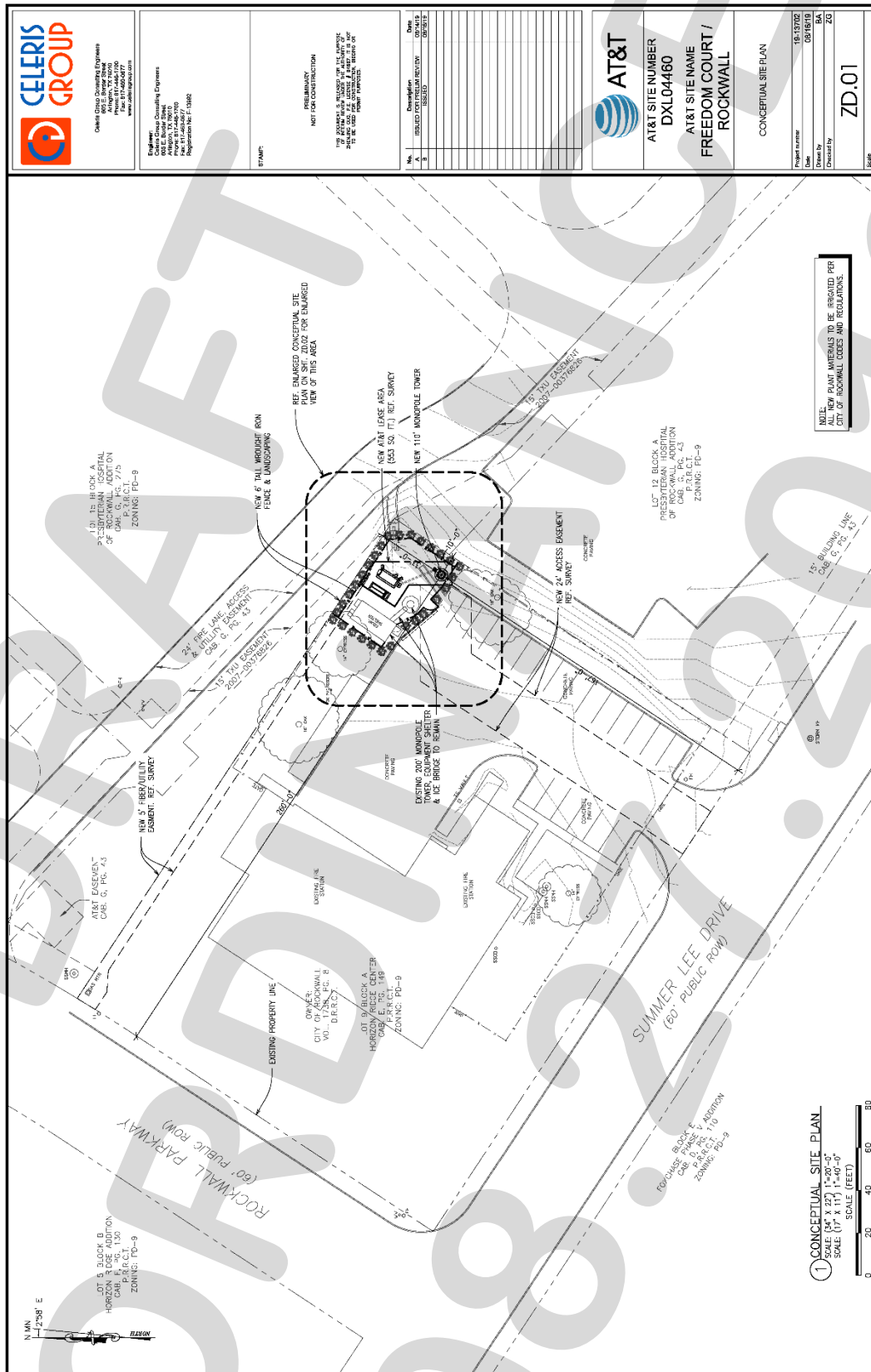
Address: 920 Rockwall Parkway

Legal Description: Lot 9, Block A, Horizon Ridge Center Addition





# Exhibit 'B': Concept Plan





## City of Rockwall, Texas



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Planning and Zoning Commission  
**DATE:** September 10, 2019  
**APPLICANT:** Doug Henderson; *Crafton Communications, Inc.*  
**CASE NUMBER:** Z2019-019; *SUP for Freestanding Commercial Antenna*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

### **BACKGROUND**

The subject property was annexed in 1973 [*Ordinance No. 73-44*], is zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, and is addressed as 920 Rockwall Parkway. Currently the subject property contains a municipal building (*i.e. Fire Station No. 2*) and an existing telecommunications tower.

### **PURPOSE**

The applicant is requesting approval of a Specific Use Permit (SUP) to construct a 110-foot telecommunications tower and an equipment cabinet on the subject property.

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at 920 Rockwall Parkway. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property there are several medical facilities (*i.e. Presbyterian Hospital, Rockwall Medical Office, Britt Eye Care and Laser Center*) followed by Horizon Road [*FM-3097*], which is identified as a TxDOT4D (*Texas Department of Transportation principle arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Planned Development 9 District (PD-9) for General Retail (GR) District land uses.

**South:** Directly south of the subject property is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following this thoroughfare is a single-family residential subdivision (*i.e. Foxchase Subdivision*), which is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

**East:** Directly east of the subject property are several medical facilities (*i.e. Presbyterian Hospital and Lakeside Rockwall*) followed by Tubbs Road, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These

areas are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

West: Directly west of the subject property is Rockwall Parkway, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following this there are several medical office facilities (*i.e. Open Imaging of Rockwall and Rockwall Medical Center Phase II*). These areas are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

## **CHARACTERISTICS OF THE REQUEST**

According to the applicant, the proposed communications tower will be approximately 110-feet in height and will be situated behind the main structure (*i.e. Fire Station No. 2*). Currently, there is an existing telecommunications tower that is approximately 200-feet in height and will remain in order to serve the needs of the fire station and other emergency responders. The proposed tower will be a monopole tower (*i.e. freestanding tower*) and include a ground-mounted equipment cabinet that will be approximately 560 SF and approximately nine (9) feet in height. The applicant is proposing to screen the existing ground-mounted telecommunications equipment and the new equipment with a combination of a wrought iron fence -- *that will be six (6)-feet height* -- and mature landscaping. The proposed landscaping will be Leland Cypress trees that are a minimum of six (6) feet in height and planted between five (5) to six (6) feet on-center.

## **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 2.1.11, *Utilities, Communications, and Transportation*, of Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a freestanding commercial antenna shall not exceed 125-feet in height. The Unified Development Code (UDC) also stipulates that any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six (6)-feet at maturity. In this case, the proposed freestanding antenna will be 110-feet in height and the applicant is proposing to provide a wrought iron fence with mature landscaping to screen the equipment cabinet. Since the proposed tower will be lower than the maximum allowable height and the applicant will be providing the decorative fence with landscaping, this request appears to conform to the requirements of the Unified Development Code (UDC).

## **STAFF ANALYSIS**

When looking at the applicant's request, staff should point out that there is a single-family residential subdivision located immediately across Summer Lee Drive and, if approved, there will be a second tower on the subject property. Staff should also point out that the proposed tower will be approximately one-half (1/2) the height of the existing tower. Due to the design of the tower (*i.e. a freestanding/monopole tower*) it appears that the tower will occupy a smaller footprint since no guy-wires will be necessary. Given that there is an existing telecommunications tower located adjacent to the proposed monopole tower coupled with the proposed landscape screening of the existing and proposed equipment, approval of this request (*i.e. to allow a second telecommunications tower on the subject property*) does not appear to negatively impact the subject property or the surrounding properties. With that being said, staff should note that approval of a Specific Use Permit (SUP) is discretionary to the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved the applicant would be required to submit a site plan to be reviewed by Planning and Zoning Commission.

## **NOTIFICATIONS**

On August 30, 2019, staff notified 61 property owners and occupants within 500-feet of the subject property. Staff also notified the Foxchase Homeowner's Association (HOA), which is the only



HOA/Neighborhood Association within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices concerning this request.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:
  - a) The freestanding commercial antenna shall generally conform to the concept plan and the conceptual antenna elevation depicted in Exhibits 'B' & 'C' of the attached Specific Use Permit (SUP) ordinance;
  - b) The developer shall plant a thick vegetative screening adjacent to the boundaries of the leased area utilizing evergreen shrubs as depicted in Exhibit 'C' of the attached Specific Use Permit (SUP) ordinance.
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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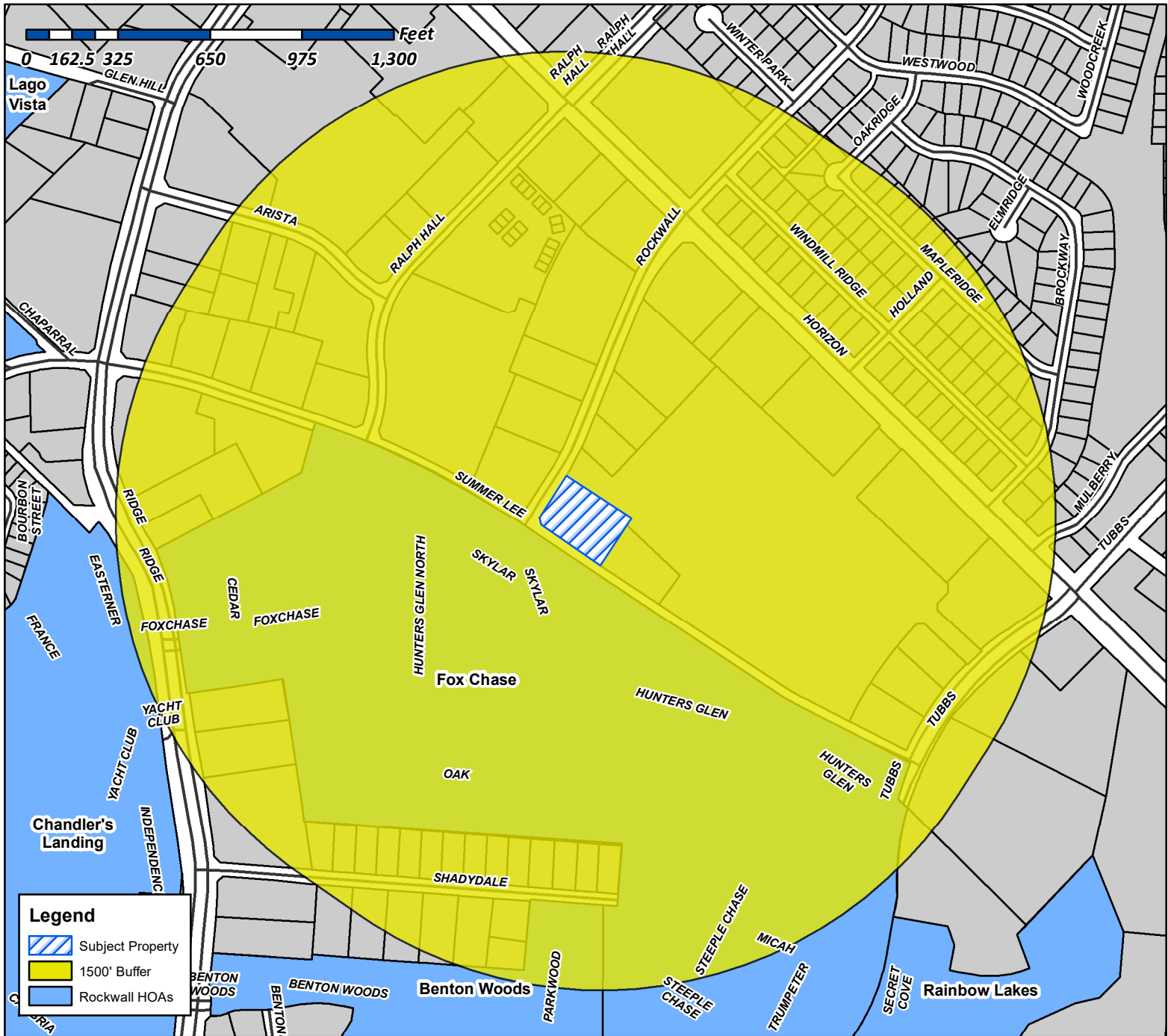




# City of Rockwall

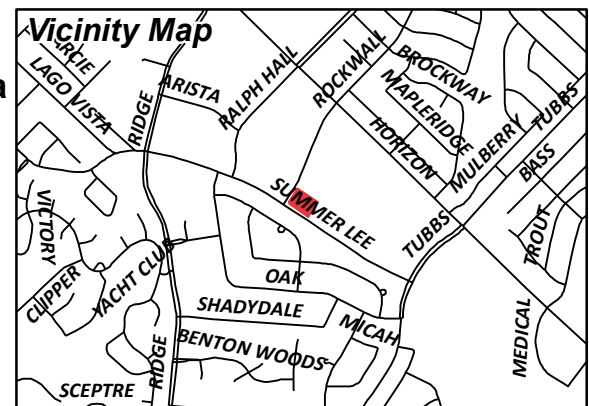
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**Case Number:** Z2019-019  
**Case Name:** SUP for Freestanding Commercial Antenna  
**Case Type:** Zoning  
**Zoning:** Planned Development (PD-9) District  
**Case Address:** 920 Rockwall Parkway

**Date Created:** 8/19/2019  
**For Questions on this Case Call** (972) 771-7745





**From:** [Morales, Laura](#)  
**To:** [REDACTED]  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Date:** Friday, August 30, 2019 11:50:16 AM  
**Attachments:** [Z2019-019 HOA Map.pdf](#)  
[PUBLIC NOTICE.pdf](#)

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To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **August 16, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

**Z2019-019- Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

*Laura Morales*

Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[Lmorales@rockwall.com](mailto:Lmorales@rockwall.com) | <http://www.rockwall.com/planning/>



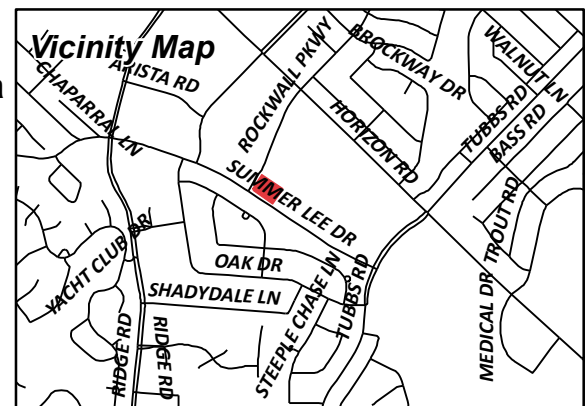
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



**Case Number:** Z2019-019  
**Case Name:** SUP for Freestanding Commercial Antenna  
**Case Type:** Zoning  
**Zoning:** Planned Development (PD-5) District  
**Case Address:** 920 Rockwall Parkway



**Date Created:** 8/19/2019

**For Questions on this Case Call** (972) 771-7745



CURRENT RESIDENT  
1005 W RALPH HALL PKWY  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

MEEDER JEFFREY S  
1137 SKYLAR DR  
ROCKWALL, TX 75032

SIPPLE CHRISTOPHER C & JENNIFER N  
1145 SKYLAR DR  
ROCKWALL, TX 75032

STUBBS MARK A & CAROLYN C  
1151 SKYLAR DR  
ROCKWALL, TX 75032

GEMMELL II ANTONY & CAROLYN  
1157 SKYLAR DR  
ROCKWALL, TX 75032

MASE RICHARD J JR & KRISTIANE K  
1160 SKYLAR DR  
ROCKWALL, TX 75032

RICHARD FLOYD M & TERI  
1163 SKYLAR DR  
ROCKWALL, TX 75032

JAMESON JANIE  
1164 SKYLAR DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1168 SKYLAR DR  
ROCKWALL, TX 75032

CARROLL BENJAMIN THOMAS AND NICOLE  
CAMILLE LIUDAH  
1169 SKLYAR DR  
ROCKWALL, TX 75032

WORSHAM JERRY L & CAROLYN C &  
1172 SKYLAR DR  
ROCKWALL, TX 75032

MITCHELL CASEY & DEANNA  
1175 SKYLAR DR  
ROCKWALL, TX 75032

HAIL KATHLEEN  
1181 SKYLAR DR  
ROCKWALL, TX 75032

DUPONT GARRETT J AND JENNY L  
1187 SKYLAR DR  
ROCKWALL, TX 75032

GOINS GARY A & MELANIE K  
1193 SKYLAR DR  
ROCKWALL, TX 75032

WATKINS STEVEN & SARAH G  
1199 SKYLAR DR  
ROCKWALL, TX 75032

MAC SPORTS AND REHAB LLC  
120 MONT BLANC DRIVE  
HEATH, TX 75032

CURRENT RESIDENT  
1205 SKYLAR DR  
ROCKWALL, TX 75032

GRAVES CARL L & SANDRA L  
1206 SKYLAR DR  
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L  
1211 SKYLAR DR  
ROCKWALL, TX 75032

WINDELS R LEONARD  
1212 SKYLAR DRIVE  
ROCKWALL, TX 75032

ARHC RMRWLTX01 LLC  
1735 MARKET ST O  
PHILADELPHIA, PA 19103

GUO ZHENJING AND  
2017 RUMSON DRIVE  
ARLINGTON, TX 76006

YV ROCKWALL REALTY HOLDINGS LLC  
2266 LAFAYETTE LNDG  
ROCKWALL, TX 75032

BROWN DORIS MAE TRUST  
2400 LEGEND DR  
HEATH, TX 75032

CROSSLAND RAY WALKER & STACY WORSHAM  
2961 HUNTERS GLN N  
ROCKWALL, TX 75032

POWELL TIMOTHY J AND BARBARA TURNER  
POWELL AND  
2962 HUNTERS GLEN N  
ROCKWALL, TX 75032

CARPENTER DWIGHT D & LINDA K  
2969 HUNTERS GLN N  
ROCKWALL, TX 75032

CHANCELLOR CINDY R  
2975 HUNTERS GLEN NORTH  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2981 N HUNTERS GLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3142 HORIZON  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3150 3150 HORIZON  
ROCKWALL, TX 75032

CAMBRIDGE ROCKWALL LTD  
4500 DORR ST  
TOLEDO, OH 43615

BLPT LLC  
5 BROCKFIELD CT  
HEATH, TX 75032

SPT IVEY ROCKWALL MOB LLC  
591 WEST PUTNAM AVENUE  
GREENWICH, CT 06830

ROCKWALL REGIONAL HOSPITAL LLP  
612 E LAMAR BLVD O  
ARLINGTON, TX 76011

JOSEPH MATHEW CORBETE AND SARAH  
KATHRYN  
819 HUNTERS GLEN  
ROCKWALL, TX 75032

GIELOW JOHN L & LISA LEE  
825 HUNTERS GLN  
ROCKWALL, TX 75032

BOWNE BENJAMIN AND VALERIE  
831 HUNTERS GLEN  
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL  
837 HUNTERS GLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
890 ROCKWALL PKWY  
ROCKWALL, TX 75032

MRP INVESTMENTS INC  
901 ROCKWALL PKWY  
ROCKWALL, TX 75032

MILLER JAYME AND JASON T  
905 HUNTERS GLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
906 ROCKWALL PKWY  
ROCKWALL, TX 75032

CURRENT RESIDENT  
909 ROCKWALL PKWY  
ROCKWALL, TX 75032

CURRENT RESIDENT  
913 N HUNTERS GLEN  
ROCKWALL, TX 75032

WARREN LARRY RAY AND BEVERLY JOAN  
921 HUNTERS GLEN  
ROCKWALL, TX 75032

LEAL JAIME & LORI DEANN GILLILAN  
929 HUNTERS GLEN  
ROCKWALL, TX 75032

CHRISMER LANE LTD  
960 W RALPH HALL PKWY  
ROCKWALL, TX 75032

PARKHILL GAIL C &  
PO BOX 100  
PARIS, TX 75461

SEYMORE REVOCABLE LIVING TRUST  
PO BOX 1987  
ROCKWALL, TX 75087





August 16, 2019

The Honorable Members of  
The Rockwall City Council and The Rockwall Planning and Zoning Commission  
385 S. Goliad Street  
Rockwall, TX 75097

RE: Letter of Intent - SUP for a Wireless Communication Tower at 920 Rockwall Parkway

Dear Members of the City Council and Planning and Zoning Commission:

AT&T, represented by Crafton Communications, is pleased to submit this Application for SUP to allow development of a 110 FT Monopole Communication Tower with a landscaped equipment compound at 920 Rockwall Parkway. The proposed site part of the Fire Station property at that location.

The subject facility is needed to meet the rapidly increasing demand for wireless voice and data services in the residential and retail neighborhoods surrounding the fire station. This demand has placed a strain on AT&T's limited capacity. AT&T would like to stress, however, that this proposal is aimed at addressing the concern for better wireless coverage well before there is a problem for general or emergency calls.

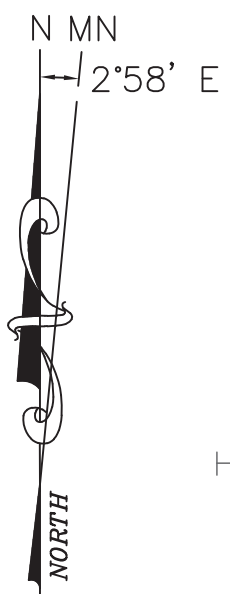
The search for a site was thorough, and it should be noted that there were no opportunities for collocating on existing structures, an option that is much preferred whenever possible. With approval of this site, the City will be encouraging other telecom carriers to collocate on the AT&T structure, which will be made available for leasing at market rates established by master lease agreements within the industry.

This proposal is also an opportunity to make the existing telecom site more attractive. AT&T is planning to remove some of the existing chain link fencing and replace it with decorative wrought iron, surrounding the existing equipment as well as the new equipment. This fence in turn will be surrounded with evergreen Leyland Cypress trees.

AT&T is proud to be of service to the people who call Rockwall home. This un-manned site will work hard in its service to the community while placing no service demand on drainage, water, sewer, schools, parks or roads.

We look forward to visiting with you regarding this project.  
Thank you for your thoughtful consideration.

Doug Henderson, AICP  
Site Acquisition Contractor  
**Crafton Communications, Inc.**  
**1870 Crown Drive, Suite 1500**  
**Dallas, TX 75234**  
817-729-7006



LOT 5 BLOCK B  
HORIZON RIDGE ADDITION  
CAB. F, PG. 130  
P.R.R.C.T.  
ZONING: PD-9

ROCKWALL PARKWAY  
(60' PUBLIC ROW)

EXISTING PROPERTY LINE

OWNER:  
CITY OF ROCKWALL  
VOL. 1738, PG. 8  
D.R.R.C.T.

LOT 9 BLOCK A  
HORIZON RIDGE CENTER  
CAB. E, PG. 149  
P.R.R.C.T.  
ZONING: PD-9

EXISTING FIRE STATION

EXISTING FIRE STATION

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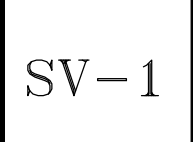
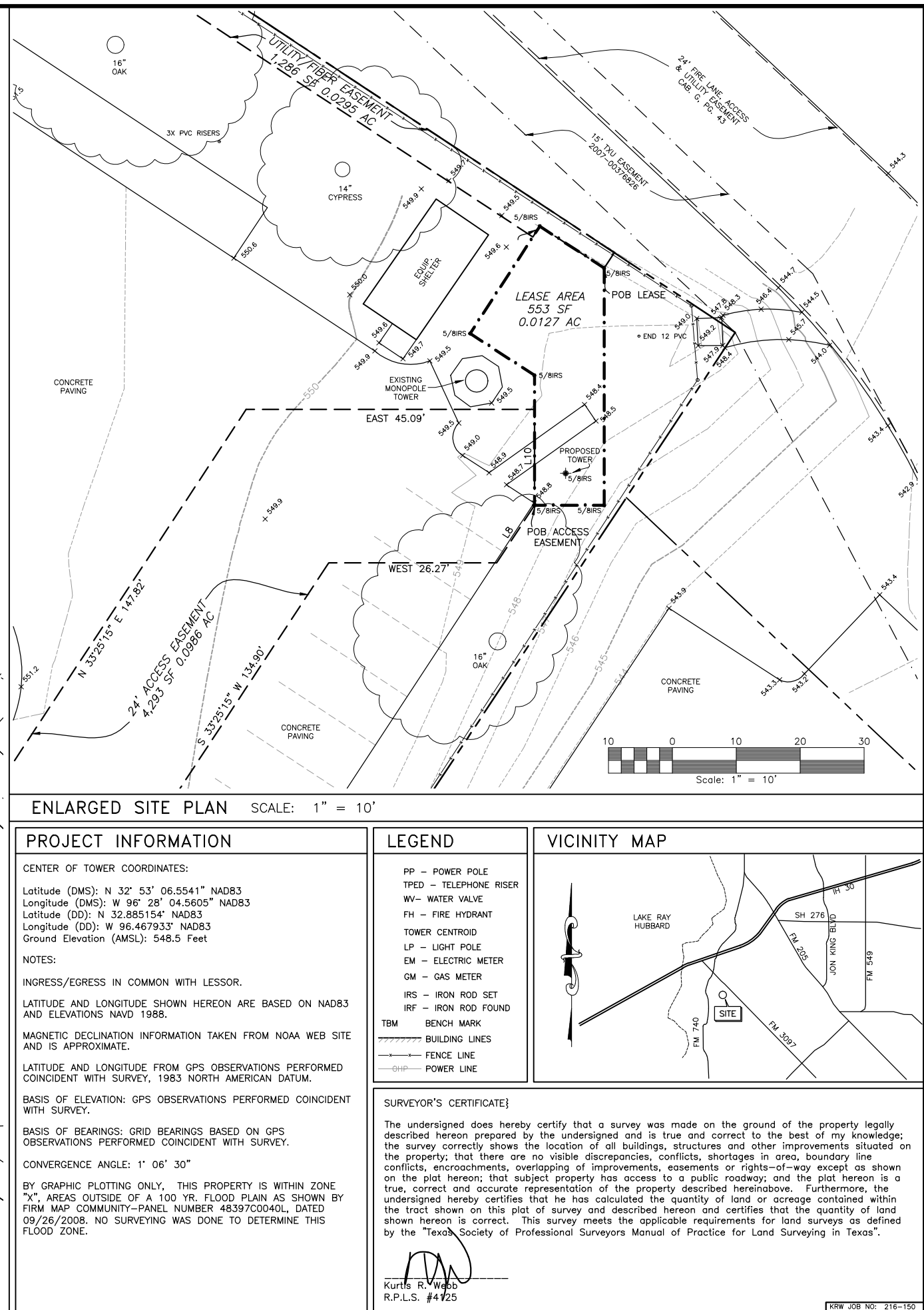
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CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *FREESTANDING COMMERCIAL ANTENNA* ON A 0.0055-ACRE PORTION OF A LARGER 1.24-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK 1, HORIZON RIDGE CENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Doug Henderson of Crafton Communications for the approval of a Specific Use Permit (SUP) to allow a *freestanding commercial antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land being described as Lot 9, Block 1, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 9 (PD-9) and the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *freestanding commercial antenna* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in



Planned Development District 9 (PD-9) and the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of a *freestanding commercial antenna* on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The *freestanding commercial antenna* shall generally conform to the concept plan and the conceptual antenna elevation depicted in *Exhibits 'B' & 'C'* of this ordinance;
- 2) The developer shall plant a thick vegetative screening adjacent to the boundaries of the leased area utilizing evergreen shrubs as depicted in *Exhibit 'C'* of this ordinance.

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7<sup>TH</sup> DAY OF OCTOBER, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 16, 2019

2<sup>nd</sup> Reading: October 7, 2019



**Exhibit 'A'**  
**Zoning Exhibit**

Address: 920 Rockwall Parkway

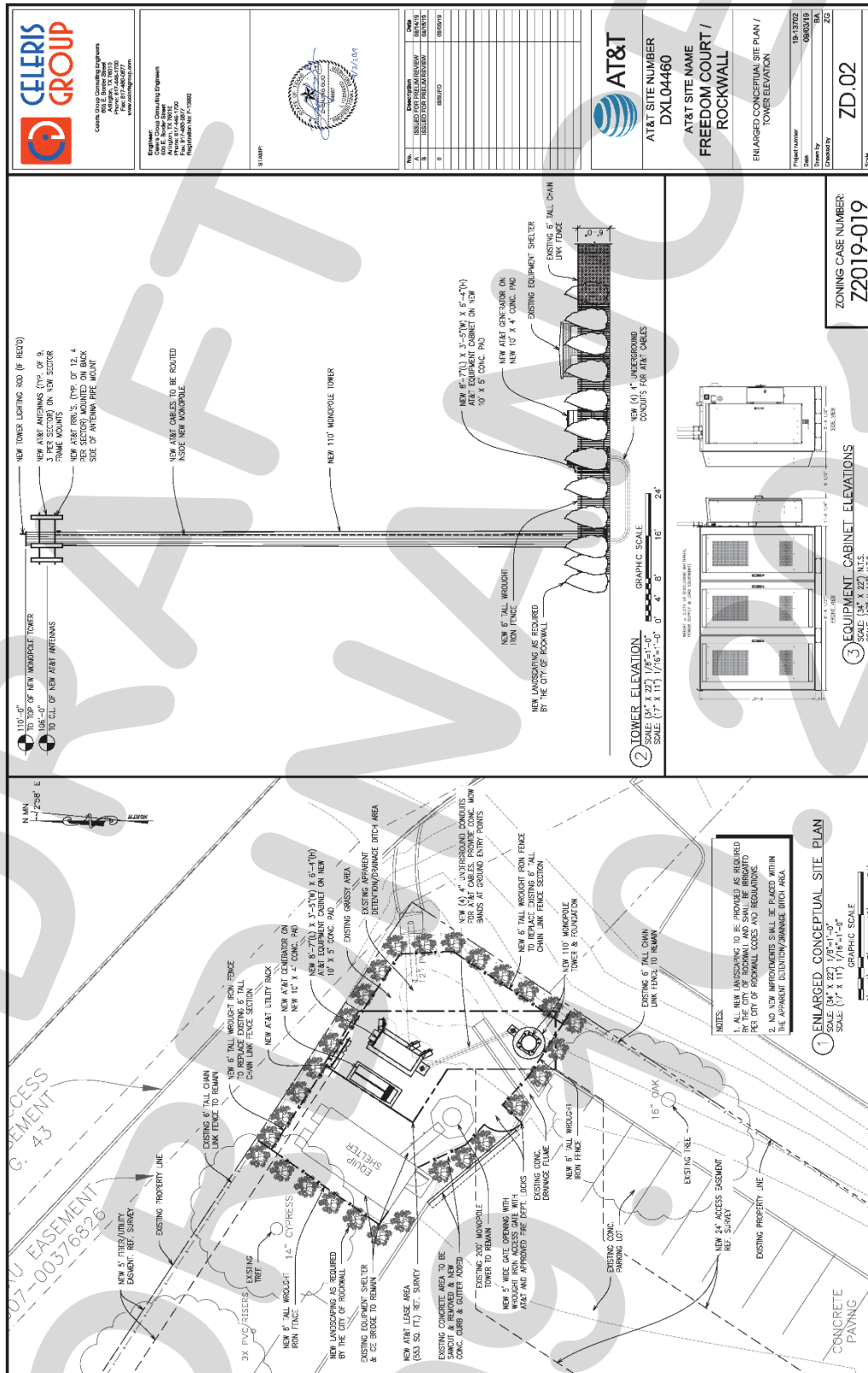
Legal Description: Lot 9, Block A, Horizon Ridge Center Addition





[illegible]







# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Mayor and City Council  
**DATE:** September 16, 2019  
**APPLICANT:** Doug Henderson; *Crafton Communications, Inc.*  
**CASE NUMBER:** Z2019-019; *SUP for Freestanding Commercial Antenna*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

### **BACKGROUND**

The subject property was annexed in 1973 [*Ordinance No. 73-44*], is zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, and is addressed as 920 Rockwall Parkway. Currently the subject property contains a municipal building (*i.e. Fire Station No. 2*) and an existing telecommunications tower.

### **PURPOSE**

The applicant is requesting approval of a Specific Use Permit (SUP) to construct a 110-foot telecommunications tower and an equipment cabinet on the subject property.

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at 920 Rockwall Parkway. The land uses adjacent to the subject property are as follows:

**North:** Directly north of the subject property there are several medical facilities (*i.e. Presbyterian Hospital, Rockwall Medical Office, Britt Eye Care and Laser Center*) followed by Horizon Road [*FM-3097*], which is identified as a TxDOT4D (*Texas Department of Transportation principle arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Planned Development 9 District (PD-9) for General Retail (GR) District land uses.

**South:** Directly south of the subject property is Summer Lee Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following this thoroughfare is a single-family residential subdivision (*i.e. Foxchase Subdivision*), which is zoned Planned Development District 9 (PD-9) for Single-Family 10 (SF-10) District land uses.

**East:** Directly east of the subject property are several medical facilities (*i.e. Presbyterian Hospital and Lakeside Rockwall*) followed by Tubbs Road, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These



areas are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

West: Directly west of the subject property is Rockwall Parkway, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following this there are several medical office facilities (*i.e. Open Imaging of Rockwall and Rockwall Medical Center Phase II*). These areas are zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

## **CHARACTERISTICS OF THE REQUEST**

According to the applicant, the proposed communications tower will be approximately 110-feet in height and will be situated behind the main structure (*i.e. Fire Station No. 2*). Currently, there is an existing telecommunications tower that is approximately 200-feet in height and will remain in order to serve the needs of the fire station and other emergency responders. The proposed tower will be a monopole tower (*i.e. freestanding tower*) and include a ground-mounted equipment cabinet that will be approximately 560 SF and approximately nine (9) feet in height. The applicant is proposing to screen the existing ground-mounted telecommunications equipment and the new equipment with a combination of a wrought iron fence -- *that will be six (6)-feet height* -- and mature landscaping. The proposed landscaping will be Leland Cypress trees that are a minimum of six (6) feet in height and planted between five (5) to six (6) feet on-center.

## **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 2.1.11, *Utilities, Communications, and Transportation*, of Section 2, *Use Standards*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a freestanding commercial antenna shall not exceed 125-feet in height. The Unified Development Code (UDC) also stipulates that any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge, which will achieve a height of at least six (6)-feet at maturity. In this case, the proposed freestanding antenna will be 110-feet in height and the applicant is proposing to provide a wrought iron fence with mature landscaping to screen the equipment cabinet. Since the proposed tower will be lower than the maximum allowable height and the applicant will be providing the decorative fence with landscaping, this request appears to conform to the requirements of the Unified Development Code (UDC).

## **STAFF ANALYSIS**

When looking at the applicant's request, staff should point out that there is a single-family residential subdivision located immediately across Summer Lee Drive and, if approved, there will be a second tower on the subject property. Staff should also point out that the proposed tower will be approximately one-half (1/2) the height of the existing tower. Due to the design of the tower (*i.e. a freestanding/monopole tower*) it appears that the tower will occupy a smaller footprint since no guy-wires will be necessary. Given that there is an existing telecommunications tower located adjacent to the proposed monopole tower coupled with the proposed landscape screening of the existing and proposed equipment, approval of this request (*i.e. to allow a second telecommunications tower on the subject property*) does not appear to negatively impact the subject property or the surrounding properties. With that being said, staff should note that approval of a Specific Use Permit (SUP) is discretionary to the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved the applicant would be required to submit a site plan to be reviewed by Planning and Zoning Commission.

## **NOTIFICATIONS**

On August 30, 2019, staff notified 61 property owners and occupants within 500-feet of the subject property. Staff also notified the Foxchase Homeowner's Association (HOA), which is the only

HOA/Neighborhood Association within 1,500-feet of the subject property participating in the Neighborhood Notification Program. At the time this report was written, staff had received 13 emails, eight (8) notices, and three (3) online forms in opposition and one (1) notice and one (1) online form in favor of the request.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:
  - a) The freestanding commercial antenna shall generally conform to the concept plan and the conceptual antenna elevation depicted in Exhibits 'B' & 'C' of the attached Specific Use Permit (SUP) ordinance;
  - b) The developer shall plant a thick vegetative screening adjacent to the boundaries of the leased area utilizing evergreen shrubs as depicted in Exhibit 'C' of the attached Specific Use Permit (SUP) ordinance.
- (1) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

### **PLANNING AND ZONING COMMISSION**

On September 10, 2019 the Planning and Zoning Commission approved a motion to deny the Specific Use Permit (SUP) by a vote of 5-1, with Commissioner Logan Dissenting and Commissioner Moeller absent. According to Section 2.03(G), *Protest of a Zoning Change*, of Article XI, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(i)f such change [zoning change or Specific Use Permit (SUP)] is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."



0 25 50 100 150 200 Feet

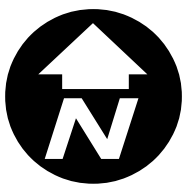
Z2019-019 - SUP FOR A FREESTANDING COMMERCIAL ANTENNA  
ZONING - LOCATION MAP = 



## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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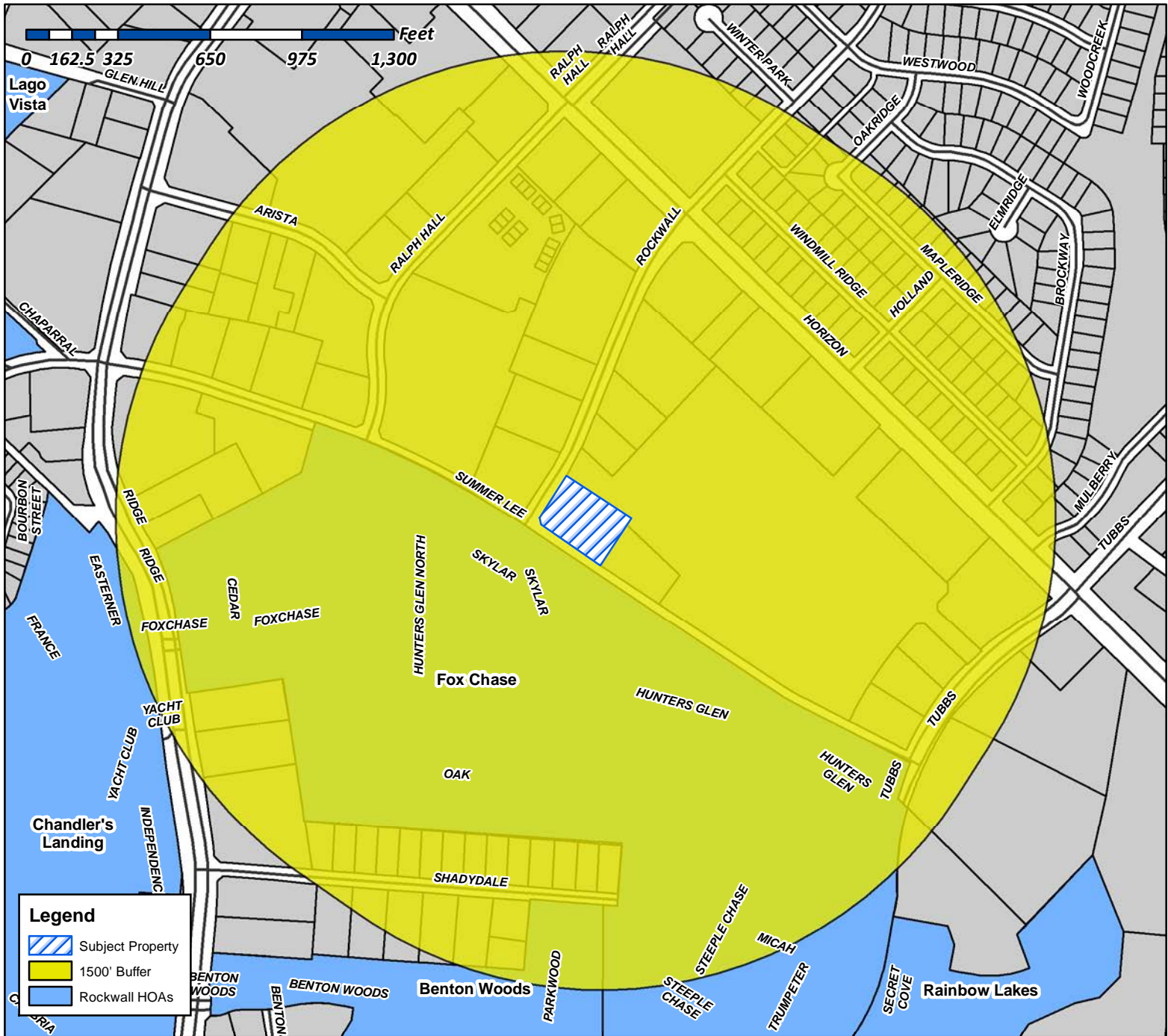




# City of Rockwall

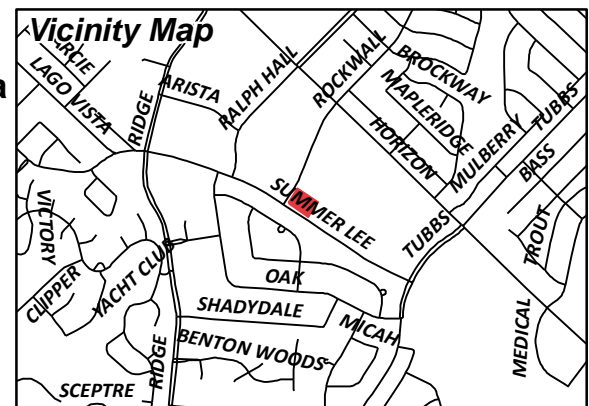
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**Case Number:** Z2019-019  
**Case Name:** SUP for Freestanding Commercial Antenna  
**Case Type:** Zoning  
**Zoning:** Planned Development (PD-9) District  
**Case Address:** 920 Rockwall Parkway

**Date Created:** 8/19/2019  
**For Questions on this Case Call** (972) 771-7745





**From:** [Morales, Laura](#)  
**To:** [REDACTED]  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#); [Brooks, Korey](#)  
**Subject:** Neighborhood Notification Program: Notice of zoning request  
**Date:** Friday, August 30, 2019 11:50:16 AM  
**Attachments:** [Z2019-019 HOA Map.pdf](#)  
[PUBLIC NOTICE.pdf](#)

---

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **August 16, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

**Z2019-019- Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a *Freestanding Commercial Antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.**

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

*Laura Morales*

Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[Lmorales@rockwall.com](mailto:Lmorales@rockwall.com) | <http://www.rockwall.com/planning/>



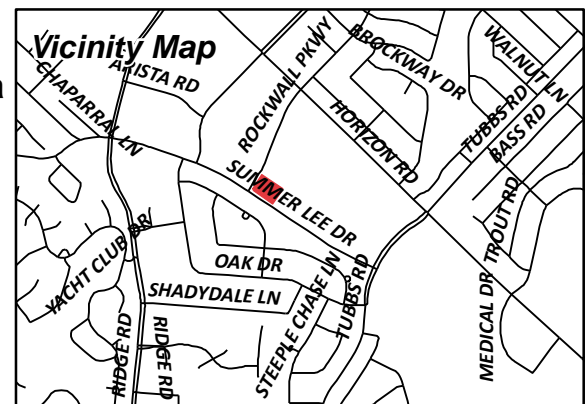
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
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(P): (972) 771-7745  
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**Case Number:** Z2019-019  
**Case Name:** SUP for Freestanding Commercial Antenna  
**Case Type:** Zoning  
**Zoning:** Planned Development (PD-5) District  
**Case Address:** 920 Rockwall Parkway



**Date Created:** 8/19/2019

**For Questions on this Case Call** (972) 771-7745



CURRENT RESIDENT  
1005 W RALPH HALL PKWY  
ROCKWALL, TX 75032

BCL REAL ESTATE LLC  
103 GROSS RD  
MESQUITE, TX 75149

MEEDER JEFFREY S  
1137 SKYLAR DR  
ROCKWALL, TX 75032

SIPPLE CHRISTOPHER C & JENNIFER N  
1145 SKYLAR DR  
ROCKWALL, TX 75032

STUBBS MARK A & CAROLYN C  
1151 SKYLAR DR  
ROCKWALL, TX 75032

GEMMELL II ANTONY & CAROLYN  
1157 SKYLAR DR  
ROCKWALL, TX 75032

MASE RICHARD J JR & KRISTIANE K  
1160 SKYLAR DR  
ROCKWALL, TX 75032

RICHARD FLOYD M & TERI  
1163 SKYLAR DR  
ROCKWALL, TX 75032

JAMESON JANIE  
1164 SKYLAR DRIVE  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1168 SKYLAR DR  
ROCKWALL, TX 75032

CARROLL BENJAMIN THOMAS AND NICOLE  
CAMILLE LIUDAH  
1169 SKLYAR DR  
ROCKWALL, TX 75032

WORSHAM JERRY L & CAROLYN C &  
1172 SKYLAR DR  
ROCKWALL, TX 75032

MITCHELL CASEY & DEANNA  
1175 SKYLAR DR  
ROCKWALL, TX 75032

HAIL KATHLEEN  
1181 SKYLAR DR  
ROCKWALL, TX 75032

DUPONT GARRETT J AND JENNY L  
1187 SKYLAR DR  
ROCKWALL, TX 75032

GOINS GARY A & MELANIE K  
1193 SKYLAR DR  
ROCKWALL, TX 75032

WATKINS STEVEN & SARAH G  
1199 SKYLAR DR  
ROCKWALL, TX 75032

MAC SPORTS AND REHAB LLC  
120 MONT BLANC DRIVE  
HEATH, TX 75032

CURRENT RESIDENT  
1205 SKYLAR DR  
ROCKWALL, TX 75032

GRAVES CARL L & SANDRA L  
1206 SKYLAR DR  
ROCKWALL, TX 75032

ALLEN L KEITH & BETTY L  
1211 SKYLAR DR  
ROCKWALL, TX 75032

WINDELS R LEONARD  
1212 SKYLAR DRIVE  
ROCKWALL, TX 75032

ARHC RMRWLTX01 LLC  
1735 MARKET ST O  
PHILADELPHIA, PA 19103

GUO ZHENJING AND  
2017 RUMSON DRIVE  
ARLINGTON, TX 76006

YV ROCKWALL REALTY HOLDINGS LLC  
2266 LAFAYETTE LNDG  
ROCKWALL, TX 75032

BROWN DORIS MAE TRUST  
2400 LEGEND DR  
HEATH, TX 75032

CROSSLAND RAY WALKER & STACY WORSHAM  
2961 HUNTERS GLN N  
ROCKWALL, TX 75032

POWELL TIMOTHY J AND BARBARA TURNER  
POWELL AND  
2962 HUNTERS GLEN N  
ROCKWALL, TX 75032

CARPENTER DWIGHT D & LINDA K  
2969 HUNTERS GLN N  
ROCKWALL, TX 75032

CHANCELLOR CINDY R  
2975 HUNTERS GLEN NORTH  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2981 N HUNTERS GLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3142 HORIZON  
ROCKWALL, TX 75032

CURRENT RESIDENT  
3150 3150 HORIZON  
ROCKWALL, TX 75032

CAMBRIDGE ROCKWALL LTD  
4500 DORR ST  
TOLEDO, OH 43615

BLPT LLC  
5 BROCKFIELD CT  
HEATH, TX 75032

SPT IVEY ROCKWALL MOB LLC  
591 WEST PUTNAM AVENUE  
GREENWICH, CT 06830

ROCKWALL REGIONAL HOSPITAL LLP  
612 E LAMAR BLVD O  
ARLINGTON, TX 76011

JOSEPH MATHEW CORBETE AND SARAH  
KATHRYN  
819 HUNTERS GLEN  
ROCKWALL, TX 75032

GIELOW JOHN L & LISA LEE  
825 HUNTERS GLN  
ROCKWALL, TX 75032

BOWNE BENJAMIN AND VALERIE  
831 HUNTERS GLEN  
ROCKWALL, TX 75032

SHULTZ ZACHARY AND CRYSTAL  
837 HUNTERS GLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
890 ROCKWALL PKWY  
ROCKWALL, TX 75032

MRP INVESTMENTS INC  
901 ROCKWALL PKWY  
ROCKWALL, TX 75032

MILLER JAYME AND JASON T  
905 HUNTERS GLEN  
ROCKWALL, TX 75032

CURRENT RESIDENT  
906 ROCKWALL PKWY  
ROCKWALL, TX 75032

CURRENT RESIDENT  
909 ROCKWALL PKWY  
ROCKWALL, TX 75032

CURRENT RESIDENT  
913 N HUNTERS GLEN  
ROCKWALL, TX 75032

WARREN LARRY RAY AND BEVERLY JOAN  
921 HUNTERS GLEN  
ROCKWALL, TX 75032

LEAL JAIME & LORI DEANN GILLILAN  
929 HUNTERS GLEN  
ROCKWALL, TX 75032

CHRISMER LANE LTD  
960 W RALPH HALL PKWY  
ROCKWALL, TX 75032

PARKHILL GAIL C &  
PO BOX 100  
PARIS, TX 75461

SEYMORE REVOCABLE LIVING TRUST  
PO BOX 1987  
ROCKWALL, TX 75087





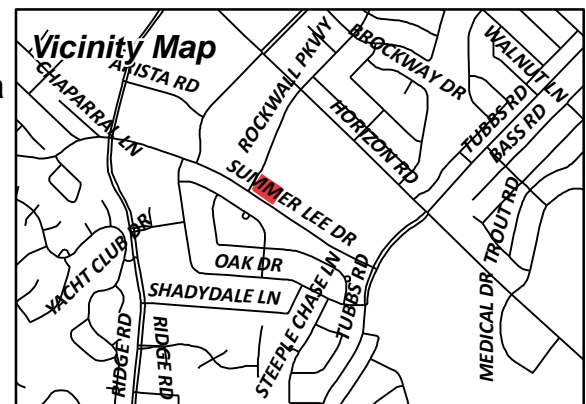
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2019-019  
**Case Name:** SUP for Freestanding Commercial Antenna  
**Case Type:** Zoning  
**Zoning:** Planned Development (PD-5) District  
**Case Address:** 920 Rockwall Parkway



**Date Created:** 8/19/2019  
**For Questions on this Case Call** (972) 771-7745



# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

*Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087**

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



**MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:**  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.


Name:

Address:

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

**PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE**



PLEASE RETURN THE BELOW FORM

Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

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

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

We live directly across the street from the proposed cell tower. We have only lived in this home for two years and the cell tower would directly affect the value of our property. As a young couple who is planning on having children, I am deeply concerned about my family's health and the cell tower's affect ~~can~~ on my children's health.

Name: Nicole ~~Carroll~~ Camille (Ludahl) Carroll  
Address: 1169 Skylar Drive, Rockwall, TX 75032

**Tex. Loc. Gov. Code, Sec. 211.006 (d).** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

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

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

The addition of another antenna ~~at~~ in my backyard would decrease the value of my home. It is unnecessary and an unwanted eyesore. There is already one antenna back there so besides blasting my family with EMF waves I am unsure of the reasoning.

Name:

- Ben Carroll

Address:

1169 Skyler Drive, Rockwall, TX, 75082

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



**From:** [Ben Carroll](#)  
**To:** [Planning: Brooks, Korey](#)  
**Subject:** Opposition To Case No. Z2019-019: SUP for Freestanding Commercial Antenna  
**Date:** Monday, September 09, 2019 10:43:56 PM

---

Dear Rockwall Planning and Zoning Dept.,

My name is Benjamin Thomas Carroll and I live at 1169 Skylar Drive, Rockwall, Texas 75032. I am opposed to the request for Case No. Z2019-019: SUP for Freestanding Commercial Antenna for reasons listed below.

This application is in clear violation of the following general purposes of the use districts of Rockwall, as cited in the City of Rockwall Comprehensive Zoning Ordinances, section 1.6 Purpose of the Use Districts:

F. To protect use areas against pollution, environmental hazards, and other objectionable influences.

A 110 foot electromagnetic frequency (EMF) tower in my backyard is clearly in violation of this ordinance, as EMF waves are known to affect the physical health of residents who are forced to live nearby these intense radio frequency waves. My wife is a Ph.D. Student at Texas Woman's University and has access to peer-reviewed studies on this topic, using her university's database. Peer-reviewed means that these research studies have been published in scholarly journals after having met the strictest criteria for research ethics. They are published from respected research institutions with quality methods, after having been anonymously evaluated by experts in the field. Please see the email directly following this one, including a research summary on this topic which directly demonstrates that EMF and radiofrequency (RF) waves are both a clear environmental hazard and objectionable influence to the Fox Chase neighborhood. My property line is approximately only 50 feet from the property line of the firehouse property and we would be in the direct path of this environmental hazard and objectionable influences.

H. .... through the controls over the spacing and height of buildings and other structures.

A 110 foot structure will clearly tower over every building within miles of the structure. There clearly isn't enough space between this obscenely tall structure and the residences across the street.

I. .... to protect the character of the districts; to conserve the value of the land and buildings; and to protect the city's tax base.

A 110 foot structure built across the street from our backyards in no way protects the character of our beautiful Fox Chase residential neighborhood. The character of OUR neighborhood is where residents walk their dogs, play with their children in the backyard, say hello to a friendly neighbor, and sleep peacefully knowing that their city plans to keep them safe and not expose them to harm. This cell tower would be visible from every frontyard, backyard, and street in Fox Chase. It in no way is aesthetically compatible with our neighborhood.

The market value of homes when a cell tower is built nearby dramatically decrease. One estimate is as high as a 20% decrease with homes 200-300 meters from the tower (Bond, 2015). With our home being as close as you could possibly be to the tower, I imagine a 20% decrease is imminent. Zillow currently estimates 1169 Skylar Drive to be \$369,707. Realtor.com currently estimates 1169 Skylar Drive as \$360,800. Trulia currently estimates 1169 Skylar Drive to be \$371,443. The average of these three market values is \$367,316. A 20% decrease would cause us a potential home investment loss of \$73,463.

Decreased home values would clearly impact the city's tax base, through losses in assessed market values of homes in Fox Chase, and therefore, decreased monetary value in home taxes provided to the city.

J. To promote the most efficient use of city facilities and services.

A different location could surely be found in a more appropriate industrial or commercial district, which would be best serviced by the use of a cell tower for daily operations. Many potential locations exist which are not bordered by a heavily populated residential district.

L. To accommodate use activities and operations whose external physical effects are restricted to the area of the district, and in no manner affect in a detrimental way any of the surrounding districts.

A 110 foot cell tower would clearly have physical effects that are not restricted to the area of its district, as it is clearly visible from every property within Fox Chase neighborhood and is not aesthetically fitting for our beautiful neighborhood. The use activities of this cell tower include blasting the residences in the area with harmful electromagnetic frequency waves on a daily basis. The use activities of the proposed cell tower are clearly not restricted to the district of the tower, as the application's direct purpose is to affect the nearby areas, as cited by the cover letter of the application itself.

Please see the email directly following this one, with research studies on how the cell tower would produce detrimental physical health effects for the nearby residences. Financial (home investment) loss is also clearly detrimental to the nearby homes.

M. To preserve and protect the favorable unique quality of life enjoyed by the citizens of Rockwall.

A gigantic metal tower in my backyard in no way preserves or protects my quality of life.

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Opposition to Case No. Z2019-019:SUP for Freestanding Commercial Antenna.  
**Date:** Friday, September 06, 2019 4:15:02 PM

---

-----Original Message-----

From: Nicole Carroll  
Sent: Friday, September 6, 2019 3:43 PM  
To: Planning <planning@rockwall.com>  
Subject: Opposition to Case No. Z2019-019:SUP for Freestanding Commercial Antenna.

Dear Rockwall Planning and Zoning Department, My name is Nicole Camille (Liudahl) Carroll and my address is 1169 Skylar Drive, Rockwall, TX 75032.

I am deeply saddened and disappointed to receive news of the application to consider Case No. Z2019-019:SUP for Freestanding Commercial Antenna.

My husband and I bought this home only two years ago when we made the decision to move to Rockwall. We decided to move to Rockwall because it seemed like a community that puts families first and values the livelihood and health of the people in their communities. The building of this tower directly opposes these values.

1) Our home is DIRECTLY across the street from the proposed cell tower. Not only will the value of our new home drastically decrease if a tower is built, the tower would be directly visible from both our backyard and front yard.

We will be unable to sell our home when the time comes to do so.

2) As a young, married couple who is wanting to start a family and have children very soon, this news is devastating. As a Ph.D. student in Early Childhood Development and Education at Texas Woman's University, I have access to immense research that demonstrates the devastating health effects that exposure to cell towers has on the physical health and cognitive development of children. In addition, because it is a relatively new area of study, unknown physical health effects are likely to exist as well.

3) A large, unsightly tower already exists in this exact location. The building of a new tower is unnecessary. We already have excellent cell reception.

4) As a young woman who already struggles with health issues (Type 1 Diabetes) and currently has a tumor, this tower will be detrimental to my health. There is research that exists that supports the fact that exposure to cell tower radiation increases the likelihood of cancer to people who live within miles of the tower. Me and my family live MERE FEET from the proposed cell tower. Not to mention that the cell tower radiation has harmful effects on pregnant women for both mother and growing child.

I implore you to consider the family values of our Rockwall community, which puts families and their health as a priority. The cell tower would put our beloved neighborhood, with so many families and children, at immense risk.

Sincerely,

Nicole Camille (Liudahl) Carroll, MS, LPC, RPT, NCC TWU PhD in Early Childhood Development Candidate  
Licensed Professional Counselor and Registered Play Therapist [REDACTED] Personal  
Cellphone: 712-490-7088

Be the Change You Wish to See in the World- Mahatma Ghandi

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Planning](#)  
To: [Planning](#)  
Subject: FR: opposition to Z2019-019: SUP for Freestanding Commercial Antenna  
Date: Tuesday, September 26, 2018 1:25:12 PM  
Attachments: [Comments on Case No. Z2019-019 SUP for Freestanding Commercial Antenna \(1\).docx](#)

From: Nicole Carroll [mailto:ncarroll09@gmail.com]

Sent: Tuesday, September 26, 2018 1:27 PM

To: Planning <planning@rockwall.com>

Subject: opposition to Z2019-019: SUP for Freestanding Commercial Antenna

Nicole Carroll

1169 Skylar Drive

1 oppose Case No. Z2019-019: SUP for Freestanding Commercial Antenna for the reasons listed below.

Using the City of Rockwall Comprehensive Zoning Ordinance (Ordinance No. 83 – 23) and also the City Zoning Ordinances Document available online, I would like to comment on how the proposed application applies to the following city zoning ordinances.

Section 2.17 (PD) Planned Development District (p. 88)

A. Purpose

..... for uses to creatively complement each other and harmonize with existing and proposed land uses in the vicinity.....

A tall, metal tower in no way complements or harmonizes with the existing residential neighborhood of short, brick buildings that it borders. The height of the tower is an eyesore and will clearly stand out from an otherwise beautiful residential neighborhood.

B. Permitted Uses

..... I don't see the use of a commercial cell tower in the list of permitted uses. I do, however, see "any combination of uses that are compatible with one another". As stated above, a tall, commercial cell tower is not compatible with the short, brick residential buildings that are next door.

C. Prohibited Uses

3. Any use deemed by the City Council as being detrimental to the health, safety, or general welfare of the citizens of Rockwall.

EMF waves are detrimental to the health of nearby citizens, as can be seen in the research summary sent to a previous email. The safety of my home is potentially at risk, due to the height of the tower. I do not see any information in the application about the plan to meet a minimum required setback from Summer Lee Drive. Being that my property line is approximately only 40 feet across the street from the property line of the freeway, and the minimum setback requirement of the tower is ONLY 50 feet, it is highly possible that if the pole were to be knocked down in a storm or tornado, it would damage my fence and trees that border the street. The general welfare of the citizens of Rockwall should include the likely drastic decrease in home investment value, which will affect the financial future of every home nearby the tower.

D. Area Requirements

2.C. The combination of different dwelling types and/or the variety of land uses in the development will complement each other and will harmonize with existing and proposed land uses in the vicinity.

As stated previously, the combination of neighborhood residential district and large, tall, metal tower are not complementary and in no way harmonize.

2.F. Financial reasons shall not be the sole reason for modification of standards.

It is noted in Mr. Doug Henderson's cover page of his application that "With approval of this site, the City will be encouraging other telecom carriers to collocate on the AT&T structure, which will be made

available for leasing at market rates established by master lease agreements within the industry. This proposal is also an opportunity to make the existing telecomm site more attractive. AT&T is planning to remove some of the existing chain link fencing and replace it with decorative wrought iron, surrounding the existing equipment as well as the new equipment. This fence in turn will be surrounded with evergreen Leyland Cypress trees."

Mr. Henderson is here implying that there is financial motivation and financial benefits for the city with this application with new fencing and landscaping. In addition, he is also implying that there are potential financial connections in the future with other telecom companies.

\*A Single-Family Residential District is intended for areas that are properly buffered from non-residential uses, and protected from pollution and/or environmental hazards....

As previously stated, EMF waves should be considered an environmental hazard. In addition, a 6 foot tall line of trees that meets the bare minimum requirements according to the code is hardly acceptable. With a 110-foot monopole, a 6 foot tall "buffer" would only cover approximately 5% of the entire tower. This is unacceptable.

Section 4 Commercial Districts

Subsection 4.04 General Retail (GR) District

"The General Retail (GR) District is not a major commercial/retail district, and should try to avoid intensive commercial land uses that carry large volumes of retail traffic. This zone is a light retail zone"

Mr. Doug Henderson implies in the cover page of his application that the invitation towards several telecommunications companies to use this site is invited in the future.

"With approval of this site, the City will be encouraging other telecom carriers to collocate on the AT&T structure, which will be made available for leasing at market rates established by master lease agreements within the industry." Therefore, it is clear that the site would not be intended for limited commercial uses. Including the potential for future other telecom carriers implies heavy future use and traffic on this tower.

Maximum height of structures – 120 feet. Any structure which exceeds 60 feet shall require a conditional use permit. If the building height exceeds 36 feet, the building shall be set back 1/3 the height of the building which exceeds 36 feet from any lot line that abuts residentially zoned property.

I was unable to find information in the application plan which states that the structure would be built a minimum of 50 feet from Summer Lee Drive. In addition, given the height of the structure, a very tall tower such as this would not be appropriate as it could impair the views of cars on Summer Lee Drive and Rockwall Parkway.

"The noise, traffic, litter, late night hours, and other influences that could be harmful to residential areas require adequate buffering and screening from residential areas"

The application plan demonstrates that it plans to only meet the bare requirements of landscape trees that are 6 feet in height. As stated previously, this provides only a mere 5% buffer from the bordering residential properties nearby. The screen's height does not adequately buffer the height of the tower, again due to the mere 5% height buffer from bordering residential properties nearby.

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## Zoning & Specific Use Permit Input Form

### Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-019; SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below: \*

☐ I am in favor of the request.

☒ I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

Eyesore to my neighborhood; decrease in my home value; should go in a commercial/retail/industrial neighborhood instead

### Respondent Information



Please provide your information.

### First Name \*

Benjamin

Last Name \*

Carroll

Address \*

1169 Skylar Drive

City \*

Rockwall

State \*

Texaa

Zip Code \*

75032

Email Address \*

btcarroll18@icloud.com

Phone Number

817-422-4511



Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- ☒ I received a property owner notification in the mail.
- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

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

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

Name:

BETTY ALLEN

Address:

1211 SKYLAR DRIVE

Tex. Loc. Gov. Code, Sec. 211.006 (d). If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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*Notice of Public Hearing* • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748



**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Case #Z2019-019:Freestanding Commercial Antenna  
**Date:** Tuesday, September 10, 2019 8:02:02 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

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NOTES

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<sup>2</sup>: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

---

**From:** Carolyn Keith  
**Sent:** Monday, September 9, 2019 11:07 PM  
**To:** Planning <[planning@rockwall.com](mailto:planning@rockwall.com)>  
**Subject:** Case #Z2019-019:Freestanding Commercial Antenna

To Whom it May Concern,

I am opposed to the approval of the cell phone tower being placed any where near my Fox Chase neighborhood. I do not want decreased property values caused by this unnecessary cell tower. A 110 ft antenna in such close proximity is unacceptable not only because of the incomparable neighborhood aesthetics but the potential health risks caused by radiation from this tower are completely unacceptable.

Please consider moving it to a different location near a commercial or industrial site and NOT directly in our neighborhood.

Prayerfully,  
Carolyn Keith  
4574 Steeple Chase  
Rockwall, TX 75032

[Sent from Yahoo Mail for iPhone](#)

---

**From:** [Morales, Laura](#)  
**To:** ["Carol Gemmell"](#)  
**Cc:** [Brooks, Korey](#)  
**Subject:** RE: Z2019-019  
**Date:** Thursday, September 05, 2019 2:51:07 PM

---

Mrs. Gemmell,

I'm forwarding your email with your expressed concerns and questions to the case manager for the case, Korey Brooks.

Thank you.

Laura

---

**From:** Carol Gemmell [REDACTED]  
**Sent:** Thursday, September 5, 2019 2:39 PM  
**To:** Morales, Laura <lmorales@rockwall.com>  
**Subject:** Re: Z2019-019

Dear Ms. Morales

What kind of light will be on the tower? When the large tower was put on the fire station land a number of years ago, it had a light that produced a terrible noise when it flashed. It took me nearly a year of complaining, before eventually someone from planning visited my home, along with the fire chief, and agreed that it was a **torturous nuisance** and the light was changed so that it was silent. The problem at that time was standing under the pole hardly any noise was noticeable, but whenever they visited my home (the back of my house faces the fire station and Summer Lee) they could hear the noise at the front of the house, which is on Skylar Drive. The fire station is on higher ground than our home and for whatever reason any noise coming from the fire station is accentuated seven fold. **I do not want a repetition of that horrible year, where we were unable to sit in our yard or use our pool because of the noise.** Please advise and refer back to your records if necessary!!

Looking at the plans it would appear that the proposed new tower is in front of the existing tower, and nearer to Summer Lee - why can it not be set further back and nearer to the commercial area, rather than being set nearest to the residential area - since it is so ugly and will undoubtedly cause problems if we tried to sell our house. Undoubtedly the existing eye sore of a tower puts any buyers off, so an extra one will cause even more problems.

**MOST IMPORTANTLY** - what research has been done regarding the risk to our health. Do you have documentation. It would appear that people who live so close to these radio towers experience headaches, loss of memory and even cardiovascular issues.

I would like the city to put in writing that there is absolutely no risk to health whatsoever, and if they cannot do so then the question is why would they risk their residents health for the sake of \$\$\$\$. It would appear from the documentation you sent to me that there will be other communications added to, and using the tower. I can only imagine that this increases our health risk exposure.

I await your response.

Regards,

Carol Gemmell.

On Thu, Sep 5, 2019 at 1:32 PM Morales, Laura <[lmorales@rockwall.com](mailto:lmorales@rockwall.com)> wrote:

Mrs. Gemmell,

Please see below link with the documents the applicant provided. Feel free to contact us should you have any additional questions. Thank you.

Z20196-019: <http://www.rockwall.com/pz/Planning/Development%20Cases/2019/Z2019-019.pdf>

*Laura Morales*

Planning & Zoning Coordinator

City of Rockwall Planning & Zoning Department

972-771-7745 | 972-772-6438

[Lmorales@rockwall.com](mailto:lmorales@rockwall.com) | <http://www.rockwall.com/planning/>

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**NOTICE OF PUBLIC HEARING**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**  
PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

*Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Rockwall Planning and Zoning Dept.**  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning

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MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☒ I am opposed to the request for the reasons listed below.

Name:

DANETTE & DAVID HOVENDEN

Address:

779 HUNTERS GLEN, ROCKWALL, 75032

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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## Zoning & Specific Use Permit Input Form

### Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-019

Please place a check mark on the appropriate line below: \*

☐ I am in favor of the request.

☒ I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

### Respondent Information



Please provide your information.

### First Name \*

Daryl

Last Name \*

Bird

Address \*

844 Elgin Ct

City \*

Rockwall

State \*

TX

Zip Code \*

75032

Email Address \*

d.birdman@yahoo.com

Phone Number

214-755-8338



Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- ☐ I received a property owner notification in the mail.
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- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

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Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

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

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

The potential health hazards caused by 5G technology need to be further investigated before we allow this tower to be built in this populated area. Also, no one wants to see a 20% decrease in property values in this neighborhood.

Name: David Teaff  
Address: 922 Hunters Glen, Rockwall, Texas

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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**NOTICE OF PUBLIC HEARING**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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*Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.*

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Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning

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[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

- ☒ I am in favor of the request for the reasons listed below.  
☐ I am opposed to the request for the reasons listed below.

Hope that the new tower will enhance  
my cell phone signal.

Name: DONALD MARKS

Address: 755 HUNTERS GLEN  
ROCKWALL, TX 75082

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Case No. Z2019-019  
**Date:** Wednesday, September 11, 2019 11:21:18 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

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**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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**From:** Mike <f-richard@sbcglobal.net>  
**Sent:** Tuesday, September 10, 2019 5:00 PM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Case No. Z2019-019

I am opposed  
Floyd and Teri Richard  
1163 Skylar Dr

Sent from [Mail](#) for Windows 10

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**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Oppose Case Number Z2019-019  
**Date:** Tuesday, September 10, 2019 8:03:17 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
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---

**From:** Garrett DuPont  
**Sent:** Monday, September 9, 2019 5:45 PM **To:**  
Planning <[planning@rockwall.com](mailto:planning@rockwall.com)> **Subject:**  
Oppose Case Number Z2019-019

Good Evening,

My Wife and I oppose the City of Rockwall zoning Case Number Z2019-019 proposed plan for AT&T to install a 110-foot mono pole cell tower. I feel this would cause health concerns for my wife and I as well as my baby!

Please do not build this tower.

Regards,

**Garrett DuPont**  
**1187 Skylar Drive**  
**Rockwall, TX 75032**  
**214-562-3881**

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**NOTICE OF PUBLIC HEARING**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**  
PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning

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[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

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

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

Unsafe! Dangerous radiation exposure! We have 2 kids that will reside here for years to come, please do not endanger their long term health with this tower!

Name: Jayme + Jason Miller

Address: 905 Hunters Glen Rockwall, Tx 75032

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Case No. Z2019-019  
**Date:** Tuesday, September 10, 2019 8:16:02 AM

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**From:** Jayme Miller  
**Sent:** Monday, September 9, 2019 4:48 PM  
**To:** Planning <planning@rockwall.com>  
**Cc:** Daniels, Bennie <BennieDaniels@rockwall.com>; Hohenshelt, John <JohnHohenshelt@rockwall.com>; Fowler, Kevin <KevinFowler@rockwall.com>; Johannesen, Trace <TraceJohannesen@rockwall.com>; Macalik, Dana <DanaMacalik@rockwall.com>; Trowbridge, Patrick <PatrickTrowbridge@rockwall.com>  
**Subject:** Case No. Z2019-019

Dear Mr. Miller and City Council members,  
We are **STRONGLY OPPOSED** to the AT&T Commercial Antenna and ask you to please deny the request! It will be highly visible, bad for our health and bad for our property values. Fox Chase is a beautiful, quiet neighborhood full of families and people who care about quality of life here in Rockwall. We already experience disruptive helicopter traffic and sirens on a regular basis from the hospital and fire station. Our young family lives very close to the proposed site and would be directly impacted in a negative manner for many years to come!  
Thank you for your valuable time, serious consideration and dedicated service to our community.  
Sincerely,  
Jayme & Jason Miller  
905 Hunters Glen  
Rockwall, TX 75032  
503-891-5387

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



**NOTICE OF PUBLIC HEARING**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**  
PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

*Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.  
☒ I am opposed to the request for the reasons listed below.

**TOO CLOSE TO HOSPITAL AND LANDING PAD**

Name: **LEONARD SPINELLI**

Address: **4648 STEEPLE CHASE LN. ROCKWALL, TX 75082**

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: NO to the proposed cell tower near Fox Chase neighborhood  
**Date:** Monday, September 09, 2019 2:12:53 PM

---

---

**From:** Jeff M.  
**Sent:** Monday, September 9, 2019 1:55 PM  
**To:** Planning <planning@rockwall.com>  
**Subject:** NO to the proposed cell tower near Fox Chase neighborhood

I just want to voice my concern that the city's planning and zoning department would even consider allowing AT&T or anyone else to build an antennae or cell phone tower next to our Fox Chase neighborhood (at Fire Station No. 2).

A significant number of studies have demonstrated the health hazards and risks to both children and adults of these towers located near neighborhoods, schools and even public parks, not to mention the negative effect they have on the values of homes located in neighborhoods next to or near these towers.

Our neighborhood is already up and arms about this. I have already spoken to over 25 different residents, and not one is in favor of this measure. In fact, every single one is vehemently opposed. Unfortunately, not many can attend your meetings. I am not sure I will be able to attend. But they are nevertheless watching very closely how you vote.

We are therefore asking you, the city council and planning and zoning department, to not allow this proposal to be approved. I am asking you to **vote "NO" against this or any other proposal that would allow AT&T or anyone else to build an antennae or cell phone tower next to our neighbor, or next to anyone else's neighborhood in our city.** These types of towers need to be built in areas far away from homes and neighborhoods.

Thank you,

Jeffrey C. Monk  
914 Hunters Glen  
Rockwall, TX 75032  
Resident of Fox Chase neighborhood, next to the proposed site of the AT&T cellular tower

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Z2019-019 Comercial Antenna  
**Date:** Monday, September 09, 2019 12:32:39 PM

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**From:** jeffrey meeder  
**Sent:** Monday, September 9, 2019 11:44 AM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Z2019-019 Comercial Antenna

My name is Jeff Meeder. I live at 1137 Skylar drive, within the 500 ft buffer. I am in favor of the request. Mobile infrastructure is necessary to keep my phones working with ever growing bandwidth needs. A monopole next to the existing tower on city property seems like a good choice. I do not have safety concerns about "EMF" as expressed by some.

thank you  
Jeff Meeder  
1137 Skylar Dr  
Rockwall Tx 75032

469-338-6200

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: OPPOSITION TO PROPOSED CELL TOWER  
**Date:** Monday, September 09, 2019 2:13:50 PM

---

---

**From:** Jennifer Sipple  
**Sent:** Monday, September 9, 2019 2:06 PM  
**To:** Planning <planning@rockwall.com>  
**Cc:** Pruitt, Jim <JimPruitt@rockwall.com>; Crowley, Rick <RCrowley@rockwall.com>; Daniels, Bennie <BennieDaniels@rockwall.com>; Fowler, Kevin <KevinFowler@rockwall.com>; Macalik, Dana <DanaMacalik@rockwall.com>; Hohenshelt, John <JohnHohenshelt@rockwall.com>; Johannesen, Trace <TraceJohannesen@rockwall.com>; Trowbridge, Patrick <PatrickTrowbridge@rockwall.com>  
**Subject:** OPPOSITION TO PROPOSED CELL TOWER

Reference Zoning Case No. Z2019-019 Case Name: SUP for Freestanding Commercial Antenna

This is Jennifer Sipple. My address is 1145 Skylar Drive, Rockwall TX 75032.

Please consider this email as notice that I am in **STRONG OPPOSITION** to the placement of a 110-foot monopole cellular tower at 920 Rockwall Pkwy. I am requesting that a different location be used, one that is not immediately located in the backyards of an established residential neighborhood. This tower needs to be located in a commercial or industrial location. This proposed cellular tower will produce high levels of RF radiation, which poses health risks to those located directly near it. Hence, why it **DOES NOT** need to be in a neighborhood. Additionally, placement of this cellular tower in this area will not only create a decrease in property value for us as homeowners but it will also have an undeniable negative impact on the feel of this section of the Rockwall community. We already have the city tower directly behind us. Two towers is undeniably inappropriate for this proposed location.

Respectfully submitted,

Jennifer Sipple

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**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning

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[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

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

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

IN OPPOSITION TO THE PROPOSED TOWER IN OUR NEIGHBORHOOD DUE TO IMPACT ON HEALTH OF OUR RESIDENTS/CHILDREN. THIS WOULD POSE A HIGH AMOUNT OF RF RADIATION DIRECTLY INTO OUR HOMES AND BACKYARDS. ADDITIONALLY, HOME VALUES WILL DECREASE WITH A CELL TOWER IN SUCH CLOSE PROXIMITY. PLEASE FIND A COMMERCIAL/INDUSTRIAL LOCATION AND NOT OUR RESIDENTIAL NEIGHBORHOOD.

Name: JENNIFER SIPPLE  SEPTEMBER 7, 2019

Address: 1145 SKYLAR DRIVE, ROCKWALL, TX 75032

**Tex. Loc. Gov. Code, Sec. 211.006 (d).** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE





# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

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385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

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Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning

USE THIS QR CODE  
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MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

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

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

I am opposed to a large cell tower with hosting multiple wireless carriers due to the documented health risks of microwave radiation as well as repeated warnings from the World Health Organization (WHO). Additionally, the presence of large cell towers ~~has~~ been linked to diminished property values.

Name: Chris Sipple

Address: 1145 Skylar Drive Rockwall TX 75082

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Case No. Z2019-019 SUP for Freestanding Commercial Antenna  
**Date:** Tuesday, September 10, 2019 1:33:35 PM

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**From:** Kay Maxwell  
**Sent:** Tuesday, September 10, 2019 11:59 AM  
**To:** Planning <planning@rockwall.com>  
**Subject:** Case No. Z2019-019 SUP for Freestanding Commercial Antenna

To: P & Z Board Members and City Council Members:

I AM **STRONGLY OPPOSED TO THE Z2019-019 REQUEST** FOR THE REASONS LISTED BELOW:

1. The installation of the cell tower poses notable and documented health risks to adults, children, and pets in the Fox Chase community and surrounding areas. Cell towers emit harmful microwave radiation that can travel as far as 1-2 miles and can easily penetrate homes and buildings. Even low level radiation from cell towers can damage human cell tissue and DNA. Emissions have been linked to cancer, immune system function, miscarriage, Alzheimer's, and other serious illnesses.
2. The installation of the cell tower poses an immediate and a long-term (possibly generational) threat to adults, children, pets, and visitors in the Fox Chase community. Many young families live in the community. Families and visitors enjoy Fox Chase Park. The medical district with patients in need of treatment, a caring staff, and many visitors is within walking distance of the proposed tower site. Our first responders work and serve 24/7 on the proposed site. A cell tower on the site puts the health of all at risk.
3. The installation of the cell tower will impact the value of properties in the neighborhood and, as a result will impact the tax value for the local taxing districts. Studies have shown that there is less interest in homes near cell towers. One study has shown that values for homes near cell towers can decline for up to 20%.
4. The installation of the cell tower is incompatible with the neighborhood aesthetics.

My greatest concern is health risks that clearly come with installation of the cell tower in such close proximity to a neighborhood area. Please consider the serious health risks that a cell tower would introduce to what is quiet, family-friendly neighborhood

and VOTE NO on the cell tower installation proposed by Z2019-019.

Kay Maxwell  
1218 Skylar Drive  
Rockwall, TX 75032

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**



## Zoning & Specific Use Permit Input Form

### Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-019 Commercial AT&T antenna

Please place a check mark on the appropriate line below: \*

☐ I am in favor of the request.

☒ I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

It will affect our property values

### Respondent Information

Please provide your information.

### First Name \*

Ken

Last Name \*

Nixon

Address \*

2707 Cedar Court

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

972-771-4856

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- ☐ I received a property owner notification in the mail.
- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☒ Other: neighborhood group

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**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: proposed site of the AT&T cellular tower...  
**Date:** Tuesday, September 10, 2019 8:02:59 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

---

**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

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NOTES

<sup>1</sup>: APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

<sup>2</sup>: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

---

**From:** Kevin Monk  
**Sent:** Monday, September 9, 2019 7:43 PM  
**To:** Planning <[planning@rockwall.com](mailto:planning@rockwall.com)>  
**Subject:** proposed site of the AT&T cellular tower...

I just want to voice my concern that the city's planning and zoning department would even consider allowing AT&T or anyone else to build an antennae or cell phone tower next to our Fox Chase neighborhood (at Fire Station No. 2).

A significant number of studies have demonstrated the health hazards and risks to both children and adults of these towers located near neighborhoods, schools and even public parks, not to mention the negative effect they have on the values of homes located in neighborhoods next to or near these towers.

Many of the residents in our neighborhood are already up and arms about this, and not one is in favor of this measure. Unfortunately, not many will be able to attend your upcoming meetings. But they are nevertheless watching very closely how you vote.

We are therefore asking you, the city council and planning and zoning department, to not allow this proposal to be approved. I am asking you to **vote "NO" against this or any other proposal that would allow AT&T or anyone else to build an antennae or cell phone tower next to our neighbor, or next to anyone else's neighborhood in our city.** These types of towers need to be built in areas far away from homes and neighborhoods.

Thank you,

Kevin T. Monk

2962 Oak Drive

Rockwall, TX 75032

Resident of Fox Chase neighborhood, next to the proposed site of the AT&T cellular tower

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----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2019-019: SUP for Freestanding Commercial Antenna

Please place a check mark on the appropriate line below:

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

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

Health and Environment  
Property Values

Name: LARRY WARREN

Address: 921 HUNTERS GLEN

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

---

**Notice of Public Hearing** • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748





**NOTICE OF PUBLIC HEARING**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**  
 PHONE: (972) 771-7745  
 EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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**385 S. Goliad Street**  
**Rockwall, TX 75087**

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Sincerely,

**Ryan Miller, AICP**  
 Director of Planning & Zoning



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--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

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

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

1. It's a potential health risk to adults and pets.
2. It's a potential health risk to children
3. It will devalue our real estate
4. Firefighters, hospital & medical employees, and families coming for treatment will be subject to high exposure of radiation
5. A 110' tower is incompatible with neighborhood aesthetics

Name: Arinda Chaves

Address: 850 Hunters Glen

**Tex. Loc. Gov. Code, Sec. 211.006 (d)** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: NO to Zoning Case No. Z2019-019  
**Date:** Friday, September 06, 2019 4:52:03 PM

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---

**From:** lgillilan  
**Sent:** Friday, September 6, 2019 4:16 PM  
**To:** Planning <planning@rockwall.com>  
**Subject:** NO to Zoning Case No. Z2019-019

Good afternoon,

We oppose the proposed addition of a cell tower and any future telecom carriers to collocate the commercial tower located at 920 Rockwall Parkway.

Please vote "NO" to Zoning Case No. Z2019-019

Thank you,  
Lori

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

## Zoning & Specific Use Permit Input Form

### Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-019 Commercial Antenna

Please place a check mark on the appropriate line below: \*

☐ I am in favor of the request.

☒ I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

It will be a hazard to the care flights landing/taking off at Presby Hospital. We do not need a crash on the hospital or fire station.

### Respondent Information

Please provide your information.

### First Name \*

MARY



Last Name \*

NIXON

Address \*

2707 CEDAR COURT

City \*

ROCKWALL

State \*

TX

Zip Code \*

75032

Email Address \*

[REDACTED]

Phone Number

972-771-4856

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: \_\_\_\_\_

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- ☐ I read about the request in the Rockwall Herald Banner.
- ☐ My neighbors told me about the request.
- ☒ Other: Neighborhood Yahoo group

This content is neither created nor endorsed by Google.

Google Forms

**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Proposed AT&T cell tower  
**Date:** Wednesday, September 11, 2019 11:21:06 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)

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**RYAN C. MILLER, AICP**

DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL  
972.772.6441 OFFICE  
[RMILLER@ROCKWALL.COM](mailto:RMILLER@ROCKWALL.COM)  
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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HELPFUL LINKS | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)  
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [UNIFIED DEVELOPMENT CODE](#)

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NOTES

<sup>1</sup>: APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.

<sup>2</sup>: PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

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**From:** Paul Fullington [REDACTED]  
**Sent:** Tuesday, September 10, 2019 5:03 PM  
**To:** Planning <[planning@rockwall.com](mailto:planning@rockwall.com)>  
**Subject:** Proposed AT&T cell tower

09/10/2019

Planning and Zoning Dept.

As a fox chase resident I oppose the construction of an AT&T cell tower across the street from our neighborhood. Ironically, the site for the tower is not too far from the proposed helipad that Presbyterian Hospital wanted to also place across the street from our neighborhood. We fought that battle and the helipad was relocated but flyovers over the Fox Chase neighborhood sometimes continue to this day despite Hospital promises that that would not happen. Big business does not always keep its promises.

A drive through of our neighborhood would show you just how well kept the homeowners keep their properties. Three years ago my wife and I drove to every neighborhood in Rockwall that sends their kids to



Rockwall Heath HS, to scout for suitable neighborhoods to host The Rockwall Heath HS March a thon for which we were the directors. We found that Chandlers Landing and Fox Chase had the best well kept neighborhoods and we marched in those neighborhoods.

We realize that we are strategically in a great location and maintaining our property values is important to us because our homes are an investment. A cell tower next to our neighborhood has the potential to devalue our homes.

A cell tower across the street from our homes places a risk of exposure to radiation. We don't need promises from AT&T that the risk of exposure is not real. And why is it acceptable to place our firefighters at great risk of radiation exposure? Don't we owe them more? Please do not place another cell tower next to Fox Chase.

There must be a industrial area where this tower can be placed.

Thanks,

Paul Fullington  
3134 Oak Dr  
Rockwall, TX 75032  
[REDACTED]  
214-546-7381

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

**From:** [Planning](#)  
**To:** [Brooks, Korey](#)  
**Subject:** FW: Proposed Cell Tower  
**Date:** Monday, September 09, 2019 8:29:34 AM

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**From:** Randy Howell  
**Sent:** Sunday, September 8, 2019 4:09 PM  
**To:** Planning <planning@rockwall.com>  
**Cc:** Pruitt, Jim <JimPruitt@rockwall.com>; Crowley, Rick <RCrowley@rockwall.com>  
**Subject:** Proposed Cell Tower

Reference Zoning Case No. Z2019-019 Case Name: SUP for Freestanding Commercial Antenna

This is Randall R. Howell, my address is 3155 Oak Drive, Rockwall TX.

Please consider this email as notice that I am in strong opposition to the placement of a monopole cell tower at 920 Rockwall Pkwy. I am requesting that a different location be used, one that is not immediately adjacent to a well established residential neighborhood. Placement of a second tower in this area will not only create a decrease in property value for us as homeowners but it will also have an undeniable negative impact on the feel of this section of the Rockwall community. Two is too much!

Respectfully submitted,

Randy Howell

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

## Zoning & Specific Use Permit Input Form

### Case Number \*

Please provide the Case Reference Number of the Zoning or Specific Use Permit (SUP) request that you are providing input on (Example: Z2019-001).

Z2019-019

Please place a check mark on the appropriate line below: \*

☐ I am in favor of the request.

☒ I am in opposition to the request.

Please provide any additional information concerning your support or opposition to the request.

### Respondent Information



Please provide your information.

### First Name \*

Sahba



Last Name \*

Kasiri

Address \*

32 Shady Dale Lane

City \*

Rockwall

State \*

Texas

Zip Code \*

75032

Email Address \*

sahba75@hotmail.com

Phone Number

817-419-7004

Please check all that apply: \*

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
- ☐ Other: \_\_\_\_\_

How did you hear about this Zoning or Specific Use Permit (SUP) request? \*

- ☐ I received a property owner notification in the mail.
- ☐ I read about the request on the City's website.
- ☐ I saw a zoning sign on the property.
- ☐ I read about the request in the Rockwall Herald Banner.
- ☒ My neighbors told me about the request.
- ☐ Other: \_\_\_\_\_

This content is neither created nor endorsed by Google.

Google Forms



**NOTICE OF PUBLIC HEARING**  
**CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

To Whom It May Concern:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications, Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a 0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday, 9/10/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 9/16/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by **9/16/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP  
Director of Planning & Zoning

USE THIS QR CODE  
TO GO DIRECTLY  
TO THE WEBSITE



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development-cases)

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2019-019: SUP for Freestanding Commercial Antenna**

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.  
☒ I am opposed to the request for the reasons listed below.

Health reasons, home values in area, no cell tower needed in area

Name: Zachary Shulte

Address: 837 Hunters Glen Rockwall TX 75087

**Tex. Loc. Gov. Code, Sec. 211.006 (d).** If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE





August 16, 2019

The Honorable Members of  
The Rockwall City Council and The Rockwall Planning and Zoning Commission  
385 S. Goliad Street  
Rockwall, TX 75097

RE: Letter of Intent - SUP for a Wireless Communication Tower at 920 Rockwall Parkway

Dear Members of the City Council and Planning and Zoning Commission:

AT&T, represented by Crafton Communications, is pleased to submit this Application for SUP to allow development of a 110 FT Monopole Communication Tower with a landscaped equipment compound at 920 Rockwall Parkway. The proposed site part of the Fire Station property at that location.

The subject facility is needed to meet the rapidly increasing demand for wireless voice and data services in the residential and retail neighborhoods surrounding the fire station. This demand has placed a strain on AT&T's limited capacity. AT&T would like to stress, however, that this proposal is aimed at addressing the concern for better wireless coverage well before there is a problem for general or emergency calls.

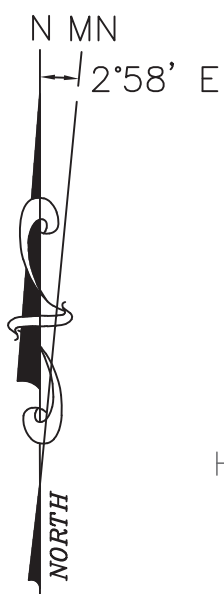
The search for a site was thorough, and it should be noted that there were no opportunities for collocating on existing structures, an option that is much preferred whenever possible. With approval of this site, the City will be encouraging other telecom carriers to collocate on the AT&T structure, which will be made available for leasing at market rates established by master lease agreements within the industry.

This proposal is also an opportunity to make the existing telecom site more attractive. AT&T is planning to remove some of the existing chain link fencing and replace it with decorative wrought iron, surrounding the existing equipment as well as the new equipment. This fence in turn will be surrounded with evergreen Leyland Cypress trees.

AT&T is proud to be of service to the people who call Rockwall home. This un-manned site will work hard in its service to the community while placing no service demand on drainage, water, sewer, schools, parks or roads.

We look forward to visiting with you regarding this project.  
Thank you for your thoughtful consideration.

Doug Henderson, AICP  
Site Acquisition Contractor  
**Crafton Communications, Inc.**  
**1870 Crown Drive, Suite 1500**  
**Dallas, TX 75234**  
817-729-7006



LOT 5 BLOCK B  
HORIZON RIDGE ADDITION  
CAB. F, PG. 130  
P.R.R.C.T.  
ZONING: PD-9

ROCKWALL PARKWAY  
(60' PUBLIC ROW)

EXISTING PROPERTY LINE

OWNER:  
CITY OF ROCKWALL  
VOL. 1738, PG. 8  
D.R.R.C.T.

LOT 9 BLOCK A  
HORIZON RIDGE CENTER  
CAB. E, PG. 149  
P.R.R.C.T.  
ZONING: PD-9

EXISTING FIRE STATION

EXISTING FIRE STATION

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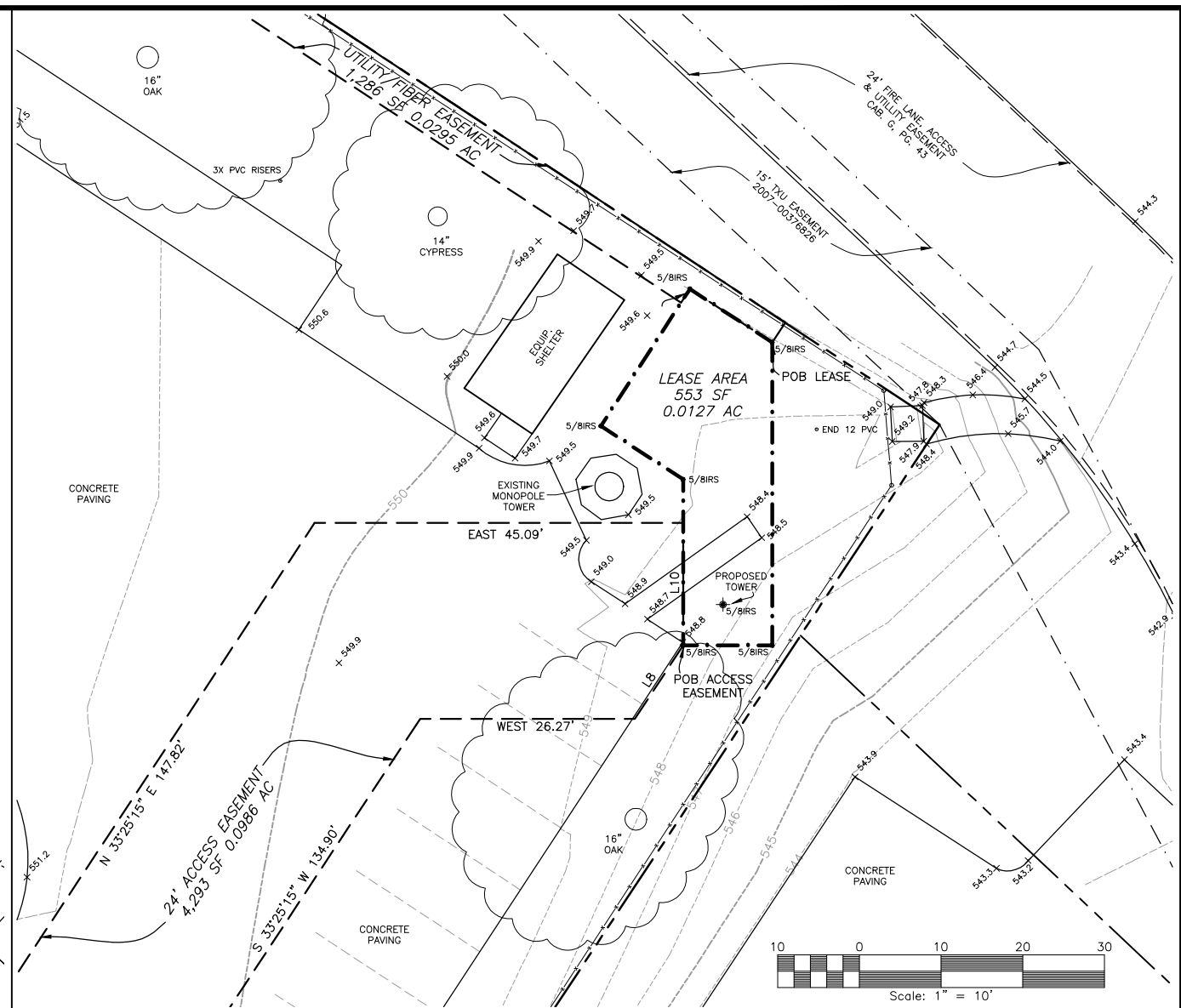
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## SV-1





CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 9 (PD-9) AND THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A FREESTANDING COMMERCIAL ANTENNA ON A 0.0055-ACRE PORTION OF A LARGER 1.24-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 9, BLOCK 1, HORIZON RIDGE CENTER ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Doug Henderson of Crafton Communications for the approval of a Specific Use Permit (SUP) to allow a *freestanding commercial antenna* on a 0.0055-acre portion of a larger 1.24-acre parcel of land being described as Lot 9, Block 1, Horizon Ridge Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 9 (PD-9) and the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the Unified Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *freestanding commercial antenna* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in



Planned Development District 9 (PD-9) and the Unified Development Code (UDC) [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the following:

## **2.1 OPERATIONAL CONDITIONS**

The following conditions pertain to the operation of a *freestanding commercial antenna* on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The *freestanding commercial antenna* shall generally conform to the concept plan and the conceptual antenna elevation depicted in *Exhibits 'B' & 'C'* of this ordinance;
- 2) The developer shall plant a thick vegetative screening adjacent to the boundaries of the leased area utilizing evergreen shrubs as depicted in *Exhibit 'C'* of this ordinance.

## **2.2 COMPLIANCE**

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7<sup>TH</sup> DAY OF OCTOBER, 2019.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: September 16, 2019

2<sup>nd</sup> Reading: October 7, 2019



**Exhibit 'A'**  
**Zoning Exhibit**

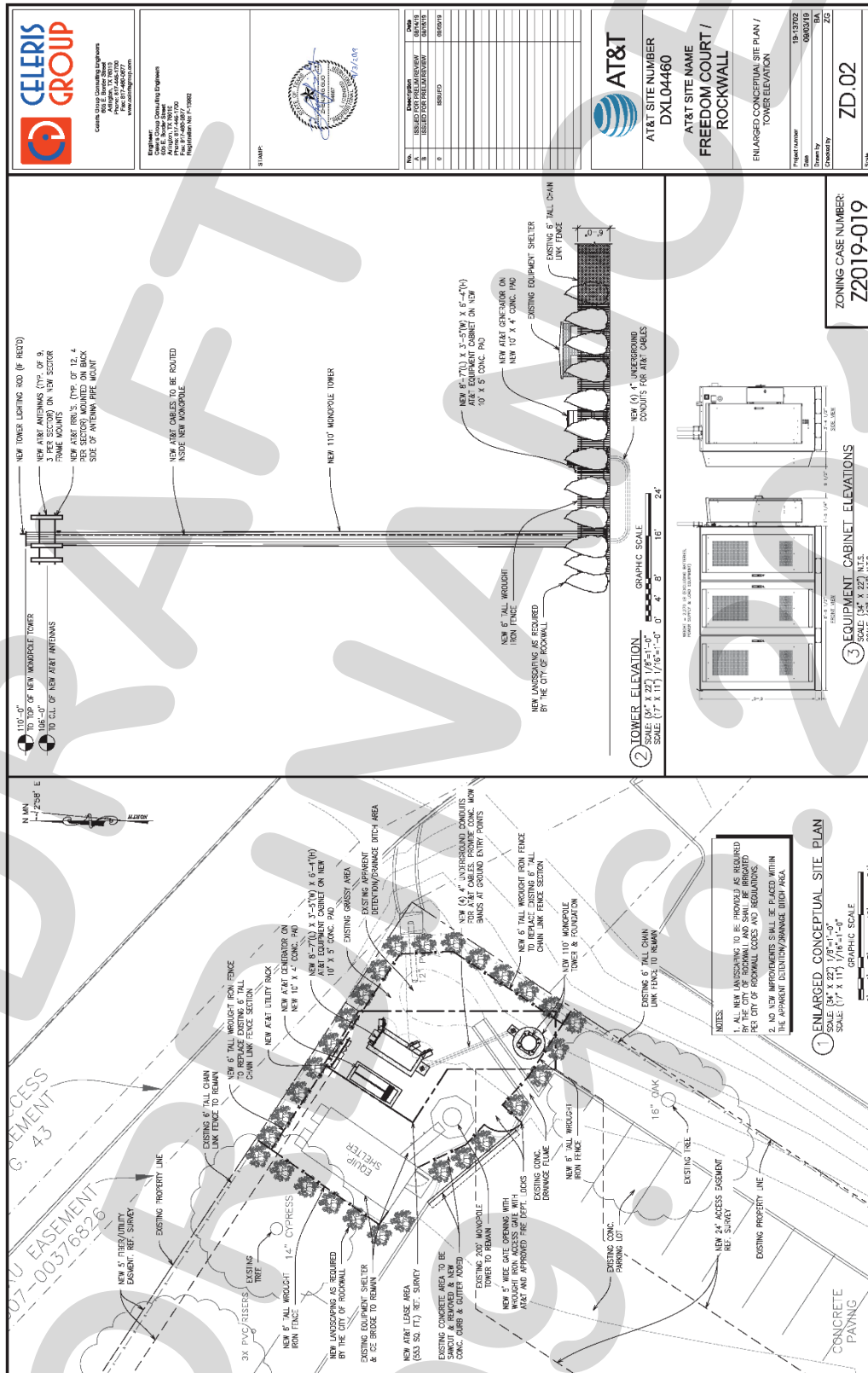
Address: 920 Rockwall Parkway

Legal Description: Lot 9, Block A, Horizon Ridge Center Addition





[illegible]



**From:** [Doug Henderson](#)  
**To:** [Miller, Ryan](#)  
**Cc:** [Brooks, Korey](#)  
**Subject:** AT&T Cell tower ant City of Rockwall Fire Station  
**Date:** Monday, September 16, 2019 3:00:59 PM

---

Ryan,

David Prejean, Crafton COO, will tell the City Council tonight that AT&T wishes to withdraw the application and revise it in cooperation with homeowners in the vicinity. We will meet with the neighborhood and do our best to address all of their concerns.

Thank You.

**Doug Henderson, AICP**  
Site Acquisition Contractor  
Crafton Communications, Inc.  
1870 Crown Drive  
Suite 1500  
Dallas, Texas 75234  
817-729-7006 Cell

[dhenderson@craftongroup.com](mailto:dhenderson@craftongroup.com)

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