



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

**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:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [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)

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- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### 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, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3275 N John King Blvd. Rockwall, TX 75032

SUBDIVISION N/A

LOT N/A BLOCK N/A

GENERAL LOCATION 450' NORTH OF THE INTERSECTION OF JOHN KING BLVD. & FM 552

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

CURRENT ZONING SF-8.4

CURRENT USE AGRICULTURAL

PROPOSED ZONING SF-8.4

PROPOSED USE MUNICIPALLY CONTROLLED UTILITY

ACREAGE 0.4

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER NORTH TEXAS MUNICIPAL WATER DISTRICT  APPLICANT TEAGUE, NALL, & PERKINS

CONTACT PERSON ELISA CARDONA

CONTACT PERSON ERIC WILLIAMS

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark A. Simon [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

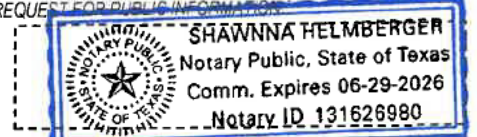
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 206, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16<sup>th</sup> DAY OF April, 2026 BY SIGNING THIS 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 DAY OF April, 2026

OWNER'S SIGNATURE

*Mark A. Simon*  
*Shawanna HelMBERGER*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6/29/2026

### Designed Appurtenance Loading

Elev	Description	Tx-Line
45	3ft Standoff	
45	(1) 3' Yagi	(1) LMR 600

### Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	518 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.108 g
1-sec Spectral Response, S1	0.058 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

### Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 Wo	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 Di + 1.0 Wi	4.54	0.27	8.06	0.07	0.11
1.2 D + 1.0 Ev + 1.0 Eh	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 Ev + 1.0 Eh	2.13	0.19	5.44	0.04	0.06
1.0 D + 1.0 Wo (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

### Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

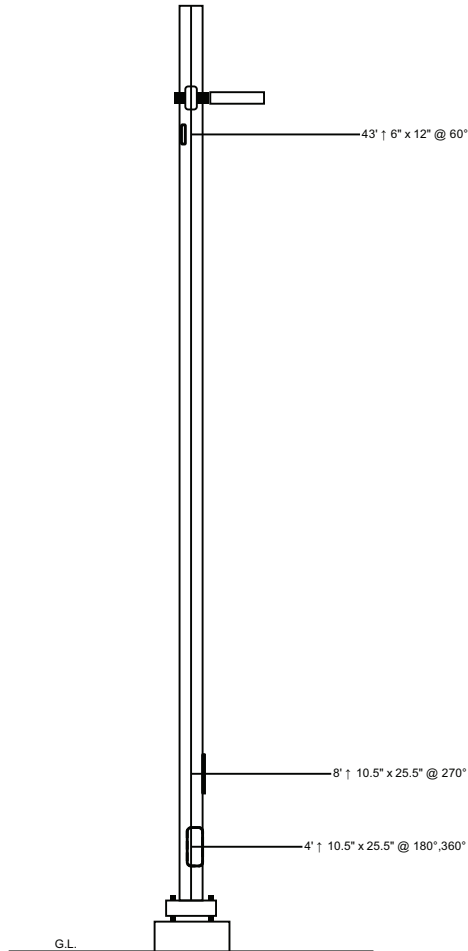
### Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
51"	1"	1.25"	113.6	F1554-105	Galv

### Notes

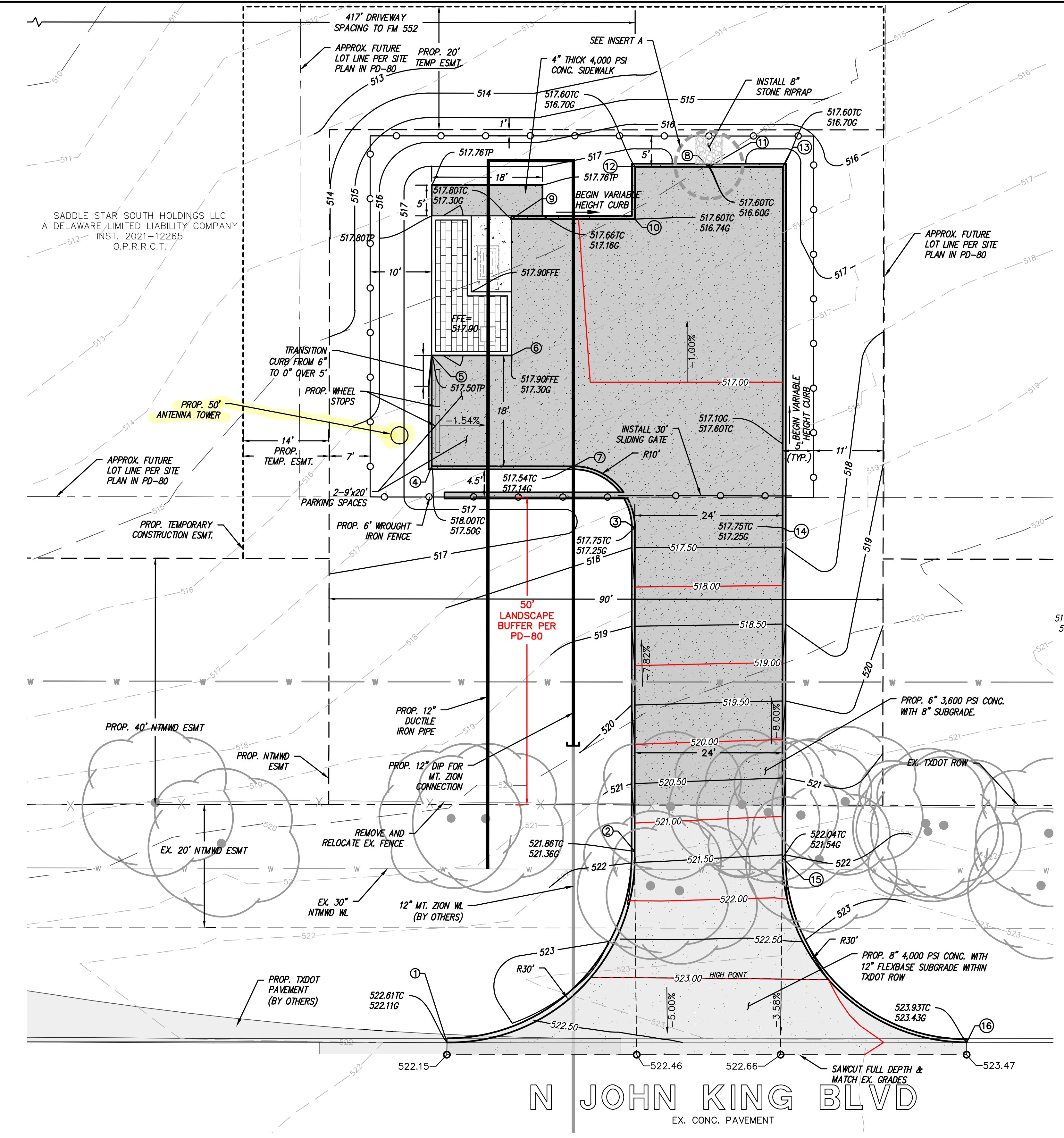
- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) Full Height Step Bolts
- 5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
- 6) Tower Rating: 15.9%

Length (ft)	49'-0"
Number Of Sides	18
Thickness (in)	1/4"
Lap Splice (ft)	
Top Diameter (in)	16"
Bottom Diameter (in)	16"
Taper (in/ft)	0
Grade	A572-65
Weight (lbs)	2565
Overall Steel Height (ft)	49



 <p><b>Sabre Industries</b> 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 258-6690 Fax: (712) 279-0814</p>	<p>Job: <b>566060</b></p>
	<p>Customer: RLC CONTROLS, INC</p>
<p>Site Name: NTMWD Waterline, TX</p>	<p>Description: 50' Monopole</p>
<p>Date: 8/26/2025</p>	<p>By: ARH</p>

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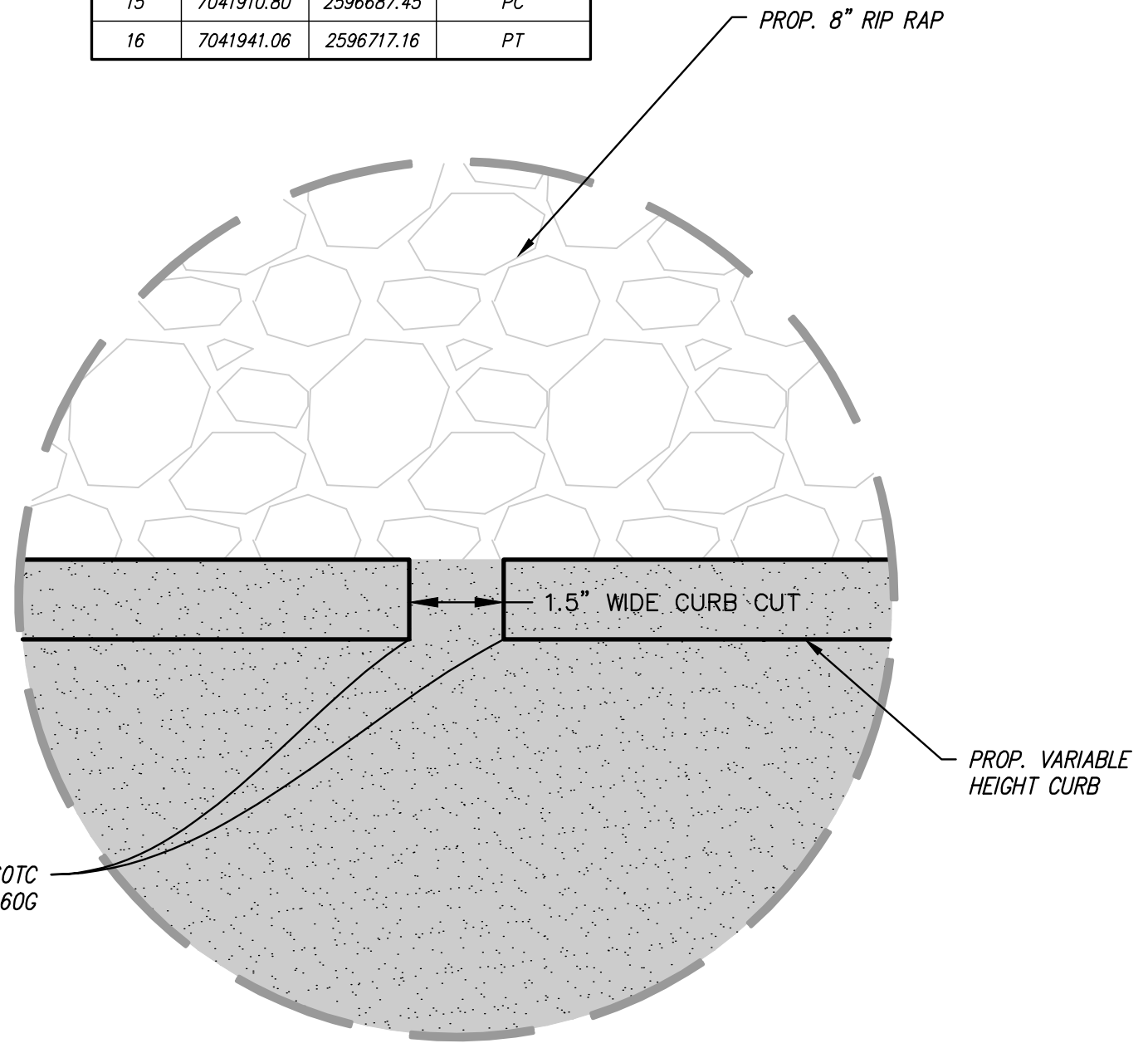


Point #	Northing	Eastng	DESCRIPTION
1	7041856.64	2596718.03	PC
2	7041886.80	2596686.68	PT
3	7041886.29	2596634.13	PT
4	7041853.19	2596624.45	PI
5	7041853.00	2596606.45	PI
6	7041866.00	2596606.31	PI
7	7041876.20	2596624.23	PC
8	7041897.66	2596575.33	PI
9	7041865.77	2596584.15	PI
10	7041885.80	2596583.96	PI
11	7041897.79	2596575.33	PI
12	7041885.73	2596575.45	PI
13	7041909.72	2596575.21	PI
14	7041910.29	2596633.88	PI
15	7041910.80	2596687.45	PC
16	7041941.06	2596717.16	PT

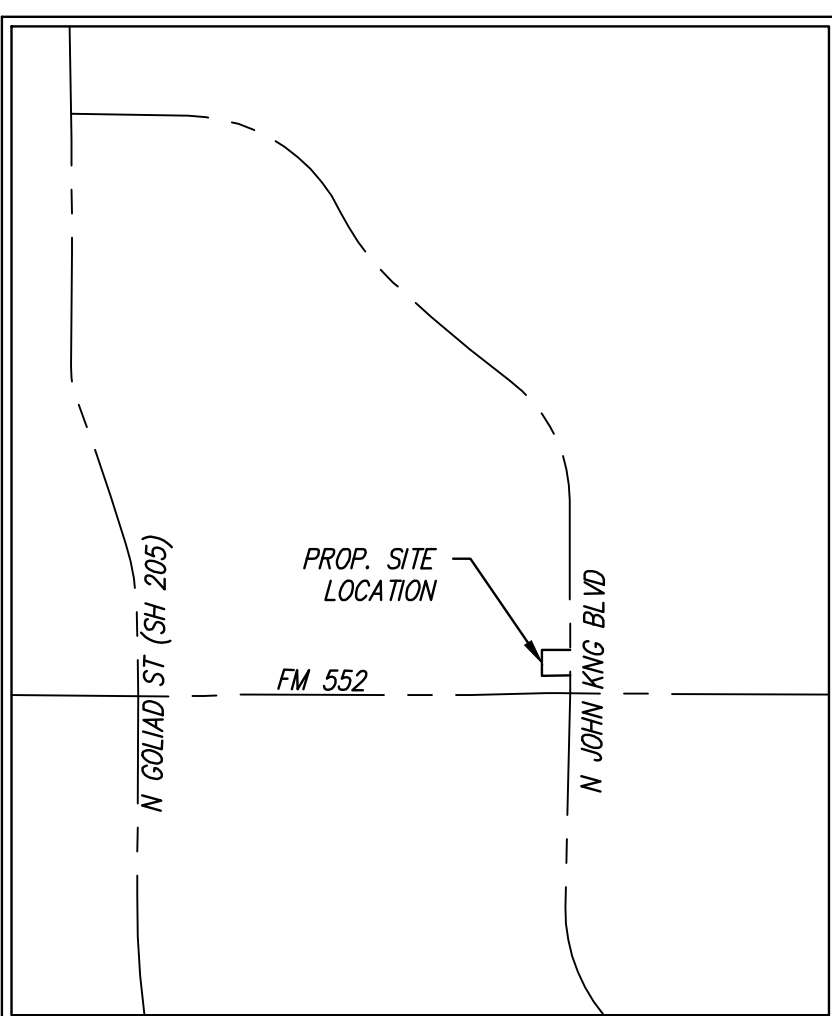
G=GUTTER ELEVATION  
 TC=TOP OF CURB ELEVATION  
 TP=TOP OF PAVEMENT ELEVATION  
 FF= FINISHED FLOOR ELEVATION

**UTILITY NOTE:**  
 THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. TNP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES AND TEXAS 811 AT 800-344-3377 OR 811 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

LEGEND	
	PROP WATER LINE
	PROP TEMPORARY ESMT.
	PROP PERMANENT NTMWD ESMT.
	EX TXDOT ROW
	EX WATER LINE
	PROP. 6' WROUGHT IRON FENCE
	8" CONCRETE PAVEMENT
	6" CONCRETE PAVEMENT
	PROP. TXDOT PAVEMENT (BY OTHERS)

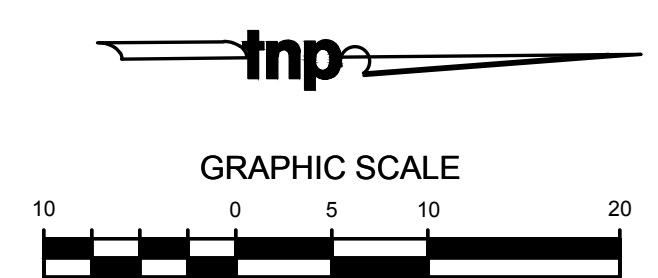


- NOTES:**
- CONTRACTOR SHALL UNCOVER AND FIELD VERIFY HORIZONTAL AND VERTICAL DIMENSIONS AND EXISTING JOINT LOCATIONS FOR CONNECTION TIE-INS PRIOR TO MANUFACTURING OF NEW PIPE AND CONSTRUCTION.
  - CONTRACTOR SHALL PREPARE A WRITTEN DESCRIPTION OF THE TIE-IN PROCEDURES AND SUBMIT TO THE OWNER AT LEAST TWO WEEKS PRIOR TO SHUTDOWN.
  - REBAR SHALL BE #4 BARS @ 18" C-C EACH WAY
  - SUBGRADE SHALL BE FLEXBASE, AND SHALL EXTEND 12" BEYOND THE EDGE OF CONCRETE.
  - WROUGHT IRON FENCE SHALL BE 6' TALL, WITH 8' C-C POST SPACING AND 4" C-C PICKET SPACING.



**APPROVED:**  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2024.  
 Witness our hands this \_\_\_\_ day of \_\_\_\_\_, 2024.  
 \_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning & Zoning



Drawing: C:\Users\jwml\OneDrive\Temp\AutoCAD\1575\Site\Plan.dwg at Aug 27, 2024 - 9:36am by ealliams  
 Layout: MT\_ZION\_METER\_VAULT\_SITE\_PLAN (2) .xrefs: XREF=BOBBER.dwg; ZP=LAYOUT.dwg; ZE=BASE.dwg; DS=LML.dwg

no.	revision	by	date



**teague nall and perkins, inc**  
 825 Watters Creek Blvd., Suite M300  
 Allen, Texas 75013  
 214.461.9867 ph 214.461.9864 fx  
 www.tnppinc.com  
 TBPELS: ENGR F-230; SURV 10011600, 10011601, 1019438  
 GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.  
 JUSTIN N. WALTON, P.E. Date: 8/27/2024  
 Tx. Reg. # 97267

scale  
 when bar is 1 inch long  
 horiz 1" = 10'  
 vert N/A  
 AUG 2024



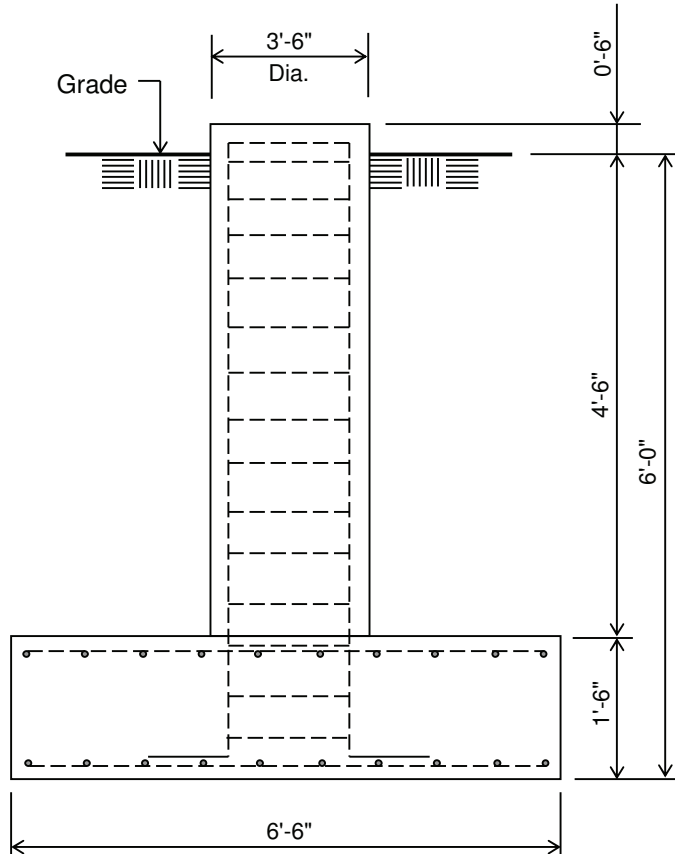
WYLIE ROCKWALL 20" WATER LINE, WYLIE ROCKWALL FARMERSVILLE 30" WATER LINE, EAST FORK CENTRAL SEGMENT 84" WATERLINE, ROCKWALL TO ROYSE CITY NO. 2 30" WATER LINE, AND ROYSE CITY 36" WATERLINE RELOCATIONS ALONG FM 552 IN ROCKWALL COUNTY

**MT. ZION METER VAULT SITE PLAN**

tnp project  
 NTW22113  
 sheet

**33**

**Customer: RLC CONTROLS, INC**  
**Site: NTMWD Waterline, TX**  
50' Monopole



**ELEVATION VIEW**

(4.13 Cu. Yds.)  
(1 REQUIRED; NOT TO SCALE)

**Notes:**

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
- 6) See the geotechnical report for compaction requirements, if specified.
- 7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
- 8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier	
Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

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CITY ENGINEER:

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3275 N John King Blvd. Rockwall, TX 75032

SUBDIVISION N/A

LOT N/A BLOCK N/A

GENERAL LOCATION 450' NORTH OF THE INTERSECTION OF JOHN KING BLVD. & FM 552

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

CURRENT ZONING SF-8.4

CURRENT USE AGRICULTURAL

PROPOSED ZONING SF-8.4

PROPOSED USE MUNICIPALLY CONTROLLED UTILITY

ACREAGE 0.4

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

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CONTACT PERSON ELISA CARDONA

CONTACT PERSON ERIC WILLIAMS

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark A. Simon [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

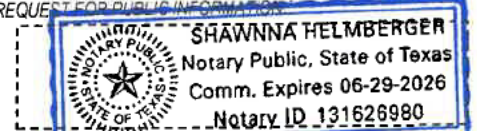
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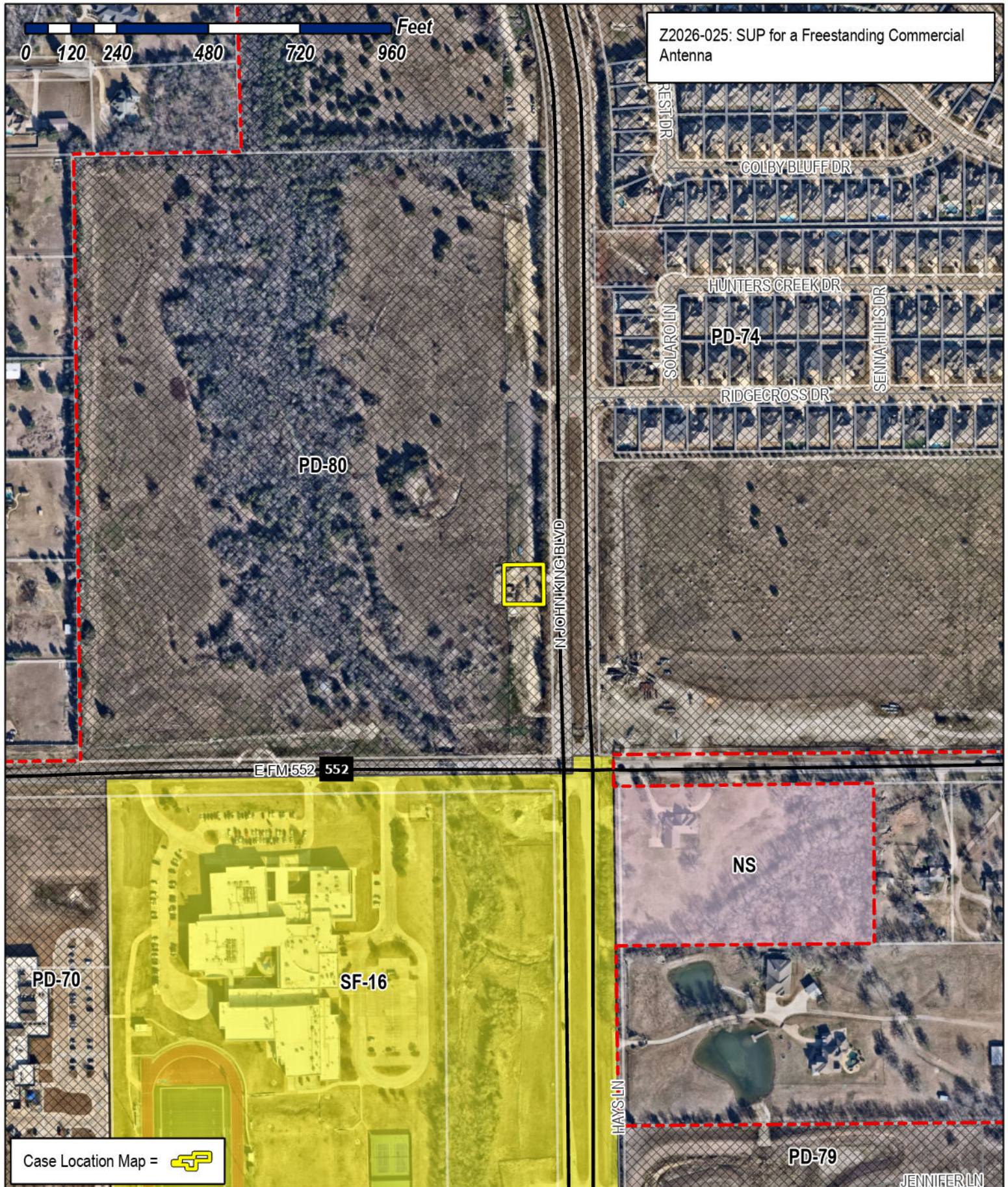
OWNER'S SIGNATURE

*Mark A. Simon*  
*Shawanna HelMBERGER*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6/29/2026



Z2026-025: SUP for a Freestanding Commercial Antenna

0 120 240 480 720 960 Feet

PD-80

PD-74

EFM552 552

NS

PD-70

SF-16

PD-79

JENNIFER LN

Case Location Map =



# 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.

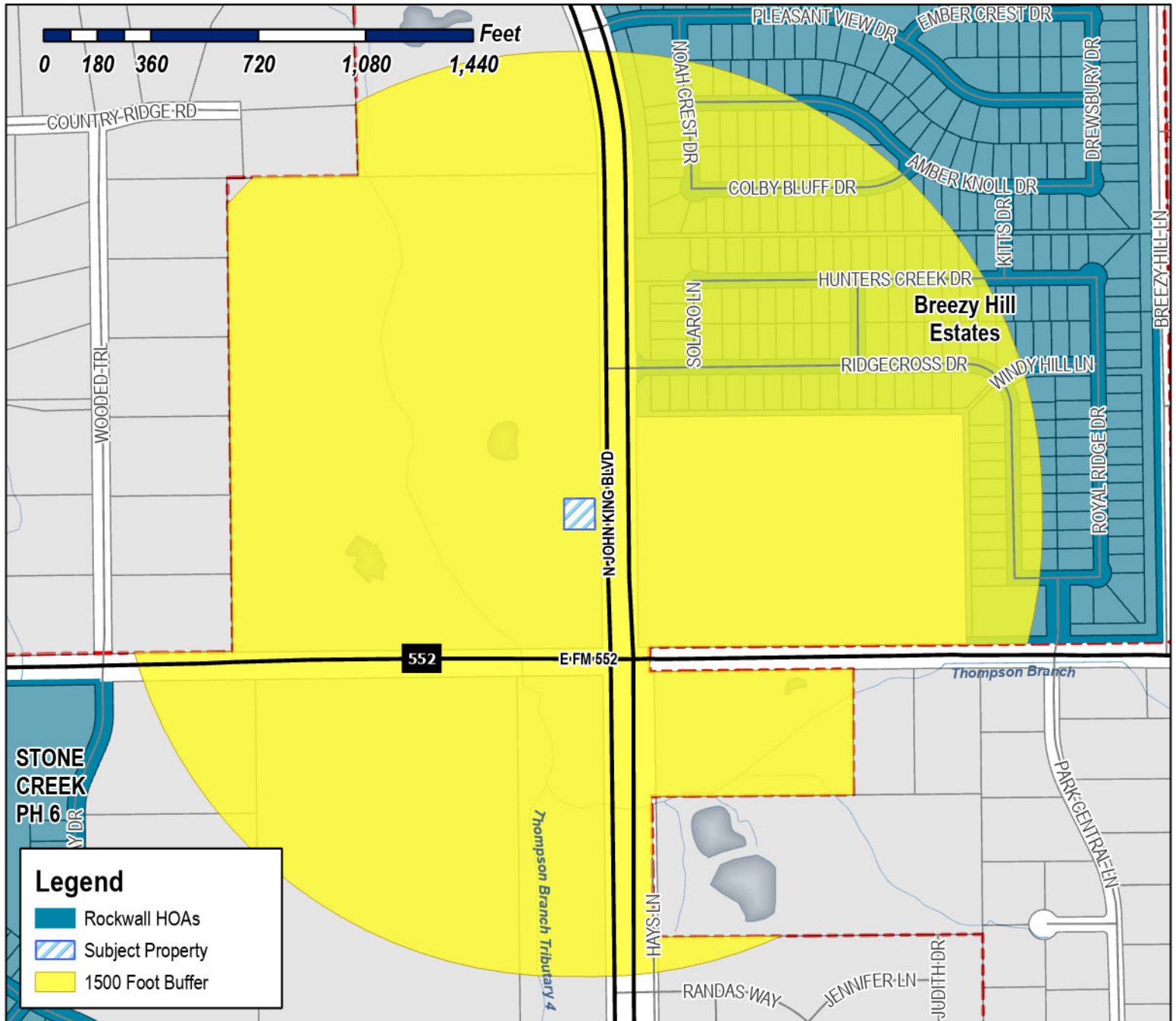




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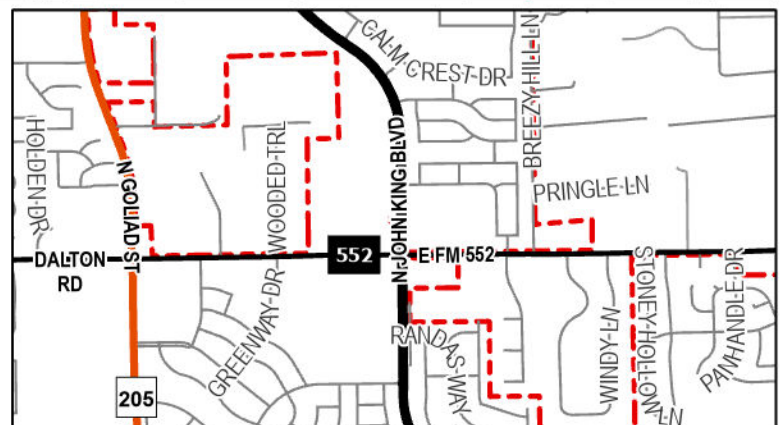
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**Case Number:** Z2026-025  
**Case Name:** SUP for a Freestanding Commercial Antenna  
**Case Type:** Zoning  
**Zoning:** Planned Development 80 (PD-80) District  
**Case Address:** NW Corner of John King Blvd and 552

**Date Saved:** 4/21/2026

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





# City of Rockwall

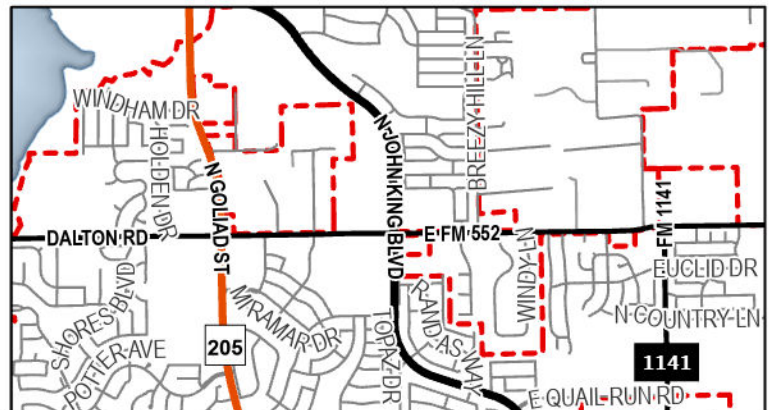
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 NW Corner of John King Blvd and  
**Case Address:** 552  
**Date Saved:** 4/21/2026

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



BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

SHARMA DHAWAL &  
SUNKET SHARMA  
3529 RIDGE CROSS DR  
ROCKWALL, TX 75087

CURTIS REGINALD BLAKE & ASHLEE BIANKA  
3533 RIDGECROSS DR  
ROCKWALL, TX 75087

BEERAM SAI SAGAR  
3537 RIDGECROSS DR  
ROCKWALL, TX 75087

ESQUIBEL DERRICK  
3541 Ridgecross Dr  
Rockwall, TX 75087

SADDLE STAR SOUTH HOLDINGS LL  
C/O HINES INTERESTS LIMITED PARTNERSHIP  
609 Main St Ste 2400  
Houston, TX 77002

NEC JOHN KING & 552 LP  
7500 SAN JACINTO PLACE  
PLANO, TX 75024

### Designed Appurtenance Loading

Elev	Description	Tx-Line
45	3ft Standoff	
45	(1) 3' Yagi	(1) LMR 600

### Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	518 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.108 g
1-sec Spectral Response, S1	0.058 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

### Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 Wo	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 Di + 1.0 Wi	4.54	0.27	8.06	0.07	0.11
1.2 D + 1.0 Ev + 1.0 Eh	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 Ev + 1.0 Eh	2.13	0.19	5.44	0.04	0.06
1.0 D + 1.0 Wo (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

### Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

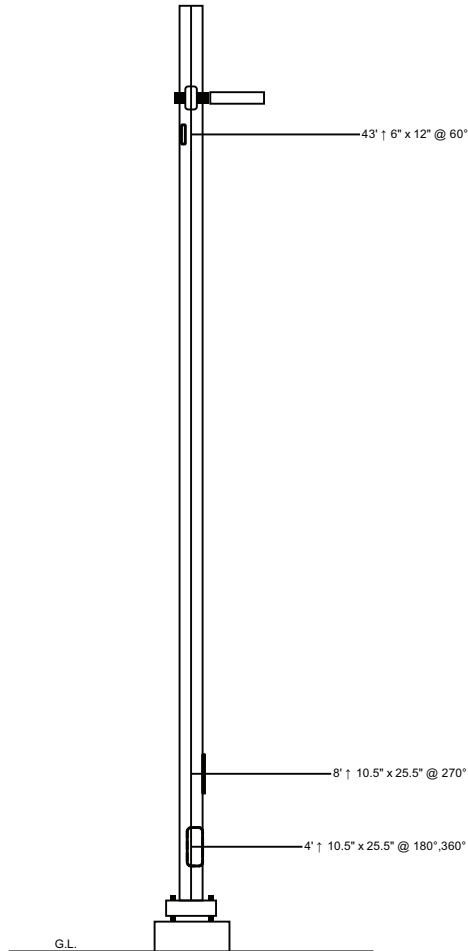
### Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
51"	1"	1.25"	113.6	F1554-105	Galv

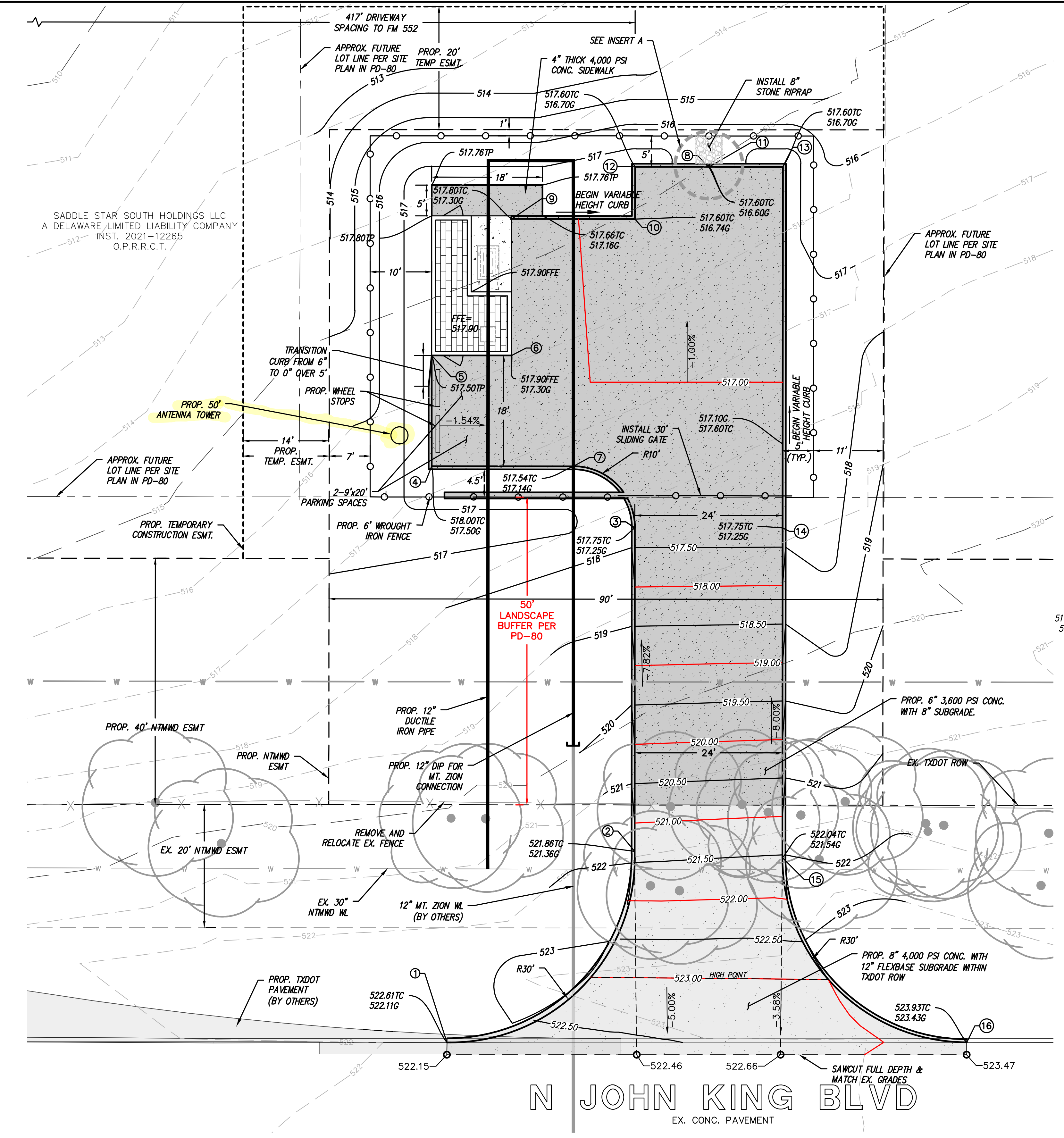
### Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) Full Height Step Bolts
- 5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
- 6) Tower Rating: 15.9%

Length (ft)	49'-0"
Number Of Sides	18
Thickness (in)	1/4"
Lap Splice (ft)	
Top Diameter (in)	16"
Bottom Diameter (in)	16"
Taper (in/ft)	0
Grade	A572-65
Weight (lbs)	2565
Overall Steel Height (ft)	49



 <p><b>Sabre Industries</b> 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 258-6690 Fax: (712) 279-0814</p> <p><small>Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.</small></p>	<p>Job: <b>566060</b></p> <p>Customer: RLC CONTROLS, INC</p> <p>Site Name: NTMWD Waterline, TX</p> <p>Description: 50' Monopole</p> <p>Date: 8/26/2025 By: ARH</p>
---	--

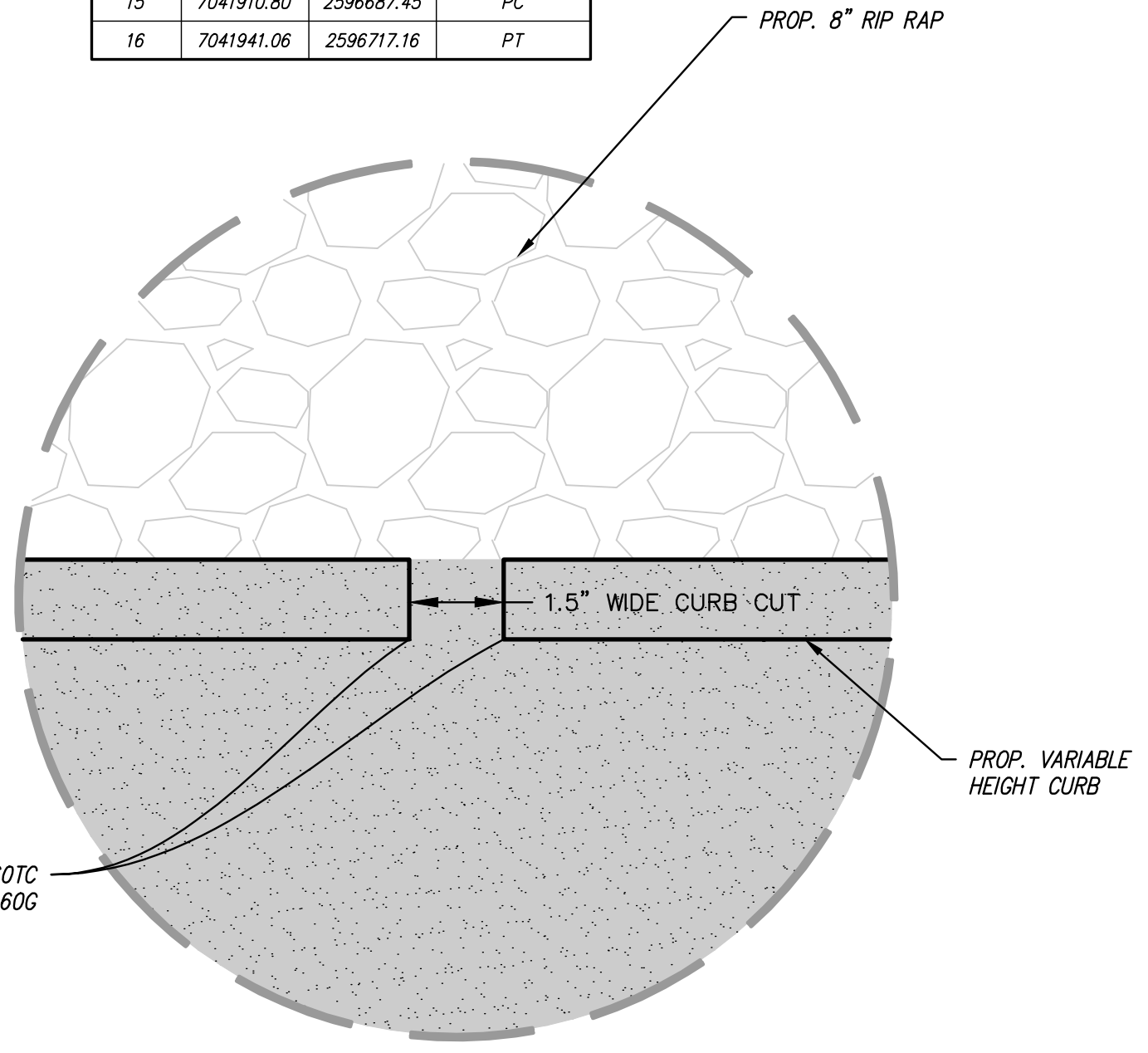


Point #	Northing	Easting	DESCRIPTION
1	7041856.64	2596718.03	PC
2	7041886.80	2596686.68	PT
3	7041886.29	2596634.13	PT
4	7041853.19	2596624.45	PI
5	7041853.00	2596606.45	PI
6	7041866.00	2596606.31	PI
7	7041876.20	2596624.23	PC
8	7041897.66	2596575.33	PI
9	7041865.77	2596584.15	PI
10	7041885.80	2596583.96	PI
11	7041897.79	2596575.33	PI
12	7041885.73	2596575.45	PI
13	7041909.72	2596575.21	PI
14	7041910.29	2596633.88	PI
15	7041910.80	2596687.45	PC
16	7041941.06	2596717.16	PT

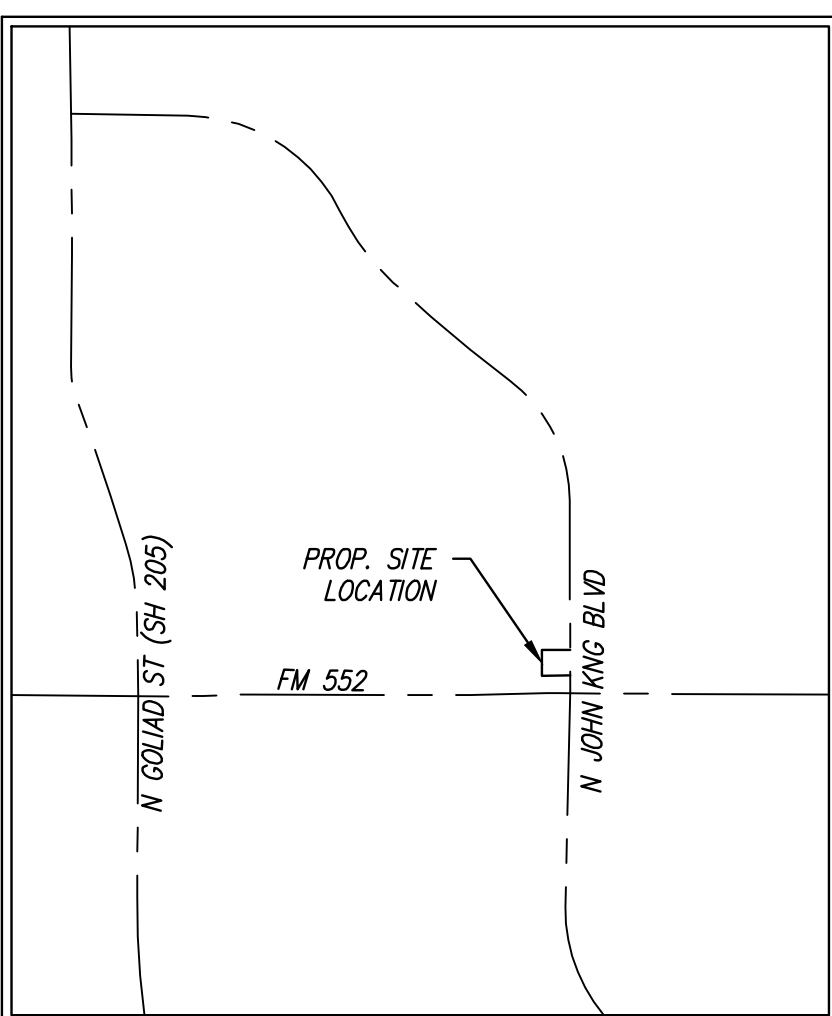
G=GUTTER ELEVATION  
 TC=TOP OF CURB ELEVATION  
 TP=TOP OF PAVEMENT ELEVATION  
 FF= FINISHED FLOOR ELEVATION

**UTILITY NOTE:**  
 THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. TNP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES AND TEXAS 811 AT 800-344-3377 OR 811 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

LEGEND	
	PROP WATER LINE
	PROP TEMPORARY ESMT.
	PROP PERMANENT NTMWD ESMT.
	EX TXDOT ROW
	EX WATER LINE
	PROP. 6' WROUGHT IRON FENCE
	8" CONCRETE PAVEMENT
	6" CONCRETE PAVEMENT
	PROP. TXDOT PAVEMENT (BY OTHERS)

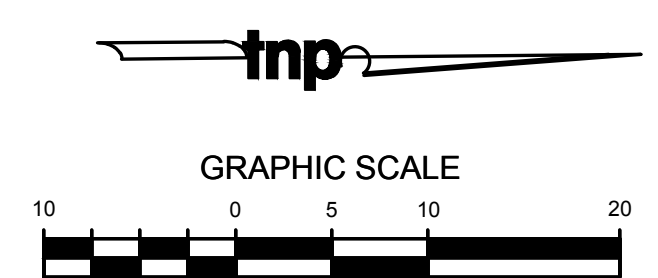


- NOTES:**
- CONTRACTOR SHALL UNCOVER AND FIELD VERIFY HORIZONTAL AND VERTICAL DIMENSIONS AND EXISTING JOINT LOCATIONS FOR CONNECTION TIE-INS PRIOR TO MANUFACTURING OF NEW PIPE AND CONSTRUCTION.
  - CONTRACTOR SHALL PREPARE A WRITTEN DESCRIPTION OF THE TIE-IN PROCEDURES AND SUBMIT TO THE OWNER AT LEAST TWO WEEKS PRIOR TO SHUTDOWN.
  - REBAR SHALL BE #4 BARS @ 18" C-C EACH WAY
  - SUBGRADE SHALL BE FLEXBASE, AND SHALL EXTEND 12" BEYOND THE EDGE OF CONCRETE.
  - WROUGHT IRON FENCE SHALL BE 6' TALL, WITH 8' C-C POST SPACING AND 4" C-C PICKET SPACING.



**APPROVED:**  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2024.  
 Witness our hands this \_\_\_\_ day of \_\_\_\_\_, 2024.  
 \_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning & Zoning



Drawing: C:\Users\NVL\OneDrive\Work\Projects\2024\SP2024-038\Mt Zion Meter Vault Site Plan.dwg  
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 Author: XEE-BORBER.dwg  
 Date: 8/2/2024 9:36am by ealliams  
 Plot: Z:\LAYOUT.dwg  
 Plot Date: 8/2/2024 9:36am by ealliams

no.	revision	by	date



**teague nall and perkins, inc**  
 825 Watters Creek Blvd., Suite M300  
 Allen, Texas 75013  
 214.461.9867 ph 214.461.9864 fx  
 www.tnppinc.com  
 TBPELS: ENGR F-230; SURV 10011600, 10011601, 1019438  
 GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.  
 JUSTIN N. WALTON, P.E. Date: 8/2/2024  
 Tx. Reg. # 97267

scale  
 when bar is 1 inch long  
 horiz 1" = 10'  
 vert N/A  
 AUG 2024



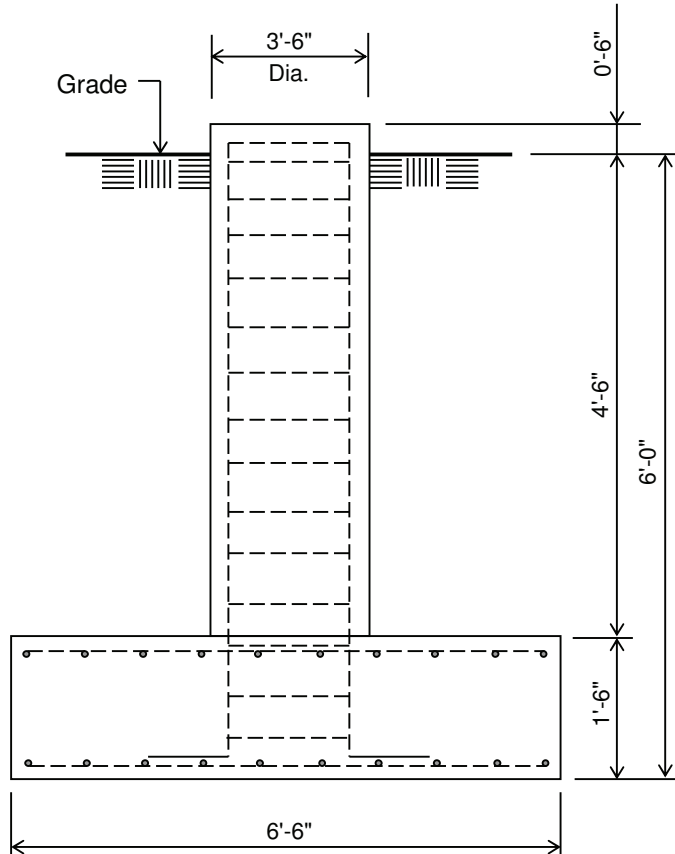
WYLIE ROCKWALL 20" WATER LINE, WYLIE ROCKWALL FARMERSVILLE 30" WATER LINE, EAST FORK CENTRAL SEGMENT 84" WATERLINE, ROCKWALL TO ROYSE CITY NO. 2 30" WATER LINE, AND ROYSE CITY 36" WATERLINE RELOCATIONS ALONG FM 552 IN ROCKWALL COUNTY

**MT. ZION METER VAULT SITE PLAN**

tnp project  
 NTW22113  
 sheet

**33**

**Customer: RLC CONTROLS, INC**  
**Site: NTMWD Waterline, TX**  
50' Monopole



**ELEVATION VIEW**

(4.13 Cu. Yds.)  
(1 REQUIRED; NOT TO SCALE)

**Notes:**

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
- 6) See the geotechnical report for compaction requirements, if specified.
- 7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
- 8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier	
Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 4/23/2026

PROJECT NUMBER: Z2026-025  
PROJECT NAME: SUP for NTMWD Antenna  
SITE ADDRESS/LOCATIONS: 3275 N John King

CASE CAPTION: Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a Specific Use Permit (SUP) for Freestanding Commercial Antenna on Public Property on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	04/23/2026	Approved w/ Comments

04/23/2026: Z2026-025; Specific Use Permit (SUP) for a Freestanding Commercial Antenna  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Freestanding Commercial Antenna on Public Property on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com).

M.3 For reference, include the case number (Z2026-025) in the lower right-hand corner of all pages on future submittals.

I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), a Commercial Freestanding Antenna is defined as, "a self-supporting, tubular shaped antenna support structure which consists of a single vertical pole fixed into the ground and/or attached to a foundation."

M.5 This lot is zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses. A Commercial Freestanding Antenna on public property is permitted by-right in all zoning districts. However, the height of the Freestanding Commercial Antenna shall adhere to the height and building setbacks of the applicable zoning district unless otherwise approved through agreement or Specific Use Permit (SUP) by the City Council. In this case, the antenna exceeds the height requirements of the Single-Family 10 (SF-10) District by 14 feet which will require a Specific Use Permit (SUP).

I.6 According to Article 04, Permissible Uses, of the Unified Development Code (UDC), the Commercial Freestanding Antenna is required to meet the following Conditional Land Use Standards:

- (1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
- (2) No more than three (3) separate equipment buildings shall be located on a single lot.
- (3) 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

or a masonry screening wall at least eight (8) feet in height, compatible in color with the principal building and the equipment building.

(4) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.

(5) All development associated with a Freestanding Commercial Antenna shall adhere to the Engineering Department's Standards of Design and Construction Manual.

(6) The height of the Commercial Freestanding Antenna shall not exceed a total height of 50-feet.

M.7 Provide a row of canopy trees along the western limit of the sod.

I.8 Please review the attached draft ordinance prior to the April 28, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by May 5, 2026.

I.9 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 May 5, 2026; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 12, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on April 28, 2026

I.10 The projected City Council meeting dates for this case will be May 18, 2026 (1st Reading) and June 1, 2026 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved w/ Comments

04/23/2026: 1. Not TxDOT ROW...this is City ROW  
2. Min 5,000 psi (7.5 sack min)

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Minimum easement width is 20' for new easements.
- No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone faced. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- Required 10' utility easement along all City street frontages.
- All utilities must be underground.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at the time of Site Plan and Engineering review.

Drainage Items:

- Detention is required for the entire site.
- Existing flow patterns must be maintained.
- Detention cannot be within its own lot, it must be incorporated into a larger lot that is being developed.
- Detention is based on property zoning, not use of specific area.
- Storm water cannot increase off the property.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at free board elevation.
- No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.

- Detention ponds must be irrigated.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the floodplain at all.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easements.
- No public water or sanitary sewer allowed in detention easements.
- Must show and meet erosion hazard setback for all creeks/streams.
- Must have a Flood Study for all changes and crossing of the floodplain. Review fees apply.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed unless utility is under paving.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- Additional pro-ratas may apply. Contact Engineering for information.
- Off-Site utility improvements may be required. Contact Engineering for information.

Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround. 15'x64' striped no parking.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2026	Approved w/ Comments

04/23/2026: IF APPROVED A SEPARATE BUILDING PERMIT SUBMITTAL WILL BE REQUIRED

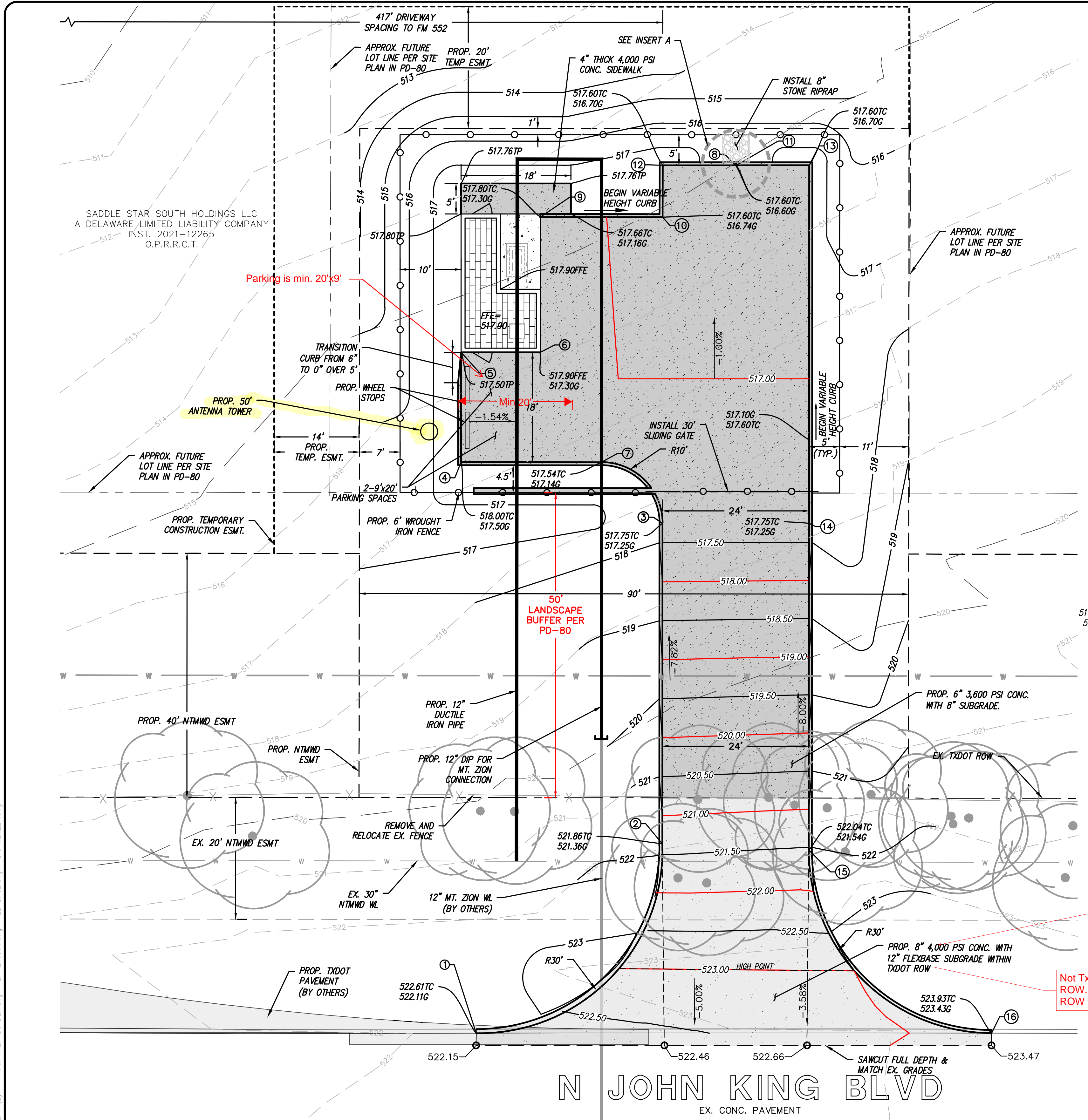
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved

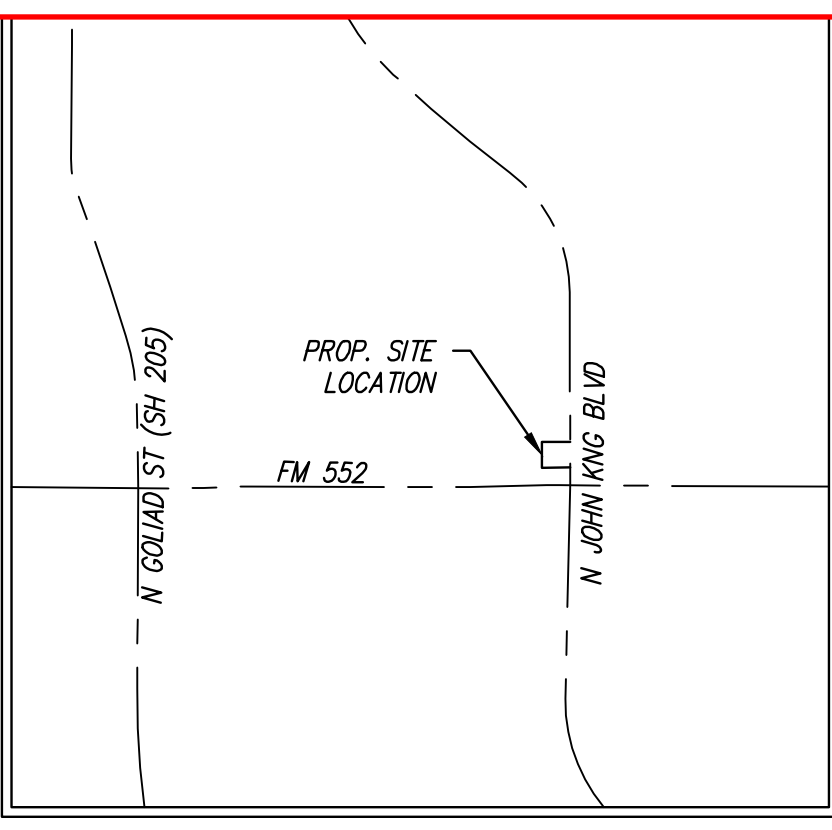
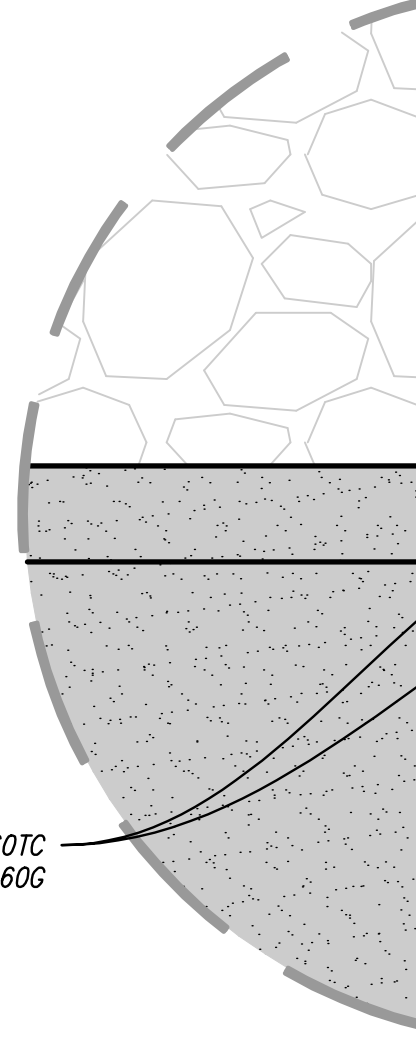
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved w/ Comments
04/20/2026: Tree Mitigation required			



Point #	Northing	Easting
1	7041856.64	2596
2	7041886.80	2596
3	7041886.29	2596
4	7041853.19	2596
5	7041853.00	2596
6	7041866.00	2596
7	7041876.20	2596
8	7041897.66	2596
9	7041865.77	2596
10	7041885.80	2596
11	7041897.79	2596
12	7041885.73	2596
13	7041909.72	2596
14	7041910.29	2596
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16	7041941.06	2596

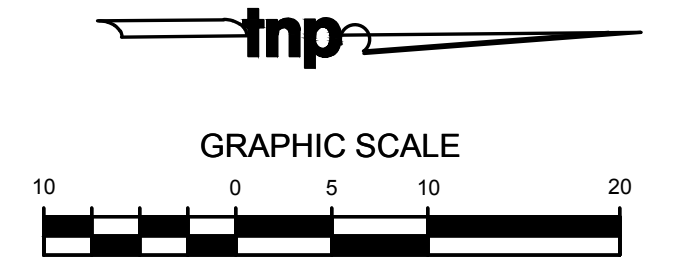
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  - 4% Engineering Inspection Fees
  - Minimum easement width is 20' for new easements.
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  - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
  - Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed unless utility is under paving.
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**APPROVED:**  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2024.  
 Witness our hands this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning & Zoning



Drawing: C:\Users\WMLU1\OneDrive\Temp\Arch\1575\Site Plan.dwg at Aug 27, 2024 - 9:36am by wmlu1  
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no.	revision	by	date



**teague nall and perkins, inc**  
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 www.tnpsc.com  
 TBPELS: ENGR F-230; SURV 10011600, 10011601, 1019438  
 GBPE: PEF007431; TBAE: BR 2673

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 JUSTIN N. WALTON, P.E. Date: 8/27/2024  
 Tx. Reg. # 97267

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 AUG 2024



WYLIE ROCKWALL 20" WATER LINE, WYLIE ROCKWALL FARMERSVILLE 30" WATER LINE, EAST FORK CENTRAL SEGMENT 84" WATERLINE, ROCKWALL TO ROYSE CITY NO. 2 30" WATER LINE, AND ROYSE CITY 36" WATERLINE RELOCATIONS ALONG FM 552 IN ROCKWALL COUNTY

**MT. ZION METER VAULT SITE PLAN**

tnp project  
 NTW22113  
 sheet  
**33**



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

**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:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [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&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### 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, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3275 N John King Blvd. Rockwall, TX 75032

SUBDIVISION N/A

LOT N/A BLOCK N/A

GENERAL LOCATION 450' NORTH OF THE INTERSECTION OF JOHN KING BLVD. & FM 552

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

CURRENT ZONING SF-8.4

CURRENT USE AGRICULTURAL

PROPOSED ZONING SF-8.4

PROPOSED USE MUNICIPALLY CONTROLLED UTILITY

ACREAGE 0.4

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER NORTH TEXAS MUNICIPAL WATER DISTRICT  APPLICANT TEAGUE, NALL, & PERKINS

CONTACT PERSON ELISA CARDONA

CONTACT PERSON ERIC WILLIAMS

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark A. Simon [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

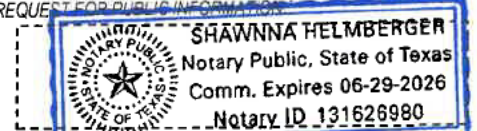
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 206, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16<sup>th</sup> DAY OF April, 2026 BY SIGNING THIS 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 DAY OF April, 2026

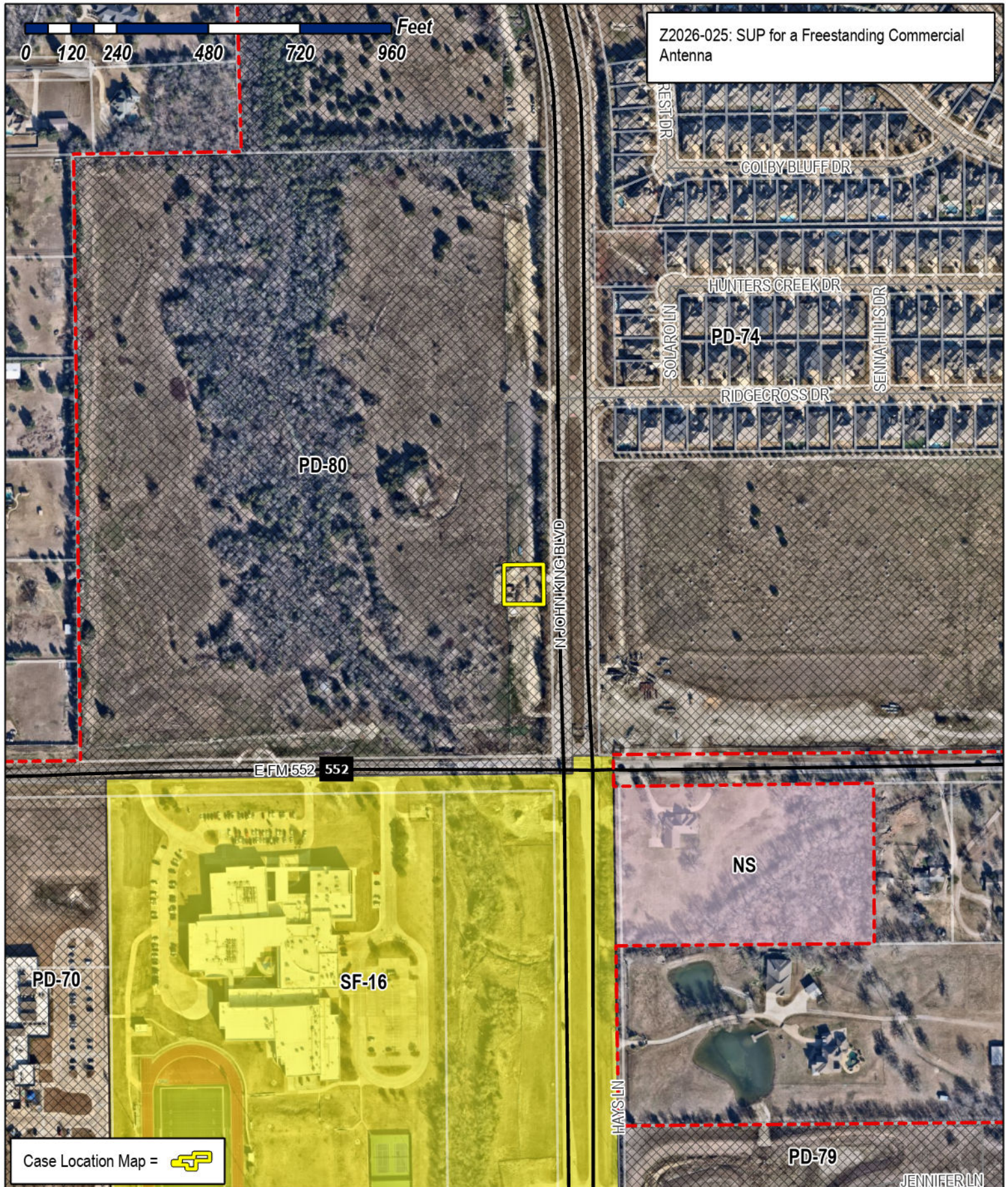
OWNER'S SIGNATURE

*Mark A. Simon*  
*Shawanna HelMBERGER*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6/29/2026



Z2026-025: SUP for a Freestanding Commercial Antenna

0 120 240 480 720 960 Feet

PD-80

PD-74

EFM552 552

NS

PD-70

SF-16

PD-79

JENNIFER LN

Case Location Map =



# 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.





**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2026-025]  
**Date:** Wednesday, April 22, 2026 9:19:52 AM  
**Attachments:** [Public Notice \(04.20.2026\).pdf](#)  
[HOA Map \(04.21.2026\).pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, April 24, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, May 12, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, May 18, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

-  
Z2026-025: SUP for a Freestanding Commercial Antenna

Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a [Specific Use Permit \(SUP\)](#) for Freestanding Commercial Antenna on Public Property on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

Thank you,

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

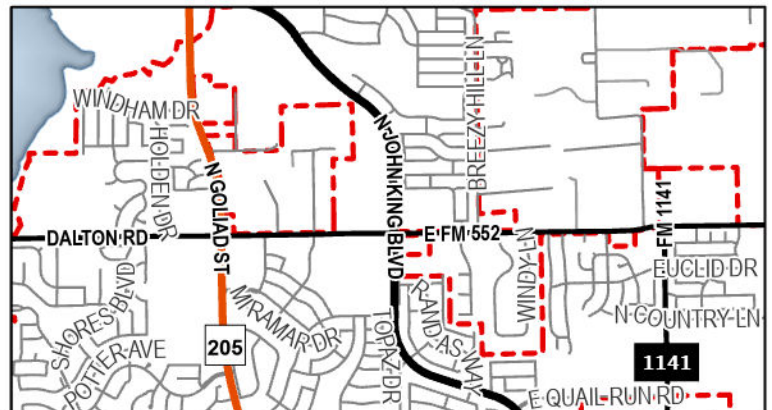
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2026-025  
**Case Name:** SUP for a Freestanding Commercial Antenna  
**Case Type:** Zoning  
 Planned Development 80 (PD-80)  
**Zoning:** District  
 NW Corner of John King Blvd and  
**Case Address:** 552  
**Date Saved:** 4/21/2026

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



BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

SHARMA DHAWAL &  
SUNKET SHARMA  
3529 RIDGE CROSS DR  
ROCKWALL, TX 75087

CURTIS REGINALD BLAKE & ASHLEE BIANKA  
3533 RIDGECROSS DR  
ROCKWALL, TX 75087

BEERAM SAI SAGAR  
3537 RIDGECROSS DR  
ROCKWALL, TX 75087

ESQUIBEL DERRICK  
3541 Ridgecross Dr  
Rockwall, TX 75087

SADDLE STAR SOUTH HOLDINGS LL  
C/O HINES INTERESTS LIMITED PARTNERSHIP  
609 Main St Ste 2400  
Houston, TX 77002

NEC JOHN KING & 552 LP  
7500 SAN JACINTO PLACE  
PLANO, TX 75024

# PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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

**Z2026-025: SUP for a Freestanding Commercial Antenna**

Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a Specific Use Permit (SUP) for Freestanding Commercial Antenna on Public Property on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, 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, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. 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:

**Bethany Ross**  
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 Monday, May 18, 2026 at 4:00 PM 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 AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-025: SUP for a 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

### Designed Appurtenance Loading

Elev	Description	Tx-Line
45	3ft Standoff	
45	(1) 3' Yagi	(1) LMR 600

### Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	518 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.108 g
1-sec Spectral Response, S1	0.058 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

### Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 Wo	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 Di + 1.0 Wi	4.54	0.27	8.06	0.07	0.11
1.2 D + 1.0 Ev + 1.0 Eh	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 Ev + 1.0 Eh	2.13	0.19	5.44	0.04	0.06
1.0 D + 1.0 Wo (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

### Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

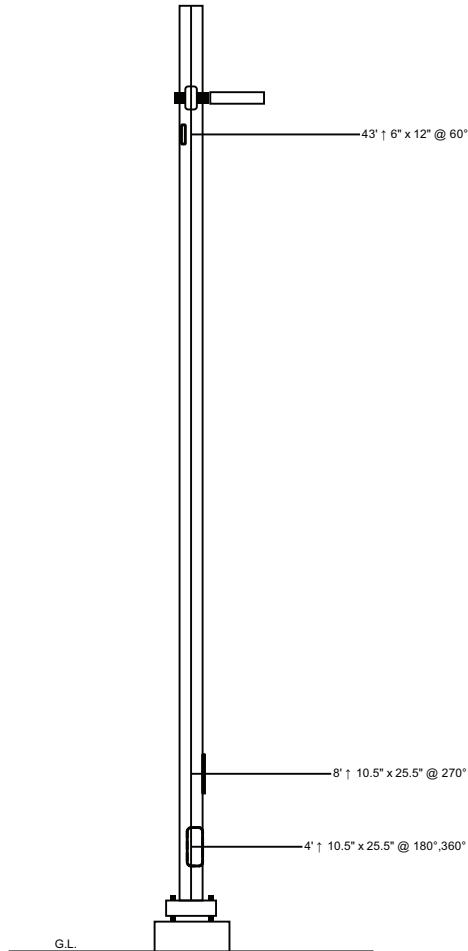
### Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
51"	1"	1.25"	113.6	F1554-105	Galv

### Notes

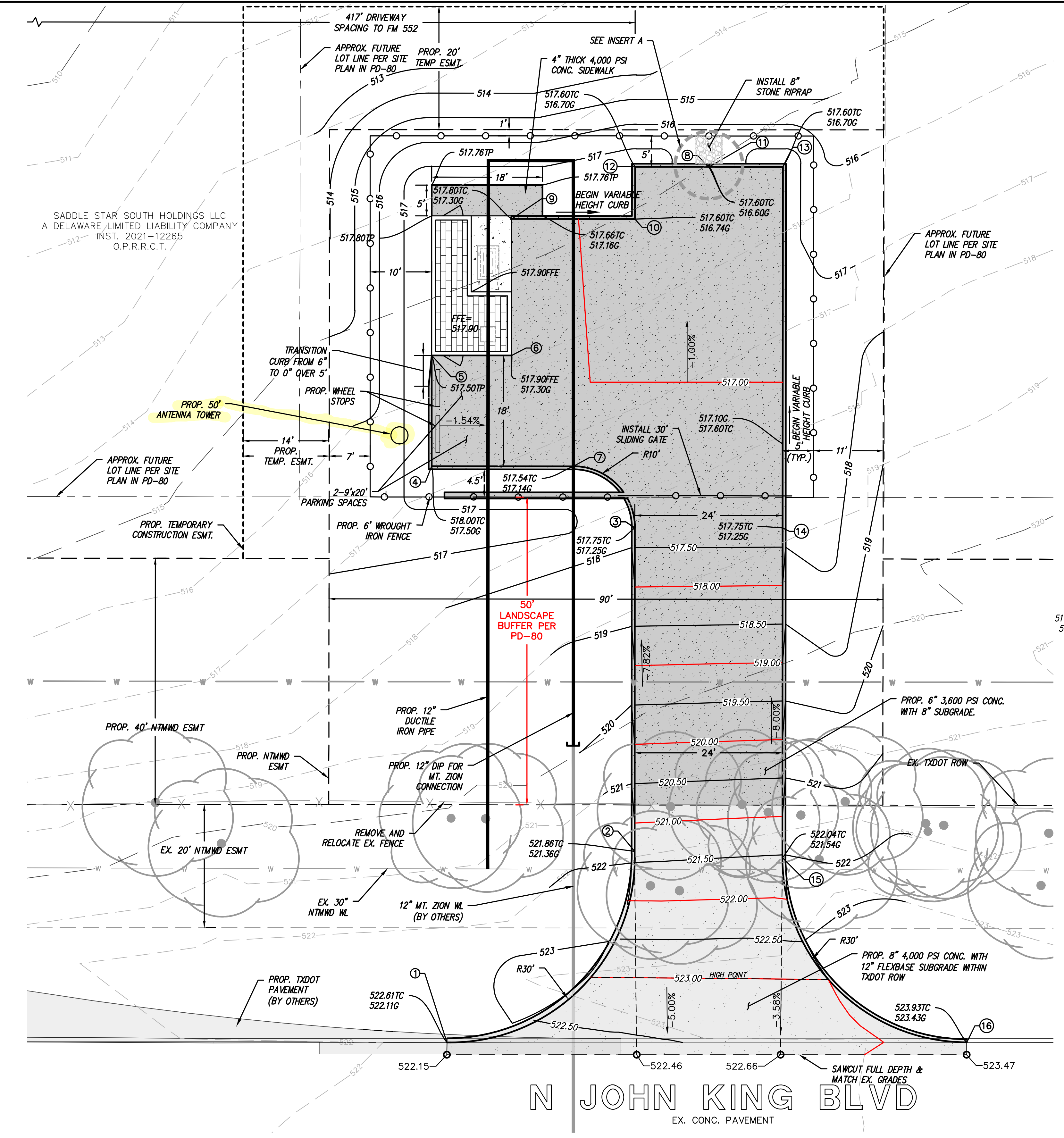
- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) Full Height Step Bolts
- 5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
- 6) Tower Rating: 15.9%

Length (ft)	49'-0"
Number Of Sides	18
Thickness (in)	1/4"
Lap Splice (ft)	
Top Diameter (in)	16"
Bottom Diameter (in)	16"
Taper (in/ft)	0
Grade	A572-65
Weight (lbs)	2565
Overall Steel Height (ft)	49



 <p><b>Sabre Industries</b> 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 258-6690 Fax: (712) 279-0814</p>	<p>Job: <b>566060</b></p>
	<p>Customer: RLC CONTROLS, INC</p>
<p>Site Name: NTMWD Waterline, TX</p>	<p>Description: 50' Monopole</p>
<p>Date: 8/26/2025</p>	<p>By: ARH</p>

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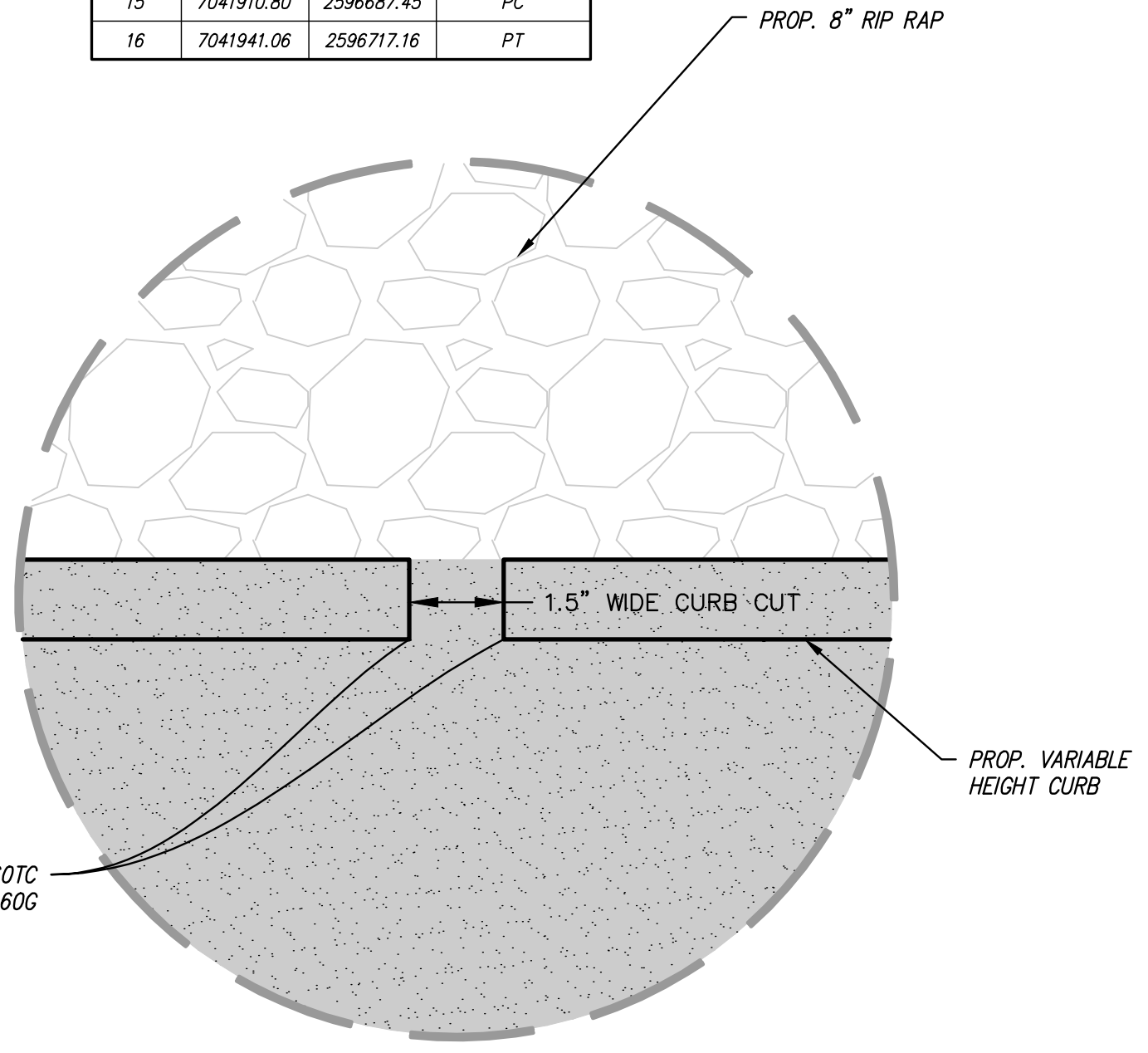
Point #	Northing	Eastng	DESCRIPTION
1	7041856.64	2596718.03	PC
2	7041886.80	2596686.68	PT
3	7041886.29	2596634.13	PT
4	7041853.19	2596624.45	PI
5	7041853.00	2596606.45	PI
6	7041866.00	2596606.31	PI
7	7041876.20	2596624.23	PC
8	7041897.66	2596575.33	PI
9	7041865.77	2596584.15	PI
10	7041885.80	2596583.96	PI
11	7041897.79	2596575.33	PI
12	7041885.73	2596575.45	PI
13	7041909.72	2596575.21	PI
14	7041910.29	2596633.88	PI
15	7041910.80	2596687.45	PC
16	7041941.06	2596717.16	PT

G=GUTTER ELEVATION  
 TC=TOP OF CURB ELEVATION  
 TP=TOP OF PAVEMENT ELEVATION  
 FF= FINISHED FLOOR ELEVATION

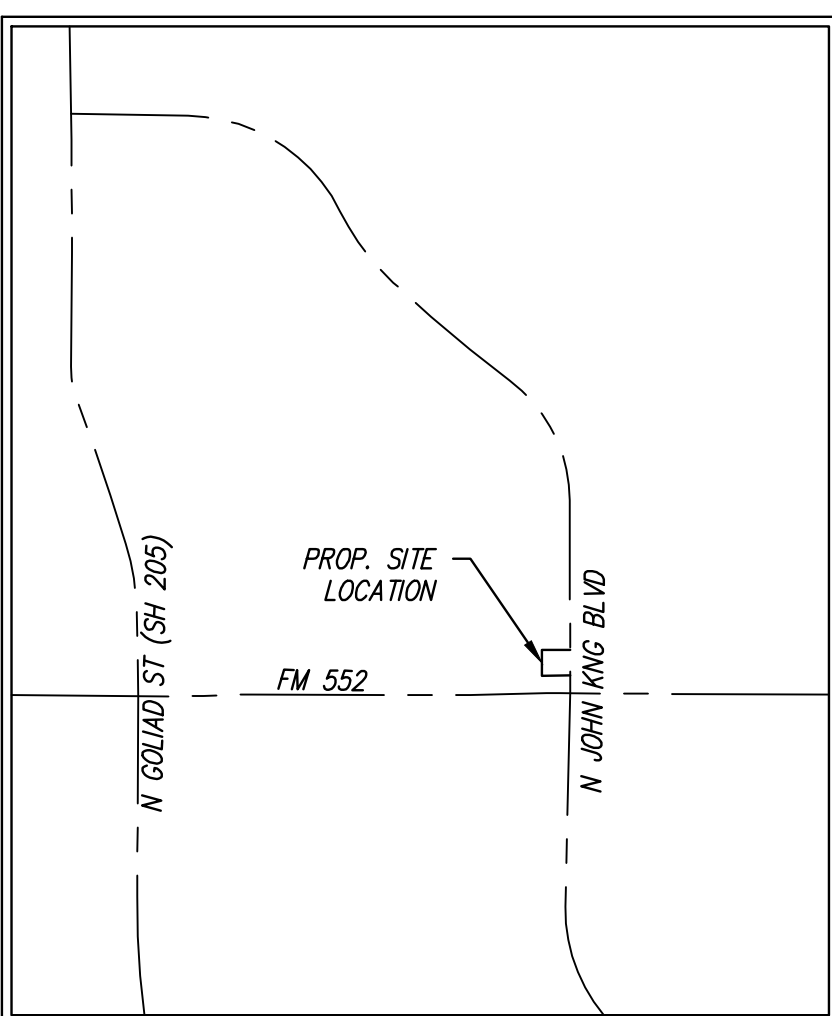
**UTILITY NOTE:**  
 THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. TNP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES AND TEXAS 811 AT 800-344-3377 OR 811 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

**LEGEND**

- PROP WATER LINE
- - - PROP TEMPORARY ESMT.
- - - PROP PERMANENT NTMWD ESMT.
- - - EX TXDOT ROW
- - - EX WATER LINE
- PROP. 6' WROUGHT IRON FENCE
- 8" CONCRETE PAVEMENT
- 6" CONCRETE PAVEMENT
- PROP. TXDOT PAVEMENT (BY OTHERS)



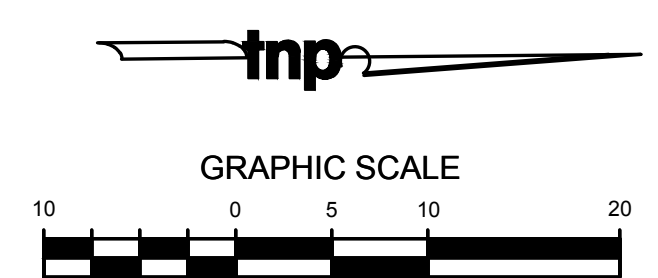
- NOTES:**
- CONTRACTOR SHALL UNCOVER AND FIELD VERIFY HORIZONTAL AND VERTICAL DIMENSIONS AND EXISTING JOINT LOCATIONS FOR CONNECTION TIE-INS PRIOR TO MANUFACTURING OF NEW PIPE AND CONSTRUCTION.
  - CONTRACTOR SHALL PREPARE A WRITTEN DESCRIPTION OF THE TIE-IN PROCEDURES AND SUBMIT TO THE OWNER AT LEAST TWO WEEKS PRIOR TO SHUTDOWN.
  - REBAR SHALL BE #4 BARS @ 18" C-C EACH WAY
  - SUBGRADE SHALL BE FLEXBASE, AND SHALL EXTEND 12" BEYOND THE EDGE OF CONCRETE.
  - WROUGHT IRON FENCE SHALL BE 6' TALL, WITH 8' C-C POST SPACING AND 4" C-C PICKET SPACING.



**APPROVED:**  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2024.  
 Witness our hands this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning & Zoning



Drawing: C:\Users\NVL111\OneDrive\Temp\Acad\1575\Site\Plan.dwg at Aug 27, 2024 - 9:36am by ealliams  
 Layout: MT\_ZION\_METER\_VAULT\_SITE\_PLAN (2) .xrefs: XREF=BOBBER.dwg; ZP=LAYOUT.dwg; ZE=BASE.dwg; DS=LML.dwg

no.	revision	by	date



**teague nall and perkins, inc**  
 825 Watters Creek Blvd., Suite M300  
 Allen, Texas 75013  
 214.461.9867 ph 214.461.9864 fx  
 www.tnppinc.com  
 TBPELS: ENGR F-230; SURV 10011600, 10011601, 1019438  
 GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.  
 JUSTIN N. WALTON, P.E. Date: 8/27/2024  
 Tx. Reg. # 97267

scale  
 when bar is 1 inch long  
 horiz 1" = 10'  
 vert N/A  
 AUG 2024

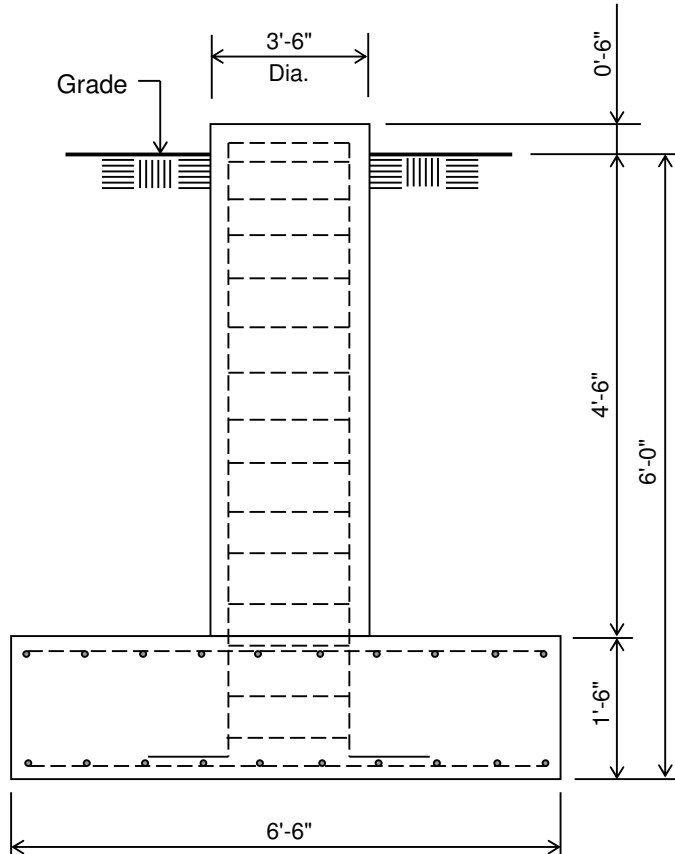


WYLIE ROCKWALL 20" WATER LINE, WYLIE ROCKWALL FARMERSVILLE 30" WATER LINE, EAST FORK CENTRAL SEGMENT 84" WATERLINE, ROCKWALL TO ROYSE CITY NO. 2 30" WATER LINE, AND ROYSE CITY 36" WATERLINE RELOCATIONS ALONG FM 552 IN ROCKWALL COUNTY

**MT. ZION METER VAULT SITE PLAN**

tnp project  
 NTW22113  
 sheet  
**33**

**Customer: RLC CONTROLS, INC**  
**Site: NTMWD Waterline, TX**  
50' Monopole



**ELEVATION VIEW**

(4.13 Cu. Yds.)  
(1 REQUIRED; NOT TO SCALE)

**Notes:**

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
- 6) See the geotechnical report for compaction requirements, if specified.
- 7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
- 8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

<b>Rebar Schedule for Pad and Pier</b>	
Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 80 (PD-80) [*ORDINANCE NO. 16-08*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *COMMERCIAL FREESTANDING ANTENNA* ON A 0.40-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 3 OF THE T.R. BAILEY SURVEY, ABSTRACT NO 30, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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**, a request has been made by by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna on Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and being more specifically described 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 80 (PD-80) [*Ordinance No. 16-08*] and the Unified Development Code [*Ordinance No. 20-02*] 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 Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] and the Unified Development Code [*Ordinance No. 20-02*] 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 for the establishment of a *Commercial Freestanding Antenna* as stipulated by Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 80 (PD-80) [*Ordinance No. 16-08*], Subsection 01.01, *Land Use*

*Schedule*, of Article 04, *Permissible Uses*, and Subsection 03.07, *Single-Family 10 (SF-10) District Standards*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Commercial Freestanding Antenna* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault,
- 2) No more than three (3) separate equipment buildings shall be located on a single lot,
- 3) 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 or a masonry screening wall at least eight (8) feet in height, compatible in color with the principal building and the equipment building,
- 4) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property,
- 5) All development associated with a Freestanding Commercial Antenna shall adhere to the Engineering Department's Standards of Design and Construction Manual, and
- 6) The height of the *Commercial Freestanding Antenna* shall not exceed a total height of 50-feet.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**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 1<sup>ST</sup> DAY OF JUNE, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

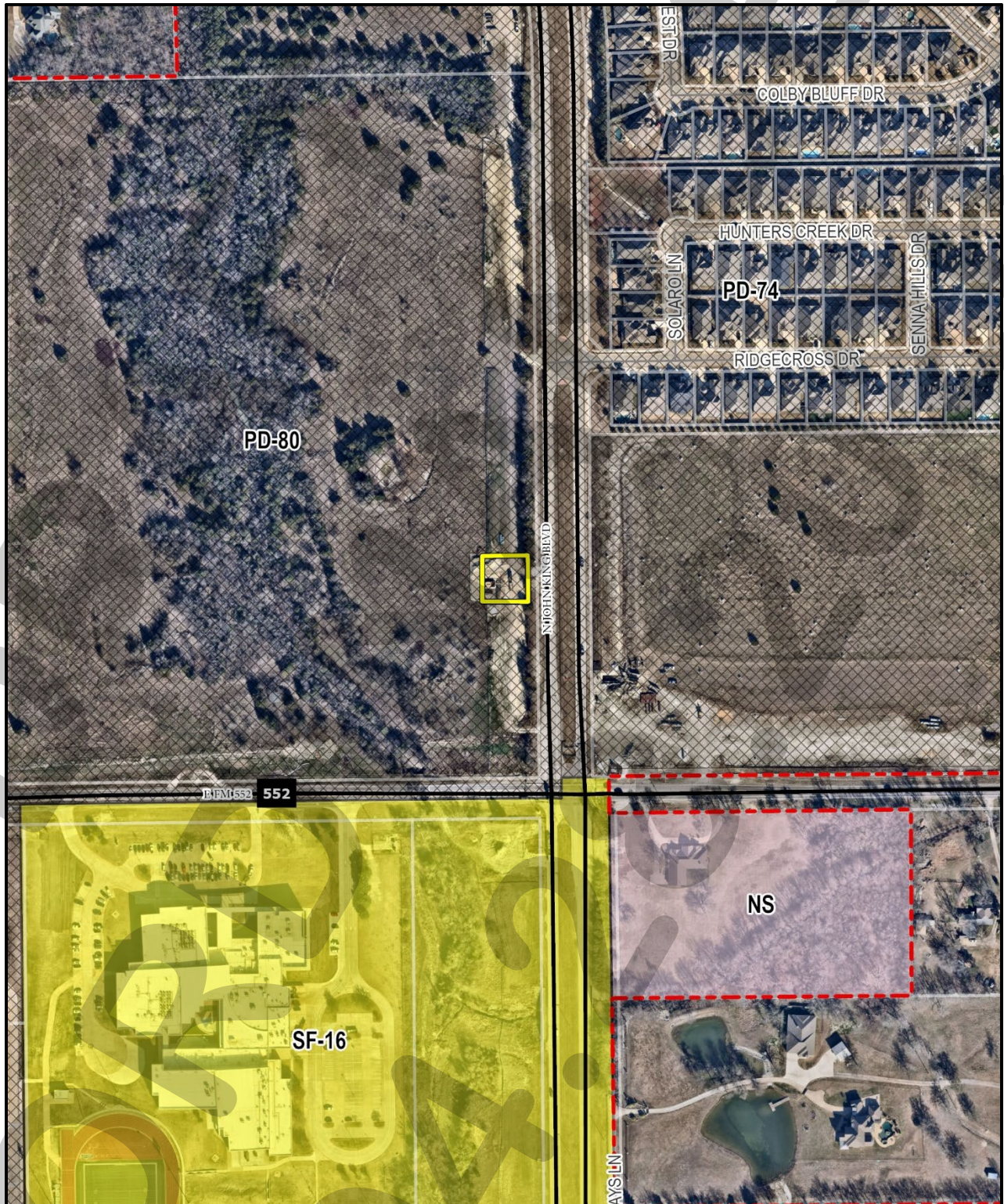
1<sup>st</sup> Reading: May 18, 2026

2<sup>nd</sup> Reading: June 1, 2026

**Exhibit 'A':  
Location Map**

Legal Description: A portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30

General Location: West side of John King Boulevard, north of the intersection of John King Boulevard and FM-552



## Exhibit 'B': Concept Building Elevations

### Designed Appurtenance Loading

Elev	Description	Tx-Line
45	3ft Standoff	
45	(1) 3' Yagi	(1) LMR 600

### Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	516 ft
Seismic Importance Factor, $I_e$	1.00
0.2-sec Spectral Response, $S_s$	0.108 g
1-sec Spectral Response, $S_1$	0.058 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

### Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 Wo	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 Di + 1.0 Wl	4.54	0.27	8.08	0.07	0.11
1.2 D + 1.0 Ev + 1.0 Eh	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 Ev + 1.0 Eh	2.13	0.19	5.44	0.04	0.06
1.0 D - 1.0 Ws (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

### Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

### Anchor Bolt Dimensions

Length	Diameter	Hoiz Diameter	Weight	Type	Finish
S1"	1"	1.25"	113.6	F1554-105	Galv

### Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) Full Height Step Bolts
- 5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
- 6) Tower Rating: 15.9%

Length (ft)	49'-0"
Number of Slides	18
Thickness (in)	1/4"
Lap Splice (ft)	16"
Top Diameter (in)	16"
Bottom Diameter (in)	16"
Taper (in/ft)	0
Grade	A572-65
Weight (lbs)	2395
Overall Steel Height (ft)	49



**Sabre Industries**  
7101 Southridge Drive  
P.O. Box 658  
Sioux City, IA 51102-0658  
Phone: (712) 258-6990  
Fax: (712) 279-8819

Information contained herein is the sole property of Sabre Communications Corporation, considered a trade secret as defined by Iowa Code Ch. 656 and shall not be reproduced, copied or used, in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.

Job: **566060**

Customer: **RLC CONTROLS, INC**

Site Name: **NTMWD Waterline, TX**

Description: **50' Monopole**

Date: **8/26/2025**

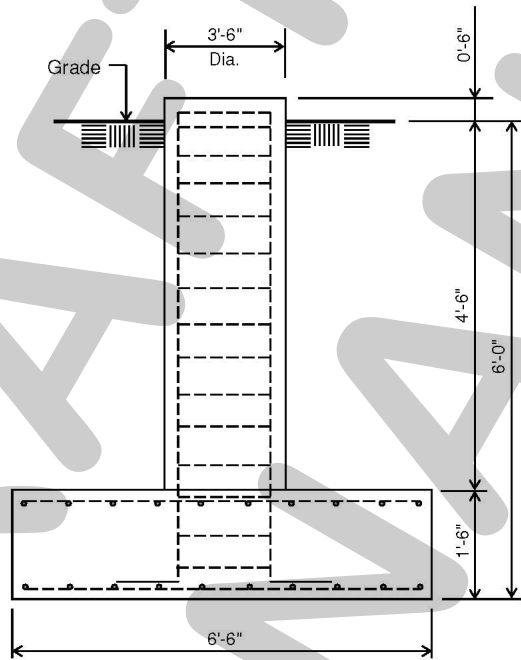
By: **ARH**

**Exhibit 'B':  
Concept Building Elevations**



No.: 566060  
Date: 08/26/25  
By: TTW

**Customer: RLC CONTROLS, INC**  
**Site: NTMWD Waterline, TX**  
50' Monopole



**ELEVATION VIEW**

(4.13 Cu. Yds.)  
(1 REQUIRED; NOT TO SCALE)

**Notes:**

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
- 6) See the geotechnical report for compaction requirements, if specified.
- 7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
- 8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

**Rebar Schedule for Pad and Pier**

Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)

Information contained herein is the sole property of Sabre Industries, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Industries.

7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814





# 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:** May 12, 2026  
**APPLICANT:** Eric Williams; *Teague, Nail, and Perkins*  
**CASE NUMBER:** Z2026-025; *SUP for a Commercial Freestanding Antenna Tower*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nail, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a Specific Use Permit (SUP) for *Freestanding Commercial Antenna on Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

### BACKGROUND

The subject property was annexed on February 4, 2008 by *Ordinance No. 08-12 [Case No. A2004-003]*. At the time of annexation the subject property was zoned Agricultural (AG) District. On January 4, 2016, the City Council approved a zoning change (*i.e. Case No. Z2015-035; Ordinance No. 16-08*) changing the zoning from an Agricultural (AG) District to Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] for Single-Family 8.4 (SF-8.4) land uses. On November 16, 2026, the City Council approved a *Preliminary Plat [i.e. Case No. P2020-044]* for Saddle Star North Subdivision. On December 20, 2021, the City Council approved a *Final Plat [i.e. Case No. P2021-060]* for the Saddle Star North Subdivision, which expired on June 18, 2022. On August 27, 2026, the Planning and Zoning Commission approved a *Site Plan [i.e. Case No. SP2024-038]* for a North Texas Municipal Water District's *Meter Vault* located on the subject property.

### PURPOSE

On April 17, 2026, the applicant -- *Eric Williams of Teague Nail, and Perkins* -- submitted an application requesting Specific Use Permit (SUP) to allow the construction of a *Commercial Freestanding Antenna* on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located on the west side of John King Boulevard, north of the intersection of John King Boulevard and FM-552. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of a vacant 44.557-acre tract of land (*i.e. Tract 3 of the T. R. Bailey Survey, Abstract No. 30*) that is zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is a vacant 44.5250-acre tract of land (*i.e. Tract 7-1, of the J Simmons Survey, Abstract No. 30*) zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. Following this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the remainder of a vacant 44.557-acre tract of land (*i.e. Tract 3 of the T. R. Bailey Survey, Abstract No. 30*) that is zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is FM-552 which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is 12.362-acre parcel of land (*i.e. Lot 2, Block 1, Rockwall Middle School #4 Addition*), which is zoned Single-Family

16 (SF-16) District, owned by the City of Rockwall, and is currently vacant. South of this is the Stone Creek Subdivision, which is zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and General Retail (GR) District land uses. Beyond this is E. Quail Run Road which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

**East:** Directly east of the subject property is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is 17.3750-acre tract of land (*i.e. Tract 7-05, T.R. Bailey Survey, Abstract No. 30*), which is zoned Planned Development District 74 (PD-74) for General Retail (GR) District land uses and is currently vacant. Beyond that is Phase 9 of the Breezy Hill Subdivision, which was established in 2016 and consists of 55 single family homes. This subdivision is zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses.

**West:** Directly west of the subject property is the remainder of a 44.557-acre tract land (*i.e. Tract 3 of the T.R. Bailey Survey, Abstract No. 30*) that is zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is the corporate limits of the City of Rockwall. West of this is Phase 2 of the Hidden Valley Estates Subdivision, which is situated within the City's Extraterritorial Jurisdiction (ETJ).

**MAP 1: LOCATION MAP**  
**YELLOW: SUBJECT PROPERTY**



### **CHARACTERISTICS OF THE REQUEST**

The applicant is requesting approval for a *Freestanding Commercial Antenna on Public Property* consisting of a monopole structure with an overall height of approximately 50-feet. The installation is designed as a self-supporting monopole with attached antenna equipment and associated ground-mounted infrastructure.

Based on the submitted site plan, the monopole is located near the frontage along N. John King Boulevard and is integrated into the overall site layout, with access provided via internal drive aisles. The facility includes a dedicated equipment area at the base of the monopole, enclosed by a six (6) foot wrought-iron security fence to restrict access. Landscape elements, including trees and shrubs, are proposed around the perimeter to reduce visual impacts from adjacent public rights-of-way and surrounding properties.

Overall, the request represents a typical small-scale wireless communication facility intended to enhance service coverage while incorporating design elements aimed at maintaining compatibility with surrounding development.

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

The proposed freestanding commercial antenna has been evaluated for compliance with the applicable provisions of the Unified Development Code (UDC), including use-specific standards, site design requirements, and adjacency criteria.

Pursuant to Subsection 02.03(K) of Article 04, *Commercial Freestanding Antennas* are required to be enclosed by a wrought-iron fence and screened with a continuous hedge. The applicant has provided a six (6) foot wrought-iron fence consistent with this requirement. While canopy trees, specifically dwarf southern magnolias, are proposed around the perimeter, staff notes that canopy trees alone may not fully satisfy the intent of a continuous, low-level opaque hedge without supplemental shrubbery. Parking requirements have also been met, as the previously approved *Site Plan (Case No. SP2024-038)* provides two (2) off-street parking spaces, exceeding the minimum requirement of one (1) space.

With respect to residential adjacency, the subject property abuts future residential uses along the western boundary. The Unified Development Code (UDC) requires three (3) tiers of landscaping (*i.e. canopy trees, understory trees, and shrub*) to ensure adequate screening. The submitted plan does not demonstrate full compliance with this standard; however, this condition was previously approved with the associated *Site Plan*.

Finally, the proposed monopole exceeds the maximum height permitted within the underlying Single-Family 10 (SF-10) District by approximately 14-feet. As such, the request does not conform to the base zoning height standards, necessitating consideration through a Specific Use Permit (SUP).

### **STAFF ANALYSIS**

Pursuant to Subsection 02.03, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Commercial Freestanding Antennas on Public Property* are permitted by right, regardless of the underlying zoning designation; however, such facilities remain subject to the development standards of the base zoning district, including height and setback requirements, unless modified through an agreement or approved by the City Council via a Specific Use Permit (SUP).

In this case, while the use itself is permitted, the proposed monopole exceeds the allowable height of the Single-Family 10 (SF-10) District by approximately 14 feet. Based on this the request requires Specific Use Permit (SUP) approval to allow for the deviation from the established height standard.

A Specific Use Permit (SUP) is a discretionary action by the City Council, following a recommendation from the Planning and Zoning Commission. In evaluating the request, consideration is typically given to compatibility with surrounding land uses, mitigation of visual impacts, and overall conformance with the intent of the Unified Development Code (UDC).

### **NOTIFICATIONS**

On April 21, 2026, staff mailed eight (8) notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Breezy Hill Estates Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices in favor or opposition of the request.

## CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct a *Commercial Freestanding Antenna*, 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 Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site, or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
  - (b) No more than three (3) separate equipment buildings shall be located on a single lot.
  - (c) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location. The parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.
  - (d) All development associated with a *Freestanding Commercial Antenna* shall adhere to the *Engineering Department's Standards of Design and Construction Manual*.
  - (e) The height of the *Commercial Freestanding Antenna* shall not exceed a total height of 50-feet.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

**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:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [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&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### 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, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3275 N John King Blvd. Rockwall, TX 75032

SUBDIVISION N/A

LOT N/A BLOCK N/A

GENERAL LOCATION 450' NORTH OF THE INTERSECTION OF JOHN KING BLVD. & FM 552

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

CURRENT ZONING SF-8.4

CURRENT USE AGRICULTURAL

PROPOSED ZONING SF-8.4

PROPOSED USE MUNICIPALLY CONTROLLED UTILITY

ACREAGE 0.4

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER NORTH TEXAS MUNICIPAL WATER DISTRICT  APPLICANT TEAGUE, NALL, & PERKINS

CONTACT PERSON ELISA CARDONA

CONTACT PERSON ERIC WILLIAMS

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark A. Simon [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

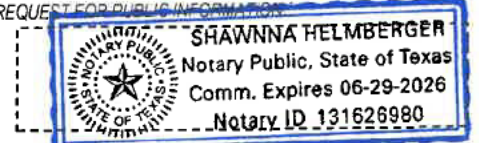
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 206, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16<sup>th</sup> DAY OF April, 2026 BY SIGNING THIS 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 DAY OF April, 2026

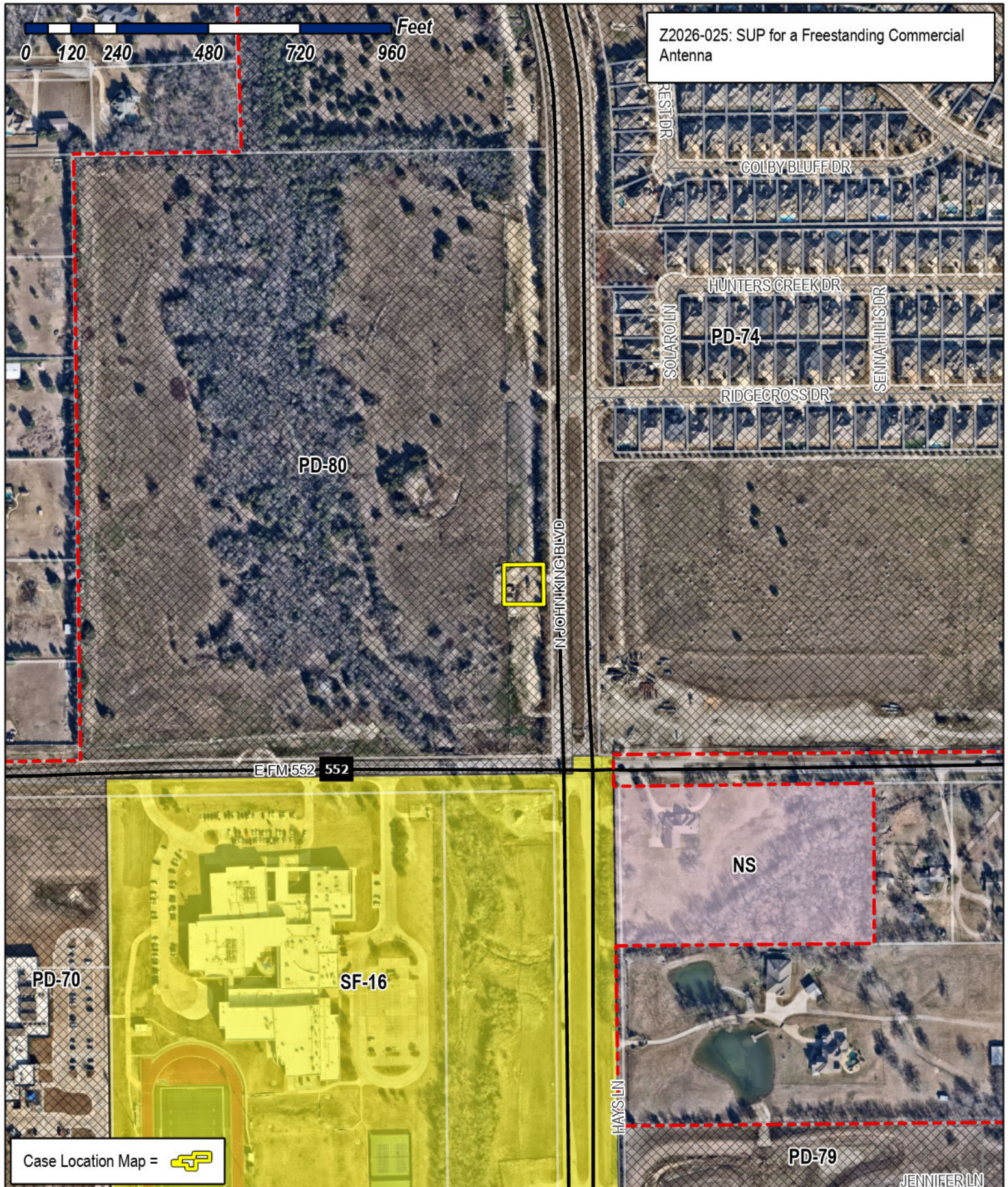
OWNER'S SIGNATURE

*Mark A. Simon*  
*Shawanna HelMBERGER*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6/29/2026



Z2026-025: SUP for a Freestanding Commercial Antenna

0 120 240 480 720 960 Feet

PD-80

PD-74

EFM552 552

NS

PD-70

SF-16

PD-79

Case Location Map =

JENNIFER LN



# 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.

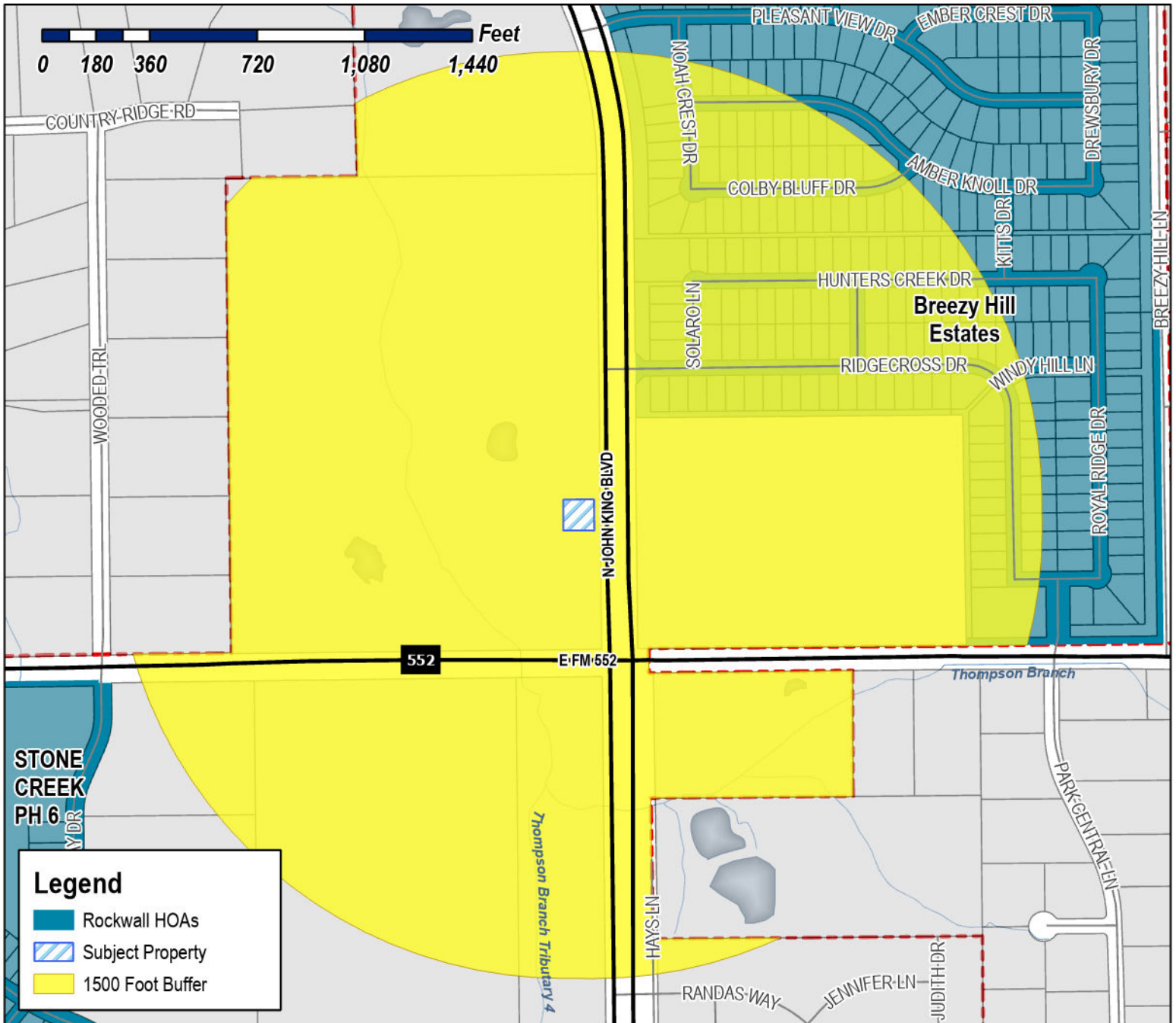




# City of Rockwall

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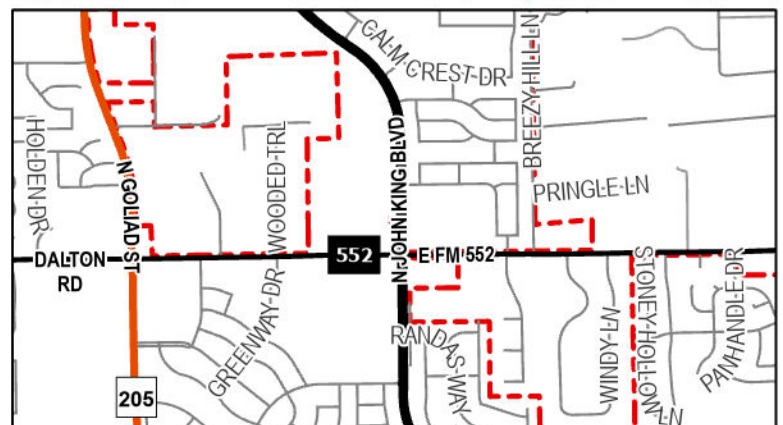
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2026-025  
**Case Name:** SUP for a Freestanding Commercial Antenna  
**Case Type:** Zoning  
**Zoning:** Planned Development 80 (PD-80) District  
**Case Address:** NW Corner of John King Blvd and 552

**Date Saved:** 4/21/2026

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



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2026-025]  
**Date:** Wednesday, April 22, 2026 9:19:52 AM  
**Attachments:** [Public Notice \(04.20.2026\).pdf](#)  
[HOA Map \(04.21.2026\).pdf](#)

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HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, April 24, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, May 12, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, May 18, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

-  
Z2026-025: SUP for a Freestanding Commercial Antenna

Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a [Specific Use Permit \(SUP\)](#) for Freestanding Commercial Antenna on Public Property on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

Thank you,

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

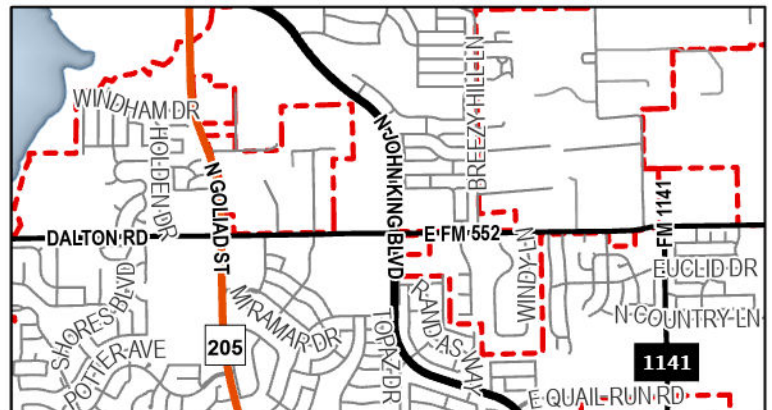
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2026-025  
**Case Name:** SUP for a Freestanding Commercial Antenna  
**Case Type:** Zoning  
 Planned Development 80 (PD-80)  
**Zoning:** District  
 NW Corner of John King Blvd and  
**Case Address:** 552  
**Date Saved:** 4/21/2026

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



BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

SHARMA DHAWAL &  
SUNKET SHARMA  
3529 RIDGE CROSS DR  
ROCKWALL, TX 75087

CURTIS REGINALD BLAKE & ASHLEE BIANKA  
3533 RIDGECROSS DR  
ROCKWALL, TX 75087

BEERAM SAI SAGAR  
3537 RIDGECROSS DR  
ROCKWALL, TX 75087

ESQUIBEL DERRICK  
3541 Ridgecross Dr  
Rockwall, TX 75087

SADDLE STAR SOUTH HOLDINGS LL  
C/O HINES INTERESTS LIMITED PARTNERSHIP  
609 Main St Ste 2400  
Houston, TX 77002

NEC JOHN KING & 552 LP  
7500 SAN JACINTO PLACE  
PLANO, TX 75024

# PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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

**Z2026-025: SUP for a Freestanding Commercial Antenna**

Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a Specific Use Permit (SUP) for Freestanding Commercial Antenna on Public Property on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, 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, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. 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:

**Bethany Ross**  
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 Monday, May 18, 2026 at 4:00 PM 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 AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-025: SUP for a 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

### Designed Appurtenance Loading

Elev	Description	Tx-Line
45	3ft Standoff	
45	(1) 3' Yagi	(1) LMR 600

### Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	518 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.108 g
1-sec Spectral Response, S1	0.058 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

### Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 Wo	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 Di + 1.0 Wi	4.54	0.27	8.06	0.07	0.11
1.2 D + 1.0 Ev + 1.0 Eh	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 Ev + 1.0 Eh	2.13	0.19	5.44	0.04	0.06
1.0 D + 1.0 Wo (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

### Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

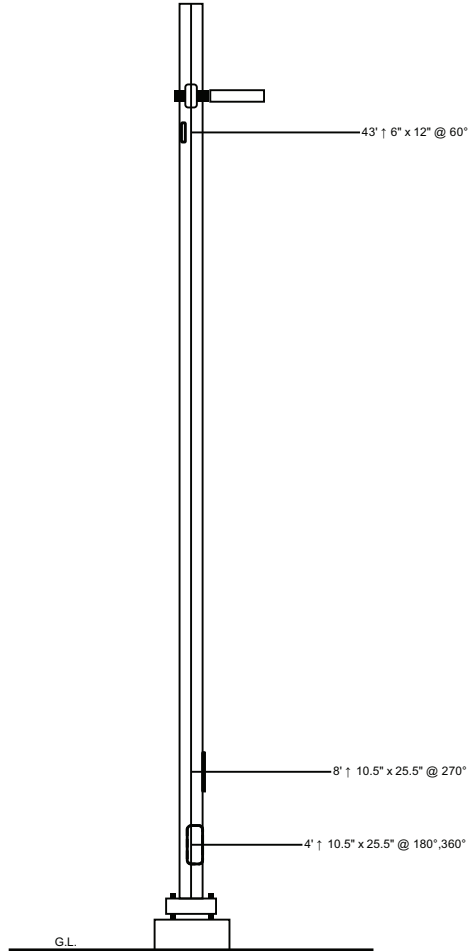
### Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
51"	1"	1.25"	113.6	F1554-105	Galv

### Notes

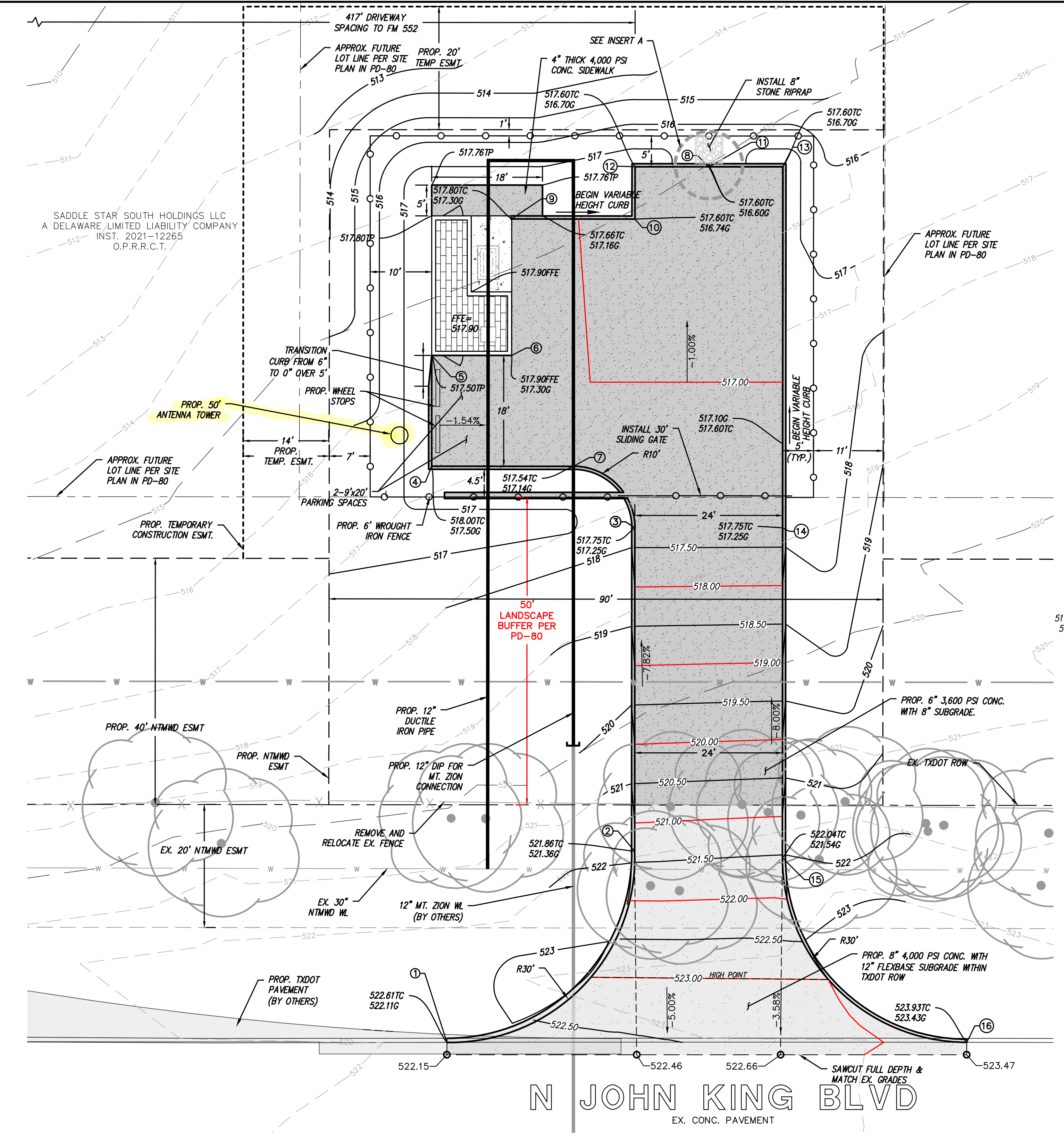
- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) Full Height Step Bolts
- 5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
- 6) Tower Rating: 15.9%

Length (ft)	49'-0"
Number Of Sides	18
Thickness (in)	1/4"
Lap Splice (ft)	
Top Diameter (in)	16"
Bottom Diameter (in)	16"
Taper (in/ft)	0
Grade	A572-65
Weight (lbs)	2565
Overall Steel Height (ft)	49



 <p><b>Sabre Industries</b> 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 258-6690 Fax: (712) 279-0814</p>	<p>Job: <b>566060</b></p>
	<p>Customer: RLC CONTROLS, INC</p>
<p>Site Name: NTMWD Waterline, TX</p>	<p>Description: 50' Monopole</p>
<p>Date: 8/26/2025</p>	<p>By: ARH</p>

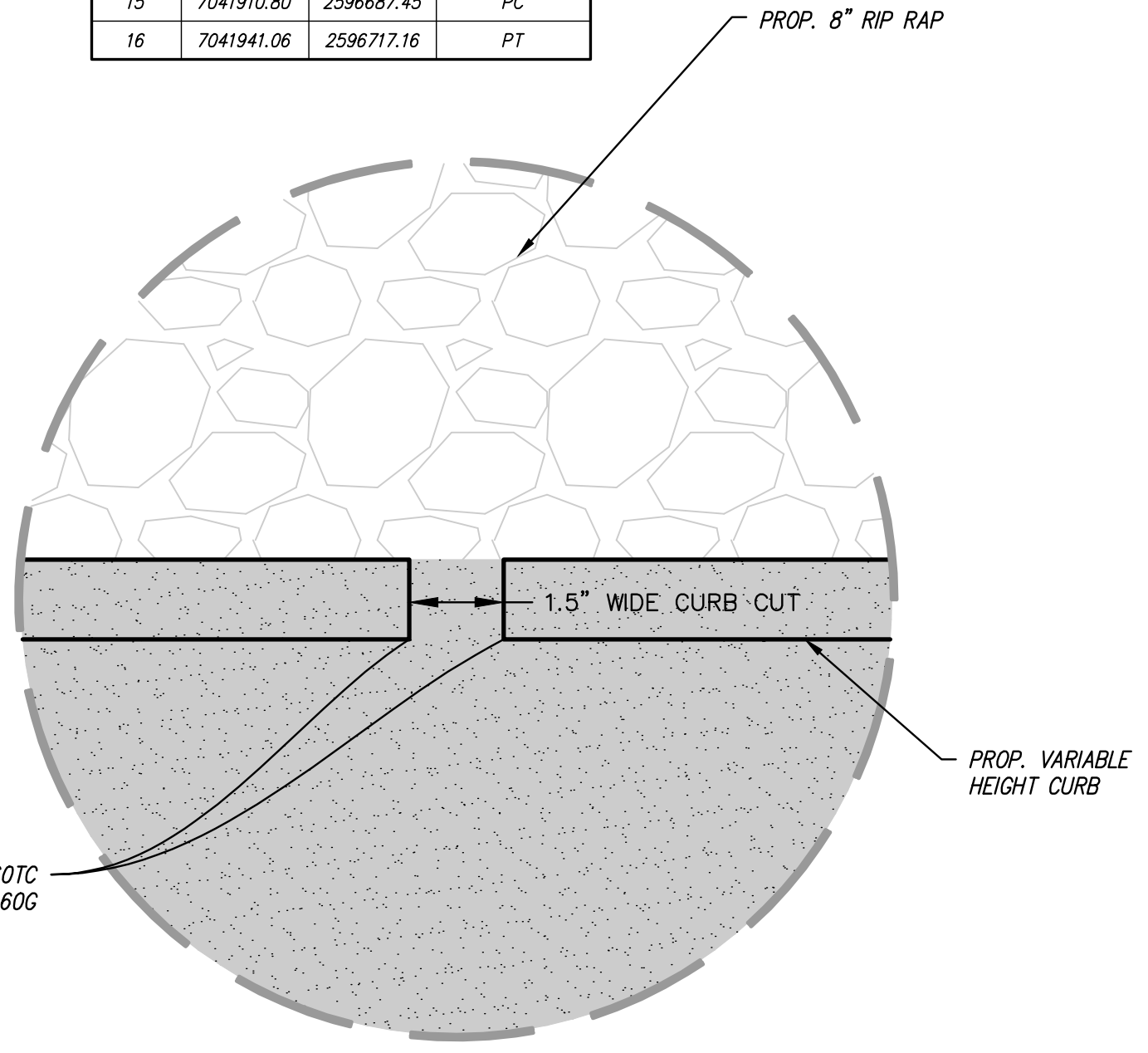
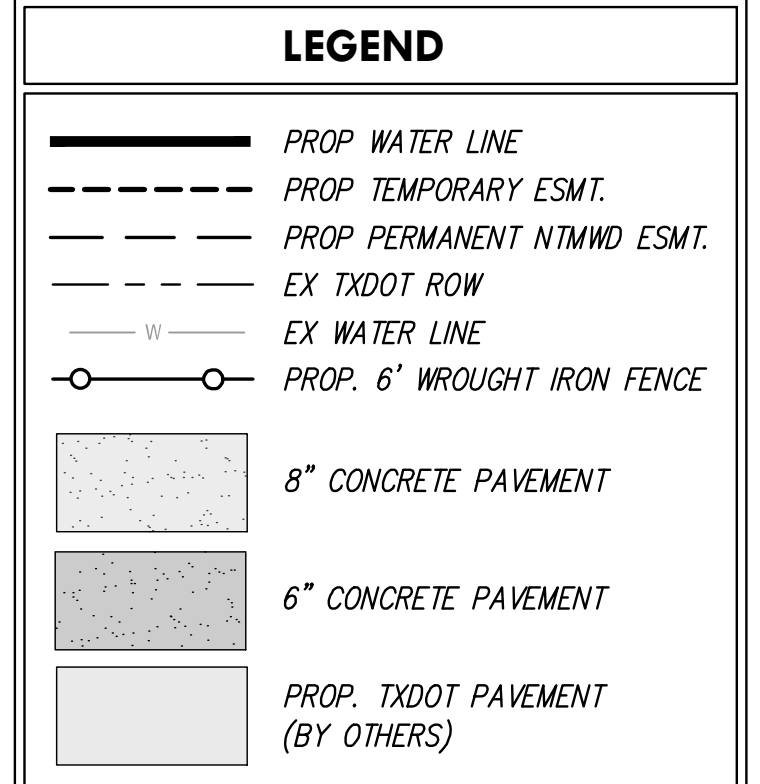
Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.



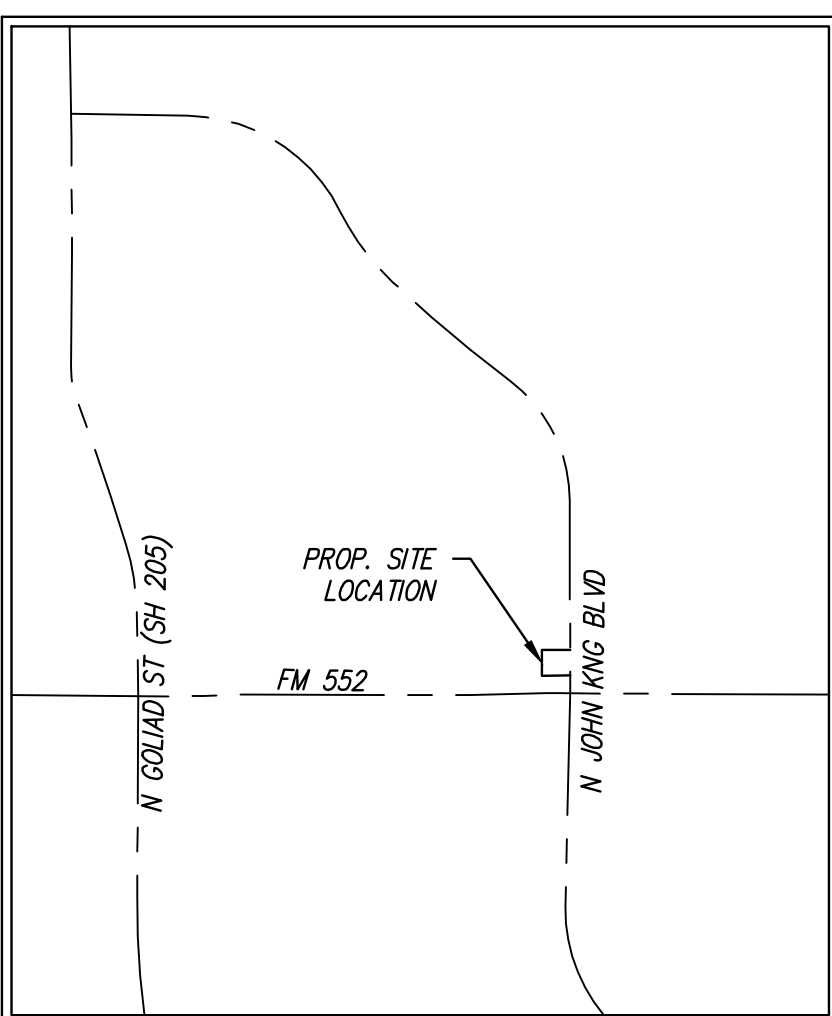
Point #	Northing	Eastng	DESCRIPTION
1	7041856.64	2596718.03	PC
2	7041886.80	2596686.68	PT
3	7041886.29	2596634.13	PT
4	7041853.19	2596624.45	PI
5	7041853.00	2596606.45	PI
6	7041866.00	2596606.31	PI
7	7041876.20	2596624.23	PC
8	7041897.66	2596575.33	PI
9	7041865.77	2596584.15	PI
10	7041885.80	2596583.96	PI
11	7041897.79	2596575.33	PI
12	7041885.73	2596575.45	PI
13	7041909.72	2596575.21	PI
14	7041910.29	2596633.88	PI
15	7041910.80	2596687.45	PC
16	7041941.06	2596717.16	PT

G=GUTTER ELEVATION  
 TC=TOP OF CURB ELEVATION  
 TP=TOP OF PAVEMENT ELEVATION  
 FF= FINISHED FLOOR ELEVATION

**UTILITY NOTE:**  
 THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. TNP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES AND TEXAS 811 AT 800-344-3377 OR 811 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

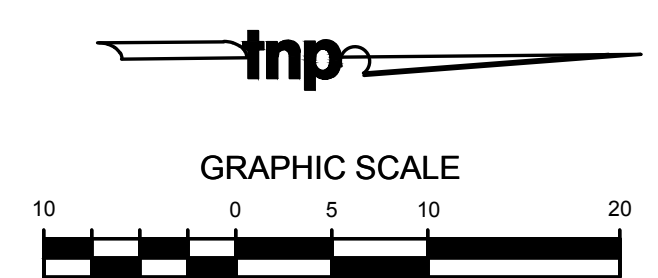


- NOTES:**
- CONTRACTOR SHALL UNCOVER AND FIELD VERIFY HORIZONTAL AND VERTICAL DIMENSIONS AND EXISTING JOINT LOCATIONS FOR CONNECTION TIE-INS PRIOR TO MANUFACTURING OF NEW PIPE AND CONSTRUCTION.
  - CONTRACTOR SHALL PREPARE A WRITTEN DESCRIPTION OF THE TIE-IN PROCEDURES AND SUBMIT TO THE OWNER AT LEAST TWO WEEKS PRIOR TO SHUTDOWN.
  - REBAR SHALL BE #4 BARS @ 18" C-C EACH WAY
  - SUBGRADE SHALL BE FLEXBASE, AND SHALL EXTEND 12" BEYOND THE EDGE OF CONCRETE.
  - WROUGHT IRON FENCE SHALL BE 6' TALL, WITH 8' C-C POST SPACING AND 4" C-C PICKET SPACING.



**APPROVED:**  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2024.  
 Witness our hands this \_\_\_\_ day of \_\_\_\_\_, 2024.  
 \_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning & Zoning



Drawing: C:\Users\NVL\OneDrive\Temp\AutoCAD\1575\Site Plan.dwg at Aug 27, 2024 - 9:36am by ealliams  
 Layout: MT\_ZION\_METER\_VAULT\_SITE\_PLAN (2) .xrefs: XREF=BOBBER.dwg; ZP=LAYOUT.dwg; ZP=BASE.dwg; ZP=PLAN.dwg

no.	revision	by	date



**teague nall and perkins, inc**  
 825 Watters Creek Blvd., Suite M300  
 Allen, Texas 75013  
 214.461.9867 ph 214.461.9864 fx  
 www.tnppinc.com  
 TBPELS: ENGR F-230; SURV 10011600, 10011601, 1019438  
 GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.  
 JUSTIN N. WALTON, P.E. Date: 8/27/2024  
 Tx. Reg. # 97267

scale  
 when bar is 1 inch long  
 horiz 1" = 10'  
 vert N/A  
 AUG 2024



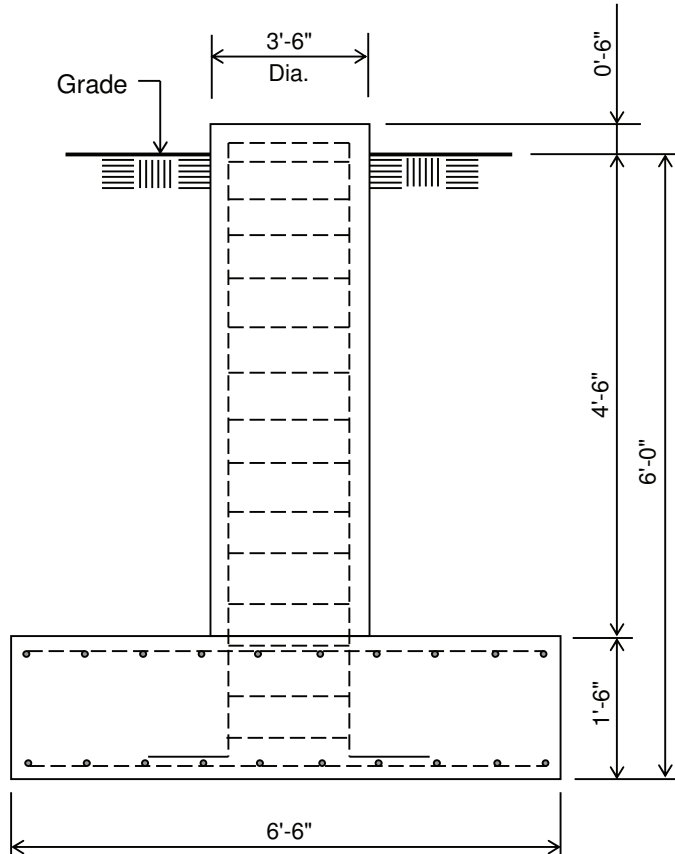
WYLIE ROCKWALL 20" WATER LINE, WYLIE ROCKWALL FARMERSVILLE 30" WATER LINE, EAST FORK CENTRAL SEGMENT 84" WATERLINE, ROCKWALL TO ROYSE CITY NO. 2 30" WATER LINE, AND ROYSE CITY 36" WATERLINE RELOCATIONS ALONG FM 552 IN ROCKWALL COUNTY

**MT. ZION METER VAULT SITE PLAN**

tnp project  
 NTW22113  
 sheet

**33**

**Customer: RLC CONTROLS, INC**  
**Site: NTMWD Waterline, TX**  
50' Monopole



**ELEVATION VIEW**

(4.13 Cu. Yds.)  
(1 REQUIRED; NOT TO SCALE)

**Notes:**

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
- 6) See the geotechnical report for compaction requirements, if specified.
- 7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
- 8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier	
Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 80 (PD-80) [*ORDINANCE NO. 16-08*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *COMMERCIAL FREESTANDING ANTENNA* ON A 0.40-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 3 OF THE T. R. BAILEY SURVEY, ABSTRACT NO 30, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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**, a request has been made by by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna on Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and being more specifically described 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 80 (PD-80) [*Ordinance No. 16-08*] and the Unified Development Code [*Ordinance No. 20-02*] 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 Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] and the Unified Development Code [*Ordinance No. 20-02*] 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 for the establishment of a *Commercial Freestanding Antenna* as stipulated by Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 80 (PD-80) [*Ordinance No. 16-08*]; and Subsection 01.01, *Land*

Use Schedule, of Article 04, *Permissible Uses*; and Subsection 03.07, *Single-Family 10 (SF-10) District Standards*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Commercial Freestanding Antenna* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- (1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site, or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
- (2) No more than three (3) separate equipment buildings shall be located on a single lot.
- (3) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location. The parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.
- (4) All development associated with a *Freestanding Commercial Antenna* shall adhere to the *Engineering Department's Standards of Design and Construction Manual*.
- (5) The height of the *Commercial Freestanding Antenna* shall not exceed a total height of 50-feet.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- (1) Upon obtaining a *Building Permit*, should the franchise utility operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**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 1<sup>ST</sup> DAY OF JUNE, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: May 18, 2026

2<sup>nd</sup> Reading: June 1, 2026

**Exhibit 'A':  
Location Map**

Legal Description: A portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30

General Location: West side of John King Boulevard, north of the intersection of John King Boulevard and FM-552



# Exhibit 'B': Concept Building Elevations

Length (ft)	48'-0"
Number Of Slats	18
Thickness (in)	1/4"
Lap Splice (ft)	16"
Top Diameter (in)	16"
Bottom Diameter (in)	0
Bases (in/ft)	0
Grade	A572-55
Weight (lbs)	2885
Overall Steel Height (ft)	49

### Designed Appurtenance Loading

Elev	Description	Tx-Line
45	3ft Standoff	
45	(1) 3' Yagi	(1) LMR 600

### Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	518 ft
Seismic Importance Factor, I <sub>s</sub>	1.00
0.2-sec Spectral Response, S <sub>s</sub>	0.108 g
1-sec Spectral Response, S <sub>1</sub>	0.058 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

### Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 W <sub>o</sub>	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 W <sub>o</sub>	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 D <sub>i</sub> + 1.0 W <sub>i</sub>	4.54	0.27	8.06	0.07	0.11
1.2 D + 1.0 E <sub>v</sub> + 1.0 E <sub>h</sub>	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 E <sub>v</sub> + 1.0 E <sub>h</sub>	2.13	0.19	5.44	0.04	0.06
1.0 D - 1.0 W <sub>o</sub> (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

### Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

### Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
51"	1"	1.25"	113.6	F1554-105	Galv

### Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) Full Height Step Bolts
- 5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
- 6) Tower Rating: 15.9%

**Sabre Industries**  
7101 Southbridge Drive  
P.O. Box 658  
Sioux City, IA 51102-0658  
Phone: (712) 278-0890  
Fax: (712) 278-0814

Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used, in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.

Job:	566060
Customer:	RLC CONTROLS, INC
Site Name:	NTMWD Waterline, TX
Description:	50' Monopole
Date:	6/26/2025
By:	ARH

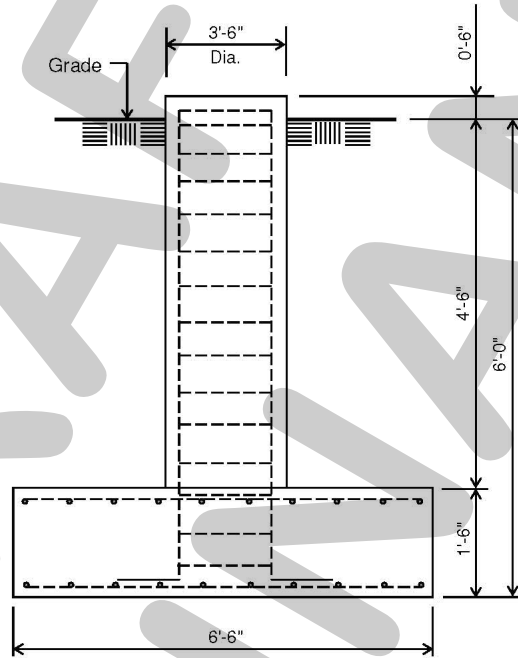
Page 1

**Exhibit 'B':**  
**Concept Building Elevations**



No.: 566060  
Date: 08/26/25  
By: TTW

**Customer: RLC CONTROLS, INC**  
**Site: NTMWD Waterline, TX**  
50' Monopole



**ELEVATION VIEW**  
(4.13 Cu. Yds.)  
(1 REQUIRED; NOT TO SCALE)

- Notes:**
- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
  - 2) Rebar to conform to ASTM specification A615 Grade 60.
  - 3) All rebar to have a minimum of 3" concrete cover.
  - 4) All exposed concrete corners to be chamfered 3/4".
  - 5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
  - 6) See the geotechnical report for compaction requirements, if specified.
  - 7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
  - 8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

<b>Rebar Schedule for Pad and Pier</b>	
Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)

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7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814





# 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:** May 18, 2026  
**APPLICANT:** Eric Williams; *Teague, Nail, and Perkins*  
**CASE NUMBER:** Z2026-025; *SUP for a Commercial Freestanding Antenna Tower*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nail, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a Specific Use Permit (SUP) for *Freestanding Commercial Antenna on Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

### BACKGROUND

The subject property was annexed on February 4, 2008 by *Ordinance No. 08-12 [Case No. A2004-003]*. At the time of annexation the subject property was zoned Agricultural (AG) District. On January 4, 2016, the City Council approved a zoning change (*i.e. Case No. Z2015-035; Ordinance No. 16-08*) changing the zoning from an Agricultural (AG) District to Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] for Single-Family 8.4 (SF-8.4) land uses. On November 16, 2026, the City Council approved a *Preliminary Plat [i.e. Case No. P2020-044]* for Saddle Star North Subdivision. On December 20, 2021, the City Council approved a *Final Plat [i.e. Case No. P2021-060]* for the Saddle Star North Subdivision, which expired on June 18, 2022. On August 27, 2026, the Planning and Zoning Commission approved a *Site Plan [i.e. Case No. SP2024-038]* for a North Texas Municipal Water District's *Meter Vault* located on the subject property.

### PURPOSE

On April 17, 2026, the applicant -- *Eric Williams of Teague Nail, and Perkins* -- submitted an application requesting Specific Use Permit (SUP) to allow the construction of a *Commercial Freestanding Antenna* on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located on the west side of John King Boulevard, north of the intersection of John King Boulevard and FM-552. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of a vacant 44.557-acre tract of land (*i.e. Tract 3 of the T. R. Bailey Survey, Abstract No. 30*) that is zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is a vacant 44.5250-acre tract of land (*i.e. Tract 7-1, of the J Simmons Survey, Abstract No. 30*) zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses. Following this is John King Boulevard, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the remainder of a vacant 44.557-acre tract of land (*i.e. Tract 3 of the T. R. Bailey Survey, Abstract No. 30*) that is zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is FM-552 which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is 12.362-acre parcel of land (*i.e. Lot 2, Block 1, Rockwall Middle School #4 Addition*), which is zoned Single-Family

16 (SF-16) District, owned by the City of Rockwall, and is currently vacant. South of this is the Stone Creek Subdivision, which is zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District and General Retail (GR) District land uses. Beyond this is E. Quail Run Road which is identified as a A4D (i.e. arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is John King Boulevard, which is identified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. East of this is 17.3750-acre tract of land (i.e. Tract 7-05, T.R. Bailey Survey, Abstract No. 30), which is zoned Planned Development District 74 (PD-74) for General Retail (GR) District land uses and is currently vacant. Beyond that is Phase 9 of the Breezy Hill Subdivision, which was established in 2016 and consists of 55 single family homes. This subdivision is zoned Planned Development District 74 (PD-74) for Single-Family 10 (SF-10) District land uses.

West: Directly west of the subject property is the remainder of a 44.557-acre tract land (i.e. Tract 3 of the T.R. Bailey Survey, Abstract No. 30) that is zoned Planned Development District 80 (PD-80) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is the corporate limits of the City of Rockwall. West of this is Phase 2 of the Hidden Valley Estates Subdivision, which is situated within the City's Extraterritorial Jurisdiction (ETJ).

**MAP 1: LOCATION MAP**  
**YELLOW: SUBJECT PROPERTY**



### **CHARACTERISTICS OF THE REQUEST**

The applicant is requesting approval for a *Freestanding Commercial Antenna on Public Property* consisting of a monopole structure with an overall height of approximately 50-feet. The installation is designed as a self-supporting monopole with attached antenna equipment and associated ground-mounted infrastructure.

Based on the submitted site plan, the monopole is located near the frontage along N. John King Boulevard and is integrated into the overall site layout, with access provided via internal drive aisles. The facility includes a dedicated equipment area at the base of the monopole, enclosed by a six (6) foot wrought-iron security fence to restrict access. Landscape elements, including trees and shrubs, are proposed around the perimeter to reduce visual impacts from adjacent public rights-of-way and surrounding properties.

Overall, the request represents a typical small-scale wireless communication facility intended to enhance service coverage while incorporating design elements aimed at maintaining compatibility with surrounding development.

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

The proposed freestanding commercial antenna has been evaluated for compliance with the applicable provisions of the Unified Development Code (UDC), including use-specific standards, site design requirements, and adjacency criteria.

Pursuant to Subsection 02.03(K) of Article 04, *Commercial Freestanding Antennas* are required to be enclosed by a wrought-iron fence and screened with a continuous hedge. The applicant has provided a six (6) foot wrought-iron fence consistent with this requirement. While canopy trees, specifically dwarf southern magnolias, are proposed around the perimeter, staff notes that canopy trees alone may not fully satisfy the intent of a continuous, low-level opaque hedge without supplemental shrubbery. Parking requirements have also been met, as the previously approved *Site Plan (Case No. SP2024-038)* provides two (2) off-street parking spaces, exceeding the minimum requirement of one (1) space.

With respect to residential adjacency, the subject property abuts future residential uses along the western boundary. The Unified Development Code (UDC) requires three (3) tiers of landscaping (*i.e. canopy trees, understory trees, and shrub*) to ensure adequate screening. The submitted plan does not demonstrate full compliance with this standard; however, this condition was previously approved with the associated *Site Plan*.

Finally, the proposed monopole exceeds the maximum height permitted within the underlying Single-Family 10 (SF-10) District by approximately 14-feet. As such, the request does not conform to the base zoning height standards, necessitating consideration through a Specific Use Permit (SUP).

### **STAFF ANALYSIS**

Pursuant to Subsection 02.03, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Commercial Freestanding Antennas on Public Property* are permitted by right, regardless of the underlying zoning designation; however, such facilities remain subject to the development standards of the base zoning district, including height and setback requirements, unless modified through an agreement or approved by the City Council via a Specific Use Permit (SUP).

In this case, while the use itself is permitted, the proposed monopole exceeds the allowable height of the Single-Family 10 (SF-10) District by approximately 14 feet. Based on this the request requires Specific Use Permit (SUP) approval to allow for the deviation from the established height standard.

A Specific Use Permit (SUP) is a discretionary action by the City Council, following a recommendation from the Planning and Zoning Commission. In evaluating the request, consideration is typically given to compatibility with surrounding land uses, mitigation of visual impacts, and overall conformance with the intent of the Unified Development Code (UDC).

### **NOTIFICATIONS**

On April 21, 2026, staff mailed eight (8) notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Breezy Hill Estates Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any notices in favor or opposition of the request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to construct a *Commercial Freestanding Antenna*, 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 Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site, or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
  - (b) No more than three (3) separate equipment buildings shall be located on a single lot.
  - (c) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location. The parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.
  - (d) All development associated with a *Freestanding Commercial Antenna* shall adhere to the *Engineering Department's Standards of Design and Construction Manual*.
  - (e) The height of the *Commercial Freestanding Antenna* shall not exceed a total height of 50-feet.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

**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:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [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&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### 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, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 3275 N John King Blvd. Rockwall, TX 75032

SUBDIVISION N/A

LOT N/A BLOCK N/A

GENERAL LOCATION 450' NORTH OF THE INTERSECTION OF JOHN KING BLVD. & FM 552

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

CURRENT ZONING SF-8.4

CURRENT USE AGRICULTURAL

PROPOSED ZONING SF-8.4

PROPOSED USE MUNICIPALLY CONTROLLED UTILITY

ACREAGE 0.4

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

OWNER NORTH TEXAS MUNICIPAL WATER DISTRICT  APPLICANT TEAGUE, NALL, & PERKINS

CONTACT PERSON ELISA CARDONA

CONTACT PERSON ERIC WILLIAMS

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark A. Simon [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

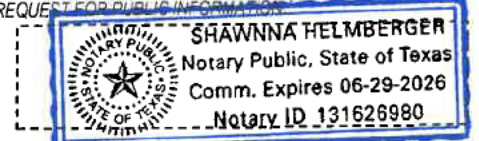
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 206, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16<sup>th</sup> DAY OF April, 2026 BY SIGNING THIS 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 DAY OF April, 2026

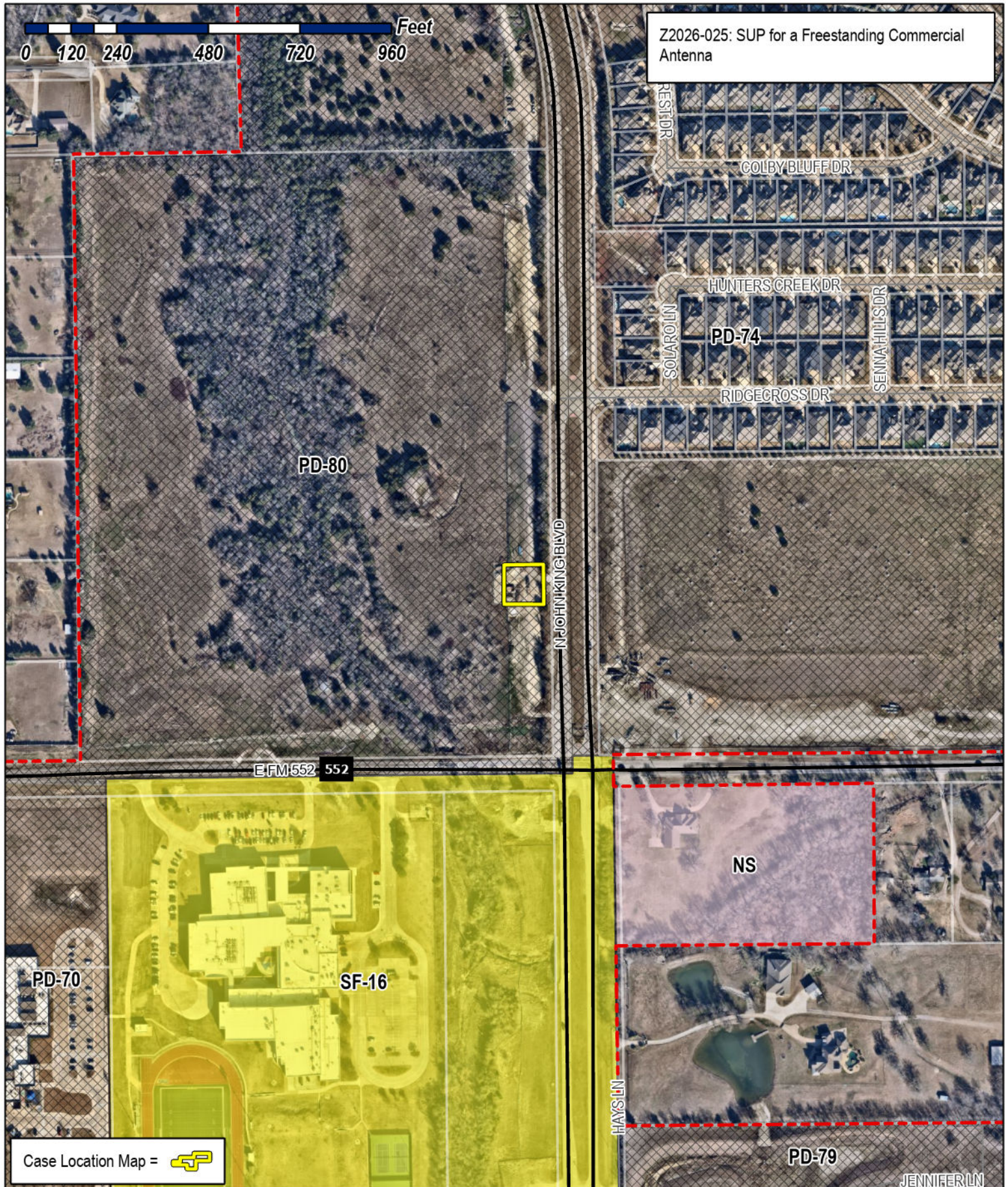
OWNER'S SIGNATURE

*Mark A. Simon*  
*Shawanna HelMBERGER*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 6/29/2026



Z2026-025: SUP for a Freestanding Commercial Antenna

0 120 240 480 720 960 Feet

PD-80

PD-74

EFM552 552

NS

PD-70

SF-16

PD-79

Case Location Map =

JENNIFER LN



# 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.

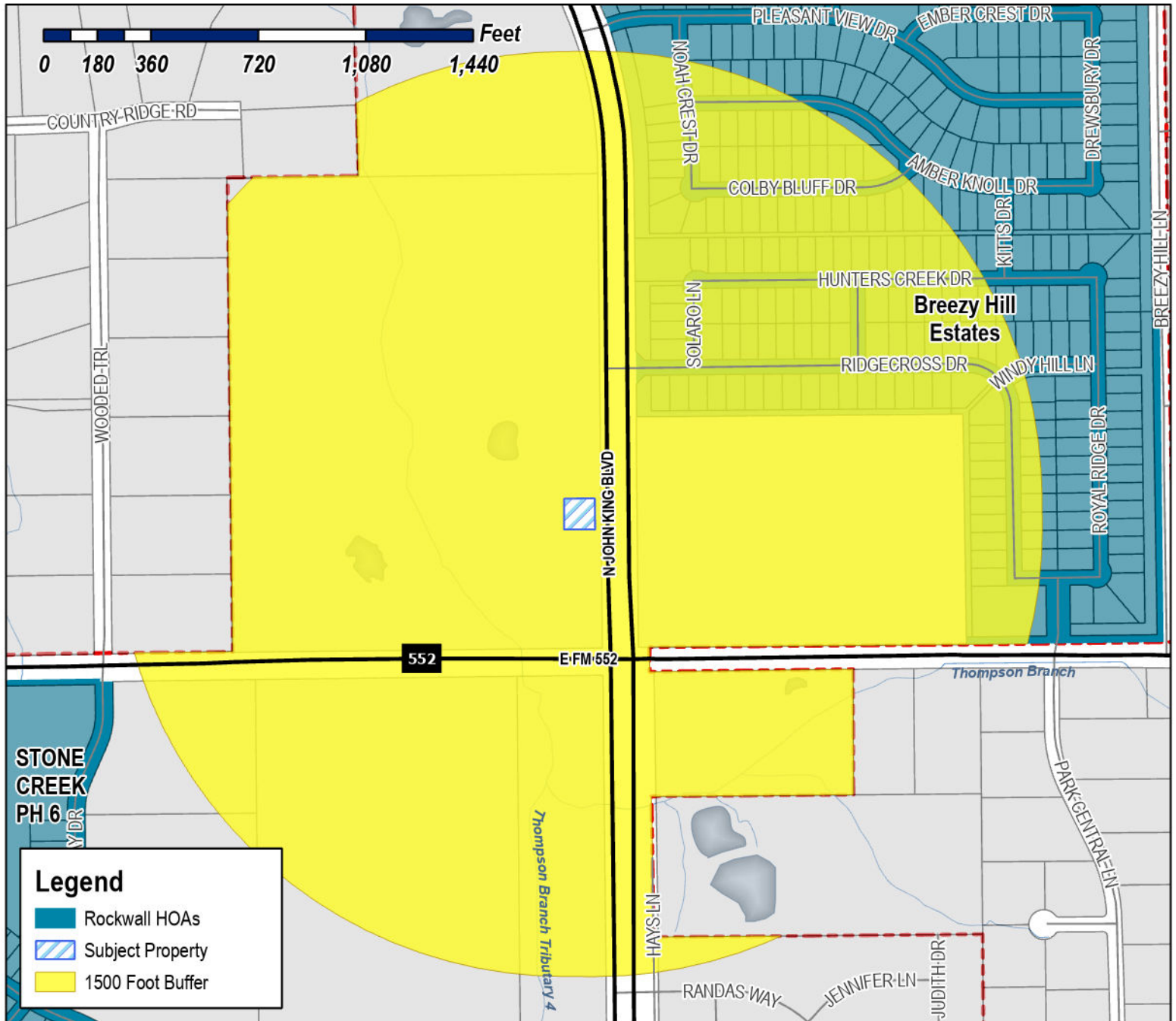




# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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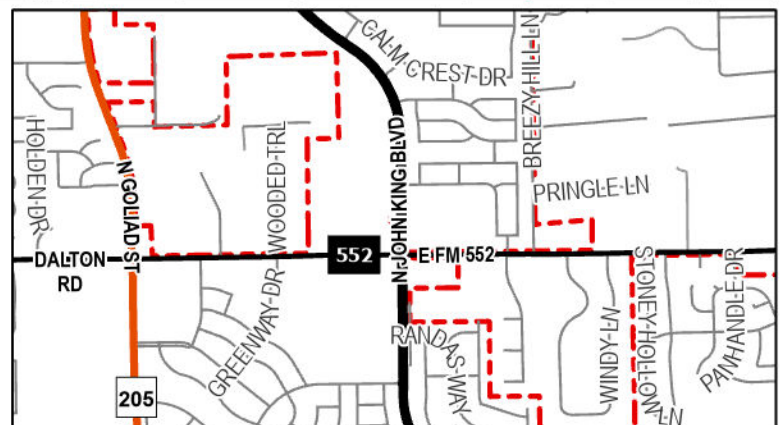
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**Case Number:** Z2026-025  
**Case Name:** SUP for a Freestanding Commercial Antenna  
**Case Type:** Zoning  
**Zoning:** Planned Development 80 (PD-80) District  
**Case Address:** NW Corner of John King Blvd and 552

**Date Saved:** 4/21/2026

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



**From:** [Zavala, Melanie](#)  
**Cc:** [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)  
**Subject:** Neighborhood Notification Program [Z2026-025]  
**Date:** Wednesday, April 22, 2026 9:19:52 AM  
**Attachments:** [Public Notice \(04.20.2026\).pdf](#)  
[HOA Map \(04.21.2026\).pdf](#)

---

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, April 24, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, May 12, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, May 18, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto:Planning@rockwall.com) at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

-  
Z2026-025: SUP for a Freestanding Commercial Antenna

Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a [Specific Use Permit \(SUP\)](#) for Freestanding Commercial Antenna on Public Property on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

Thank you,

*Melanie Zavala*

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall  
385 S. Goliad Street | Rockwall, TX 75087  
[Planning & Zoning Rockwall](#)  
972-771-7745 Ext. 6568



# City of Rockwall

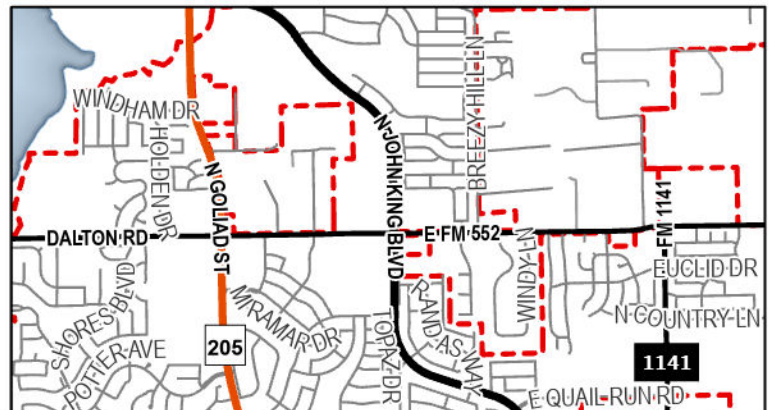
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**Case Number:** Z2026-025  
**Case Name:** SUP for a Freestanding Commercial Antenna  
**Case Type:** Zoning  
 Planned Development 80 (PD-80)  
**Zoning:** District  
 NW Corner of John King Blvd and  
**Case Address:** 552  
**Date Saved:** 4/21/2026

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



BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

SHARMA DHAWAL &  
SUNKET SHARMA  
3529 RIDGE CROSS DR  
ROCKWALL, TX 75087

CURTIS REGINALD BLAKE & ASHLEE BIANKA  
3533 RIDGECROSS DR  
ROCKWALL, TX 75087

BEERAM SAI SAGAR  
3537 RIDGECROSS DR  
ROCKWALL, TX 75087

ESQUIBEL DERRICK  
3541 Ridgecross Dr  
Rockwall, TX 75087

SADDLE STAR SOUTH HOLDINGS LL  
C/O HINES INTERESTS LIMITED PARTNERSHIP  
609 Main St Ste 2400  
Houston, TX 77002

NEC JOHN KING & 552 LP  
7500 SAN JACINTO PLACE  
PLANO, TX 75024

# PUBLIC NOTICE



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

Property Owner and/or Resident of the City of Rockwall:

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

**Z2026-025: SUP for a Freestanding Commercial Antenna**

Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a Specific Use Permit (SUP) for Freestanding Commercial Antenna on Public Property on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, 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, May 12, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, May 18, 2026 at 6:00 PM. 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:

**Bethany Ross**  
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 Monday, May 18, 2026 at 4:00 PM 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 AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

**Case No. Z2026-025: SUP for a 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

### Designed Appurtenance Loading

Elev	Description	Tx-Line
45	3ft Standoff	
45	(1) 3' Yagi	(1) LMR 600

### Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	518 ft
Seismic Importance Factor, Ie	1.00
0.2-sec Spectral Response, Ss	0.108 g
1-sec Spectral Response, S1	0.058 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

### Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 Wo	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 Wo	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 Di + 1.0 Wi	4.54	0.27	8.06	0.07	0.11
1.2 D + 1.0 Ev + 1.0 Eh	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 Ev + 1.0 Eh	2.13	0.19	5.44	0.04	0.06
1.0 D + 1.0 Wo (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

### Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

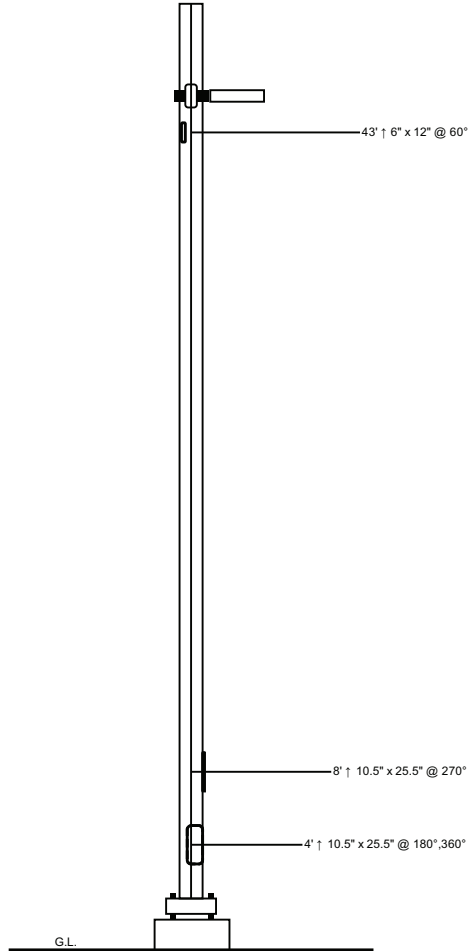
### Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
51"	1"	1.25"	113.6	F1554-105	Galv

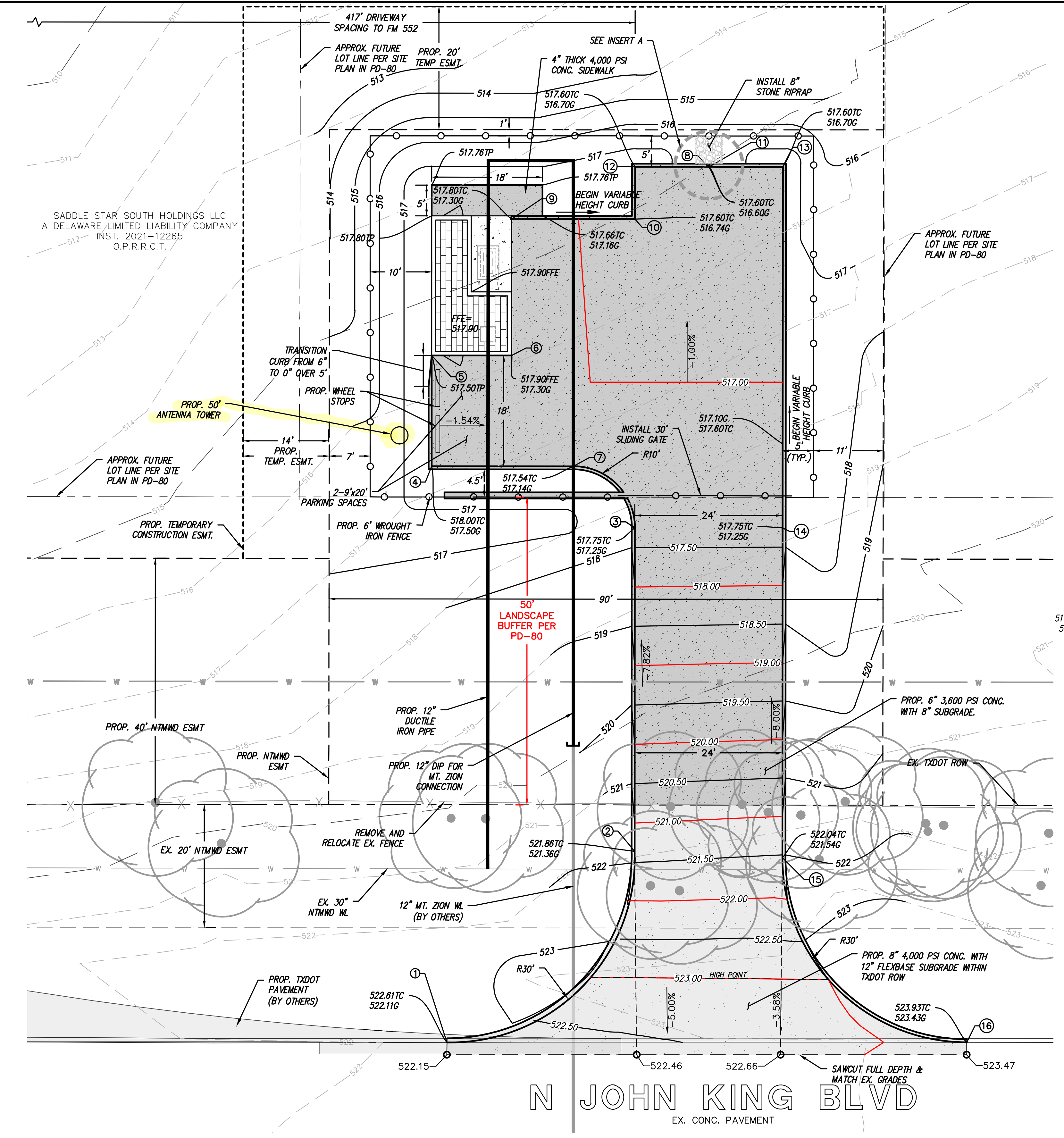
### Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) Full Height Step Bolts
- 5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
- 6) Tower Rating: 15.9%

Length (ft)	49'-0"
Number Of Sides	18
Thickness (in)	1/4"
Lap Splice (ft)	
Top Diameter (in)	16"
Bottom Diameter (in)	16"
Taper (in/ft)	0
Grade	A572-65
Weight (lbs)	2565
Overall Steel Height (ft)	49



 <p><b>Sabre Industries</b> 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 258-6690 Fax: (712) 279-0814</p> <p><small>Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.</small></p>	Job:	<b>566060</b>
	Customer:	RLC CONTROLS, INC
	Site Name:	NTMWD Waterline, TX
	Description:	50' Monopole
	Date:	8/26/2025

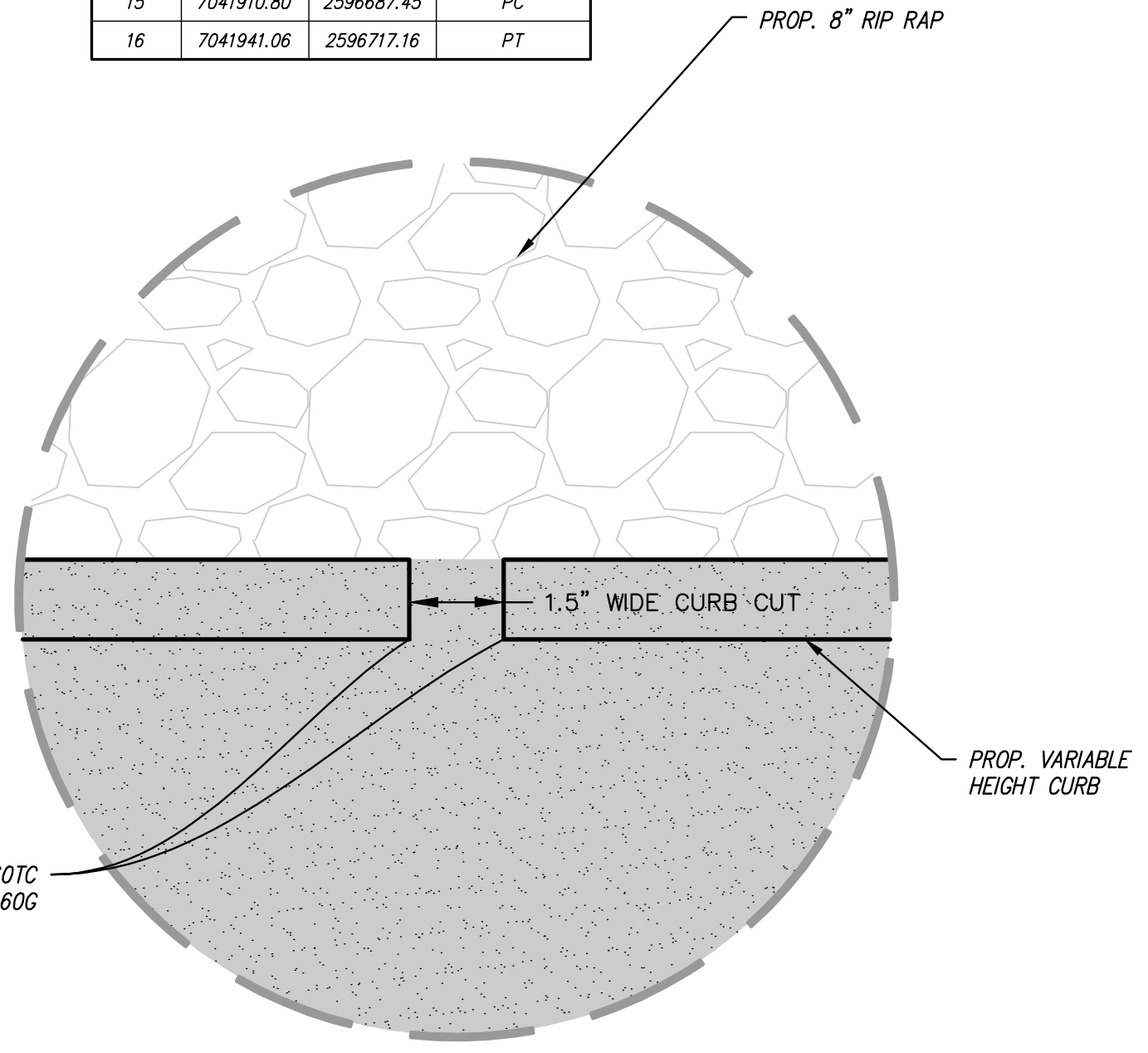


Point #	Northing	Eastng	DESCRIPTION
1	7041856.64	2596718.03	PC
2	7041886.80	2596686.68	PT
3	7041886.29	2596634.13	PT
4	7041853.19	2596624.45	PI
5	7041853.00	2596606.45	PI
6	7041866.00	2596606.31	PI
7	7041876.20	2596624.23	PC
8	7041897.66	2596575.33	PI
9	7041865.77	2596584.15	PI
10	7041885.80	2596583.96	PI
11	7041897.79	2596575.33	PI
12	7041885.73	2596575.45	PI
13	7041909.72	2596575.21	PI
14	7041910.29	2596633.88	PI
15	7041910.80	2596687.45	PC
16	7041941.06	2596717.16	PT

G=GUTTER ELEVATION  
 TC=TOP OF CURB ELEVATION  
 TP=TOP OF PAVEMENT ELEVATION  
 FF= FINISHED FLOOR ELEVATION

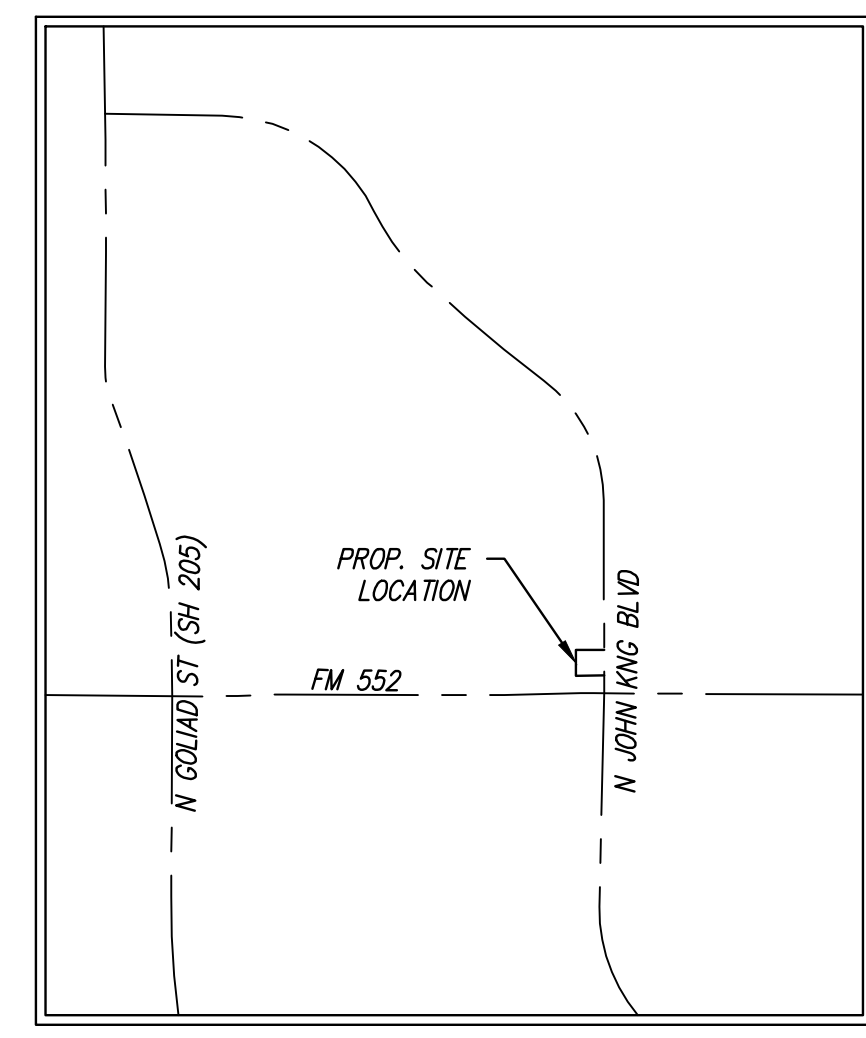
**UTILITY NOTE:**  
 THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. TNP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES AND TEXAS 811 AT 800-344-3377 OR 811 AT LEAST 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

LEGEND	
	PROP WATER LINE
	PROP TEMPORARY ESMT.
	PROP PERMANENT NTMWD ESMT.
	EX TXDOT ROW
	EX WATER LINE
	PROP. 6' WROUGHT IRON FENCE
	8" CONCRETE PAVEMENT
	6" CONCRETE PAVEMENT
	PROP. TXDOT PAVEMENT (BY OTHERS)



**INSERT A**  
N.T.S.

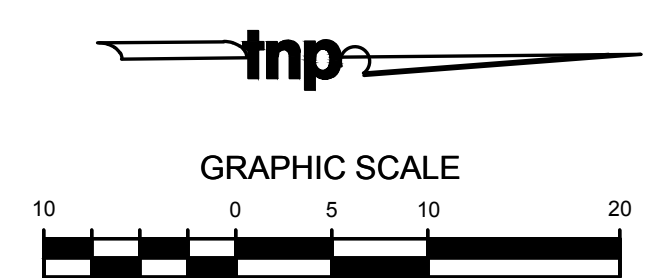
- NOTES:**
- CONTRACTOR SHALL UNCOVER AND FIELD VERIFY HORIZONTAL AND VERTICAL DIMENSIONS AND EXISTING JOINT LOCATIONS FOR CONNECTION TIE-INS PRIOR TO MANUFACTURING OF NEW PIPE AND CONSTRUCTION.
  - CONTRACTOR SHALL PREPARE A WRITTEN DESCRIPTION OF THE TIE-IN PROCEDURES AND SUBMIT TO THE OWNER AT LEAST TWO WEEKS PRIOR TO SHUTDOWN.
  - REBAR SHALL BE #4 BARS @ 18" C-C EACH WAY
  - SUBGRADE SHALL BE FLEXBASE, AND SHALL EXTEND 12" BEYOND THE EDGE OF CONCRETE.
  - WROUGHT IRON FENCE SHALL BE 6' TALL, WITH 8' C-C POST SPACING AND 4" C-C PICKET SPACING.



**VICINITY MAP**  
N.T.S.

**APPROVED:**  
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning and Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2024.  
 Witness our hands this \_\_\_\_ day of \_\_\_\_\_, 2024.  
 \_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning & Zoning



Drawing: C:\Users\NVL111\OneDrive\Temp\Acad\1575\Site Plan.dwg at Aug 27, 2024 - 9:36am by ealliams  
 Layout: MT\_ZION\_METER\_VAULT\_SITE\_PLAN (2) .xrefs: XREF=BOBBER.dwg; ZP=LAYOUT.dwg; ZP=BASE.dwg; DIS=LML.dwg

no.	revision	by	date



**teague nall and perkins, inc**  
 825 Watters Creek Blvd., Suite M300  
 Allen, Texas 75013  
 214.461.9867 ph 214.461.9864 fx  
 www.tnppinc.com  
 TBPELS: ENGR F-230; SURV 10011600, 10011601, 1019438  
 GBPE: PEF007431; TBAE: BR 2673

This document is for interim review and is not intended for construction, bidding or permit purposes.  
 JUSTIN N. WALTON, P.E. Date: 8/27/2024  
 Tx. Reg. # 97267

scale  
 when bar is 1 inch long  
 horiz 1"= 10'  
 vert N/A  
 AUG 2024



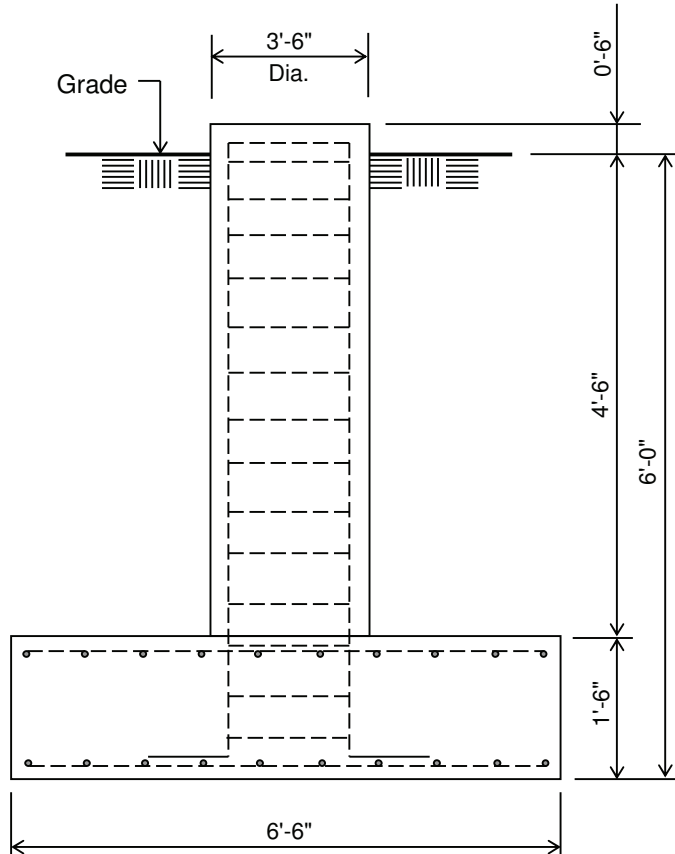
WYLIE ROCKWALL 20" WATER LINE, WYLIE ROCKWALL FARMERSVILLE 30" WATER LINE, EAST FORK CENTRAL SEGMENT 84" WATERLINE, ROCKWALL TO ROYSE CITY NO. 2 30" WATER LINE, AND ROYSE CITY 36" WATERLINE RELOCATIONS ALONG FM 552 IN ROCKWALL COUNTY

**MT. ZION METER VAULT SITE PLAN**

tnp project  
 NTW22113  
 sheet

**33**

**Customer: RLC CONTROLS, INC**  
**Site: NTMWD Waterline, TX**  
50' Monopole



**ELEVATION VIEW**

(4.13 Cu. Yds.)  
(1 REQUIRED; NOT TO SCALE)

**Notes:**

- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
- 2) Rebar to conform to ASTM specification A615 Grade 60.
- 3) All rebar to have a minimum of 3" concrete cover.
- 4) All exposed concrete corners to be chamfered 3/4".
- 5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
- 6) See the geotechnical report for compaction requirements, if specified.
- 7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
- 8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier	
Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 80 (PD-80) [*ORDINANCE NO. 16-08*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *COMMERCIAL FREESTANDING ANTENNA* ON A 0.40-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 3 OF THE T. R. BAILEY SURVEY, ABSTRACT NO 30, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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**, a request has been made by by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna on Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and being more specifically described 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 80 (PD-80) [*Ordinance No. 16-08*] and the Unified Development Code [*Ordinance No. 20-02*] 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 Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] and the Unified Development Code [*Ordinance No. 20-02*] 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 for the establishment of a *Commercial Freestanding Antenna* as stipulated by Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 80 (PD-80) [*Ordinance No. 16-08*]; and Subsection 01.01, *Land*

Use Schedule, of Article 04, *Permissible Uses*; and Subsection 03.07, *Single-Family 10 (SF-10) District Standards*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Commercial Freestanding Antenna* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- (1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site, or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
- (2) No more than three (3) separate equipment buildings shall be located on a single lot.
- (3) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location. The parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.
- (4) All development associated with a *Freestanding Commercial Antenna* shall adhere to the *Engineering Department's Standards of Design and Construction Manual*.
- (5) The height of the *Commercial Freestanding Antenna* shall not exceed a total height of 50-feet.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- (1) Upon obtaining a *Building Permit*, should the franchise utility operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**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 1<sup>ST</sup> DAY OF JUNE, 2026.**

\_\_\_\_\_  
Tim McCallum, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Teague, *City Secretary*

**APPROVED AS TO FORM:**

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

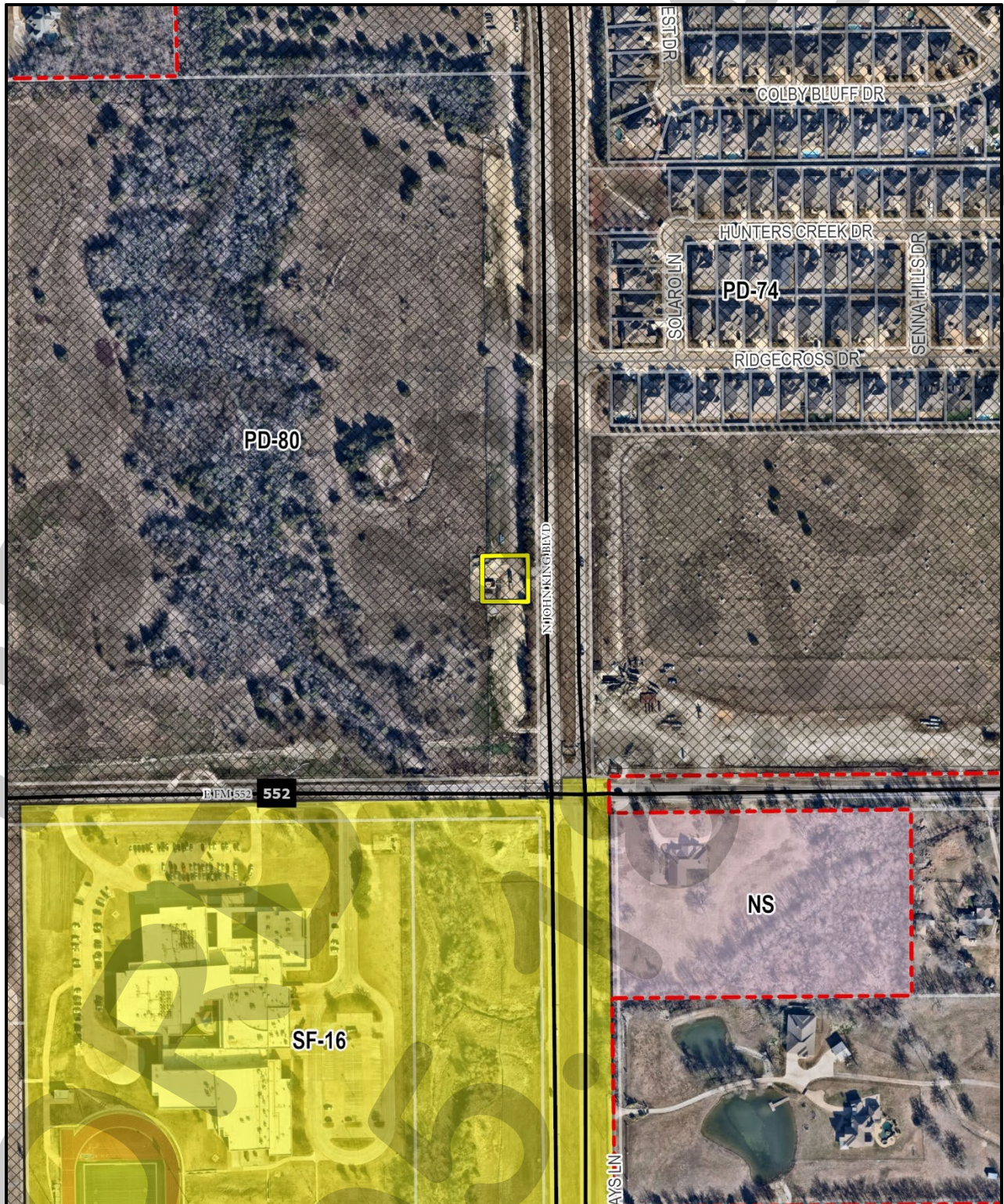
1<sup>st</sup> Reading: May 18, 2026

2<sup>nd</sup> Reading: June 1, 2026

**Exhibit 'A':  
Location Map**

Legal Description: A portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30

General Location: West side of John King Boulevard, north of the intersection of John King Boulevard and FM-552



## Exhibit 'B': Concept Building Elevations

Length (ft)	48'-0"
Number Of Slats	18
Thickness (in)	1/4"
Lap Splice (ft)	16"
Top Diameter (in)	16"
Bottom Diameter (in)	0
Taper (in/ft)	0
Grade	A572-505
Weight (lbs)	2885
Overall Steel Height (ft)	49

### Designed Appurtenance Loading

Elev	Description	Tx-Line
45	3ft Standoff	
45	(1) 3' Yagi	(1) LMR 600

### Design Criteria - ANSI/TIA-222-H

Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	518 ft
Seismic Importance Factor, I <sub>s</sub>	1.00
0.2-sec Spectral Response, S <sub>s</sub>	0.108 g
1-sec Spectral Response, S <sub>1</sub>	0.058 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

### Limit State Load Combination Reactions

Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 W <sub>o</sub>	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 W <sub>o</sub>	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 D <sub>i</sub> + 1.0 W <sub>i</sub>	4.54	0.27	8.06	0.07	0.11
1.2 D + 1.0 E <sub>v</sub> + 1.0 E <sub>h</sub>	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 E <sub>v</sub> + 1.0 E <sub>h</sub>	2.13	0.19	5.44	0.04	0.06
1.0 D - 1.0 W <sub>o</sub> (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

### Base Plate Dimensions

Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

### Anchor Bolt Dimensions

Length	Diameter	Hole Diameter	Weight	Type	Finish
51"	1"	1.25"	113.6	F1554-105	Galv

### Notes

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) Full Height Step Bolts
- 5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
- 6) Tower Rating: 15.9%

**Sabre Industries**  
7101 Southbridge Drive  
P.O. Box 658  
Sioux City, IA 51102-0658  
Phone: (712) 278-0890  
Fax: (712) 278-0814

Information contained herein is the sole property of Sabre Communications Corporation, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used, in whole or part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.

Job:	566060
Customer:	RLC CONTROLS, INC
Site Name:	NTMWD Waterline, TX
Description:	50' Monopole
Date:	6/26/2025
By:	ARH

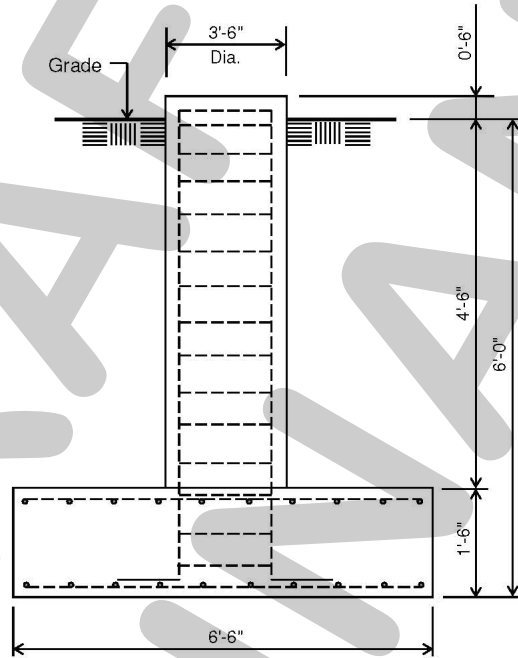
Page 1

**Exhibit 'B':**  
**Concept Building Elevations**



No.: 566060  
Date: 08/26/25  
By: TTW

**Customer: RLC CONTROLS, INC**  
**Site: NTMWD Waterline, TX**  
50' Monopole



- Notes:**
- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
  - 2) Rebar to conform to ASTM specification A615 Grade 60.
  - 3) All rebar to have a minimum of 3" concrete cover.
  - 4) All exposed concrete corners to be chamfered 3/4".
  - 5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
  - 6) See the geotechnical report for compaction requirements, if specified.
  - 7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
  - 8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

**ELEVATION VIEW**  
(4.13 Cu. Yds.)  
(1 REQUIRED; NOT TO SCALE)

<b>Rebar Schedule for Pad and Pier</b>	
Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)

Information contained herein is the sole property of Sabre Industries, constitutes a trade secret as defined by Iowa Code Ch. 550 and shall not be reproduced, copied or used in whole or part for any purpose whatsoever without the prior written consent of Sabre Industries.

7101 Southbridge Drive - P.O. Box 658 - Sioux City, IA 51102-0658 - Phone 712.258.6690 - Fax 712.279.0814





June 2, 2026

TO: Eric Williams  
825 Watters Creek Boulevard  
Suite M300  
Allen, Texas 75013

FROM: Bethany Ross  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: Z2026-025; *Specific Use Permit (SUP) for a Freestanding Commercial Antenna*

Erin:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on June 1, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site, or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
  - (b) No more than three (3) separate equipment buildings shall be located on a single lot.
  - (c) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location. The parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.
  - (d) All development associated with a *Freestanding Commercial Antenna* shall adhere to the *Engineering Department's Standards of Design and Construction Manual*.
  - (e) The height of the *Commercial Freestanding Antenna* shall not exceed a total height of 50-feet.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 May 12, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 5-0, with Commissioner Brock absent and Commissioner Hagaman recusing himself.

City Council

On May 18, 2026, the City Council approved a motion to approve the Zoning Change by a vote of 7-0, with the condition that the future SUP for a Banquet Facility be nontransferable if the property ownership changes.

On June 1, 2026, the City Council approved a motion to approve the Zoning Change by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 26-22, S-399*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in cursive script that reads "Bethany Ross".

Bethany Ross; *Senior Planner*  
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 26-22

SPECIFIC USE PERMIT NO. S-399

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 80 (PD-80) [*ORDINANCE NO. 16-08*] AND THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *COMMERCIAL FREESTANDING ANTENNA* ON A 0.40-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF TRACT 3 OF THE T. R. BAILEY SURVEY, ABSTRACT NO 30, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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**, a request has been made by by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna on Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and being more specifically described 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 80 (PD-80) [*Ordinance No. 16-08*] and the Unified Development Code [*Ordinance No. 20-02*] 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 Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] and the Unified Development Code [*Ordinance No. 20-02*] 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 for the establishment of a *Commercial Freestanding Antenna* as stipulated by Planned Development District 80 (PD-80) [*Ordinance No. 16-08*] on the *Subject Property*; and

**SECTION 2.** That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Planned Development District 80 (PD-80) [*Ordinance No. 16-08*]; and Subsection 01.01, *Land*

Use Schedule, of Article 04, *Permissible Uses*; and Subsection 03.07, *Single-Family 10 (SF-10) District Standards*; and Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Commercial Freestanding Antenna* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- (1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site, or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
- (2) No more than three (3) separate equipment buildings shall be located on a single lot.
- (3) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location. The parking space need not be reserved exclusively for use in conjunction with the antenna installation and may be one (1) of the spaces provided for the principal use on the property.
- (4) All development associated with a *Freestanding Commercial Antenna* shall adhere to the *Engineering Department's Standards of Design and Construction Manual*.
- (5) The height of the *Commercial Freestanding Antenna* shall not exceed a total height of 50-feet.

## 2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- (1) Upon obtaining a *Building Permit*, should the franchise utility operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

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

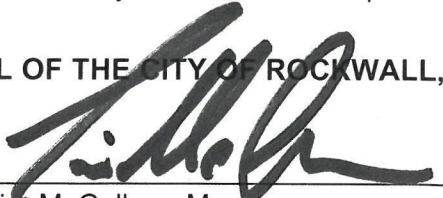
**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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 1<sup>st</sup> DAY OF JUNE, 2026.**

  
\_\_\_\_\_  
Tim McCallum, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Teague, City Secretary

**APPROVED AS TO FORM:**

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



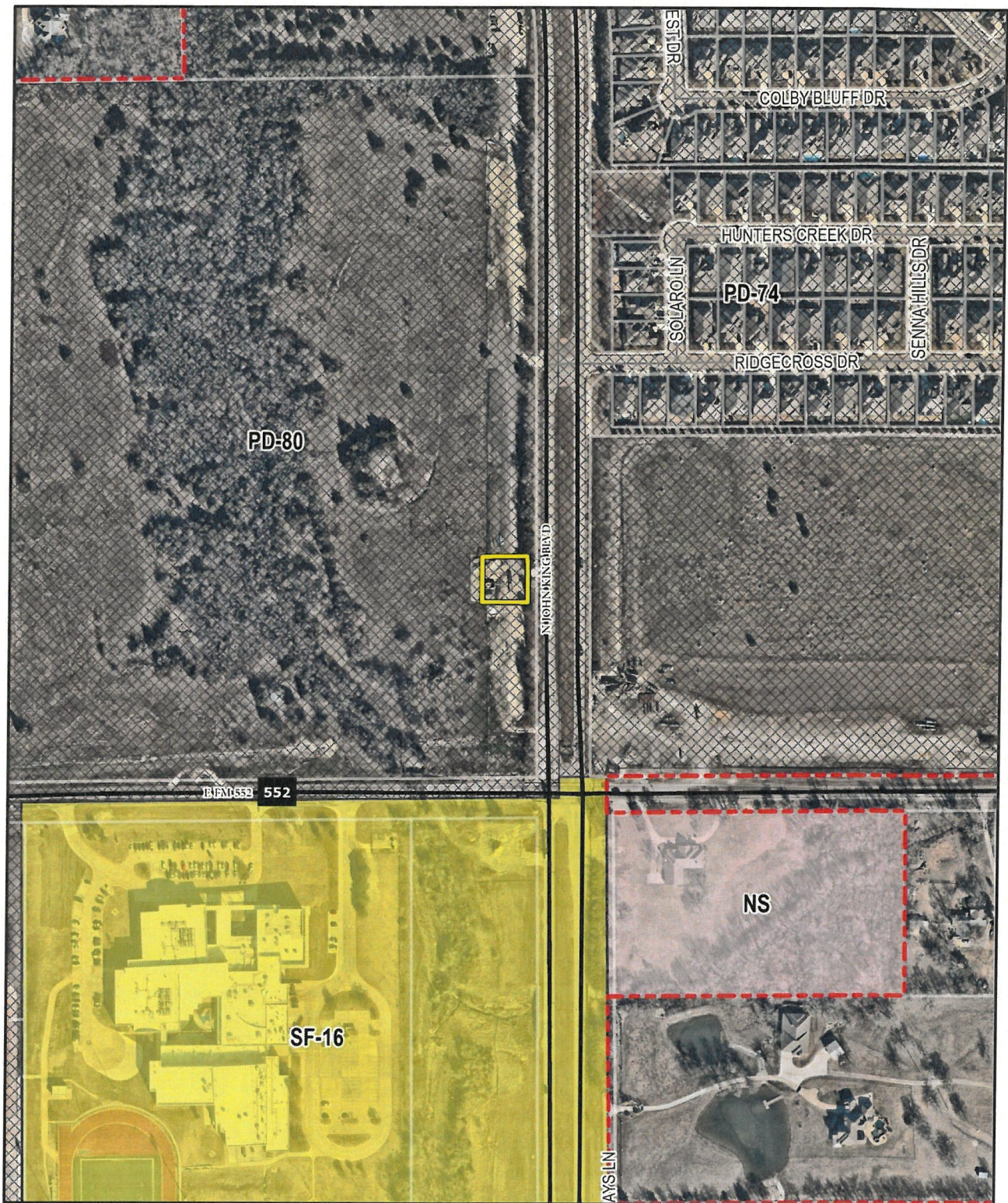
1<sup>st</sup> Reading: May 18, 2026

2<sup>nd</sup> Reading: June 1, 2026

**Exhibit 'A':  
Location Map**

Legal Description: A portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30

General Location: West side of John King Boulevard, north of the intersection of John King Boulevard and FM-552



## Exhibit 'B': Concept Building Elevations

Designed Appurtenance Loading					
Elev	Description	Tx-Line			
45	3ft Standoff				
45	(1) 3' Yag	(1) LMR 600			

Design Criteria - ANSI/TIA-222-H	
Wind Speed (No Ice)	105 mph
Wind Speed (Ice)	30 mph
Design Ice Thickness	1.50 in
Risk Category	II
Exposure Category	C
Topographic Factor Procedure	Method 1 (Simplified)
Topographic Category	1
Ground Elevation	518 ft
Seismic Importance Factor, I <sub>s</sub>	1.00
0.2-sec Spectral Response, S <sub>s</sub>	0.108 g
1-sec Spectral Response, S <sub>1</sub>	0.058 g
Site Class	D (DEFAULT)
Seismic Design Category	B
Basic Seismic Force-Resisting System	Telecommunication Tower (Pole: Steel)

Limit State Load Combination Reactions					
Load Combination	Axial (kips)	Shear (kips)	Moment (ft-k)	Deflection (ft)	Sway (deg)
1.2 D + 1.0 W <sub>o</sub>	2.92	1.32	36.02	0.29	0.45
0.9 D + 1.0 W <sub>o</sub>	2.2	1.32	35.92	0.29	0.45
1.2 D + 1.0 D <sub>i</sub> + 1.0 W <sub>i</sub>	4.54	0.27	8.08	0.07	0.11
1.2 D + 1.0 E <sub>v</sub> + 1.0 E <sub>h</sub>	2.98	0.19	5.45	0.04	0.06
0.9 D - 1.0 E <sub>v</sub> + 1.0 E <sub>h</sub>	2.13	0.19	5.44	0.04	0.06
1.0 D - 1.0 W <sub>o</sub> (Service @ 60 mph)	2.44	0.39	10.52	0.08	0.13

Base Plate Dimensions					
Shape	Diameter	Thickness	Bolt Circle	Bolt Qty	Bolt Diameter
Round	21.75"	1"	19.25"	8	1"

Anchor Bolt Dimensions					
Length	Diameter	Hole Diameter	Weight	Type	Finish
51"	1"	1.25"	113.6	F1554-105	Galv

**Notes**

- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) Full Height Step Bolts
- 5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also meet or exceed the requirements of the 2021 International Building Code.
- 6) Tower Rating: 15.9%

Length (ft)	49'-0"
Number Of Sloms	18
Thickness (ft)	.74"
Lap Splice (ft)	16"
Top Diameter (ft)	16"
Bottom Diameter (ft)	16"
Taper (ft/ft)	0
Grade	A572-85
Weight (lbs)	2565
Overall Steel Height (ft)	49

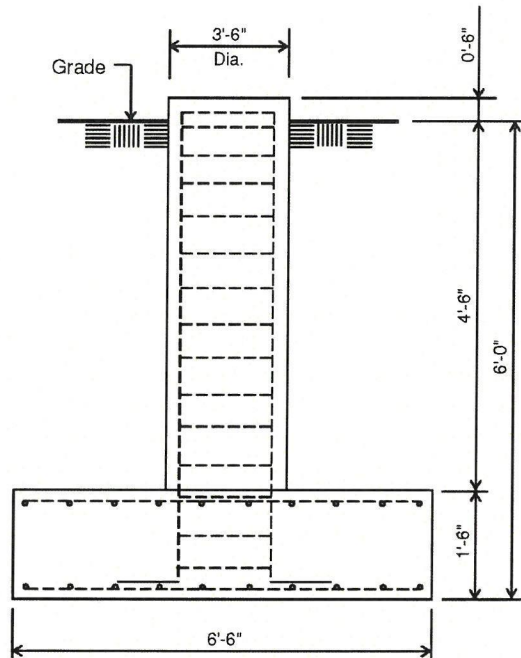
<p><b>Sabre Industries</b> 7101 Southridge Drive P.O. Box 858 Sioux City, IA 51102-0658 Phone (712) 258-6990 Fax (712) 278-5611</p> <p><small>Intellectual property herein is the sole property of Sabre Communications Corporation, used here as a trade dress as defined by Iowa Code Ch. 895 and shall not be reproduced, copied or used in whole or in part for any purpose whatsoever without the prior written consent of Sabre Communications Corporation.</small></p>	<p>Job: <b>566060</b></p> <p>Customer: <b>RLC CONTROLS, INC</b></p> <p>Site Name: <b>NTMWD Waterline, TX</b></p> <p>Description: <b>50' Monopole</b></p> <p>Date: <b>8/26/2025</b> By: <b>ARH</b></p>
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**Exhibit 'B':**  
*Concept Building Elevations*



No.: 566060  
 Date: 08/26/25  
 By: TTW

**Customer: RLC CONTROLS, INC**  
**Site: NTMWD Waterline, TX**  
 50' Monopole



**ELEVATION VIEW**  
 (4.13 Cu. Yds.)  
 (1 REQUIRED; NOT TO SCALE)

- Notes:**
- 1) Concrete shall have a minimum 28-day compressive strength of 4,500 psi, in accordance with ACI 318-14.
  - 2) Rebar to conform to ASTM specification A615 Grade 60.
  - 3) All rebar to have a minimum of 3" concrete cover.
  - 4) All exposed concrete corners to be chamfered 3/4".
  - 5) The foundation design is based on the geotechnical report by HVJ Associates, Project No. DG-21-10571-6, dated August 25, 2023.
  - 6) See the geotechnical report for compaction requirements, if specified.
  - 7) 4.5 ft of soil cover is required over the entire area of the foundation slab.
  - 8) The bottom anchor bolt template shall be positioned as closely as possible to the bottom of the anchor bolts.

Rebar Schedule for Pad and Pier	
Pier	(12) #7 vertical rebar w/ hooks at bottom w/ #5 ties, (2) within top 5" of pier, then 4" C/C
Pad	(7) #5 horizontal rebar evenly spaced each way top and bottom (28 total)

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