



# 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 505 E. Brown Street

ADDRESS 825 WATTERS CREEK BOULEVARD

SUITE M300

CITY, STATE & ZIP WYLIE, TX 75098

CITY, STATE & ZIP ALLEN, TX 75013

PHONE 469-626-4736

PHONE 214-396-9560

E-MAIL ECARDONA@NTMWD.COM

E-MAIL EWILLIAMS@TNPINC.COM

## 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:

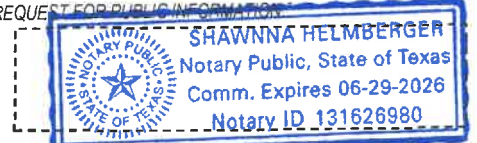
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 200 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16<sup>th</sup> DAY OF April 2026 BY SIGNING THIS 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

0 20 40 80 120 160 Feet

Z2026-025: SUP For a Freestanding Antenna Tower

PD-80

PD-74

N JOHN KING BLVD

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.

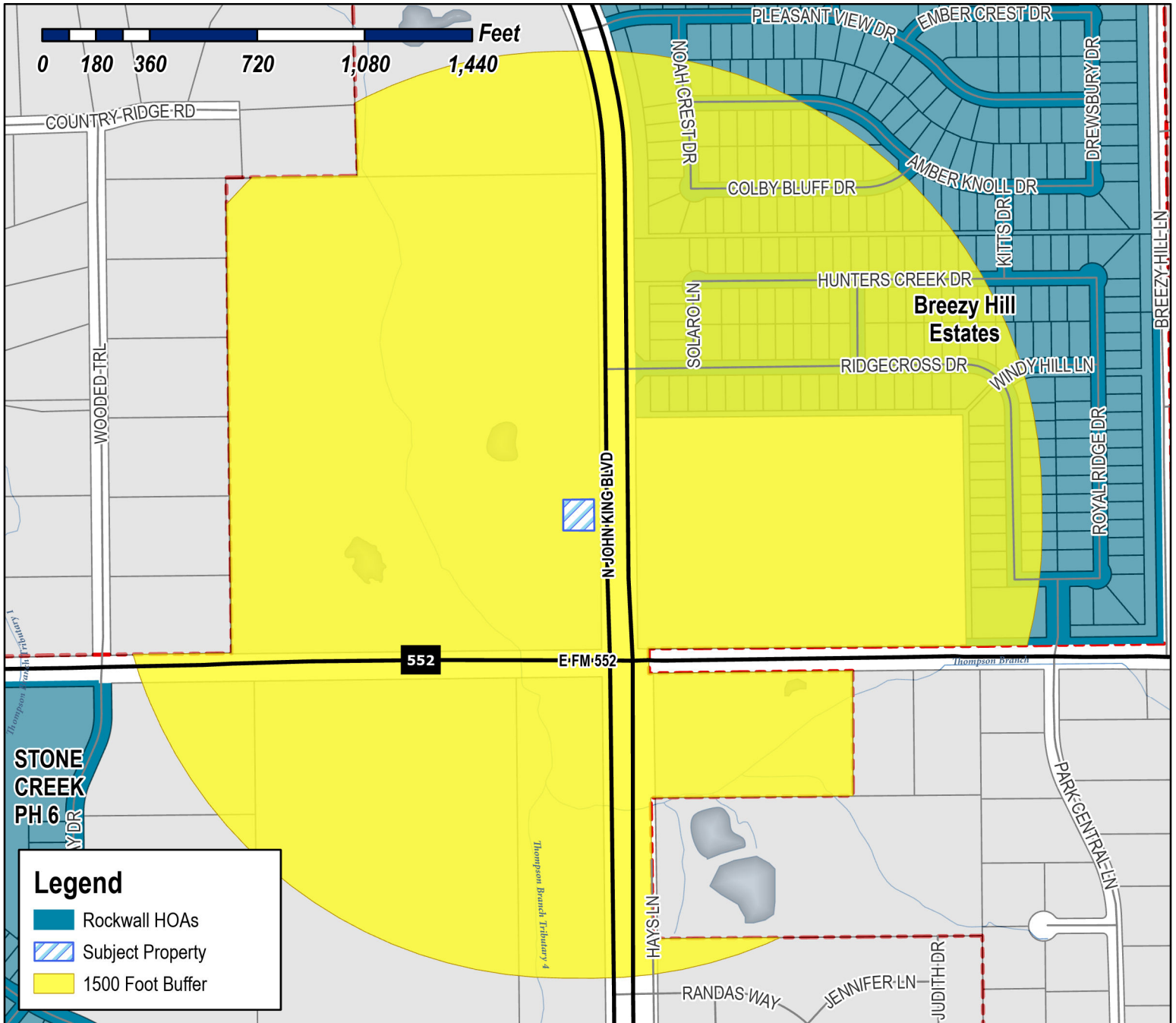




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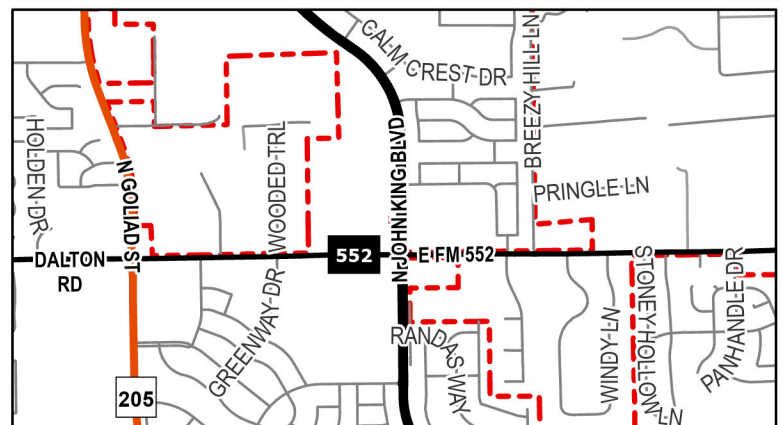
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**Case Number:** Z2026-025  
**Case Name:** SUP for a Freestanding Antenna Tower  
**Case Type:** Zoning  
**Zoning:** Planned Development 80 (PD-80) District  
**Case Address:** NW Corner of John King Blvd and 552

**Date Saved:** 4/17/2026

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





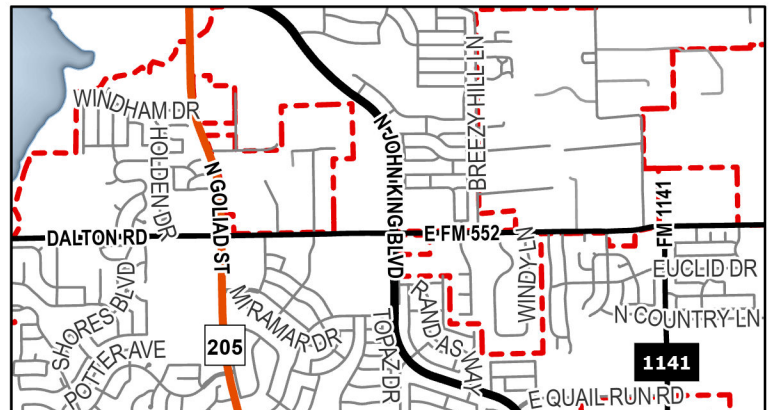
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BREEZY HILL ESTATES HOMEOWNERS  
ASSOCIATION INC  
1024 S Greenville Ave Ste 230  
Allen, TX 75002

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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"

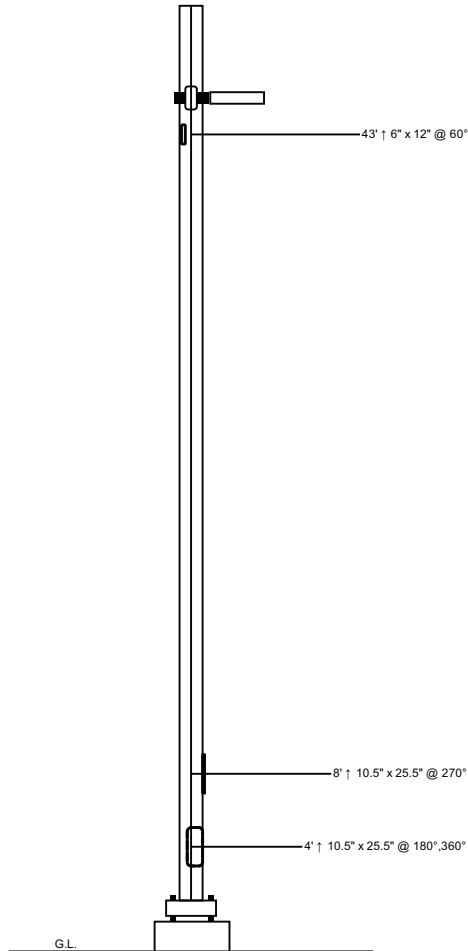
### Anchor Bolt Dimensions

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

### Notes

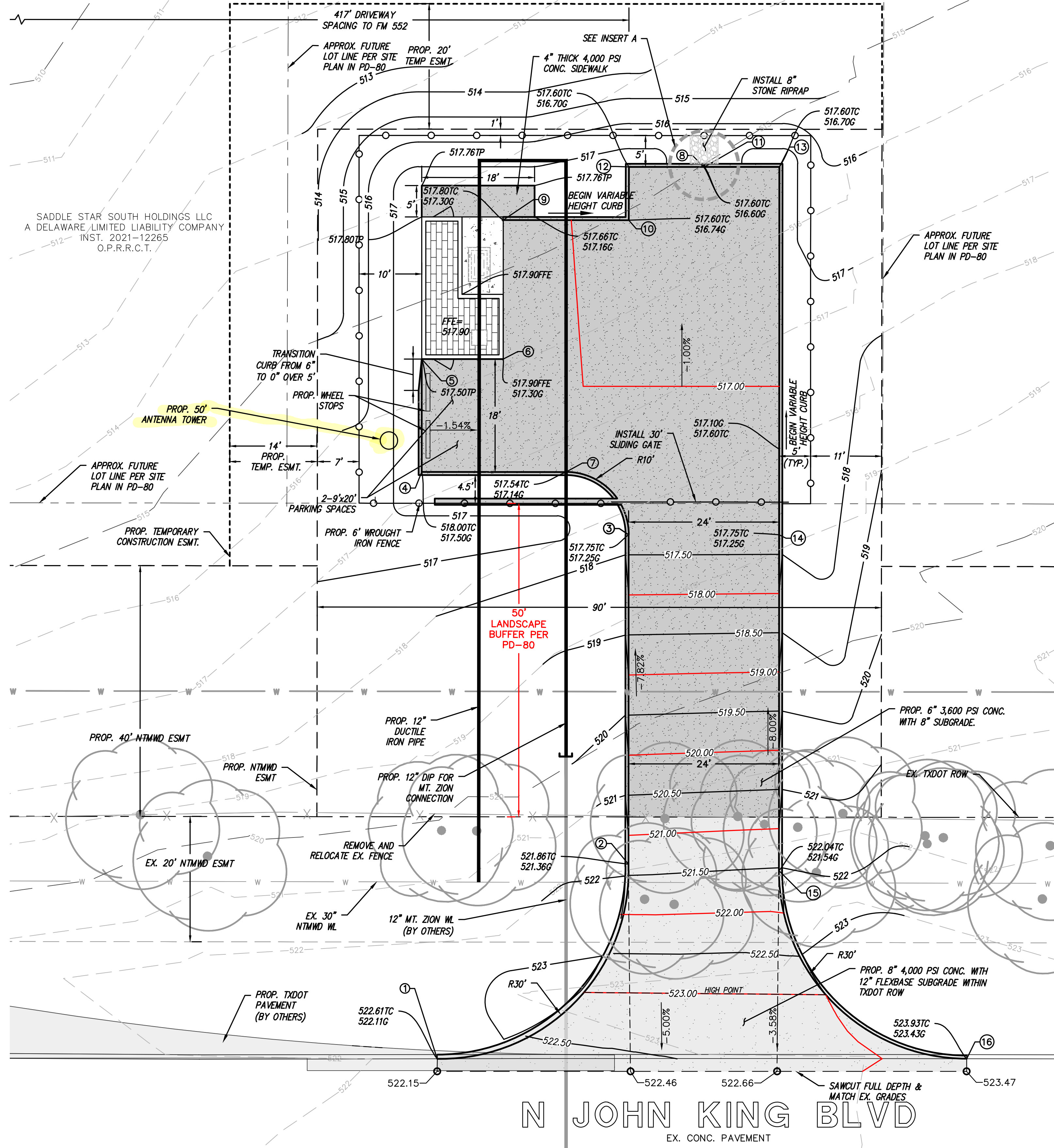
- 1) Antenna Feed Lines Run Inside Pole
- 2) All dimensions are above ground level, unless otherwise specified.
- 3) Weights shown are estimates. Final weights may vary.
- 4) Full Height Step Bolts
- 5) This tower design and, if applicable, the foundation design(s) shown on the following page(s) also 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>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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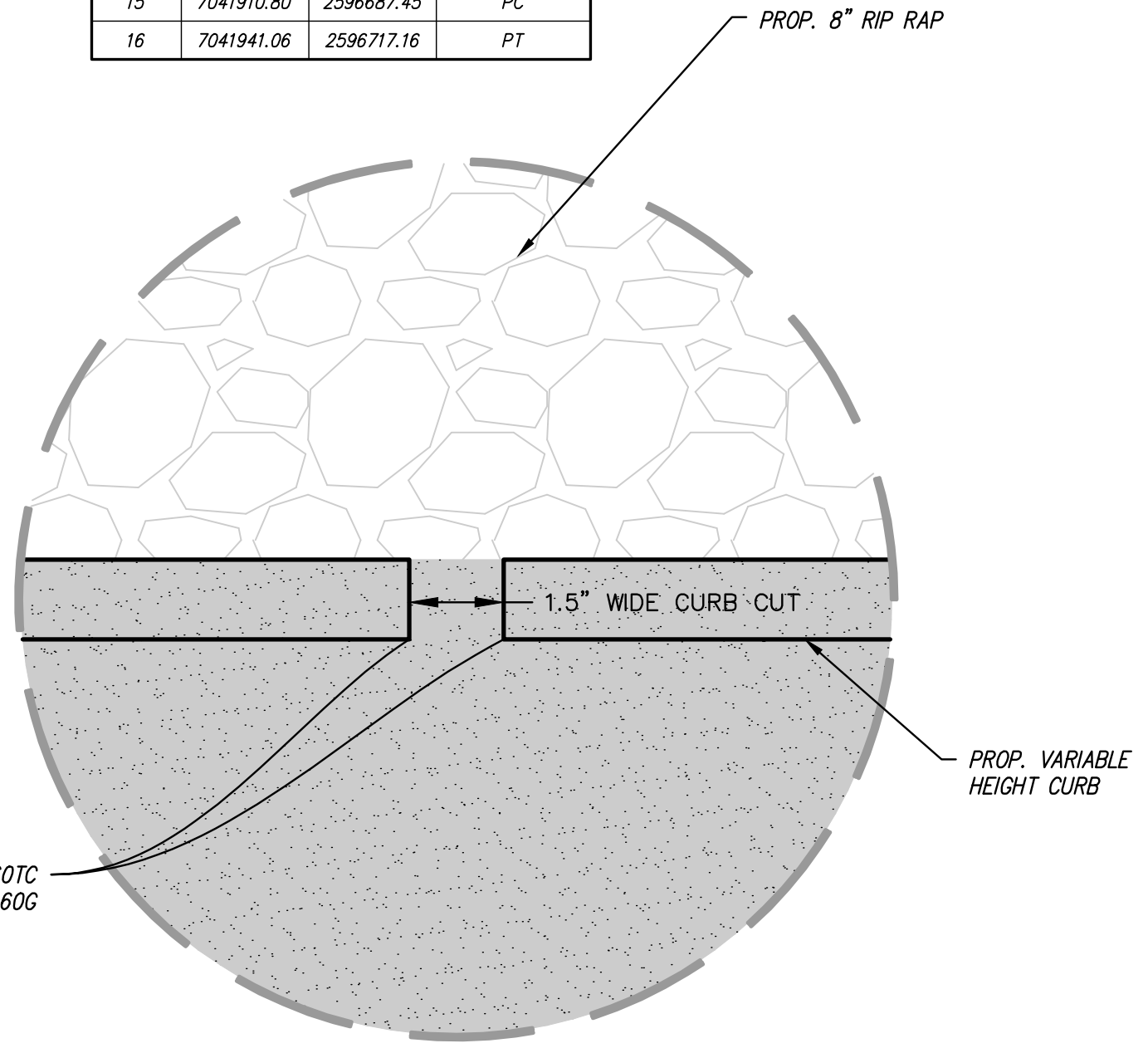


Point #	Northing	Eastng	DESCRIPTION
1	7041856.64	2596718.03	PC
2	7041886.80	2596686.68	PT
3	7041886.29	2596634.13	PT
4	7041853.19	2596624.45	PI
5	7041853.00	2596606.45	PI
6	7041866.00	2596606.31	PI
7	7041876.20	2596624.23	PC
8	7041897.66	2596575.33	PI
9	7041865.77	2596584.15	PI
10	7041885.80	2596583.96	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

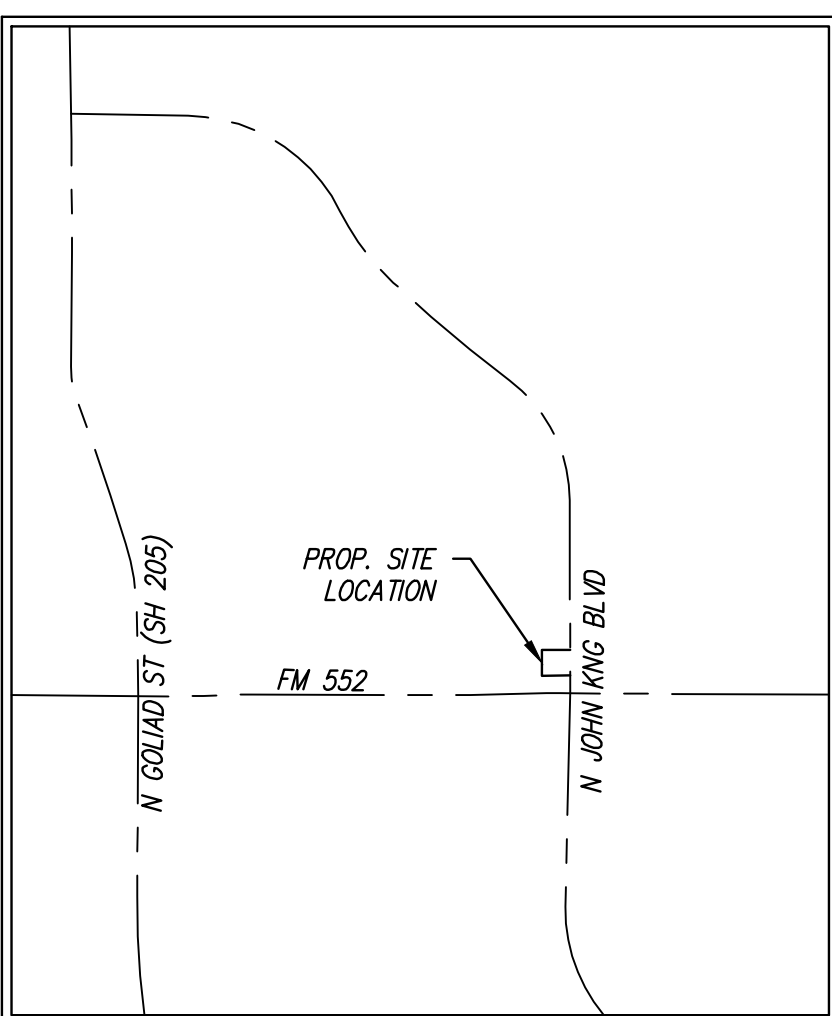
G=GUTTER ELEVATION  
 TC=TOP OF CURB ELEVATION  
 TP=TOP OF PAVEMENT ELEVATION  
 FF= FINISHED FLOOR ELEVATION

**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)

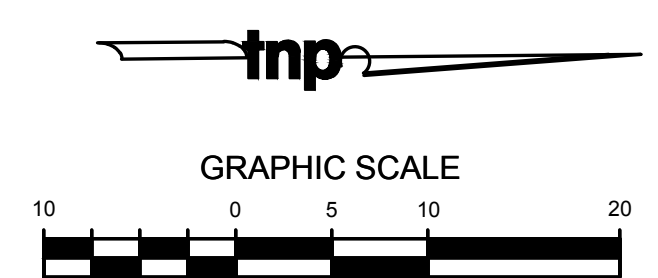


- NOTES:**
- CONTRACTOR SHALL UNCOVER AND FIELD VERIFY HORIZONTAL AND VERTICAL DIMENSIONS AND EXISTING JOINT LOCATIONS FOR CONNECTION TIE-INS PRIOR TO MANUFACTURING OF NEW PIPE AND CONSTRUCTION.
  - CONTRACTOR SHALL PREPARE A WRITTEN DESCRIPTION OF THE TIE-IN PROCEDURES AND SUBMIT TO THE OWNER AT LEAST 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; ZP=BASE.dwg; ZP=DM-LA.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



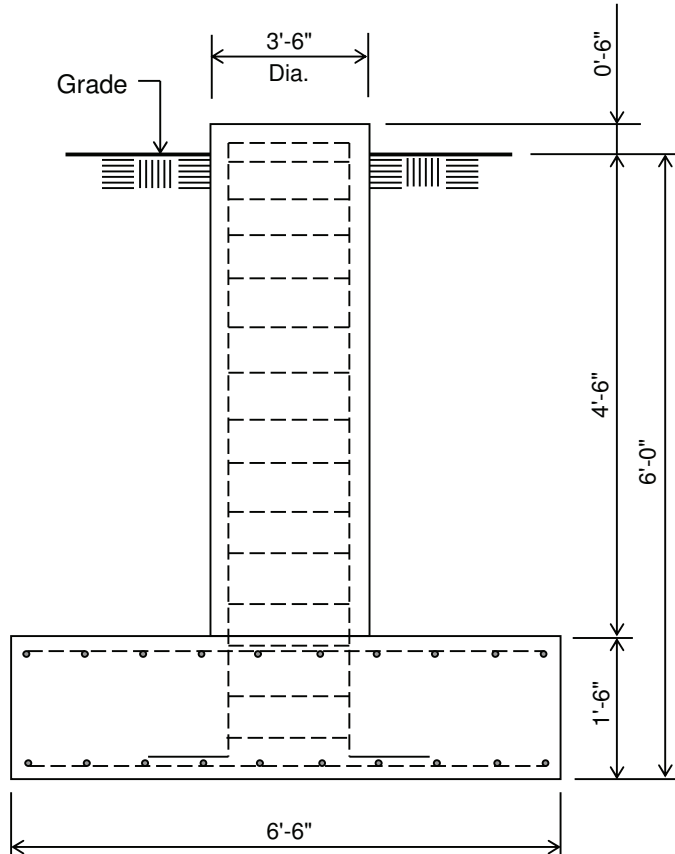
WYLIE ROCKWALL 20" WATER LINE, WYLIE ROCKWALL FARMERSVILLE 30" WATER LINE, EAST FORK CENTRAL SEGMENT 84" WATERLINE, ROCKWALL TO ROYSE CITY NO. 2 30" WATER LINE, AND ROYSE CITY 36" WATERLINE RELOCATIONS ALONG FM 552 IN ROCKWALL COUNTY

**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)