

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.

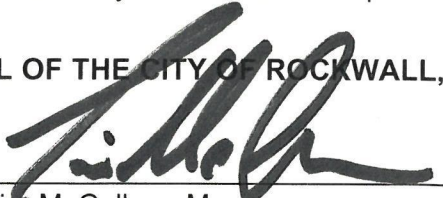
**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**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



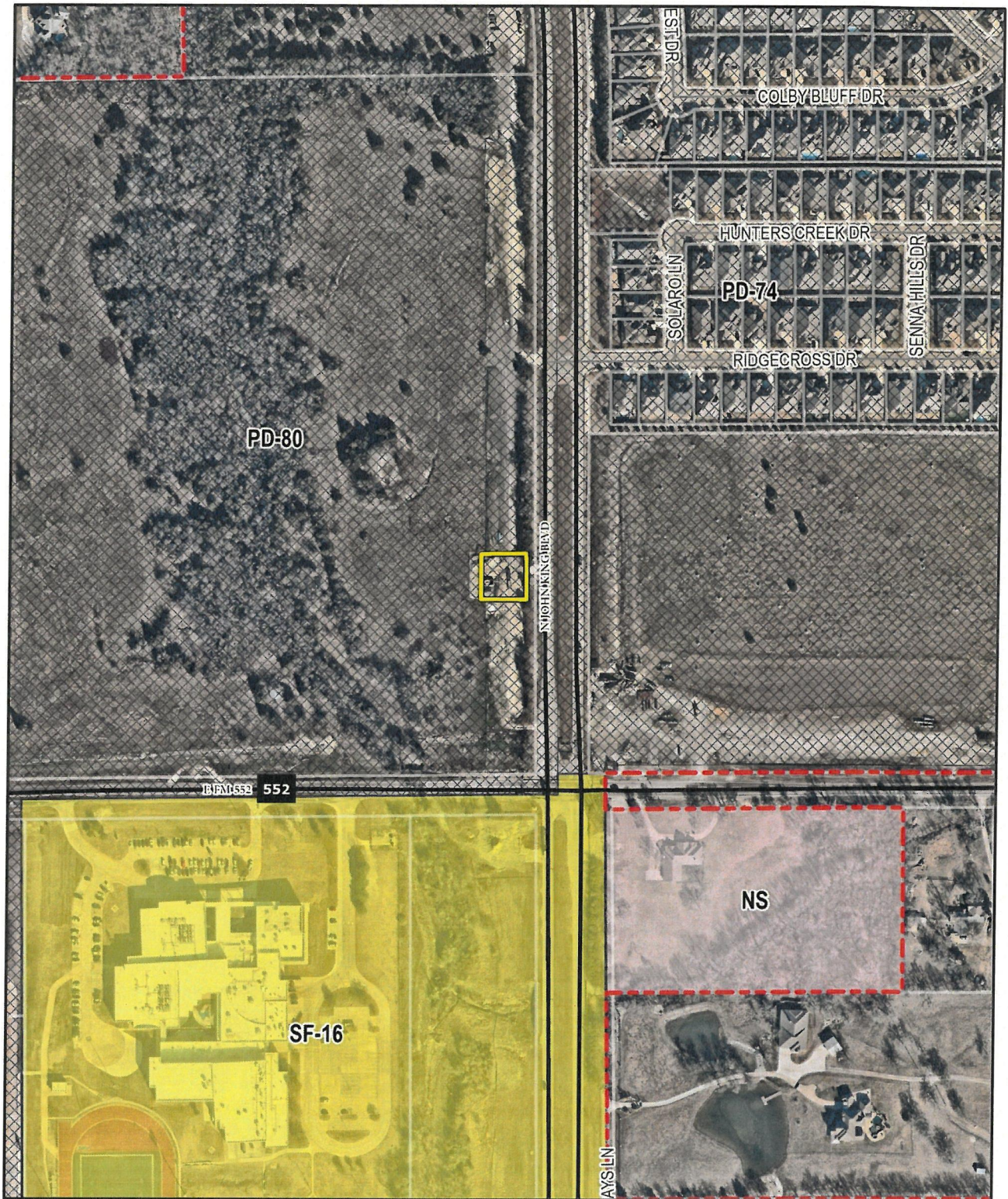
1<sup>st</sup> Reading: May 18, 2026

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

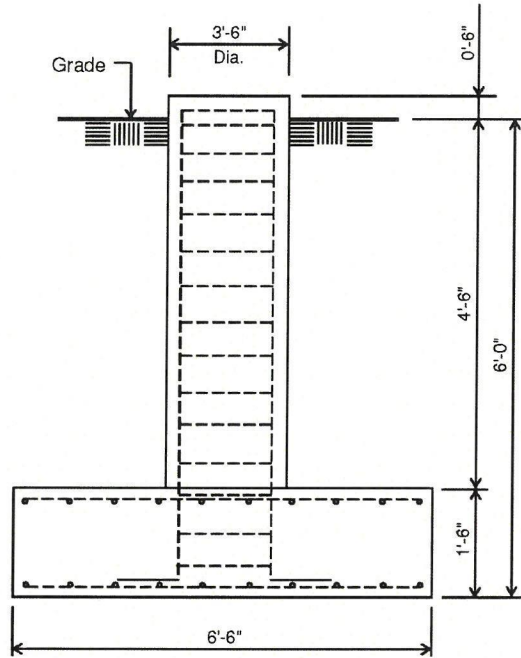
<p><b>Sabre Industries</b> 7101 Southridge Drive P.O. Box 858 Sioux City, IA 51102-0658 Phone (712) 258-6990 Fax (712) 278-5611</p> <p><small>Intellectual property herein is the sole property of Sabre Communications Corporation, used here as a trade dress as defined by Iowa Code Ch. 895 and shall not 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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