



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 2018-002 P&Z DATE \_\_\_\_\_ CC DATE \_\_\_\_\_

APPROVED/DENIED ARB DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input checked="" type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECIEPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input checked="" type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> <u>8.7.2018</u>



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 20018-002

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

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

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

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

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

## PROPERTY INFORMATION [PLEASE PRINT]

Address 950 Sids Road

Subdivision Rayburn Country Addition

Lot

1

Block

A

General Location Sids Road between Mims Road and SH 205 (property ID# 87146)

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

Current Zoning Heavy Commercial

Current Use communications tower (guyed)

Proposed Zoning Heavy Commercial

Proposed Use communications tower (self supporting)

Acreage 5.053

Lots [Current]

Lots [Proposed]

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

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

Owner Rayburn Country Electric Cooperative, Inc.

Applicant

Contact Person David Naylor

Contact Person

Address 950 Sids Road

Address

City, State & Zip Rockwall, TX 75032

City, State & Zip

Phone +1 (469) 402-2118

Phone

E-Mail dnaylor@rayburnelectric.com

E-Mail

## NOTARY VERIFICATION [REQUIRED]

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

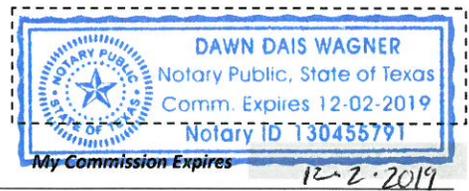
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 275.80, to cover the cost of this application, has been paid to the City of Rockwall on this the 3 day of January, 20 18. 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 2 day of January, 20 18.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

*[Signature]*  
Dawn Dais Wagner





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

Phone: (972) 771-7745

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

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

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

From: Planning & Zoning Department

Date: 2/28/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 01/19/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 1/30/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 1/30/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** Z2018-002  
**Project Name:** SUP for a replacement Telecommunications Tower 950 Sids Road  
**Project Type:** ZONING  
**Applicant Name:** RAYBURN COUNTRY ELECTRIC COOPERATIVE  
**Owner Name:** RAYBURN COUNTRY ELECTRIC CORP  
**Project Description:** Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a Specific Use Permit (SUP) for the replacement of a telecommunications tower exceeding 125-feet in a Heavy Commercial (HC) District on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC)



# RECEIPT

Project Number: Z2018-002  
Job Address: 950 SIDS RD  
ROCKWALL, TX 75032

Receipt Number: B77577

Printed: 2/28/2019 11:02 am

Fee Description	Account Number	Fee Amount
-----------------	----------------	------------

---

ZONING

01-4280

\$ 275.80

---

**Total Fees Paid:**

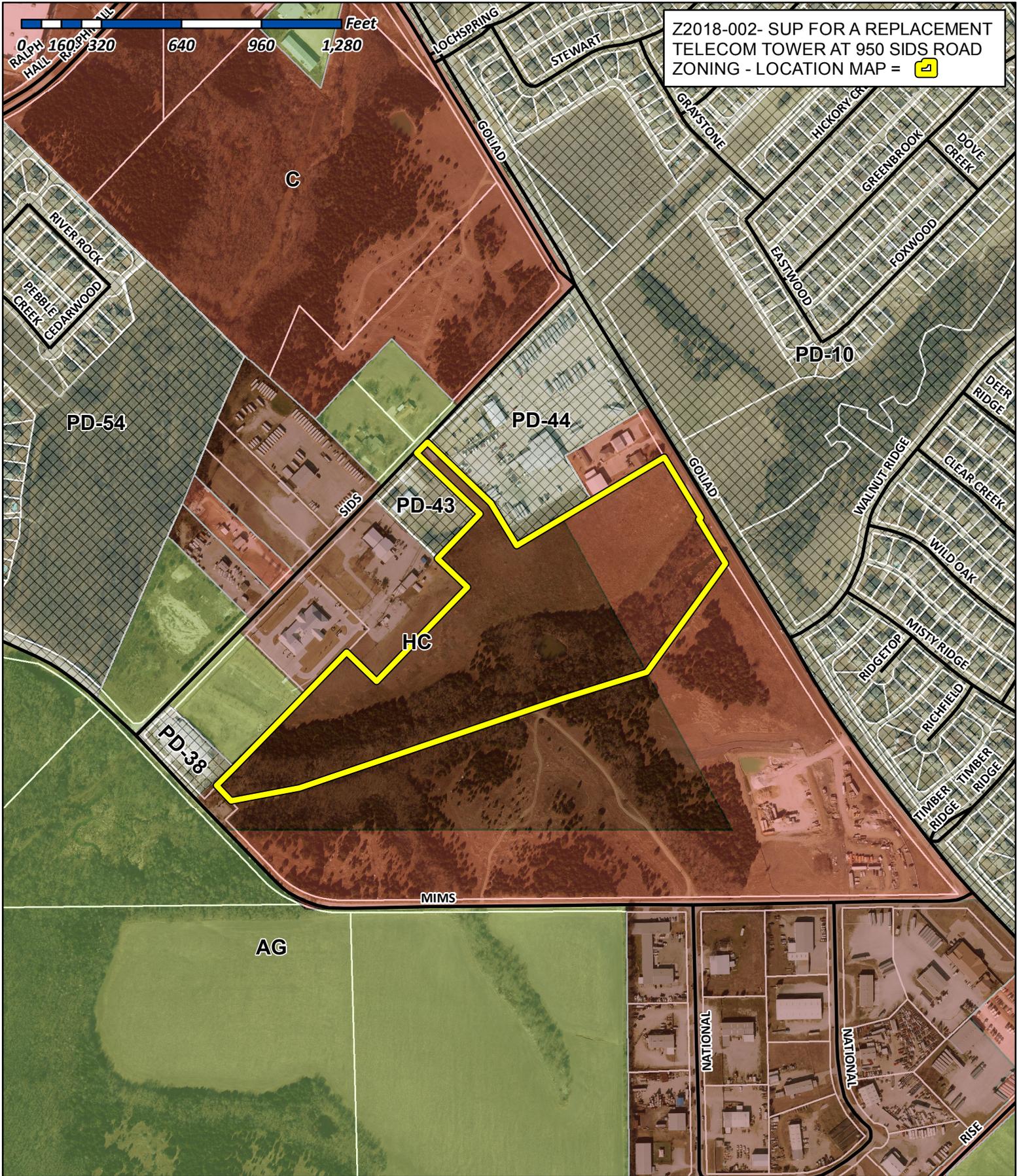
**\$ 275.80**

Date Paid: 1/16/2018 12:00:00AM

Paid By: RAYBURN COUNTRY ELECTRIC COOPE

Pay Method: CHECK 41228

Received By: LM



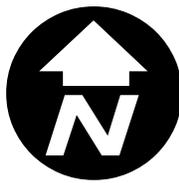
Z2018-002- SUP FOR A REPLACEMENT TELECOM TOWER AT 950 SIDS ROAD ZONING - LOCATION MAP = [icon]



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.

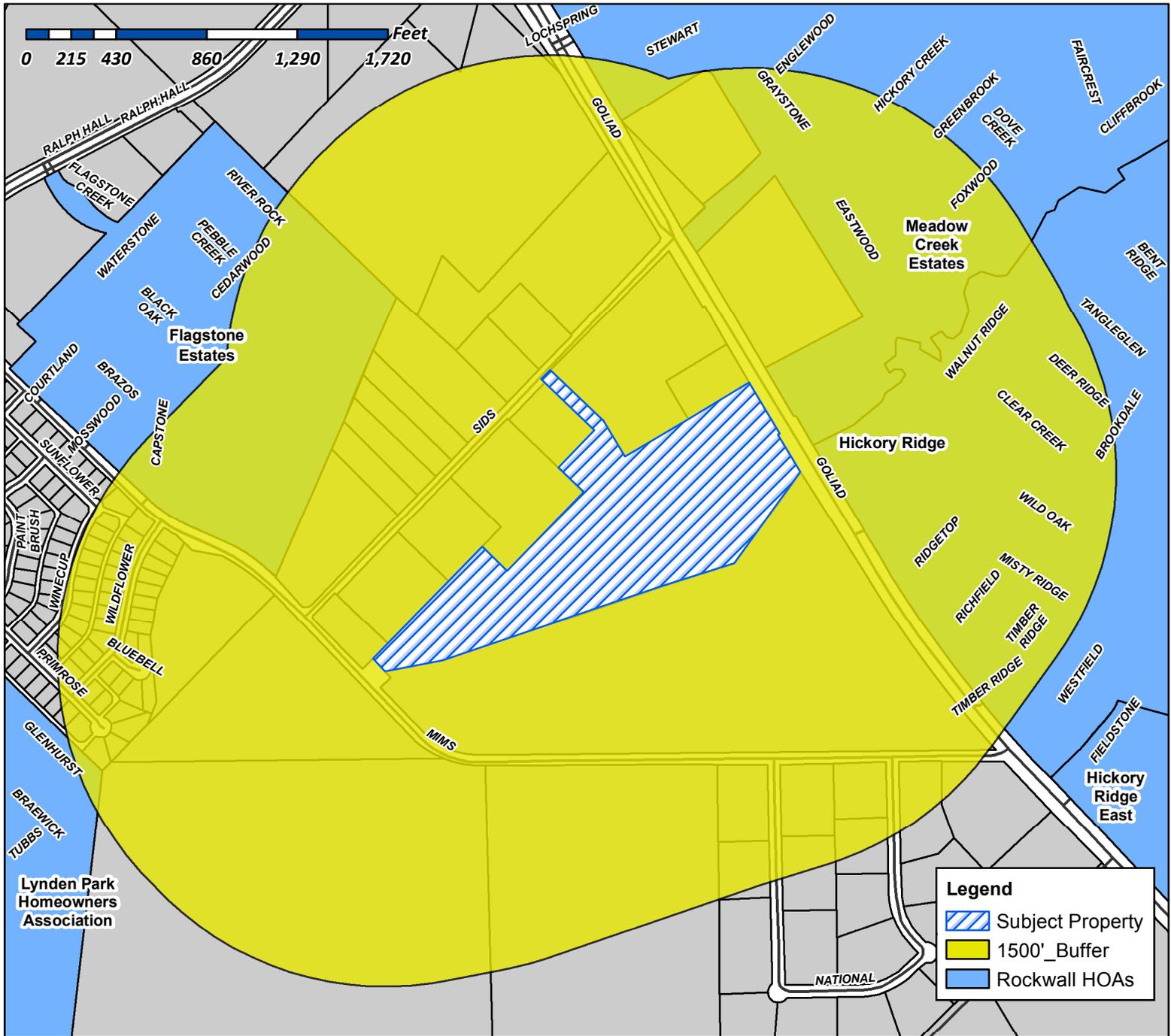
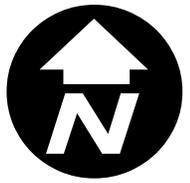




# City of Rockwall

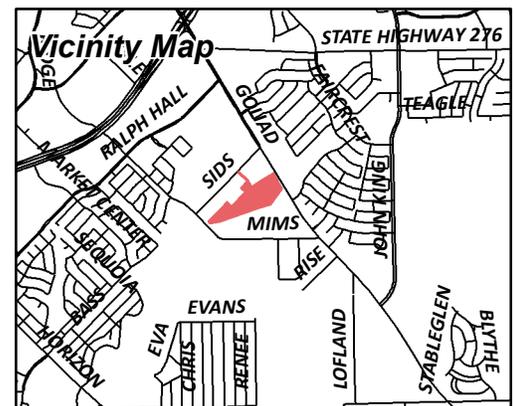
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2018-002  
**Case Name:** SUP for a Replacement Telecommunications Tower at 950 Sids Road  
**Case Type:** Zoning  
**Zoning:** Heavy Commercial (HC) District  
**Case Address:** 950 Sids Road

**Date Created:** 01/12/2018  
 For Questions on this Case Call (972) 771-7745

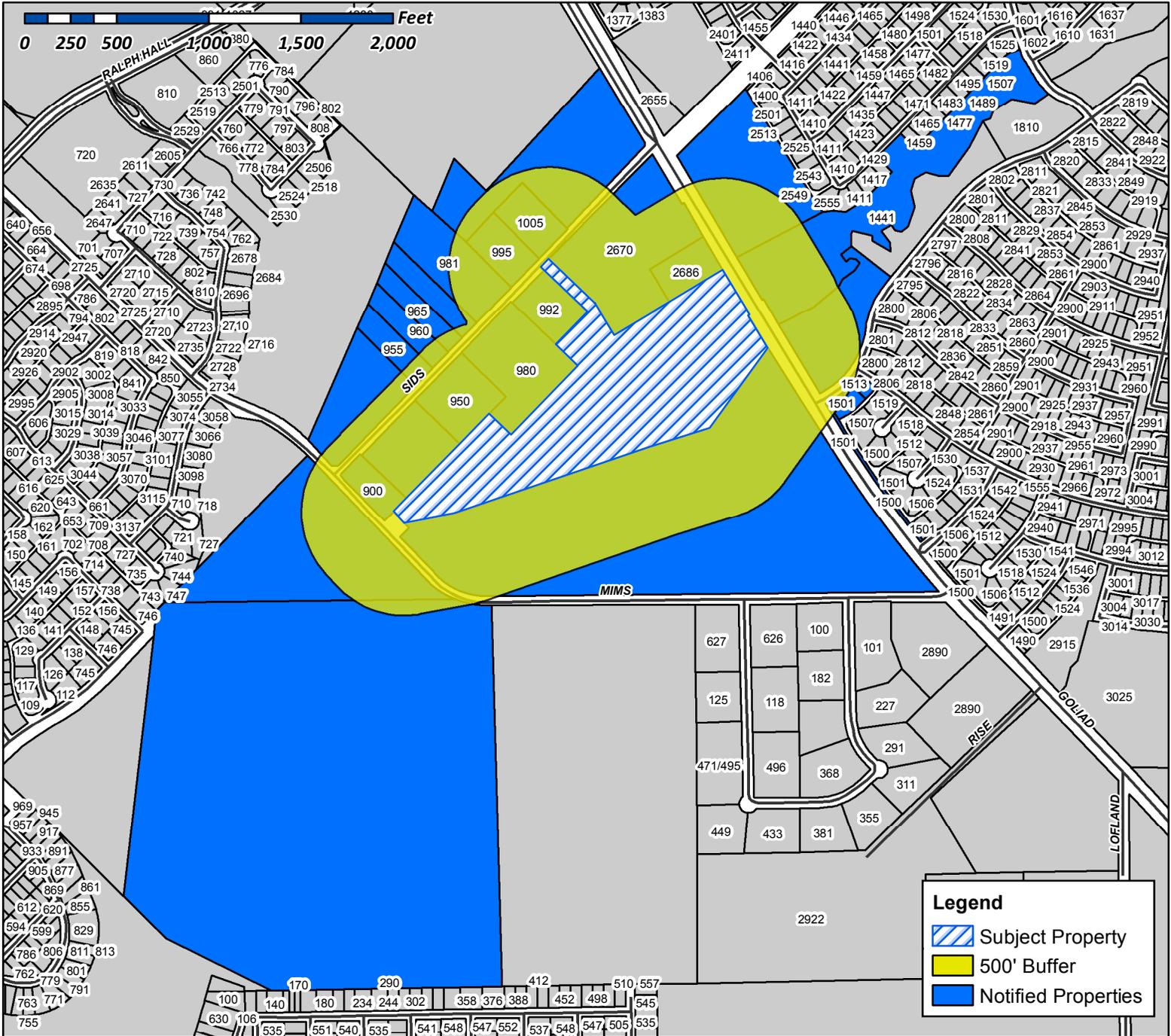




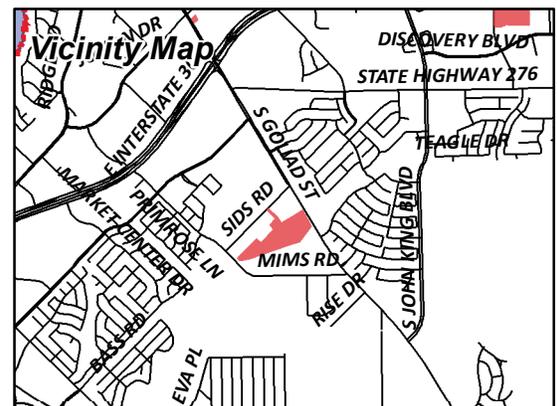
# City of Rockwall

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

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:** Z2018-002  
**Case Name:** SUP for a Replacement Telecommunications Tower at 950 Sids Road  
**Case Type:** Zoning  
**Zoning:** Heavy Commercial (HC) District  
**Case Address:** 950 Sids Road



**Date Created:** 01/12/2018  
**For Questions on this Case Call (972) 771-7745**

BURKS GLEN  
1005 SIDS RD  
ROCKWALL, TX 75087

VICMAR I LTD &  
E LOFLAND  
105 KAUFMAN ST  
ROCKWALL, TX 75087

ROCKWALL ISD  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

DING CHENG LIANG AND LUH LUH TING  
1406 ROSALIA AVE  
SAN JOSE, CA 95130

MARTINEZ JOSUE  
1501 WALNUT RIDGE DR  
ROCKWALL, TX 75032

DING CHENG LIANG AND LUH LUH TING  
1507 WALNUT RIDGE DR  
ROCKWALL, TX 75087

JS CUSTOM HOMES LLC  
1509 LEXINGTON DR  
GARLAND, TX 75041

RYSZARD PROPERTIES LLC  
1513 WALNUT RIDGE DR  
ROCKWALL, TX 75087

RYSZARD PROPERTIES LLC  
1536 TIMBER RIDGE DR  
ROCKWALL, TX 75032

TRANSAM TRUCKING  
A MISSOURI CORP  
15910 S 169 HWY  
OLATHE, KS 66062

BURKS GLEN  
1612 AMESBURY LN  
ROCKWALL, TX 75087

TRANSAM TRUCKING  
2670 S GOLIAD  
ROCKWALL, TX 75087

ESTEP KIP  
2686 S HWY205  
ROCKWALL, TX 75087

CAMPERS 4 RENT LLC  
518 WATERVIEW DRIVE  
COPPELL, TX 75019

STAGLIANO FAMILY TRUST  
5501 ST ANDRES CT  
PLANO, TX 75093

ROCKWALL I S D  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

ROCKWALL HICKORY RIDGE HOMEOWNERS  
ASSOC INC  
C/O SBB MANAGEMENT COMPANY  
8360 LBJ FRWY 0  
DALLAS, TX 75243

205 AND 276 PARTNERS  
8750 N CENTRAL EXPY 0  
DALLAS, TX 75231

SLAUGHTER RICHARD E JR  
900 SIDS RD  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO  
930 WHITMORE DRIVE  
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC  
950 SIDS RD  
ROCKWALL, TX 75087

CAMPERS 4 RENT LLC  
955 SIDS RD  
ROCKWALL, TX 75087

RODD HANNA'S AIR PERFORMANCE  
960 SIDS RD  
ROCKWALL, TX 75087

ROCKWALL ISD  
965 SIDS RD  
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC  
980 SIDS RD  
ROCKWALL, TX 75087

ROCKWALL I S D  
981 SIDS RD  
ROCKWALL, TX 75087

SRYGLEY JAMES G  
992 SIDS RD  
ROCKWALL, TX 75032

LOFLAND ROBERT G & BETTY K  
995 SIDS RD  
ROCKWALL, TX 75032

SLAUGHTER RICHARD E JR  
PO BOX 1717  
ROCKWALL, TX 75087

ESTEP KIP  
PO BOX 2  
ROCKWALL, TX 75087

RODD HANNA'S AIR PERFORMANCE  
HEATING & A/C INC  
PO BOX 208  
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC  
PO BOX 37  
ROCKWALL, TX 75087



Rayburn Electric Cooperative  
P.O. Box 37  
Rockwall, TX 75087  
(469) 402-2100

January 4, 2018

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

Dear Ryan:

Attached is a Specific Use Permit (SUP) Application requesting permission for Rayburn Country Electric Cooperative, Inc. (Rayburn) to replace its existing 320' guyed communications tower with a new 320' self-supported communications tower. I have also enclosed the engineering drawings for the proposed tower.

The new tower will be located immediately to the north of the existing tower. Rayburn has contracted with Huffman Communications for the installation of the new tower and removal of the existing tower. Upon approval of the SUP by the City of Rockwall, construction will begin within 30 days and is expected to last 3-5 months, depending on weather and schedules. Once the equipment has been successfully transferred from the old tower to the new tower and is verified to be operating correctly, we will remove the old tower from the site.

Sincerely,

A handwritten signature in blue ink, appearing to be "DNaylor", with a long horizontal line extending to the right.

David Naylor  
President / CEO  
Rayburn Electric Cooperative  
[dnaylor@rayburnelectric.com](mailto:dnaylor@rayburnelectric.com)  
469.402.2118

Enclosures



**Structural Design Report**  
320' S3TL Series HD1 Self-Supporting Tower  
Site: Rockwall, TX

Prepared for: HUFFMAN COMMUNICATIONS  
by: Sabre Towers & Poles™

Job Number: 166942

July 18, 2017

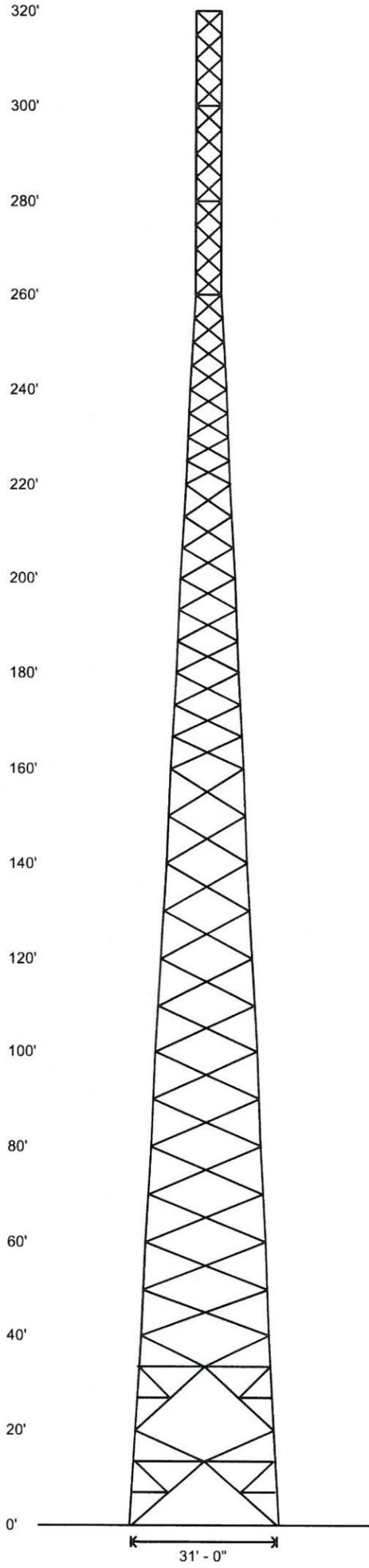
Tower Profile.....	1-2
Foundation Design Summary.....	3
Maximum Leg Loads.....	4
Maximum Diagonal Loads.....	5
Maximum Foundation Loads.....	6
Calculations.....	7-20



7/18/17

Sabre Communications Corporation  
Texas Registration Number F-4365

Legs	A		8.625 OD X .500		8.625 OD X .322		5.563 OD X .375		C		D		E		F	
Diagonals	G	H	G	L 4 X 4 X 5/16	J	K	L	M	N	L 2 X 2 X 1/8	N	N	NONE	NONE	L 2 X 2 X 1/8	NONE
Horizontals	I	O	P	NONE	NONE	NONE	NONE	NONE	NONE	Q	Q	Q	Q	Q	Q	Q
Internals	R	O	R	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
Sub-Diagonals	L	O	L	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
Sub-Horizontals	S	O	M	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE	NONE
Brace Bolts	(2) 3/4"		(2) 5/8"	(1) 3/4"	(1) 5/8"											
Top Face Width	29'	27'	25'	23'	21'	19'	17'	15'	13'	11'	9'	7'	5'			
Panel Count/Height	T	U	T	U	12 @ 10'	9 @ 6.6667'	20 @ 5'									
Section Weight	7712	6718	5932	5742	5468	4864	3694	3384	3130	2294	2067	1910	1539	1490	1024	706



**Base Reactions**

Total Foundation		Individual Footing	
Shear (kips)	94.06	Shear (kips)	56.52
Axial (kips)	249.99	Compression (kips)	577
Moment (ft-kips)	14709	Uplift (kips)	501
Torsion (ft-kips)	-82.2		

**Material List**

Display	Value
A	10.75 OD X .500
B	5.563 OD X .500
C	4.500 OD X .337
D	4.000 OD X .318
E	2.875 OD X .276
F	2.375 OD X .154
G	L 5 X 3 1/2 X 5/16 (SLV)
H	L 4 X 4 X 5/16
I	L 4 X 4 X 1/4
J	L 4 X 3 1/2 X 1/4 (SLV)
K	L 3 1/2 X 3 X 1/4 (SLV)
L	L 3 X 3 X 3/16
M	L 2 1/2 X 2 1/2 X 3/16
N	L 2 X 2 X 3/16
O	NONE
P	L 3 1/2 X 3 1/2 X 1/4
Q	L 2 X 2 X 1/8
R	L 3 X 3 X 1/4
S	L 2 1/2 X 2 1/2 X 1/4
T	1 @ 13.333'
U	1 @ 6.667'

**Notes**

- 1) All legs are A500 (50 ksi Min. Yield).
- 2) All braces are A572 Grade 50.
- 3) All brace bolts are A325-X.
- 4) The tower model is S3TL Series HD1.
- 5) Transmission lines are to be attached to standard 12 hole waveguide ladders.
- 6) Azimuths are relative (not based on true north).
- 7) Foundation loads shown are maximums.
- 8) (6) 1 1/2" dia. F1554 grade 105 anchor bolts per leg. Minimum 58" embedment from top of concrete to top of nut.
- 9) All unequal angles are oriented with the short leg vertical.
- 10) Weights shown are estimates. Final weights may vary.
- 11) This tower was designed for a basic wind speed of 90 mph with 0" of radial ice, and 30 mph with 3/4" of radial ice, in accordance with ANSI/TIA-222-G, Structure Class II, Exposure Category C, Topographic Category 1.
- 12) The foundation loads shown are factored loads.
- 13) Tower Rating: 99.87%

	<b>Sabre Communications Corporation</b> 7101 Southbridge Drive P.O. Box 658 Sioux City, IA 51102-0658 Phone: (712) 258-6690 Fax: (712) 279-0814	Job: <b>166942</b> Customer: HUFFMAN COMMUNICATIONS Site Name: Rockwall, TX Description: 320' S3TL Date: 7/18/2017 By: KJT
	<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>	

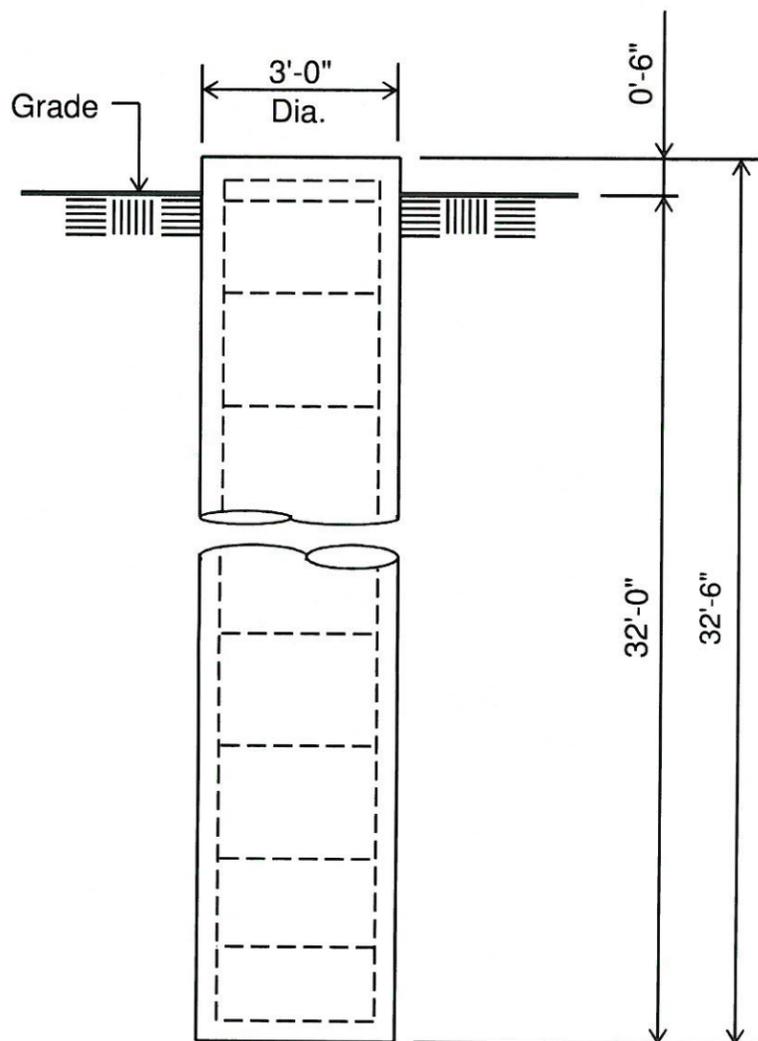
**Designed Appurtenance Loading**

Elev	Description	Tx-Line	Elev	Description	Tx-Line
330	(12) DB420-A		180	(2) 6' Solid Dish W/ Radome	(2) EP65
320	3V-Boom - 12ft Face - 3ft Standoff		175	(1) 10' Omni	
320		(12) 7/8"	170	3ft Sidearm	
310	(2) 10' Omni		170	6ft Sidearm	
305	6ft Sidearm		170	(2) Leg Dish Mount	
305		(2) 7/8"	170		(1) 7/8"
300	(2) Leg Dish Mount		170		(1) 7/8"
300	(2) 8' Solid Dish W/ Radome	(2) EP65	170	(2) 2' Solid Dish	(2) Cat 5
280	Flush Mount		165	(2) Leg Dish Mount	
280	Flush Mount		165	(2) 4' H.P. Dish	(2) EW105
280	(1) PR-950	(1) 7/8"	160	(2) Leg Dish Mount	
280	(1) PR-950	(1) 7/8"	160	(2) 6' Solid Dish W/ Radome	(2) EP65
270	(2) Leg Dish Mount		155	(2) Leg Dish Mount	
270	(2) 6' Solid Dish W/ Radome	(2) EP65	155	(2) 6' Solid Dish W/ Radome	(2) EP65
250	(2) Leg Dish Mount		150	(2) Leg Dish Mount	
250	(2) 6' Grid Dish	(2) 7/8"	150	(2) 4' H.P. Dish	(2) EW105
230	Flush Mount		145	(2) Leg Dish Mount	
230	Flush Mount		145	(2) 6' Grid Dish	(2) EP65
230	(1) PR-950	(1) 7/8"	140	(2) Leg Dish Mount	
230	(1) PR-950	(1) 7/8"	140	(2) 6' Grid Dish	(2) EP65
190	3V-Boom - 12ft Face - 3ft Standoff		131	(2) DB224	
190	(9) RRU (24" x 24" x 12")	(0) "	130	(2) Leg Dish Mount	
190	(9) APXV9ERR18-C	(9) 1 5/8"	130	(2) 6' Solid Dish W/ Radome	(2) EP65
181	(1) DB224		120	(2) 3ft Sidearms	
180	(2) Leg Dish Mount		120		(2) 7/8"

 <p><b>Sabre Industries</b> Towers and Poles</p> <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.</p>	<p><b>Sabre Communications Corporation</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>166942</b></p> <p>Customer: <b>HUFFMAN COMMUNICATIONS</b></p> <p>Site Name: <b>Rockwall, TX</b></p> <p>Description: <b>320' S3TL</b></p> <p>Date: <b>7/18/2017</b> By: <b>KJT</b></p>
---	--	--

**Customer: HUFFMAN COMMUNICATIONS**  
**Site: Rockwall, TX**

320 ft. Model S3TL Series HD1 Self Supporting Tower At  
90 mph Wind with no ice and 30 mph Wind with 0.75 in. Ice per ANSI/TIA-222-G.  
Antenna Loading per Page 1



**ELEVATION VIEW**  
(8.51 Cu. Yds. each)  
(3 REQUIRED; NOT TO SCALE)

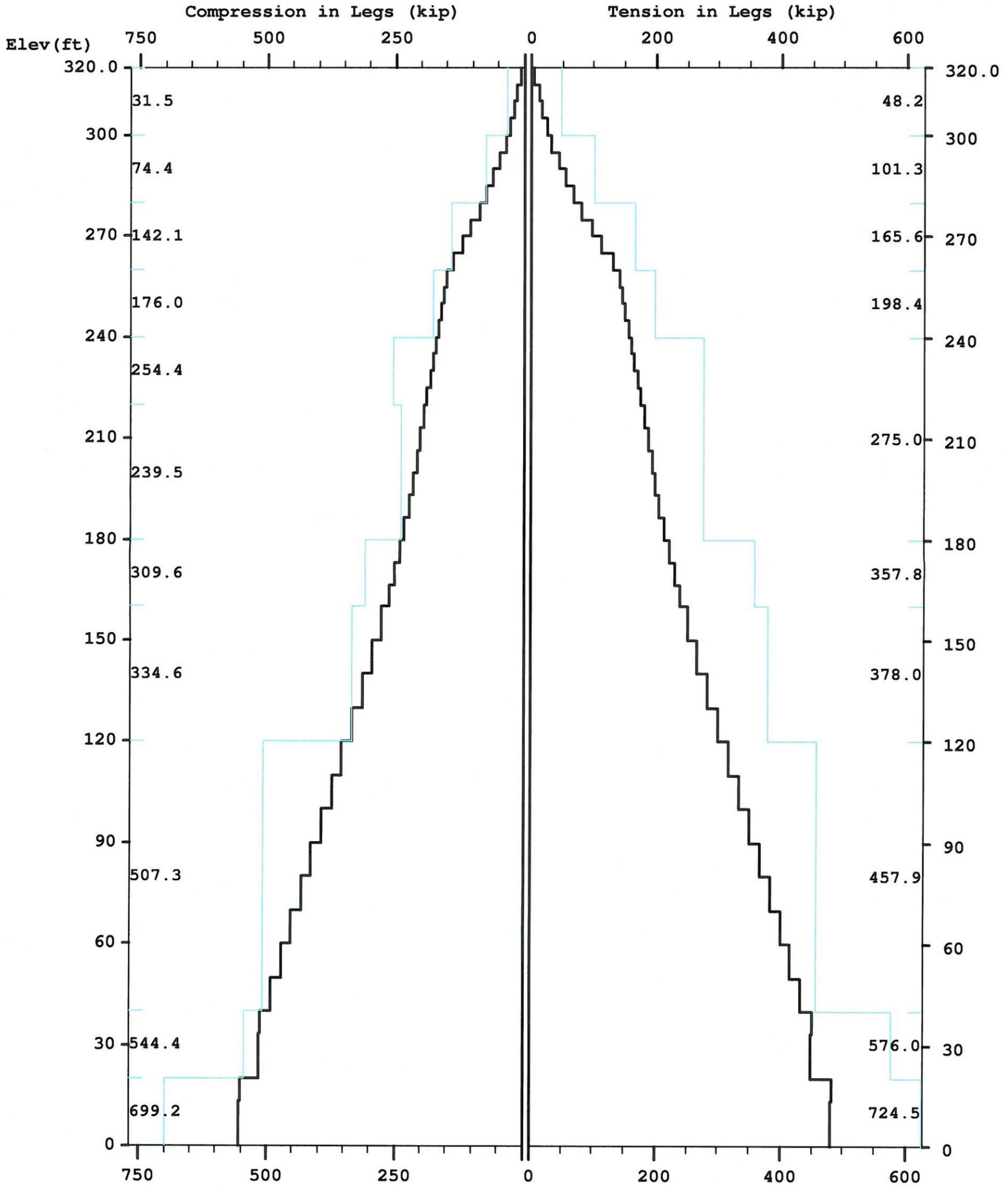
**Notes:**

- 1). Concrete shall have a minimum 28-day compressive strength of 4500 PSI, in accordance with ACI 318-11.
- 2). Rebars 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 Fargo Consultants, Inc., Report No. G14-2258, dated February 21, 2014.
- 6). See the geotechnical report for drilled pier installation requirements, if specified.
- 7). The foundation is based on the following factored loads:  
Factored uplift (kips) = 501  
Factored download (kips) = 577  
Factored shear (kips) = 57

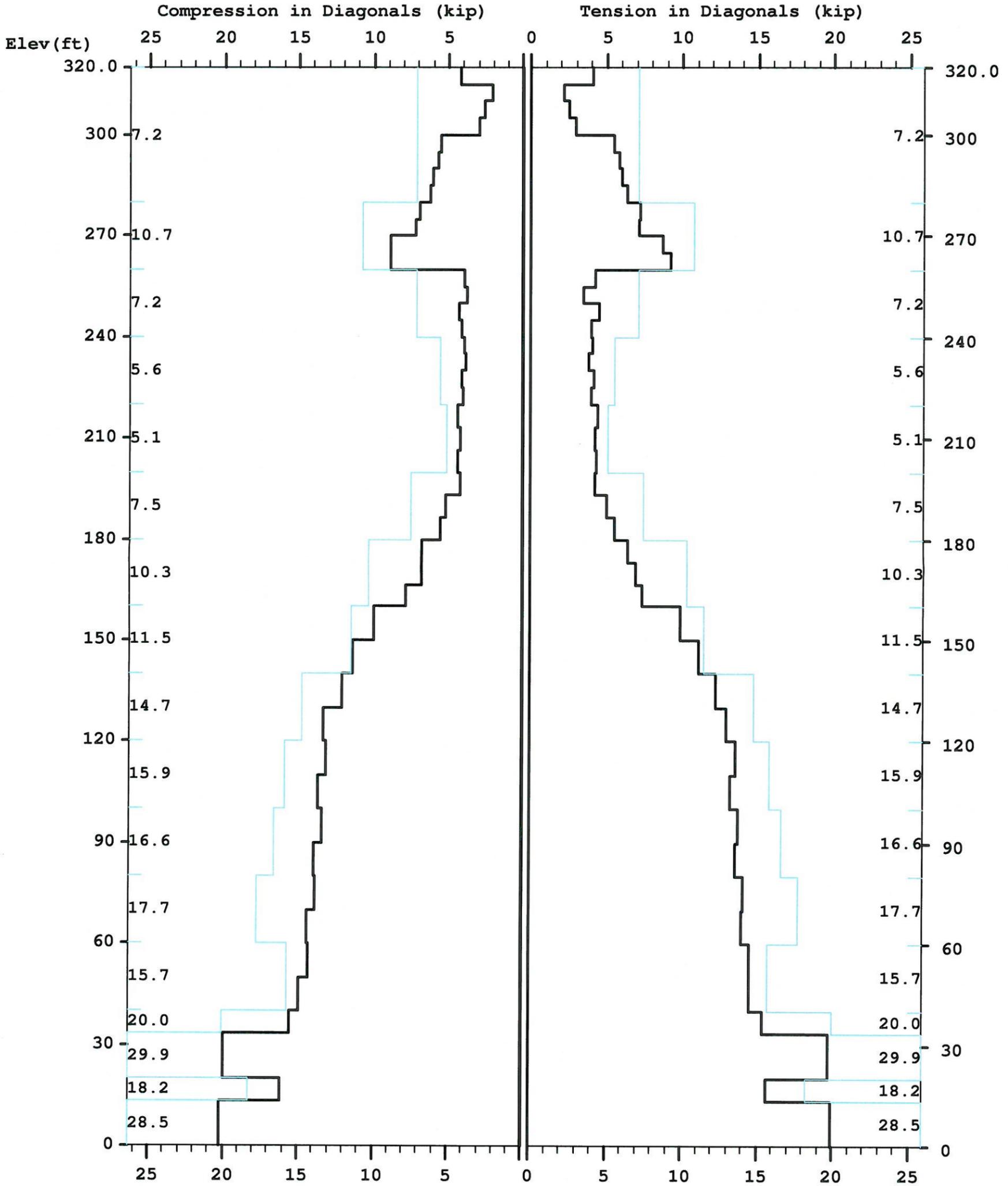
Rebar Schedule per Pier	
Pier	(14) #11 vertical rebar w/#4 ties, two (2) within top 5" of pier then 10" C/C

- 8). The foundations must be socketed at least 11 feet into dark gray shale.

Maximum

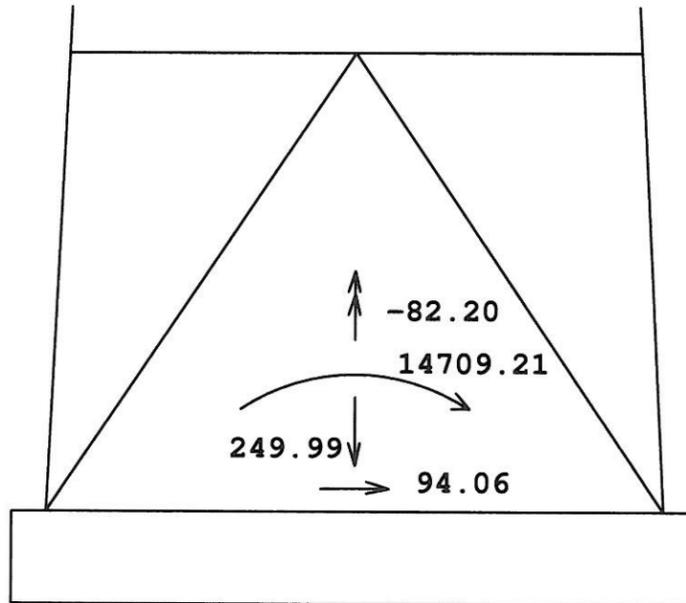


Maximum

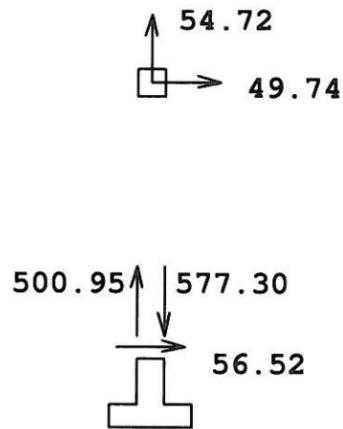


Maximum

TOTAL FOUNDATION LOADS (kip, ft-kip)



INDIVIDUAL FOOTING LOADS (kip)



MAST GEOMETRY ( ft )

PANEL TYPE	NO.OF LEGS	ELEV.AT BOTTOM	ELEV.AT TOP	F.W..AT BOTTOM	F.W..AT TOP	TYPICAL PANEL HEIGHT
X	3	315.00	320.00	5.00	5.00	5.00
X	3	300.00	315.00	5.00	5.00	5.00
X	3	295.00	300.00	5.00	5.00	5.00
X	3	280.00	295.00	5.00	5.00	5.00
X	3	275.00	280.00	5.00	5.00	5.00
X	3	260.00	275.00	5.00	5.00	5.00
X	3	255.00	260.00	5.50	5.00	5.00
X	3	240.00	255.00	7.00	5.50	5.00
X	3	220.00	240.00	9.00	7.00	5.00
X	3	200.00	220.00	11.00	9.00	6.67
X	3	180.00	200.00	13.00	11.00	6.67
X	3	160.00	180.00	15.00	13.00	6.67
X	3	140.00	160.00	17.00	15.00	10.00
X	3	120.00	140.00	19.00	17.00	10.00
X	3	100.00	120.00	21.00	19.00	10.00
X	3	80.00	100.00	23.00	21.00	10.00
X	3	60.00	80.00	25.00	23.00	10.00
X	3	40.00	60.00	27.00	25.00	10.00
V	3	33.33	40.00	27.67	27.00	6.67
A	3	20.00	33.33	29.00	27.67	13.33
V	3	13.33	20.00	29.67	29.00	6.67
A	3	0.00	13.33	31.00	29.67	13.33

MEMBER PROPERTIES

MEMBER TYPE	BOTTOM ELEV ft	TOP ELEV ft	X-SECTN AREA in.sq	RADIUS OF GYRAT in	ELASTIC MODULUS ksi	THERMAL EXPANSN /deg
LE	300.00	320.00	1.075	0.787	29000.	0.0000117
LE	280.00	300.00	2.254	0.787	29000.	0.0000117
LE	260.00	280.00	3.678	0.787	29000.	0.0000117
LE	240.00	260.00	4.407	0.787	29000.	0.0000117
LE	180.00	240.00	6.111	0.787	29000.	0.0000117
LE	160.00	180.00	7.952	0.787	29000.	0.0000117
LE	120.00	160.00	8.399	0.787	29000.	0.0000117
LE	20.00	120.00	12.763	0.787	29000.	0.0000117
LE	0.00	20.00	16.101	0.787	29000.	0.0000117
DI	280.00	320.00	0.484	0.626	29000.	0.0000117
DI	260.00	280.00	0.715	0.626	29000.	0.0000117
DI	220.00	260.00	0.484	0.626	29000.	0.0000117
DI	200.00	220.00	0.715	0.626	29000.	0.0000117
DI	180.00	200.00	0.902	0.626	29000.	0.0000117
DI	160.00	180.00	1.090	0.626	29000.	0.0000117
DI	140.00	160.00	1.562	0.626	29000.	0.0000117
DI	120.00	140.00	1.812	0.626	29000.	0.0000117
DI	100.00	120.00	1.938	0.626	29000.	0.0000117
DI	33.33	100.00	2.402	0.626	29000.	0.0000117
DI	20.00	33.33	2.559	0.626	29000.	0.0000117
DI	13.33	20.00	2.402	0.626	29000.	0.0000117
DI	0.00	13.33	2.559	0.626	29000.	0.0000117
HO	315.00	320.00	0.484	0.626	29000.	0.0000117
HO	295.00	300.00	0.484	0.626	29000.	0.0000117
HO	275.00	280.00	0.715	0.626	29000.	0.0000117
HO	255.00	260.00	0.484	0.626	29000.	0.0000117
HO	20.00	33.33	1.688	0.626	29000.	0.0000117
HO	0.00	13.33	1.938	0.626	29000.	0.0000117
BR	20.00	33.33	1.438	0.000	29000.	0.0000117
BR	0.00	13.33	1.438	0.000	29000.	0.0000117

FACTORED MEMBER RESISTANCES

BOTTOM ELEV ft	TOP ELEV ft	LEGS		DIAGONALS		HORIZONTALS		INT BRACING	
		COMP kip	TENS kip	COMP kip	TENS kip	COMP kip	TENS kip	COMP kip	TENS kip
315.0	320.0	31.48	48.15	7.16	7.16	5.73	5.73	0.00	0.00
300.0	315.0	31.48	48.15	7.16	7.16	0.00	0.00	0.00	0.00
295.0	300.0	74.39	101.25	7.16	7.16	5.73	5.73	0.00	0.00
280.0	295.0	74.39	101.25	7.16	7.16	0.00	0.00	0.00	0.00
275.0	280.0	142.05	165.60	10.74	10.74	8.38	8.38	0.00	0.00
260.0	275.0	142.05	165.60	10.74	10.74	0.00	0.00	0.00	0.00
255.0	260.0	175.98	198.45	7.16	7.16	5.73	5.73	0.00	0.00
240.0	255.0	175.98	198.45	7.16	7.16	0.00	0.00	0.00	0.00
220.0	240.0	254.38	274.95	5.55	5.55	0.00	0.00	0.00	0.00
200.0	220.0	239.46	274.95	5.09	5.09	0.00	0.00	0.00	0.00
180.0	200.0	239.46	274.95	7.47	7.47	0.00	0.00	0.00	0.00
160.0	180.0	309.64	357.75	10.34	10.34	0.00	0.00	0.00	0.00
140.0	160.0	334.65	378.00	11.47	11.47	0.00	0.00	0.00	0.00
120.0	140.0	334.65	378.00	14.74	14.74	0.00	0.00	0.00	0.00
100.0	120.0	507.33	457.90	15.85	15.85	0.00	0.00	0.00	0.00
80.0	100.0	507.33	457.90	16.62	16.62	0.00	0.00	0.00	0.00
60.0	80.0	507.33	457.90	17.72	17.72	0.00	0.00	0.00	0.00
40.0	60.0	507.33	457.90	15.70	15.70	0.00	0.00	0.00	0.00
33.3	40.0	544.40	576.00	20.02	20.02	0.00	0.00	0.00	0.00
20.0	33.3	544.40	576.00	29.94	29.94	11.16	11.16	7.41	7.41
13.3	20.0	699.22	724.50	18.24	18.24	0.00	0.00	0.00	0.00
0.0	13.3	699.22	724.50	28.50	28.50	13.90	13.90	6.59	6.59

=====  
 \* Only 3 condition(s) shown in full  
 \* RRUs/TMAs were assumed to be behind antennas  
 \* Some wind loads may have been derived from full-scale wind tunnel testing  
 =====

LOADING CONDITION A =====  
 90 mph wind with no ice. Wind Azimuth: 0° PL - 0

MAST LOADING  
 =====

LOAD TYPE	ELEV ft	APPLY.. RADIUS ft	LOAD..AT AZI	LOAD AZI	.....FORCES.....		.....MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	330.0	0.00	0.0	0.0	2.43	0.49	0.00	0.00
C	320.0	0.00	0.0	0.0	1.17	1.60	0.00	0.00
C	310.0	0.00	0.0	0.0	0.23	0.04	0.00	0.00
C	305.0	0.00	0.0	0.0	0.48	0.36	0.00	0.00
C	280.0	0.00	0.0	0.0	0.36	0.11	0.00	0.00
C	280.0	0.00	0.0	0.0	0.36	0.11	0.00	0.00
C	230.0	0.00	0.0	0.0	0.34	0.11	0.00	0.00
C	230.0	0.00	0.0	0.0	0.34	0.11	0.00	0.00
C	190.0	0.00	0.0	0.0	3.06	2.55	0.00	0.00
C	181.0	0.00	0.0	0.0	0.17	0.04	0.00	0.00
C	175.0	0.00	0.0	0.0	0.10	0.02	0.00	0.00
C	170.0	0.00	0.0	0.0	0.39	0.36	0.00	0.00
C	170.0	0.00	0.0	0.0	0.22	0.18	0.00	0.00
C	131.0	0.00	0.0	0.0	0.32	0.08	0.00	0.00
C	120.0	0.00	0.0	0.0	0.41	0.36	0.00	0.00
C	26.7	8.18	180.0	0.0	0.22	0.11	0.00	0.00
C	6.7	8.76	180.0	0.0	0.21	0.12	0.00	0.00
D	320.0	0.00	359.3	0.0	0.12	0.06	0.03	-0.02
D	315.0	0.00	359.3	0.0	0.12	0.06	0.03	-0.02
D	315.0	0.00	359.3	0.0	0.11	0.05	0.03	-0.02
D	305.0	0.00	359.3	0.0	0.11	0.05	0.03	-0.02
D	305.0	0.00	19.8	0.0	0.13	0.06	0.02	0.00
D	300.0	0.00	19.8	0.0	0.13	0.06	0.02	0.00
D	300.0	0.00	24.4	0.0	0.14	0.08	0.02	0.00
D	295.0	0.00	24.4	0.0	0.14	0.08	0.02	0.00
D	295.0	0.00	24.4	0.0	0.13	0.07	0.02	0.00
D	280.0	0.00	24.4	0.0	0.13	0.07	0.02	0.00
D	280.0	0.00	29.4	0.0	0.14	0.10	0.02	0.00
D	260.0	0.00	34.1	0.0	0.13	0.10	0.02	0.00
D	260.0	0.00	34.2	0.0	0.14	0.11	0.02	0.00
D	240.0	0.00	39.2	0.0	0.14	0.10	0.02	0.00
D	240.0	0.00	39.1	0.0	0.15	0.13	0.03	0.01
D	220.0	0.00	43.9	0.0	0.16	0.13	0.03	0.01
D	220.0	0.00	43.8	0.0	0.15	0.14	0.04	0.02
D	200.0	0.00	43.8	0.0	0.16	0.14	0.03	0.01
D	200.0	0.00	43.8	0.0	0.17	0.15	0.05	0.03
D	193.3	0.00	43.8	0.0	0.17	0.15	0.05	0.03
D	193.3	0.00	25.1	0.0	0.18	0.16	0.02	-0.01
D	186.7	0.00	25.1	0.0	0.18	0.16	0.02	-0.01
D	186.7	0.00	313.4	0.0	0.19	0.17	0.02	-0.04
D	180.0	0.00	313.4	0.0	0.19	0.17	0.02	-0.04
D	180.0	0.00	300.1	0.0	0.21	0.21	0.02	-0.04
D	173.3	0.00	300.1	0.0	0.21	0.21	0.02	-0.04
D	173.3	0.00	316.1	0.0	0.22	0.21	0.03	-0.05
D	166.7	0.00	316.1	0.0	0.22	0.21	0.03	-0.05
D	166.7	0.00	329.5	0.0	0.23	0.22	0.05	-0.05
D	160.0	0.00	329.5	0.0	0.23	0.22	0.05	-0.05
D	160.0	0.00	333.9	0.0	0.23	0.23	0.06	-0.06
D	150.0	0.00	333.9	0.0	0.23	0.23	0.06	-0.06
D	150.0	0.00	344.6	0.0	0.24	0.24	0.07	-0.03
D	140.0	0.00	344.6	0.0	0.24	0.24	0.07	-0.03
D	140.0	0.00	356.3	0.0	0.26	0.26	0.07	0.02
D	130.0	0.00	356.3	0.0	0.26	0.26	0.07	0.02
D	130.0	0.00	1.0	0.0	0.26	0.27	0.07	0.03
D	120.0	0.00	1.0	0.0	0.26	0.27	0.07	0.03
D	120.0	0.00	6.6	0.0	0.28	0.33	0.07	0.04
D	100.0	0.00	6.2	0.0	0.28	0.34	0.06	0.04
D	100.0	0.00	7.3	0.0	0.28	0.37	0.07	0.05
D	80.0	0.00	7.0	0.0	0.28	0.37	0.07	0.05
D	80.0	0.00	7.9	0.0	0.28	0.38	0.08	0.05
D	60.0	0.00	7.7	0.0	0.28	0.39	0.08	0.05
D	60.0	0.00	8.4	0.0	0.27	0.39	0.09	0.06
D	40.0	0.00	8.2	0.0	0.27	0.40	0.09	0.06
D	40.0	0.00	8.9	0.0	0.24	0.36	0.10	0.07
D	33.3	0.00	8.9	0.0	0.24	0.36	0.10	0.07
D	33.3	0.00	8.7	0.0	0.27	0.43	0.09	0.07
D	20.0	0.00	8.7	0.0	0.27	0.43	0.09	0.07
D	20.0	0.00	9.2	0.0	0.22	0.41	0.10	0.08
D	13.3	0.00	9.2	0.0	0.22	0.41	0.10	0.08
D	13.3	0.00	9.1	0.0	0.26	0.49	0.10	0.08
D	0.0	0.00	9.1	0.0	0.26	0.49	0.10	0.08

ANTENNA LOADING  
 =====

.....ANTENNA..... TYPE	ELEV ft	AZI	ATTACHMENT		.....ANTENNA FORCES.....			
			RAD ft	AZI	AXIAL kip	SHEAR kip	GRAVITY kip	TORSION ft-kip
STD+R	300.0	90.0	4.4	120.0	0.25	-0.78	0.40	-2.34
STD+R	300.0	270.0	4.4	240.0	0.25	0.78	0.40	2.34
STD+R	270.0	90.0	4.4	120.0	0.14	-0.43	0.24	-0.97
STD+R	270.0	270.0	4.4	240.0	0.14	0.43	0.24	0.97
GRID	250.0	90.0	5.0	120.0	-0.05	-0.25	0.14	-0.27
GRID	250.0	270.0	5.0	240.0	-0.05	0.25	0.14	0.27
STD+R	180.0	90.0	9.0	120.0	0.13	-0.39	0.24	-0.89
STD+R	180.0	270.0	9.0	240.0	0.13	0.39	0.24	0.89
STD	170.0	90.0	9.6	120.0	0.00	-0.04	0.03	-0.03

STD	170.0	270.0	9.6	240.0	0.00	0.04	0.03	0.03
HP	165.0	90.0	9.9	120.0	-0.05	-0.26	0.20	-0.17
HP	165.0	270.0	9.9	240.0	-0.05	0.26	0.20	0.17
STD+R	160.0	90.0	10.2	120.0	0.13	-0.38	0.24	-0.87
STD+R	160.0	270.0	10.2	240.0	0.13	0.38	0.24	0.87
STD+R	155.0	90.0	10.4	120.0	0.12	-0.38	0.24	-0.86
STD+R	155.0	270.0	10.4	240.0	0.12	0.38	0.24	0.86
HP	150.0	90.0	10.7	120.0	-0.05	-0.26	0.20	-0.16
HP	150.0	270.0	10.7	240.0	-0.05	0.26	0.20	0.16
GRID	145.0	90.0	11.0	120.0	-0.05	-0.22	0.14	-0.24
GRID	145.0	270.0	11.0	240.0	-0.05	0.22	0.14	0.24
GRID	140.0	90.0	11.3	120.0	-0.05	-0.22	0.14	-0.24
GRID	140.0	270.0	11.3	240.0	-0.05	0.22	0.14	0.24
STD+R	130.0	90.0	11.9	120.0	0.12	-0.37	0.24	-0.83
STD+R	130.0	270.0	11.9	240.0	0.12	0.37	0.24	0.83

SUPPRESS PRINTING

=====

LOADS INPUT	...FOR THIS LOADING..			.....MAXIMUMS.....			
	DISPL	MEMBER FORCES	FOUNDN LOADS	ALL	DISPL	MEMBER FORCES	FOUNDN LOADS
no	yes	yes	yes	no	no	no	no

LOADING CONDITION k

90 mph wind with no ice. Wind Azimuth: 0

PL - 0

MAST LOADING

=====

LOAD TYPE	ELEV ft	APPLY.. RADIUS ft	LOAD.. AT AZI	LOAD AZI	.....FORCES.....		.....MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	330.0	0.00	0.0	0.0	2.43	0.37	0.00	0.00
C	320.0	0.00	0.0	0.0	1.17	1.20	0.00	0.00
C	310.0	0.00	0.0	0.0	0.23	0.03	0.00	0.00
C	305.0	0.00	0.0	0.0	0.48	0.27	0.00	0.00
C	280.0	0.00	0.0	0.0	0.36	0.08	0.00	0.00
C	280.0	0.00	0.0	0.0	0.36	0.08	0.00	0.00
C	230.0	0.00	0.0	0.0	0.34	0.08	0.00	0.00
C	230.0	0.00	0.0	0.0	0.34	0.08	0.00	0.00
C	190.0	0.00	0.0	0.0	3.06	1.92	0.00	0.00
C	181.0	0.00	0.0	0.0	0.17	0.03	0.00	0.00
C	175.0	0.00	0.0	0.0	0.10	0.01	0.00	0.00
C	170.0	0.00	0.0	0.0	0.39	0.27	0.00	0.00
C	170.0	0.00	0.0	0.0	0.22	0.14	0.00	0.00
C	131.0	0.00	0.0	0.0	0.32	0.06	0.00	0.00
C	120.0	0.00	0.0	0.0	0.41	0.27	0.00	0.00
C	26.7	8.18	180.0	0.0	0.22	0.08	0.00	0.00
C	6.7	8.76	180.0	0.0	0.21	0.09	0.00	0.00
D	320.0	0.00	359.3	0.0	0.12	0.04	0.02	-0.02
D	315.0	0.00	359.3	0.0	0.12	0.04	0.02	-0.02
D	315.0	0.00	359.3	0.0	0.11	0.04	0.02	-0.02
D	305.0	0.00	359.3	0.0	0.11	0.04	0.02	-0.02
D	305.0	0.00	19.8	0.0	0.13	0.04	0.02	0.00
D	300.0	0.00	19.8	0.0	0.13	0.04	0.02	0.00
D	300.0	0.00	24.4	0.0	0.14	0.06	0.02	0.00
D	295.0	0.00	24.4	0.0	0.14	0.06	0.02	0.00
D	295.0	0.00	24.4	0.0	0.13	0.05	0.02	0.00
D	280.0	0.00	24.4	0.0	0.13	0.05	0.02	0.00
D	280.0	0.00	29.4	0.0	0.14	0.08	0.02	0.00
D	260.0	0.00	34.1	0.0	0.13	0.07	0.02	0.00
D	260.0	0.00	34.2	0.0	0.14	0.08	0.02	0.00
D	240.0	0.00	39.2	0.0	0.14	0.08	0.02	0.00
D	240.0	0.00	39.1	0.0	0.15	0.10	0.02	0.01
D	220.0	0.00	43.9	0.0	0.16	0.10	0.02	0.01
D	220.0	0.00	43.8	0.0	0.15	0.10	0.03	0.02
D	200.0	0.00	43.8	0.0	0.16	0.10	0.03	0.01
D	200.0	0.00	43.8	0.0	0.17	0.11	0.04	0.03
D	193.3	0.00	43.8	0.0	0.17	0.11	0.04	0.03
D	193.3	0.00	25.1	0.0	0.18	0.12	0.02	-0.01
D	186.7	0.00	25.1	0.0	0.18	0.12	0.02	-0.01
D	186.7	0.00	313.4	0.0	0.19	0.13	0.01	-0.04
D	180.0	0.00	313.4	0.0	0.19	0.13	0.01	-0.04
D	180.0	0.00	300.1	0.0	0.21	0.15	0.01	-0.04
D	173.3	0.00	300.1	0.0	0.21	0.15	0.01	-0.04
D	173.3	0.00	316.1	0.0	0.22	0.16	0.02	-0.05
D	166.7	0.00	316.1	0.0	0.22	0.16	0.02	-0.05
D	166.7	0.00	329.5	0.0	0.23	0.16	0.04	-0.05
D	160.0	0.00	329.5	0.0	0.23	0.16	0.04	-0.05
D	160.0	0.00	333.9	0.0	0.23	0.17	0.05	-0.06
D	150.0	0.00	333.9	0.0	0.23	0.17	0.05	-0.06
D	150.0	0.00	344.6	0.0	0.24	0.18	0.05	-0.03
D	140.0	0.00	344.6	0.0	0.24	0.18	0.05	-0.03
D	140.0	0.00	356.3	0.0	0.26	0.20	0.05	0.02
D	130.0	0.00	356.3	0.0	0.26	0.20	0.05	0.02
D	130.0	0.00	1.0	0.0	0.26	0.20	0.05	0.03
D	120.0	0.00	1.0	0.0	0.26	0.20	0.05	0.03
D	120.0	0.00	6.6	0.0	0.28	0.25	0.05	0.04
D	100.0	0.00	6.2	0.0	0.28	0.25	0.05	0.04
D	100.0	0.00	7.3	0.0	0.28	0.28	0.06	0.05
D	60.0	0.00	7.7	0.0	0.28	0.29	0.06	0.05
D	60.0	0.00	8.4	0.0	0.27	0.29	0.07	0.06
D	40.0	0.00	8.2	0.0	0.27	0.30	0.06	0.06
D	40.0	0.00	8.9	0.0	0.24	0.27	0.07	0.07
D	33.3	0.00	8.9	0.0	0.24	0.27	0.07	0.07
D	33.3	0.00	8.7	0.0	0.27	0.32	0.07	0.07
D	20.0	0.00	8.7	0.0	0.27	0.32	0.07	0.07
D	20.0	0.00	9.2	0.0	0.22	0.31	0.08	0.08
D	13.3	0.00	9.2	0.0	0.22	0.31	0.08	0.08

D	13.3	0.00	9.1	0.0	0.26	0.37	0.08	0.08
D	0.0	0.00	9.1	0.0	0.26	0.37	0.08	0.08

ANTENNA LOADING  
=====

.....ANTENNA..... TYPE	ELEV ft	AZI	ATTACHMENT		.....ANTENNA FORCES.....			
			RAD ft	AZI	AXIAL kip	SHEAR kip	GRAVITY kip	TORSION ft-kip
STD+R	300.0	90.0	4.4	120.0	0.25	-0.78	0.30	-2.34
STD+R	300.0	270.0	4.4	240.0	0.25	0.78	0.30	2.34
STD+R	270.0	90.0	4.4	120.0	0.14	-0.43	0.18	-0.97
STD+R	270.0	270.0	4.4	240.0	0.14	0.43	0.18	0.97
GRID	250.0	90.0	5.0	120.0	-0.05	-0.25	0.11	-0.27
GRID	250.0	270.0	5.0	240.0	-0.05	0.25	0.11	0.27
STD+R	180.0	90.0	9.0	120.0	0.13	-0.39	0.18	-0.89
STD+R	180.0	270.0	9.0	240.0	0.13	0.39	0.18	0.89
STD	170.0	90.0	9.6	120.0	0.00	-0.04	0.03	-0.03
STD	170.0	270.0	9.6	240.0	0.00	0.04	0.03	0.03
HP	165.0	90.0	9.9	120.0	-0.05	-0.26	0.15	-0.17
HP	165.0	270.0	9.9	240.0	-0.05	0.26	0.15	0.17
STD+R	160.0	90.0	10.2	120.0	0.13	-0.38	0.18	-0.87
STD+R	160.0	270.0	10.2	240.0	0.13	0.38	0.18	0.87
STD+R	155.0	90.0	10.4	120.0	0.12	-0.38	0.18	-0.86
STD+R	155.0	270.0	10.4	240.0	0.12	0.38	0.18	0.86
HP	150.0	90.0	10.7	120.0	-0.05	-0.26	0.15	-0.16
HP	150.0	270.0	10.7	240.0	-0.05	0.26	0.15	0.16
GRID	145.0	90.0	11.0	120.0	-0.05	-0.22	0.11	-0.24
GRID	145.0	270.0	11.0	240.0	-0.05	0.22	0.11	0.24
GRID	140.0	90.0	11.3	120.0	-0.05	-0.22	0.11	-0.24
GRID	140.0	270.0	11.3	240.0	-0.05	0.22	0.11	0.24
STD+R	130.0	90.0	11.9	120.0	0.12	-0.37	0.18	-0.83
STD+R	130.0	270.0	11.9	240.0	0.12	0.37	0.18	0.83

SUPPRESS PRINTING  
=====

LOADS INPUT	...FOR THIS LOADING..			.....MAXIMUMS.....			
	DISPL	MEMBER FORCES	FOUNDN LOADS	ALL	DISPL	MEMBER FORCES	FOUNDN LOADS
no	yes	yes	yes	no	no	no	no

LOADING CONDITION AU =====  
30 mph wind with 0.75 ice. wind Azimuth: 0° PL - 0

MAST LOADING  
=====

LOAD TYPE	ELEV ft	APPLY.. RADIUS ft	LOAD.. AZI	..AT AZI	.....FORCES.....		.....MOMENTS.....	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	330.0	0.00	0.0	0.0	1.05	3.34	0.00	0.00
C	320.0	0.00	0.0	0.0	0.22	2.61	0.00	0.00
C	310.0	0.00	0.0	0.0	0.04	0.11	0.00	0.00
C	305.0	0.00	0.0	0.0	0.07	0.73	0.00	0.00
C	280.0	0.00	0.0	0.0	0.17	0.43	0.00	0.00
C	280.0	0.00	0.0	0.0	0.17	0.43	0.00	0.00
C	230.0	0.00	0.0	0.0	0.16	0.42	0.00	0.00
C	230.0	0.00	0.0	0.0	0.16	0.42	0.00	0.00
C	190.0	0.00	0.0	0.0	0.36	6.02	0.00	0.00
C	181.0	0.00	0.0	0.0	0.05	0.22	0.00	0.00
C	175.0	0.00	0.0	0.0	0.02	0.05	0.00	0.00
C	170.0	0.00	0.0	0.0	0.05	0.71	0.00	0.00
C	170.0	0.00	0.0	0.0	0.03	0.36	0.00	0.00
C	131.0	0.00	0.0	0.0	0.09	0.44	0.00	0.00
C	120.0	0.00	0.0	0.0	0.05	0.70	0.00	0.00
C	26.7	8.18	180.0	0.0	0.02	0.11	0.00	0.00
C	6.7	8.76	180.0	0.0	0.02	0.12	0.00	0.00
D	320.0	0.00	354.1	0.0	0.02	0.28	0.15	0.00
D	315.0	0.00	354.1	0.0	0.02	0.28	0.15	0.00
D	315.0	0.00	354.1	0.0	0.02	0.24	0.15	0.00
D	305.0	0.00	354.1	0.0	0.02	0.24	0.15	0.00
D	305.0	0.00	13.3	0.0	0.02	0.28	0.13	0.00
D	300.0	0.00	13.3	0.0	0.02	0.28	0.13	0.00
D	300.0	0.00	20.3	0.0	0.02	0.34	0.12	0.00
D	295.0	0.00	20.3	0.0	0.02	0.34	0.12	0.00
D	295.0	0.00	20.3	0.0	0.02	0.30	0.12	0.00
D	280.0	0.00	20.3	0.0	0.02	0.30	0.12	0.00
D	280.0	0.00	25.7	0.0	0.02	0.38	0.12	0.00
D	275.0	0.00	25.7	0.0	0.02	0.38	0.12	0.00
D	275.0	0.00	25.7	0.0	0.02	0.34	0.12	0.00
D	270.0	0.00	25.7	0.0	0.02	0.34	0.12	0.00
D	270.0	0.00	33.2	0.0	0.02	0.35	0.12	0.00
D	260.0	0.00	33.2	0.0	0.02	0.35	0.12	0.00
D	260.0	0.00	32.9	0.0	0.02	0.39	0.11	0.00
D	255.0	0.00	32.9	0.0	0.02	0.39	0.11	0.00
D	255.0	0.00	32.5	0.0	0.02	0.36	0.10	0.00
D	250.0	0.00	32.5	0.0	0.02	0.36	0.10	0.00
D	250.0	0.00	39.3	0.0	0.02	0.37	0.14	0.00
D	240.0	0.00	39.0	0.0	0.02	0.38	0.13	0.00
D	240.0	0.00	39.9	0.0	0.02	0.41	0.16	0.00
D	230.0	0.00	39.7	0.0	0.02	0.42	0.15	0.00
D	230.0	0.00	46.4	0.0	0.02	0.43	0.19	0.00
D	220.0	0.00	46.2	0.0	0.02	0.44	0.18	0.00
D	220.0	0.00	46.7	0.0	0.02	0.43	0.22	0.00
D	213.3	0.00	46.7	0.0	0.02	0.43	0.22	0.00
D	213.3	0.00	46.5	0.0	0.02	0.43	0.20	0.00
D	206.7	0.00	46.5	0.0	0.02	0.43	0.20	0.00
D	206.7	0.00	46.3	0.0	0.02	0.44	0.18	0.00

D	200.0	0.00	46.3	0.0	0.02	0.44	0.18	0.00
D	200.0	0.00	47.1	0.0	0.02	0.47	0.26	0.00
D	193.3	0.00	47.1	0.0	0.02	0.47	0.26	0.00
D	193.3	0.00	37.0	0.0	0.02	0.51	0.15	0.00
D	186.7	0.00	37.0	0.0	0.02	0.51	0.15	0.00
D	186.7	0.00	1.1	0.0	0.02	0.55	0.07	0.00
D	180.0	0.00	1.1	0.0	0.02	0.55	0.07	0.00
D	180.0	0.00	339.1	0.0	0.02	0.62	0.07	0.00
D	173.3	0.00	339.1	0.0	0.02	0.62	0.07	0.00
D	173.3	0.00	343.5	0.0	0.03	0.65	0.14	0.00
D	166.7	0.00	343.5	0.0	0.03	0.65	0.14	0.00
D	166.7	0.00	346.2	0.0	0.03	0.68	0.25	0.00
D	160.0	0.00	346.2	0.0	0.03	0.68	0.25	0.00
D	160.0	0.00	348.0	0.0	0.03	0.69	0.34	0.00
D	150.0	0.00	348.0	0.0	0.03	0.69	0.34	0.00
D	150.0	0.00	357.1	0.0	0.03	0.73	0.39	0.00
D	140.0	0.00	357.1	0.0	0.03	0.73	0.39	0.00
D	140.0	0.00	11.6	0.0	0.03	0.79	0.37	0.00
D	130.0	0.00	11.6	0.0	0.03	0.79	0.37	0.00
D	130.0	0.00	18.0	0.0	0.03	0.81	0.38	0.00
D	120.0	0.00	18.0	0.0	0.03	0.81	0.38	0.00
D	120.0	0.00	24.0	0.0	0.03	0.89	0.39	0.01
D	100.0	0.00	23.6	0.0	0.03	0.90	0.37	0.00
D	100.0	0.00	24.6	0.0	0.03	0.93	0.43	0.01
D	80.0	0.00	24.4	0.0	0.03	0.94	0.41	0.01
D	80.0	0.00	25.2	0.0	0.03	0.94	0.47	0.01
D	60.0	0.00	25.0	0.0	0.03	0.96	0.45	0.01
D	60.0	0.00	25.8	0.0	0.03	0.95	0.49	0.01
D	40.0	0.00	26.1	0.0	0.03	0.96	0.48	0.01
D	40.0	0.00	25.2	0.0	0.03	0.87	0.54	0.01
D	33.3	0.00	25.2	0.0	0.03	0.87	0.54	0.01
D	33.3	0.00	25.4	0.0	0.03	1.09	0.53	0.01
D	20.0	0.00	25.4	0.0	0.03	1.09	0.53	0.01
D	20.0	0.00	25.0	0.0	0.02	0.94	0.63	0.01
D	13.3	0.00	25.0	0.0	0.02	0.94	0.63	0.01
D	13.3	0.00	25.6	0.0	0.03	1.27	0.83	0.01
D	0.0	0.00	25.6	0.0	0.03	1.27	0.83	0.01

ANTENNA LOADING

=====

.....ANTENNA.....	ATTACHMENT		.....ANTENNA FORCES.....					
TYPE	ELEV	AZI	RAD	AZI	AXIAL	SHEAR	GRAVITY	TORSION
	ft		ft		kip	kip	kip	ft-kip
STD+R	300.0	90.0	4.4	120.0	0.02	-0.06	1.58	-0.18
STD+R	300.0	270.0	4.4	240.0	0.02	0.06	1.58	0.18
STD+R	270.0	90.0	4.4	120.0	0.01	-0.03	0.83	-0.08
STD+R	270.0	270.0	4.4	240.0	0.01	0.03	0.83	0.08
GRID	250.0	90.0	5.0	120.0	0.00	-0.03	0.57	-0.07
GRID	250.0	270.0	5.0	240.0	0.00	0.03	0.57	0.07
STD+R	180.0	90.0	9.0	120.0	0.01	-0.03	0.81	-0.07
STD+R	180.0	270.0	9.0	240.0	0.01	0.03	0.81	0.07
STD	170.0	90.0	9.6	120.0	0.00	0.00	0.10	0.00
STD	170.0	270.0	9.6	240.0	0.00	0.00	0.10	0.00
HP	165.0	90.0	9.9	120.0	0.00	-0.02	0.77	-0.01
HP	165.0	270.0	9.9	240.0	0.00	0.02	0.77	0.01
STD+R	160.0	90.0	10.2	120.0	0.01	-0.03	0.80	-0.07
STD+R	160.0	270.0	10.2	240.0	0.01	0.03	0.80	0.07
STD+R	155.0	90.0	10.4	120.0	0.01	-0.03	0.80	-0.07
STD+R	155.0	270.0	10.4	240.0	0.01	0.03	0.80	0.07
HP	150.0	90.0	10.7	120.0	0.00	-0.02	0.76	-0.01
HP	150.0	270.0	10.7	240.0	0.00	0.02	0.76	0.01
GRID	145.0	90.0	11.0	120.0	0.00	-0.02	0.54	-0.06
GRID	145.0	270.0	11.0	240.0	0.00	0.02	0.54	0.06
GRID	140.0	90.0	11.3	120.0	0.00	-0.02	0.54	-0.06
GRID	140.0	270.0	11.3	240.0	0.00	0.02	0.54	0.06
STD+R	130.0	90.0	11.9	120.0	0.01	-0.03	0.79	-0.07
STD+R	130.0	270.0	11.9	240.0	0.01	0.03	0.79	0.07

SUPPRESS PRINTING

=====

LOADS INPUT	...FOR THIS LOADING..			.....MAXIMUMS.....			
	DISPL	MEMBER FORCES	FOUNDN LOADS	ALL	DISPL	MEMBER FORCES	FOUNDN LOADS
no	yes	yes	yes	no	no	no	no

MAXIMUM MAST DISPLACEMENTS:

=====

ELEV ft	-----DEFLECTIONS (ft)-----			--TILTS (DEG)--		TWIST DEG
	NORTH	EAST	DOWN	NORTH	EAST	
320.0	5.792 S	5.676 b	0.101 e	2.815 S	2.758 b	-0.784 w
315.0	5.543 S	5.433 b	0.094 e	2.798 S	2.741 b	-0.783 w
310.0	5.301 S	5.196 b	0.088 e	2.756 S	2.700 b	-0.782 w
305.0	5.060 S	4.959 b	0.082 e	2.698 S	2.645 b	-0.780 w
300.0	4.827 S	4.731 b	0.076 e	2.616 S	2.568 b	-0.777 w
295.0	4.598 S	4.506 b	0.070 e	2.565 S	2.520 b	-0.742 w
290.0	4.376 S	4.287 b	0.065 e	2.496 S	2.453 b	-0.706 w
285.0	4.157 S	4.072 b	0.060 e	2.411 S	2.369 b	-0.669 w
280.0	3.949 S	3.868 b	0.055 e	2.306 S	2.266 b	-0.632 w
275.0	3.747 S	3.670 b	0.051 e	2.230 S	2.191 b	-0.606 w
270.0	3.557 S	3.482 b	0.047 e	2.139 S	2.102 b	-0.579 w
265.0	3.369 S	3.298 b	0.044 e	2.035 S	1.999 b	-0.542 w
260.0	3.195 S	3.127 b	0.040 e	1.913 S	1.878 b	-0.503 w
255.0	3.030 S	2.965 b	0.038 e	1.808 S	1.775 b	-0.452 w
250.0	2.878 S	2.816 b	0.035 CB	1.712 S	1.680 b	-0.411 w
245.0	2.730 S	2.671 b	0.035 CB	1.619 S	1.588 b	-0.369 w
240.0	2.593 S	2.536 b	0.034 CB	1.532 S	1.501 b	-0.334 w
235.0	2.460 S	2.406 b	0.034 CB	1.471 S	1.441 b	-0.303 w
230.0	2.334 S	2.282 b	0.033 CB	1.413 S	1.384 b	-0.275 w
225.0	2.211 S	2.162 b	0.033 CB	1.357 S	1.328 b	-0.250 w
220.0	2.093 S	2.047 b	0.032 CB	1.303 S	1.275 b	-0.227 w

213.3	1.944	S	1.901	b	0.031	CB	1.232	AC	1.204	b	-0.209	w
206.7	1.804	S	1.764	b	0.031	CB	1.164	AC	1.137	b	-0.192	w
200.0	1.670	S	1.634	b	0.030	CB	1.097	AC	1.071	b	-0.178	w
193.3	1.545	S	1.513	b	0.029	CB	1.032	AC	1.008	b	-0.167	w
186.7	1.426	S	1.397	b	0.028	CB	0.969	AC	0.946	b	-0.157	w
180.0	1.315	S	1.288	b	0.028	CB	0.907	AC	0.885	b	-0.148	w
173.3	1.210	S	1.186	b	0.027	CB	0.859	AC	0.839	b	-0.139	w
166.7	1.112	S	1.090	b	0.026	CB	0.813	AC	0.795	b	-0.130	w
160.0	1.016	S	0.997	b	0.025	CB	0.767	AC	0.750	b	-0.121	w
150.0	0.886	S	0.869	b	0.024	CB	0.701	AC	0.686	b	-0.110	w
140.0	0.766	S	0.752	b	0.022	CB	0.636	AC	0.623	b	-0.097	w
130.0	0.658	S	0.645	b	0.021	CB	0.570	AC	0.559	b	-0.086	w
120.0	0.560	S	0.550	b	0.019	CB	0.504	AC	0.495	b	-0.075	w
110.0	0.473	S	0.464	b	0.018	CB	0.462	AC	0.453	b	-0.065	w
100.0	0.392	S	0.384	b	0.017	CB	0.419	S	0.410	b	-0.055	w
90.0	0.319	S	0.313	b	0.015	CB	0.375	S	0.368	b	-0.048	w
80.0	0.254	S	0.249	b	0.014	CB	0.332	S	0.325	b	-0.041	w
70.0	0.196	S	0.192	b	0.012	CB	0.289	S	0.283	b	-0.035	w
60.0	0.145	S	0.143	b	0.011	CB	0.245	S	0.240	b	-0.029	w
50.0	0.099	S	0.096	b	0.009	CB	0.201	S	0.196	b	-0.023	w
40.0	0.056	S	0.055	b	0.007	CB	0.156	S	0.152	b	-0.017	w
33.3	0.043	S	0.041	b	0.006	AU	0.128	S	0.125	b	-0.014	w
20.0	0.017	S	0.016	b	0.003	CB	0.069	S	0.067	b	-0.008	w
13.3	0.008	U	0.007	d	0.002	CB	0.046	S	0.045	b	-0.005	w
0.0	0.000	A	0.000	A	0.000	A	0.000	A	0.000	A	0.000	A

MAXIMUM ANTENNA AND REFLECTOR ROTATIONS:

ELEV ft	AZI deg	TYPE *	.....BEAM DEFLECTIONS (deg).....							
			PITCH	YAW	ROLL	TOTAL				
300.0	90.0	STD+R	-2.616	S	0.777	w	2.568	b	2.616	S
300.0	270.0	STD+R	2.616	S	0.777	w	-2.568	b	2.616	S
270.0	90.0	STD+R	-2.139	S	0.579	w	2.102	b	2.139	S
270.0	270.0	STD+R	2.139	S	0.579	w	-2.102	b	2.139	S
250.0	90.0	GRID	-1.712	S	0.411	w	1.680	b	1.712	S
250.0	270.0	GRID	1.712	S	0.411	w	-1.680	b	1.712	S
180.0	90.0	STD+R	-0.907	AC	0.148	w	0.885	b	0.907	AC
180.0	270.0	STD+R	0.907	AC	0.148	w	-0.885	b	0.907	AC
170.0	90.0	STD	-0.836	AC	0.135	w	0.817	b	0.836	AC
170.0	270.0	STD	0.836	AC	0.135	w	-0.817	b	0.836	AC
165.0	90.0	HP	-0.802	AC	0.128	w	0.784	b	0.802	AC
165.0	270.0	HP	0.802	AC	0.128	w	-0.784	b	0.802	AC
160.0	90.0	STD+R	-0.767	AC	0.121	w	0.750	b	0.767	AC
160.0	270.0	STD+R	0.767	AC	0.121	w	-0.750	b	0.767	AC
155.0	90.0	STD+R	-0.734	AC	0.115	w	0.718	b	0.734	AC
155.0	270.0	STD+R	0.734	AC	0.115	w	-0.718	b	0.734	AC
150.0	90.0	HP	-0.701	AC	0.110	w	0.686	b	0.701	AC
150.0	270.0	HP	0.701	AC	0.110	w	-0.686	b	0.701	AC
145.0	90.0	GRID	-0.669	AC	0.104	w	0.655	b	0.669	AC
145.0	270.0	GRID	0.669	AC	0.104	w	-0.655	b	0.669	AC
140.0	90.0	GRID	-0.636	AC	0.097	w	0.623	b	0.636	AC
140.0	270.0	GRID	0.636	AC	0.097	w	-0.623	b	0.636	AC
130.0	90.0	STD+R	-0.570	AC	0.086	w	0.559	b	0.570	AC
130.0	270.0	STD+R	0.570	AC	0.086	w	-0.559	b	0.570	AC

MAXIMUM TENSION IN MAST MEMBERS (kip)

ELEV ft	LEGS	DIAG	HORIZ	BRACE				
320.0	-----	-----	1.91	G	0.00	A		
315.0	4.76	k	4.10	AA	0.30	B	0.00	A
310.0	12.50	l	2.18	T	0.10	AC	0.00	A
305.0	17.38	k	2.49	k	0.27	A	0.00	A
300.0	24.35	k	2.97	AR	0.54	AO	0.00	A
295.0	32.33	k	5.52	M	0.32	A	0.00	A
290.0	43.38	w	5.86	b	0.04	AO	0.00	A
285.0	54.91	w	5.99	AL	0.31	M	0.00	A
280.0	67.42	w	6.32	b	0.96	M	0.00	A
275.0	80.07	w	7.17	w	0.46	A	0.00	A
270.0	96.40	w	7.14	b	0.12	AO	0.00	A
265.0	111.51	w	8.70	w	0.44	A	0.00	A
260.0	129.83	w	9.21	b	1.45	AO	0.00	A
255.0	140.42	w	4.27	y	0.40	M	0.00	A
250.0	146.31	w	3.48	d	0.02	AO	0.00	A
245.0	149.91	w	4.51	y	0.27	M	0.00	A
240.0	155.67	w	3.99	d	0.03	AL	0.00	A
235.0	160.05	w	4.04	y	0.16	M	0.00	A
230.0	165.09	w	3.78	d	0.08	M	0.00	A
225.0	169.54	w	4.17	y	0.12	M	0.00	A
220.0	174.86	w	3.96	d	0.09	M	0.00	A
213.3	180.13	w	4.44	y	0.15	M	0.00	A
206.7	186.77	w	4.22	d	0.08	M	0.00	A

200.0	192.69 w	4.35 y	0.13 M	0.00 A
193.3	198.96 w	4.25 d	0.05 M	0.00 A
186.7	204.86 w	5.07 y	0.11 A	0.00 A
180.0	212.18 w	5.53 AN	0.05 b	0.00 A
173.3	220.21 w	6.45 AN	0.14 A	0.00 A
166.7	228.69 w	6.98 d	0.05 M	0.00 A
160.0	237.68 w	7.41 AN	0.12 M	0.00 A
150.0	249.50 w	9.89 d	0.11 M	0.00 A
140.0	265.08 w	11.14 AN	0.08 A	0.00 A
130.0	281.41 w	12.28 d	0.10 M	0.00 A
120.0	298.57 w	12.91 AN	0.08 A	0.00 A
110.0	315.72 w	13.52 d	0.06 M	0.00 A
100.0	333.12 w	13.23 AN	0.07 A	0.00 A
90.0	349.85 w	13.73 d	0.06 M	0.00 A
80.0	366.69 w	13.58 AN	0.06 A	0.00 A
70.0	383.04 w	14.08 d	0.05 M	0.00 A
60.0	399.52 w	14.02 AN	0.06 BO	0.00 A
50.0	415.63 w	14.47 d	0.08 AO	0.00 A
40.0	431.76 w	14.54 AN	0.34 A	0.00 A
33.3	450.50 w	15.34 AN	1.05 m	0.00 S
20.0	449.46 w	19.73 d	0.10 M	0.00 S
13.3	481.82 w	15.67 AN	0.98 m	0.00 S
0.0	480.62 w	19.89 AQ	0.00 A	0.00 A

MAXIMUM COMPRESSION IN MAST MEMBERS (kip)

ELEV ft	LEGS	DIAG	HORIZ	BRACE
320.0	-5.96 s	-4.19 i	-1.85 w	0.00 A
315.0	-14.09 T	-2.12 l	-0.26 AD	0.00 A
310.0	-19.19 s	-2.57 S	-0.11 A	0.00 A
305.0	-26.71 s	-3.00 P	-0.23 AC	0.00 A
300.0	-35.22 s	-5.55 b	-0.74 C	0.00 A
295.0	-47.65 e	-5.73 AL	-0.27 AO	0.00 A
290.0	-59.51 e	-6.10 b	-0.05 A	0.00 A
285.0	-72.84 e	-6.26 AL	-0.29 AO	0.00 A
280.0	-86.23 e	-6.91 e	-0.92 AO	0.00 A
275.0	-103.48 e	-7.19 AL	-0.43 AO	0.00 A
270.0	-119.57 e	-8.93 b	-0.16 A	0.00 A
265.0	-139.41 e	-8.91 AL	-0.41 AO	0.00 A
260.0	-150.22 e	-3.94 g	-1.68 A	0.00 A
255.0	-156.91 e	-3.74 y	-0.38 AO	0.00 A
250.0	-161.03 e	-4.31 g	-0.03 M	0.00 A
245.0	-167.54 e	-4.09 y	-0.26 AO	0.00 A
240.0	-172.27 e	-3.92 g	-0.03 b	0.00 A
235.0	-178.06 e	-3.81 y	-0.15 AO	0.00 A
230.0	-183.11 e	-4.09 g	-0.08 AO	0.00 A
225.0	-189.16 e	-4.00 y	-0.11 AO	0.00 A
220.0	-195.04 e	-4.39 g	-0.09 AO	0.00 A
213.3	-202.62 e	-4.23 y	-0.14 AO	0.00 A
206.7	-209.34 e	-4.35 g	-0.07 AO	0.00 A
200.0	-216.57 e	-4.24 d	-0.12 AO	0.00 A
193.3	-224.10 e	-5.14 g	-0.05 AO	0.00 A
186.7	-233.21 e	-5.55 AN	-0.10 AO	0.00 A

180.0	-----		-0.05 AL	0.00 A
	-242.60 e	-6.80 g		
173.3	-----		-0.12 AO	0.00 A
	-252.80 e	-6.78 AN		
166.7	-----		-0.04 AO	0.00 A
	-263.12 e	-7.84 g		
160.0	-----		-0.11 AC	0.00 A
	-277.43 e	-9.95 AN		
150.0	-----		-0.10 AO	0.00 A
	-295.66 e	-11.34 d		
140.0	-----		-0.07 AO	0.00 A
	-314.74 e	-12.06 AN		
130.0	-----		-0.09 AO	0.00 A
	-334.23 e	-13.37 d		
120.0	-----		-0.06 AO	0.00 A
	-354.58 e	-13.14 AN		
110.0	-----		-0.05 AO	0.00 A
	-374.25 e	-13.65 d		
100.0	-----		-0.06 AO	0.00 A
	-394.27 e	-13.43 AN		
90.0	-----		-0.05 AO	0.00 A
	-413.80 e	-13.95 d		
80.0	-----		-0.05 AO	0.00 A
	-433.58 e	-13.83 AN		
70.0	-----		-0.05 AO	0.00 A
	-452.95 e	-14.42 g		
60.0	-----		-0.03 AQ	0.00 A
	-472.56 e	-14.33 d		
50.0	-----		-0.09 M	0.00 A
	-491.83 e	-14.90 g		
40.0	-----		-0.29 AC	0.00 A
	-513.72 e	-15.56 g		
33.3	-----		-1.22 S	0.00 C
	-515.12 e	-19.98 g		
20.0	-----		-0.09 AO	0.00 C
	-552.02 e	-16.17 g		
13.3	-----		-1.15 U	0.00 AR
	-553.60 e	-20.26 g		
0.0	-----		0.00 A	0.00 A

MAXIMUM INDIVIDUAL FOUNDATION LOADS: (kip)

NORTH	LOAD EAST	COMPONENTS DOWN	UPLIFT	TOTAL SHEAR
54.72 s	49.74 e	577.30 e	-500.95 w	56.52 e

MAXIMUM TOTAL LOADS ON FOUNDATION : (kip & kip-ft)

HORIZONTAL			DOWN	OVERTURNING		TORSION
NORTH	EAST	TOTAL @ 119.2		NORTH	EAST	TOTAL @ 119.2
91.3 AC	85.4 b	94.1 AO	250.0 BD	14012.5 S	13561.1 b	14709.2 e
						-82.2 w

Latticed Tower Analysis (Unguyed) (c)2013 Guymast Inc. 416-736-7453  
 Processed under license at:

Sabre Towers and Poles on: 14 jul 2017 at: 11:26:06

\*\*\*\*\*  
 \*\*\*\*\* Service Load Condition \*\*\*\*\*  
 \*\*\*\*\*

- \* Only 1 condition(s) shown in full
- \* RRUS/TMAs were assumed to be behind antennas
- \* Some wind loads may have been derived from full-scale wind tunnel testing

LOADING CONDITION A

60 mph wind with no ice. wind Azimuth: 0

PL - 0

MAST LOADING

LOAD TYPE	ELEV ft	APPLY. RADIUS ft	LOAD. AT AZI ft	LOAD AZI	FORCES		MOMENTS	
					HORIZ kip	DOWN kip	VERTICAL ft-kip	TORSNAL ft-kip
C	330.0	0.00	0.0	0.0	0.68	0.41	0.00	0.00
C	320.0	0.00	0.0	0.0	0.32	1.34	0.00	0.00
C	310.0	0.00	0.0	0.0	0.06	0.03	0.00	0.00
C	305.0	0.00	0.0	0.0	0.13	0.30	0.00	0.00
C	280.0	0.00	0.0	0.0	0.10	0.09	0.00	0.00
C	280.0	0.00	0.0	0.0	0.10	0.09	0.00	0.00

C	230.0	0.00	0.0	0.0	0.09	0.09	0.00	0.00
C	230.0	0.00	0.0	0.0	0.09	0.09	0.00	0.00
C	190.0	0.00	0.0	0.0	0.85	2.13	0.00	0.00
C	181.0	0.00	0.0	0.0	0.05	0.04	0.00	0.00
C	175.0	0.00	0.0	0.0	0.03	0.01	0.00	0.00
C	170.0	0.00	0.0	0.0	0.11	0.30	0.00	0.00
C	170.0	0.00	0.0	0.0	0.06	0.15	0.00	0.00
C	131.0	0.00	0.0	0.0	0.09	0.07	0.00	0.00
C	120.0	0.00	0.0	0.0	0.11	0.30	0.00	0.00
C	26.7	8.18	180.0	0.0	0.06	0.09	0.00	0.00
C	6.7	8.76	180.0	0.0	0.06	0.10	0.00	0.00
D	320.0	0.00	359.3	0.0	0.03	0.05	0.02	0.00
D	305.0	0.00	359.3	0.0	0.03	0.04	0.02	0.00
D	305.0	0.00	19.8	0.0	0.04	0.05	0.02	0.00
D	300.0	0.00	19.8	0.0	0.04	0.05	0.02	0.00
D	300.0	0.00	24.4	0.0	0.04	0.06	0.02	0.00
D	280.0	0.00	24.4	0.0	0.04	0.06	0.02	0.00
D	280.0	0.00	29.4	0.0	0.04	0.09	0.02	0.00
D	260.0	0.00	34.1	0.0	0.04	0.08	0.02	0.01
D	260.0	0.00	34.2	0.0	0.04	0.09	0.02	0.01
D	240.0	0.00	39.2	0.0	0.04	0.09	0.02	0.01
D	240.0	0.00	39.1	0.0	0.05	0.11	0.03	0.01
D	220.0	0.00	43.9	0.0	0.05	0.11	0.03	0.01
D	220.0	0.00	43.8	0.0	0.05	0.11	0.03	0.01
D	200.0	0.00	43.8	0.0	0.05	0.12	0.03	0.01
D	200.0	0.00	43.8	0.0	0.05	0.13	0.04	0.02
D	193.3	0.00	43.8	0.0	0.05	0.13	0.04	0.02
D	193.3	0.00	25.1	0.0	0.06	0.13	0.02	0.01
D	186.7	0.00	25.1	0.0	0.06	0.13	0.02	0.01
D	186.7	0.00	313.4	0.0	0.06	0.14	0.01	0.00
D	180.0	0.00	313.4	0.0	0.06	0.14	0.01	0.00
D	180.0	0.00	300.1	0.0	0.06	0.17	0.02	0.00
D	166.7	0.00	316.1	0.0	0.07	0.18	0.02	-0.01
D	166.7	0.00	329.5	0.0	0.07	0.18	0.04	-0.01
D	160.0	0.00	329.5	0.0	0.07	0.18	0.04	-0.01
D	160.0	0.00	333.9	0.0	0.07	0.19	0.05	-0.01
D	150.0	0.00	333.9	0.0	0.07	0.19	0.05	-0.01
D	150.0	0.00	344.6	0.0	0.08	0.20	0.06	0.00
D	140.0	0.00	344.6	0.0	0.08	0.20	0.06	0.00
D	140.0	0.00	356.3	0.0	0.08	0.22	0.05	0.01
D	120.0	0.00	1.0	0.0	0.09	0.22	0.06	0.02
D	120.0	0.00	6.6	0.0	0.09	0.28	0.06	0.02
D	100.0	0.00	6.2	0.0	0.09	0.28	0.05	0.02
D	100.0	0.00	7.3	0.0	0.09	0.31	0.06	0.02
D	40.0	0.00	8.2	0.0	0.09	0.33	0.07	0.03
D	40.0	0.00	8.9	0.0	0.07	0.30	0.08	0.03
D	33.3	0.00	8.9	0.0	0.07	0.30	0.08	0.03
D	33.3	0.00	8.7	0.0	0.08	0.36	0.08	0.03
D	20.0	0.00	8.7	0.0	0.08	0.36	0.08	0.03
D	20.0	0.00	9.2	0.0	0.07	0.34	0.09	0.03
D	13.3	0.00	9.2	0.0	0.07	0.34	0.09	0.03
D	13.3	0.00	9.1	0.0	0.08	0.41	0.08	0.02
D	0.0	0.00	9.1	0.0	0.08	0.41	0.08	0.02

ANTENNA LOADING

.....ANTENNA.....	ATTACHMENT		.....ANTENNA FORCES.....					
TYPE	ELEV	AZI	RAD	AZI	AXIAL	SHEAR	GRAVITY	TORSION
	ft		ft		kip	kip	kip	ft-kip
STD+R	300.0	90.0	4.4	120.0	0.07	-0.22	0.34	-0.65
STD+R	300.0	270.0	4.4	240.0	0.07	0.22	0.34	0.65
STD+R	270.0	90.0	4.4	120.0	0.04	-0.12	0.20	-0.27
STD+R	270.0	270.0	4.4	240.0	0.04	0.12	0.20	0.27
GRID	250.0	90.0	5.0	120.0	-0.01	-0.07	0.12	-0.08
GRID	250.0	270.0	5.0	240.0	-0.01	0.07	0.12	0.08
STD+R	180.0	90.0	9.0	120.0	0.04	-0.11	0.20	-0.25
STD+R	180.0	270.0	9.0	240.0	0.04	0.11	0.20	0.25
STD	170.0	90.0	9.6	120.0	0.00	-0.01	0.03	-0.01
STD	170.0	270.0	9.6	240.0	0.00	0.01	0.03	0.01
HP	165.0	90.0	9.9	120.0	-0.01	-0.07	0.17	-0.05
HP	165.0	270.0	9.9	240.0	-0.01	0.07	0.17	0.05
STD+R	160.0	90.0	10.2	120.0	0.04	-0.11	0.20	-0.24
STD+R	160.0	270.0	10.2	240.0	0.04	0.11	0.20	0.24
STD+R	155.0	90.0	10.4	120.0	0.04	-0.11	0.20	-0.24
STD+R	155.0	270.0	10.4	240.0	0.04	0.11	0.20	0.24
HP	150.0	90.0	10.7	120.0	-0.01	-0.07	0.17	-0.05
HP	150.0	270.0	10.7	240.0	-0.01	0.07	0.17	0.05
GRID	145.0	90.0	11.0	120.0	-0.01	-0.06	0.12	-0.07
GRID	145.0	270.0	11.0	240.0	-0.01	0.06	0.12	0.07
GRID	140.0	90.0	11.3	120.0	-0.01	-0.06	0.12	-0.07
GRID	140.0	270.0	11.3	240.0	-0.01	0.06	0.12	0.07
STD+R	130.0	90.0	11.9	120.0	0.03	-0.10	0.20	-0.23
STD+R	130.0	270.0	11.9	240.0	0.03	0.10	0.20	0.23

SUPPRESS PRINTING

LOADS INPUT	...FOR THIS LOADING..				.....MAXIMUMS.....			
	DISPL	MEMBER FORCES	FOUNDN LOADS		ALL	DISPL	MEMBER FORCES	FOUNDN LOADS
no	yes	yes	yes		no	no	no	no

MAXIMUM MAST DISPLACEMENTS:

ELEV ft	-----DEFLECTIONS (ft)-----			--TILTS (DEG)---		TWIST DEG
	NORTH	EAST	DOWN	NORTH	EAST	
320.0	1.688 s	1.691 b	0.018 e	0.807 s	0.800 b	-0.220 M
315.0	1.617 s	1.621 b	0.018 e	0.802 s	0.795 b	-0.220 M
310.0	1.547 s	1.552 b	0.017 e	0.791 s	0.784 b	-0.219 M
305.0	1.478 s	1.483 b	0.016 e	0.774 s	0.768 b	-0.219 M

300.0	1.411 S	1.417 b	0.016 e	0.752 S	0.747 b	-0.218 M
295.0	1.345 S	1.351 b	0.015 e	0.737 S	0.733 b	-0.208 M
290.0	1.281 S	1.288 b	0.015 e	0.718 S	0.714 b	-0.198 M
285.0	1.218 S	1.225 b	0.014 e	0.694 S	0.691 b	-0.188 M
280.0	1.158 S	1.165 b	0.014 e	0.665 S	0.662 b	-0.177 M
275.0	1.100 S	1.108 b	0.013 e	0.644 S	0.641 b	-0.170 M
270.0	1.045 S	1.053 b	0.013 e	0.618 S	0.616 b	-0.162 M
265.0	0.991 S	0.999 b	0.012 e	0.589 S	0.587 b	-0.152 M
260.0	0.941 S	0.948 b	0.012 e	0.554 S	0.553 b	-0.141 M
255.0	0.893 S	0.901 b	0.012 e	0.525 S	0.524 b	-0.127 M
250.0	0.848 S	0.856 b	0.011 e	0.498 S	0.497 b	-0.115 M
245.0	0.805 S	0.813 b	0.011 e	0.471 S	0.471 b	-0.103 M
240.0	0.765 S	0.773 b	0.011 e	0.447 S	0.446 b	-0.093 M
235.0	0.727 S	0.735 b	0.010 e	0.429 S	0.429 b	-0.084 M
230.0	0.690 S	0.698 b	0.010 e	0.413 S	0.413 b	-0.077 M
225.0	0.654 S	0.662 b	0.010 e	0.397 S	0.397 b	-0.070 M
220.0	0.619 S	0.627 b	0.010 e	0.381 S	0.382 b	-0.063 M
213.3	0.576 S	0.584 b	0.009 e	0.361 S	0.362 b	-0.058 M
206.7	0.534 S	0.542 b	0.009 e	0.341 S	0.342 b	-0.053 M
200.0	0.495 S	0.503 b	0.009 e	0.322 S	0.323 b	-0.049 M
193.3	0.459 S	0.466 b	0.009 e	0.303 S	0.305 b	-0.046 M
186.7	0.424 S	0.431 b	0.008 e	0.285 S	0.287 b	-0.044 M
180.0	0.391 S	0.398 b	0.008 e	0.267 S	0.269 b	-0.041 M
173.3	0.360 S	0.367 b	0.008 e	0.253 S	0.255 b	-0.039 M
166.7	0.331 S	0.338 b	0.008 e	0.240 S	0.242 b	-0.036 M
160.0	0.303 S	0.309 b	0.007 e	0.226 S	0.229 b	-0.033 M
150.0	0.264 S	0.270 b	0.007 e	0.207 S	0.210 b	-0.030 M
140.0	0.229 S	0.234 b	0.006 e	0.188 S	0.191 b	-0.027 M
130.0	0.197 S	0.201 b	0.006 e	0.169 S	0.172 b	-0.024 M
120.0	0.168 S	0.172 b	0.005 e	0.150 S	0.152 b	-0.021 M
110.0	0.142 S	0.145 b	0.005 A	0.137 S	0.140 b	-0.018 P
100.0	0.118 S	0.121 b	0.005 A	0.124 S	0.127 b	-0.016 P
90.0	0.096 S	0.098 b	0.004 A	0.112 S	0.114 b	-0.014 P
80.0	0.076 S	0.078 b	0.004 A	0.099 S	0.101 b	-0.012 P
70.0	0.059 S	0.061 b	0.004 A	0.086 S	0.088 b	-0.011 P
60.0	0.044 S	-0.045 J	0.003 A	0.073 S	0.075 b	-0.009 P
50.0	0.030 S	0.031 b	0.003 A	0.060 S	0.061 b	-0.007 P
40.0	0.017 S	-0.018 J	0.002 A	0.047 S	0.048 b	-0.005 P
33.3	0.013 S	0.013 b	0.002 M	0.038 S	0.039 b	-0.005 P
20.0	0.005 S	0.005 b	0.001 A	0.021 S	0.021 b	-0.003 P
13.3	0.002 U	0.002 d	0.001 A	0.014 S	0.014 b	-0.002 P
0.0	0.000 A	0.000 A	0.000 A	0.000 A	0.000 A	0.000 A

MAXIMUM ANTENNA AND REFLECTOR ROTATIONS:

ELEV ft	AZI deg	TYPE *	.....BEAM DEFLECTIONS (deg).....			
			PITCH	YAW	ROLL	TOTAL
300.0	90.0	STD+R	-0.752 S	0.218 M	0.747 b	0.752 S
300.0	270.0	STD+R	0.752 S	0.218 M	-0.747 b	0.752 S
270.0	90.0	STD+R	-0.618 S	0.162 M	0.616 b	0.618 S
270.0	270.0	STD+R	0.618 S	0.162 M	-0.616 b	0.618 S
250.0	90.0	GRID	-0.498 S	0.115 M	0.497 b	0.498 S
250.0	270.0	GRID	0.498 S	0.115 M	-0.497 b	0.498 S
180.0	90.0	STD+R	-0.267 S	0.041 M	0.269 b	0.267 S
180.0	270.0	STD+R	0.267 S	0.041 M	-0.269 b	0.267 S
170.0	90.0	STD	-0.246 S	0.037 M	0.249 b	0.246 S
170.0	270.0	STD	0.246 S	0.037 M	-0.249 b	0.246 S
165.0	90.0	HP	-0.236 S	0.035 M	0.239 b	0.236 S
165.0	270.0	HP	0.236 S	0.035 M	-0.239 b	0.236 S
160.0	90.0	STD+R	-0.226 S	0.033 M	0.229 b	0.226 S
160.0	270.0	STD+R	0.226 S	0.033 M	-0.229 b	0.226 S
155.0	90.0	STD+R	-0.217 S	0.032 M	0.219 b	0.217 S
155.0	270.0	STD+R	0.217 S	0.032 M	-0.219 b	0.217 S
150.0	90.0	HP	-0.207 S	0.030 M	0.210 b	0.207 S
150.0	270.0	HP	0.207 S	0.030 M	-0.210 b	0.207 S
145.0	90.0	GRID	-0.197 S	0.029 M	0.201 b	0.197 S
145.0	270.0	GRID	0.197 S	0.029 M	-0.201 b	0.197 S
140.0	90.0	GRID	-0.188 S	0.027 M	0.191 b	0.188 S
140.0	270.0	GRID	0.188 S	0.027 M	-0.191 b	0.188 S
130.0	90.0	STD+R	-0.169 S	0.024 M	0.172 b	0.169 S
130.0	270.0	STD+R	0.169 S	0.024 M	-0.172 b	0.169 S

MAXIMUM TENSION IN MAST MEMBERS (kip)

ELEV ft	LEGS	DIAG	HORIZ	BRACE
320.0	-----	-----	0.55 G	0.00 A
315.0	0.91 A	1.12 Q	0.09 B	0.00 A
310.0	-----	-----	0.03 S	0.00 A
305.0	4.30 A	0.69 A	0.09 A	0.00 A
300.0	-----	-----	0.15 G	0.00 A
295.0	8.26 A	1.55 M	0.11 A	0.00 A
290.0	-----	-----	0.01 e	0.00 A
285.0	11.18 A	1.67 b	0.10 A	0.00 A
280.0	-----	-----	0.29 M	0.00 A
275.0	14.36 M	1.65 b	0.14 A	0.00 A
270.0	-----	-----	0.03 e	0.00 A
265.0	17.78 M	1.79 b	0.14 A	0.00 A
260.0	-----	-----	0.36 e	0.00 A
255.0	21.31 M	2.00 M	0.12 M	0.00 A
	-----	-----		
	25.78 M	2.02 b		
	-----	-----		
	29.95 M	2.44 M		
	-----	-----		
	35.01 M	2.65 J		
	-----	-----		
	38.11 M	1.20 O		
	-----	-----		
	39.71 M	1.02 d		

250.0	-----		0.01 e	0.00 A
	40.72 M	1.29 o		
245.0	-----		0.09 M	0.00 A
	42.31 M	1.19 d		
240.0	-----		0.01 J	0.00 A
	43.65 M	1.18 o		
235.0	-----		0.05 M	0.00 A
	45.05 M	1.14 d		
230.0	-----		0.03 M	0.00 A
	46.34 M	1.24 o		
225.0	-----		0.04 M	0.00 A
	47.86 M	1.20 g		
220.0	-----		0.03 M	0.00 A
	49.44 M	1.34 o		
213.3	-----		0.05 M	0.00 A
	51.36 M	1.30 g		
206.7	-----		0.03 M	0.00 A
	53.14 M	1.35 o		
200.0	-----		0.04 M	0.00 A
	54.98 M	1.34 o		
193.3	-----		0.02 M	0.00 A
	56.49 M	1.56 o		
186.7	-----		0.04 A	0.00 A
	58.33 M	1.70 d		
180.0	-----		0.02 b	0.00 A
	60.50 M	1.95 L		
173.3	-----		0.05 A	0.00 A
	62.80 M	2.18 d		
166.7	-----		0.02 M	0.00 A
	65.25 M	2.24 d		
160.0	-----		0.04 M	0.00 A
	68.30 M	3.05 d		
150.0	-----		0.04 M	0.00 A
	72.50 M	3.38 d		
140.0	-----		0.03 A	0.00 A
	76.91 M	3.78 d		
130.0	-----		0.03 M	0.00 A
	81.59 M	3.91 d		
120.0	-----		0.03 A	0.00 A
	86.20 M	4.20 d		
110.0	-----		0.02 M	0.00 A
	91.00 M	4.07 L		
100.0	-----		0.02 A	0.00 A
	95.49 M	4.32 d		
90.0	-----		0.02 M	0.00 A
	100.08 M	4.23 L		
80.0	-----		0.02 A	0.00 A
	104.44 M	4.46 d		
70.0	-----		0.02 M	0.00 A
	108.90 M	4.41 L		
60.0	-----		0.02 R	0.00 A
	113.19 M	4.61 d		
50.0	-----		0.02 e	0.00 A
	117.52 M	4.62 L		
40.0	-----		0.12 A	0.00 A
	122.81 M	4.90 d		
33.3	-----		0.30 A	0.00 X
	121.65 M	6.32 d		
20.0	-----		0.04 M	0.00 X
	131.01 M	5.00 L		
13.3	-----		0.26 C	0.00 I
	129.68 M	6.33 L		
0.0	-----		0.00 A	0.00 A

MAXIMUM COMPRESSION IN MAST MEMBERS (kip)

ELEV ft	LEGS	DIAG	HORIZ	BRACE
320.0	-----		-0.50 M	0.00 A
	-2.04 s	-1.20 h		
315.0	-----		-0.06 T	0.00 A
	-4.41 T	-0.58 B		
310.0	-----		-0.03 A	0.00 A
	-5.87 s	-0.73 S		
305.0	-----		-0.05 S	0.00 A
	-8.09 s	-0.85 P		
300.0	-----		-0.24 C	0.00 A
	-10.71 e	-1.55 J		
295.0	-----		-0.06 e	0.00 A
	-14.31 e	-1.56 b		
290.0	-----		-0.02 A	0.00 A
	-17.65 e	-1.74 b		
285.0	-----		-0.07 e	0.00 A
	-21.53 e	-1.74 b		
280.0	-----		-0.24 e	0.00 A
	-25.39 e	-1.99 e		
275.0	-----		-0.11 e	0.00 A
	-30.44 e	-2.01 b		
270.0	-----		-0.05 A	0.00 A
	-35.19 e	-2.55 J		
265.0	-----		-0.10 e	0.00 A
	-41.05 e	-2.47 J		
260.0	-----		-0.54 A	0.00 A
	-44.21 e	-1.19 g		
255.0	-----		-0.10 e	0.00 A
	-46.37 e	-1.08 o		
250.0	-----		-0.01 M	0.00 A
	-47.78 e	-1.30 g		
245.0	-----		-0.06 e	0.00 A
	-49.91 e	-1.17 o		
240.0	-----		-0.01 J	0.00 A
	-51.45 e	-1.20 g		
235.0	-----		-0.04 e	0.00 A

**DRILLED STRAIGHT PIER DESIGN BY SABRE TOWERS & POLES**

Tower Description 320' S3TL Series HD1  
 Customer Name HUFFMAN COMMUNICATIONS  
 Job Number 166942  
 Date 7/18/2017  
 Engineer KJT

Factored Uplift (kips)	501	Anchor Bolt Count (per leg)	6
Factored Download (kips)	577		
Factored Shear (kips)	57		
Ultimate Bearing Pressure	45		
Bearing $\Phi$ s	0.75		
Bearing Design Strength (ksf)	33.75		
Water Table Below Grade (ft)	999		
Bolt Circle Diameter (in)	15.5		
Top of Concrete to Top of Bottom Threads (in)	58		
Pier Diameter (ft)	3	Minimum Pier Diameter (ft)	2.63
Ht. Above Ground (ft)	0.5		
Pier Length Below Ground (ft)	32		
Quantity of Bars	14		
Bar Diameter (in)	1.41		
Tie Bar Diameter (in)	0.5		
Spacing of Ties (in)	10		
Area of Bars (in <sup>2</sup> )	21.86	Minimum Area of Steel (in <sup>2</sup> )	5.09
Spacing of Bars (in)	6.19		
f'c (ksi)	4.5		
fy (ksi)	60		
Unit Wt. of Concrete (kcf)	0.15		
Download Friction $\Phi$ s	0.75		
Uplift Friction $\Phi$ s	0.75		
Volume of Concrete (yd <sup>3</sup> )	8.51		
Skin Friction Factor for Uplift	1	Length to Ignore Download (ft)	0
Ignore Bottom Length in Download?	<input type="checkbox"/>		

Depth at Bottom of Layer (ft)	Ult. Skin Friction (ksf)	(Ult. Skin Friction)*(Uplift Factor)	$\gamma$ (kcf)
23	0.00	0.00	0.11
35	9.00	7.50	0.11
0	0.00	0.00	0
0	0.00	0.00	0
0	0.00	0.00	0
0	0.00	0.00	0
0	0.00	0.00	0
0	0.00	0.00	0
0	0.00	0.00	0
0	0.00	0.00	0
0	0.00	0.00	0

**Download:**

Factored Net Weight of Concrete (kips)	0.6		
Bearing Design Strength (kips)	238.6		
Skin Friction Design Strength (kips)	572.6		
Download Design Strength (kips)	811.1	Factored Net Download (kips)	577.6

**DRILLED STRAIGHT PIER DESIGN BY SABRE TOWERS & POLES (CONTINUED)**

**Uplift:**

Nominal Skin Friction (kips)	636.2
W <sub>c</sub> , Weight of Concrete (kips)	34.5
W <sub>R</sub> , Soil Resistance (kips)	1564.7
ΦsWr+0.9Wc (kips)	1204.5

Uplift Design Strength (kips)	508.1
-------------------------------	-------

Factored Uplift (kips)	501.0
------------------------	-------

**Pier Design:**

Design Tensile Strength (kips)	1180.5
--------------------------------	--------

T <sub>u</sub> (kips)	501.0
-----------------------	-------

ΦV <sub>n</sub> (kips)	59.5
------------------------	------

V <sub>u</sub> (kips)	57.0
-----------------------	------

ΦV <sub>c</sub> =Φ2(1+N <sub>u</sub> /(500A <sub>g</sub> ))f' <sub>c</sub> <sup>1/2</sup> b <sub>w</sub> d (kips)	1.8
---	-----

*** V <sub>s</sub> max = 4 f' <sub>c</sub> <sup>1/2</sup> b <sub>w</sub> d (kips)	278.2
---	-------

V <sub>s</sub> (kips)	67.9
-----------------------	------

(Only if Shear Ties are Required)

Maximum Spacing (in)	13.01
----------------------	-------

\*\*\* Ref. ACI 11.5.5 & 11.5.6.3

**Anchor Bolt Pull-Out:**

ΦP <sub>c</sub> =Φλ(2/3)f' <sub>c</sub> <sup>1/2</sup> (2.8A <sub>SLOPE</sub> + 4A <sub>FLAT</sub> )	153.5
--	-------

P <sub>u</sub> (kips)	501.0
-----------------------	-------

Rebar Development Length (in)	48.96
-------------------------------	-------

Required Length of Development (in)	26.76
-------------------------------------	-------

Condition	1 is OK, 0 Fails
Download	1
Uplift	1
Area of Steel	1
Shear	1
Anchor Bolt Pull-Out	1
Interaction Diagram Visual Check	1

## City of Rockwall Project Plan Review History



<b>Project Number</b> Z2018-002	<b>Owner</b> RAYBURN COUNTRY ELECTRIC CORP	<b>Applied</b> 1/12/2018	<b>LM</b>
<b>Project Name</b> SUP for a replacement	<b>Applicant</b> RAYBURN COUNTRY ELECTRIC COOPERATIVE	<b>Approved</b>	
<b>Type</b> ZONING		<b>Closed</b>	
<b>Subtype</b> SUP		<b>Expired</b>	
<b>Status</b> Staff Review		<b>Status</b>	
 <b>Site Address</b> 950 SIDS RD		<b>City, State Zip</b> ROCKWALL, TX 75032	
 <b>Subdivision</b> RAYBURN COUNTRY ADDITION		<b>Tract</b> 2	<b>Block</b> A
		<b>Lot No</b> 2	<b>Parcel No</b> 4733-000A-0002-00-OR
			<b>General Plan</b>
			<b>Zoning</b>

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING 1. Need FAA Approval 2. Needs to meet 2015 IBC 115mph wind oad, 5 pound snow load.	John Ankrum	1/12/2018	1/19/2018	1/17/2018	5	COMMENTS	
ENGINEERING (1/22/2018 2:50 PM AW) Need to see where tower is going. Must be out of any easements	Amy Williams	1/12/2018	1/19/2018	1/22/2018	10	COMMENTS	See Comment
FIRE	Kevin Clark	1/12/2018	1/19/2018	1/22/2018	10	APPROVED	
PLANNING	David Gonzales	1/12/2018	1/19/2018	1/22/2018	10	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a Specific Use Permit(SUP) for the replacement of a telecommunications tower exceeding 120-feet in a Heavy Commercial (HC) District on a 5.053-acre tract of land identified as Lots 1, 2 &amp; 3, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 &amp; 980 Sids Road, and take any action necessary.</p>						
<p>PLANNING COMMENTS - DAVID GONZALES - 01.22.2017</p>						
<p>An SUP for the replacement of an existing antenna shall be restricted per Sec. 2.f.1-7, of Ordinance No. 18-03 as follows:</p>						
<p>A. Replacement of an existing Antenna, commercial – freestanding, other. Where an antenna installation has not been permitted under this chapter but that is considered to be a legally recognized, non-conforming structure or facility, the replacement of the antenna installation may be approved by the City Council on a case-by-case basis through a Specific Use Permit (SUP) pending the request conforms to the following criteria:</p>						
<p>(1) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement antenna installation.</p>						
<p>(2) The replacement antenna installation shall be setback a minimum distance equal to the height of the proposed structure for a any residential property of residentially zoned property.</p>						
<p>(3) The height of the replacement installation shall be equal to or less than the existing antenna installation, and any additional antennas added to the structure shall not exceed the height of the replacement installation.</p>						
<p>(4) Any necessary equipment buildings associated with the replacement installation shall be of a material allowed by the applicable zoning district and be similar in color and character to the principal building on the site. As analternative, the necessary equipment can be contained entirely within the principal building on the property or in an underground vault.</p>						
<p>(5) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a landscape screening that will achieve a height of at least six (6) feet at maturity. As an alternative a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building may be used.</p>						
<p>(6) At least one paved parking space with paved access may be required at the antenna location. This parking space does not need to be reserved exclusively for the replacement tower use and may be one (1) of the spaces required for the principal use on the property.</p>						
<p>B. The subject property shall meet all engineering, building inspection and fire department requirements for this particular use.</p>						
<p>C. Provide a site plan for the proposed location of the new/replacement antenna structure - must not encroach any easements.</p>						
<p>D. Will there be an equipment building associated with the replacement antenna structure. If so, see requirement numbers 4, 5 &amp; 6 as listed above. Please advise.</p>						
<p>The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the zoning change (SUP) request. All meetings will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Meeting Dates to Attend:						
Planning - Work Session: January 30, 2018 (6:00p.m.) [Applicant to present case to P&Z for discussion].						
Planning - Public Hearing: February 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)]						
City Council - Public Hearing: February 19, 2018 (6:00 p.m.) [1st Reading of Ordinance]						
City Council - Action Item: March 5, 2018 (6:00 p.m.) [2nd Reading of Ordinance (if approved at 1st reading)]						



Rayburn Electric Cooperative  
P.O. Box 37  
Rockwall, TX 75087  
(469) 402-2100

January 4, 2018

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

Dear Ryan:

Attached is a Specific Use Permit (SUP) Application requesting permission for Rayburn Country Electric Cooperative, Inc. (Rayburn) to replace its existing 320' guyed communications tower with a new 320' self-supported communications tower. I have also enclosed the engineering drawings for the proposed tower.

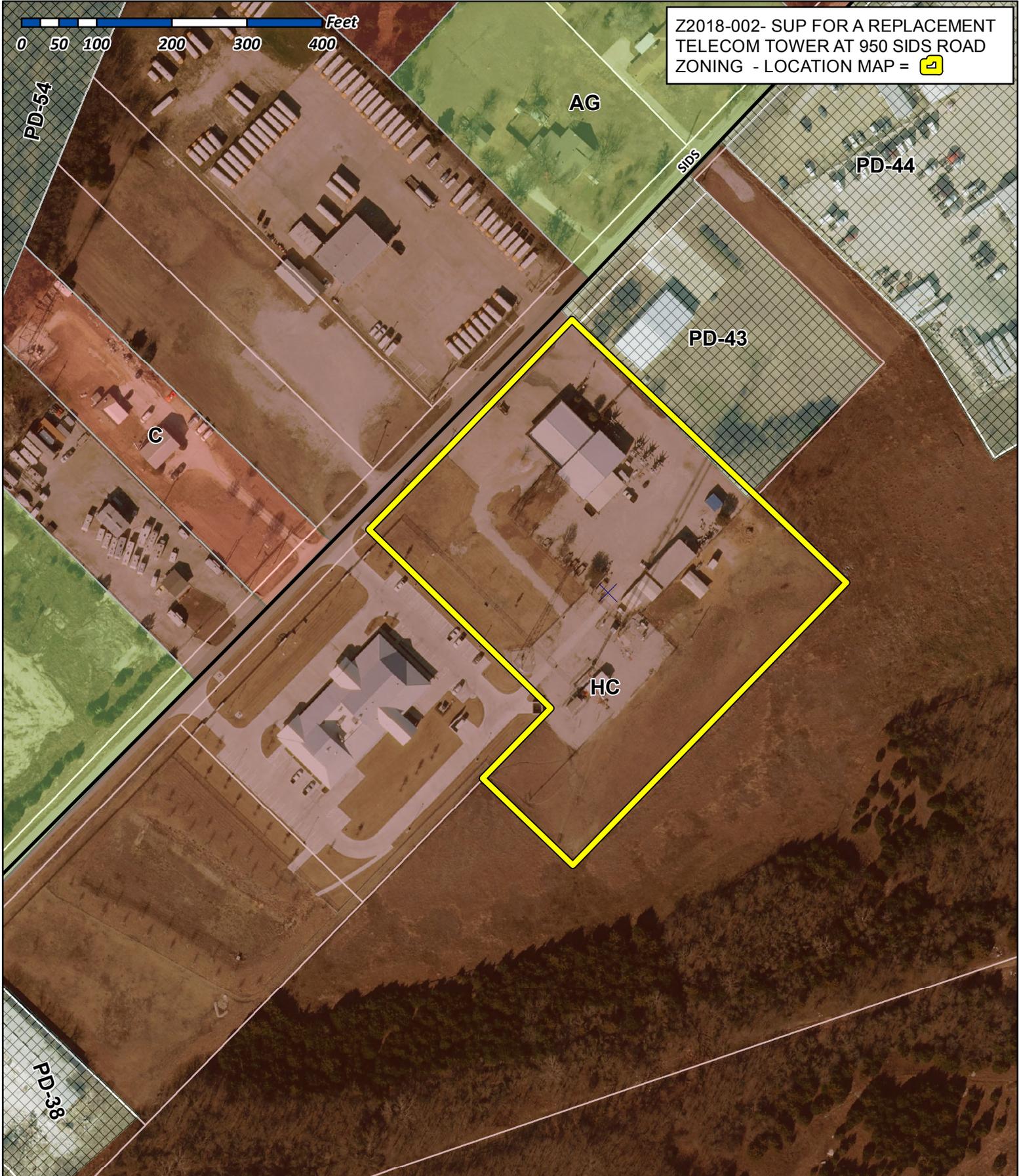
The new tower will be located immediately to the north of the existing tower. Rayburn has contracted with Huffman Communications for the installation of the new tower and removal of the existing tower. Upon approval of the SUP by the City of Rockwall, construction will begin within 30 days and is expected to last 3-5 months, depending on weather and schedules. Once the equipment has been successfully transferred from the old tower to the new tower and is verified to be operating correctly, we will remove the old tower from the site.

Sincerely,

A handwritten signature in blue ink, appearing to be "DNaylor", with a long horizontal line extending to the right.

David Naylor  
President / CEO  
Rayburn Electric Cooperative  
[dnaylor@rayburnelectric.com](mailto:dnaylor@rayburnelectric.com)  
469.402.2118

Enclosures



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.

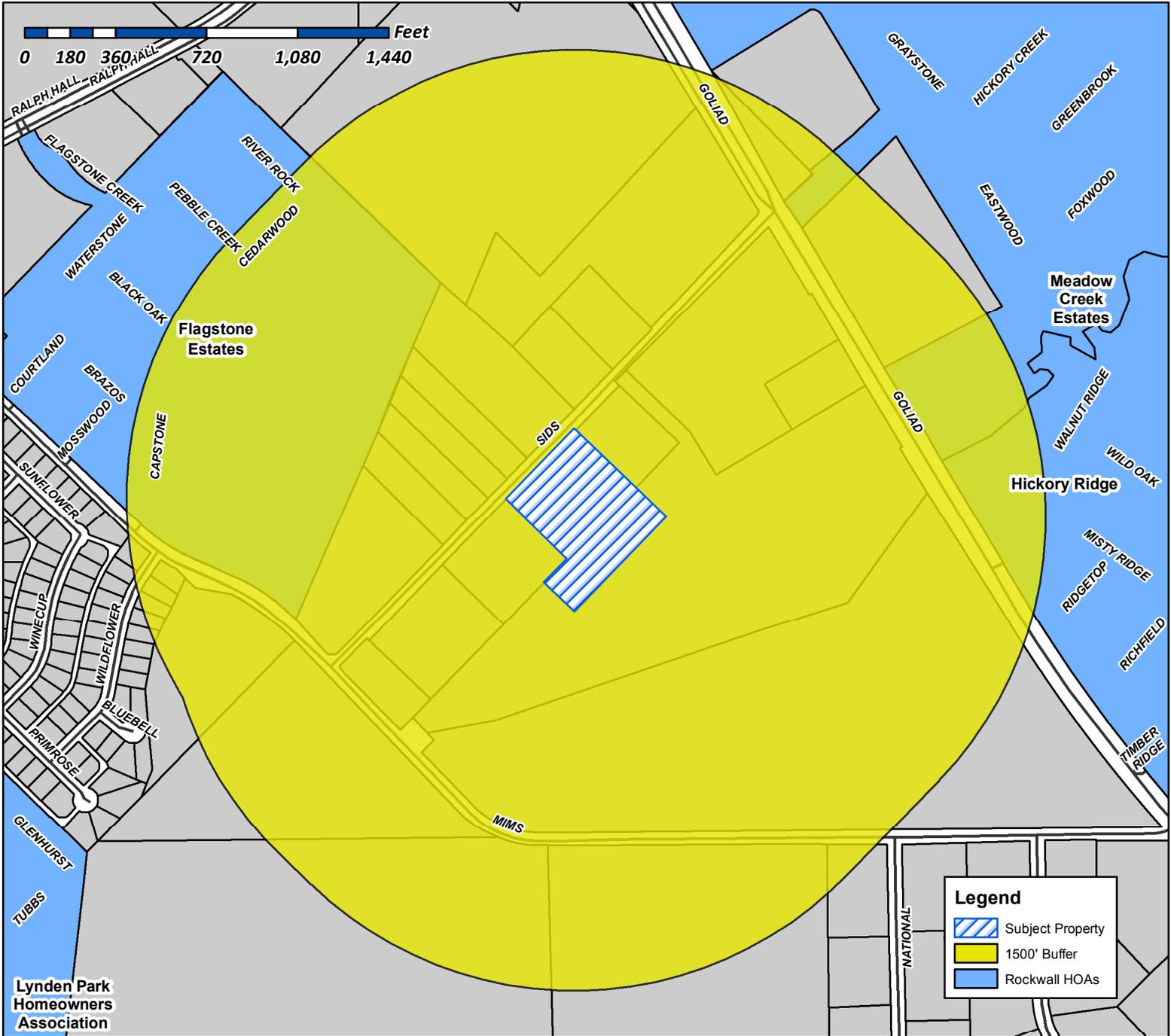




# City of Rockwall

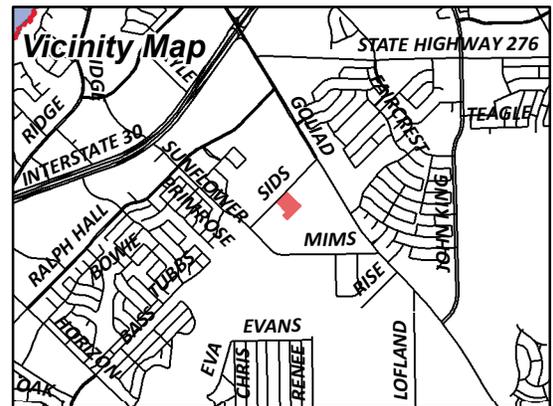
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2018-002  
**Case Name:** SUP for a Replacement Telecommunications Tower at 950 Sids Road  
**Case Type:** Zoning  
**Zoning:** Heavy Commercial (HC) District  
**Case Address:** 950 Sids Road

**Date Created:** 01/26/2018  
 For Questions on this Case Call (972) 771-7745

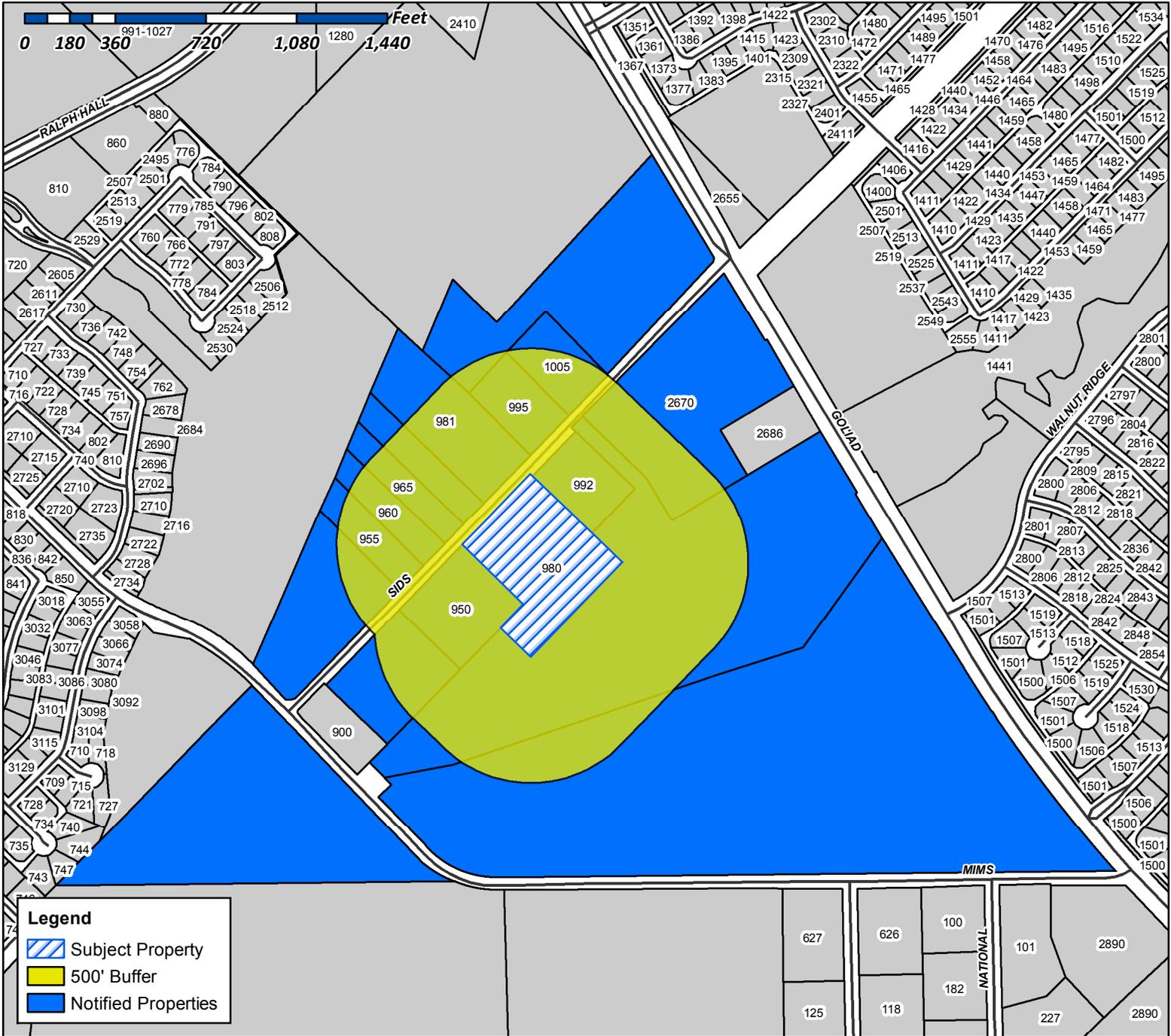




# City of Rockwall

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

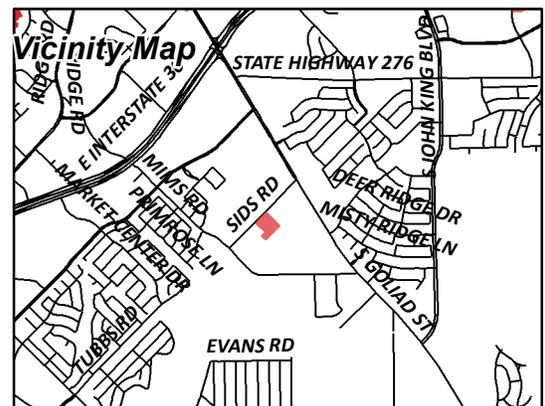
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2018-002  
**Case Name:** SUP for a Replacement Telecommunications Tower at 950 Sids Road  
**Case Type:** Zoning  
**Zoning:** Heavy Commercial (HC) District  
**Case Address:** 950 Sids Road

**Date Created:** 01/26/2018

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



CURRENT RESIDENT  
1005 SIDS RD  
ROCKWALL, TX 75087

ROCKWALL ISD  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL ISD  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

JS CUSTOM HOMES LLC  
1509 LEXINGTON DR  
GARLAND, TX 75041

TRANSAM TRUCKING  
A MISSOURI CORP  
15910 S 169 HWY  
OLATHE, KS 66062

BURKS GLEN  
1612 AMESBURY LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2670 S GOLIAD  
ROCKWALL, TX 75087

CAMPERS 4 RENT LLC  
518 WATERVIEW DRIVE  
COPPELL, TX 75019

STAGLIANO FAMILY TRUST  
5501 ST ANDRES CT  
PLANO, TX 75093

ROCKWALL I S D  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO  
930 WHITMORE DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
950 SIDS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
955 SIDS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
960 SIDS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
965 SIDS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
980 SIDS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
981 SIDS RD  
ROCKWALL, TX 75087

SRYGLEY JAMES G  
992 SIDS RD  
ROCKWALL, TX 75032

LOFLAND ROBERT G & BETTY K  
995 SIDS RD  
ROCKWALL, TX 75032

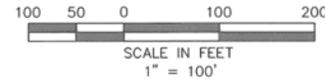
RODD HANNA'S AIR PERFORMANCE  
HEATING & A/C INC  
PO BOX 208  
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC  
PO BOX 37  
ROCKWALL, TX 75087

JOHN D. McFARLAND SURVEY  
A-145

**LEGEND**

1/2" I.R.S. W/CAP	1/2" IRON ROD SET WITH YELLOW CAP STAMPED "RPLS 3963"
I.R.F.	IRON ROD FOUND
CM	CONTROL MONUMENT
B.L.	BUILDING SETBACK LINE
SPC	STATE PLANE COORDINATES
W.L.E.	WATER LINE EASEMENT
V.E.	5.5' x 5.5' VISIBILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
F.U.E.	FIRELANE & UTILITY EASEMENT
D.U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
P.R.R.C.T.	PLAT RECORDS ROCKWALL COUNTY,
D.R.R.C.T.	DEED RECORDS ROCKWALL COUNTY,

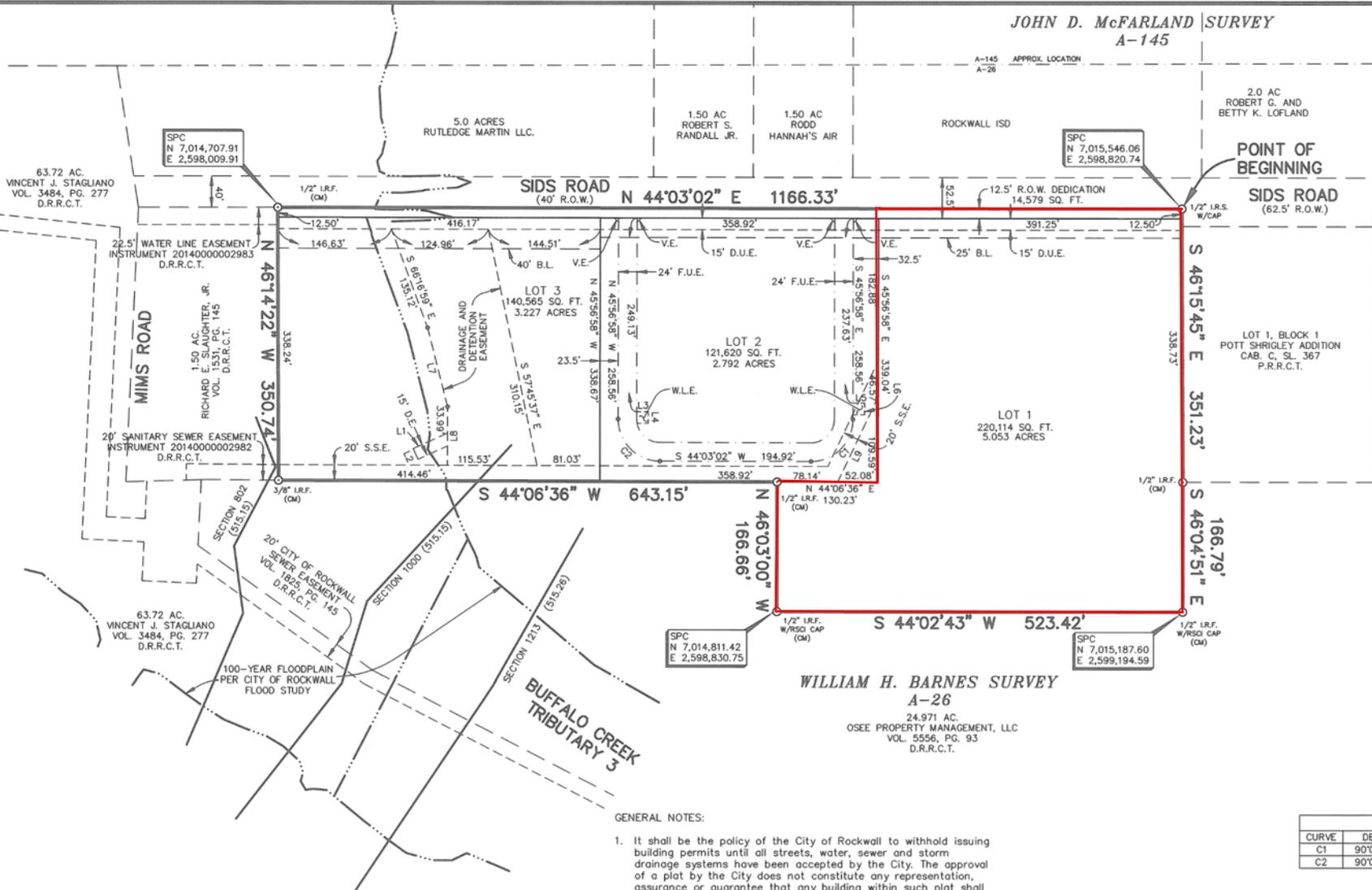


**LINE TABLE**

LINE	DIRECTION	DISTANCE
L1	S 19°41'10" W	48.64'
L2	S 70°18'50" E	15.00'
L3	S 44°03'02" W	15.00'
L4	S 45°56'58" E	15.00'
L5	S 44°03'02" W	15.00'
L6	S 45°56'58" E	15.00'
L7	S 60°19'42" E	104.82'
L8	S 45°53'24" E	75.22'
L9	N 20°31'04" W	121.29'

**CURVE TABLE**

CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD BEARING
C1	90°00'00"	54.00'	54.00'	84.82'	S 00°56'58" E
C2	90°00'00"	54.00'	54.00'	84.82'	S 89°03'02" W



WILLIAM H. BARNES SURVEY  
A-26  
24.971 AC.  
OSEE PROPERTY MANAGEMENT, LLC  
VOL. 5556, PG. 93  
D.R.R.C.T.

**GENERAL NOTES:**

- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83 - J54.
- Bearings are based on Texas State Plane Coordinates. Projection: State Plane NAD83 Texas North Central Zone 4202, Lambert Conformal Conic, Feet (TX83-NCF).
- By graphical plotting, part of the parcel described hereon lies within a Special Flood Hazard Area (SPHA) Zone "AE" as delineated on the Rockwall County, Texas and Incorporated Areas, Flood Insurance Rate Map, Map Number 4839C0040L, dated September 26, 2008, as published by the Federal Emergency Management Agency. The Surveyor utilized the above referenced floodplain information for this determination and the Surveyor does not certify that revised floodplain information has or has not been published by the Federal Emergency Management Agency or some other source. This statement shall not create liability on the part of the surveyor.
- A 1/2" Iron Rod with a yellow cap stamped RPLS Number 3963 will be set at all lot corners and R.O.W. points located on natural ground after construction of subdivision is completed, wherever possible. An "X" will be substituted for any lot corner located on a smooth concrete surface such as sidewalks, pavement, and retaining walls, whenever possible. A PK nail or 60D nail will be substituted for lot corners located on any surface on which a 1/2" Iron Rod or an "X" cannot be set.
- The floodplain section elevations and locations shown on this plat were provided by the City of Rockwall.



VICINITY MAP  
N.T.S.

**FINAL PLAT**  
**RAYBURN COUNTRY ADDITION**  
**LOTS 1-3, BLOCK A**

OWNER/DEVELOPER  
**RAYBURN COUNTRY ELECTRIC COOP.**  
980 SIDS ROAD  
ROCKWALL, TX 75087  
(469) 402-2100  
FAX (469) 402-2020

BEING  
**11.407 ACRES**  
SITUATED IN THE

LAND SURVEYOR  
**R.C. MYERS SURVEYING, LLC**  
3400 OXFORD DRIVE  
ROWLETT, TX 75088  
(214) 532-0636  
FAX (972) 412-4875  
EMAIL: rcmsurveying@gmail.com  
JOB NO. 207

WILLIAM H. BARNES SURVEY, A-26  
CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

**ENGINEERING CONCEPTS & DESIGN, L.P.**  
ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES  
TEXAS FIRM REG. NO. 001145  
201 WINDCO CIRCLE, SUITE 200, WYLE, TEXAS 75098  
(972) 941-8400 FAX (972) 941-8401



CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR THE REPLACEMENT OF AN EXISTING TELECOMMUNICATIONS TOWER THAT EXCEEDS 125-FEET IN HEIGHT IN A HEAVY COMMERCIAL (HC) DISTRICT, ON A 5.053-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 1, BLOCK A, RAYBURN COUNTRY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from David Naylor of Rayburn Country Electric Cooperative, Inc. for the approval of a Specific Use Permit (SUP) to allow for the replacement of an existing telecommunications tower that exceeds 125-feet in height on a 3.466-acre parcel of land, identified as Lot 1, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and 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 the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

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

**Section 1.** That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow the replacement of an existing telecommunication tower that exceeds 125-feet in height within a Heavy Commercial (HC) District as stipulated by Subsection 2.1.11, *Utilities, Communications and Transportation*, of Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38], on the *Subject Property*; and

**Section 2.** That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Section 2.1.11(f), and Section 4.7, *Heavy Commercial (HC) District*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the replacement of an existing telecommunications tower that exceeds 125-feet in height in a Heavy Commercial (HC) District on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement telecommunications tower installation.
- 2) The replacement telecommunications tower will be located in the generally vicinity of the existing telecommunications tower and as depicted on the site plan attached hereto as *Exhibit 'C'* of this ordinance. The installation shall be setback a minimum distance equal to the height of the proposed structure (*i.e. 320-feet*) from any residential property or residentially zoned property.
- 3) The height of the replacement telecommunications tower installation shall be equal to or less than the existing antenna installation (*i.e. 320-feet*), and any additional antennas added to the structure shall not exceed the height of the replacement installation.
- 4) Any necessary equipment buildings associated with the replacement installation shall be of a material allowed by the applicable zoning district and be similar in color and character to the principal building on the site. As an alternative, the necessary equipment can be contained entirely within the principal building on the property or in an underground vault.
- 5) The antenna and any equipment buildings shall be enclosed by a decorative iron fence surrounded by a landscape screening that will achieve a height of at least six (6) feet at maturity. As an alternative a masonry screening wall at least eight (8) feet in height, compatible in color and character with the principal building may be used.
- 6) At least one paved parking space with paved access may be required at the antenna location. This parking space does not need to be reserved exclusively for the replacement tower use and may be one (1) of the spaces required for the principal use on the property.
- 7) The subject property shall meet all engineering, building inspection and fire department requirements for this particular use.

## 2.2 COMPLIANCE

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

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

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

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

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

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

**Section 7.** That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5<sup>TH</sup> DAY OF MARCH, 2018.**

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

**ATTEST:**

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

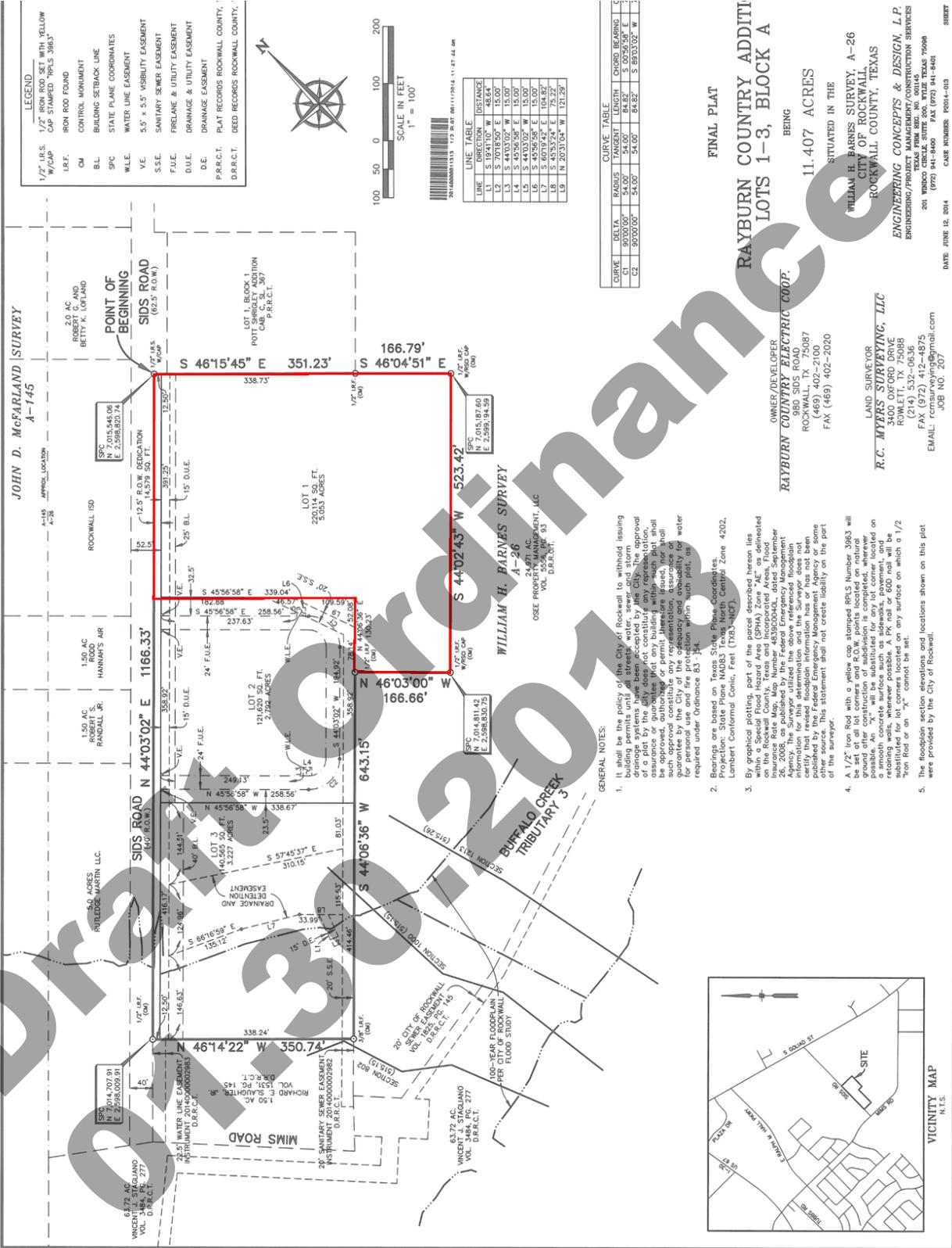
**APPROVED AS TO FORM:**

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

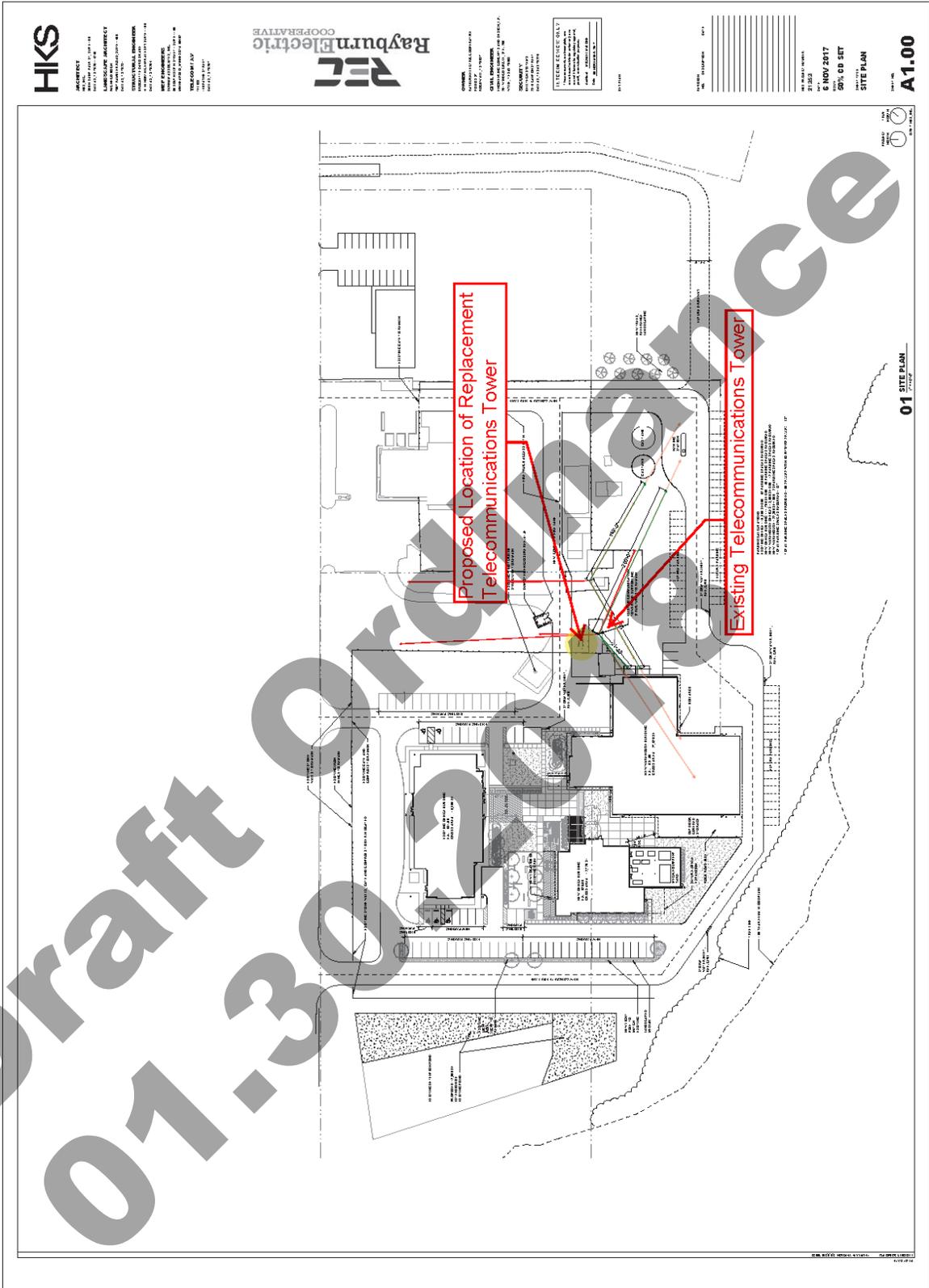
1<sup>st</sup> Reading: February 19, 2018

2<sup>nd</sup> Reading: March 5, 2018

# Exhibit 'A': Legal Description



**Exhibit 'B':  
Site Plan**



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMO

**AGENDA DATE:** 02/13/2018

**APPLICANT:** David Naylor; *Rayburn Country Electric Cooperative*

**AGENDA ITEM:** **Z2018-002**; *SUP for Antenna Tower Replacement at 950 Sids Road*

---

**SUMMARY:**

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a Specific Use Permit (SUP) for the replacement of a telecommunications tower exceeding 125-feet in a Heavy Commercial (HC) District on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary.

**PURPOSE AND CHARACTERISTICS OF THE REQUEST:**

The applicant, David Naylor of *Rayburn Country Electric Cooperative*, is requesting the approval of a Specific Use Permit (SUP) to allow for the replacement of an existing 320-foot tall telecommunications tower on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition. The *subject property* is addressed as 950 & 980 Sids Road and is zoned Heavy Commercial (HC) District. The proposed replacement telecommunications tower will be equal in height to the existing tower (*i.e. 320-feet*) and will be a self-supported tower. The replacement tower will be located north of and within the general vicinity of the existing tower, and is depicted on the attached site plan. It should be noted that the existing equipment building will remain in its current location. The equipment building is fenced and has sufficient parking, meeting the standards for antenna towers. According to *Section 2.1.11.2(f), Antenna Standards*, of Article IV, of the Unified Development Code (UDC), a Specific Use Permit (SUP) is required for the replacement of an existing legally non-conforming freestanding commercial antenna that is situated in a Heavy Commercial (HC), Light Industrial (LI) or Heavy Industrial (HI) District. Granting this SUP remains a discretionary act for the City Council. If approved, the applicant will be required to submit a building permit prior to erecting the replacement antenna tower. Contained in the attached packet is a copy of the applicant's letter, a site plan indicating the general location for the replacement antenna, and the draft ordinance.

**ADJACENT LAND USES AND ACCESS:**

The land uses adjacent to the subject property are as follows:

- North:* Directly north of the subject property is Sids Road, which is identified as a M4U [*i.e. major collector, 4-lane, undivided highway*] on the City's Master Thoroughfare Plan. Beyond this are several light-industrial businesses [*e.g. Campers 4 Rent, Rodd Hanna's Air Performance, etc.*]. This area is zoned Heavy Commercial (HC) District.
- South:* Directly south of the subject property is a large vacant tract of land that is zoned Heavy Commercial (HC) District and Commercial (C) District. Beyond this is Mims Road, which is identified as an M4U [*i.e. major collector, 4-lane, undivided highway*] on the City's Master Thoroughfare Plan. This thoroughfare is followed by a large vacant tract of land that is zoned Agricultural (AG) District.

*East:* Directly east of the subject property is a manufacturing business [*i.e. S&A Systems*] zoned Planned Development District 43 (PD-43) for commercial, warehousing, and light assembly uses. Beyond this is a logistics company [*i.e. Transam Trucking*] followed by SH-205. This area is zoned Planned Development District 44 (PD-44) for commercial, commercial trucking operation, and outdoor storage of vehicles used in association with the trucking operation land uses.

*West:* Directly west of the subject property is a business that is zoned Planned Development District 38 (PD-38) for Heavy Commercial (HC) District land uses. Beyond this is a large tract of land that is zoned (AG) Agricultural District.

### **NOTIFICATION:**

On January 31, 2018, staff mailed 13 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Flagstone Estates and Lynden Park Homeowner's Associations (HOA's) which are the only HOA's/Neighborhood Associations within 1,500 feet participating in the neighborhood notification program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices regarding the request.

### **RECOMMENDATIONS:**

If the Planning and Zoning Commission and City Council choose to approve the applicant's request for a Specific Use Permit (SUP) to allow a replacement telecommunications antenna exceeding 125-feet in height on the subject property, staff would recommend the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are summarized as follows:
  - (a) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement telecommunications tower installation.
  - (b) The replacement telecommunications tower will be located in the general vicinity of the existing telecommunications tower and as depicted on the site plan attached hereto as *Exhibit 'C'* of the SUP ordinance. The installation shall be setback a minimum of 320-feet from any residential structure or residentially zoned property.
  - (c) The height of the replacement telecommunications tower installation shall be equal to or less than the existing antenna installation (*i.e. 320-feet*), and any additional antennas added to the structure shall not exceed the height of the replacement installation.
- 2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, 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.



Rayburn Electric Cooperative  
P.O. Box 37  
Rockwall, TX 75087  
(469) 402-2100

January 4, 2018

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

Dear Ryan:

Attached is a Specific Use Permit (SUP) Application requesting permission for Rayburn Country Electric Cooperative, Inc. (Rayburn) to replace its existing 320' guyed communications tower with a new 320' self-supported communications tower. I have also enclosed the engineering drawings for the proposed tower.

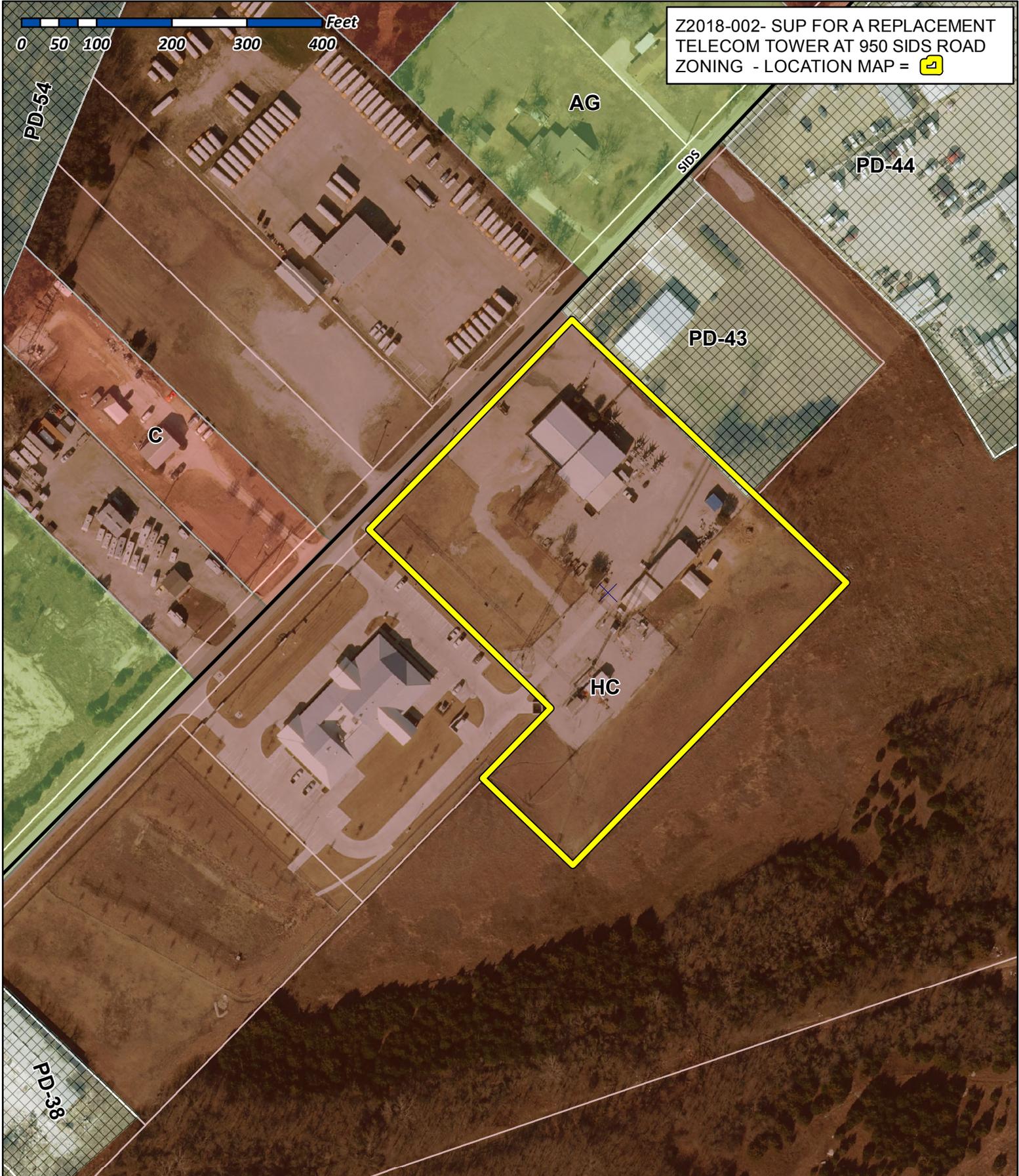
The new tower will be located immediately to the north of the existing tower. Rayburn has contracted with Huffman Communications for the installation of the new tower and removal of the existing tower. Upon approval of the SUP by the City of Rockwall, construction will begin within 30 days and is expected to last 3-5 months, depending on weather and schedules. Once the equipment has been successfully transferred from the old tower to the new tower and is verified to be operating correctly, we will remove the old tower from the site.

Sincerely,

A handwritten signature in blue ink, appearing to be "DNaylor", with a long horizontal line extending to the right.

David Naylor  
President / CEO  
Rayburn Electric Cooperative  
[dnaylor@rayburnelectric.com](mailto:dnaylor@rayburnelectric.com)  
469.402.2118

Enclosures



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.

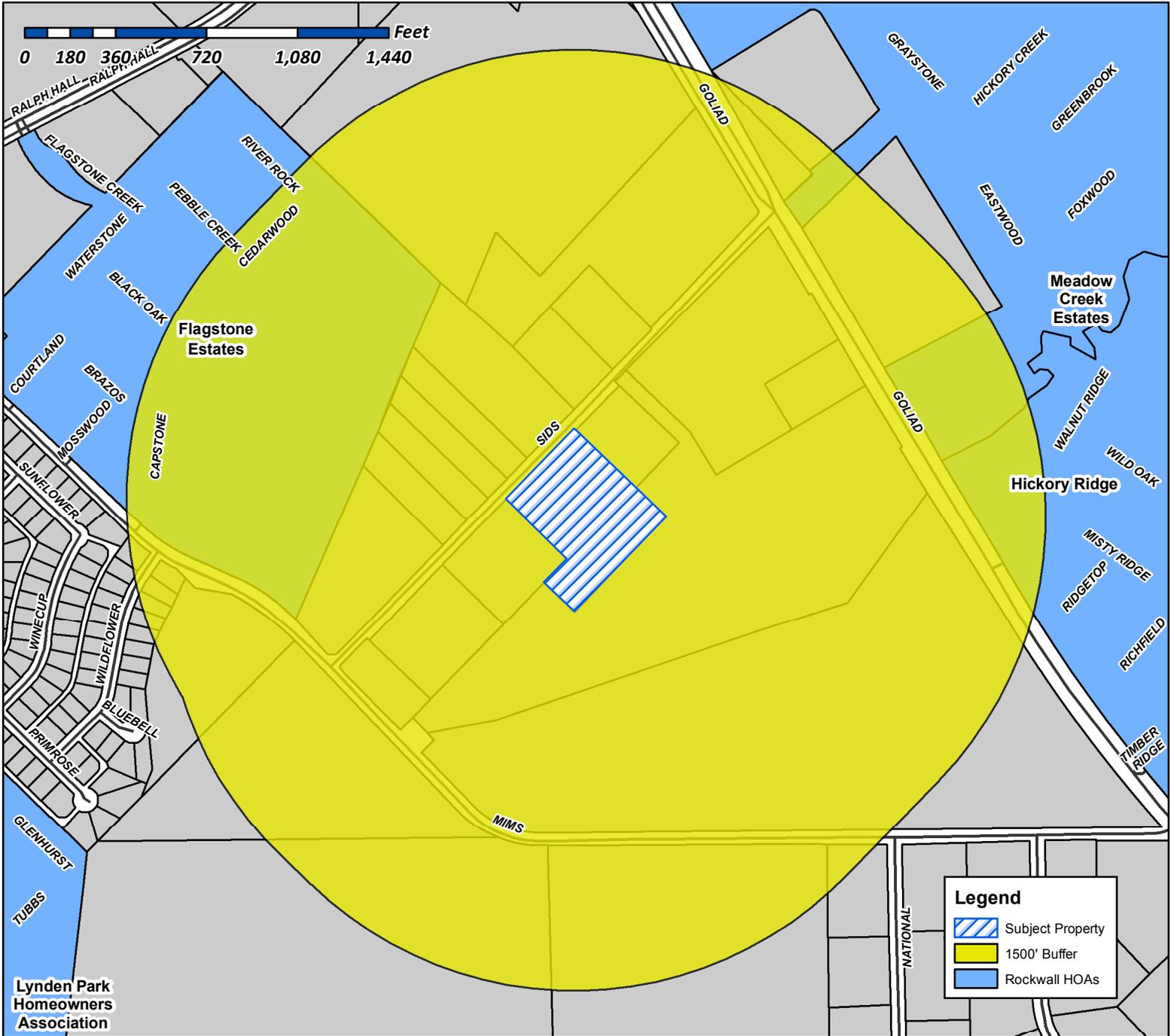




# City of Rockwall

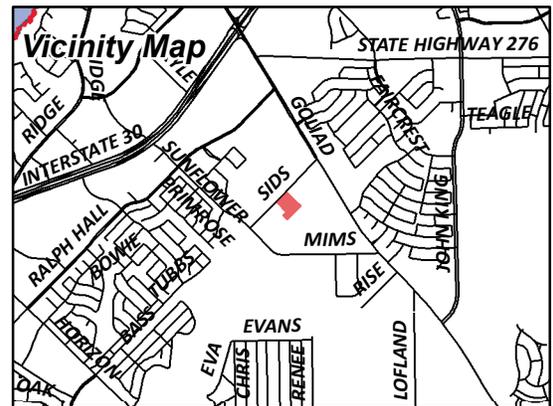
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2018-002  
**Case Name:** SUP for a Replacement Telecommunications Tower at 950 Sids Road  
**Case Type:** Zoning  
**Zoning:** Heavy Commercial (HC) District  
**Case Address:** 950 Sids Road

**Date Created:** 01/26/2018  
 For Questions on this Case Call (972) 771-7745



## Gonzales, David

---

**From:** Morales, Laura  
**Sent:** [REDACTED]  
**Cc:** Miller, Ryan; Gonzales, David; Brooks, Korey  
**Subject:** Neighborhood Notification Program: Notice of zoning request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was also published in the Rockwall Herald Banner **January 26, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 2/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 2/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

**Z2018-002- Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a Specific Use Permit (SUP) for the replacement of a telecommunications tower exceeding 125-feet in a Heavy Commercial (HC) District on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary.**

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

Sincerely,

*Laura Morales*

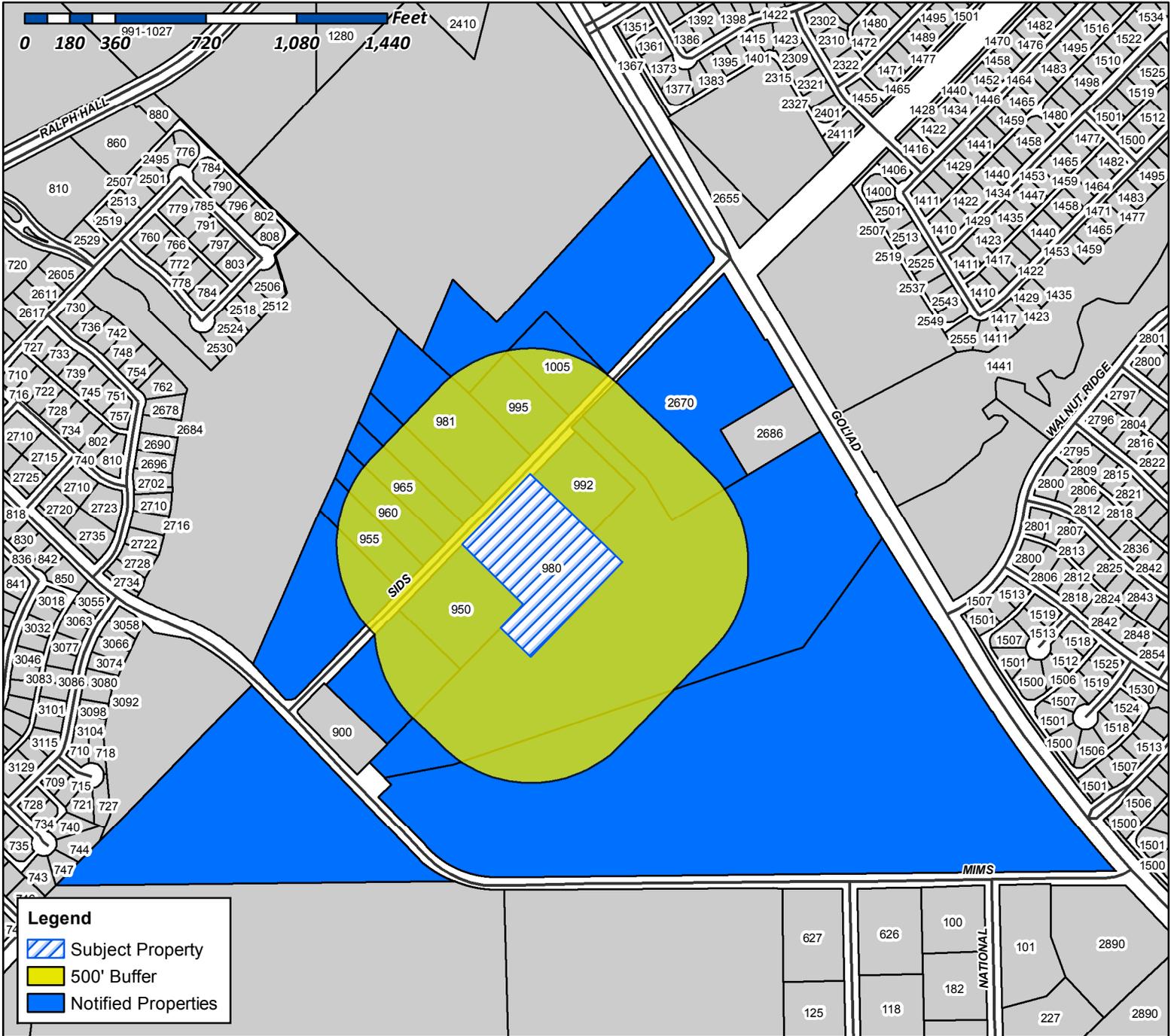
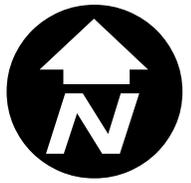
Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[Lmorales@rockwall.com](mailto:Lmorales@rockwall.com) | <http://www.rockwall.com>



# City of Rockwall

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

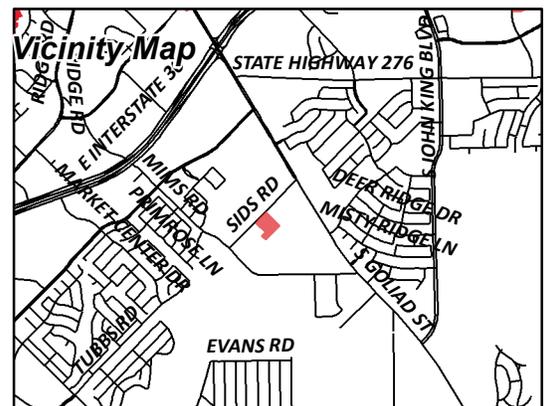
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2018-002  
**Case Name:** SUP for a Replacement Telecommunications Tower at 950 Sids Road  
**Case Type:** Zoning  
**Zoning:** Heavy Commercial (HC) District  
**Case Address:** 950 Sids Road

**Date Created:** 01/26/2018

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



CURRENT RESIDENT  
1005 SIDS RD  
ROCKWALL, TX 75087

ROCKWALL ISD  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL ISD  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

JS CUSTOM HOMES LLC  
1509 LEXINGTON DR  
GARLAND, TX 75041

TRANSAM TRUCKING  
A MISSOURI CORP  
15910 S 169 HWY  
OLATHE, KS 66062

BURKS GLEN  
1612 AMESBURY LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2670 S GOLIAD  
ROCKWALL, TX 75087

CAMPERS 4 RENT LLC  
518 WATERVIEW DRIVE  
COPPELL, TX 75019

STAGLIANO FAMILY TRUST  
5501 ST ANDRES CT  
PLANO, TX 75093

ROCKWALL I S D  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO  
930 WHITMORE DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
950 SIDS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
955 SIDS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
960 SIDS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
965 SIDS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
980 SIDS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
981 SIDS RD  
ROCKWALL, TX 75087

SRYGLEY JAMES G  
992 SIDS RD  
ROCKWALL, TX 75032

LOFLAND ROBERT G & BETTY K  
995 SIDS RD  
ROCKWALL, TX 75032

RODD HANNA'S AIR PERFORMANCE  
HEATING & A/C INC  
PO BOX 208  
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC  
PO BOX 37  
ROCKWALL, TX 75087

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR THE REPLACEMENT OF AN EXISTING TELECOMMUNICATIONS TOWER THAT EXCEEDS 125-FEET IN HEIGHT IN A HEAVY COMMERCIAL (HC) DISTRICT, ON A 5.053-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 1, BLOCK A, RAYBURN COUNTRY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from David Naylor of Rayburn Country Electric Cooperative, Inc. for the approval of a Specific Use Permit (SUP) to allow for the replacement of an existing telecommunications tower that exceeds 125-feet in height on a 3.466-acre parcel of land, identified as Lot 1, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and 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 the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

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

**Section 1.** That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow the replacement of an existing telecommunication tower that exceeds 125-feet in height within a Heavy Commercial (HC) District as stipulated by Subsection 2.1.11, *Utilities, Communications and Transportation*, of Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38], on the *Subject Property*; and

**Section 2.** That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Section 2.1.11(f), and Section 4.7, *Heavy Commercial (HC) District*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the replacement of an existing telecommunications tower that exceeds 125-feet in height in a Heavy Commercial (HC) District on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement telecommunications tower installation.
- 2) The replacement telecommunications tower will be located in the generally vicinity of the existing telecommunications tower and as depicted on the site plan attached hereto as *Exhibit 'C'* of this ordinance. The installation shall be setback a minimum distance equal to the height of the proposed structure (*i.e. 320-feet*) from any residential property or residentially zoned property.
- 3) The height of the replacement telecommunications tower installation shall be equal to or less than the existing antenna installation (*i.e. 320-feet*), and any additional antennas added to the structure shall not exceed the height of the replacement installation.

## 2.2 COMPLIANCE

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

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

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

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

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

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

**Section 7.** That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5<sup>TH</sup> DAY OF MARCH, 2018.**

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

**ATTEST:**

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

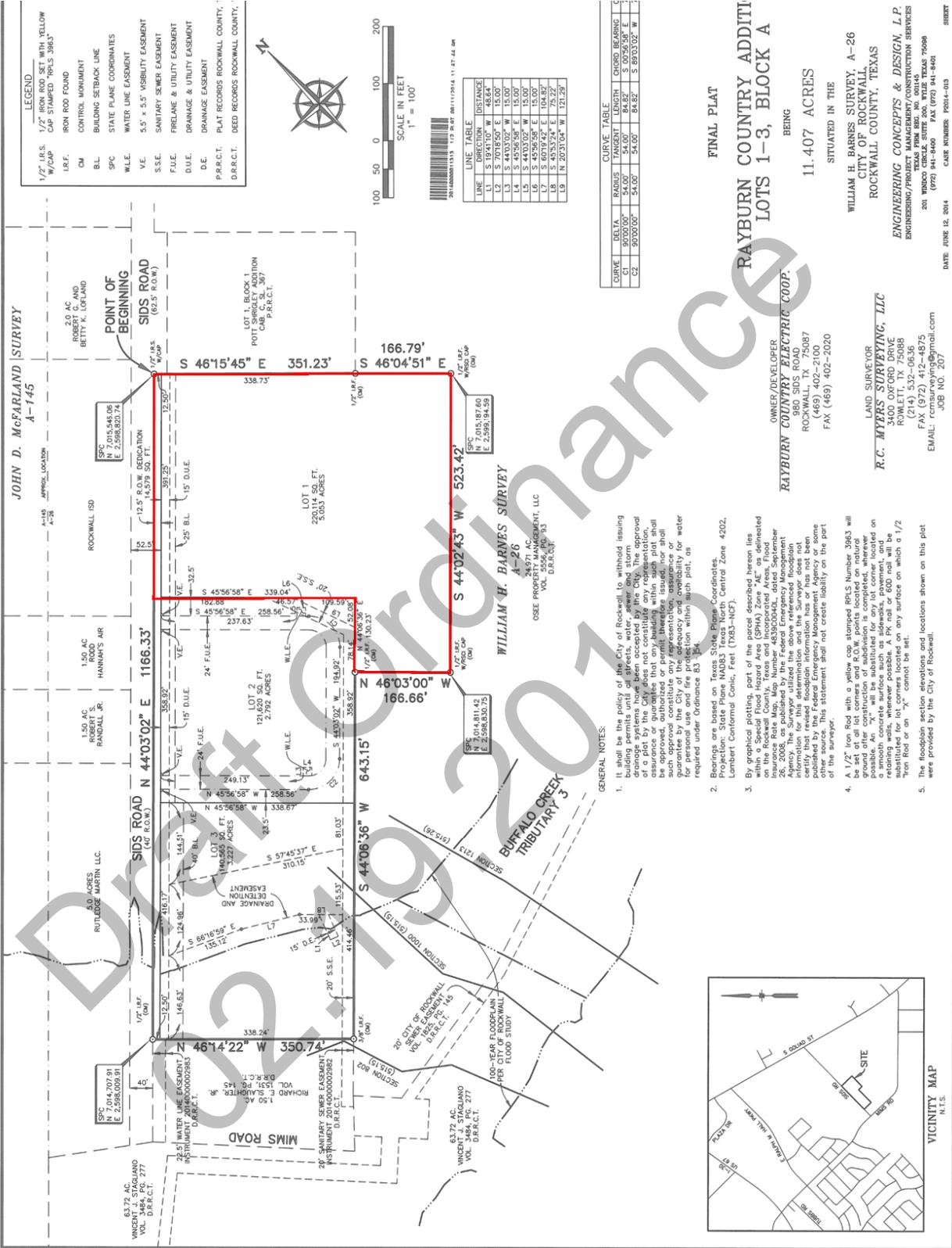
**APPROVED AS TO FORM:**

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

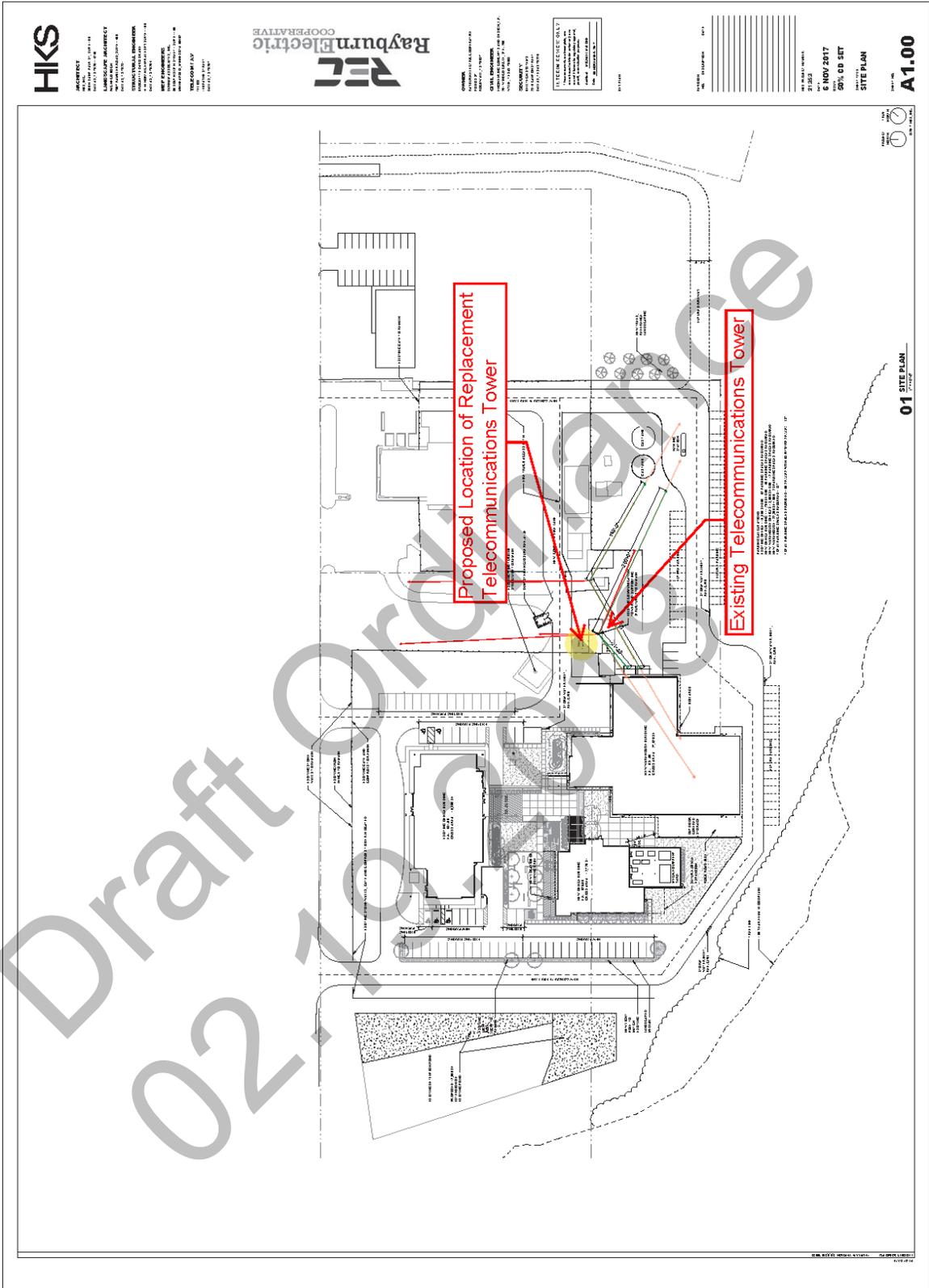
1<sup>st</sup> Reading: February 19, 2018

2<sup>nd</sup> Reading: March 5, 2018

# Exhibit 'A': Legal Description



**Exhibit 'B':  
Site Plan**



# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 02/19/2018

**APPLICANT:** David Naylor; *Rayburn Country Electric Cooperative*

**AGENDA ITEM:** **Z2018-002**; *SUP for Antenna Tower Replacement at 950 Sids Road*

---

## **SUMMARY:**

Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a Specific Use Permit (SUP) for the replacement of a telecommunications tower exceeding 125-feet in a Heavy Commercial (HC) District on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary.

## **PURPOSE AND CHARACTERISTICS OF THE REQUEST:**

The applicant, David Naylor of *Rayburn Country Electric Cooperative*, is requesting the approval of a Specific Use Permit (SUP) to allow for the replacement of an existing 320-foot tall telecommunications tower on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition. The *subject property* is addressed as 950 & 980 Sids Road and is zoned Heavy Commercial (HC) District. The proposed replacement telecommunications tower will be equal in height to the existing tower (*i.e. 320-feet*) and will be a self-supported tower. The replacement tower will be located north of and within the general vicinity of the existing tower, and is depicted on the attached site plan. It should be noted that the existing equipment building will remain in its current location. The equipment building is fenced and has sufficient parking, meeting the standards for antenna towers. According to *Section 2.1.11.2(f), Antenna Standards*, of Article IV, of the Unified Development Code (UDC), a Specific Use Permit (SUP) is required for the replacement of an existing legally non-conforming freestanding commercial antenna that is situated in a Heavy Commercial (HC), Light Industrial (LI) or Heavy Industrial (HI) District. Granting this SUP remains a discretionary act for the City Council. If approved, the applicant will be required to submit a building permit prior to erecting the replacement antenna tower. Contained in the attached packet is a copy of the applicant's letter, a site plan indicating the general location for the replacement antenna, and the draft ordinance.

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

The land uses adjacent to the subject property are as follows:

- North:** Directly north of the subject property is Sids Road, which is identified as a M4U [*i.e. major collector, 4-lane, undivided highway*] on the City's Master Thoroughfare Plan. Beyond this are several light-industrial businesses [*e.g. Campers 4 Rent, Rodd Hanna's Air Performance, etc.*]. This area is zoned Heavy Commercial (HC) District.
- South:** Directly south of the subject property is a large vacant tract of land that is zoned Heavy Commercial (HC) District and Commercial (C) District. Beyond this is Mims Road, which is identified as an M4U [*i.e. major collector, 4-lane, undivided highway*] on the City's Master Thoroughfare Plan. This thoroughfare is followed by a large vacant tract of land that is zoned Agricultural (AG) District.

*East:* Directly east of the subject property is a manufacturing business [*i.e. S&A Systems*] zoned Planned Development District 43 (PD-43) for commercial, warehousing, and light assembly uses. Beyond this is a logistics company [*i.e. Transam Trucking*] followed by SH-205. This area is zoned Planned Development District 44 (PD-44) for commercial, commercial trucking operation, and outdoor storage of vehicles used in association with the trucking operation land uses.

*West:* Directly west of the subject property is a business that is zoned Planned Development District 38 (PD-38) for Heavy Commercial (HC) District land uses. Beyond this is a large tract of land that is zoned (AG) Agricultural District.

### **NOTIFICATION:**

On January 31, 2018, staff mailed 13 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Flagstone Estates and Lynden Park Homeowner's Associations (HOA's) which are the only HOA's/Neighborhood Associations within 1,500 feet participating in the neighborhood notification program. Additionally, staff posted a sign on the subject property as required by the UDC. At the time this report was drafted, staff had not received any notices regarding the request.

### **RECOMMENDATIONS:**

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a replacement telecommunications antenna exceeding 125-feet in height on the subject property, staff would recommend the following conditions of approval:

- 1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are summarized as follows:
  - (a) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement telecommunications tower installation.
  - (b) The replacement telecommunications tower will be located in the general vicinity of the existing telecommunications tower and as depicted on the site plan attached hereto as *Exhibit 'B'* of the SUP ordinance. The installation shall be setback a minimum of 320-feet from any residential structure or residentially zoned property.
  - (c) The height of the replacement telecommunications tower installation shall be equal to or less than the existing antenna installation (*i.e. 320-feet*), and any additional antennas added to the structure shall not exceed the height of the replacement installation.
- 2) Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, 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 RECOMMENDATION:**

On February 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) with staff conditions passed by a vote of 5 to 0 with Commissioners Chodun and Fishman absent.



Rayburn Electric Cooperative  
P.O. Box 37  
Rockwall, TX 75087  
(469) 402-2100

January 4, 2018

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

Dear Ryan:

Attached is a Specific Use Permit (SUP) Application requesting permission for Rayburn Country Electric Cooperative, Inc. (Rayburn) to replace its existing 320' guyed communications tower with a new 320' self-supported communications tower. I have also enclosed the engineering drawings for the proposed tower.

The new tower will be located immediately to the north of the existing tower. Rayburn has contracted with Huffman Communications for the installation of the new tower and removal of the existing tower. Upon approval of the SUP by the City of Rockwall, construction will begin within 30 days and is expected to last 3-5 months, depending on weather and schedules. Once the equipment has been successfully transferred from the old tower to the new tower and is verified to be operating correctly, we will remove the old tower from the site.

Sincerely,

A handwritten signature in blue ink, appearing to be "DNaylor", with a long horizontal line extending to the right.

David Naylor  
President / CEO  
Rayburn Electric Cooperative  
[dnaylor@rayburnelectric.com](mailto:dnaylor@rayburnelectric.com)  
469.402.2118

Enclosures



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.

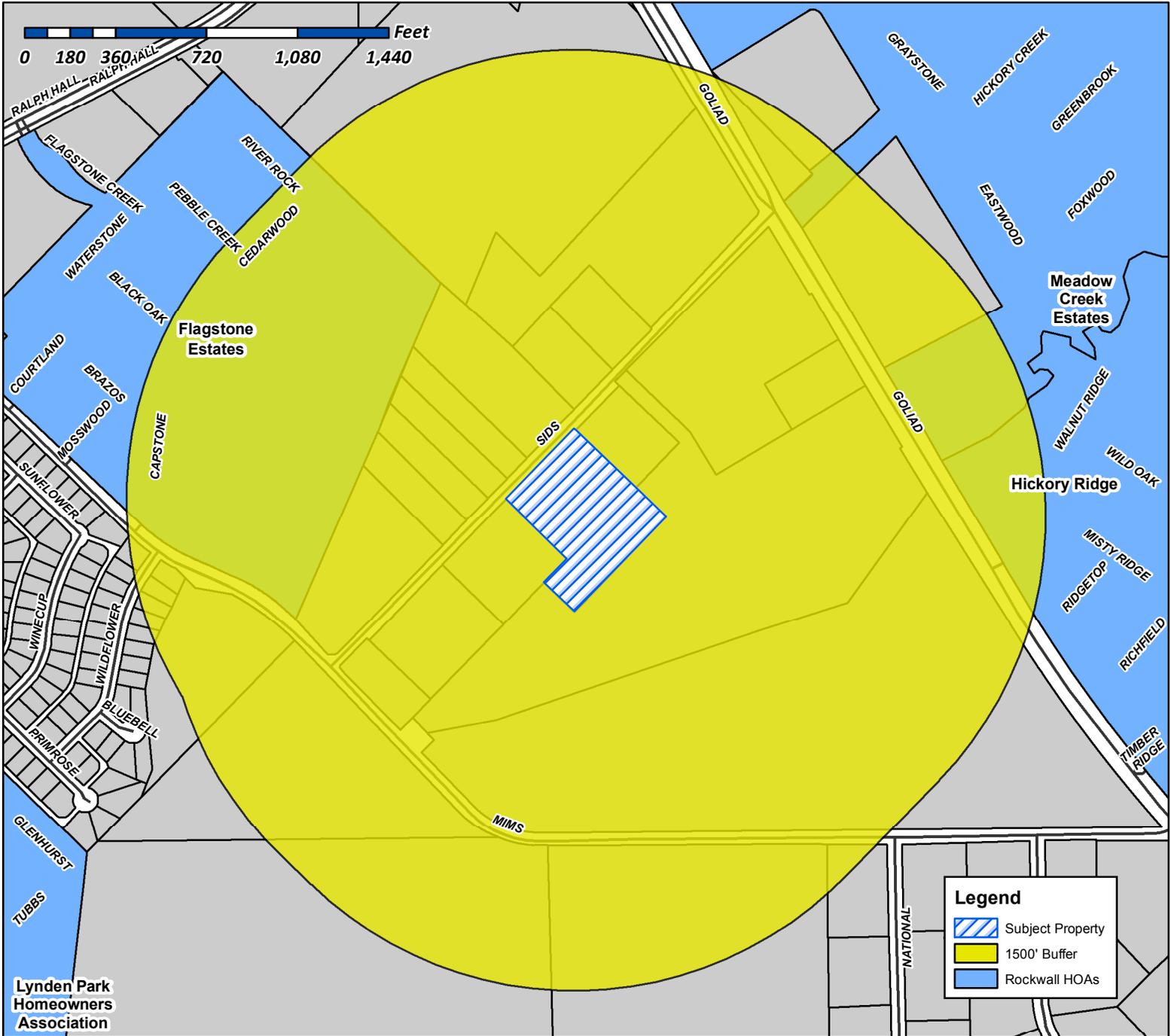
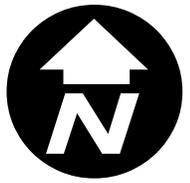




# City of Rockwall

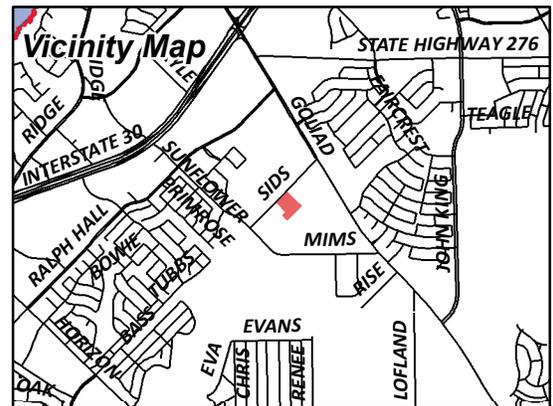
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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:** Z2018-002  
**Case Name:** SUP for a Replacement Telecommunications Tower at 950 Sids Road  
**Case Type:** Zoning  
**Zoning:** Heavy Commercial (HC) District  
**Case Address:** 950 Sids Road

**Date Created:** 01/26/2018  
 For Questions on this Case Call (972) 771-7745



## Gonzales, David

---

**From:** Morales, Laura  
**Sent:** [REDACTED]  
**Cc:** Miller, Ryan; Gonzales, David; Brooks, Korey  
**Subject:** Neighborhood Notification Program: Notice of zoning request

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was also published in the Rockwall Herald Banner **January 26, 2018**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 2/13/2018 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 2/19/2018 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at <https://sites.google.com/site/rockwallplanning/development-cases>

**Z2018-002- Hold a public hearing to discuss and consider a request by David Naylor of Rayburn Country Electric Cooperative for the approval of a Specific Use Permit (SUP) for the replacement of a telecommunications tower exceeding 125-feet in a Heavy Commercial (HC) District on a 5.053-acre tract of land identified as Lot 1, Block A, Rayburn Country Addition and a portion of Tract 3-13 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and take any action necessary.**

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

Sincerely,

*Laura Morales*

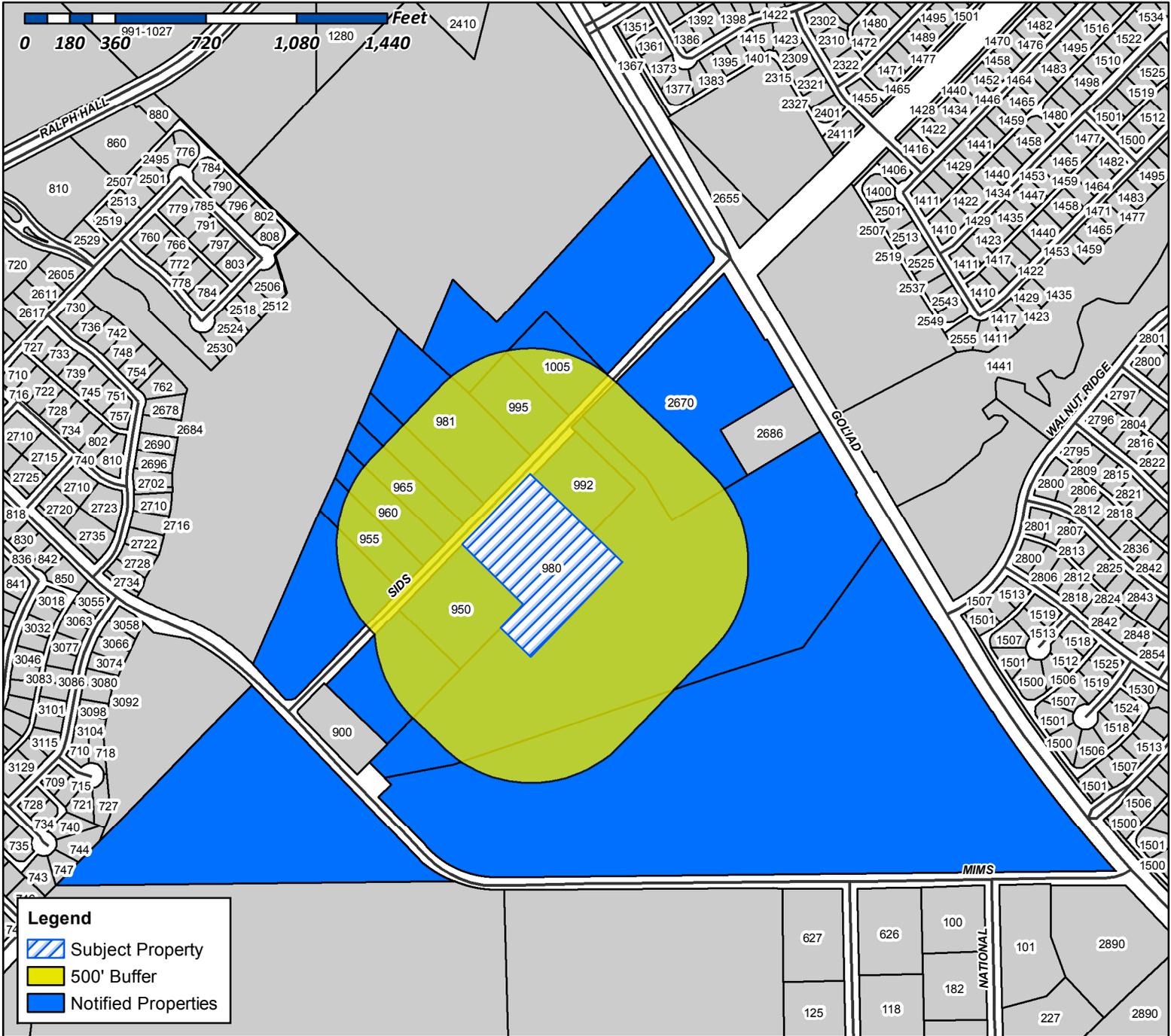
Planning & Zoning Coordinator  
City of Rockwall Planning & Zoning Department  
972-771-7745 | 972-772-6438  
[Lmorales@rockwall.com](mailto:Lmorales@rockwall.com) | <http://www.rockwall.com>



# City of Rockwall

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

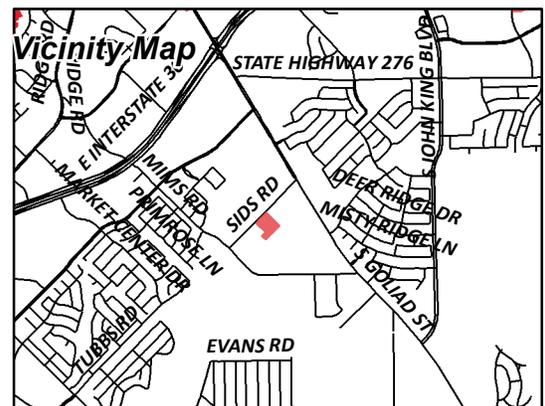
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



**Case Number:** Z2018-002  
**Case Name:** SUP for a Replacement Telecommunications Tower at 950 Sids Road  
**Case Type:** Zoning  
**Zoning:** Heavy Commercial (HC) District  
**Case Address:** 950 Sids Road

**Date Created:** 01/26/2018

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



CURRENT RESIDENT  
1005 SIDS RD  
ROCKWALL, TX 75087

ROCKWALL ISD  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

ROCKWALL ISD  
1050 WILLIAMS ST  
ROCKWALL, TX 75087

JS CUSTOM HOMES LLC  
1509 LEXINGTON DR  
GARLAND, TX 75041

TRANSAM TRUCKING  
A MISSOURI CORP  
15910 S 169 HWY  
OLATHE, KS 66062

BURKS GLEN  
1612 AMESBURY LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2670 S GOLIAD  
ROCKWALL, TX 75087

CAMPERS 4 RENT LLC  
518 WATERVIEW DRIVE  
COPPELL, TX 75019

STAGLIANO FAMILY TRUST  
5501 ST ANDRES CT  
PLANO, TX 75093

ROCKWALL I S D  
801 E WASHINGTON ST  
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO  
930 WHITMORE DRIVE  
ROCKWALL, TX 75087

CURRENT RESIDENT  
950 SIDS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
955 SIDS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
960 SIDS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
965 SIDS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
980 SIDS RD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
981 SIDS RD  
ROCKWALL, TX 75087

SRYGLEY JAMES G  
992 SIDS RD  
ROCKWALL, TX 75032

LOFLAND ROBERT G & BETTY K  
995 SIDS RD  
ROCKWALL, TX 75032

RODD HANNA'S AIR PERFORMANCE  
HEATING & A/C INC  
PO BOX 208  
ROCKWALL, TX 75087

RAYBURN COUNTRY ELECTRIC CORP INC  
PO BOX 37  
ROCKWALL, TX 75087

PLEASE RETURN THE BELOW FORM

Case No. Z2018-002: SUP for a replacement Telecommunications Tower 950 Sids Road

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: *Rodd Hanna*  
Address: *960 Sids Rd*

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

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-1XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR THE REPLACEMENT OF AN EXISTING TELECOMMUNICATIONS TOWER THAT EXCEEDS 125-FEET IN HEIGHT IN A HEAVY COMMERCIAL (HC) DISTRICT, ON A 5.053-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 1, BLOCK A, RAYBURN COUNTRY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from David Naylor of Rayburn Country Electric Cooperative, Inc. for the approval of a Specific Use Permit (SUP) to allow for the replacement of an existing telecommunications tower that exceeds 125-feet in height on a 3.466-acre parcel of land, identified as Lot 1, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and 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 the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

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

**Section 1.** That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow the replacement of an existing telecommunication tower that exceeds 125-feet in height within a Heavy Commercial (HC) District as stipulated by Subsection 2.1.11, *Utilities, Communications and Transportation*, of Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38], on the *Subject Property*; and

**Section 2.** That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Section 2.1.11(f), and Section 4.7, *Heavy Commercial (HC) District*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the replacement of an existing telecommunications tower that exceeds 125-feet in height in a Heavy Commercial (HC) District on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement telecommunications tower installation.
- 2) The replacement telecommunications tower will be located in the generally vicinity of the existing telecommunications tower and as depicted on the site plan attached hereto as *Exhibit 'B'* of this ordinance. The installation shall be setback a minimum distance equal to the height of the proposed structure (*i.e. 320-feet*) from any residential property or residentially zoned property.
- 3) The height of the replacement telecommunications tower installation shall be equal to or less than the existing antenna installation (*i.e. 320-feet*), and any additional antennas added to the structure shall not exceed the height of the replacement installation.

## 2.2 COMPLIANCE

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

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

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

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

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

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

**Section 7.** That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5<sup>TH</sup> DAY OF MARCH, 2018.**

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

**ATTEST:**

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

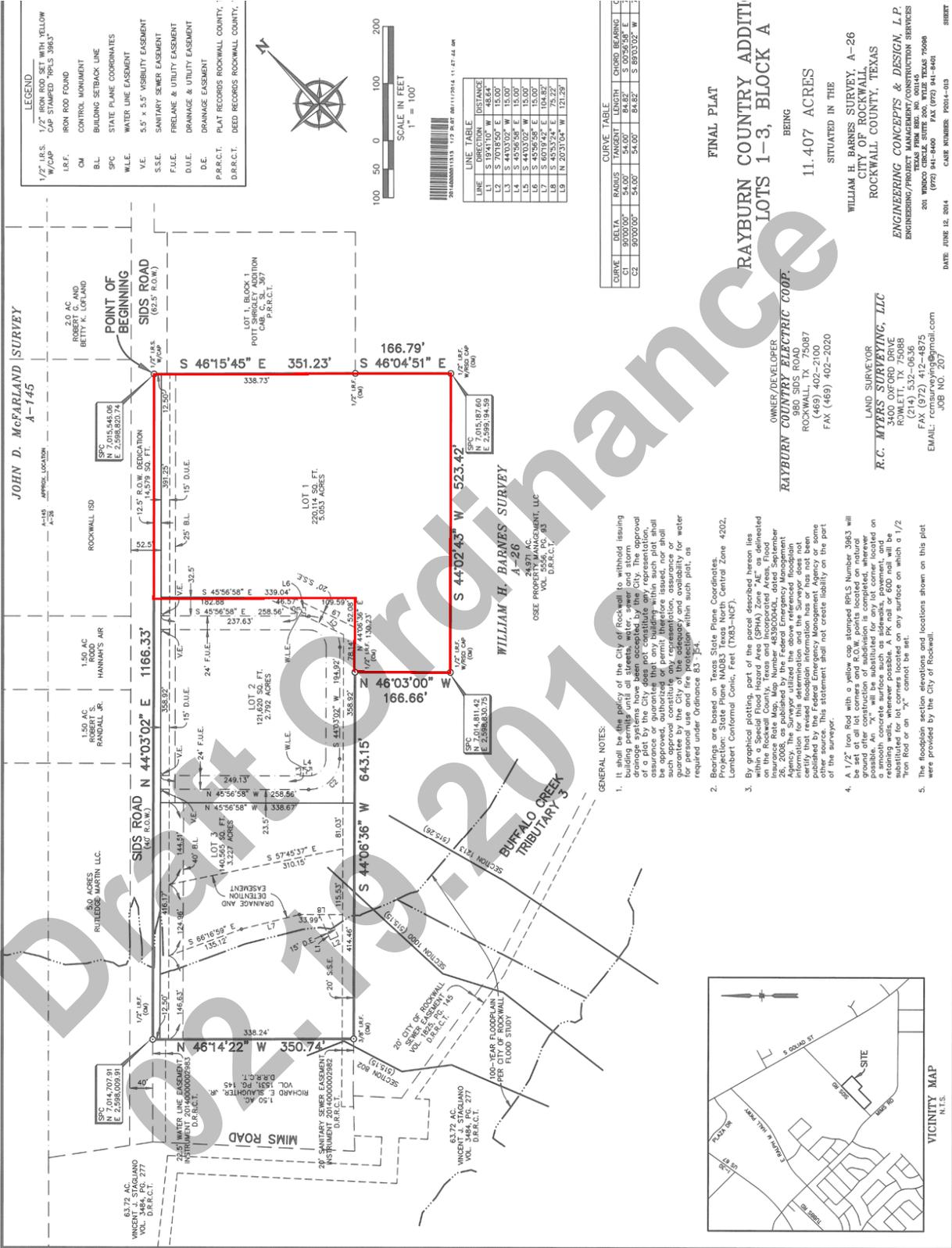
**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: February 19, 2018

2<sup>nd</sup> Reading: March 5, 2018

# Exhibit 'A': Legal Description





CITY OF ROCKWALL

ORDINANCE NO. 18-14

SPECIFIC USE PERMIT NO. S-185

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR THE REPLACEMENT OF AN EXISTING TELECOMMUNICATIONS TOWER THAT EXCEEDS 125-FEET IN HEIGHT IN A HEAVY COMMERCIAL (HC) DISTRICT, ON A 5.053-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 1, BLOCK A, RAYBURN COUNTRY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from David Naylor of Rayburn Country Electric Cooperative, Inc. for the approval of a Specific Use Permit (SUP) to allow for the replacement of an existing telecommunications tower that exceeds 125-feet in height on a 3.466-acre parcel of land, identified as Lot 1, Block A, Rayburn Country Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 950 & 980 Sids Road, and 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 the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall should be amended as follows:

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

**Section 1.** That the Unified Development Code [Ordinance No. 04-38] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow the replacement of an existing telecommunication tower that exceeds 125-feet in height within a Heavy Commercial (HC) District as stipulated by Subsection 2.1.11, *Utilities, Communications and Transportation*, of Article IV, *Permissible Uses*, of the Unified Development Code [Ordinance No. 04-38], on the *Subject Property*; and

**Section 2.** That the Specific Use Permit (SUP) shall be subject to the conditions set forth in Section 2.1.11(f), and Section 4.7, *Heavy Commercial (HC) District*, of Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the replacement of an existing telecommunications tower that exceeds 125-feet in height in a Heavy Commercial (HC) District on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement telecommunications tower installation.
- 2) The replacement telecommunications tower will be located in the generally vicinity of the existing telecommunications tower and as depicted on the site plan attached hereto as *Exhibit 'B'* of this ordinance. The installation shall be setback a minimum distance equal to the height of the proposed structure (*i.e. 320-feet*) from any residential property or residentially zoned property.
- 3) The height of the replacement telecommunications tower installation shall be equal to or less than the existing antenna installation (*i.e. 320-feet*), and any additional antennas added to the structure shall not exceed the height of the replacement installation.

## 2.2 COMPLIANCE

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

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

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

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

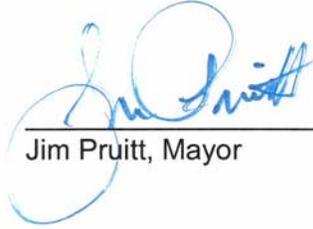
**Section 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such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

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

**Section 7.** That this ordinance shall take effect immediately from and after its passage of the

caption of said ordinance as the law in such cases provides;

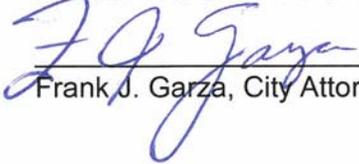
**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 5<sup>TH</sup> DAY OF MARCH, 2018.**

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

**ATTEST:**

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

**APPROVED AS TO FORM:**

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



1<sup>st</sup> Reading: February 19, 2018

2<sup>nd</sup> Reading: March 5, 2018

# Exhibit 'A': Legal Description

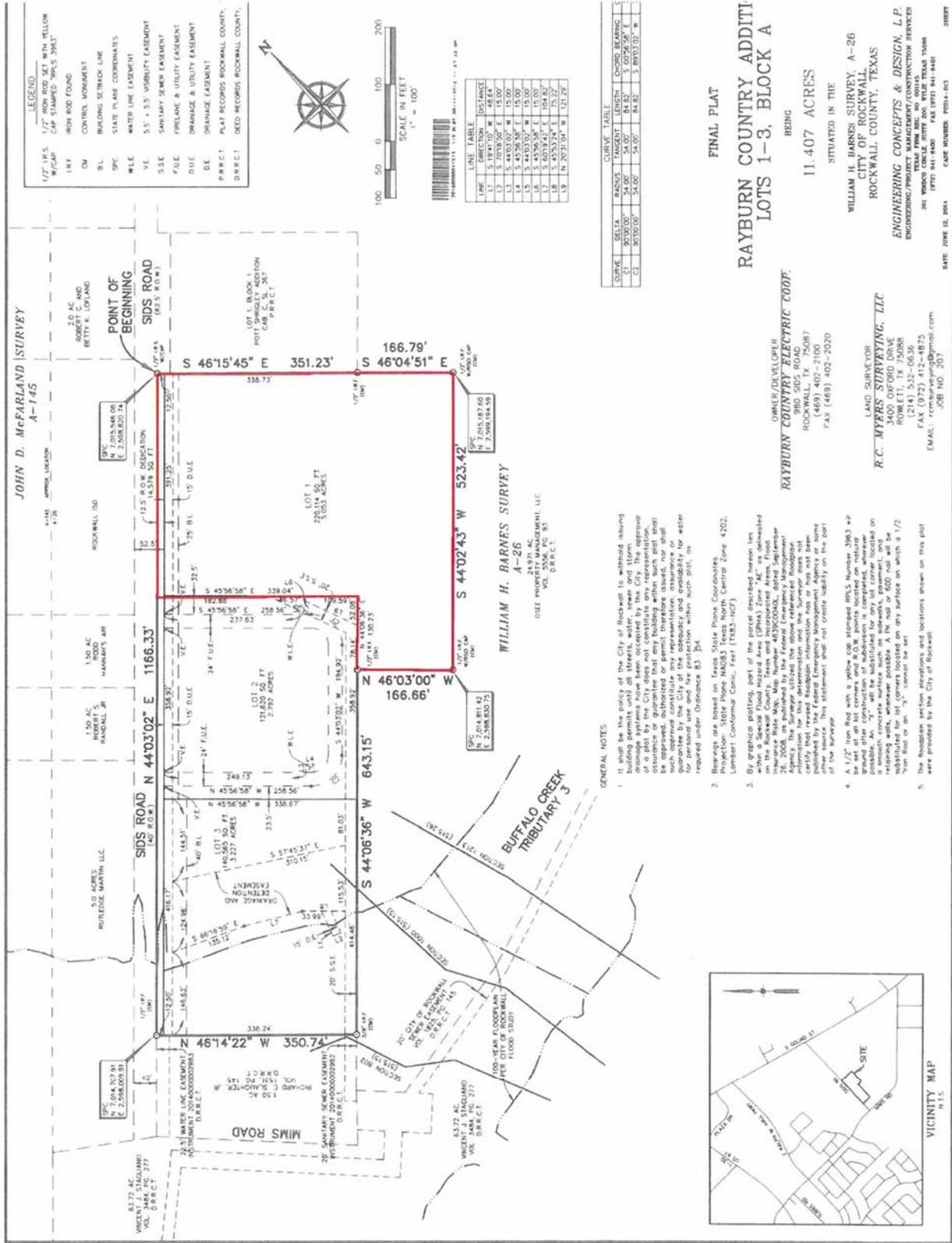
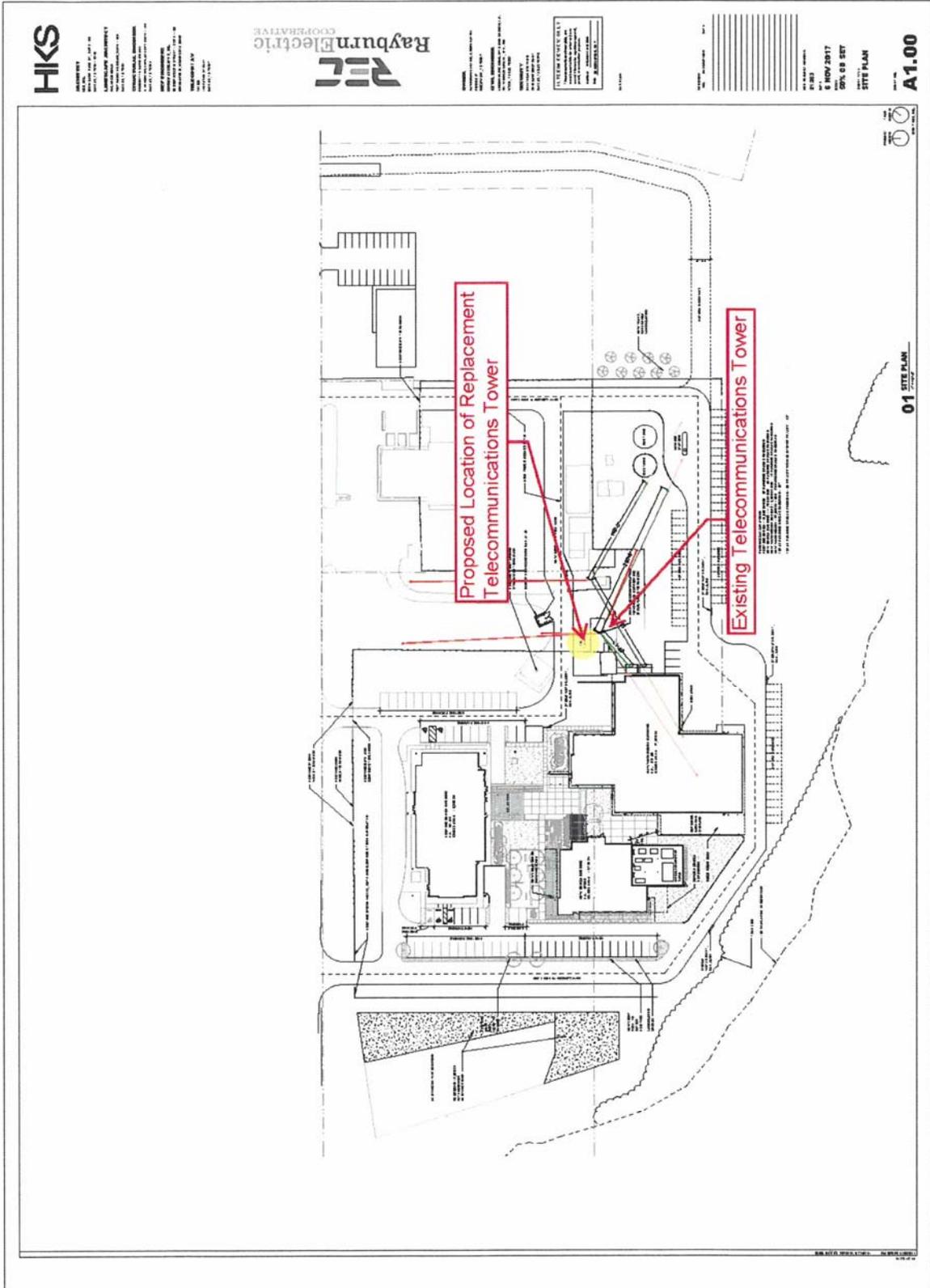


Exhibit 'B':  
Site Plan





March 15, 2018

**ATTN:** DAVID NAYLOR  
RAYBURN COUNTRY ELECTRIC COOPERATIVE  
950 SIDS ROAD,  
Rockwall, TX 75032

**RE: SUP ZONING (Z2018-002), SUP for a replacement Telecommunications Tower 950 Sids Road**

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 03/05/2018 via Ordinance No. 18-14. The following is a record of all recommendations, voting records and conditions of approval:

**RECOMMENDATIONS:**

*If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) to allow a replacement telecommunications antenna exceeding 125-feet in height on the subject property, staff would recommend the following conditions of approval:*

1) *The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are summarized as follows:*

(a) *The existing antenna installation shall be removed from the property within 14-days of the completion of the proposed replacement telecommunications tower installation.*

(b) *The replacement telecommunications tower will be located in the general vicinity of the existing telecommunications tower and as depicted on the site plan attached hereto as Exhibit 'B' of the SUP ordinance. The installation shall be setback a minimum of 320-feet from any residential structure or residentially zoned property.*

(c) *The height of the replacement telecommunications tower installation shall be equal to or less than the existing antenna installation (i.e. 320-feet), and any additional antennas added to the structure shall not exceed the height of the replacement installation.*

2) *Any construction or building necessary to complete this request must conform to the requirements set forth by the UDC, the International Building Code, 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 February 13, 2018, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) with staff conditions passed by a vote of 5 to 0 with Commissioners Chodun and Fishman absent.*



**CITY COUNCIL:**

*On February 19, 2018, the City Council's motion to approve the Specific Use Permit (SUP) with staff conditions passed by a vote of 5 to 0 with Council Members Macalik and Townsend absent [1st Reading].*

*On March 5, 2018, the City Council's motion to approve the Specific Use Permit (SUP) with staff conditions passed by a vote of 6 to 0 with Mayor Pruitt absent [2nd Reading].*

Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely,



**David Gonzales, AICP**  
Senior Planner  
Planning & Zoning Department  
City of Rockwall, TX