

## City of Rockwall

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

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

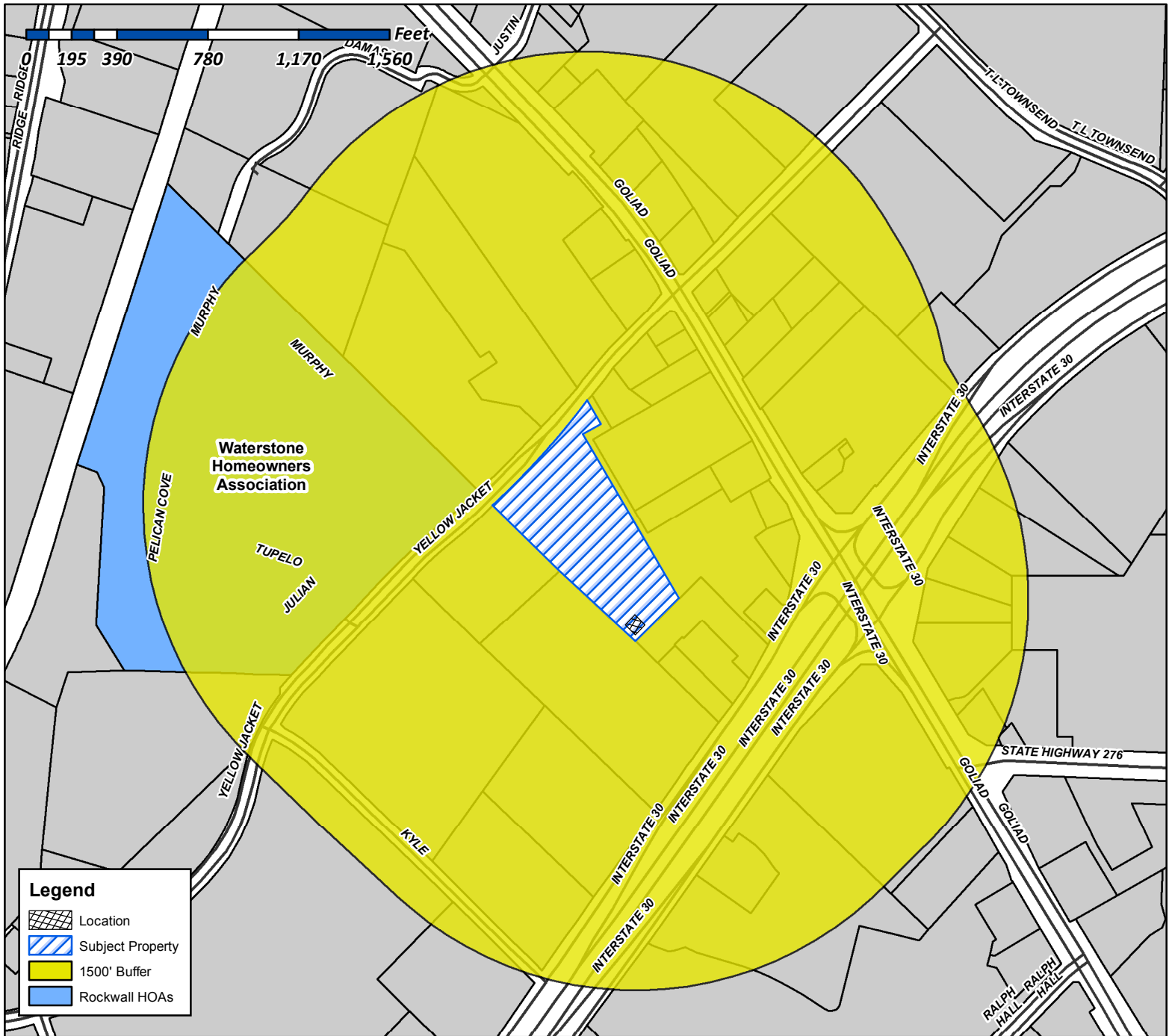




# City of Rockwall

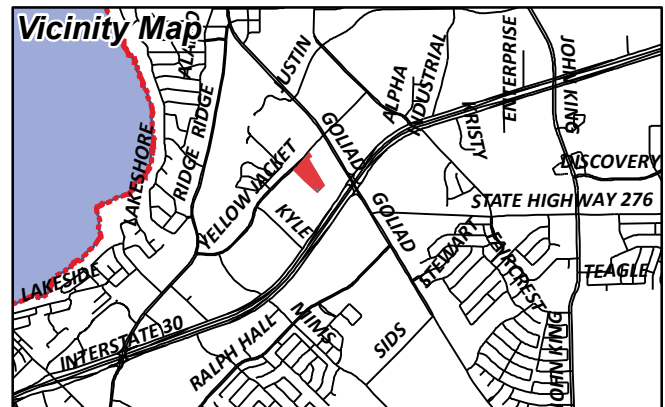
Planning & Zoning Department  
385 S. Goliad Street  
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**Case Number:** Z2018-045  
**Case Name:** SUP for a Communications Tower  
**Case Type:** Zoning  
**Zoning:** General Retail (GR) District  
**Case Address:** 995 W. Yellow Jacket Lane

**Date Created:** 10/16/2018  
 For Questions on this Case Call (972) 771-7745

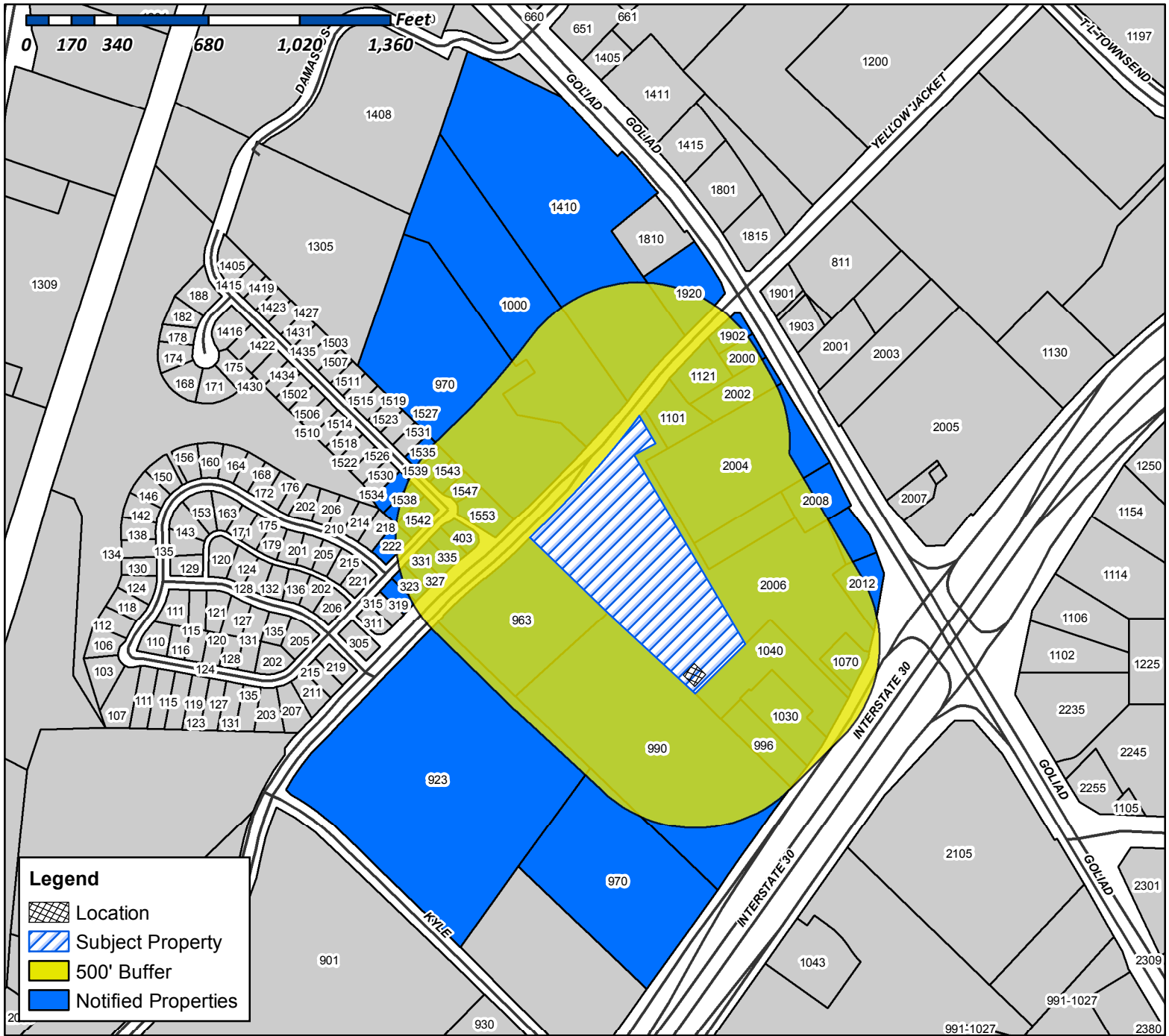




# City of Rockwall

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**Date Created:** 10/16/2018

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

CURRENT RESIDENT  
1000 YELLOW JACKET LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1030 E I30  
ROCKWALL, TX 75087

ROCKWALL HONDA REAL ESTATE LP  
1030 E INTERSTATE 30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1040 E I30  
ROCKWALL, TX 75087

ROGERS RYAN & LINDSAY  
105 YANKEE CT  
ROCKWALL, TX 75032

CURRENT RESIDENT  
1070 I30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1101 YELLOW JACKET LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1121 YELLOW JACKET LN  
ROCKWALL, TX 75087

FOLSOM JERRY L & JACQUELINE  
13 NW 69TH ST  
LAWTON, OK 73505

B5HP ROCKWALL LLC  
1300 E HWY 199  
SPRINGTOWN, TX 76082

WDC PEBBLEBROOK APARTMENTS LLC  
13400 BISHOP'S LANE 0  
BROOKFIELD, WI 53005

CURRENT RESIDENT  
1410 S GOLIAD  
ROCKWALL, TX 75087

SMAJLI ISMET & DYLDYL  
1422 MURPHY DR  
ROCKWALL, TX 75087

ALVAREZ KENETH & JO ANNA  
1534 MURPHY DR  
ROCKWALL, TX 75087

BARBIERI MARTHA JO  
1535 MURPHY DR  
ROCKWALL, TX 75087

HOUSE MICHAEL  
1538 MURPHY DR  
ROCKWALL, TX 75087

JODAN JASON T  
1539 MURPHY DRIVE  
ROCKWALL, TX 75087

BIERSTEDT MARK A  
1542 MURPHY DR  
ROCKWALL, TX 75087

MARTIN DAVID H  
1543 MURPHY DR  
ROCKWALL, TX 75087

JACKSON SHERAH  
1547 MURPHY DR  
ROCKWALL, TX 75087

NOP SOPHA  
1553 MURPHY DR  
ROCKWALL, TX 75087

SONOMA COURT LTD  
1603 LBJ FWY 0  
DALLAS, TX 75234

ROCKWALL CENTRAL SHOP/CNTR JV  
16475 DALLAS PKWY 0  
ADDISON, TX 75001

ROCKWALL CENTRAL SHOP/CNTR JV  
16475 DALLAS PKWY 0  
ADDISON, TX 75001

CURRENT RESIDENT  
1902 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1920 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2000 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2002 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2006 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2008 S GOLIAD  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2012 S GOLIAD  
ROCKWALL, TX 75087

CHILES LARRY & KAY  
222 PELICAN COVE DR  
ROCKWALL, TX 75087

ROBERTS MARLYN & BARBARA  
2325 S GOLIAD ST  
ROCKWALL, TX 75032

I30 AT 205 LLC  
2600 E SOUTHLAKE BLVD 0  
SOUTHLAKE, TX 76092

RETAIL BUILDERS INC  
3000 NE 63RD ST  
OKLAHOMA CITY, OK 73121

CHABROL JASON A  
319 JULIAN DR  
ROCKWALL, TX 75087

ALBRITTON JOHN A  
3200 N TOWN EAST BLVD  
MESQUITE, TX 75150

STEVENS MARK R  
327 JULIAN DR  
ROCKWALL, TX 75087

ROCK HOB LP  
3305 BUCHANAN ST  
WICHITA FALLS, TX 76308

CURRENT RESIDENT  
331 JULIAN DR  
ROCKWALL, TX 75087

PATEL MUKESH & MINAL  
335 JULIAN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
403 JULIAN DR  
ROCKWALL, TX 75087

QUIKTRIP CORPORATION  
4705 SOUTH 129TH EAST AVE  
TULSA, OK 74174

WDOP SUB I LP  
5429 LBJ FREEWAY 0  
DALLAS, TX 75240

IX MC 923 YELLOW JACKET LANE LP  
591 W PUTNAM AVE  
GREENWICH, CT 06830

JEY INVESTMENTS  
602 FALVEY AVE  
TEXARKANA, TX 75501

CARSON MARK R  
701 N MUNSON RD  
ROYSE CITY, TX 75189

ROCKWALL DIRT CO LTD  
800 GESSNER RD 0  
HOUSTON, TX 77024

ROCKWALL LAND COMPANY LTD  
800 GESSNER RD 0  
HOUSTON, TX 77024

CURRENT RESIDENT  
923 YELLOW JACKET LN  
ROCKWALL, TX 75087

ROCKWALL RETIREMENT RESIDENCE LLC  
9310 NE VANCOUVER MALL DR 0  
VANCOUVER, WA 98662

CURRENT RESIDENT  
963 W YELLOWJACKET LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
970 E I30  
ROCKWALL, TX 75087

CURRENT RESIDENT  
970 W YELLOW JACKET LN  
ROCKWALL, TX 75087

CURRENT RESIDENT  
990 I30  
ROCKWALL, TX 75087

JAGH HOTELS LP  
996 EAST INTERSTATE 30  
ROCKWALL, TX 75087

E Z MART #77  
PO BOX 1426  
TEXARKANA, TX 75504

October 11, 2018

Kira Bauman  
Bauman Consultants  
agent for Eco-Sites  
2300 Springmere Dr  
Arlington, TX 76012

Ryan Miller, AICP  
Director  
Rockwall Development Services  
385 S Goliad  
Rockwall, TX 75087

RE: LETTER OF EXPLANATION for new telecom monopole at Yellowjacket Park

Eco-Sites has been retained by T-Mobile for placement of a new cellular telephone site in central Rockwall. The purpose of the new site is to provide "in-building" coverage for emerging technology in the congested I-30 corridor through Rockwall. Current in building coverage is spotty in this area. This location will provide increased capacity, speed and penetration of signal in this coverage area which is depicted in the attachment provided.

We look forward to appearing before the Commission and Council to further explain and answer questions.

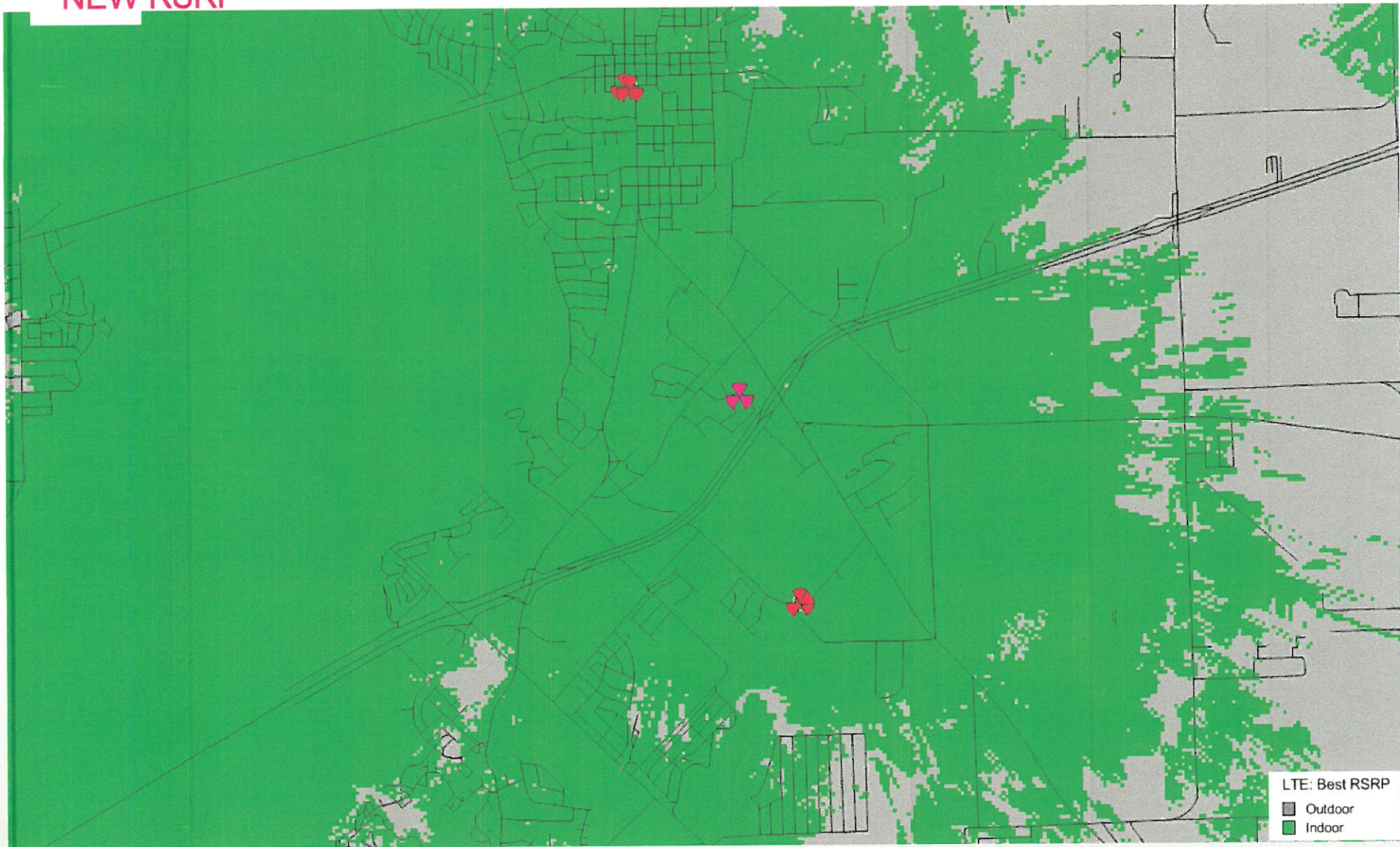
Regards,



Kira Bauman  
Agent for Eco-Site

# DA02390 – NEW COVERAGE @ 150' (RSRP)

## NEW RSRP



T-Mobile

T-Mobile

# Eco-Site

240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

## TX-0274 / YELLOWJACKET PARK T-MOBILE: DA02390A

### SITE ADDRESS

E911 ADDRESS: 995 W YELLOW JACKET LN.  
ROCKWALL, TX 75087  
ROCKWALL COUNTY

LATITUDE: 32° 54' 31.57" (32.908769) N  
LONGITUDE: 96° 27' 11.37" (96.453158) W  
GROUND ELEVATION: 573' (AMSL)

TAX/PIN #: 10620  
ZONING: N/A



VICINITY MAP

- FROM DALLAS/FT WORTH INTERNATIONAL AIRPORT**
- DRIVE FROM INTERNATIONAL PKWY NORTHBOUND
  - TAKE EXIT TOWARDS I-635 E AND CONTINUE ON I-635 E
  - EXIT 8B ONTO I-30 E AND CONTINUE ON I-30 E.
  - IN ROCKWALL, TX EXIT ONTO S GOLIAD ST.
  - TURN LEFT ON TO GOLIAD ST ANF THEN A LEFT ONTO W YELLOWJACKET LN.
  - SITE IS ON THE LEFT HAND SIDE.

### DRIVING DIRECTIONS

**MUNICIPALITY:**  
CITY OF ROCKWALL

**STATE:**  
TEXAS

**TOWER TYPE:**  
MONOPOLE TOWER

**TOWER HEIGHT:**  
150' (160' TO HIGHEST APPURTENANCE)

**NUMBER OF CARRIERS:**  
0 EXISTING, 1 NEW, 3 FUTURE

**USE:**  
NEW TELECOMMUNICATIONS TOWER  
AND UNMANNED EQUIPMENT

**CONSULTANT**  
W-T COMMUNICATION DESIGN GROUP, LLC.  
6230 N. BELTLINE RD., STE. 325  
IRVING, TX 75063  
PHONE: (214) 384-0744  
ATTN.: ANGEL GANDARA

### PROJECT SUMMARY

**DEVELOPER**  
ECO-SITE  
240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707  
PHONE: (919) 636-6810  
ATTN: TBD

**POWER COMPANY**  
ONCOR  
PHONE: T.B.D.  
ATTN.: T.B.D.

**TELEPHONE COMPANY**  
AT&T  
PHONE: (866) 945-8251

**PROPERTY OWNER**  
CITY OF ROCKWALL  
385 S. GOLIAD ST.  
ROCKWALL, TX 75087  
PHONE: (972) 772-6408  
EMAIL: jboyd@rockwall.com

### CONTACTS

SITE IS NOT LOCATED WITHIN FEMA FLOOD MAP AREA  
AS PER F.I.R.M. COMMUNITY PANEL# 48397C0040L,  
DATED SEPTEMBER 26, 2008

### FLOOD PLAIN NOTE:

SHEET	DESCRIPTION	REV.
T-1	COVER SHEET	0
S.1	SITE SURVEY	1
Z-1	OVERALL SITE PLAN	0
Z-2	ENLARGED SITE PLAN	0
Z-3	TOWER ELEVATION	0
Z-4	FENCE, GATE & COMPOUND DETAILS	0
L-1	LANDSCAPING PLAN	0
L-2	LANDSCAPING DETAILS / NOTES	0

### SHEET INDEX

**PYRAMID NETWORK SERVICE, LLC**  
6519 TOWPATH ROAD  
EAST SYRACUSE, NY 13057  
PHONE: (315) 382-3448

### SITE ACQUISITION

2015 INTERNATIONAL BUILDING CODE  
2015 INTERNATIONAL MECHANICAL CODE  
2014 NATIONAL ELECTRICAL CODE

### BUILDING CODES

Eco-Site

240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

PROJECT INFORMATION:

**YELLOWJACKET PARK**  
TX-0274  
T-MOBILE: DA02390A

995 W YELLOW JACKET LN  
ROCKWALL, TX 75087

T1801313

CURRENT ISSUE DATE:

08/23/18

ISSUED FOR:

ZONING DRAWINGS

REV.	DATE	ISSUED FOR:	BY:
A	08/18/18	ZONING FOR REVIEW	CSM
B	08/23/18	ZONING DRAWINGS	CSM
0	08/27/18	ZONING DRAWINGS	CSM

CONSULTANT:

**W-T**

W-T COMMUNICATION  
DESIGN GROUP, LLC.  
WIRELESS INFRASTRUCTURE

6230 N. BELTLINE RD., STE. 325  
IRVING, TX 75063  
PH: (214) 384-0744  
www.wtengineering.com

Texas Firm Registration No.: F-11754 Exp: 09/30/17  
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DRAWN BY: CHK: APV:

CSM AG LAF

LICENSER:



JEFFERY S. GUTOWSKY  
PROFESSIONAL ENGINEER  
STATE OF TEXAS  
LICENSE # PE106604

EXPIRES: 06/30/2019 SIGNED: 08/27/2018

SHEET TITLE:

COVER SHEET

SHEET NUMBER: REVISION:

T-1 0



**WEST YELLOW JACKET LANE**  
(R.O.W. VARIES)  
CONCRETE

**POC BOTH TRACTS**  
FND. 5/8" I.R. W/CAP  
(FROM WHICH CORNER BEARS S62°37'32"E, 2.21')

CITY OF ROCKWALL, TEXAS  
(CALLED 7.624 ACRES)  
VOL. 747, PG. 52 O.P.R.R.C.T.

ROCKW,  
VC

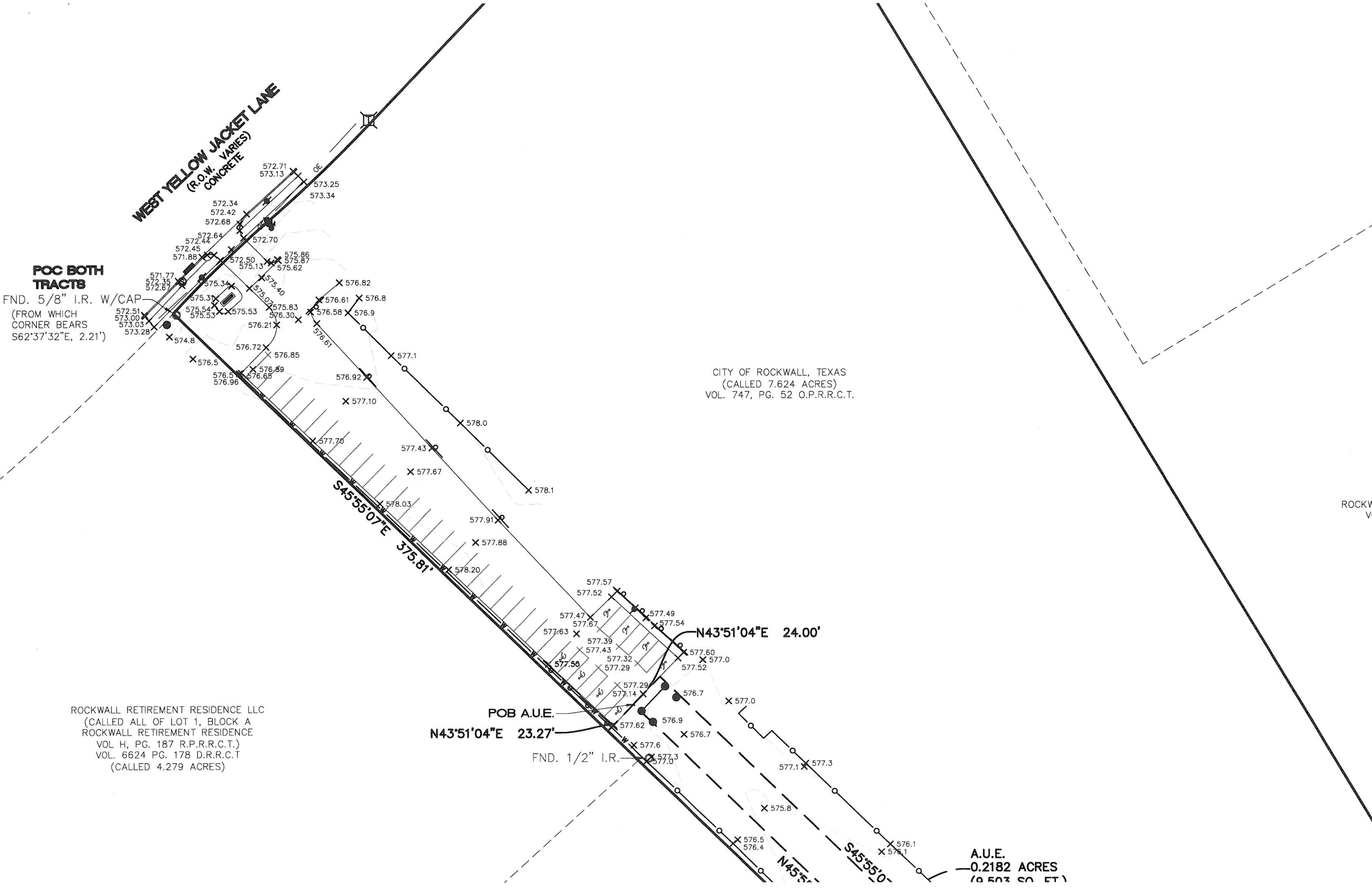
ROCKWALL RETIREMENT RESIDENCE LLC  
(CALLED ALL OF LOT 1, BLOCK A  
ROCKWALL RETIREMENT RESIDENCE  
VOL H, PG. 187 R.P.R.R.C.T.)  
VOL. 6624 PG. 178 D.R.R.C.T  
(CALLED 4.279 ACRES)

**POB A.U.E.**  
N43°51'04"E 23.27'

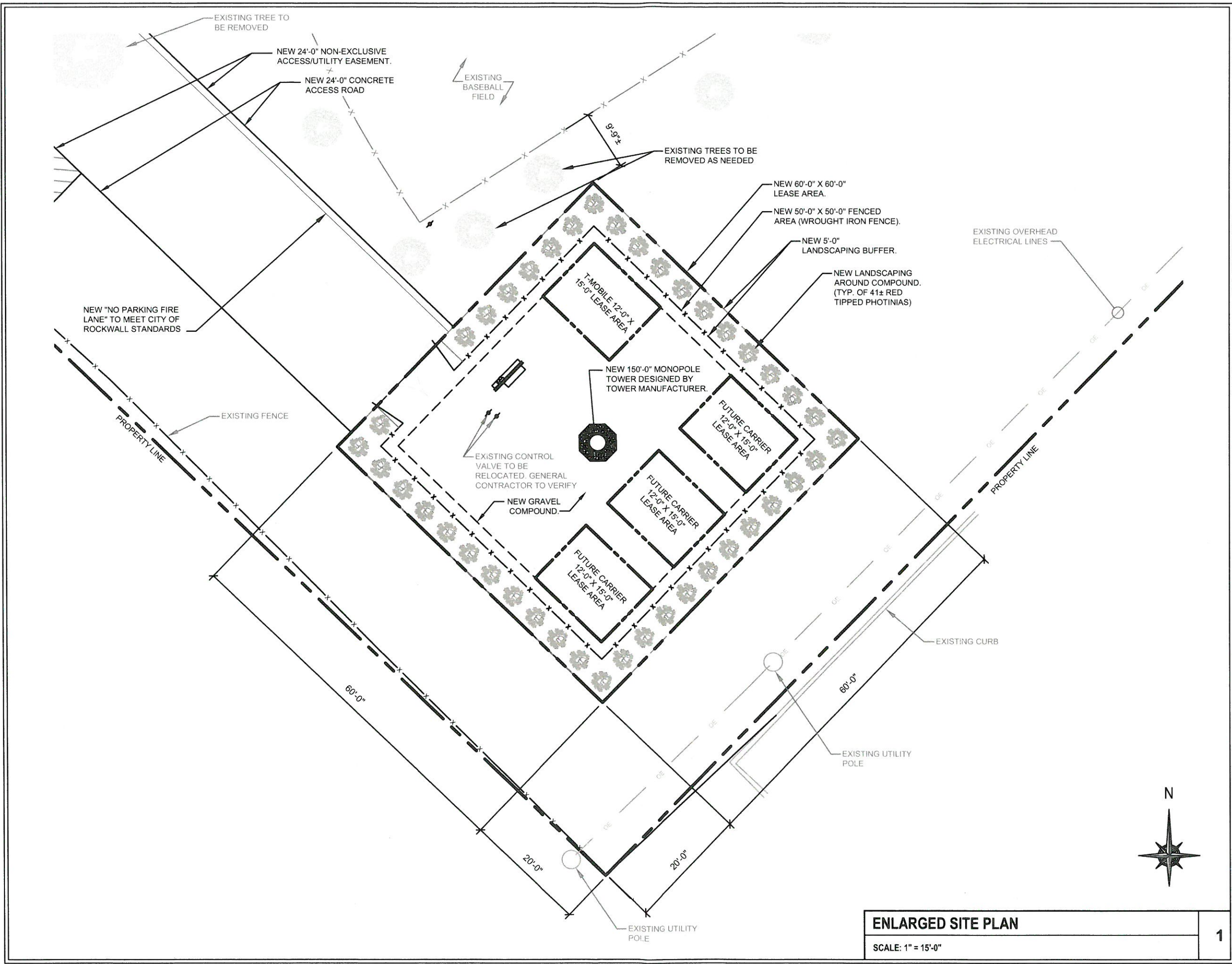
FND. 1/2" I.R.

N43°51'04"E 24.00'

**A.U.E.**  
0.2182 ACRES  
(9,503 SQ. FT.)







**Eco-Site**  
 240 LEIGH FARM ROAD, SUITE 415  
 DURHAM, NC 27707

PROJECT INFORMATION:  
**YELLOWJACKET PARK**  
 TX-0274  
 T-MOBILE: DA02390A  
 995 W YELLOW JACKET LN  
 ROCKWALL, TX 75087  
 T1801313


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CONSULTANT:  
**W-T**  
**W-T COMMUNICATION**  
**DESIGN GROUP, L.L.C.**  
 WIRELESS INFRASTRUCTURE  
 6230 N. BELTLINE RD., STE. 325  
 IRVING, TX 75063  
 PH: (214) 384-0744  
 www.wtengineering.com  
 Texas Firm Registration No.: F-11754 Exp: 09/30/17  
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DRAWN BY: **CSM**    CHK: **AG**    APV: **LAF**

LICENSER:  
  
**JEFFERY S. GUTOWSKY**  
 PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 LICENSE # PE106604  
 EXPIRES: 08/30/2019 SIGNED: 08/27/2018

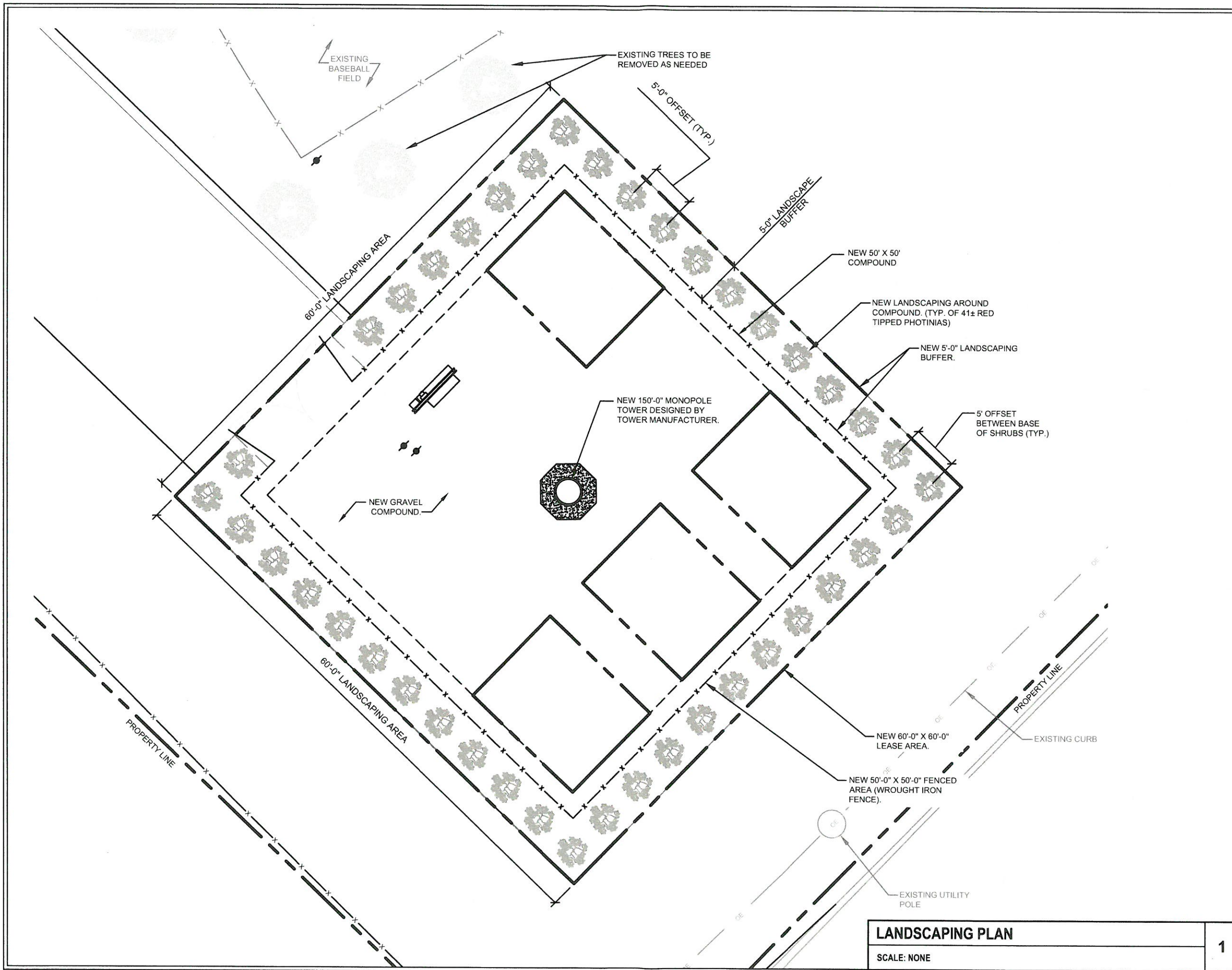
SHEET TITLE:  
**ENLARGED**  
**SITE PLAN**

SHEET NUMBER: **Z-2**    REVISION: **0**

**ENLARGED SITE PLAN**  
 SCALE: 1" = 15'-0"  
 1







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CONSULTANT:  
**W-T**  
**W-T COMMUNICATION DESIGN GROUP, LLC.**  
 WIRELESS INFRASTRUCTURE  
 6230 N. BELTLINE RD., STE. 325  
 IRVING, TX 75063  
 PH: 214-384-0744  
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DRAWN BY: CHK APV: LAF

CSM	AG	LAF
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LICENSER:  
  
**JEFFERY S. GUTOWSKY**  
 PROFESSIONAL ENGINEER  
 STATE OF TEXAS  
 LICENSE # PE106604  
 EXPIRES: 06/30/2019 SIGNED: 08/27/2018

SHEET TITLE:  
**LANDSCAPING PLAN**

SHEET NUMBER: <b>L-1</b>	REVISION: <b>0</b>
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**LANDSCAPING GENERAL NOTES:**

ALL PLACEMENT OF LANDSCAPING SHALL MEET THE FOLLOWING CONDITIONS:

1. ALL PLANT MATERIAL SHALL BE PLANTED IN A MANNER WHICH IS NOT TO INTERFERE WITH OVERHEAD WIRES OR BE INTRUSIVE TO UTILITIES OR PAVEMENT.
2. NO TREES OR OTHER LANDSCAPING SHALL BE LOCATED CLOSER THAN 10 FEET TO A FIRE HYDRANT OR OTHER ABOVE GROUND UTILITIES.
3. NO LANDSCAPING SHALL INTERFERE WITH SITE REQUIREMENTS FOR SAFE INGRESS AND EGRESS.

**INSTALLATION STANDARDS:**

1. PLANT MATERIAL SHALL CONFORM WITH THE CURRENT AMERICAN STANDARDS FOR NURSERY STOCK, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSEYMEN FOR THAT TYPE OF TREE OR SHRUB AT THE TIME OF INSTALLATION.
2. ALL TREES SHALL BE GROWN IN A NURSERY LOCATED IN THE STATE OF TEXAS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED FREE OF DISEASE AND IN A MANNER THAT ENSURES THE AVAILABILITY OF SUFFICIENT SOIL AND WATER TO SUBSTAIN HEALTHY GROWTH.
4. ALL TAGS, WIRES, PLASTIC TIES AND ROPE SHALL BE CUT FROM EACH TREE TO PREVENT GIRDLING OF THE TREE. THE BURLAP SHALL BE PULLED BACK FROM THE UPPER THIRD OF THE ROOTBALL. IF A PLASTIC 'BURLAP' IS USED, IT SHALL BE REMOVED IN ITS ENTIRETY FROM THE ROOTBALL.
5. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF DEPTH OF THREE (3) INCHES OF MULCHED MATERIAL AND A DIAMETER OF THREE (3) AROUND THE BASE OF THE TREE.
6. TREES SHALL BE STAKED WITH POSTS AND NOT STAKES IN AREAS OF HIGH WIND FOR ONE TO THREE YEARS TO ALLOW THE GROWTH OF PROPOSED ROOTS TO STABILIZE. ALL ROPES SHALL BE COVERED TO PREVENT CUTTING INTO THE BARK.
7. ANY EXCESS SOIL, CLAY, OR CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE PLANTING SITE, PRIOR TO PLANTING OF INDIVIDUAL TREES AT FINAL GRADE.
8. THE JURISDICTION, AT ITS DISCRETION, HAS THE RIGHT TO RETAIN A PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST TO REVIEW SUBMITTED LANDSCAPE PLAN AND THE PROFESSIONAL LANDSCAPE ARCHITECT OR ARBORIST WILL SUBMIT A WRITTEN REPORT TO THE PLANNING AND ZONING COMMISSION. ALL EXPENSES INCURRED BY THE JURISDICTION FOR THE USE OF THE LANDSCAPE ARCHITECT OR ARBORIST SHALL BE REIMBURSED BY THE DEVELOPER.

**PLANTING SEASONS:**

1. PLANTS MUST BE PLANTED DURING THE FOLLOWING DATES: APRIL 1ST TO MAY 15TH AND SEPTEMBER 1ST TO OCTOBER 1ST
2. THE PLANTING PERIODS INDICATED MAY BE EXTENDED DUE TO WEATHER CONDITIONS OR OTHER FACTORS, WHICH MUST BE APPROVED BY THE LANDSCAPE ARCHITECT/ENGINEER.
3. THE CONTRACTOR WILL BE RELIEVED OF HIS GUARANTEE RESPONSIBILITY SHOULD THE OWNER REQUIRE PLANT MATERIAL INSTALLATIONS TO BE COMPLETED DURING OTHER TIMES THAN THE PLANTING PERIODS INDICATED.

**PLANTING:**

1. ALL SHADE TREES, ORNAMENTAL TREES, EVERGREEN TREES AND SHRUBS SHALL BE PLANTED IN HOLES EXCAVATED AT LEAST 3x THE WIDTH OF THE DIAMETER OF THE BALL OR CONTAINER AND DEEP ENOUGH SO THAT THE TOP OF THE BALL OR SOIL IN THE CONTAINER IS AT OR JUST ABOVE EXISTING GRADE.
2. ALL TWINE OR ROPE MUST BE CUT AND REMOVED AND THE BURLAP FOLDED AWAY FROM THE TOP OF THE BALL. THE EXCAVATION MUST BE BACKFILLED WITH THE PLANTING MIXTURE AND WATERED. ANY SETTLEMENT WILL BE FILLED WITH PLANTING MIXTURE.
3. A 4" DEEP SAUCER, SIMILAR TO THE DIAMETER OF THE PLANTING HOLE SHALL BE CREATED USING PLANTING MIX.
4. PLANTING MIX TO CONSIST OF 1/3 TOP SOIL, 1/3 SOIL FROM EXCAVATION, AND 1/3 MUSHROOM COMPOST (OR 1/3 PEAT MOSS).

**CLEAN UP:**

1. ALL DEBRIS GENERATED DURING THE INSTALLATION OF PLANT MATERIALS MUST BE REMOVED FROM THE SITE.
2. ALL PAVEMENTS AND WALKS MUST BE SWEEPED AFTER EACH DAYS WORK. UPON COMPLETION OF THE WORK, ALL PAVEMENTS MUST BE WASHED TO REMOVAL MUD OR DIRT.

**LANDSCAPING NOTES**

SCALE: NONE

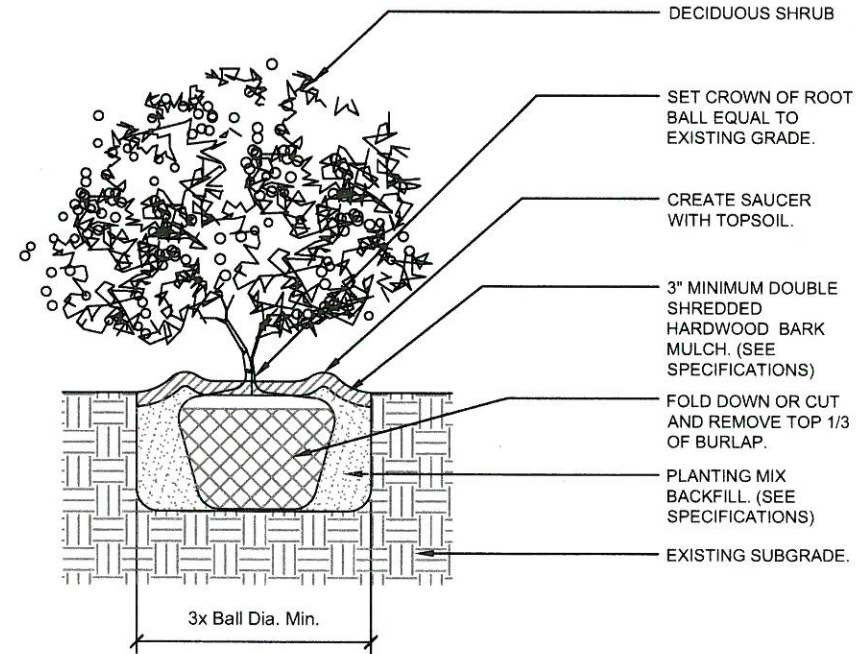
1

**LANDSCAPE CHART**

QTY.	COMMON NAME	SCIENTIFIC NAME	HT. AT INSTALL	SPACING	ROOTBALL	OVERALL PROJECTED WIDTH
41	RED TIPPED PHOTINIA	PHOTINIA X FRASERI	8"-16"	5'-0" O.C. MIN	B/B	10'-0"

NOTE:  
LAND OWNER WILL BE RESPONSIBLE FOR MAINTAINING AND WATERING ALL LANDSCAPING ON SITE.

NOTE:  
ALL MATERIALS SURROUNDING THE TREE ROOT BALL, INCLUDING WIRING, ARE TO BE REMOVED PRIOR TO PLANTING OF TREES.



**LANDSCAPING DETAILS**

SCALE: NONE

2

**Eco-Site**  
240 LEIGH FARM ROAD, SUITE 415  
DURHAM, NC 27707

PROJECT INFORMATION:  
**YELLOWJACKET PARK**  
TX-0274  
T-MOBILE: DA02390A  
995 W YELLOW JACKET LN  
ROCKWALL, TX 75087  
T1801313

CURRENT ISSUE DATE:  
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**W-T**  
**W-T COMMUNICATION DESIGN GROUP, L.L.C.**  
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IRVING, TX 75063  
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DRAWN BY: **CSM** CHK: **AG** APV: **LAF**

LICENSER:  
  
**JEFFERY S. GUTOWSKY**  
PROFESSIONAL ENGINEER  
STATE OF TEXAS  
LICENSE # PE106604  
EXPIRES: 06/30/2019 SIGNED: 08/27/2018

SHEET TITLE:  
**LANDSCAPING DETAILS / NOTES**

SHEET NUMBER: **L-2** REVISION: **0**