



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

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

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

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

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023-025

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DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

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- PLAT REINSTATEMENT REQUEST (\$100.00)

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- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

3065 WINECUP LN

SUBDIVISION

HIGHLAND MEADOWS #1

LOT

11

BLOCK

C

GENERAL LOCATION

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

OWNER

DEBORAH JULIAN

APPLICANT

GENE MCCORKIE

CONTACT PERSON

GENE MCCORKIE

CONTACT PERSON

TUFF SHED

ADDRESS

3065 WINECUP LN

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1777 HARRISON

CITY, STATE & ZIP

ROCKWALL TX 75082

CITY, STATE & ZIP

Denver CO 80210

PHONE

469-441-2077

PHONE

972-207-0049

E-MAIL

KITTEN5350@YAHOO.COM

E-MAIL

G.McCorkie @ TuffShed.com

## NOTARY VERIFICATION [REQUIRED]

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

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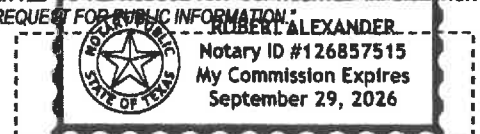
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3 DAY OF May 2023

OWNER'S SIGNATURE

Deborah Julian

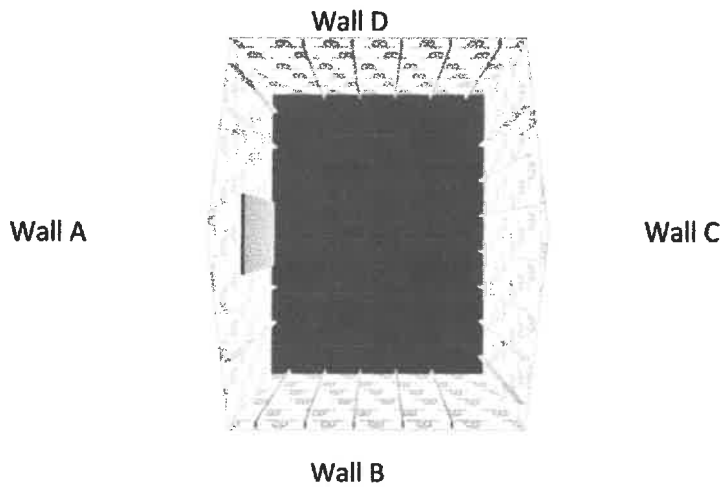
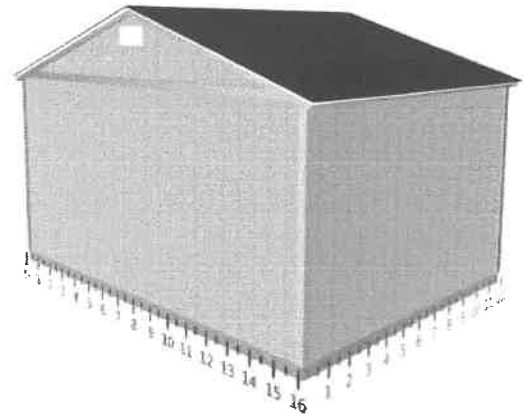
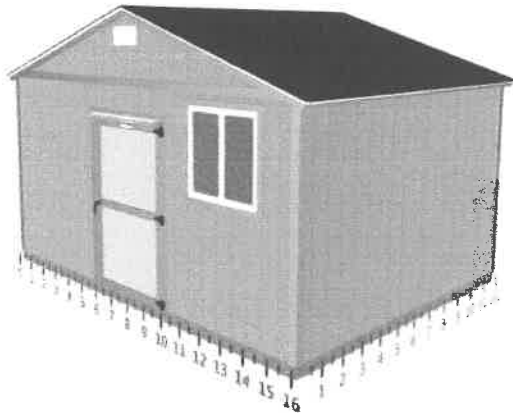
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES

9/29/26



**Base Details**

**Building Size & Style**  
 TR-800 - 16' wide by 12' long

**Door**  
 4' x 6'7" Single Shed Door, Right Hinge Placement, Decorative Door Hardware, Drip Cap

**Paint Selection**  
 Base: No Paint, Trim: No Paint

**Roof Selection**  
 Charcoal Dimensional Premium Shingle

**Drip Edge**  
 White

**Is a permit required for this job?**  
 Yes

**Who is pulling the permit?**  
 Tuff Shed

**Options Details**

**Windows**  
 3'x3' Insulated Horizontal Sliding Window

**Walls**  
 473 Sq Ft House Wrap

**Roof**  
 215 Sq Ft Radiant Barrier Roof Decking

**Floor and Foundation**  
 192 Sq Ft 3/4" Treated Floor Decking Upgrade  
 8 Ea Shed Anchor to Concrete - A24 & Wedge Anchor

**Vents**  
 2 Ea 16"x8" Wall Vent - White

**Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**  
 Yes

**Is there a power outlet within 100 feet of installation location?**  
 Yes

**The building location must be level to properly install the building. How level is the install location?**  
 Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**  
 Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**  
 Yes

**Substrate Shed will be installed on?**  
 Anchored to Concrete with Shed Floor

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



WxLxH*	Base	w/Paint	Monthly* Finance
10'x12'x10'3"	\$3,049	\$3,379	\$48
10'x16'x10'3"	\$3,699	\$4,029	\$58
10'x20'x10'3"	\$4,310	\$4,640	\$68
12'x12'x10'7"	\$3,559	\$3,989	\$56
12'x16'x10'7"	\$4,299	\$4,729	\$67
12'x20'x10'7"	\$4,999	\$5,429	\$78
12'x24'x10'7"	\$5,739	\$6,169	\$90
16'x20'x11'3"	\$6,529	\$7,109	\$102
16'x24'x11'3"	\$7,449	\$8,029	\$117

16x12x  
11'3"  
SHED

### Sundance Series TR-800

8' sidewall height allows more overhead room and taller 4x6'7" door, placed on any wall. Upgrades shown: double door, door trim, in-door transoms, 3'x3' windows, shutters, dimensional shingles, 6/12 roof pitch, endwall eaves, and paint. Can accommodate sidewall porch upgrade.

- 6" Tall Galvanized Steel Foundation
- 4'x6'7" Steel Reinforced Tuff Shed Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 6" Block Sidewall Eave



### Sundance Series TB-800

Maximize your storage space with another foot of sidewall height and more overhead room. The 8'3" sidewalls allow for 4'x6'7" door placed on any wall. Shown above with double door, 3'x2' window, vent, dimensional shingle and paint upgrades. This model can also accommodate porch and 2nd Floor upgrades (see info. at right).

#### Single Floor

- 4'x6'7" Steel Reinforced Tuff Shed Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 3" Flat Sidewall Eave (Single Floor)

#### 2nd Floor Upgrade With Stairs

- 6" Boxed Eaves
- 2x6 Treated Wood Foundation

WxLxH*	Base	w/Paint	Monthly* Finance
12'x12'x14'6"	\$4,625	\$5,075	\$73
12'x16'x14'6"	\$5,099	\$5,549	\$90
12'x20'x14'6"	\$5,919	\$6,369	\$93
12'x24'x14'6"	\$6,739	\$7,189	\$106
16'x20'x16'6"	\$8,868	\$9,508	\$139
16'x24'x16'6"	\$10,199	\$10,839	\$150

WxLxH*	Base	w/Paint	Monthly* Finance
16'x16'x18'3"	\$12,364	\$13,004	\$193
16'x20'x18'3"	\$14,286	\$14,926	\$223
16'x24'x18'3"	\$16,277	\$16,917	\$254
16'x28'x18'3"	\$17,919	\$18,559	\$280
16'x32'x18'3"	\$19,725	\$20,365	\$308
18'x20'x18'3"	\$17,174	\$18,073	\$268
18'x24'x18'3"	\$19,475	\$20,374	\$304
18'x28'x18'3"	\$21,835	\$22,734	\$341
18'x32'x18'3"	\$24,095	\$24,994	\$378
18'x36'x18'3"	\$26,401	\$27,300	\$412

SITTING ON OUR FLOOR  
ON TOP OF AN EXISTING  
SLAB - ANCHORED INTO  
CONCRETE

# SURVEY PLAT

**BARRY S. RHODES** Registered Professional Land Surveyor (072) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. **3085 WINECUP LANE** in the city of **ROCKWALL**, Texas.

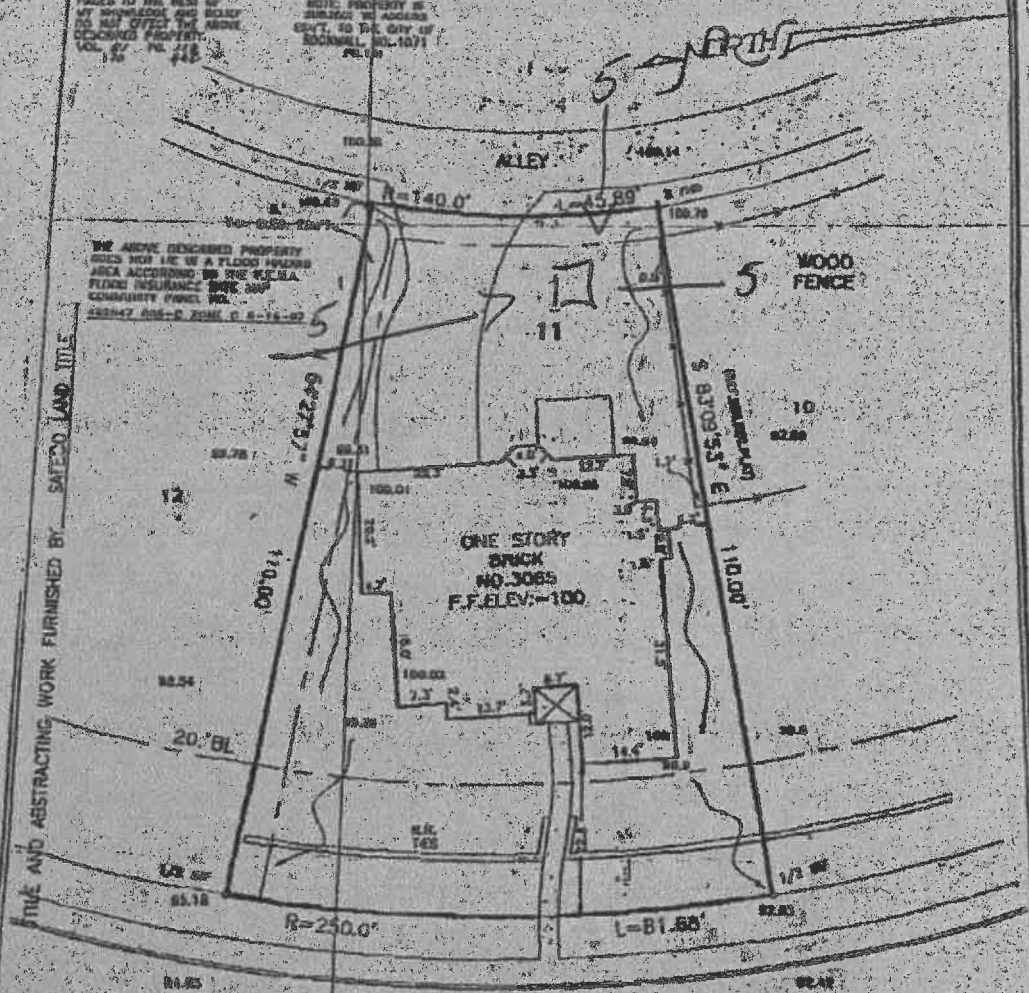
Lot No. **11** Block No. **C** City Block No. **11** on addition to the City of **ROCKWALL**, TEXAS according to the **PLAT** records of **ROCKWALL** COUNTY, TEXAS.

in **CABINET C** of **SLICE 391-302** of the **PLAT** records of **ROCKWALL** COUNTY, TEXAS.

WHEN TAKEN IN CONNECTION WITH THE CERTIFICATE OF CORRECTION BY **HAROLD EVANS**, ROCKWALL COUNTY, TEXAS.

CASEMENTS RECORDED IN THE FOLLOWING VOLUMES & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY:  
VOL. 87, PG. 278  
170  
445

NOTE: PROPERTY IS SUBJECT TO ADDRESS 5071, TO THE CITY OF ROCKWALL, TEXAS.



TITLE AND ABSTRACTING WORK FURNISHED BY: SAFECO LAND TITLE

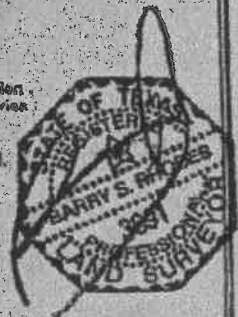
## WINECUP LANE

The plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the site, location, and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'  
 Date: 12-7-99  
 O. F. No.: 15390  
 Job no.: 64787  
 Drawn by: R.G.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR SAFECO LAND TITLE  
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDETERMINED IS NOT RESPONSIBLE TO OWNERS FOR ANY LOSS RESULTING THEREFROM.





# DEVELOPMENT APPLICATION

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SUBDIVISION

HIGHLAND MEADOWS #1

LOT

11

BLOCK

C

GENERAL LOCATION

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CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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GENE MCCORKIE

CONTACT PERSON

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CONTACT PERSON

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E-MAIL

G.McCorkie @ TuffShed.com

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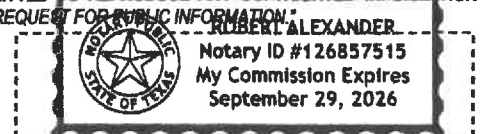
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Deborah Julian

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES


9/29/26



Z2023-025: Specific Use Permit for a Shed at 3065 Winecup Lane

SF-7

PD 47

Case Location Map = 



# City of Rockwall

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

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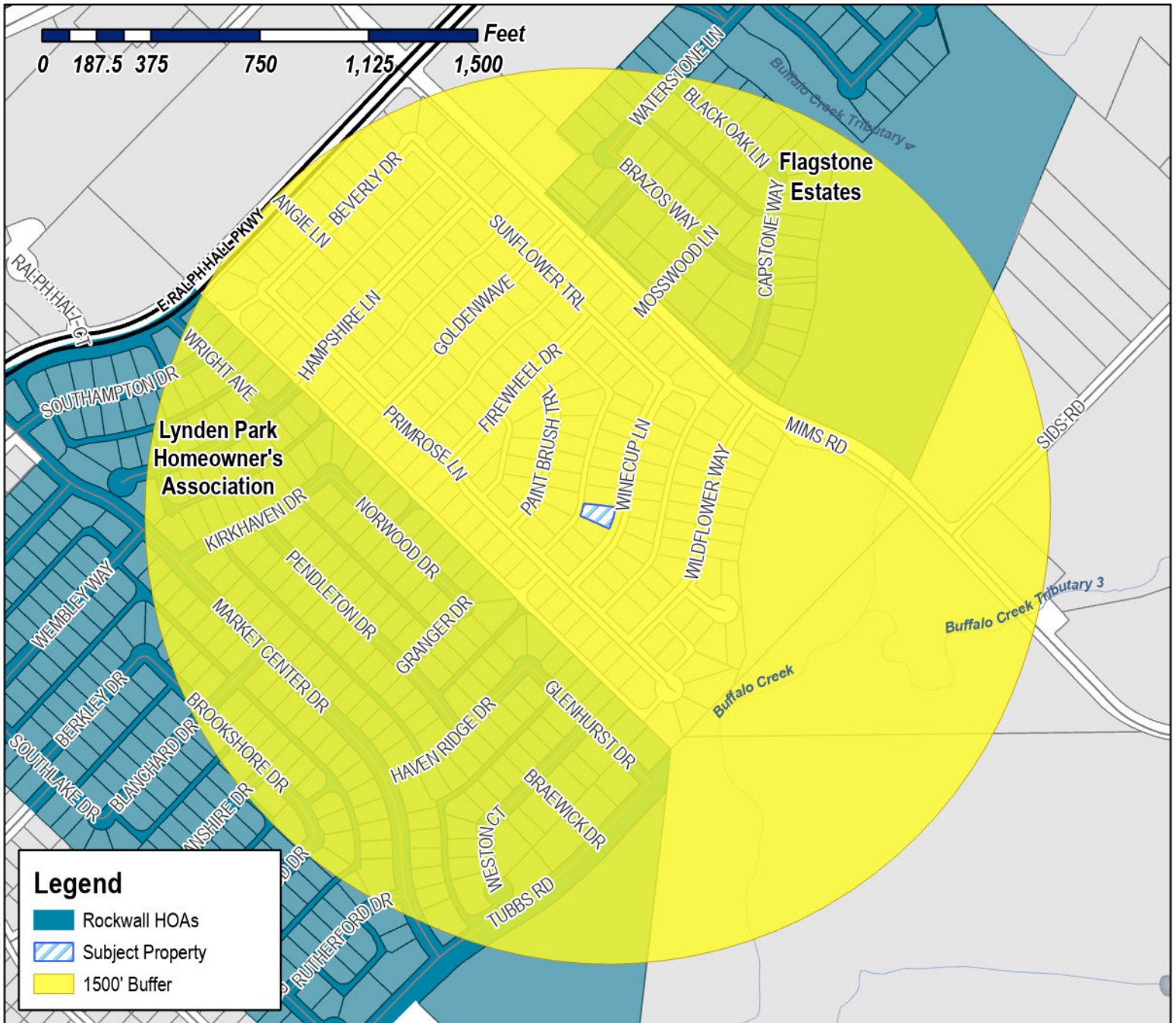




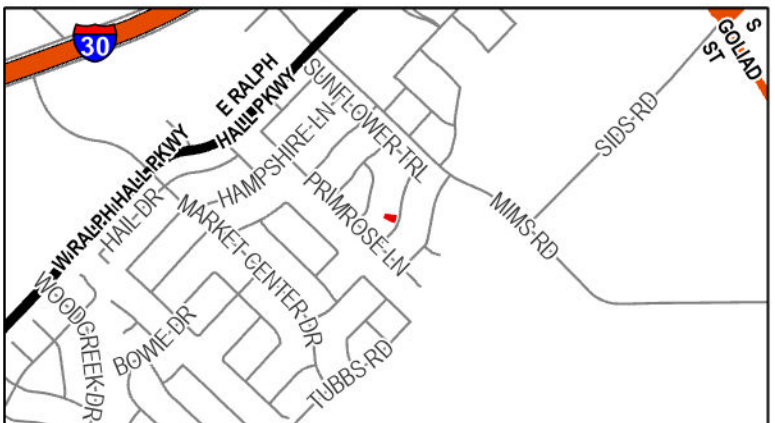
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**Case Number:** Z2023-025  
**Case Name:** SUP for Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 3065 Winecup Lane



**Date Saved:** 5/23/2023  
 For Questions on this Case Call (972) 771-7745

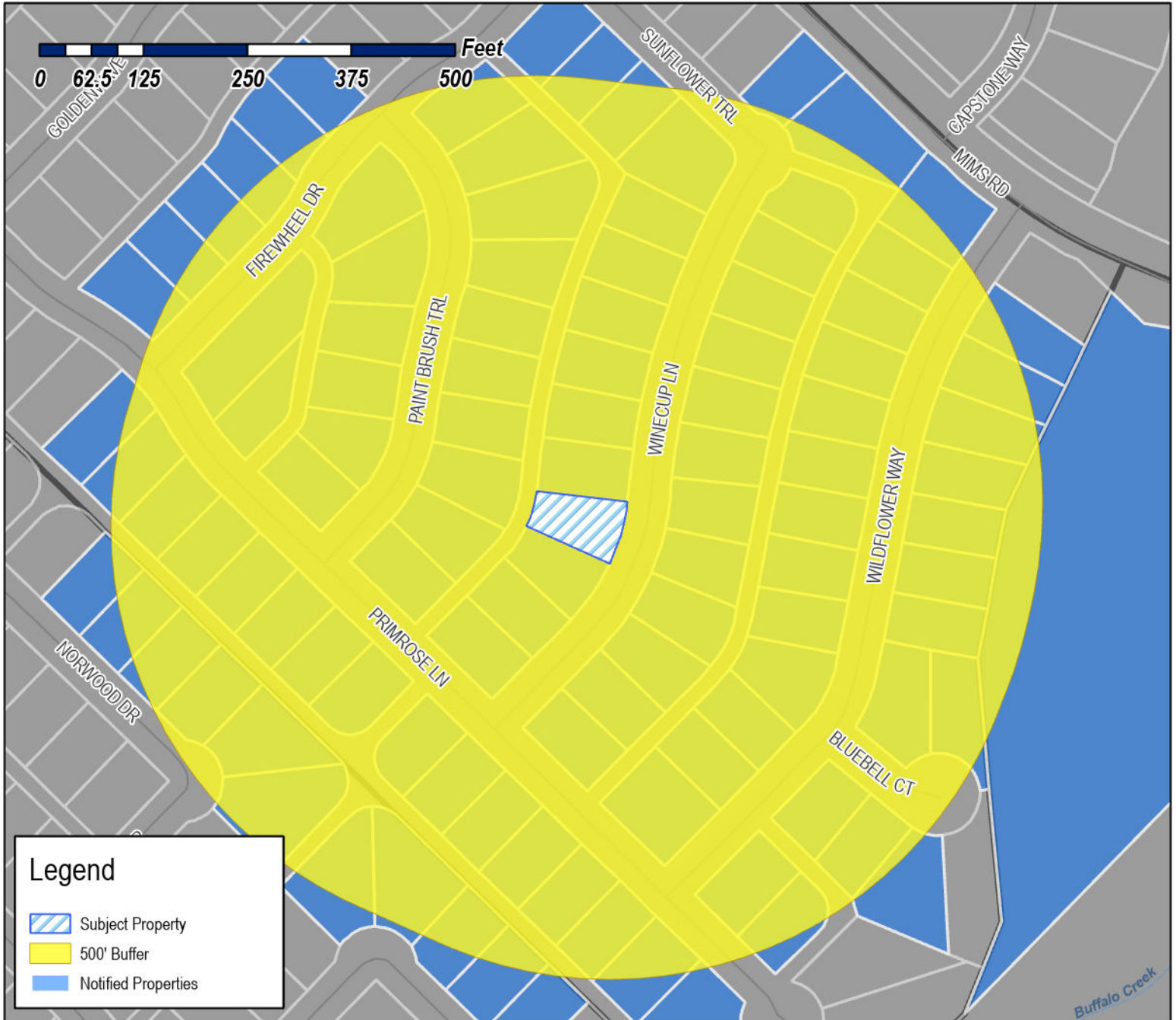




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**Case Address:** 3065 Winecup Lane



**Date Saved:** 5/23/2023

For Questions on this Case Call: (972) 771-7746

COMER SHAPHAN  
101 S BROOKSIDE DR APT 2212  
ROCKWALL, TX 75214

SFR JV-1 2021-1 BORROWER LLC  
C/O. TRICON AMERICAN HOMES LLC  
15771 RED HILL AVE  
TUSTN, CA 92780

SWANSON LADARRION K SR AND DEDRA M  
161 HAVEN RIDGE DR  
ROCKWALL, TX 75032

MEHTA DILIP & TRUPTI  
162 GRANGER DR  
ROCKWALL, TX 75032

ELIZONDO CESAR CAMPOS  
1650 JOHN KING BLVD APT 2503  
ROCKWALL, TX 75032

PRODAHL DALE & KAREN  
1685 PLUMMER DR  
ROCKWALL, TX 75087

LING ROBERT H & JOYCE H  
17736 LILIANA CT  
ROWLAND HEIGHTS, CA 91748

FKH SFR PROPCO B-HLD, LP  
C/O FIRST KEY HOMES LLC  
1850 PARKWAY PLACE SUITE 900  
MARIETTA, GA 30067

TANEV ALEKSANDAR AND MILENA  
1920 CENTER AVE  
MARTINEZ, CA 94553

MORGENSTERN CHRISTIAN  
1957 E. FM 550  
ROCKWALL, TX 75032

DO DAVID KIM  
2206 OAK GROVE CIR  
GARLAND, TX 75040

NEWCOMB RAMON & JOYCE M  
2217 MCCLENDON DR  
ROCKWALL, TX 75032

RODRIGUEZ JAMES TYLER AND  
HOPE SOUL  
223 WEST MADISON AVENUE  
DUMONT, NJ 7628

GREGORY COREY ALAN  
25881 SOUTH 655 RD  
GROVE, OK 74344

RESIDENT  
2902 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
2905 PAINT BRUSH TRL  
ROCKWALL, TX 75032

NAVARRO DORIS GRAZIELA  
2971 FIREWHEEL DR  
ROCKWALL, TX 75032

RESIDENT  
2977 FIREWHEEL DR  
ROCKWALL, TX 75032

RESIDENT  
C/O. TRICON AMERICAN HOMES LLC  
2983 FIREWHEEL DR  
ROCKWALL, TX 75032

VILLARREAL LUIS J & PATRICIA  
2989 FIREWHEEL DR  
ROCKWALL, TX 75032

STAEV GHINICA  
299 PHEASANT HILL DR  
ROCKWALL, TX 75032

SCRYBA JEREMY  
2995 FIREWHEEL DR  
ROCKWALL, TX 75032

MONTGOMERY STREET HOMES LLC  
300 MONTGOMERY ST SUITE 1200  
SAN FRANCISCO, CA 94104

DESTEFANO LAURIN  
3001 FIREWHEEL DR  
ROCKWALL, TX 75032

RESIDENT  
3002 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
3008 PAINT BRUSH TRL  
ROCKWALL, TX 75032

DOMUS SANCTUS PARTNERS LLC  
301 WEST AVE #3505  
AUSTIN, TX 78701

CASSTEVENS AARON K  
3014 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

THOMAS JUSTIN  
3015 PAINT BRUSH TR  
ROCKWALL, TX 75032

ISSA SONIA N  
3018 WINECUP LN  
ROCKWALL, TX 75032

MOHIBULLAH FNU AND  
BRIANDA SANCHEZ  
3020 PAINT BRUSH TRL  
ROCKWALL, TX 75032

VENTURA MANUEL A & OLIMPIA  
3023 PAINT BRUSH TRL  
ROCKWALL, TX 75032

JENNINGS KAREN  
3026 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

FLOREX ELIA MARINA  
3026 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3027 WINECUP LN  
ROCKWALL, TX 75032

BARNETT ALLEN K & COREY A  
3029 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
3032 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
3032 WINECUP LN  
ROCKWALL, TX 75032

C & L REAL ESTATE SERVICES LLC  
3033 WINECUP LANE  
ROCKWALL, TX 75032

HEINEMAN WILLIAM JEFFREY AND  
REBECCA ANN HEINEMAN AND JENNELL  
JAQUAYS  
3038 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

FIELDEN BILLY J AND CARRIE-ANNE M ZILLIOUX  
AND  
MARY HONIG  
3039 WINECUP LANE  
ROCKWALL, TX 75032

JONES VIVIAN C & CHARLES K  
3040 WINECUP LANE  
ROCKWALL, TX 75032

ROSE CHRISTINA R  
3041 PAINT BRUSH TRL  
ROCKWALL, TX 75032

MEJIA ELIZABETH M  
3044 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

WALKER HAROLD & BOBBIE  
3045 WINECUP LN  
ROCKWALL, TX 75032

ROSETTA JENNIFER  
3046 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3049 PAINT BRUSH TRL  
ROCKWALL, TX 75032

MALDONADO JAIME EDWARD AND LORILEE  
3050 PAINT BRUSH TRAIL  
ROCKWALL, TX 75087

MINGUZZI DOMINIC  
3051 WINECUP LN  
ROCKWALL, TX 75032

FELDBOUSEN RODNEY & LORNA  
3052 WINECUP LN  
ROCKWALL, TX 75032

GOMEZ MACKENZIE GRACE AND  
JARED DANIEL FULTON  
3055 WILDFLOWER WAY  
ROCKWALL, TX 75032

JEFFREY RUSSELL DEAN  
3057 WINECUP LN  
ROCKWALL, TX 75032

CORTINAS KARINA &  
RUBEN MORIN  
3058 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3063 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3064 WINECUP LN  
ROCKWALL, TX 75032

JULIAN DEBORAH KAY  
3065 WINECUP LN  
ROCKWALL, TX 75032

VALENTINE DEQUANISHA  
3066 WILDFLOWER WAY  
ROCKWALL, TX 75032

ATEN COURTNEY  
3070 WINECUP LN  
ROCKWALL, TX 75032

WHEELER SKY AND ALEXIS  
3071 WILDFLOWER WAY  
ROCKWALL, TX 75032

CLEMMONS JACKIE L & VANESSA D  
3073 WINECUP LN  
ROCKWALL, TX 75032

McFARLAND RODERIC B  
3074 WILDFLOWER WAY  
ROCKWALL, TX 75032

MAH JEFFERY  
3076 WINECUP LANE  
ROCKWALL, TX 75032

MARSHALL WILLIAM E  
3077 WILDFLOWER WAY  
ROCKWALL, TX 75032

BARNETT VIRGINIA M  
3080 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3081 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3082 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3083 WILDFLOWER WAY  
ROCKWALL, TX 75032

ELLIOTT PAULA C  
3086 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3087 WINECUP LN  
ROCKWALL, TX 75032

HALL MARJORIE  
3089 WILDFLOWER WAY  
ROCKWALL, TX 75032

FALLS DAVID & TERRI  
309 ROOKERY CT  
MARCO ISLAND, FL 34145

RICHARDSON ELIZABETH ANN  
3090 WINECUP LANE  
ROCKWALL, TX 75032

RESIDENT  
3092 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3095 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3098 WILDFLOWER WAY  
ROCKWALL, TX 75032

CANETTY CHAYRA SANCHEZ  
3101 WILDFLOWER WAY  
ROCKWALL, TX 75032

HUSTON RICKY RICHARD  
3104 WILDFLOWER WAY  
ROCKWALL, TX 75032

520 LAKESIDE LLC  
3105 CORNELL AVE  
DALLAS, TX 75205

RESIDENT  
3107 WILDFLOWER WAY  
ROCKWALL, TX 75032

SEVERS TIMOTHY & SHEILA L SETRINA  
3115 WILDFLOWER WAY  
ROCKWALL, TX 75032

COOPER TERESA L  
3123 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3129 WILDFLOWER WAY  
ROCKWALL, TX 75032

PRICE TIMOTHY F & DIANA M  
3137 WILDFLOWER WAY  
ROCKWALL, TX 75032

OPENDOOR PROPERTY TRUST I, A DELAWARE  
STATUTORY TRUST  
410 N SCOTTSDALE RD SUITE 1600  
TEMPE, AZ 85281

GRAVES DANIEL W  
4229 BLUFFVIEW BLVD  
DALLAS, TX 75209

CARPENTIER GREGORY D  
4309 DRIFTWOOD DR  
PLANO, TX 75074

RAMOS JOSE ALEJANDRO AND  
NANCY H CASTILLO ALVARENGA  
601 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
604 NORWOOD DR  
ROCKWALL, TX 75032

KELLEY KYLE E AND AMY E  
606 PRIMROSE LANE  
ROCKWALL, TX 75032

UPCHURCH JASON AND JESSICA  
607 PRIMROSE LN  
ROCKWALL, TX 75032

RENDON NOEL & CHRISTIE  
607 W BROAD ST  
MANSFIELD, TX 76063

RESIDENT  
C/O FIRST KEY HOMES LLC  
608 NORWOOD DR  
ROCKWALL, TX 75032

RESIDENT  
HOPE SOUL  
612 NORWOOD DR  
ROCKWALL, TX 75032

GORDON ANTHONY W  
612 PRIMROSE LN  
ROCKWALL, TX 75032

DAVIS MARLON J  
613 PRIMROSE LN  
ROCKWALL, TX 75032

OWUSU CLEMENT A & VERONICA D  
616 NORWOOD DR  
ROCKWALL, TX 75032

LAY SYLVIA J  
619 PRIMROSE LN  
ROCKWALL, TX 75032

HEUMAN TERRY AND DIANA  
620 NORWOOD DRIVE  
ROCKWALL, TX 75032

RESIDENT  
A SERIES OF RDMS PROPERTIES  
625 PRIMROSE LN  
ROCKWALL, TX 75032

GONZALEZ RENE MURILL AND MARIA ISABEL  
631 PRIMROSE LANE  
ROCKWALL, TX 75032

RESIDENT  
A SERIES OF RDMS PROPERTIES  
637 PRIMROSE LN  
ROCKWALL, TX 75032

MUNOZ FELIPE V & CONSUELO C  
643 PRIMROSE LN  
ROCKWALL, TX 75032

MARTINEZ ELSBETH IONE  
653 PRIMROSE LANE  
ROCKWALL, TX 75032

CARLIER JEFFREY ALLEN  
661 PRIMROSE LN  
ROCKWALL, TX 75032

BLANKENSHIP MICHAEL E & BERTHA G  
702 GLENHURST DR  
ROCKWALL, TX 75032

RESIDENT  
703 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
708 GLENHURST DR  
ROCKWALL, TX 75032

GEORGE POLLY A & BENJAMIN E  
709 BLUEBELL CT  
ROCKWALL, TX 75032

LEBLANC BRIAN AND AARON SALAZAR  
709 PRIMROSE LN  
ROCKWALL, TX 75087

TURNER LAQUITTA L  
710 BLUEBELL CT  
ROCKWALL, TX 75032

RESIDENT  
714 GLENHURST DR  
ROCKWALL, TX 75032

RIDDLE LINDA K  
715 BLUEBELL CT  
ROCKWALL, TX 75032

RODRIGUEZ ANDRES M  
715 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
718 BLUEBELL CT  
ROCKWALL, TX 75032

RESIDENT  
720 GLENHURST DR  
ROCKWALL, TX 75032

JONES JAMES & MARY  
721 BLUEBELL CT  
ROCKWALL, TX 75032

HARRIS CHAD &  
MISTY PIERCE  
721 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
727 PRIMROSE LN  
ROCKWALL, TX 75032

BRIDGMAN SHAWN AND RENEE  
728 PRIMROSE LN  
ROCKWALL, TX 75032

GULICK ANNA C  
734 PRIMROSE LN  
ROCKWALL, TX 75032

TIPPING DORA MARIA  
735 PRIMROSE LN  
ROCKWALL, TX 75032

WHITE CODY  
7828 OLD HICKORY DR  
N RICHLAND HILLS, TX 76182

ROBINSON DAVID J  
819 SUNFLOWER TR  
ROCKWALL, TX 75032

CHEN CHAI  
825 HARLAN CT  
MURPHY, TX 75094

PEREZ ALBERTO M  
827 SUNFLOWER TRL  
ROCKWALL, TX 75032

GONZALES RUBEN M JR & SUSAN  
833 SUNFLOWER TRL  
ROCKWALL, TX 75032

RESIDENT  
841 SUNFLOWER TRL  
ROCKWALL, TX 75032

VAUGHN TAYLOR LEIGHANN  
842 SUNFLOWER TRAIL  
ROCKWALL, TX 75032

HANG NHIA JING & FONG  
850 SUNFLOWER TRAIL  
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO , SUITE 300  
CALABASAS, CA 91302

WELBORN W L  
P.O. BOX 968  
MABANK, TX 75147

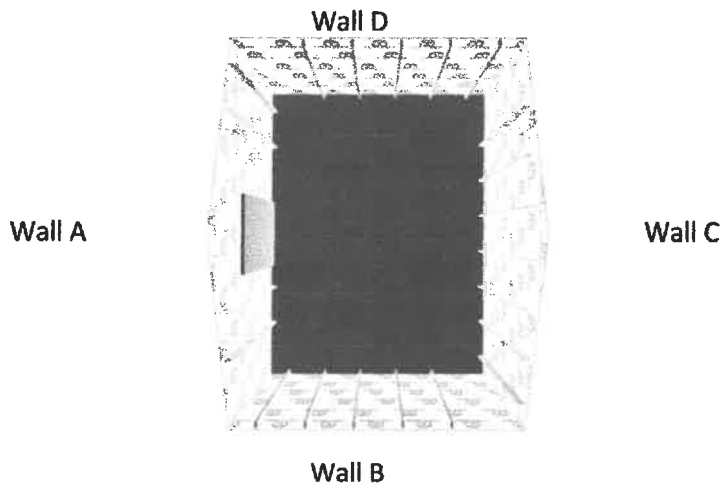
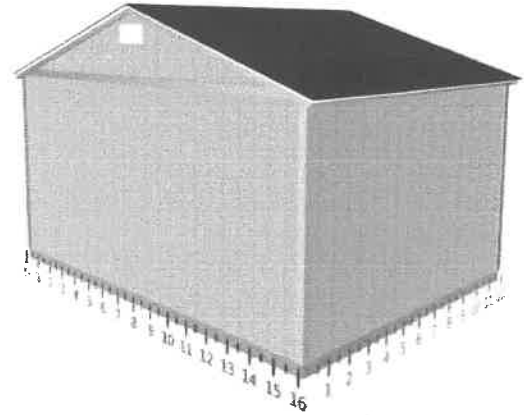
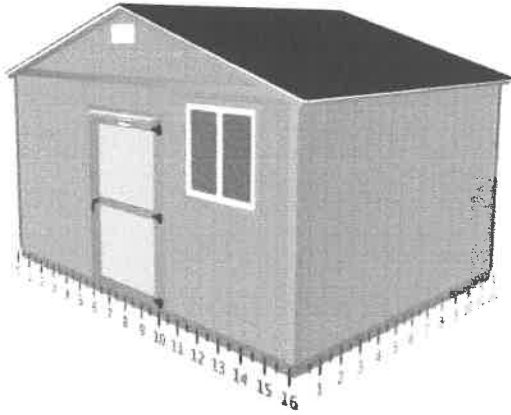
HUGHES SUZANN G  
PO BOX 1347  
ROCKWALL, TX 75087

RDMS PROPERTIES LLC- SERIES K (RS)  
A SERIES OF RDMS PROPERTIES  
PO BOX 1569  
ROCKWALL, TX 75087

RDMS PROPERTIES LLC-SERIES J (RS)  
A SERIES OF RDMS PROPERTIES  
PO BOX 1659  
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 19 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

RESZI DFW ACQ I LLC  
PO BOX 4980  
LAGUNA BEACH, CA 92652



**Base Details**

**Building Size & Style**  
 TR-800 - 16' wide by 12' long

**Door**  
 4' x 6'7" Single Shed Door, Right Hinge Placement, Decorative Door Hardware, Drip Cap

**Paint Selection**  
 Base: No Paint, Trim: No Paint

**Roof Selection**  
 Charcoal Dimensional Premium Shingle

**Drip Edge**  
 White

**Is a permit required for this job?**  
 Yes

**Who is pulling the permit?**  
 Tuff Shed

**Options Details**

**Windows**  
 3'x3' Insulated Horizontal Sliding Window

**Walls**  
 473 Sq Ft House Wrap

**Roof**  
 215 Sq Ft Radiant Barrier Roof Decking

**Floor and Foundation**  
 192 Sq Ft 3/4" Treated Floor Decking Upgrade  
 8 Ea Shed Anchor to Concrete - A24 & Wedge Anchor

**Vents**  
 2 Ea 16"x8" Wall Vent - White

**Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**  
 Yes

**Is there a power outlet within 100 feet of installation location?**  
 Yes

**The building location must be level to properly install the building. How level is the install location?**  
 Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**  
 Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**  
 Yes

**Substrate Shed will be installed on?**  
 Anchored to Concrete with Shed Floor

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



WxLxH*	Base	w/Paint	Monthly* Finance
10'x12'x10'3"	\$3,049	\$3,379	\$48
10'x16'x10'3"	\$3,699	\$4,029	\$58
10'x20'x10'3"	\$4,310	\$4,640	\$68
12'x12'x10'7"	\$3,559	\$3,989	\$56
12'x16'x10'7"	\$4,299	\$4,729	\$67
12'x20'x10'7"	\$4,999	\$5,429	\$78
12'x24'x10'7"	\$5,739	\$6,169	\$90
16'x20'x11'3"	\$6,529	\$7,109	\$102
16'x24'x11'3"	\$7,449	\$8,029	\$117

16x12x  
11'3"  
SHED

### Sundance Series TR-800

8' sidewall height allows more overhead room and taller 4x6'7" door, placed on any wall. Upgrades shown: double door, door trim, in-door transoms, 3'x3' windows, shutters, dimensional shingles, 6/12 roof pitch, endwall eaves, and paint. Can accommodate sidewall porch upgrade.

- 6" Tall Galvanized Steel Foundation
- 4'x6'7" Steel Reinforced Tuff Shed Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 6" Block Sidewall Eave



Concrete Foundation Suggested

### Sundance Series TB-800

Maximize your storage space with another foot of sidewall height and more overhead room. The 8'3" sidewalls allow for 4'x6'7" door placed on any wall. Shown above with double door, 3'x2' window, vent, dimensional shingle and paint upgrades. This model can also accommodate porch and 2nd Floor upgrades (see info. at right).

#### Single Floor

- 4'x6'7" Steel Reinforced Tuff Shed Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 3" Flat Sidewall Eave (Single Floor)

#### 2nd Floor Upgrade With Stairs

- 6" Boxed Eaves
- 2x6 Treated Wood Foundation

WxLxH*	Base	w/Paint	Monthly* Finance
12'x12'x14'6"	\$4,625	\$5,075	\$73
12'x16'x14'6"	\$5,099	\$5,549	\$90
12'x20'x14'6"	\$5,919	\$6,369	\$93
12'x24'x14'6"	\$6,739	\$7,189	\$106
16'x20'x16'6"	\$8,868	\$9,508	\$139
16'x24'x16'6"	\$10,199	\$10,839	\$150

WxLxH*	Base	w/Paint	Monthly* Finance
16'x16'x18'3"	\$12,364	\$13,004	\$193
16'x20'x18'3"	\$14,286	\$14,926	\$223
16'x24'x18'3"	\$16,277	\$16,917	\$254
16'x28'x18'3"	\$17,919	\$18,559	\$280
16'x32'x18'3"	\$19,725	\$20,365	\$308
18'x20'x18'3"	\$17,174	\$18,073	\$268
18'x24'x18'3"	\$19,475	\$20,374	\$304
18'x28'x18'3"	\$21,835	\$22,734	\$341
18'x32'x18'3"	\$24,095	\$24,994	\$378
18'x36'x18'3"	\$26,401	\$27,300	\$412

SITTING ON OUR FLOOR  
ON TOP OF AN EXISTING  
SLAB - ANCHORED INTO  
CONCRETE



# SURVEY PLAT

**BARRY S. RHODES** Registered Professional Land Surveyor (072) 475-8940

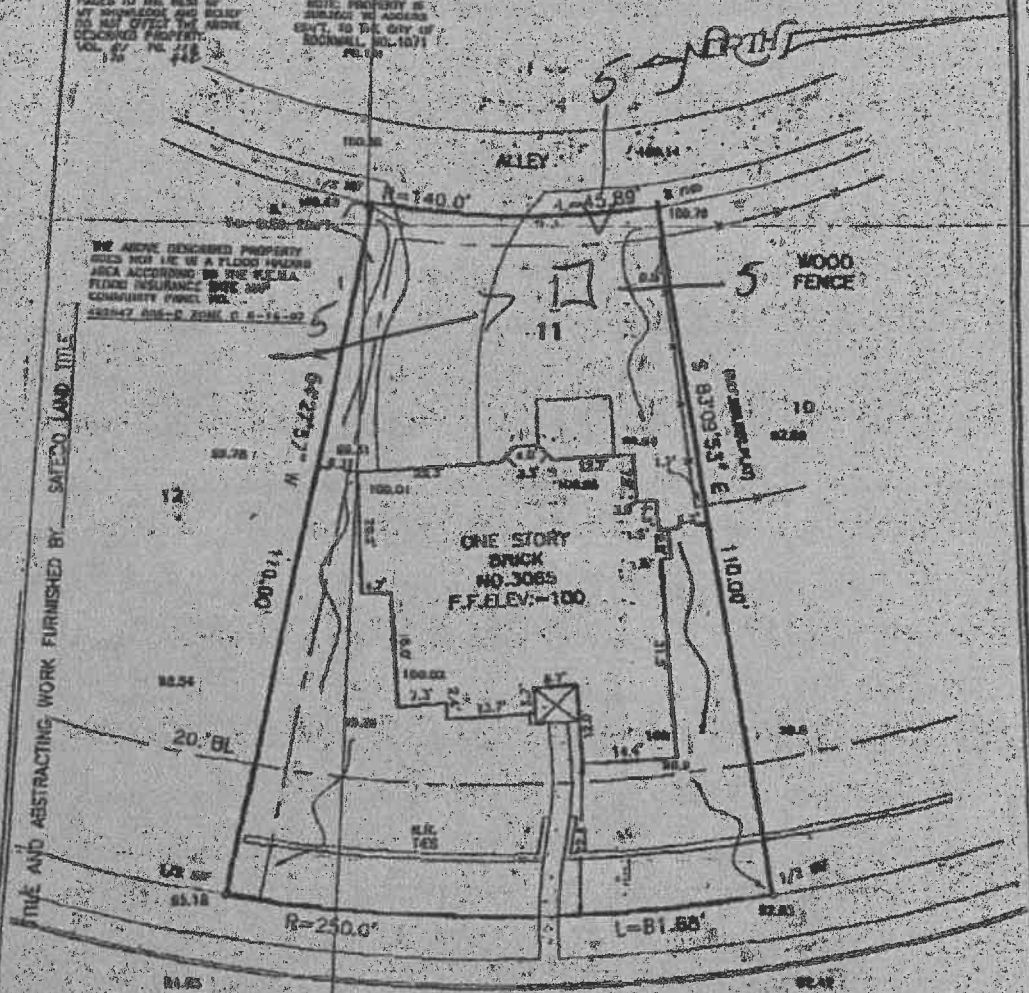
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. **3085 WINECUP LANE** in the city of **ROCKWALL**, Texas.

Lot No. **11** Block No. **C** City Block No. **11** of **HIGHLAND MEADOWS NO. 1** on addition to the City of **ROCKWALL**, **ROCKWALL COUNTY**, Texas according to the **PLAT** recorded in **CABINET C** at **SLICE 291-302** of the **PLAT** records of **ROCKWALL COUNTY, TEXAS**.

WHEN TAKEN IN CONNECTION WITH THE CERTIFICATE OF CORRECTION BY **HAROLD EVANS**, **ROCKWALL COUNTY, TEXAS**.

CASEMENTS RECORDED IN THE FOLLOWING VOLUMES & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY:  
VOL. 87, PG. 278  
170  
445

NOTE: PROPERTY IS SUBJECT TO ADDRESS 5071, TO THE CITY OF ROCKWALL, TEXAS 75087.



TITLE AND ABSTRACTING WORK FURNISHED BY: SAFECO LAND TITLE

## WINECUP LANE

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the site, location, and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'  
 Date: 12-7-99  
 O. F. No.: 15390  
 Job no.: 64787  
 Drawn by: R.G.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR SAFECO LAND TITLE. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDISCOUNTED IS NOT RESPONSIBLE TO OWNERS FOR ANY LOSS RESULTING THEREFROM.



*[Handwritten signature]*

# PROJECT COMMENTS



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

DATE: 5/25/2023

PROJECT NUMBER: Z2023-025  
PROJECT NAME: Specific Use Permit for an Accessory Building at 3065 Winecup Lane  
SITE ADDRESS/LOCATIONS: 3065 WINECUP LN

CASE CAPTION: Hold a public hearing to discuss and consider a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 0.1515-acre parcel of land identified as Lot 11, Block C, Highland Meadows #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 3065 Winecup Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	05/25/2023	Approved w/ Comments

05/25/2023: Z2023-025; Specific Use Permit (SUP) for an Accessory Structure at 3065 Winecup Lane  
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 0.1515-acre parcel of land identified as Lot 11, Block C, Highland Meadows #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 3065 Winecup Lane.

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

M.3 For reference, include the case number (Z2023-025) in the lower right-hand corner of all pages on future submittals.

I.4 The subject property is zoned Single-Family 7 (SF-7) District.

I.5 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), accessory buildings proposed in a Single-Family 7 (SF-7) District shall adhere to the following requirements:

- (1) Number of Accessory Structures Permitted per Lot: 2
- (2) Maximum SF of Accessory Building: 144 SF
- (3) Minimum Rear Yard Setback: 3 Feet
- (4) Minimum Side Yard Setback: 3 Feet
- (5) Distance Between Buildings: 6 Feet
- (6) Maximum Building Height: 15 Feet

In addition, if there is an existing accessory building greater than 625 SF no additional accessory buildings or structures are permitted.

I.6 In this case there are no existing accessory buildings on the subject property, and the proposed accessory structure is 12' x 16' or 192 SF.

M.7 The accessory structure must be built on an engineered concrete foundation that will support the weight of the proposed accessory building.

M.8 Please review the attached Draft Ordinance prior to the May 30, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than June 6, 2023.

I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 6, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 13, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on May 30, 2023.

I.10 The projected City Council meeting dates for this case will be June 19,2023 [1st Reading] and July 17, 2023 [2nd Reading].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/25/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/22/2023	Approved
05/23/2023: REQUIRED TO HAVE A CONCRETE FOUNDATION			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/23/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/16/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/22/2023	Approved
No Comments			



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023-025

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

3065 WINECUP LN

SUBDIVISION

HIGHLAND MEADOWS #1

LOT

11

BLOCK

C

GENERAL LOCATION

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

DEBORAH JULIAN

APPLICANT

GENE MCCORKIE

CONTACT PERSON

GENE MCCORKIE

CONTACT PERSON

TUFF SHED

ADDRESS

3065 WINECUP LN

ADDRESS

1777 HARRISON

CITY, STATE & ZIP

ROCKWALL TX 75082

CITY, STATE & ZIP

Denver CO 80210

PHONE

469-441-2077

PHONE

972-207-0049

E-MAIL

KITTEN5350@YAHOO.COM

E-MAIL

G.McCorkie @ TuffShed.com

## NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 AND DISSEMINATE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

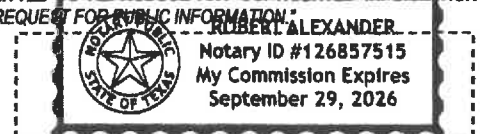
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3 DAY OF May, 2023

OWNER'S SIGNATURE

Deborah Julian

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES

9/29/26



Z2023-025: Specific Use Permit for a Shed at 3065 Winecup Lane

SF-7


PAINT BRUSH TRL

WINECUP LN

PRIMROSE LN

WILDFLOWER WAY

PD 47

Case Location Map = 



# City of Rockwall

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

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

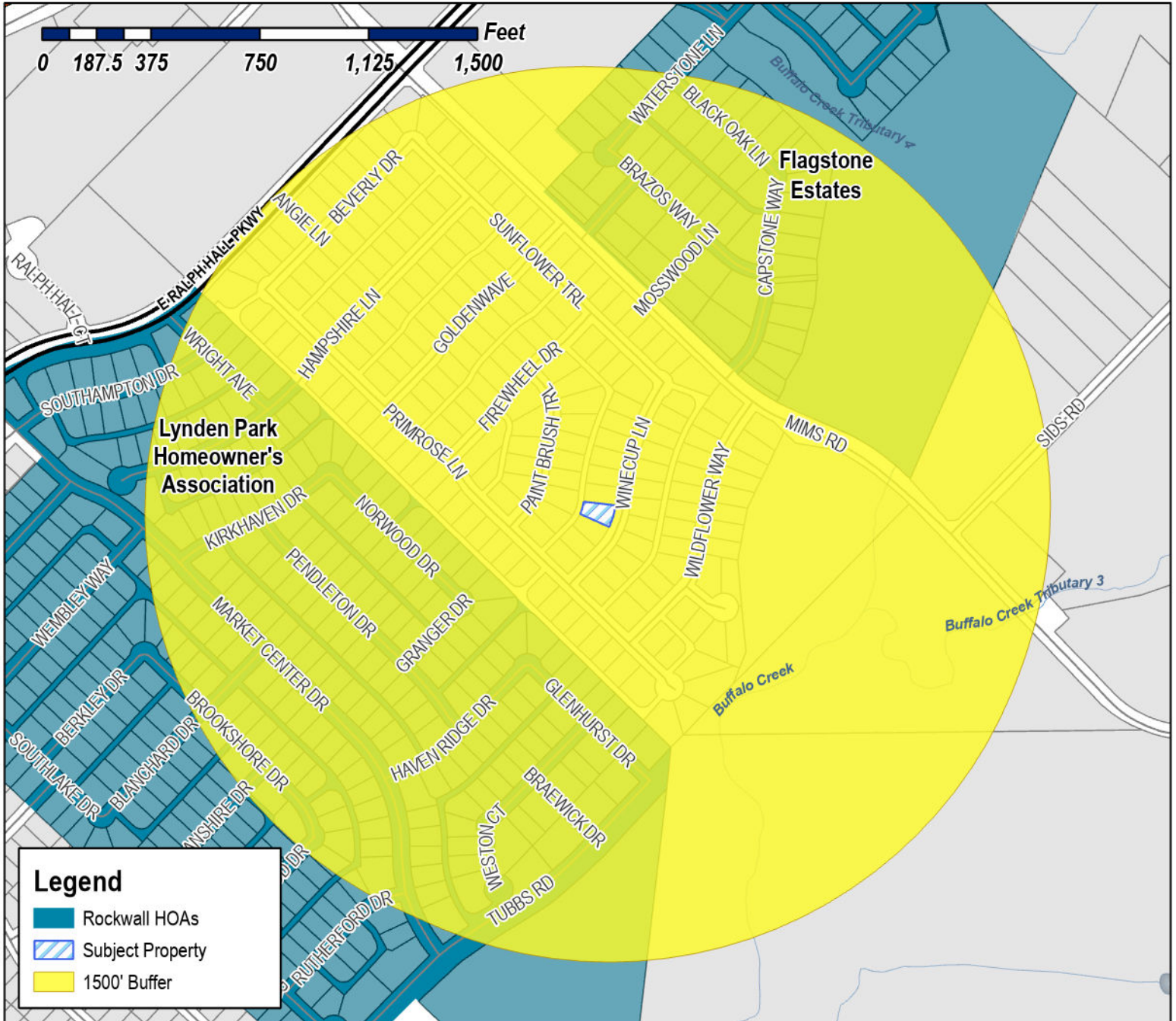




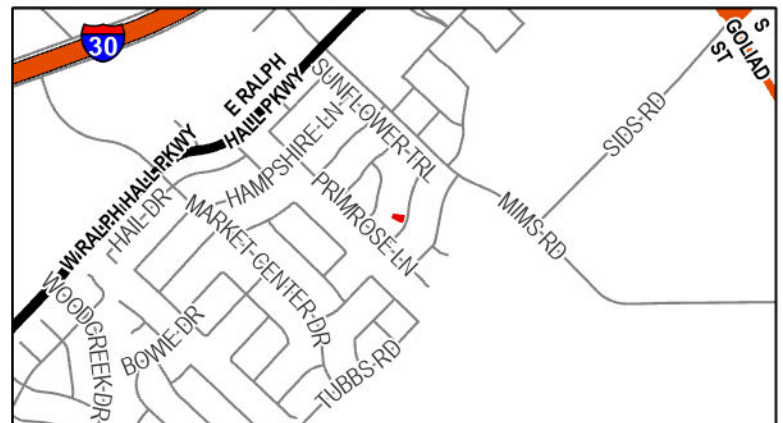
# City of Rockwall

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**Case Number:** Z2023-025  
**Case Name:** SUP for Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 3065 Winecup Lane



**Date Saved:** 5/23/2023

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

## Ross, Bethany

---

**From:** Zavala, Melanie  
**Sent:** Tuesday, May 23, 2023 3:17 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica  
**Subject:** Neighborhood Notification Program [Z2023-025]  
**Attachments:** Public Notice (05.23.2023).pdf; HOA Map (05.23.2023).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *May 26, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, June 13, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 19, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

### **Z2023-025: SUP for Accessory Building at 3065 Winecup Lane**

Hold a public hearing to discuss and consider a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 0.1515-acre parcel of land identified as Lot 11, Block C, Highland Meadows #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 3065 Winecup Lane, and take any action necessary.

Thank You,

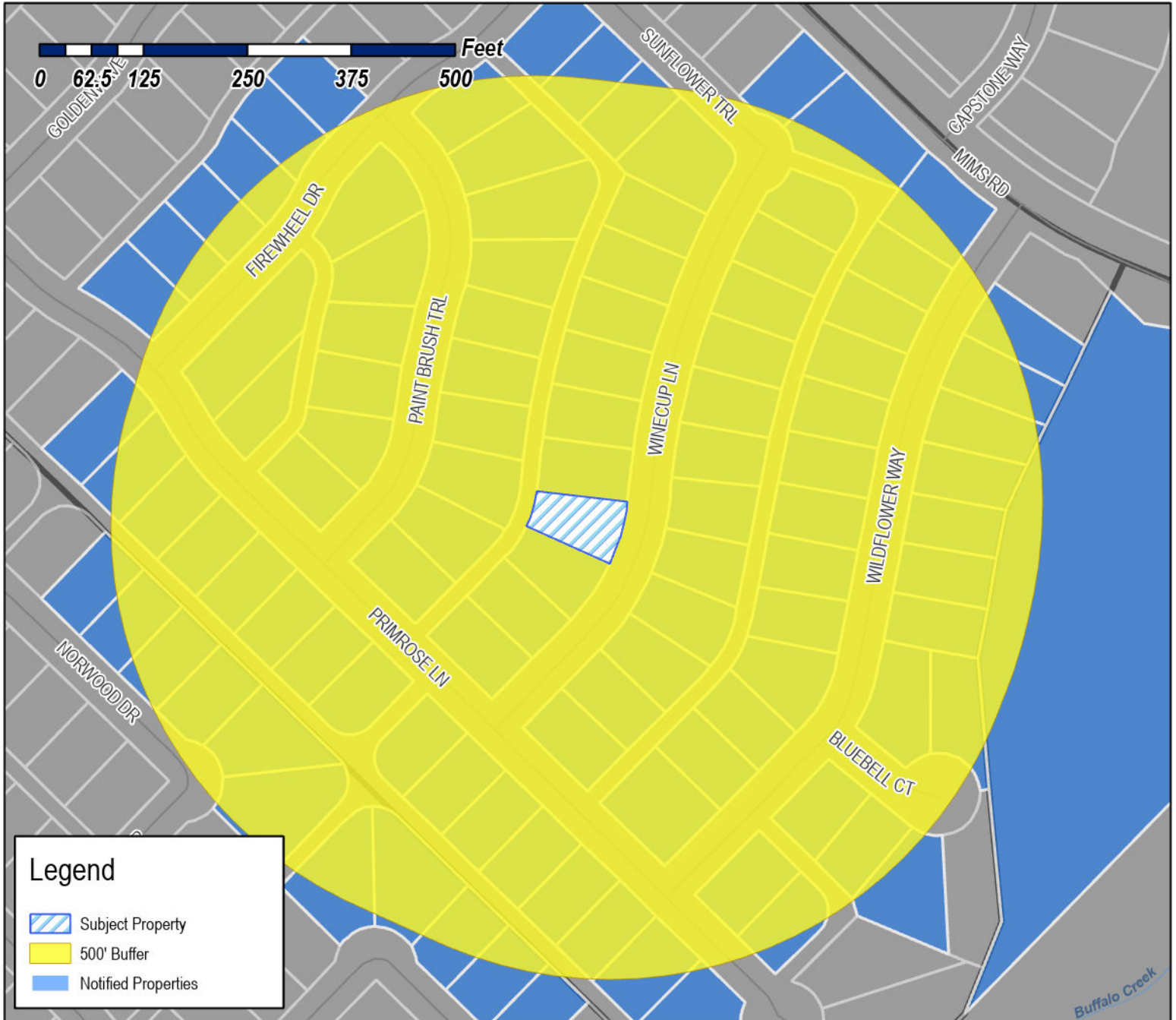
[Melanie Zavala](#)  
Planning Coordinator  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-771-6568



# City of Rockwall

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

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**Legend**

- Subject Property
- 500' Buffer
- Notified Properties

**Case Number:** Z2023-025  
**Case Name:** SUP for Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 3065 Winecup Lane



**Date Saved:** 5/23/2023  
 For Questions on this Case Call: (972) 771-7746



COMER SHAPHAN  
101 S BROOKSIDE DR APT 2212  
ROCKWALL, TX 75214

SFR JV-1 2021-1 BORROWER LLC  
C/O. TRICON AMERICAN HOMES LLC  
15771 RED HILL AVE  
TUSTN, CA 92780

SWANSON LADARRION K SR AND DEDRA M  
161 HAVEN RIDGE DR  
ROCKWALL, TX 75032

MEHTA DILIP & TRUPTI  
162 GRANGER DR  
ROCKWALL, TX 75032

ELIZONDO CESAR CAMPOS  
1650 JOHN KING BLVD APT 2503  
ROCKWALL, TX 75032

PRODAHL DALE & KAREN  
1685 PLUMMER DR  
ROCKWALL, TX 75087

LING ROBERT H & JOYCE H  
17736 LILIANA CT  
ROWLAND HEIGHTS, CA 91748

FKH SFR PROPCO B-HLD, LP  
C/O FIRST KEY HOMES LLC  
1850 PARKWAY PLACE SUITE 900  
MARIETTA, GA 30067

TANEV ALEKSANDAR AND MILENA  
1920 CENTER AVE  
MARTINEZ, CA 94553

MORGENSTERN CHRISTIAN  
1957 E. FM 550  
ROCKWALL, TX 75032

DO DAVID KIM  
2206 OAK GROVE CIR  
GARLAND, TX 75040

NEWCOMB RAMON & JOYCE M  
2217 MCCLENDON DR  
ROCKWALL, TX 75032

RODRIGUEZ JAMES TYLER AND  
HOPE SOUL  
223 WEST MADISON AVENUE  
DUMONT, NJ 7628

GREGORY COREY ALAN  
25881 SOUTH 655 RD  
GROVE, OK 74344

RESIDENT  
2902 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
2905 PAINT BRUSH TRL  
ROCKWALL, TX 75032

NAVARRO DORIS GRAZIELA  
2971 FIREWHEEL DR  
ROCKWALL, TX 75032

RESIDENT  
2977 FIREWHEEL DR  
ROCKWALL, TX 75032

RESIDENT  
C/O. TRICON AMERICAN HOMES LLC  
2983 FIREWHEEL DR  
ROCKWALL, TX 75032

VILLARREAL LUIS J & PATRICIA  
2989 FIREWHEEL DR  
ROCKWALL, TX 75032

STAEV GHINICA  
299 PHEASANT HILL DR  
ROCKWALL, TX 75032

SCRYBA JEREMY  
2995 FIREWHEEL DR  
ROCKWALL, TX 75032

MONTGOMERY STREET HOMES LLC  
300 MONTGOMERY ST SUITE 1200  
SAN FRANCISCO, CA 94104

DESTEFANO LAURIN  
3001 FIREWHEEL DR  
ROCKWALL, TX 75032

RESIDENT  
3002 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
3008 PAINT BRUSH TRL  
ROCKWALL, TX 75032

DOMUS SANCTUS PARTNERS LLC  
301 WEST AVE #3505  
AUSTIN, TX 78701

CASSTEVENS AARON K  
3014 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

THOMAS JUSTIN  
3015 PAINT BRUSH TR  
ROCKWALL, TX 75032

ISSA SONIA N  
3018 WINECUP LN  
ROCKWALL, TX 75032

MOHIBULLAH FNU AND  
BRIANDA SANCHEZ  
3020 PAINT BRUSH TRL  
ROCKWALL, TX 75032

VENTURA MANUEL A & OLIMPIA  
3023 PAINT BRUSH TRL  
ROCKWALL, TX 75032

JENNINGS KAREN  
3026 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

FLOREX ELIA MARINA  
3026 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3027 WINECUP LN  
ROCKWALL, TX 75032

BARNETT ALLEN K & COREY A  
3029 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
3032 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
3032 WINECUP LN  
ROCKWALL, TX 75032

C & L REAL ESTATE SERVICES LLC  
3033 WINECUP LANE  
ROCKWALL, TX 75032

HEINEMAN WILLIAM JEFFREY AND  
REBECCA ANN HEINEMAN AND JENNELL  
JAQUAYS  
3038 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

FIELDEN BILLY J AND CARRIE-ANNE M ZILLIOUX  
AND  
MARY HONIG  
3039 WINECUP LANE  
ROCKWALL, TX 75032

JONES VIVIAN C & CHARLES K  
3040 WINECUP LANE  
ROCKWALL, TX 75032

ROSE CHRISTINA R  
3041 PAINT BRUSH TRL  
ROCKWALL, TX 75032

MEJIA ELIZABETH M  
3044 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

WALKER HAROLD & BOBBIE  
3045 WINECUP LN  
ROCKWALL, TX 75032

ROSETTA JENNIFER  
3046 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3049 PAINT BRUSH TRL  
ROCKWALL, TX 75032

MALDONADO JAIME EDWARD AND LORILEE  
3050 PAINT BRUSH TRAIL  
ROCKWALL, TX 75087

MINGUZZI DOMINIC  
3051 WINECUP LN  
ROCKWALL, TX 75032

FELDBOUSEN RODNEY & LORNA  
3052 WINECUP LN  
ROCKWALL, TX 75032

GOMEZ MACKENZIE GRACE AND  
JARED DANIEL FULTON  
3055 WILDFLOWER WAY  
ROCKWALL, TX 75032

JEFFREY RUSSELL DEAN  
3057 WINECUP LN  
ROCKWALL, TX 75032

CORTINAS KARINA &  
RUBEN MORIN  
3058 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3063 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3064 WINECUP LN  
ROCKWALL, TX 75032

JULIAN DEBORAH KAY  
3065 WINECUP LN  
ROCKWALL, TX 75032

VALENTINE DEQUANISHA  
3066 WILDFLOWER WAY  
ROCKWALL, TX 75032

ATEN COURTNEY  
3070 WINECUP LN  
ROCKWALL, TX 75032

WHEELER SKY AND ALEXIS  
3071 WILDFLOWER WAY  
ROCKWALL, TX 75032

CLEMMONS JACKIE L & VANESSA D  
3073 WINECUP LN  
ROCKWALL, TX 75032

McFARLAND RODERIC B  
3074 WILDFLOWER WAY  
ROCKWALL, TX 75032

MAH JEFFERY  
3076 WINECUP LANE  
ROCKWALL, TX 75032

MARSHALL WILLIAM E  
3077 WILDFLOWER WAY  
ROCKWALL, TX 75032

BARNETT VIRGINIA M  
3080 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3081 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3082 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3083 WILDFLOWER WAY  
ROCKWALL, TX 75032

ELLIOTT PAULA C  
3086 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3087 WINECUP LN  
ROCKWALL, TX 75032

HALL MARJORIE  
3089 WILDFLOWER WAY  
ROCKWALL, TX 75032

FALLS DAVID & TERRI  
309 ROOKERY CT  
MARCO ISLAND, FL 34145

RICHARDSON ELIZABETH ANN  
3090 WINECUP LANE  
ROCKWALL, TX 75032

RESIDENT  
3092 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3095 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3098 WILDFLOWER WAY  
ROCKWALL, TX 75032

CANETTY CHAYRA SANCHEZ  
3101 WILDFLOWER WAY  
ROCKWALL, TX 75032

HUSTON RICKY RICHARD  
3104 WILDFLOWER WAY  
ROCKWALL, TX 75032

520 LAKESIDE LLC  
3105 CORNELL AVE  
DALLAS, TX 75205

RESIDENT  
3107 WILDFLOWER WAY  
ROCKWALL, TX 75032

SEVERS TIMOTHY & SHEILA L SETRINA  
3115 WILDFLOWER WAY  
ROCKWALL, TX 75032

COOPER TERESA L  
3123 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3129 WILDFLOWER WAY  
ROCKWALL, TX 75032

PRICE TIMOTHY F & DIANA M  
3137 WILDFLOWER WAY  
ROCKWALL, TX 75032

OPENDOOR PROPERTY TRUST I, A DELAWARE  
STATUTORY TRUST  
410 N SCOTTSDALE RD SUITE 1600  
TEMPE, AZ 85281

GRAVES DANIEL W  
4229 BLUFFVIEW BLVD  
DALLAS, TX 75209

CARPENTIER GREGORY D  
4309 DRIFTWOOD DR  
PLANO, TX 75074

RAMOS JOSE ALEJANDRO AND  
NANCY H CASTILLO ALVARENGA  
601 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
604 NORWOOD DR  
ROCKWALL, TX 75032

KELLEY KYLE E AND AMY E  
606 PRIMROSE LANE  
ROCKWALL, TX 75032

UPCHURCH JASON AND JESSICA  
607 PRIMROSE LN  
ROCKWALL, TX 75032

RENDON NOEL & CHRISTIE  
607 W BROAD ST  
MANSFIELD, TX 76063

RESIDENT  
C/O FIRST KEY HOMES LLC  
608 NORWOOD DR  
ROCKWALL, TX 75032

RESIDENT  
HOPE SOUL  
612 NORWOOD DR  
ROCKWALL, TX 75032

GORDON ANTHONY W  
612 PRIMROSE LN  
ROCKWALL, TX 75032

DAVIS MARLON J  
613 PRIMROSE LN  
ROCKWALL, TX 75032

OWUSU CLEMENT A & VERONICA D  
616 NORWOOD DR  
ROCKWALL, TX 75032

LAY SYLVIA J  
619 PRIMROSE LN  
ROCKWALL, TX 75032

HEUMAN TERRY AND DIANA  
620 NORWOOD DRIVE  
ROCKWALL, TX 75032

RESIDENT  
A SERIES OF RDMS PROPERTIES  
625 PRIMROSE LN  
ROCKWALL, TX 75032

GONZALEZ RENE MURILL AND MARIA ISABEL  
631 PRIMROSE LANE  
ROCKWALL, TX 75032

RESIDENT  
A SERIES OF RDMS PROPERTIES  
637 PRIMROSE LN  
ROCKWALL, TX 75032

MUNOZ FELIPE V & CONSUELO C  
643 PRIMROSE LN  
ROCKWALL, TX 75032

MARTINEZ ELSBETH IONE  
653 PRIMROSE LANE  
ROCKWALL, TX 75032

CARLIER JEFFREY ALLEN  
661 PRIMROSE LN  
ROCKWALL, TX 75032

BLANKENSHIP MICHAEL E & BERTHA G  
702 GLENHURST DR  
ROCKWALL, TX 75032

RESIDENT  
703 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
708 GLENHURST DR  
ROCKWALL, TX 75032

GEORGE POLLY A & BENJAMIN E  
709 BLUEBELL CT  
ROCKWALL, TX 75032

LEBLANC BRIAN AND AARON SALAZAR  
709 PRIMROSE LN  
ROCKWALL, TX 75087

TURNER LAQUITTA L  
710 BLUEBELL CT  
ROCKWALL, TX 75032

RESIDENT  
714 GLENHURST DR  
ROCKWALL, TX 75032

RIDDLE LINDA K  
715 BLUEBELL CT  
ROCKWALL, TX 75032

RODRIGUEZ ANDRES M  
715 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
718 BLUEBELL CT  
ROCKWALL, TX 75032

RESIDENT  
720 GLENHURST DR  
ROCKWALL, TX 75032

JONES JAMES & MARY  
721 BLUEBELL CT  
ROCKWALL, TX 75032

HARRIS CHAD &  
MISTY PIERCE  
721 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
727 PRIMROSE LN  
ROCKWALL, TX 75032

BRIDGMAN SHAWN AND RENEE  
728 PRIMROSE LN  
ROCKWALL, TX 75032

GULICK ANNA C  
734 PRIMROSE LN  
ROCKWALL, TX 75032

TIPPING DORA MARIA  
735 PRIMROSE LN  
ROCKWALL, TX 75032

WHITE CODY  
7828 OLD HICKORY DR  
N RICHLAND HILLS, TX 76182

ROBINSON DAVID J  
819 SUNFLOWER TR  
ROCKWALL, TX 75032

CHEN CHAI  
825 HARLAN CT  
MURPHY, TX 75094

PEREZ ALBERTO M  
827 SUNFLOWER TRL  
ROCKWALL, TX 75032

GONZALES RUBEN M JR & SUSAN  
833 SUNFLOWER TRL  
ROCKWALL, TX 75032

RESIDENT  
841 SUNFLOWER TRL  
ROCKWALL, TX 75032

VAUGHN TAYLOR LEIGHANN  
842 SUNFLOWER TRAIL  
ROCKWALL, TX 75032

HANG NHIA JING & FONG  
850 SUNFLOWER TRAIL  
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO , SUITE 300  
CALABASAS, CA 91302

WELBORN W L  
P.O. BOX 968  
MABANK, TX 75147

HUGHES SUZANN G  
PO BOX 1347  
ROCKWALL, TX 75087

RDMS PROPERTIES LLC- SERIES K (RS)  
A SERIES OF RDMS PROPERTIES  
PO BOX 1569  
ROCKWALL, TX 75087

RDMS PROPERTIES LLC-SERIES J (RS)  
A SERIES OF RDMS PROPERTIES  
PO BOX 1659  
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 19 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

RESZI DFW ACQ I LLC  
PO BOX 4980  
LAGUNA BEACH, CA 92652

# PUBLIC NOTICE



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

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

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

### Z2023-025: SUP for Accessory Building

Hold a public hearing to discuss and consider a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 0.1515-acre parcel of land identified as Lot 11, Block C, Highland Meadows #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 3065 Winecup Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, June 19, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

### Case No. Z2023-025: SUP for Accessory Building

Please place a check mark on the appropriate line below:

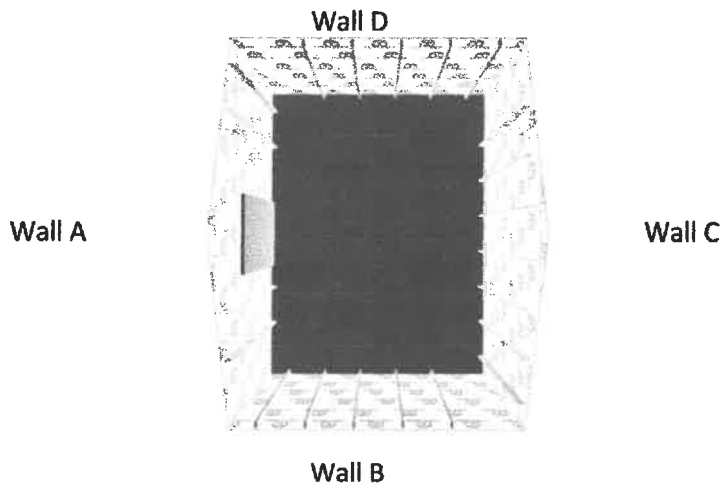
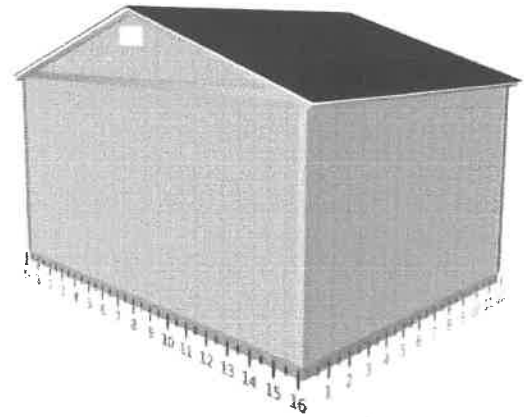
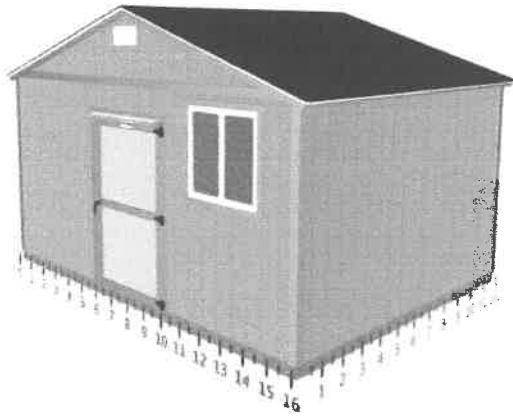
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



**Base Details**

**Building Size & Style**  
 TR-800 - 16' wide by 12' long

**Door**  
 4' x 6'7" Single Shed Door, Right Hinge Placement, Decorative Door Hardware, Drip Cap

**Paint Selection**  
 Base: No Paint, Trim: No Paint

**Roof Selection**  
 Charcoal Dimensional Premium Shingle

**Drip Edge**  
 White

**Is a permit required for this job?**  
 Yes

**Who is pulling the permit?**  
 Tuff Shed

**Options Details**

**Windows**  
 3'x3' Insulated Horizontal Sliding Window

**Walls**  
 473 Sq Ft House Wrap

**Roof**  
 215 Sq Ft Radiant Barrier Roof Decking

**Floor and Foundation**  
 192 Sq Ft 3/4" Treated Floor Decking Upgrade  
 8 Ea Shed Anchor to Concrete - A24 & Wedge Anchor

**Vents**  
 2 Ea 16"x8" Wall Vent - White

**Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**  
 Yes

**Is there a power outlet within 100 feet of installation location?**  
 Yes

**The building location must be level to properly install the building. How level is the install location?**  
 Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**  
 Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**  
 Yes

**Substrate Shed will be installed on?**  
 Anchored to Concrete with Shed Floor

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



WxLxH*	Base	w/Paint	Monthly* Finance
10'x12'x10'3"	\$3,049	\$3,379	\$48
10'x16'x10'3"	\$3,699	\$4,029	\$58
10'x20'x10'3"	\$4,310	\$4,640	\$68
12'x12'x10'7"	\$3,559	\$3,989	\$56
12'x16'x10'7"	\$4,299	\$4,729	\$67
12'x20'x10'7"	\$4,999	\$5,429	\$78
12'x24'x10'7"	\$5,739	\$6,169	\$90
16'x20'x11'3"	\$6,529	\$7,109	\$102
16'x24'x11'3"	\$7,449	\$8,029	\$117

16x12x  
11'3"  
SHED

### Sundance Series TR-800

8' sidewall height allows more overhead room and taller 4x6'7" door, placed on any wall. Upgrades shown: double door, door trim, in-door transoms, 3'x3' windows, shutters, dimensional shingles, 6/12 roof pitch, endwall eaves, and paint. Can accommodate sidewall porch upgrade.

- 6" Tall Galvanized Steel Foundation
- 4'x6'7" Steel Reinforced Tuff Shed Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 6" Block Sidewall Eave



### Sundance Series TB-800

Maximize your storage space with another foot of sidewall height and more overhead room. The 8'3" sidewalls allow for 4'x6'7" door placed on any wall. Shown above with double door, 3'x2' window, vent, dimensional shingle and paint upgrades. This model can also accommodate porch and 2nd Floor upgrades (see info. at right).

#### Single Floor

- 4'x6'7" Steel Reinforced Tuff Shed Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 3" Flat Sidewall Eave (Single Floor)

#### 2nd Floor Upgrade With Stairs

- 6" Boxed Eaves
- 2x6 Treated Wood Foundation

WxLxH*	Base	w/Paint	Monthly* Finance
12'x12'x14'6"	\$4,625	\$5,075	\$73
12'x16'x14'6"	\$5,099	\$5,549	\$90
12'x20'x14'6"	\$5,919	\$6,369	\$93
12'x24'x14'6"	\$6,739	\$7,189	\$106
16'x20'x16'6"	\$8,868	\$9,508	\$139
16'x24'x16'6"	\$10,199	\$10,839	\$150

WxLxH*	Base	w/Paint	Monthly* Finance
16'x16'x18'3"	\$12,364	\$13,004	\$193
16'x20'x18'3"	\$14,286	\$14,926	\$223
16'x24'x18'3"	\$16,277	\$16,917	\$254
16'x28'x18'3"	\$17,919	\$18,559	\$280
16'x32'x18'3"	\$19,725	\$20,365	\$308
18'x20'x18'3"	\$17,174	\$18,073	\$268
18'x24'x18'3"	\$19,475	\$20,374	\$304
18'x28'x18'3"	\$21,835	\$22,734	\$341
18'x32'x18'3"	\$24,095	\$24,994	\$378
18'x36'x18'3"	\$26,401	\$27,300	\$412

SITTING ON OUR FLOOR  
ON TOP OF AN EXISTING  
SLAB - ANCHORED INTO  
CONCRETE



# SURVEY PLAT

**BARRY S. RHODES** Registered Professional Land Surveyor (072) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. **3085 WINECUP LANE** in the city of **ROCKWALL**, Texas.

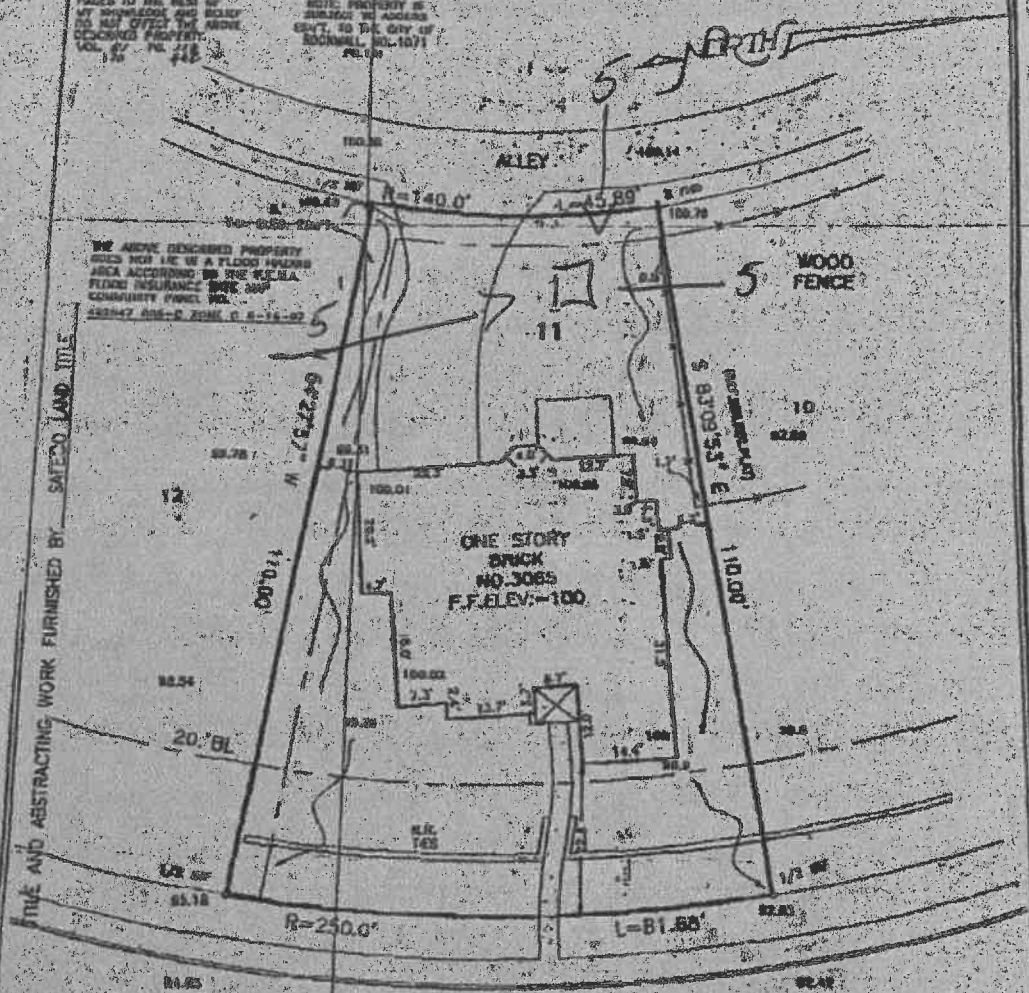
Lot No. **11** Block No. **C** City Block No. **11** on addition to the City of **ROCKWALL**, TEXAS according to the **PLAT** records of **ROCKWALL** COUNTY, TEXAS.

in **CABINET C** of **SLICE 391-302** of the **PLAT** records of **ROCKWALL** COUNTY, TEXAS.

WHEN TAKEN IN CONNECTION WITH THE CERTIFICATE OF CORRECTION BY **HAROLD EVANS**, **ROCKWALL** COUNTY, TEXAS.

CASEMENTS RECORDED IN THE FOLLOWING VOLUMES & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY:  
VOL. 87, PG. 278  
170  
445

NOTE: PROPERTY IS SUBJECT TO ADDRESS 5071, TO THE CITY OF ROCKWALL, TEXAS.



TITLE AND ABSTRACTING WORK FURNISHED BY: SAFECO LAND TITLE

## WINECUP LANE

The plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the site location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'  
 Date: 12-7-99  
 O. F. No.: 15390  
 Job no.: 64787  
 Drawn by: R.G.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR SAFECO LAND TITLE  
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDETERMINED IS NOT RESPONSIBLE TO OWNERS FOR ANY LOSS RESULTING THEREFROM.



*[Handwritten signature]*

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *ACCESSORY STRUCTURE* ON A 0.1515-ACRE PARCEL OF LAND IDENTIFIED AS LOT 11, BLOCK C, HIGHLAND MEADOWS #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED 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 by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 0.1515-acre parcel of land, addressed as 3065 Winecup Lane, and being more specifically described and depicted 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 (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow for the construction of an *Accessory Structure* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of an *Accessory Structure* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of an *Accessory Structure* on the *Subject Property* shall generally conform to the *Building Elevations and Accessory Structure Details* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Accessory Structure* shall be built on an engineered concrete foundation that will support the weight of the proposed structure.
- (4) The *Accessory Structure* shall not exceed a maximum building footprint or size of 200 SF.
- (5) The maximum height of the *Accessory Structure* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
- (6) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 17<sup>th</sup> DAY OF JULY, 2023.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 19, 2023

2<sup>nd</sup> Reading: July 17, 2023

**Exhibit 'A'**  
**Location Map and Legal Description**

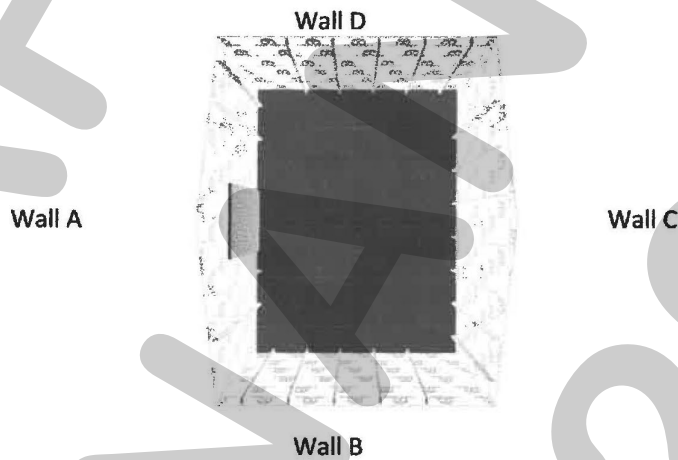
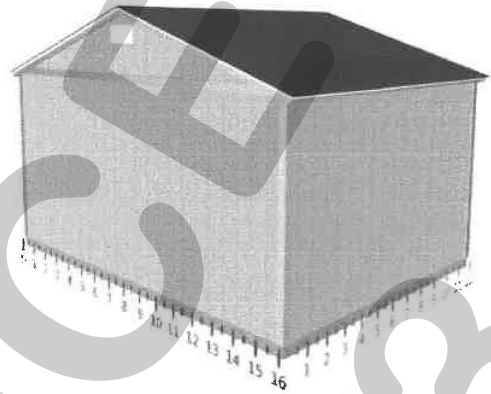
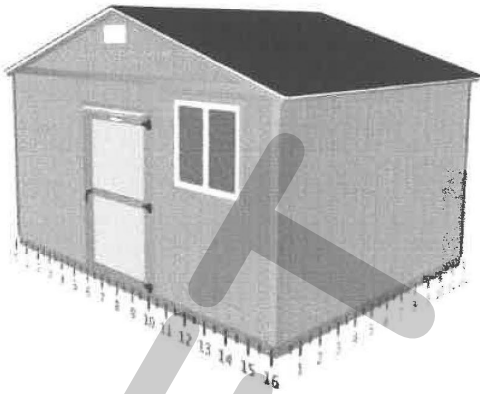
Address: 3065 Winecup Lane

Legal Description: Lot 11, Block C, Highland Meadows #1 Addition





**Exhibit 'C':**  
*Building Elevations & Accessory Structure Details*



**Base Details**

**Building Size & Style**  
TR-800 - 16' wide by 12' long

**Door**  
4' x 6'7" Single Shed Door, Right Hinge Placement, Decorative Door Hardware, Drip Cap

**Paint Selection**  
Base: No Paint, Trim: No Paint

**Roof Selection**  
Charcoal Dimensional Premium Shingle

**Drip Edge**  
White

**Is a permit required for this job?**  
Yes

**Who is pulling the permit?**  
Tuff Shed

**Options Details**

**Windows**  
3'x3' Insulated Horizontal Sliding Window

**Walls**  
473 Sq Ft House Wrap

**Roof**  
215 Sq Ft Radiant Barrier Roof Decking

**Floor and Foundation**  
192 Sq Ft 3/4" Treated Floor Decking Upgrade  
8 Ea Shed Anchor to Concrete - A24 & Wedge Anchor

**Vents**  
2 Ea 16"x8" Wall Vent - White

**Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**  
Yes

**Is there a power outlet within 100 feet of installation location?**  
Yes

**The building location must be level to properly install the building. How level is the install location?**  
Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**  
Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**  
Yes

**Substrate Shed will be installed on?**  
Anchored to Concrete with Shed Floor



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Planning and Zoning Commission  
**DATE:** June 13, 2023  
**APPLICANT:** Gene McCorkle; Tuff Shed  
**CASE NUMBER:** Z2023-025; *Specific Use Permit (SUP) for an Accessory Building at 3065 Winecup Lane*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 0.1515-acre parcel of land identified as Lot 11, Block C, Highland Meadows #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 3065 Winecup Lane, and take any action necessary.

### BACKGROUND

On May 19, 1986, the subject property was annexed into the City of Rockwall by *Ordinance No. 86-37 [Case No. A1986-005]*. The subject property was zoned Agricultural (AG) District at the time of annexation. According to the City's Historic Zoning Maps, sometime between May 19, 1986 and December 7, 1993, the subject property was rezoned to Single-Family 7 (SF-7) District, and has remained zoned Single-Family 7 (SF-7) District since then. On January 10, 1996, a final plat for the Highland Meadows, Phase 1 Subdivision was filed with Rockwall County. This established the subject property as Lot 11, Block C, Highland Meadows #1 Addition. According to the Rockwall County Appraisal District (RCAD) currently situated on the subject property is a 2,072 SF single family home that was constructed in 2001 and a 218 SF covered porch that was constructed in 2012.

### PURPOSE

The applicant -- *Gene McCorkle of Tuff Shed* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an *Accessory Structure* that exceeds the overall maximum allowable square footage as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 3065 Winecup Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several single-family homes, which are part of the Highland Meadows Phase 1 Subdivision. Beyond this are several single-family homes that are part of the Highland Meadows, Phase 2 Subdivision. All of these properties are zoned Single-Family 7 (SF-7) District. North of this is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several single-family homes situated within the Flagstone Subdivision. This area is zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property are several single-family homes, which are part of the Highland Meadows, Phase 1 Subdivision. The properties are zoned Single-Family 7 (SF-7) District. Beyond this are several single-family homes that are part of the Lynden Park Estates, Phase 4 Subdivision. These properties are zoned Planned Development District 17 (PD-17).



East: Directly east of the subject property several single-family homes, which are part of the Highland Meadows, Phase 1 Subdivision. The properties are zoned Single-Family 7 (SF-7) District. Beyond this is the Highland Meadows Greenbelt, which is owned and maintained by the City of Rockwall and is zoned Agricultural (AG) District. Beyond this is Mims Road which is classified as a M4U (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are several single-family homes, which are part of the Highland Meadows, Phase 1 Subdivision. The properties are zoned Single-Family 7 (SF-7) District. Beyond this are several single-family homes that are part of the Lynden Park Estates, Phase 2, 1A, & 1B Subdivisions. These properties are zoned Planned Development District 17 (PD-17). Beyond this is W. Ralph Hall Parkway, which is classified as an A4D (*i.e. arterial, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

### **CHARACTERISTICS OF THE REQUEST**

The applicant has submitted a development application, site plan, and building elevations proposing to construct a 12-foot by 16-foot (*or 192 SF*) accessory building on the subject property. The proposed accessory building will be clad in a composite panel, anchored to a concrete foundation, and will stand less than ten (10) feet in height as measured to the mid-point of the pitched roof. The proposed structure will be situated in the rear yard and be a minimum of three (3) feet from the rear yard (*i.e. the western*) and six (6) feet from the side yard (*i.e. the northern*) property lines.

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

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory structures. The maximum square footage of an accessory building is 144 SF. Accessory structures are limited to a maximum height of 15-feet. The setbacks for an accessory structure in a Single-Family 7 (SF-7) District are three (3) feet from the rear property line and six (6) feet from the side-yard property line. Accessory structures are also required to have a minimum of six (6) feet of separation from any other building or structure. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)." Staff should point out that the applicant has indicated in the May 30, 2023 Planning and Zoning Work Session that they have poured a concrete slab for this accessory structure. After further review, staff found that this was done without a permit and according to the applicant's exhibit (*i.e. Figure 1*), the concrete pad is five (5) feet from the side yard (*i.e. the northern*) property line. This will need to be corrected before the issuance of a building permit. The Specific Use Permit will be the first step in bringing this property into compliance and will allow the applicant the opportunity to apply for their building permit.

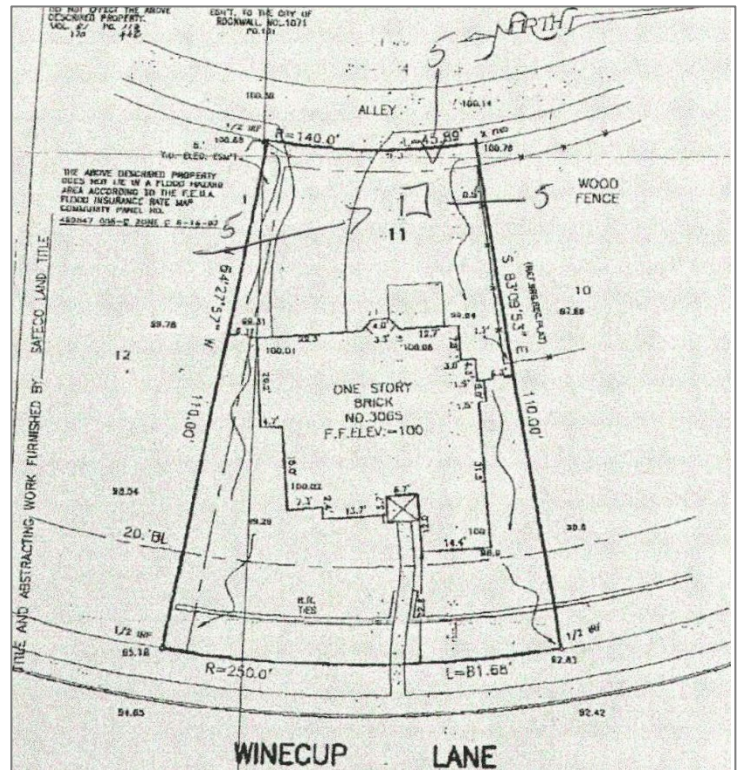


FIGURE 1: SITE PLAN

### **STAFF ANALYSIS**

In this case, the applicant's request generally conforms to the height requirements for an accessory building; however, the accessory structure does not adhere to the maximum allowable size or the building setbacks for an accessory structure in a Single-Family 7 (SF-7) District. Specifically, the accessory structure will exceed the permitted 144 SF by 46 SF and the current

concrete pad is setback five (5) feet from the side-yard (*i.e. the northern*) property line. As mentioned before, this will need to be corrected before the issuance of a building permit and has been added to the operational conditions within the draft ordinance and the conditions of approval stated later in this memo. For the purpose of comparing the proposed *Accessory Structure* for the subject property to other *Accessory Structures* constructed in the Highland Meadows Subdivision. Through this analysis, staff has identified nine (9) *Accessory Structures* constructed within three (3) blocks of the subject property. Only one (1) of the structures is larger than the allowable size of 144 SF (*i.e. a 168 SF Accessory Structure* used for storage at 740 Primrose Lane) which is still smaller than what the applicant is requesting at 192 SF. Based on the proposed size and location of the accessory building, staff should point out that this structure will have very limited visibility from the adjacent properties. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On May 24, 2023, staff mailed 137 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park and Flagstone Estates Homeowner's Associations (HOAs) which were the only Homeowner's Associations (HOAs) within the 1,500-foot buffer participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back in regards to the request.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for an Accessory Building, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
  - (2) The construction of an *Accessory Structure* on the *Subject Property* shall generally conform to the Building Elevations and Accessory Structure Details depicted in *Exhibit 'C'* of this ordinance.
  - (3) The *Accessory Structure* shall be built on an engineered concrete foundation that will support the weight of the proposed structure.
  - (4) The *Accessory Structure* shall meet the zoning district building setback requirements for an *Accessory Structure*.
  - (5) The *Accessory Structure* shall not exceed a maximum building footprint or size of 200 SF.
  - (6) The maximum height of the *Accessory Structure* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
  - (7) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023-025

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

3065 WINECUP LN

SUBDIVISION

HIGHLAND MEADOWS #1

LOT

11

BLOCK

C

GENERAL LOCATION

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

DEBORAH JULIAN

APPLICANT

GENE MCCORKIE

CONTACT PERSON

GENE MCCORKIE

CONTACT PERSON

TUFF SHED

ADDRESS

3065 WINECUP LN

ADDRESS

1777 HARRISON

CITY, STATE & ZIP

ROCKWALL TX 75082

CITY, STATE & ZIP

Denver CO 80210

PHONE

469-441-2077

PHONE

972-207-0049

E-MAIL

KITTEN5350@YAHOO.COM

E-MAIL

G.McCorkie @ TuffShed.com

## NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 AND DISSEMINATE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

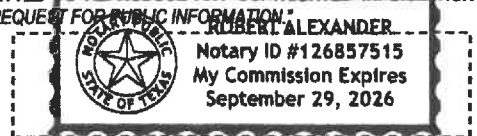
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3 DAY OF May 2023

OWNER'S SIGNATURE

Deborah Julian

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]




MY COMMISSION EXPIRES

9/29/26



Z2023-025: Specific Use Permit for a Shed at 3065 Winecup Lane

Case Location Map = 



# City of Rockwall

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

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





## Ross, Bethany

---

**From:** Zavala, Melanie  
**Sent:** Tuesday, May 23, 2023 3:17 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica  
**Subject:** Neighborhood Notification Program [Z2023-025]  
**Attachments:** Public Notice (05.23.2023).pdf; HOA Map (05.23.2023).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *May 26, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, June 13, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 19, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

### **Z2023-025: SUP for Accessory Building at 3065 Winecup Lane**

Hold a public hearing to discuss and consider a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 0.1515-acre parcel of land identified as Lot 11, Block C, Highland Meadows #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 3065 Winecup Lane, and take any action necessary.

Thank You,

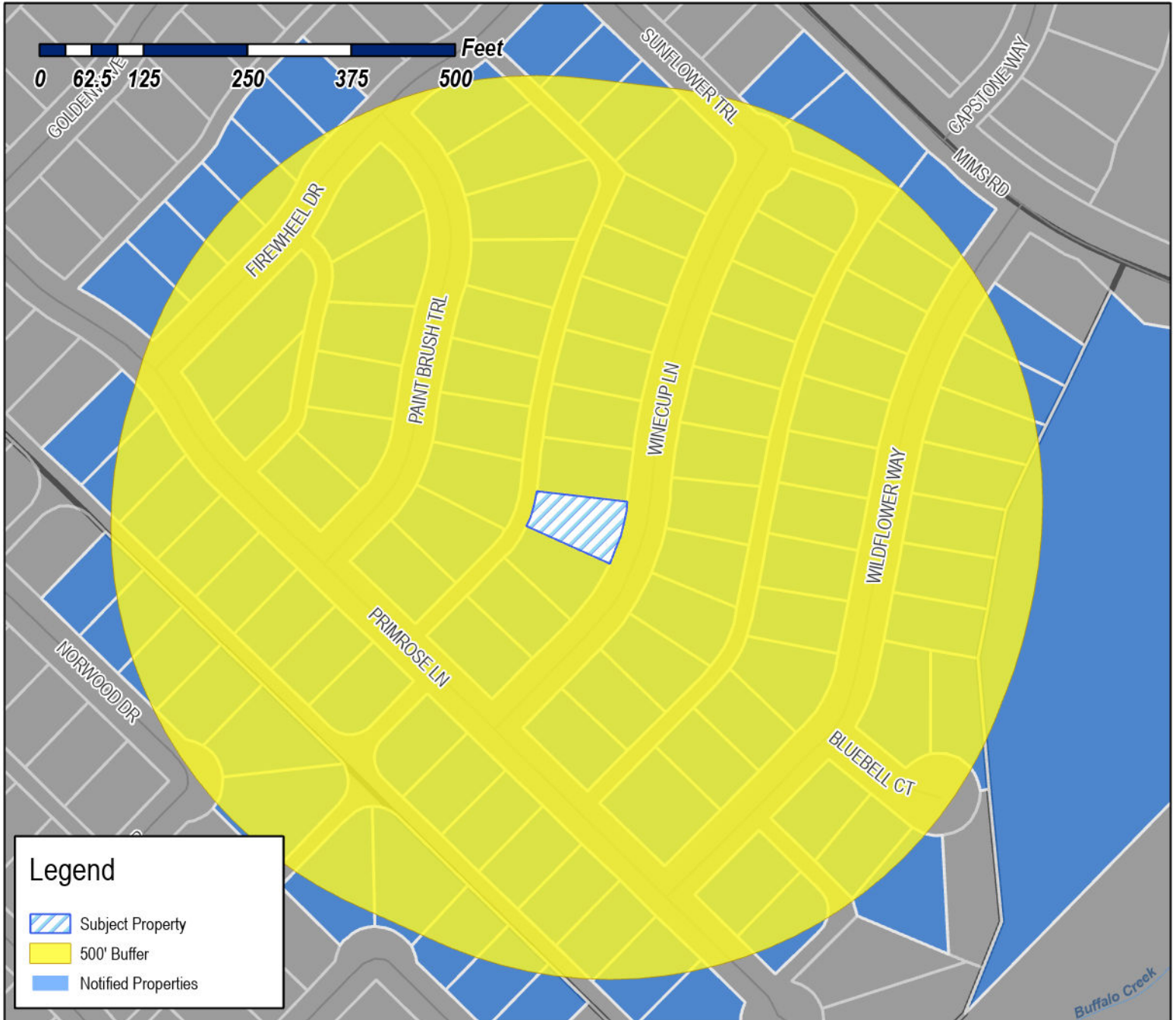
[Melanie Zavala](#)  
Planning Coordinator  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-771-6568



# City of Rockwall

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

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**Case Number:** Z2023-025  
**Case Name:** SUP for Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 3065 Winecup Lane



**Date Saved:** 5/23/2023

For Questions on this Case Call: (972) 771-7746

COMER SHAPHAN  
101 S BROOKSIDE DR APT 2212  
ROCKWALL, TX 75214

SFR JV-1 2021-1 BORROWER LLC  
C/O. TRICON AMERICAN HOMES LLC  
15771 RED HILL AVE  
TUSTN, CA 92780

SWANSON LADARRION K SR AND DEDRA M  
161 HAVEN RIDGE DR  
ROCKWALL, TX 75032

MEHTA DILIP & TRUPTI  
162 GRANGER DR  
ROCKWALL, TX 75032

ELIZONDO CESAR CAMPOS  
1650 JOHN KING BLVD APT 2503  
ROCKWALL, TX 75032

PRODAHL DALE & KAREN  
1685 PLUMMER DR  
ROCKWALL, TX 75087

LING ROBERT H & JOYCE H  
17736 LILIANA CT  
ROWLAND HEIGHTS, CA 91748

FKH SFR PROPCO B-HLD, LP  
C/O FIRST KEY HOMES LLC  
1850 PARKWAY PLACE SUITE 900  
MARIETTA, GA 30067

TANEV ALEKSANDAR AND MILENA  
1920 CENTER AVE  
MARTINEZ, CA 94553

MORGENSTERN CHRISTIAN  
1957 E. FM 550  
ROCKWALL, TX 75032

DO DAVID KIM  
2206 OAK GROVE CIR  
GARLAND, TX 75040

NEWCOMB RAMON & JOYCE M  
2217 MCCLENDON DR  
ROCKWALL, TX 75032

RODRIGUEZ JAMES TYLER AND  
HOPE SOUL  
223 WEST MADISON AVENUE  
DUMONT, NJ 7628

GREGORY COREY ALAN  
25881 SOUTH 655 RD  
GROVE, OK 74344

RESIDENT  
2902 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
2905 PAINT BRUSH TRL  
ROCKWALL, TX 75032

NAVARRO DORIS GRAZIELA  
2971 FIREWHEEL DR  
ROCKWALL, TX 75032

RESIDENT  
2977 FIREWHEEL DR  
ROCKWALL, TX 75032

RESIDENT  
C/O. TRICON AMERICAN HOMES LLC  
2983 FIREWHEEL DR  
ROCKWALL, TX 75032

VILLARREAL LUIS J & PATRICIA  
2989 FIREWHEEL DR  
ROCKWALL, TX 75032

STAEV GHINICA  
299 PHEASANT HILL DR  
ROCKWALL, TX 75032

SCRYBA JEREMY  
2995 FIREWHEEL DR  
ROCKWALL, TX 75032

MONTGOMERY STREET HOMES LLC  
300 MONTGOMERY ST SUITE 1200  
SAN FRANCISCO, CA 94104

DESTEFANO LAURIN  
3001 FIREWHEEL DR  
ROCKWALL, TX 75032

RESIDENT  
3002 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
3008 PAINT BRUSH TRL  
ROCKWALL, TX 75032

DOMUS SANCTUS PARTNERS LLC  
301 WEST AVE #3505  
AUSTIN, TX 78701

CASSTEVENS AARON K  
3014 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

THOMAS JUSTIN  
3015 PAINT BRUSH TR  
ROCKWALL, TX 75032

ISSA SONIA N  
3018 WINECUP LN  
ROCKWALL, TX 75032



MOHIBULLAH FNU AND  
BRIANDA SANCHEZ  
3020 PAINT BRUSH TRL  
ROCKWALL, TX 75032

VENTURA MANUEL A & OLIMPIA  
3023 PAINT BRUSH TRL  
ROCKWALL, TX 75032

JENNINGS KAREN  
3026 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

FLOREX ELIA MARINA  
3026 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3027 WINECUP LN  
ROCKWALL, TX 75032

BARNETT ALLEN K & COREY A  
3029 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
3032 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
3032 WINECUP LN  
ROCKWALL, TX 75032

C & L REAL ESTATE SERVICES LLC  
3033 WINECUP LANE  
ROCKWALL, TX 75032

HEINEMAN WILLIAM JEFFREY AND  
REBECCA ANN HEINEMAN AND JENNEL  
JAQUAYS  
3038 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

FIELDEN BILLY J AND CARRIE-ANNE M ZILLIOUX  
AND  
MARY HONIG  
3039 WINECUP LANE  
ROCKWALL, TX 75032

JONES VIVIAN C & CHARLES K  
3040 WINECUP LANE  
ROCKWALL, TX 75032

ROSE CHRISTINA R  
3041 PAINT BRUSH TRL  
ROCKWALL, TX 75032

MEJIA ELIZABETH M  
3044 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

WALKER HAROLD & BOBBIE  
3045 WINECUP LN  
ROCKWALL, TX 75032

ROSETTA JENNIFER  
3046 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3049 PAINT BRUSH TRL  
ROCKWALL, TX 75032

MALDONADO JAIME EDWARD AND LORILEE  
3050 PAINT BRUSH TRAIL  
ROCKWALL, TX 75087

MINGUZZI DOMINIC  
3051 WINECUP LN  
ROCKWALL, TX 75032

FELDBOUSEN RODNEY & LORNA  
3052 WINECUP LN  
ROCKWALL, TX 75032

GOMEZ MACKENZIE GRACE AND  
JARED DANIEL FULTON  
3055 WILDFLOWER WAY  
ROCKWALL, TX 75032

JEFFREY RUSSELL DEAN  
3057 WINECUP LN  
ROCKWALL, TX 75032

CORTINAS KARINA &  
RUBEN MORIN  
3058 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3063 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3064 WINECUP LN  
ROCKWALL, TX 75032

JULIAN DEBORAH KAY  
3065 WINECUP LN  
ROCKWALL, TX 75032

VALENTINE DEQUANISHA  
3066 WILDFLOWER WAY  
ROCKWALL, TX 75032

ATEN COURTNEY  
3070 WINECUP LN  
ROCKWALL, TX 75032

WHEELER SKY AND ALEXIS  
3071 WILDFLOWER WAY  
ROCKWALL, TX 75032

CLEMMONS JACKIE L & VANESSA D  
3073 WINECUP LN  
ROCKWALL, TX 75032

MCFARLAND RODERIC B  
3074 WILDFLOWER WAY  
ROCKWALL, TX 75032

MAH JEFFERY  
3076 WINECUP LANE  
ROCKWALL, TX 75032

MARSHALL WILLIAM E  
3077 WILDFLOWER WAY  
ROCKWALL, TX 75032

BARNETT VIRGINIA M  
3080 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3081 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3082 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3083 WILDFLOWER WAY  
ROCKWALL, TX 75032

ELLIOTT PAULA C  
3086 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3087 WINECUP LN  
ROCKWALL, TX 75032

HALL MARJORIE  
3089 WILDFLOWER WAY  
ROCKWALL, TX 75032

FALLS DAVID & TERRI  
309 ROOKERY CT  
MARCO ISLAND, FL 34145

RICHARDSON ELIZABETH ANN  
3090 WINECUP LANE  
ROCKWALL, TX 75032

RESIDENT  
3092 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3095 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3098 WILDFLOWER WAY  
ROCKWALL, TX 75032

CANETTY CHAYRA SANCHEZ  
3101 WILDFLOWER WAY  
ROCKWALL, TX 75032

HUSTON RICKY RICHARD  
3104 WILDFLOWER WAY  
ROCKWALL, TX 75032

520 LAKESIDE LLC  
3105 CORNELL AVE  
DALLAS, TX 75205

RESIDENT  
3107 WILDFLOWER WAY  
ROCKWALL, TX 75032

SEVERS TIMOTHY & SHEILA L SETRINA  
3115 WILDFLOWER WAY  
ROCKWALL, TX 75032

COOPER TERESA L  
3123 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3129 WILDFLOWER WAY  
ROCKWALL, TX 75032

PRICE TIMOTHY F & DIANA M  
3137 WILDFLOWER WAY  
ROCKWALL, TX 75032

OPENDOOR PROPERTY TRUST I, A DELAWARE  
STATUTORY TRUST  
410 N SCOTTSDALE RD SUITE 1600  
TEMPE, AZ 85281

GRAVES DANIEL W  
4229 BLUFFVIEW BLVD  
DALLAS, TX 75209

CARPENTIER GREGORY D  
4309 DRIFTWOOD DR  
PLANO, TX 75074

RAMOS JOSE ALEJANDRO AND  
NANCY H CASTILLO ALVARENGA  
601 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
604 NORWOOD DR  
ROCKWALL, TX 75032

KELLEY KYLE E AND AMY E  
606 PRIMROSE LANE  
ROCKWALL, TX 75032

UPCHURCH JASON AND JESSICA  
607 PRIMROSE LN  
ROCKWALL, TX 75032

RENDON NOEL & CHRISTIE  
607 W BROAD ST  
MANSFIELD, TX 76063

RESIDENT  
C/O FIRST KEY HOMES LLC  
608 NORWOOD DR  
ROCKWALL, TX 75032

RESIDENT  
HOPE SOUL  
612 NORWOOD DR  
ROCKWALL, TX 75032

GORDON ANTHONY W  
612 PRIMROSE LN  
ROCKWALL, TX 75032

DAVIS MARLON J  
613 PRIMROSE LN  
ROCKWALL, TX 75032

OWUSU CLEMENT A & VERONICA D  
616 NORWOOD DR  
ROCKWALL, TX 75032

LAY SYLVIA J  
619 PRIMROSE LN  
ROCKWALL, TX 75032

HEUMAN TERRY AND DIANA  
620 NORWOOD DRIVE  
ROCKWALL, TX 75032

RESIDENT  
A SERIES OF RDMS PROPERTIES  
625 PRIMROSE LN  
ROCKWALL, TX 75032

GONZALEZ RENE MURILL AND MARIA ISABEL  
631 PRIMROSE LANE  
ROCKWALL, TX 75032

RESIDENT  
A SERIES OF RDMS PROPERTIES  
637 PRIMROSE LN  
ROCKWALL, TX 75032

MUNOZ FELIPE V & CONSUELO C  
643 PRIMROSE LN  
ROCKWALL, TX 75032

MARTINEZ ELSBETH IONE  
653 PRIMROSE LANE  
ROCKWALL, TX 75032

CARLIER JEFFREY ALLEN  
661 PRIMROSE LN  
ROCKWALL, TX 75032

BLANKENSHIP MICHAEL E & BERTHA G  
702 GLENHURST DR  
ROCKWALL, TX 75032

RESIDENT  
703 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
708 GLENHURST DR  
ROCKWALL, TX 75032

GEORGE POLLY A & BENJAMIN E  
709 BLUEBELL CT  
ROCKWALL, TX 75032

LEBLANC BRIAN AND AARON SALAZAR  
709 PRIMROSE LN  
ROCKWALL, TX 75087

TURNER LAQUITTA L  
710 BLUEBELL CT  
ROCKWALL, TX 75032

RESIDENT  
714 GLENHURST DR  
ROCKWALL, TX 75032

RIDDLE LINDA K  
715 BLUEBELL CT  
ROCKWALL, TX 75032

RODRIGUEZ ANDRES M  
715 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
718 BLUEBELL CT  
ROCKWALL, TX 75032

RESIDENT  
720 GLENHURST DR  
ROCKWALL, TX 75032

JONES JAMES & MARY  
721 BLUEBELL CT  
ROCKWALL, TX 75032

HARRIS CHAD &  
MISTY PIERCE  
721 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
727 PRIMROSE LN  
ROCKWALL, TX 75032

BRIDGMAN SHAWN AND RENEE  
728 PRIMROSE LN  
ROCKWALL, TX 75032

GULICK ANNA C  
734 PRIMROSE LN  
ROCKWALL, TX 75032

TIPPING DORA MARIA  
735 PRIMROSE LN  
ROCKWALL, TX 75032

WHITE CODY  
7828 OLD HICKORY DR  
N RICHLAND HILLS, TX 76182

ROBINSON DAVID J  
819 SUNFLOWER TR  
ROCKWALL, TX 75032

CHEN CHAI  
825 HARLAN CT  
MURPHY, TX 75094

PEREZ ALBERTO M  
827 SUNFLOWER TRL  
ROCKWALL, TX 75032

GONZALES RUBEN M JR & SUSAN  
833 SUNFLOWER TRL  
ROCKWALL, TX 75032

RESIDENT  
841 SUNFLOWER TRL  
ROCKWALL, TX 75032

VAUGHN TAYLOR LEIGHANN  
842 SUNFLOWER TRAIL  
ROCKWALL, TX 75032

HANG NHIA JING & FONG  
850 SUNFLOWER TRAIL  
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO , SUITE 300  
CALABASAS, CA 91302

WELBORN W L  
P.O. BOX 968  
MABANK, TX 75147

HUGHES SUZANN G  
PO BOX 1347  
ROCKWALL, TX 75087

RDMS PROPERTIES LLC- SERIES K (RS)  
A SERIES OF RDMS PROPERTIES  
PO BOX 1569  
ROCKWALL, TX 75087

RDMS PROPERTIES LLC-SERIES J (RS)  
A SERIES OF RDMS PROPERTIES  
PO BOX 1659  
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 19 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

RESZI DFW ACQ I LLC  
PO BOX 4980  
LAGUNA BEACH, CA 92652

# PUBLIC NOTICE



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

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

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

### Z2023-025: SUP for Accessory Building

Hold a public hearing to discuss and consider a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 0.1515-acre parcel of land identified as Lot 11, Block C, Highland Meadows #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 3065 Winecup Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, June 19, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

### Case No. Z2023-025: SUP for Accessory Building

Please place a check mark on the appropriate line below:

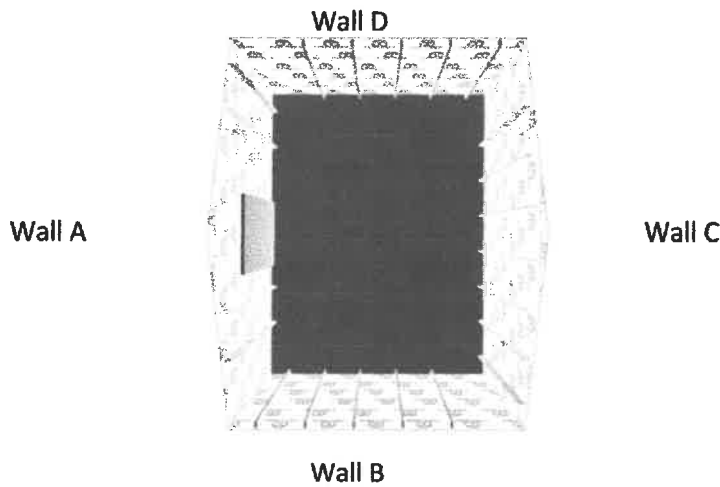
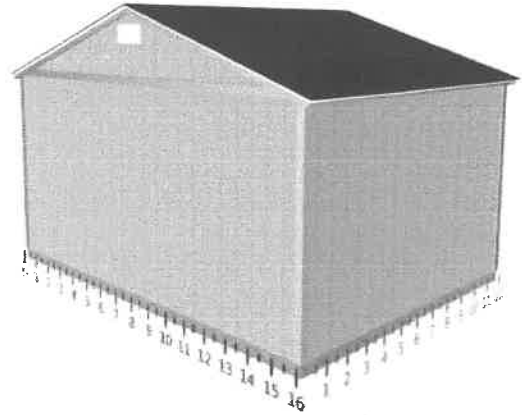
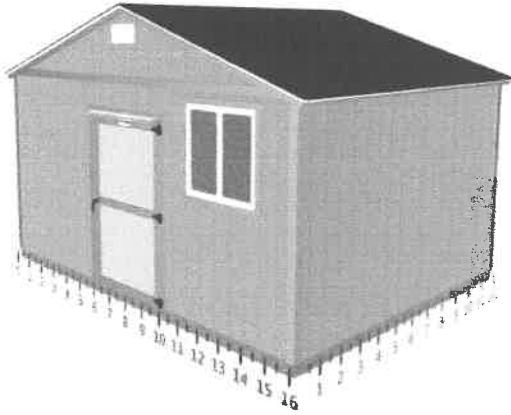
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



**Base Details**

**Building Size & Style**  
 TR-800 - 16' wide by 12' long

**Door**  
 4' x 6'7" Single Shed Door, Right Hinge Placement, Decorative Door Hardware, Drip Cap

**Paint Selection**  
 Base: No Paint, Trim: No Paint

**Roof Selection**  
 Charcoal Dimensional Premium Shingle

**Drip Edge**  
 White

**Is a permit required for this job?**  
 Yes

**Who is pulling the permit?**  
 Tuff Shed

**Options Details**

**Windows**  
 3'x3' Insulated Horizontal Sliding Window

**Walls**  
 473 Sq Ft House Wrap

**Roof**  
 215 Sq Ft Radiant Barrier Roof Decking

**Floor and Foundation**  
 192 Sq Ft 3/4" Treated Floor Decking Upgrade  
 8 Ea Shed Anchor to Concrete - A24 & Wedge Anchor

**Vents**  
 2 Ea 16"x8" Wall Vent - White

**Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**  
 Yes

**Is there a power outlet within 100 feet of installation location?**  
 Yes

**The building location must be level to properly install the building. How level is the install location?**  
 Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**  
 Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**  
 Yes

**Substrate Shed will be installed on?**  
 Anchored to Concrete with Shed Floor

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



WxLxH*	Base	w/Paint	Monthly* Finance
10'x12'x10'3"	\$3,049	\$3,379	\$48
10'x16'x10'3"	\$3,699	\$4,029	\$58
10'x20'x10'3"	\$4,310	\$4,640	\$68
12'x12'x10'7"	\$3,559	\$3,989	\$56
12'x16'x10'7"	\$4,299	\$4,729	\$67
12'x20'x10'7"	\$4,999	\$5,429	\$78
12'x24'x10'7"	\$5,739	\$6,169	\$90
16'x20'x11'3"	\$6,529	\$7,109	\$102
16'x24'x11'3"	\$7,449	\$8,029	\$117

16x12x  
11'3"  
SHED

### Sundance Series TR-800

8' sidewall height allows more overhead room and taller 4x6'7" door, placed on any wall. Upgrades shown: double door, door trim, in-door transoms, 3'x3' windows, shutters, dimensional shingles, 6/12 roof pitch, endwall eaves, and paint. Can accommodate sidewall porch upgrade.

- 6" Tall Galvanized Steel Foundation
- 4'x6'7" Steel Reinforced Tuff Shed Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 6" Block Sidewall Eave



### Sundance Series TB-800

Maximize your storage space with another foot of sidewall height and more overhead room. The 8'3" sidewalls allow for 4'x6'7" door placed on any wall. Shown above with double door, 3'x2' window, vent, dimensional shingle and paint upgrades. This model can also accommodate porch and 2nd Floor upgrades (see info. at right).

#### Single Floor

- 4'x6'7" Steel Reinforced Tuff Shed Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 3" Flat Sidewall Eave (Single Floor)

#### 2nd Floor Upgrade With Stairs

- 6" Boxed Eaves
- 2x6 Treated Wood Foundation

WxLxH*	Base	w/Paint	Monthly* Finance
12'x12'x14'6"	\$4,625	\$5,075	\$73
12'x16'x14'6"	\$5,099	\$5,549	\$90
12'x20'x14'6"	\$5,919	\$6,369	\$93
12'x24'x14'6"	\$6,739	\$7,189	\$106
16'x20'x16'6"	\$8,868	\$9,508	\$139
16'x24'x16'6"	\$10,199	\$10,839	\$150

WxLxH*	Base	w/Paint	Monthly* Finance
16'x16'x18'3"	\$12,364	\$13,004	\$193
16'x20'x18'3"	\$14,286	\$14,926	\$223
16'x24'x18'3"	\$16,277	\$16,917	\$254
16'x28'x18'3"	\$17,919	\$18,559	\$280
16'x32'x18'3"	\$19,725	\$20,365	\$308
18'x20'x18'3"	\$17,174	\$18,073	\$268
18'x24'x18'3"	\$19,475	\$20,374	\$304
18'x28'x18'3"	\$21,835	\$22,734	\$341
18'x32'x18'3"	\$24,095	\$24,994	\$378
18'x36'x18'3"	\$26,401	\$27,300	\$412

SITTING ON OUR FLOOR  
ON TOP OF AN EXISTING  
SLAB - ANCHORED INTO  
CONCRETE





CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *ACCESSORY STRUCTURE* ON A 0.1515-ACRE PARCEL OF LAND IDENTIFIED AS LOT 11, BLOCK C, HIGHLAND MEADOWS #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED 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 by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 0.1515-acre parcel of land, addressed as 3065 Winecup Lane, and being more specifically described and depicted 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 (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow for the construction of an *Accessory Structure* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of an *Accessory Structure* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of an *Accessory Structure* on the *Subject Property* shall generally conform to the *Building Elevations and Accessory Structure Details* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Accessory Structure* shall be built on an engineered concrete foundation that will support the weight of the proposed structure.
- (4) The *Accessory Structure* shall meet the zoning district building setback requirements for an *Accessory Structure*.
- (5) The *Accessory Structure* shall not exceed a maximum building footprint or size of 200 SF.
- (6) The maximum height of the *Accessory Structure* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
- (7) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,

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

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 17<sup>th</sup> DAY OF JULY, 2023.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 19, 2023

2<sup>nd</sup> Reading: July 17, 2023

**Exhibit 'A'**  
**Location Map and Legal Description**

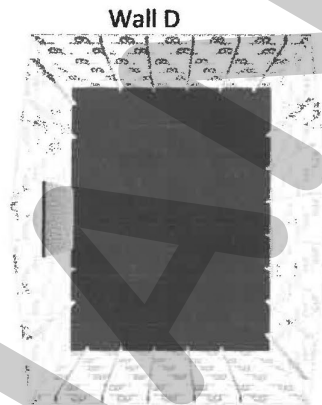
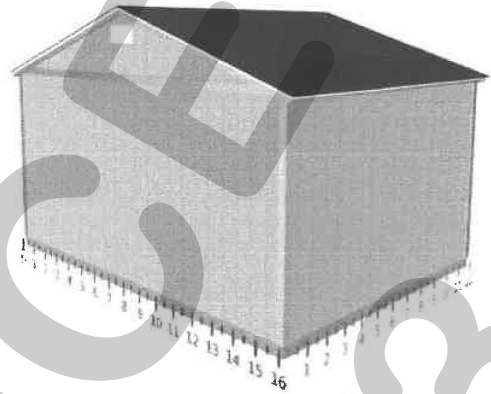
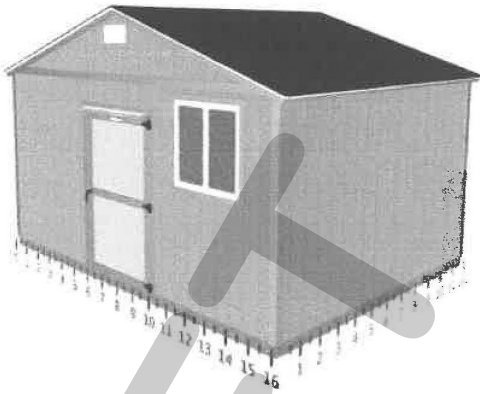
Address: 3065 Winecup Lane

Legal Description: Lot 11, Block C, Highland Meadows #1 Addition





**Exhibit 'C':**  
*Building Elevations & Accessory Structure Details*



Wall A

Wall C

Wall B

**Base Details**

**Building Size & Style**  
TR-800 - 16' wide by 12' long

**Door**  
4' x 6'7" Single Shed Door, Right Hinge Placement, Decorative Door Hardware, Drip Cap

**Paint Selection**  
Base: No Paint, Trim: No Paint

**Roof Selection**  
Charcoal Dimensional Premium Shingle

**Drip Edge**  
White

**Is a permit required for this job?**  
Yes

**Who is pulling the permit?**  
Tuff Shed

**Options Details**

**Windows**  
3'x3' Insulated Horizontal Sliding Window

**Walls**  
473 Sq Ft House Wrap

**Roof**  
215 Sq Ft Radiant Barrier Roof Decking

**Floor and Foundation**  
192 Sq Ft 3/4" Treated Floor Decking Upgrade  
8 Ea Shed Anchor to Concrete - A24 & Wedge Anchor

**Vents**  
2 Ea 16"x8" Wall Vent - White

**Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**  
Yes

**Is there a power outlet within 100 feet of installation location?**  
Yes

**The building location must be level to properly install the building. How level is the install location?**  
Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**  
Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**  
Yes

**Substrate Shed will be installed on?**  
Anchored to Concrete with Shed Floor



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Mayor and City Council  
**DATE:** June 19, 2023  
**APPLICANT:** Gene McCorkle; Tuff Shed  
**CASE NUMBER:** Z2023-025; *Specific Use Permit (SUP) for an Accessory Building at 3065 Winecup Lane*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 0.1515-acre parcel of land identified as Lot 11, Block C, Highland Meadows #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 3065 Winecup Lane, and take any action necessary.

### BACKGROUND

On May 19, 1986, the subject property was annexed into the City of Rockwall by *Ordinance No. 86-37 [Case No. A1986-005]*. The subject property was zoned Agricultural (AG) District at the time of annexation. According to the City's Historic Zoning Maps, sometime between May 19, 1986 and December 7, 1993, the subject property was rezoned to Single-Family 7 (SF-7) District, and has remained zoned Single-Family 7 (SF-7) District since then. On January 10, 1996, a final plat for the Highland Meadows, Phase 1 Subdivision was filed with Rockwall County. This established the subject property as Lot 11, Block C, Highland Meadows #1 Addition. According to the Rockwall County Appraisal District (RCAD) currently situated on the subject property is a 2,072 SF single family home that was constructed in 2001 and a 218 SF covered porch that was constructed in 2012.

### PURPOSE

The applicant -- *Gene McCorkle of Tuff Shed* -- is requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an *Accessory Structure* that exceeds the overall maximum allowable square footage as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 3065 Winecup Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are several single-family homes, which are part of the Highland Meadows Phase 1 Subdivision. Beyond this are several single-family homes that are part of the Highland Meadows, Phase 2 Subdivision. All of these properties are zoned Single-Family 7 (SF-7) District. North of this is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several single-family homes situated within the Flagstone Subdivision. This area is zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District land uses.

South: Directly south of the subject property are several single-family homes, which are part of the Highland Meadows, Phase 1 Subdivision. The properties are zoned Single-Family 7 (SF-7) District. Beyond this are several single-family homes that are part of the Lynden Park Estates, Phase 4 Subdivision. These properties are zoned Planned Development District 17 (PD-17).





concrete pad is setback five (5) feet from the side-yard (*i.e. the northern*) property line. As mentioned before, this will need to be corrected before the issuance of a building permit and has been added to the operational conditions within the draft ordinance and the conditions of approval stated later in this memo. For the purpose of comparing the proposed *Accessory Structure* for the subject property to other *Accessory Structures* constructed in the Highland Meadows Subdivision. Through this analysis, staff has identified nine (9) *Accessory Structures* constructed within three (3) blocks of the subject property. Only one (1) of the structures is larger than the allowable size of 144 SF (*i.e. a 168 SF Accessory Structure* used for storage at 740 Primrose Lane) which is still smaller than what the applicant is requesting at 192 SF. Based on the proposed size and location of the accessory building, staff should point out that this structure will have very limited visibility from the adjacent properties. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

## **NOTIFICATIONS**

On May 24, 2023, staff mailed 137 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lynden Park and Flagstone Estates Homeowner's Associations (HOAs) which were the only Homeowner's Associations (HOAs) within the 1,500-foot buffer participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back in regards to the request.

## **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for an Accessory Building, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
  - (2) The construction of an *Accessory Structure* on the *Subject Property* shall generally conform to the Building Elevations and Accessory Structure Details depicted in *Exhibit 'C'* of this ordinance.
  - (3) The *Accessory Structure* shall be built on an engineered concrete foundation that will support the weight of the proposed structure.
  - (4) The *Accessory Structure* shall meet the zoning district building setback requirements for an *Accessory Structure*.
  - (5) The *Accessory Structure* shall not exceed a maximum building footprint or size of 200 SF.
  - (6) The maximum height of the *Accessory Structure* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
  - (7) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## **PLANNING AND ZONING COMMISSION**

On June 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-1, with Commissioner Welch dissenting.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22023-025

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

3065 WINECUP LN

SUBDIVISION

HIGHLAND MEADOWS #1

LOT

11

BLOCK

C

GENERAL LOCATION

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

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER

DEBORAH JULIAN

APPLICANT

GENE MCCORKIE

CONTACT PERSON

GENE MCCORKIE

CONTACT PERSON

TUFF SHED

ADDRESS

3065 WINECUP LN

ADDRESS

1777 HARRISON

CITY, STATE & ZIP

ROCKWALL TX 75082

CITY, STATE & ZIP

Denver CO 80210

PHONE

469-441-2077

PHONE

972-207-0049

E-MAIL

KITTEN5350@YAHOO.COM

E-MAIL

G.McCorkie @ TuffShed.com

## NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 AND DISSEMINATE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

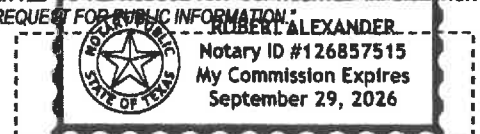
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 3 DAY OF May 2023

OWNER'S SIGNATURE

Deborah Julian

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES

9/29/26



Z2023-025: Specific Use Permit for a Shed at 3065 Winecup Lane

SF-7


0 25 50 100 150 200 Feet

PAINT BRUSH TRL

WINECUP LN

PRIMROSE LN

WILDFLOWER WAY

PD 47  
Case Location Map = 



# City of Rockwall

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

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## Ross, Bethany

---

**From:** Zavala, Melanie  
**Sent:** Tuesday, May 23, 2023 3:17 PM  
**Cc:** Miller, Ryan; Ross, Bethany; Lee, Henry; Guevara, Angelica  
**Subject:** Neighborhood Notification Program [Z2023-025]  
**Attachments:** Public Notice (05.23.2023).pdf; HOA Map (05.23.2023).pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *May 26, 2023*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, June 13, 2023 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 19, 2023 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

### **Z2023-025: SUP for Accessory Building at 3065 Winecup Lane**

Hold a public hearing to discuss and consider a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 0.1515-acre parcel of land identified as Lot 11, Block C, Highland Meadows #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 3065 Winecup Lane, and take any action necessary.

Thank You,

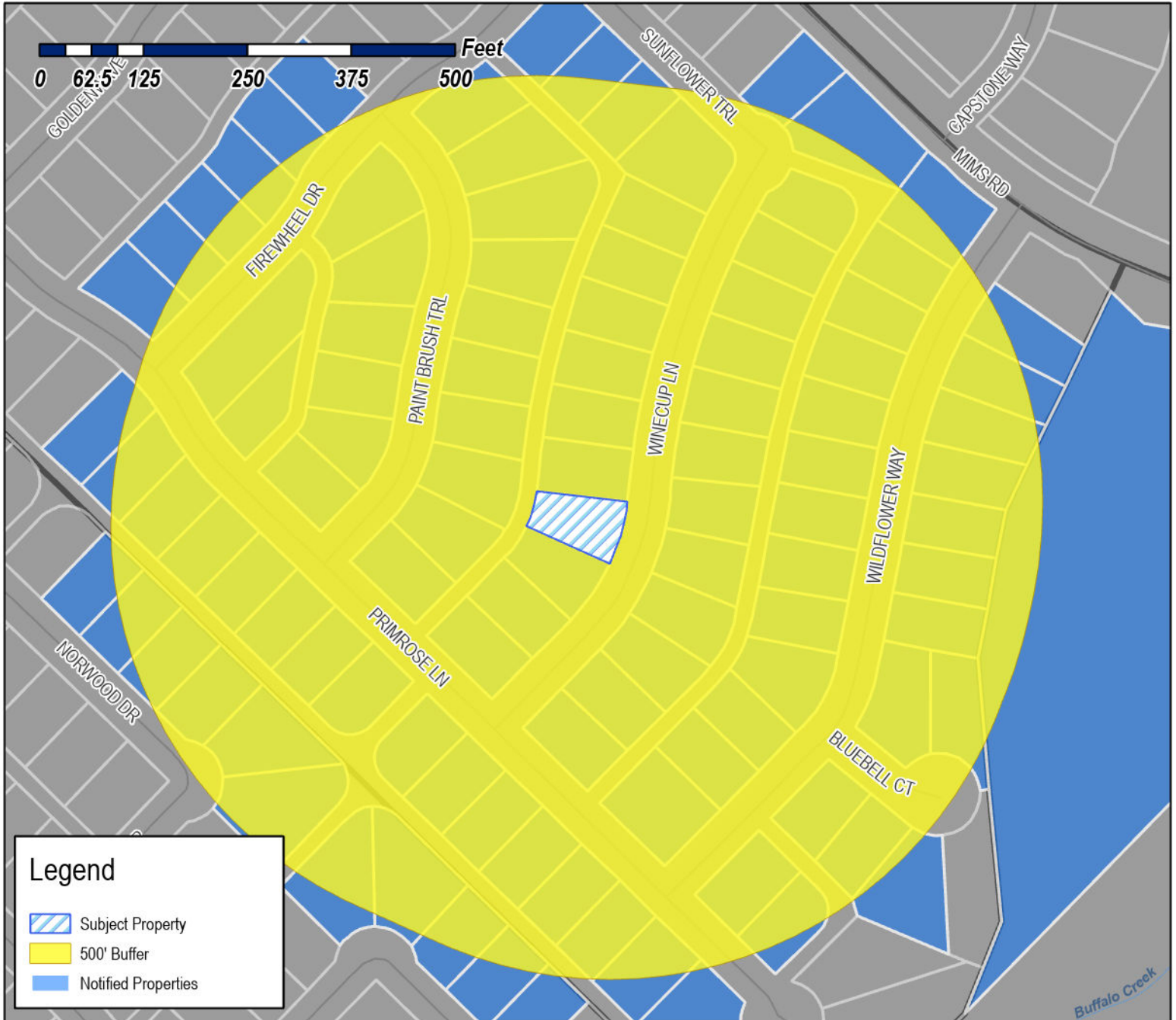
[Melanie Zavala](#)  
Planning Coordinator  
City of Rockwall Planning & Zoning  
385 S. Goliad Street  
Rockwall, TX 75087  
Office: 972-771-7745  
Direct: 972-771-6568



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Legend**

- Subject Property
- 500' Buffer
- Notified Properties

**Case Number:** Z2023-025  
**Case Name:** SUP for Accessory Building  
**Case Type:** Zoning  
**Zoning:** Single-Family 7 (SF-7) District  
**Case Address:** 3065 Winecup Lane



**Date Saved:** 5/23/2023  
 For Questions on this Case Call: (972) 771-7746

COMER SHAPHAN  
101 S BROOKSIDE DR APT 2212  
ROCKWALL, TX 75214

SFR JV-1 2021-1 BORROWER LLC  
C/O. TRICON AMERICAN HOMES LLC  
15771 RED HILL AVE  
TUSTN, CA 92780

SWANSON LADARRION K SR AND DEDRA M  
161 HAVEN RIDGE DR  
ROCKWALL, TX 75032

MEHTA DILIP & TRUPTI  
162 GRANGER DR  
ROCKWALL, TX 75032

ELIZONDO CESAR CAMPOS  
1650 JOHN KING BLVD APT 2503  
ROCKWALL, TX 75032

PRODAHL DALE & KAREN  
1685 PLUMMER DR  
ROCKWALL, TX 75087

LING ROBERT H & JOYCE H  
17736 LILIANA CT  
ROWLAND HEIGHTS, CA 91748

FKH SFR PROPCO B-HLD, LP  
C/O FIRST KEY HOMES LLC  
1850 PARKWAY PLACE SUITE 900  
MARIETTA, GA 30067

TANEV ALEKSANDAR AND MILENA  
1920 CENTER AVE  
MARTINEZ, CA 94553

MORGENSTERN CHRISTIAN  
1957 E. FM 550  
ROCKWALL, TX 75032

DO DAVID KIM  
2206 OAK GROVE CIR  
GARLAND, TX 75040

NEWCOMB RAMON & JOYCE M  
2217 MCCLENDON DR  
ROCKWALL, TX 75032

RODRIGUEZ JAMES TYLER AND  
HOPE SOUL  
223 WEST MADISON AVENUE  
DUMONT, NJ 7628

GREGORY COREY ALAN  
25881 SOUTH 655 RD  
GROVE, OK 74344

RESIDENT  
2902 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
2905 PAINT BRUSH TRL  
ROCKWALL, TX 75032

NAVARRO DORIS GRAZIELA  
2971 FIREWHEEL DR  
ROCKWALL, TX 75032

RESIDENT  
2977 FIREWHEEL DR  
ROCKWALL, TX 75032

RESIDENT  
C/O. TRICON AMERICAN HOMES LLC  
2983 FIREWHEEL DR  
ROCKWALL, TX 75032

VILLARREAL LUIS J & PATRICIA  
2989 FIREWHEEL DR  
ROCKWALL, TX 75032

STAEV GHINICA  
299 PHEASANT HILL DR  
ROCKWALL, TX 75032

SCRYBA JEREMY  
2995 FIREWHEEL DR  
ROCKWALL, TX 75032

MONTGOMERY STREET HOMES LLC  
300 MONTGOMERY ST SUITE 1200  
SAN FRANCISCO, CA 94104

DESTEFANO LAURIN  
3001 FIREWHEEL DR  
ROCKWALL, TX 75032

RESIDENT  
3002 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
3008 PAINT BRUSH TRL  
ROCKWALL, TX 75032

DOMUS SANCTUS PARTNERS LLC  
301 WEST AVE #3505  
AUSTIN, TX 78701

CASSTEVENS AARON K  
3014 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

THOMAS JUSTIN  
3015 PAINT BRUSH TR  
ROCKWALL, TX 75032

ISSA SONIA N  
3018 WINECUP LN  
ROCKWALL, TX 75032

MOHIBULLAH FNU AND  
BRIANDA SANCHEZ  
3020 PAINT BRUSH TRL  
ROCKWALL, TX 75032

VENTURA MANUEL A & OLIMPIA  
3023 PAINT BRUSH TRL  
ROCKWALL, TX 75032

JENNINGS KAREN  
3026 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

FLOREX ELIA MARINA  
3026 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3027 WINECUP LN  
ROCKWALL, TX 75032

BARNETT ALLEN K & COREY A  
3029 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
3032 PAINT BRUSH TRL  
ROCKWALL, TX 75032

RESIDENT  
3032 WINECUP LN  
ROCKWALL, TX 75032

C & L REAL ESTATE SERVICES LLC  
3033 WINECUP LANE  
ROCKWALL, TX 75032

HEINEMAN WILLIAM JEFFREY AND  
REBECCA ANN HEINEMAN AND JENNEL  
JAQUAYS  
3038 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

FIELDEN BILLY J AND CARRIE-ANNE M ZILLIOUX  
AND  
MARY HONIG  
3039 WINECUP LANE  
ROCKWALL, TX 75032

JONES VIVIAN C & CHARLES K  
3040 WINECUP LANE  
ROCKWALL, TX 75032

ROSE CHRISTINA R  
3041 PAINT BRUSH TRL  
ROCKWALL, TX 75032

MEJIA ELIZABETH M  
3044 PAINT BRUSH TRAIL  
ROCKWALL, TX 75032

WALKER HAROLD & BOBBIE  
3045 WINECUP LN  
ROCKWALL, TX 75032

ROSETTA JENNIFER  
3046 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3049 PAINT BRUSH TRL  
ROCKWALL, TX 75032

MALDONADO JAIME EDWARD AND LORILEE  
3050 PAINT BRUSH TRAIL  
ROCKWALL, TX 75087

MINGUZZI DOMINIC  
3051 WINECUP LN  
ROCKWALL, TX 75032

FELDBOUSEN RODNEY & LORNA  
3052 WINECUP LN  
ROCKWALL, TX 75032

GOMEZ MACKENZIE GRACE AND  
JARED DANIEL FULTON  
3055 WILDFLOWER WAY  
ROCKWALL, TX 75032

JEFFREY RUSSELL DEAN  
3057 WINECUP LN  
ROCKWALL, TX 75032

CORTINAS KARINA &  
RUBEN MORIN  
3058 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3063 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3064 WINECUP LN  
ROCKWALL, TX 75032

JULIAN DEBORAH KAY  
3065 WINECUP LN  
ROCKWALL, TX 75032

VALENTINE DEQUANISHA  
3066 WILDFLOWER WAY  
ROCKWALL, TX 75032

ATEN COURTNEY  
3070 WINECUP LN  
ROCKWALL, TX 75032

WHEELER SKY AND ALEXIS  
3071 WILDFLOWER WAY  
ROCKWALL, TX 75032

CLEMMONS JACKIE L & VANESSA D  
3073 WINECUP LN  
ROCKWALL, TX 75032



MCFARLAND RODERIC B  
3074 WILDFLOWER WAY  
ROCKWALL, TX 75032

MAH JEFFERY  
3076 WINECUP LANE  
ROCKWALL, TX 75032

MARSHALL WILLIAM E  
3077 WILDFLOWER WAY  
ROCKWALL, TX 75032

BARNETT VIRGINIA M  
3080 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3081 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3082 WINECUP LN  
ROCKWALL, TX 75032

RESIDENT  
3083 WILDFLOWER WAY  
ROCKWALL, TX 75032

ELLIOTT PAULA C  
3086 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3087 WINECUP LN  
ROCKWALL, TX 75032

HALL MARJORIE  
3089 WILDFLOWER WAY  
ROCKWALL, TX 75032

FALLS DAVID & TERRI  
309 ROOKERY CT  
MARCO ISLAND, FL 34145

RICHARDSON ELIZABETH ANN  
3090 WINECUP LANE  
ROCKWALL, TX 75032

RESIDENT  
3092 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3095 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3098 WILDFLOWER WAY  
ROCKWALL, TX 75032

CANETTY CHAYRA SANCHEZ  
3101 WILDFLOWER WAY  
ROCKWALL, TX 75032

HUSTON RICKY RICHARD  
3104 WILDFLOWER WAY  
ROCKWALL, TX 75032

520 LAKESIDE LLC  
3105 CORNELL AVE  
DALLAS, TX 75205

RESIDENT  
3107 WILDFLOWER WAY  
ROCKWALL, TX 75032

SEVERS TIMOTHY & SHEILA L SETRINA  
3115 WILDFLOWER WAY  
ROCKWALL, TX 75032

COOPER TERESA L  
3123 WILDFLOWER WAY  
ROCKWALL, TX 75032

RESIDENT  
3129 WILDFLOWER WAY  
ROCKWALL, TX 75032

PRICE TIMOTHY F & DIANA M  
3137 WILDFLOWER WAY  
ROCKWALL, TX 75032

OPENDOOR PROPERTY TRUST I, A DELAWARE  
STATUTORY TRUST  
410 N SCOTTSDALE RD SUITE 1600  
TEMPE, AZ 85281

GRAVES DANIEL W  
4229 BLUFFVIEW BLVD  
DALLAS, TX 75209

CARPENTIER GREGORY D  
4309 DRIFTWOOD DR  
PLANO, TX 75074

RAMOS JOSE ALEJANDRO AND  
NANCY H CASTILLO ALVARENGA  
601 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
604 NORWOOD DR  
ROCKWALL, TX 75032

KELLEY KYLE E AND AMY E  
606 PRIMROSE LANE  
ROCKWALL, TX 75032

UPCHURCH JASON AND JESSICA  
607 PRIMROSE LN  
ROCKWALL, TX 75032

RENDON NOEL & CHRISTIE  
607 W BROAD ST  
MANSFIELD, TX 76063

RESIDENT  
C/O FIRST KEY HOMES LLC  
608 NORWOOD DR  
ROCKWALL, TX 75032

RESIDENT  
HOPE SOUL  
612 NORWOOD DR  
ROCKWALL, TX 75032

GORDON ANTHONY W  
612 PRIMROSE LN  
ROCKWALL, TX 75032

DAVIS MARLON J  
613 PRIMROSE LN  
ROCKWALL, TX 75032

OWUSU CLEMENT A & VERONICA D  
616 NORWOOD DR  
ROCKWALL, TX 75032

LAY SYLVIA J  
619 PRIMROSE LN  
ROCKWALL, TX 75032

HEUMAN TERRY AND DIANA  
620 NORWOOD DRIVE  
ROCKWALL, TX 75032

RESIDENT  
A SERIES OF RDMS PROPERTIES  
625 PRIMROSE LN  
ROCKWALL, TX 75032

GONZALEZ RENE MURILL AND MARIA ISABEL  
631 PRIMROSE LANE  
ROCKWALL, TX 75032

RESIDENT  
A SERIES OF RDMS PROPERTIES  
637 PRIMROSE LN  
ROCKWALL, TX 75032

MUNOZ FELIPE V & CONSUELO C  
643 PRIMROSE LN  
ROCKWALL, TX 75032

MARTINEZ ELSBETH IONE  
653 PRIMROSE LANE  
ROCKWALL, TX 75032

CARLIER JEFFREY ALLEN  
661 PRIMROSE LN  
ROCKWALL, TX 75032

BLANKENSHIP MICHAEL E & BERTHA G  
702 GLENHURST DR  
ROCKWALL, TX 75032

RESIDENT  
703 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
708 GLENHURST DR  
ROCKWALL, TX 75032

GEORGE POLLY A & BENJAMIN E  
709 BLUEBELL CT  
ROCKWALL, TX 75032

LEBLANC BRIAN AND AARON SALAZAR  
709 PRIMROSE LN  
ROCKWALL, TX 75087

TURNER LAQUITTA L  
710 BLUEBELL CT  
ROCKWALL, TX 75032

RESIDENT  
714 GLENHURST DR  
ROCKWALL, TX 75032

RIDDLE LINDA K  
715 BLUEBELL CT  
ROCKWALL, TX 75032

RODRIGUEZ ANDRES M  
715 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
718 BLUEBELL CT  
ROCKWALL, TX 75032

RESIDENT  
720 GLENHURST DR  
ROCKWALL, TX 75032

JONES JAMES & MARY  
721 BLUEBELL CT  
ROCKWALL, TX 75032

HARRIS CHAD &  
MISTY PIERCE  
721 PRIMROSE LN  
ROCKWALL, TX 75032

RESIDENT  
727 PRIMROSE LN  
ROCKWALL, TX 75032

BRIDGMAN SHAWN AND RENEE  
728 PRIMROSE LN  
ROCKWALL, TX 75032

GULICK ANNA C  
734 PRIMROSE LN  
ROCKWALL, TX 75032

TIPPING DORA MARIA  
735 PRIMROSE LN  
ROCKWALL, TX 75032

WHITE CODY  
7828 OLD HICKORY DR  
N RICHLAND HILLS, TX 76182

ROBINSON DAVID J  
819 SUNFLOWER TR  
ROCKWALL, TX 75032

CHEN CHAI  
825 HARLAN CT  
MURPHY, TX 75094

PEREZ ALBERTO M  
827 SUNFLOWER TRL  
ROCKWALL, TX 75032

GONZALES RUBEN M JR & SUSAN  
833 SUNFLOWER TRL  
ROCKWALL, TX 75032

RESIDENT  
841 SUNFLOWER TRL  
ROCKWALL, TX 75032

VAUGHN TAYLOR LEIGHANN  
842 SUNFLOWER TRAIL  
ROCKWALL, TX 75032

HANG NHIA JING & FONG  
850 SUNFLOWER TRAIL  
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO SUITE 300  
CALABASAS, CA 91302

ARP 2014-1 BORROWER LLC  
ATTN: PROPERTY TAX DEPARTMENT 23975  
PARK SORRENTO , SUITE 300  
CALABASAS, CA 91302

WELBORN W L  
P.O. BOX 968  
MABANK, TX 75147

HUGHES SUZANN G  
PO BOX 1347  
ROCKWALL, TX 75087

RDMS PROPERTIES LLC- SERIES K (RS)  
A SERIES OF RDMS PROPERTIES  
PO BOX 1569  
ROCKWALL, TX 75087

RDMS PROPERTIES LLC-SERIES J (RS)  
A SERIES OF RDMS PROPERTIES  
PO BOX 1659  
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 19 LLC  
PO BOX 4090  
SCOTTSDALE, AZ 85261

RESZI DFW ACQ I LLC  
PO BOX 4980  
LAGUNA BEACH, CA 92652

# PUBLIC NOTICE



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

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

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

### Z2023-025: SUP for Accessory Building

Hold a public hearing to discuss and consider a request by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 0.1515-acre parcel of land identified as Lot 11, Block C, Highland Meadows #1 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 3065 Winecup Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, June 13, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 19, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Bethany Ross**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, June 19, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

### Case No. Z2023-025: SUP for Accessory Building

Please place a check mark on the appropriate line below:

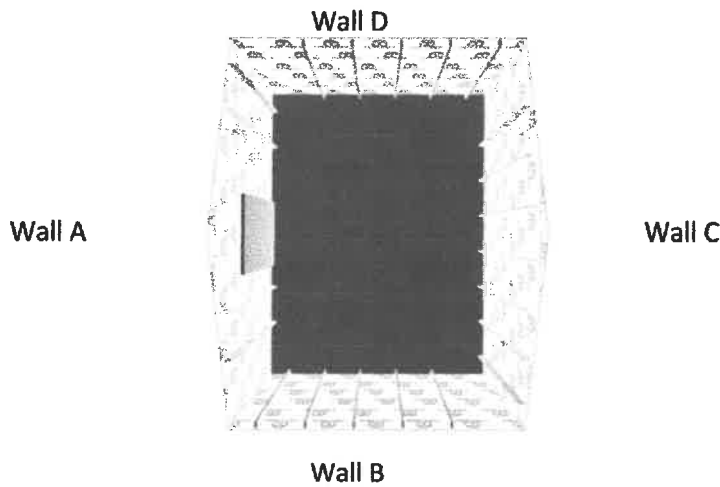
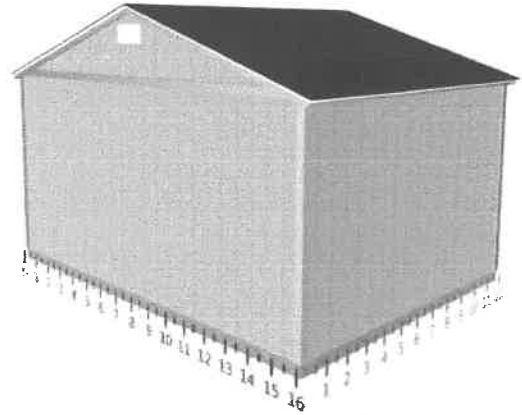
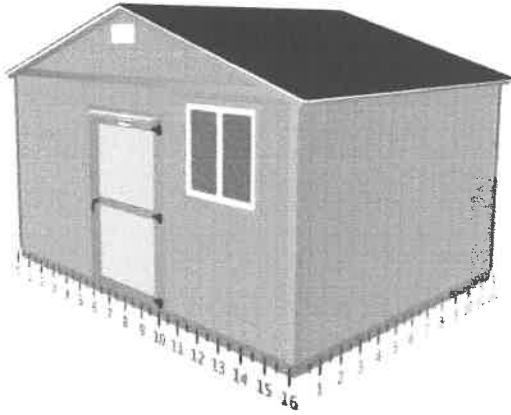
- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



**Base Details**

**Building Size & Style**  
 TR-800 - 16' wide by 12' long

**Door**  
 4' x 6'7" Single Shed Door, Right Hinge Placement, Decorative Door Hardware, Drip Cap

**Paint Selection**  
 Base: No Paint, Trim: No Paint

**Roof Selection**  
 Charcoal Dimensional Premium Shingle

**Drip Edge**  
 White

**Is a permit required for this job?**  
 Yes

**Who is pulling the permit?**  
 Tuff Shed

**Options Details**

**Windows**  
 3'x3' Insulated Horizontal Sliding Window

**Walls**  
 473 Sq Ft House Wrap

**Roof**  
 215 Sq Ft Radiant Barrier Roof Decking

**Floor and Foundation**  
 192 Sq Ft 3/4" Treated Floor Decking Upgrade  
 8 Ea Shed Anchor to Concrete - A24 & Wedge Anchor

**Vents**  
 2 Ea 16"x8" Wall Vent - White

**Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**  
 Yes

**Is there a power outlet within 100 feet of installation location?**  
 Yes

**The building location must be level to properly install the building. How level is the install location?**  
 Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**  
 Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**  
 Yes

**Substrate Shed will be installed on?**  
 Anchored to Concrete with Shed Floor

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



WxLxH*	Base	w/Paint	Monthly* Finance
10'x12'x10'3"	\$3,049	\$3,379	\$48
10'x16'x10'3"	\$3,699	\$4,029	\$58
10'x20'x10'3"	\$4,310	\$4,640	\$68
12'x12'x10'7"	\$3,559	\$3,989	\$56
12'x16'x10'7"	\$4,299	\$4,729	\$67
12'x20'x10'7"	\$4,999	\$5,429	\$78
12'x24'x10'7"	\$5,739	\$6,169	\$90
16'x20'x11'3"	\$6,529	\$7,109	\$102
16'x24'x11'3"	\$7,449	\$8,029	\$117

16x12x  
11'3"  
SHED

### Sundance Series TR-800

8' sidewall height allows more overhead room and taller 4x6'7" door, placed on any wall. Upgrades shown: double door, door trim, in-door transoms, 3'x3' windows, shutters, dimensional shingles, 6/12 roof pitch, endwall eaves, and paint. Can accommodate sidewall porch upgrade.

- 6" Tall Galvanized Steel Foundation
- 4'x6'7" Steel Reinforced Tuff Shed Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 6" Block Sidewall Eave



### Sundance Series TB-800

Maximize your storage space with another foot of sidewall height and more overhead room. The 8'3" sidewalls allow for 4'x6'7" door placed on any wall. Shown above with double door, 3'x2' window, vent, dimensional shingle and paint upgrades. This model can also accommodate porch and 2nd Floor upgrades (see info. at right).

#### Single Floor

- 4'x6'7" Steel Reinforced Tuff Shed Door
- Endwall or Sidewall Door Placement
- 7'8" Clear Interior Sidewall Height
- 16" On Center 2x4 Wall Framing
- 3" Flat Sidewall Eave (Single Floor)

#### 2nd Floor Upgrade With Stairs

- 6" Boxed Eaves
- 2x6 Treated Wood Foundation

WxLxH*	Base	w/Paint	Monthly* Finance
12'x12'x14'6"	\$4,625	\$5,075	\$73
12'x16'x14'6"	\$5,099	\$5,549	\$90
12'x20'x14'6"	\$5,919	\$6,369	\$93
12'x24'x14'6"	\$6,739	\$7,189	\$106
16'x20'x16'6"	\$8,868	\$9,508	\$139
16'x24'x16'6"	\$10,199	\$10,839	\$150

WxLxH*	Base	w/Paint	Monthly* Finance
16'x16'x18'3"	\$12,364	\$13,004	\$193
16'x20'x18'3"	\$14,286	\$14,926	\$223
16'x24'x18'3"	\$16,277	\$16,917	\$254
16'x28'x18'3"	\$17,919	\$18,559	\$280
16'x32'x18'3"	\$19,725	\$20,365	\$308
18'x20'x18'3"	\$17,174	\$18,073	\$268
18'x24'x18'3"	\$19,475	\$20,374	\$304
18'x28'x18'3"	\$21,835	\$22,734	\$341
18'x32'x18'3"	\$24,095	\$24,994	\$378
18'x36'x18'3"	\$26,401	\$27,300	\$412

SITTING ON OUR FLOOR  
ON TOP OF AN EXISTING  
SLAB - ANCHORED INTO  
CONCRETE

# SURVEY PLAT

**BARRY S. RHODES** Registered Professional Land Surveyor (072) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. **3085 WINECUP LANE** in the city of **ROCKWALL**, Texas.

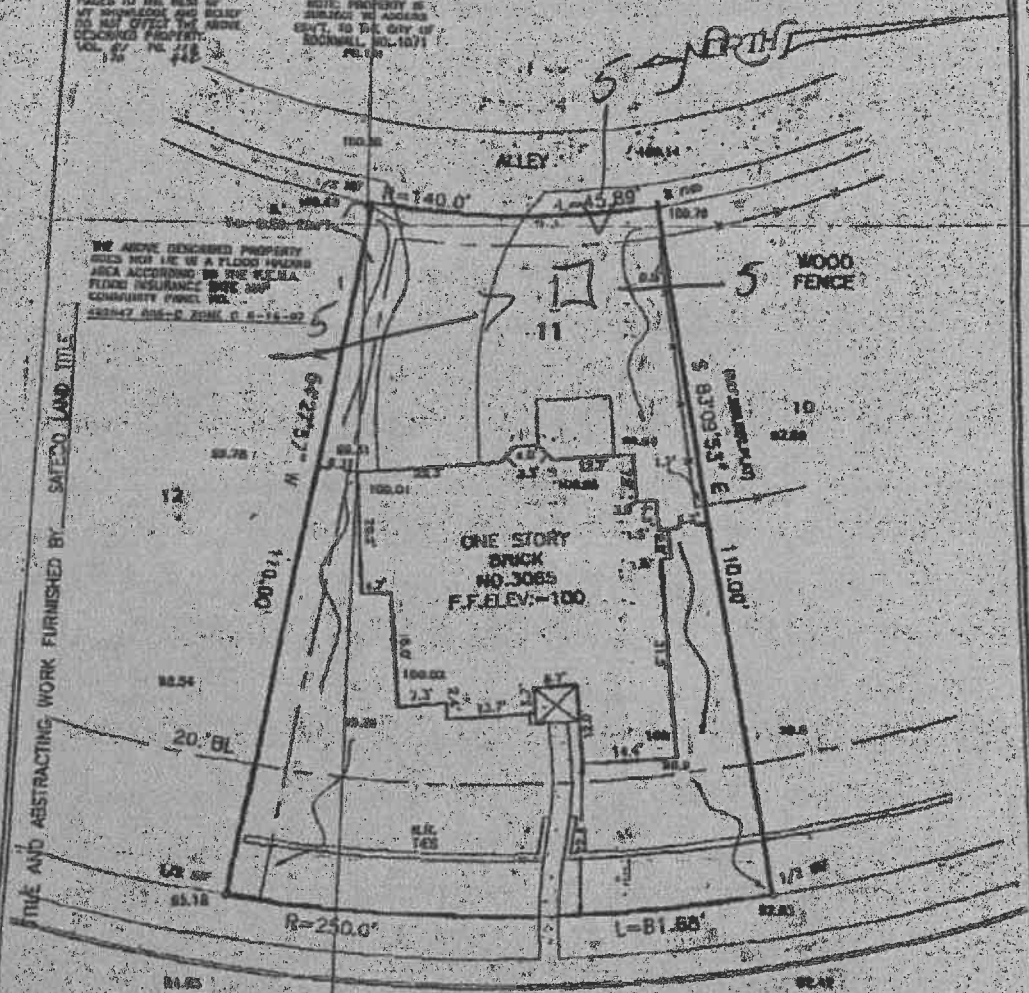
Lot No. **11** Block No. **C** City Block No. \_\_\_\_\_ of **HIGHLAND MEADOWS NO. 1** on addition to the City of

**ROCKWALL ROCKWALL COUNTY** Texas according to the \_\_\_\_\_ PLAT recorded in **CABINET C** at **SLICE 391-302** of the \_\_\_\_\_ PLAT records of **ROCKWALL COUNTY, TEXAS.**

WHEN TAKEN IN CONNECTION WITH THE CERTIFICATE OF CORRECTION BY **HAROLD EVANS**, **ROCKWALL COUNTY, TEXAS**

CASEMENTS RECORDED IN THE FOLLOWING VOLUMES & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY:  
VOL. 87 PG. 278  
170 445

NOTE: PROPERTY IS SUBJECT TO ADDRESS 5971 TO THE CITY OF ROCKWALL 05-10/11



TITLE AND ABSTRACTING WORK FURNISHED BY: SAFECO LAND TITLE

## WINECUP LANE

The plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat, the site location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated.

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 20'  
 Date: 12-7-99  
 O. F. No.: 15390  
 Job no.: 64787  
 Drawn by: R.G.

THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR SAFECO LAND TITLE  
 USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDISCOUNTED IS NOT RESPONSIBLE TO OWNERS FOR ANY LOSS RESULTING THEREFROM.



CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *ACCESSORY STRUCTURE* ON A 0.1515-ACRE PARCEL OF LAND IDENTIFIED AS LOT 11, BLOCK C, HIGHLAND MEADOWS #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED 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 by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 0.1515-acre parcel of land, addressed as 3065 Winecup Lane, and being more specifically described and depicted 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 (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow for the construction of an *Accessory Structure* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:



## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of an *Accessory Structure* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of an *Accessory Structure* on the *Subject Property* shall generally conform to the *Building Elevations and Accessory Structure Details* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Accessory Structure* shall be built on an engineered concrete foundation that will support the weight of the proposed structure.
- (4) The *Accessory Structure* shall meet the zoning district building setback requirements for an *Accessory Structure*.
- (5) The *Accessory Structure* shall not exceed a maximum building footprint or size of 200 SF.
- (6) The maximum height of the *Accessory Structure* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
- (7) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,

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

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 17<sup>th</sup> DAY OF JULY, 2023.**

\_\_\_\_\_  
Trace Johannesen, *Mayor*

**ATTEST:**

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

**APPROVED AS TO FORM:**

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

1<sup>st</sup> Reading: June 19, 2023

2<sup>nd</sup> Reading: July 17, 2023

**Exhibit 'A'**  
**Location Map and Legal Description**

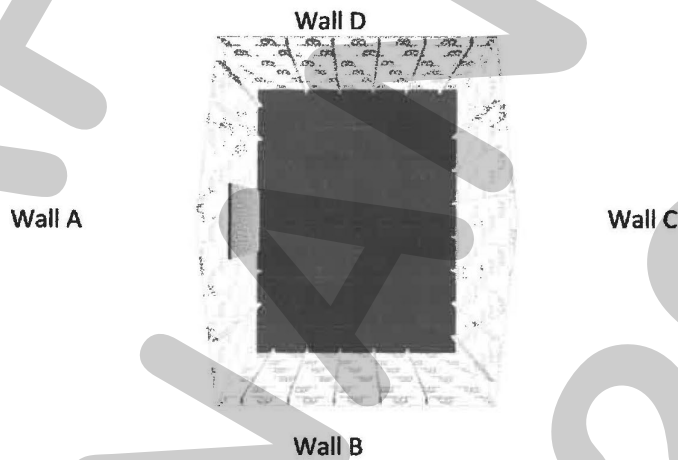
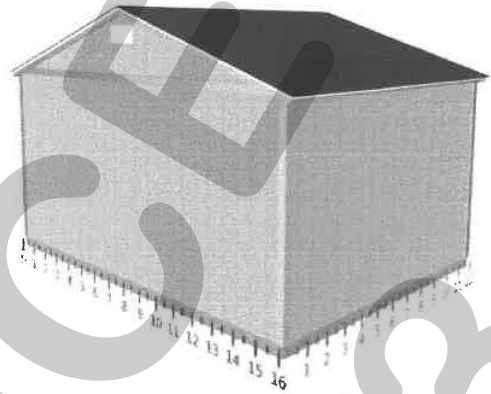
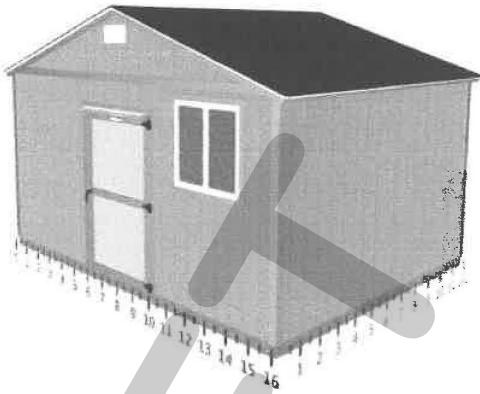
Address: 3065 Winecup Lane

Legal Description: Lot 11, Block C, Highland Meadows #1 Addition





**Exhibit 'C':**  
*Building Elevations & Accessory Structure Details*



**Base Details**

**Building Size & Style**  
TR-800 - 16' wide by 12' long

**Door**  
4' x 6'7" Single Shed Door, Right Hinge Placement, Decorative Door Hardware, Drip Cap

**Paint Selection**  
Base: No Paint, Trim: No Paint

**Roof Selection**  
Charcoal Dimensional Premium Shingle

**Drip Edge**  
White

**Is a permit required for this job?**  
Yes

**Who is pulling the permit?**  
Tuff Shed

**Options Details**

**Windows**  
3'x3' Insulated Horizontal Sliding Window

**Walls**  
473 Sq Ft House Wrap

**Roof**  
215 Sq Ft Radiant Barrier Roof Decking

**Floor and Foundation**  
192 Sq Ft 3/4" Treated Floor Decking Upgrade  
8 Ea Shed Anchor to Concrete - A24 & Wedge Anchor

**Vents**  
2 Ea 16"x8" Wall Vent - White

**Jobsite/Installer Details**

**Do you plan to insulate this building after Tuff Shed installs it?**  
Yes

**Is there a power outlet within 100 feet of installation location?**  
Yes

**The building location must be level to properly install the building. How level is the install location?**  
Within 4" of level

**Will there be 18" of unobstructed workspace around the perimeter of all four walls?**  
Yes

**Can the installers park their pickup truck & trailer within approximately 200' of your installation site?**  
Yes

**Substrate Shed will be installed on?**  
Anchored to Concrete with Shed Floor



PLANNING AND ZONING DEPARTMENT

July 18, 2023

TO: Deborah Julian  
3065 Winecup Lane  
Rockwall, Texas 75032

CC: Gene McCorkle  
1777 Harrison  
Denver, CO 80210

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

SUBJECT: Z2023-025; *Specific Use Permit (SUP) For an Accessory Structure at 3065 Winecup*

Deborah:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on July 17, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
  - (2) The construction of an *Accessory Structure* on the *Subject Property* shall generally conform to the Building Elevations and Accessory Structure Details depicted in *Exhibit 'C'* of this ordinance.
  - (3) The *Accessory Structure* shall be built on an engineered concrete foundation that will support the weight of the proposed structure.
  - (4) The *Accessory Structure* shall meet the zoning district building setback requirements for an *Accessory Structure*.
  - (5) The *Accessory Structure* shall not exceed a maximum building footprint or size of 200 SF.
  - (6) The maximum height of the *Accessory Structure* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
  - (7) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On June 13, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 6-1, with Commissioner Welch dissenting.

City Council

On June 19, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 7-0.

On July 17, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) with the conditions of approval by a vote of 7-0.

Included with this letter is a copy of Ordinance No. 23-36, S-306, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488 or [bross@rockwall.com](mailto:bross@rockwall.com).

Sincerely,

  
Bethany Ross  
Planner

CITY OF ROCKWALL

ORDINANCE NO. 23-36

SPECIFIC USE PERMIT NO. S-306

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR AN *ACCESSORY STRUCTURE* ON A 0.1515-ACRE PARCEL OF LAND IDENTIFIED AS LOT 11, BLOCK C, HIGHLAND MEADOWS #1 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED 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 by Gene McCorkle of Tuff Shed on behalf of Deborah Julian for the approval of a *Specific Use Permit (SUP)* for an *Accessory Building* on a 0.1515-acre parcel of land, addressed as 3065 Winecup Lane, and being more specifically described and depicted 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 (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

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

**SECTION 1.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow for the construction of an *Accessory Structure* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 2.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:



## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of an *Accessory Structure* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of an *Accessory Structure* on the *Subject Property* shall generally conform to the *Building Elevations and Accessory Structure Details* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Accessory Structure* shall be built on an engineered concrete foundation that will support the weight of the proposed structure.
- (4) The *Accessory Structure* shall meet the zoning district building setback requirements for an *Accessory Structure*.
- (5) The *Accessory Structure* shall not exceed a maximum building footprint or size of 200 SF.
- (6) The maximum height of the *Accessory Structure* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
- (7) The *Accessory Structure* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

## 2.2 COMPLIANCE

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

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

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

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

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

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid,

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

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 17<sup>th</sup> DAY OF JULY, 2023.**



Trace Johannesen, Mayor

**ATTEST:**



Kristy Teague, City Secretary



**APPROVED AS TO FORM:**



Frank J. Garza, City Attorney

1<sup>st</sup> Reading: June 19, 2023

2<sup>nd</sup> Reading: July 17, 2023

**Exhibit 'A'**  
*Location Map and Legal Description*

Address: 3065 Winecup Lane

Legal Description: Lot 11, Block C, Highland Meadows #1 Addition



Exhibit 'B':  
Site Plan

**SURVEY PLAT**

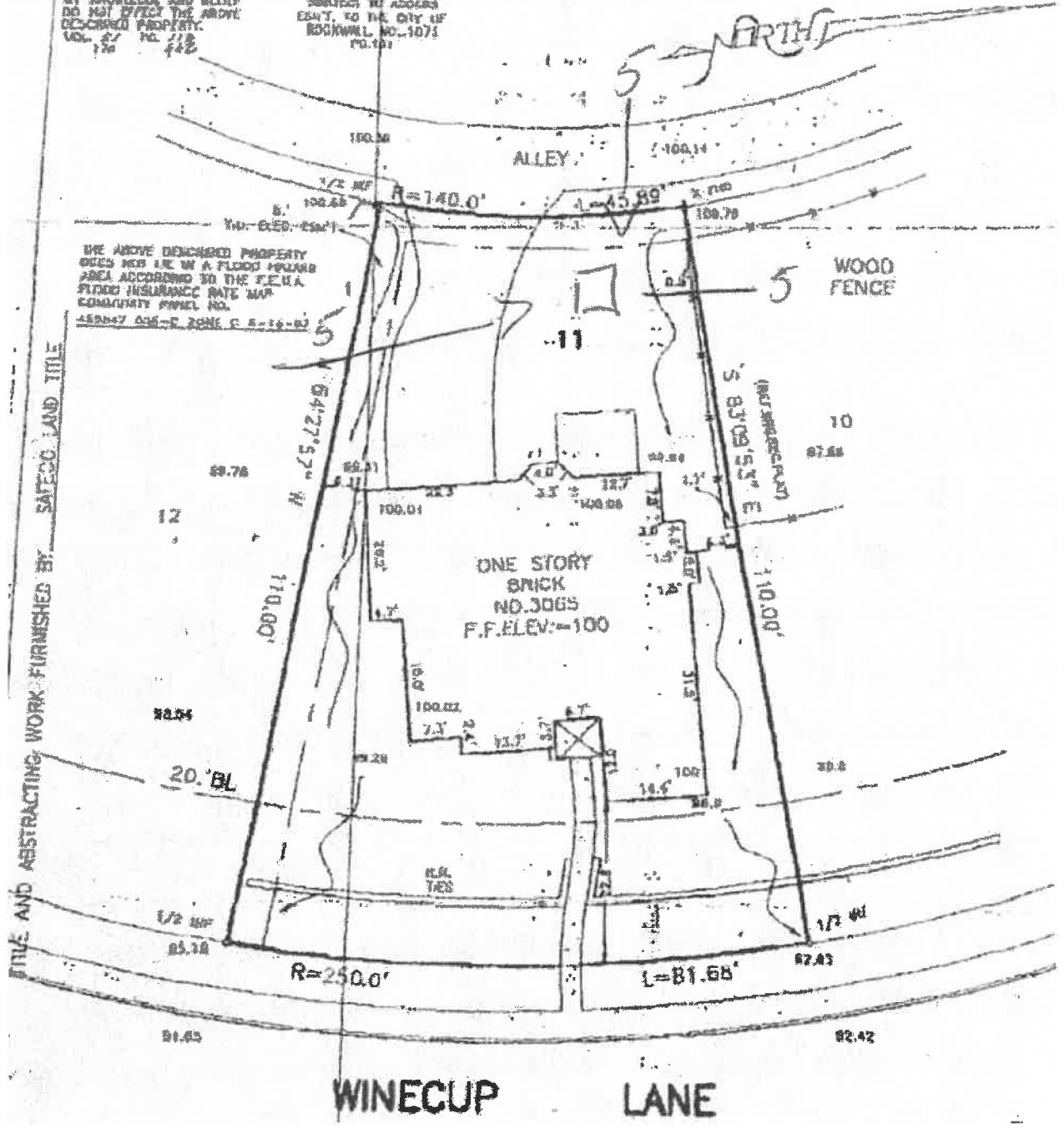
BARRY S. RHODES Registered Professional Land Surveyor (872) 475-8940

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 3065 WINECUP LANE in the city of ROCKWALL Texas Lot No. 11 Block No. C City Block No. \_\_\_\_\_

of HIGHLAND MEADOWS NO. 1 an addition to the City of ROCKWALL ROCKWALL COUNTY Texas according to the PLAT RECORDED in CABINET C of SLIDE 301-302 of the PLAT records of ROCKWALL COUNTY, TEXAS. WHEN TAKEN IN CONNECTION WITH THE CERTIFICATE OF CORRECTION BY HAROLD EVANS, ROCKWALL COUNTY, TEXAS.

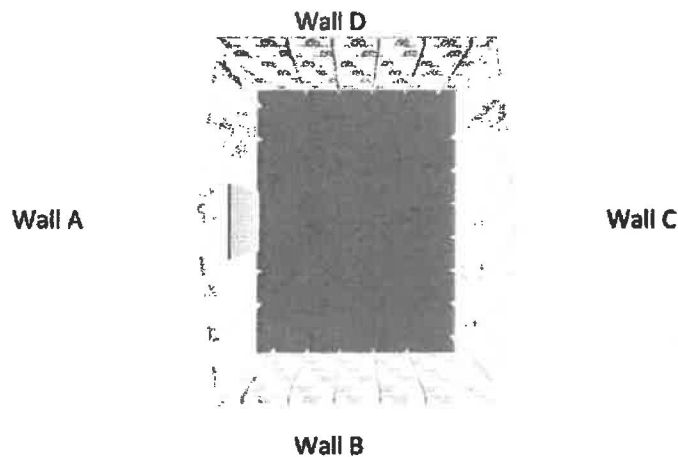
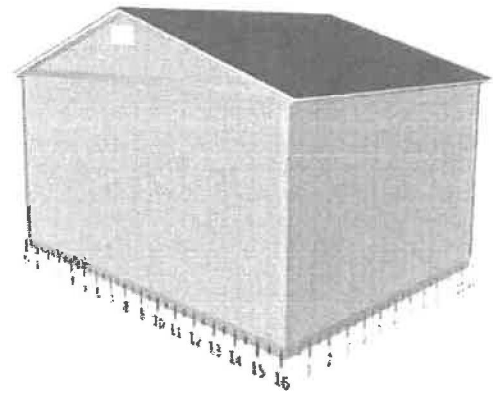
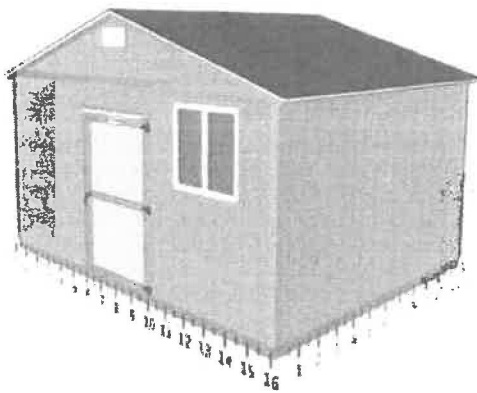
CASSEMENTS RECORDED IN THE FOLLOWING VOLUME & PAGES TO THE BEST OF MY KNOWLEDGE AND BELIEF DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY.  
VOL. 27 NO. 118  
170 142

NOTE: PROPERTY IS SUBJECT TO ADDRESS EDACT. TO THE CITY OF ROCKWALL, NO. 1071 PD.101



TITLE AND ABSTRACTING WORK FURNISHED BY SAFECO LAND TITLE

**Exhibit 'C':**  
*Building Elevations & Accessory Structure Details*



**Base Details**

**Building Size & Style**

TR-800 - 16' wide by 12' long

**Door**

4' x 6'7" Single Shed Door, Right Hinge Placement, Decorative Door Hardware, Drip Cap

**Paint Selection**

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**Drip Edge**

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