



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
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STAFF USE ONLY

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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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

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- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

2317 Saddlebrook Lane

SUBDIVISION

Saddlebrook Estates

LOT

5

BLOCK

A

GENERAL LOCATION

North Rockwall off 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

1 Acre

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

Tom + Patricia Muggeo

☐ APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

2317 Saddlebrook Ln

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Thomas & Patricia Muggeo [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 \$ 500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF June 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

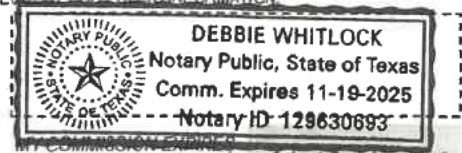
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF June, 2025

OWNER'S SIGNATURE

Tom Muggeo

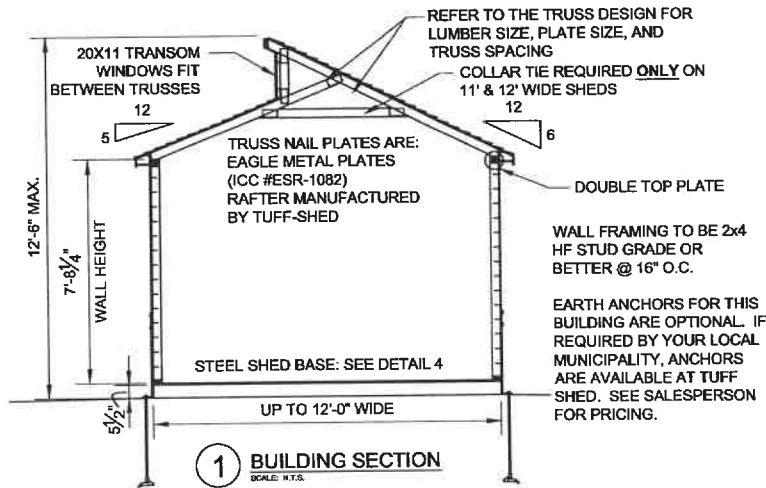
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Debbie Whitlock

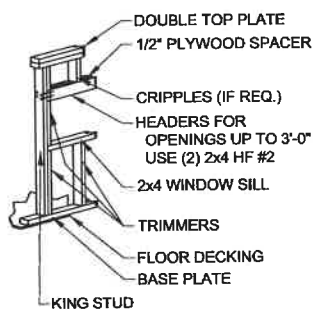


PPTR CLERESTORY SHED UP TO 12' WIDE x UP TO 24' LONG

PREMIER PRO SERIES

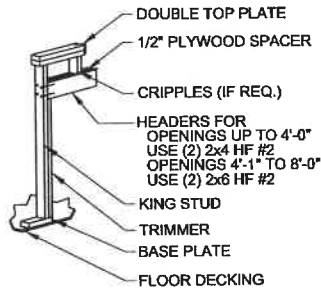


1 BUILDING SECTION
SCALE: N.T.S.



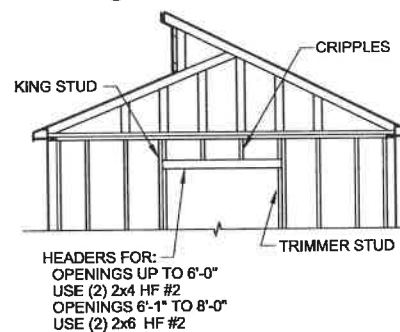
FOR WINDOW OPENINGS UP TO 3'-0\"/>

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



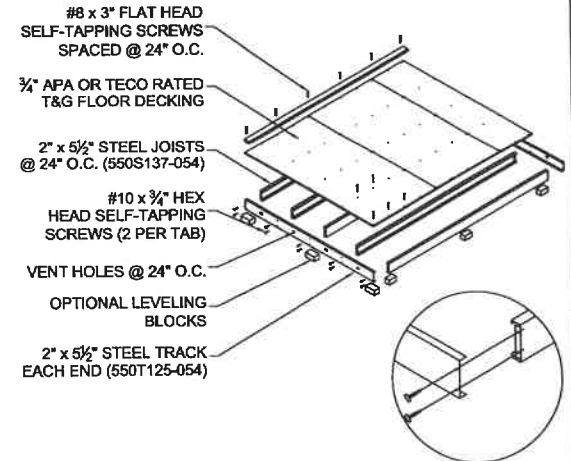
FOR OPENINGS UP TO 8'-0\"/>

2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.

- NOTES:**
- BUILDING CODE: 2021 IBC AND 2021 IRC
 - DESIGN LOADING:
WIND SPEED & EXPOSURE: 115C
ROOF LIVE LOAD: 40 PSF
ROOF DEAD LOAD: 10 PSF
 - FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2021 IBC AND 2021 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.
- NAILING:**
- ROOF:**
ATTACH 7/16\"/>
- WALLS:**
ATTACH 3/8\"/>
- HEADER:**
ATTACH HEADER TO STUD WITH:
(4) 8d TOENAIL OR (4) 16d END NAIL
DOUBLED HEADER:
16d @ 16\"/>



- STEEL SHED FOUNDATION:
2\"/>
- 2\"/>
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1 1/2\"/>
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3\"/>
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING: SUGGESTED SIZES: 2\"/>

4 SHED BASE DETAIL
SCALE: N.T.S.



Order #:
Customer:
Site Address:
Building Size: WIDTH x LENGTH x HEIGHT - SQ. FT. AREA

P.O. #
Drawn By: SJ
Date: 6/16/23
Checked By:
Date:
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

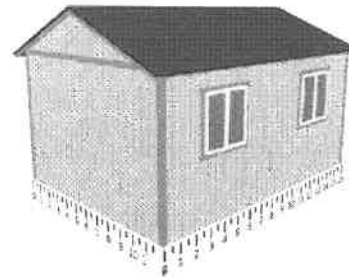
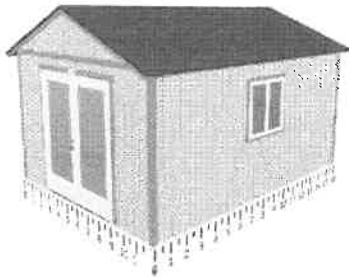
DRAWINGS BY:
TUFF SHED, INC.
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF
TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

TITLE
BUILDING SECTIONS
SHED BASE DETAILS
HEADER FRAMING DETAILS
NOTES - 2021 IBC & IRC - 115C

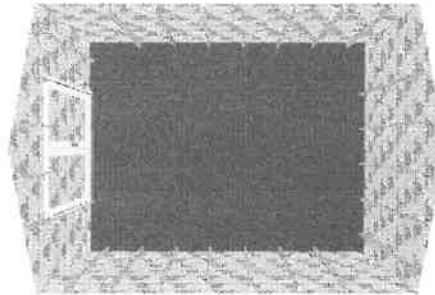
DRAWING NO.
PPTC-01
REV. LEVEL 01
SHEET 1
SHEET 1 OF 1



Patti Muggeo
2317 Saddlebrook lane
Rockwall TX 75087
Q-3103334



Wall D



Wall A

Wall C

Wall B

Base Details/Permit Details

Building Size & Style

Premier Pro Tall Ranch - 12' wide by 16' long

Paint Selection

Base: Tundra Frost, Trim: Smoky Slate

Roof Selection

Charcoal Dimensional Premium Shingle

Drip Edge

Black

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Doors

Full-Lite Residential Double Door (6' x 6'8"),

Windows

3 3'x3' Insulated Horizontal Sliding Window

Walls

461 Sq Ft House Wrap

Roof

240 Sq Ft Clerestory Upgrade

Floor and Foundation

192 Sq Ft No Floor

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?

Slab provided by customer will be within 1/2" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

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?

Concrete without Shed Floor



TUFF SHED

Quote

Location: Royse City | #320 | 972-635-2403

Scheduled Date:

Factory Location: HUTCHINS | #320 | (972) 764-1530

Created Date: 04/21/2025

Prepared by: Doug Alford | (972) 248-7111 |
dalford@tuffshed.com

Customer: Patti Muggeo
p. (214) 334-2992 | c.
redd738@aol.com

Special Instructions:

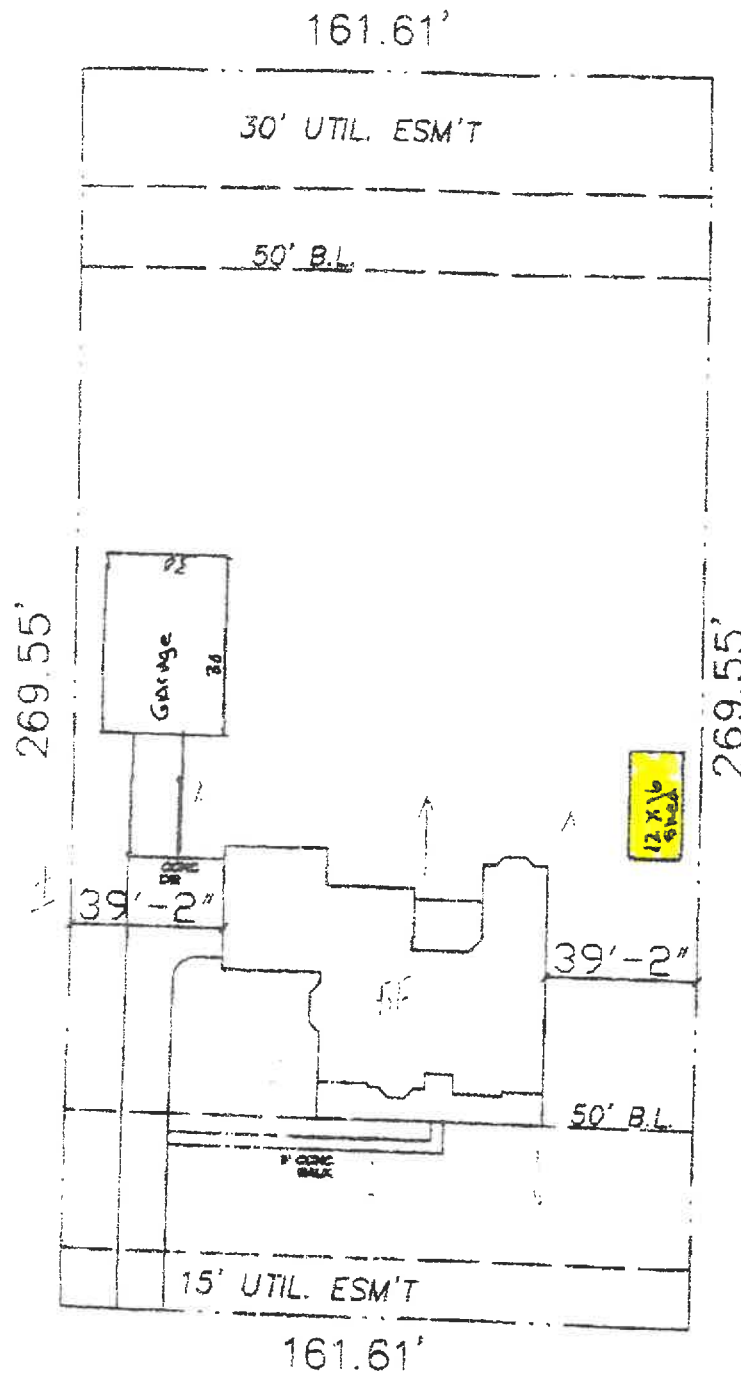
JDE SO 2178770
SF Quote Q-3103334

Ship to Address 2317 Saddlebrook lane
Rockwall, TX 75087

Line Item Description	Sales Price	Quantity	Promo	Add'l Disc	Total Price
Premier Pro Tall Ranch 12 x 16	\$7,395.00	1.00	(\$0.00)	\$0.00	\$7,395.00
Clerestory Upgrade	\$9.75	240.00	(\$0.00)	\$0.00	\$2,340.00
Upgrade - 6068 Tempered Full Lite Residential Door	\$1,150.00	1.00	(\$0.00)	\$0.00	\$1,150.00
3'x3' Insulated Horizontal Sliding Window	\$259.00	3.00	(\$0.00)	\$0.00	\$777.00
Permit Services	\$350.00	1.00	(\$0.00)	\$0.00	\$350.00
House Wrap	\$0.40	461.00	(\$0.00)	\$0.00	\$184.40
Full Service Paint Application	\$925.00	1.00	(\$750.00)	\$0.00	\$175.00
Engineering Fees	\$0.10	192.00	(\$0.00)	\$0.00	\$19.20
Paint - Tundra Frost	\$0.00	461.00	(\$0.00)	\$0.00	\$0.00
Paint - Smoky Slate	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
No Floor	\$0.00	192.00	(\$0.00)	\$0.00	\$0.00
Charcoal Lifetime	\$0.00	240.00	(\$0.00)	\$0.00	\$0.00
Credit for Removal of Default Door	(\$324.00)	1.00	(\$0.00)	\$0.00	(\$324.00)
Delivery Fee	\$99.00	1.00	()	\$0.00	\$99.00

Gross Total	\$12,915.60
Discount	(\$750.00)
Net Total	\$12,165.60
Estimated Tax	\$0.00
Grand Total	\$12,165.60

The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.



LOT 5, BLOCK A
SADDLEBROOK SECT. 2
ROCKWALL, COUNTY

RICK HORTON
2317 SADDLEBROOK LANE.
ROCKWALL, TEXAS

SITE PLAN



1" = 50' - 0"

NORTH

	PROJECT:	SHEET:
	<u>D.R. Horton, Inc.</u>	SAI
DATE: 7 / 10 / 01		
NO: 01782 / 921 (MUGGEO)		
	OF: 1	AP

EXHIBIT A 50' & 40' WIDTH DRAINAGE & UTILITY EASEMENT

GIBSON TRACT VOL. 207, P. 259

N 01°04'44" W 1250.92'

S 01°04'44" E 1150.92'

FUTURE ROAD
24' PAVEMENT

40' U.E. & D.E.

VILLIAM T. NOMUS
VOL. 164, P. 20

1565.02'

S 89°48'15" W

RICHARD A. VILLIAMS JR.
VOL. 156, P. 800

GLEN D. WALKER
VOL. 542, P. 12

N 89°48'15" E

1566.04'

1

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STAFF USE ONLY

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LOT

5

BLOCK

A

GENERAL LOCATION North Rockwall off 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE 1 Acre

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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CONTACT PERSON _____

CONTACT PERSON _____

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ADDRESS _____

CITY, STATE & ZIP Rockwall TX 75087

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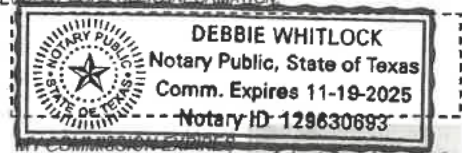
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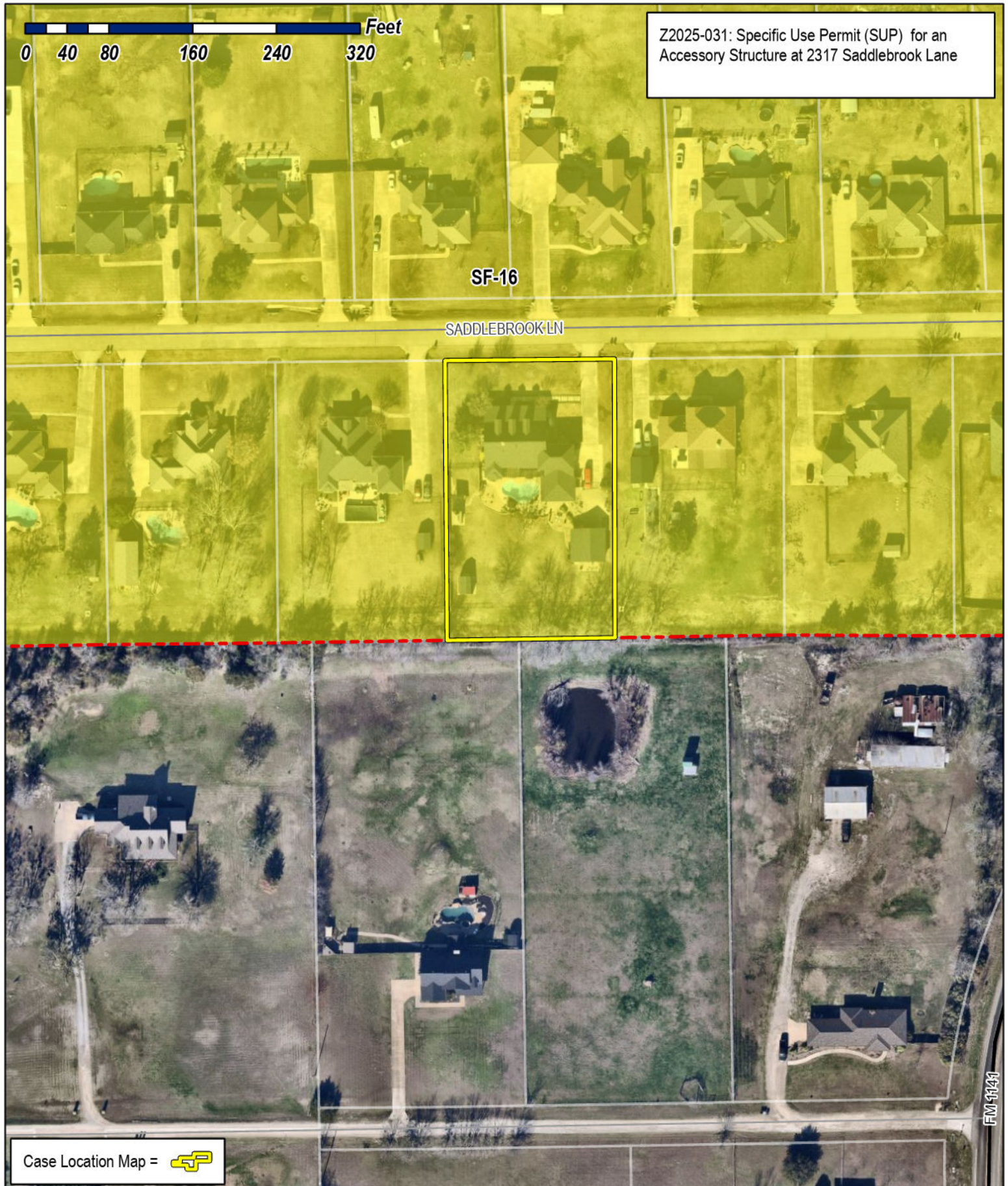
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OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Debbie Whitlock





Z2025-031: Specific Use Permit (SUP) for an Accessory Structure at 2317 Saddlebrook Lane

SF-16

SADDLEBROOK LN

FM 1141

Case Location Map = 



City of Rockwall

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

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

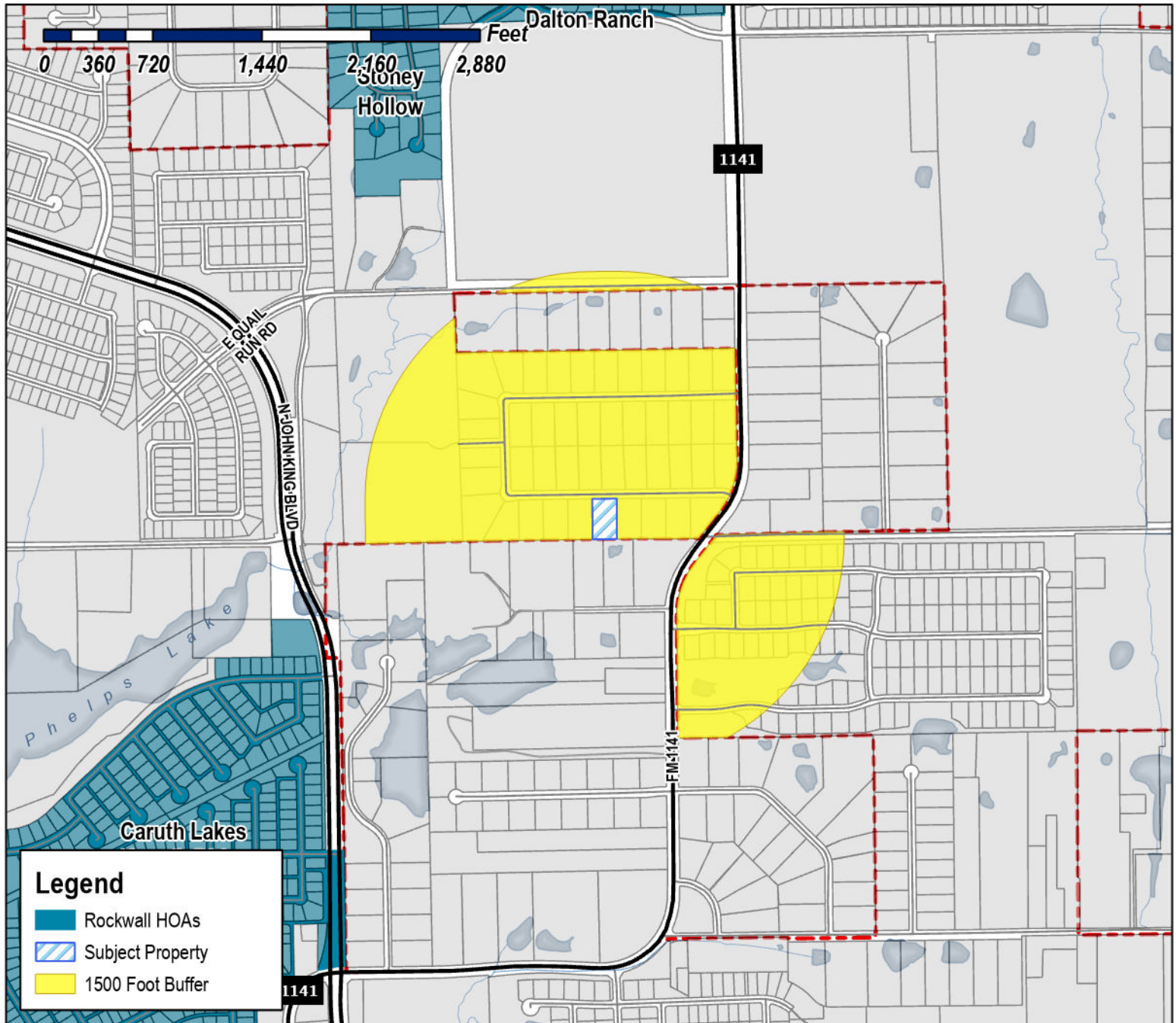




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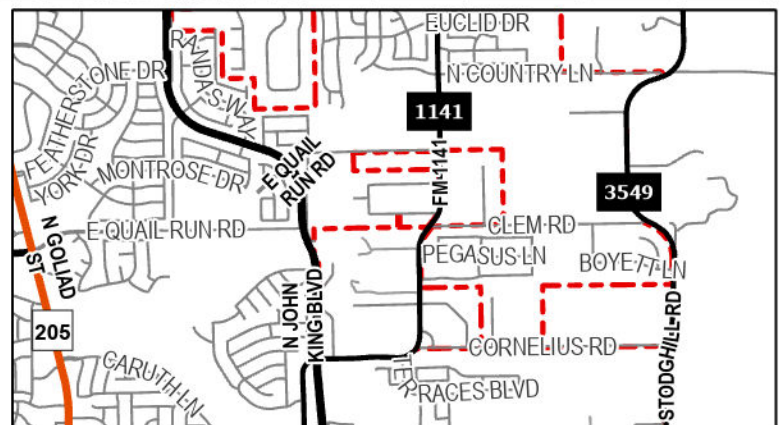
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Case Number: Z2025-031
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2317 Saddlebrook Lane

Date Saved: 6/10/2025

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

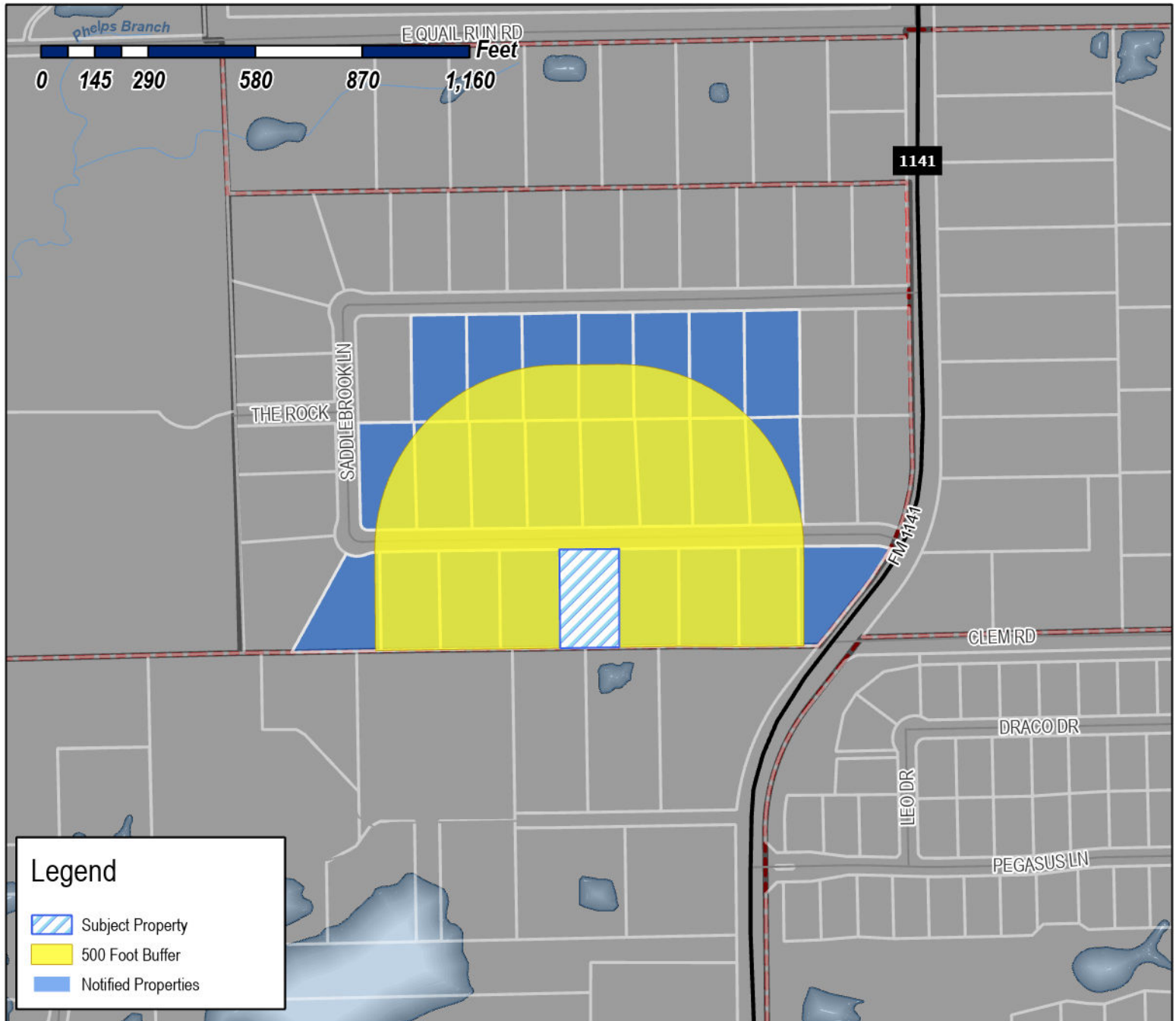




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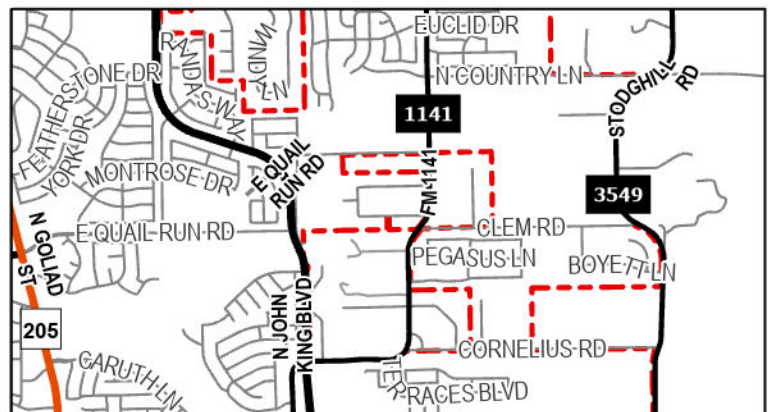
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Zoning: Single-Family 16 (SF-16) District
Case Address: 2317 Saddlebrook Lane

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CULP TERRI L
2301 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE AARON & BARBARA
2305 SADDLEBROOK LANE
ROCKWALL, TX 75087

JONES JAMES E
2309 SADDLEBROOK LN
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &
EDITH LILLIAN
2312 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE MICHAEL B & DESIRAE M
2313 Saddlebrook Ln
Rockwall, TX 75087

LLOYD DANIEL AND REBECCA R
2316 SADDLEBROOK LANE
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

TAYLOR BRANDON G & AMANDA H
2320 SADDLEBROOK LN
ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A
2321 SADDLEBROOK LANE
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LANE
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

DUFFIN BRYAN & SALLY A
2333 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

WRIGHT LIVING TRUST
MARTY ALLEN WRIGHT & DEBRA KAY WRIGHT -
CO-TRUSTEES
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

HOKANSON ETHAN LOREN & JORDAN NICOLE
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

RESIDENT
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

SPINER YWAINE & JOAN FROEHLICH
2377 Saddlebrook Ln
Rockwall, TX 75087

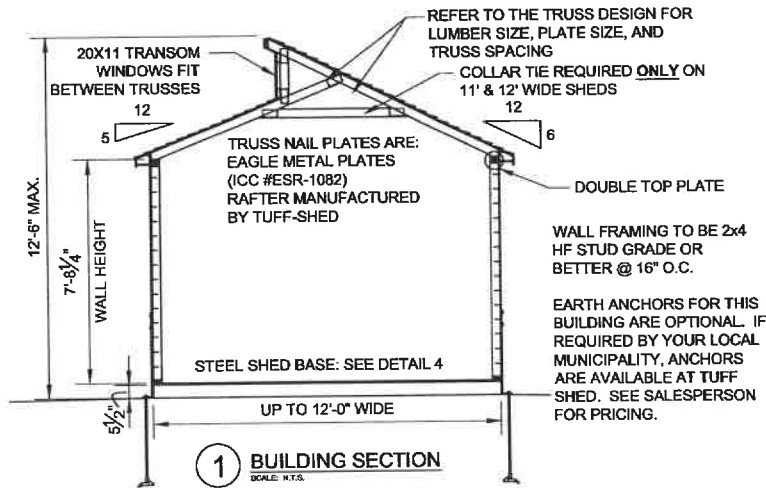
WHISENHUNT BARRY I & JOYCE D
2381 SADDLEBROOK LN
ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON
2385 SADDLEBROOK LANE
ROCKWALL, TX 75087

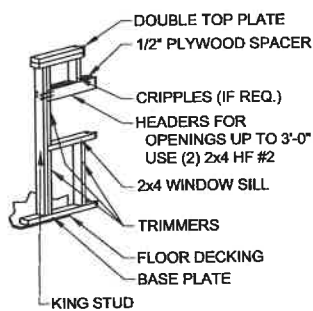
DUNCAN BRYAN AND BEVERLY
2389 SADDLEBROOK LN
ROCKWALL, TX 75087

PPTR CLERESTORY SHED UP TO 12' WIDE x UP TO 24' LONG

PREMIER PRO SERIES

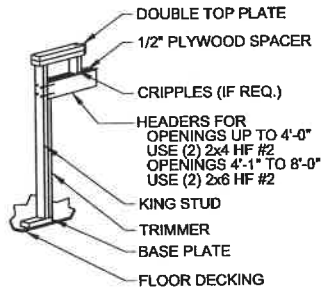


1 BUILDING SECTION
SCALE: N.T.S.



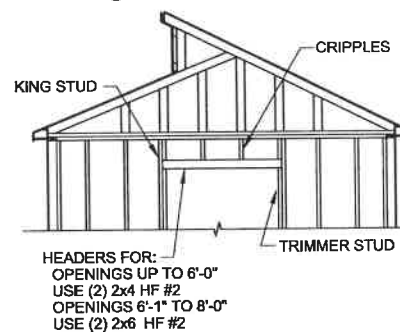
FOR WINDOW OPENINGS UP TO 3'-0\"/>

2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



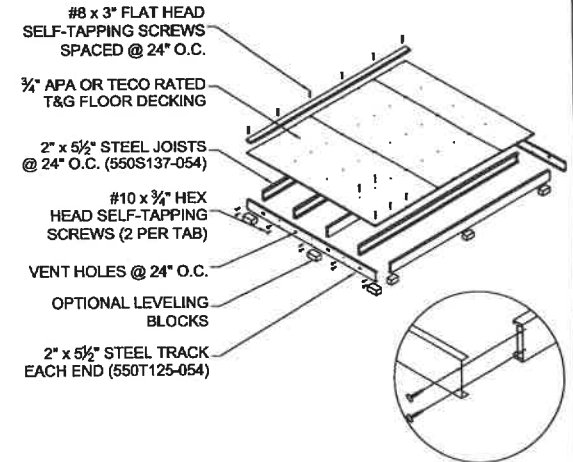
FOR OPENINGS UP TO 8'-0\"/>

2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
SCALE: N.T.S.



3 HEADER DETAIL FOR NON-LOAD BEARING WALLS
SCALE: N.T.S.

- NOTES:**
- BUILDING CODE: 2021 IBC AND 2021 IRC
 - DESIGN LOADING:
WIND SPEED & EXPOSURE: 115C
ROOF LIVE LOAD: 40 PSF
ROOF DEAD LOAD: 10 PSF
 - FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2021 IBC AND 2021 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.
- NAILING:**
- ROOF:**
ATTACH 7/16\"/>
- WALLS:**
ATTACH 3/8\"/>
- HEADER:**
ATTACH HEADER TO STUD WITH:
(4) 8d TOENAIL OR (4) 16d END NAIL
DOUBLED HEADER:
16d @ 16\"/>



- STEEL SHED FOUNDATION:
2\"/>
- 2\"/>
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1 1/2\"/>
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3\"/>
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING: SUGGESTED SIZES: 2\"/>

4 SHED BASE DETAIL
SCALE: N.T.S.



Order #:
Customer:
Site Address:
Building Size: WIDTH x LENGTH x HEIGHT - SQ. FT. AREA

P.O. #
Drawn By: SJ
Date: 6/16/23
Checked By:
Date:
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

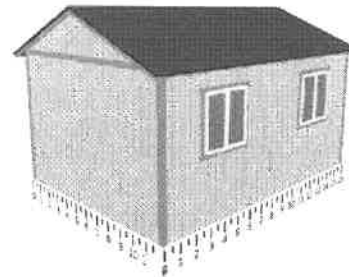
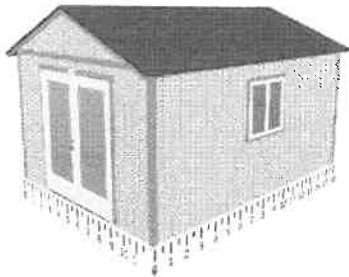
DRAWINGS BY:
TUFF SHED, INC.
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF
TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

TITLE
BUILDING SECTIONS
SHED BASE DETAILS
HEADER FRAMING DETAILS
NOTES - 2021 IBC & IRC - 115C

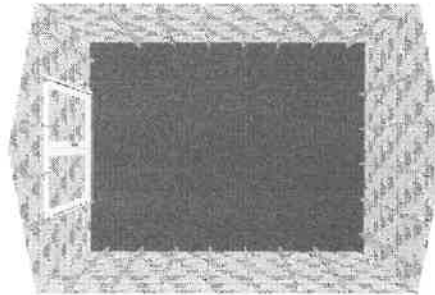
DRAWING NO.
PPTC-01
REV. LEVEL 01
SHEET 1
SHEET 1 OF 1



Patti Muggeo
2317 Saddlebrook lane
Rockwall TX 75087
Q-3103334



Wall D



Wall A

Wall C

Wall B

Base Details/Permit Details

Building Size & Style

Premier Pro Tall Ranch - 12' wide by 16' long

Paint Selection

Base: Tundra Frost, Trim: Smoky Slate

Roof Selection

Charcoal Dimensional Premium Shingle

Drip Edge

Black

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Doors

Full-Lite Residential Double Door (6' x 6'8"),

Windows

3 3'x3' Insulated Horizontal Sliding Window

Walls

461 Sq Ft House Wrap

Roof

240 Sq Ft Clerestory Upgrade

Floor and Foundation

192 Sq Ft No Floor

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?

Slab provided by customer will be within 1/2" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

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?

Concrete without Shed Floor



TUFF SHED

Quote

Location: Royse City | #320 | 972-635-2403

Scheduled Date:

Factory Location: HUTCHINS | #320 | (972) 764-1530

Created Date: 04/21/2025

Prepared by: Doug Alford | (972) 248-7111 |
dalford@tuffshed.com

Customer: Patti Muggeo
p. (214) 334-2992 | c.
redd738@aol.com

Special Instructions:

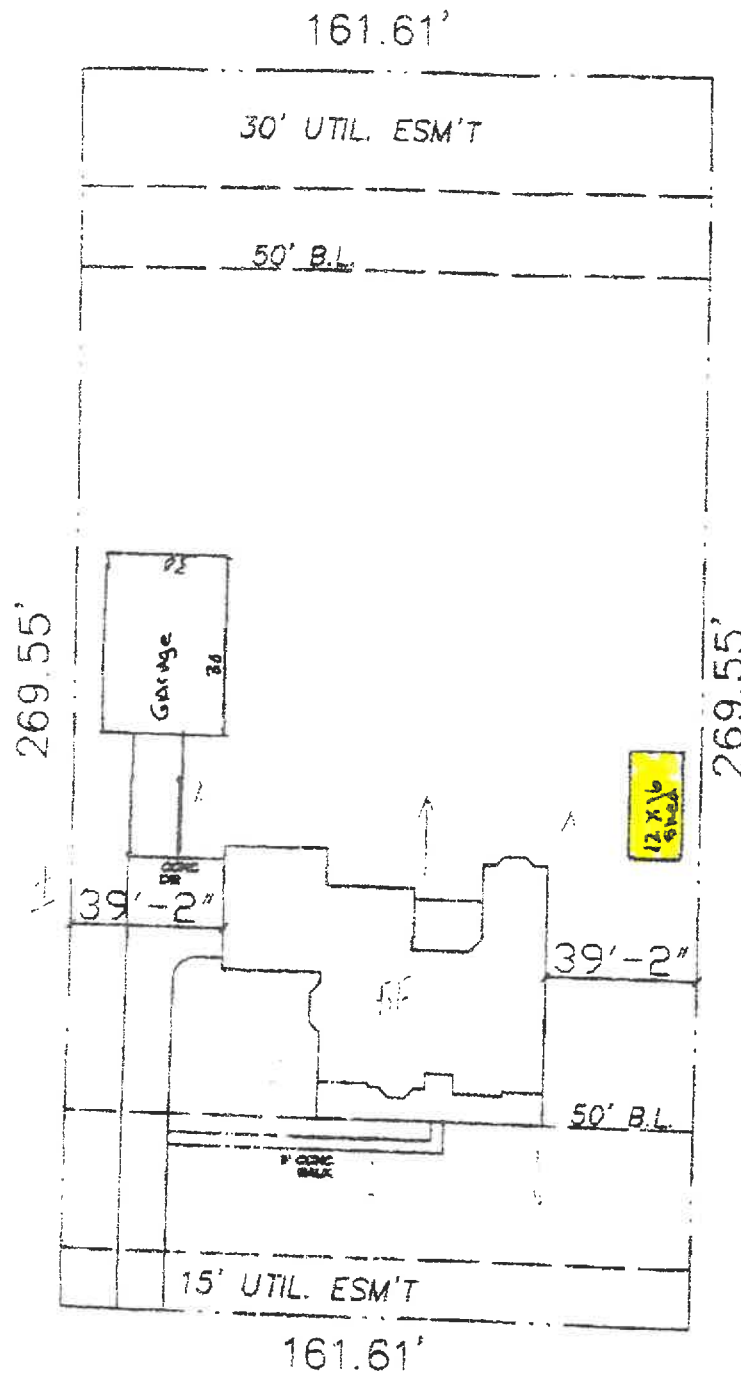
JDE SO 2178770
SF Quote Q-3103334

Ship to Address 2317 Saddlebrook lane
Rockwall, TX 75087

Line Item Description	Sales Price	Quantity	Promo	Add'l Disc	Total Price
Premier Pro Tall Ranch 12 x 16	\$7,395.00	1.00	(\$0.00)	\$0.00	\$7,395.00
Clerestory Upgrade	\$9.75	240.00	(\$0.00)	\$0.00	\$2,340.00
Upgrade - 6068 Tempered Full Lite Residential Door	\$1,150.00	1.00	(\$0.00)	\$0.00	\$1,150.00
3'x3' Insulated Horizontal Sliding Window	\$259.00	3.00	(\$0.00)	\$0.00	\$777.00
Permit Services	\$350.00	1.00	(\$0.00)	\$0.00	\$350.00
House Wrap	\$0.40	461.00	(\$0.00)	\$0.00	\$184.40
Full Service Paint Application	\$925.00	1.00	(\$750.00)	\$0.00	\$175.00
Engineering Fees	\$0.10	192.00	(\$0.00)	\$0.00	\$19.20
Paint - Tundra Frost	\$0.00	461.00	(\$0.00)	\$0.00	\$0.00
Paint - Smoky Slate	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
No Floor	\$0.00	192.00	(\$0.00)	\$0.00	\$0.00
Charcoal Lifetime	\$0.00	240.00	(\$0.00)	\$0.00	\$0.00
Credit for Removal of Default Door	(\$324.00)	1.00	(\$0.00)	\$0.00	(\$324.00)
Delivery Fee	\$99.00	1.00	()	\$0.00	\$99.00

Gross Total	\$12,915.60
Discount	(\$750.00)
Net Total	\$12,165.60
Estimated Tax	\$0.00
Grand Total	\$12,165.60

The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.



LOT 5, BLOCK A
SADDLEBROOK SECT. 2
ROCKWALL, COUNTY

RICK HORTON
2317 SADDLEBROOK LANE.
ROCKWALL, TEXAS

SITE PLAN



1" = 50' - 0"

NORTH

	PROJECT:	SHEET:
	<u>D.R. Horton, Inc.</u>	SAI
DATE: 7 / 10 / 01	NO: 01782 / 921 (MUGGEO)	OF: 1
		AP

EXHIBIT A 50' & 40' WIDTH DRAINAGE & UTILITY EASEMENT

GIBSON TRACT VOL. 207, P. 259

N 01°04'44" W 1250.92'

S 01°04'44" E 1150.92'

FUTURE ROAD
24' PAVEMENT

40' U.E. & D.E.

VOL. 127

VOL. 1124

VOL. 103

VOL. 103

VOL. 103

VOL. 103

VOL. 103

VOL. 103

VOL. 103

VOL. 103

VOL. 103

VOL. 103

VOL. 103

VOL. 103

VILLIAM T. NORDS
VOL. 164, P. 20

1565.02'

S 89°48'15" W

RICHARD A. VILLIAMS JR.
VOL. 156, P. 800

1566.04'

N 89°48'15" E

GLEN D. WALKER
VOL. 542, P. 12

1566.04'

S 89°48'15" W

1566.04'

N 89°48'15" E

1566.04'

S 89°48'15" W

1566.04'

N 89°48'15" E

2317

SADDLEBROOK LANE

SADDLEBROOK LANE

0231680

50' U.E. & D.E.

1800.36'

S 89°46'22" W

1841.03'

N 89°46'22" E

1841.03'

S 89°46'22" W

1841.03'

N 89°46'22" E

1841.03'

S 89°46'22" W

1841.03'

N 89°46'22" E

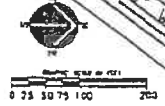
1841.03'

S 89°46'22" W

POINT OF BEGINNING
3/8" IR"

F.M. 1141

220000, 55/DRAWINGS/10931/4951, L. 2-V-000 434



PROJECT COMMENTS



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

DATE: 6/19/2025

PROJECT NUMBER: Z2025-031
PROJECT NAME: SUP for an Accesory Structure
SITE ADDRESS/LOCATIONS: 2317 Saddlebrook Lane

CASE CAPTION: Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an Accessory Building that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	06/19/2025	Approved w/ Comments

06/19/2025: Z2025-031; Specific Use Permit (SUP) for an Accessory Building at 2317 Saddlebrook Lane
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Specific Use Permit (SUP) for an Accessory Building that exceeds the maximum size and number of permitted structures for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, and addressed as 2317 Saddlebrook 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.
- M.3 For reference, include the case number (Z2025-031) in the lower right-hand corner of all pages on future submittals.
- I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), an Accessory Building over 144 SF requires a Specific Use Permit (SUP) in a Single-Family 16 (SF-16) District. Additionally, a lot that exceeds two (2) accessory structures within a Single-Family 16 (SF-16) District requires a Specific Use Permit (SUP). (Subsection 07.04, Accessory Structure Development Standards, Article 05, District Development Standards, of the Unified Development Code) In this case, the applicant has three (3) existing accessory structures. One (1) 750 SF detached garage, one (1) 192 SF accessory building, and one (1) 291 SF pergola.
- I.5 The proposed Accessory Building will be 12-feet by 16-feet and have a building footprint of 192 SF. This is 48 SF over the maximum size for an Accessory Building.
- I.6 The height of the proposed Accessory Building is 12-feet, 6-inches. The maximum height permitted for accessory structures in a Single-Family 16 (SF-16) District is 15-feet. (Subsection 07.04, Accessory Structure Development Standards, Article 05, District Development Standards, of the Unified Development Code)
- I.7 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:
- (1) The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
- (2) The construction of an Accessory Building on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.

- (3) The Accessory Building shall not exceed a maximum size of 200 SF.
- (4) The subject property shall be limited to a maximum of four (4) accessory structures.
- (5) The Accessory Building shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

M.8 Provide a site plan that shows the spacing of the building from all the property lines and any other Buildings.

M.9 Please review the attached Draft Ordinance prior to the June 24, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than July 1, 2025. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.10 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 July 1, 2025; 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 July 15, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on June 24, 2025.

I.11 The projected City Council meeting dates for this case will be July 21, 2025 (1st Reading) and August 4, 2025 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	06/17/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	06/18/2025	Approved w/ Comments

06/18/2025: * If approved, they will need to apply for an accessory building permit with the Building Inspection Department and they will be required to have a concrete foundation installed for the structure.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	06/19/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	06/16/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	06/16/2025	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. _____

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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: 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.

²: 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 2317 Saddlebrook Lane

SUBDIVISION Saddlebrook Estates

LOT

5

BLOCK

A

GENERAL LOCATION North Rockwall off 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE 1 Acre

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 Tom + Patricia Muggeo

☐ APPLICANT _____

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS 2317 Saddlebrook Ln

ADDRESS _____

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

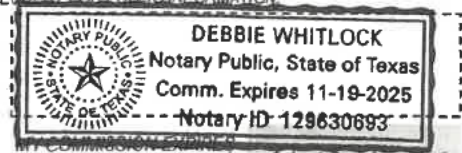
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF June 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

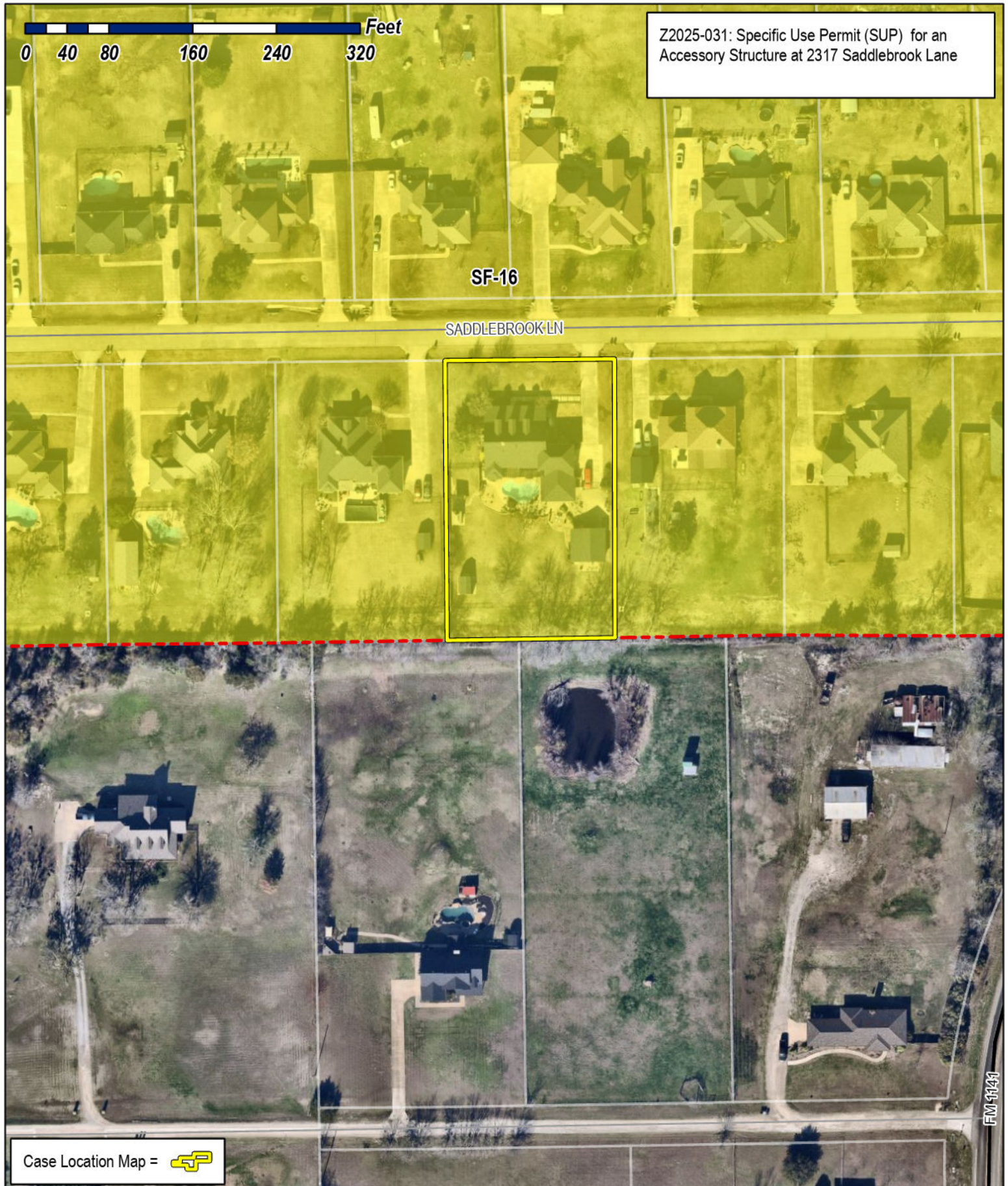
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF June, 2025

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Debbie Whitlock





Z2025-031: Specific Use Permit (SUP) for an Accessory Structure at 2317 Saddlebrook Lane

SF-16

SADDLEBROOK LN

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.

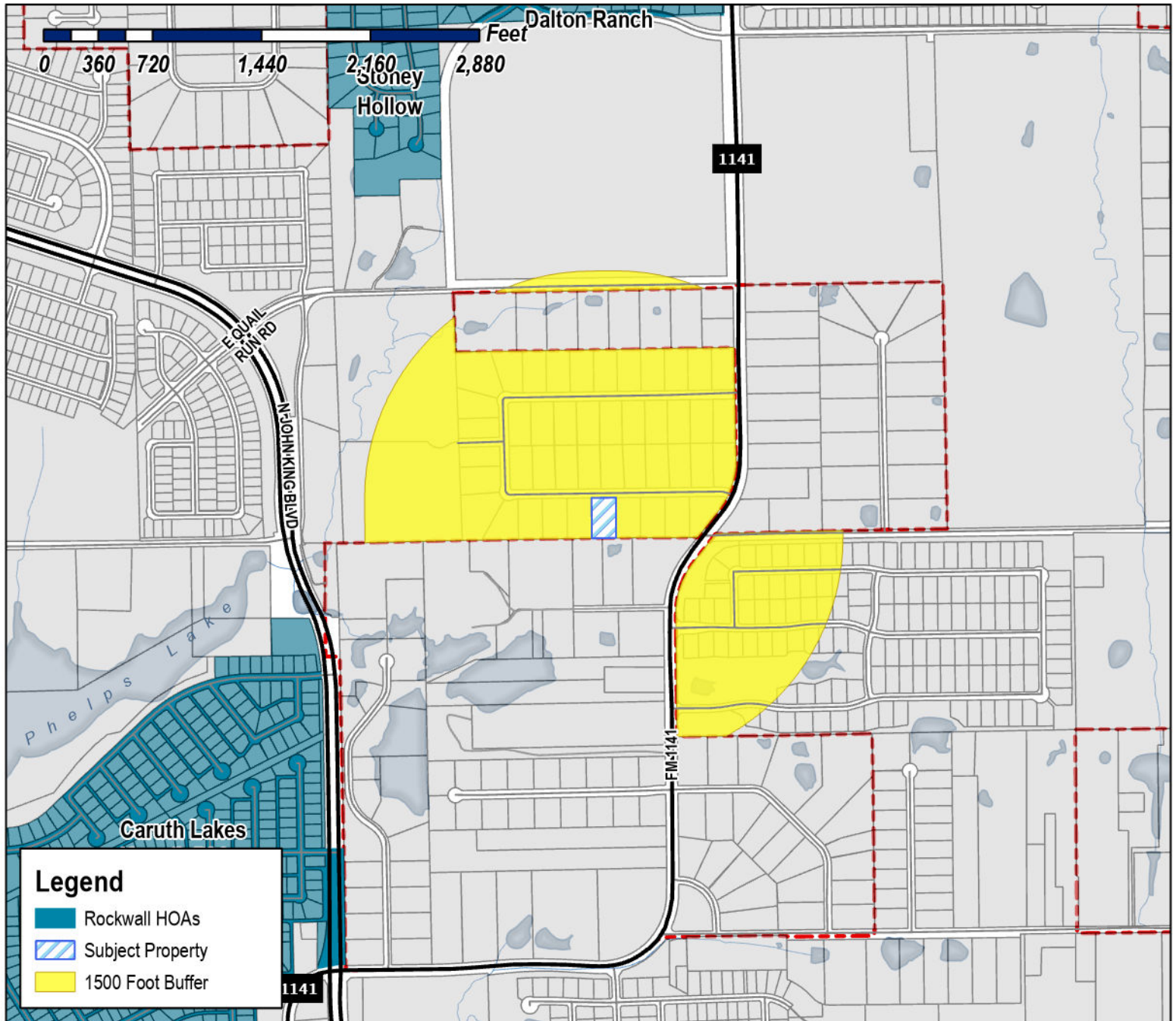




City of Rockwall

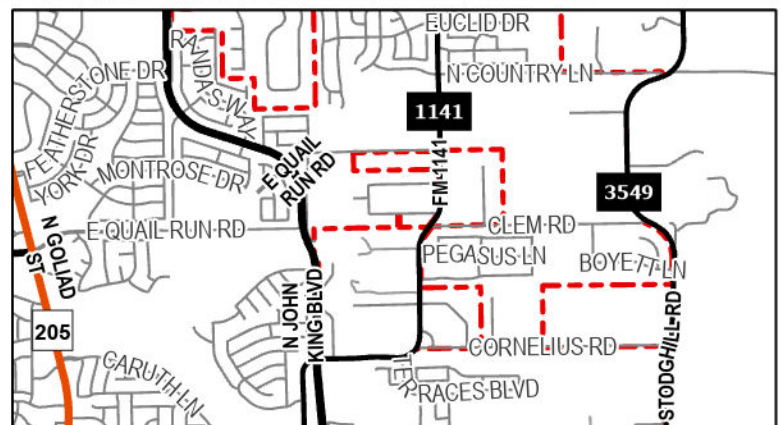
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2025-031
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2317 Saddlebrook Lane

Date Saved: 6/10/2025
For Questions on this Case Call (972) 771-7745

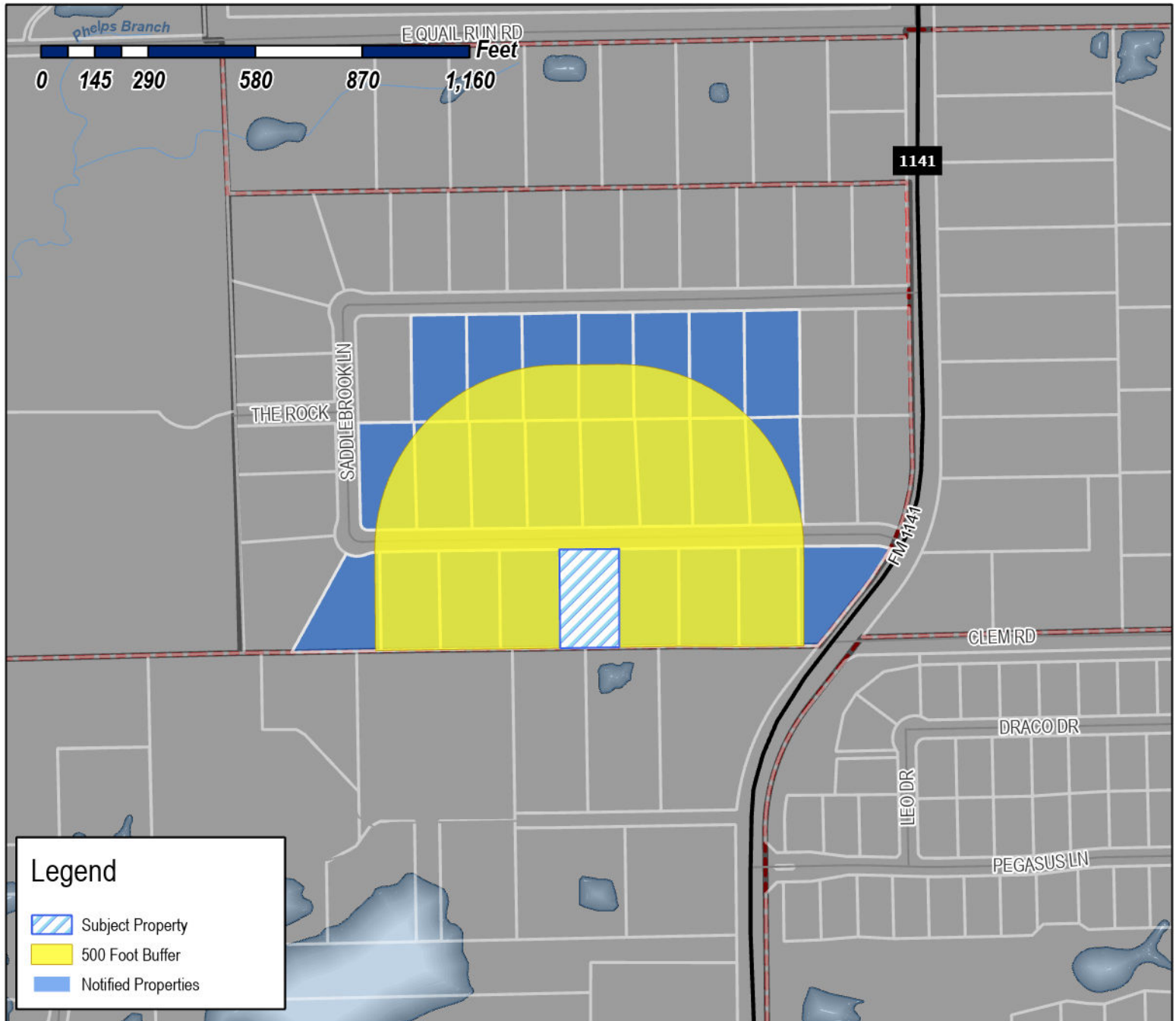




City of Rockwall

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(W): www.rockwall.com

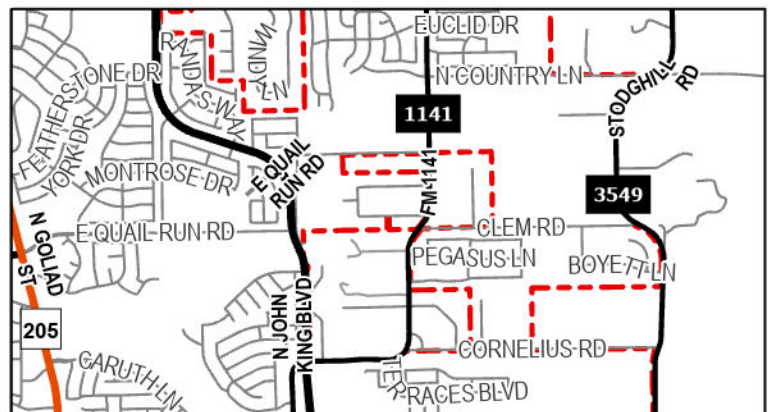
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2025-031
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2317 Saddlebrook Lane

Date Saved: 6/10/2025

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



CULP TERRI L
2301 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE AARON & BARBARA
2305 SADDLEBROOK LANE
ROCKWALL, TX 75087

JONES JAMES E
2309 SADDLEBROOK LN
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &
EDITH LILLIAN
2312 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE MICHAEL B & DESIRAE M
2313 Saddlebrook Ln
Rockwall, TX 75087

LLOYD DANIEL AND REBECCA R
2316 SADDLEBROOK LANE
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

TAYLOR BRANDON G & AMANDA H
2320 SADDLEBROOK LN
ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A
2321 SADDLEBROOK LANE
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LANE
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

DUFFIN BRYAN & SALLY A
2333 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

WRIGHT LIVING TRUST
MARTY ALLEN WRIGHT & DEBRA KAY WRIGHT -
CO-TRUSTEES
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

HOKANSON ETHAN LOREN & JORDAN NICOLE
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

RESIDENT
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

SPINER YWAINE & JOAN FROEHLICH
2377 Saddlebrook Ln
Rockwall, TX 75087

WHISENHUNT BARRY I & JOYCE D
2381 SADDLEBROOK LN
ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON
2385 SADDLEBROOK LANE
ROCKWALL, TX 75087

DUNCAN BRYAN AND BEVERLY
2389 SADDLEBROOK LN
ROCKWALL, TX 75087

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:

Z2025-031: Specific Use Permit (SUP) for an Accessory Building

Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an Accessory Building that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook 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, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 21, 2025 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. Z2025-031: Specific Use Permit (SUP) for an 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:

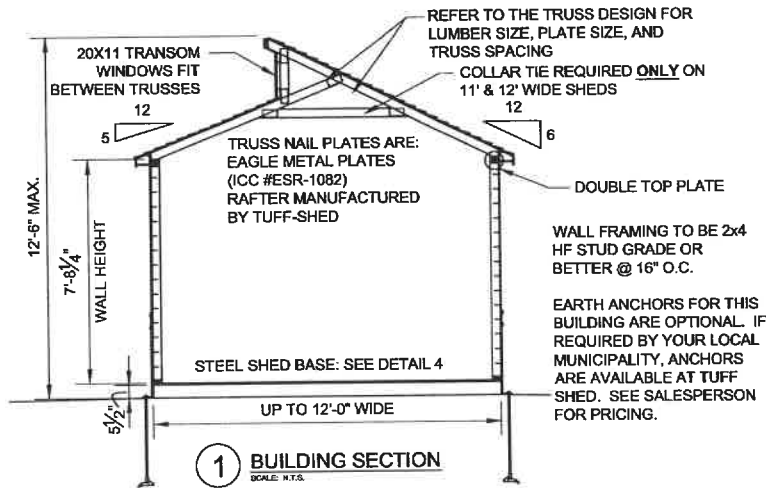
Address:

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

PPTR CLERESTORY SHED UP TO 12' WIDE x UP TO 24' LONG

PREMIER PRO SERIES



NOTES:

1. BUILDING CODE: 2021 IBC AND 2021 IRC
2. DESIGN LOADING:
WIND SPEED & EXPOSURE: 115C
ROOF LIVE LOAD: 40 PSF
ROOF DEAD LOAD: 10 PSF
3. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2021 IBC AND 2021 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

NAILING:

ROOF:

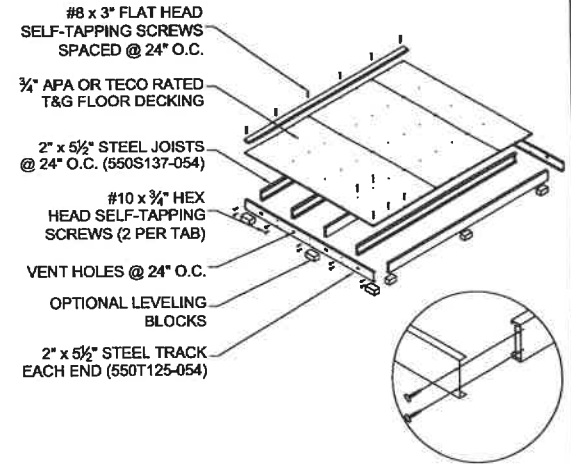
ATTACH 7/16\" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6\" O.C. AT EDGES
8d NAILS @ 12\" O.C. IN FIELD

WALLS:

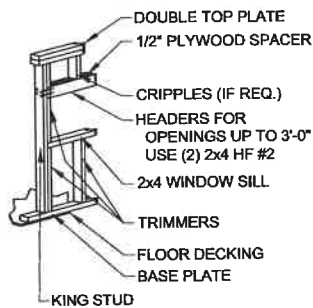
ATTACH 3/8\" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:
8d NAILS @ 6\" O.C. AT EDGES
8d NAILS @ 12\" O.C. IN FIELD

HEADER:

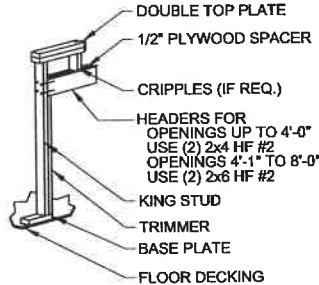
ATTACH HEADER TO STUD WITH:
(4) 8d TOENAIL OR (4) 16d END NAIL
DOUBLED HEADER:
16d @ 16\" STAGGERED FACE NAIL



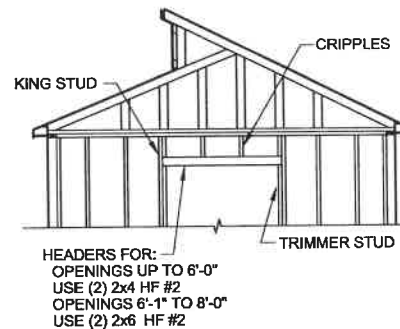
1. STEEL SHED FOUNDATION:
2\" x 5 1/2\"-16 GAUGE STEEL TRACKS G140 ZINC COATED
2\" x 5 1/2\"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24\" O.C.
(SUPPLIER: ALLIED STUDCO - JOIST: 550S137-054 / TRACK: 550T125-054).
2. 3/4\" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24\" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1 1/2\" LONG MIN. SELF-DRILLING SCREWS @ 12\" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3\" GALVANIZED SELF-TAPPING SCREWS @ 24\" O.C.
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING: SUGGESTED SIZES: 2\" x 8\" x 16\", 4\" x 8\" x 16\", OR 8\" x 8\" x 16\". BLOCKS UNDER JOISTS SPACED @ 8'-0\" O.C. MAXIMUM. BLOCKS UNDER TRACK SPACED @ 4'-0\" O.C. MAXIMUM.



FOR WINDOW OPENINGS UP TO 3'-0\" ON PREMIER SERIES SIDE WALLS



FOR OPENINGS UP TO 8'-0\" ON PREMIER SERIES SIDE WALLS



2A WINDOW HEADER DETAIL
FOR LOAD BEARING WALLS
SCALE: N.T.S.

2B DOOR HEADER DETAIL
FOR LOAD BEARING WALLS
SCALE: N.T.S.

3 HEADER DETAIL FOR NON-
LOAD BEARING WALLS
SCALE: N.T.S.

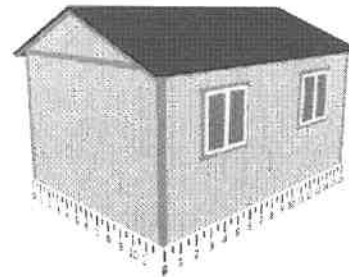
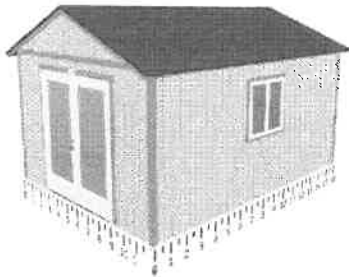
4 SHED BASE DETAIL
SCALE: N.T.S.



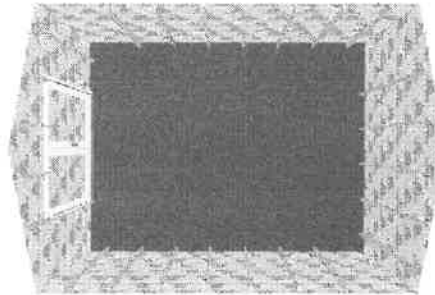
Order #:	P.O. #	THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.	DRAWINGS BY: TUFF SHED, INC.	TITLE BUILDING SECTIONS SHED BASE DETAILS HEADER FRAMING DETAILS NOTES - 2021 IBC & IRC - 115C	DRAWING NO. PPTC-01
Customer:	Drawn By: SJ		IN HOUSE DRAFTING DEPARTMENT 1777 S. HARRISON STREET DENVER, COLORADO 80210 (303) 753-TUFF	REV. LEVEL 01	
Site Address:	Date: 6/16/23		TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.	SHEET 1	
Building Size: WIDTH x LENGTH x HEIGHT - SQ. FT. AREA	Checked By:			SHEET 1 OF 1	
	Date:				
	Scale: N.T.S.				



Patti Muggeo
2317 Saddlebrook lane
Rockwall TX 75087
Q-3103334



Wall D



Wall A

Wall C

Wall B

Base Details/Permit Details

Building Size & Style

Premier Pro Tall Ranch - 12' wide by 16' long

Paint Selection

Base: Tundra Frost, Trim: Smoky Slate

Roof Selection

Charcoal Dimensional Premium Shingle

Drip Edge

Black

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Doors

Full-Lite Residential Double Door (6' x 6'8"),

Windows

3 3'x3' Insulated Horizontal Sliding Window

Walls

461 Sq Ft House Wrap

Roof

240 Sq Ft Clerestory Upgrade

Floor and Foundation

192 Sq Ft No Floor

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?

Slab provided by customer will be within 1/2" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

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?

Concrete without Shed Floor



TUFF SHED

Quote

Location: Royse City | #320 | 972-635-2403

Scheduled Date:

Factory Location: HUTCHINS | #320 | (972) 764-1530

Created Date: 04/21/2025

Prepared by: Doug Alford | (972) 248-7111 |
dalford@tuffshed.com

Customer: Patti Muggeo
p. (214) 334-2992 | c.
redd738@aol.com

Special Instructions:

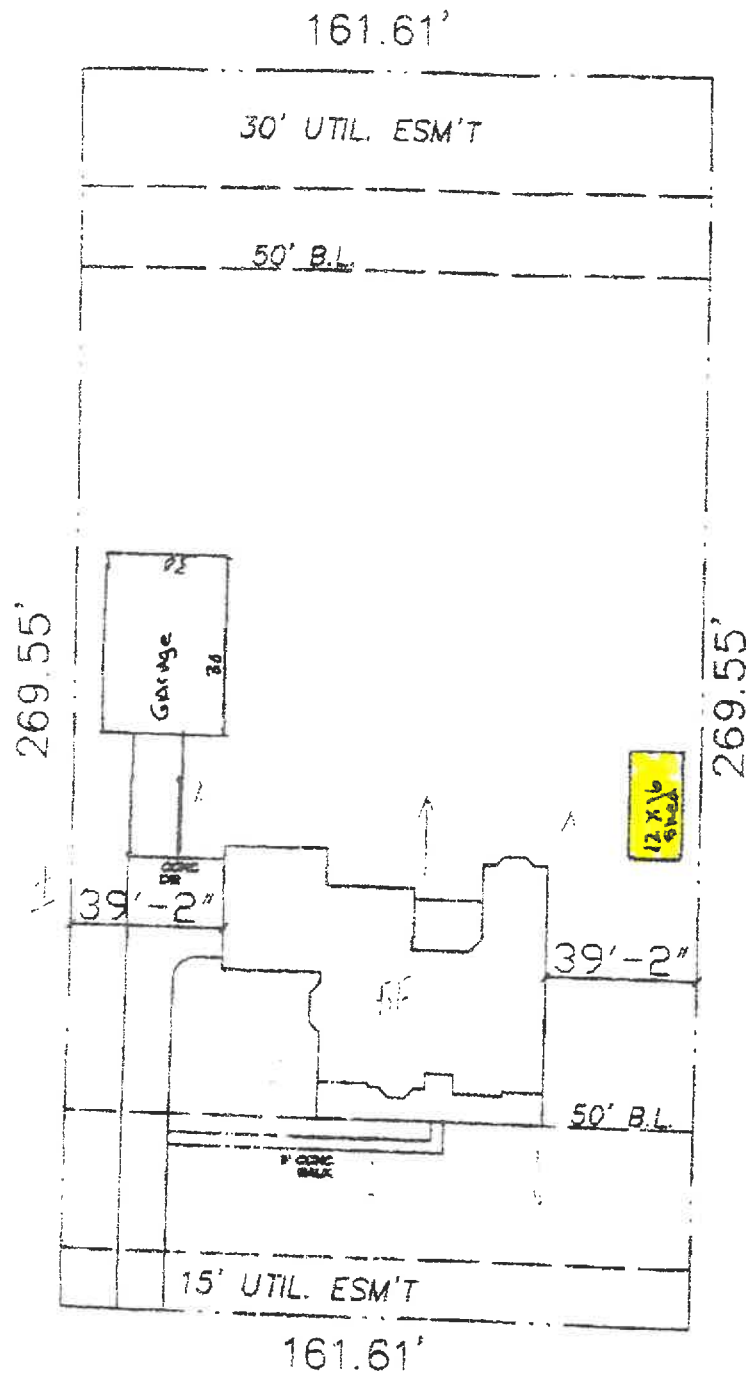
JDE SO 2178770
SF Quote Q-3103334

Ship to Address 2317 Saddlebrook lane
Rockwall, TX 75087

Line Item Description	Sales Price	Quantity	Promo	Add'l Disc	Total Price
Premier Pro Tall Ranch 12 x 16	\$7,395.00	1.00	(\$0.00)	\$0.00	\$7,395.00
Clerestory Upgrade	\$9.75	240.00	(\$0.00)	\$0.00	\$2,340.00
Upgrade - 6068 Tempered Full Lite Residential Door	\$1,150.00	1.00	(\$0.00)	\$0.00	\$1,150.00
3'x3' Insulated Horizontal Sliding Window	\$259.00	3.00	(\$0.00)	\$0.00	\$777.00
Permit Services	\$350.00	1.00	(\$0.00)	\$0.00	\$350.00
House Wrap	\$0.40	461.00	(\$0.00)	\$0.00	\$184.40
Full Service Paint Application	\$925.00	1.00	(\$750.00)	\$0.00	\$175.00
Engineering Fees	\$0.10	192.00	(\$0.00)	\$0.00	\$19.20
Paint - Tundra Frost	\$0.00	461.00	(\$0.00)	\$0.00	\$0.00
Paint - Smoky Slate	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
No Floor	\$0.00	192.00	(\$0.00)	\$0.00	\$0.00
Charcoal Lifetime	\$0.00	240.00	(\$0.00)	\$0.00	\$0.00
Credit for Removal of Default Door	(\$324.00)	1.00	(\$0.00)	\$0.00	(\$324.00)
Delivery Fee	\$99.00	1.00	()	\$0.00	\$99.00

Gross Total	\$12,915.60
Discount	(\$750.00)
Net Total	\$12,165.60
Estimated Tax	\$0.00
Grand Total	\$12,165.60

The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.



LOT 5, BLOCK A
SADDLEBROOK SECT. 2
ROCKWALL, COUNTY

RICK HORTON
2317 SADDLEBROOK LANE.
ROCKWALL, TEXAS

SITE PLAN



1" = 50' - 0"

NORTH

	PROJECT:	SHEET:
	<u>D.R. Horton, Inc.</u>	SAI
	DATE: 7 / 10 / 01	
	NO: 01782 / 921 (MUGGEO)	
		OF: 1

EXHIBIT A 50' & 40' WIDTH DRAINAGE & UTILITY EASEMENT

GIBSON TRACT VOL. 207, P. 259

N 01°04'44" W 1250.92'

S 01°04'44" E 1150.92'

FUTURE ROAD
24' PAVEMENT

40' U.E. & D.E.

VILLIAM T. NORDS
VOL. 164, P. 20

1565.02'

RICHARD A. VILLIAMS JR.
VOL. 156, P. 800

S 89°48'15" W

N 89°48'15" E

1566.04'

2317

SADDLEBROOK LANE
50' U.E. & D.E.

GLEN D. WALKER
VOL. 542, P. 12

1565.02'

1566.04'

1567.06'

1568.08'

1569.10'

1570.12'

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1584.40'

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1811.94'

1812.96'

1813.98'

1814.00'

1815.02'

1816.04'

1817.06'

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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 BUILDING* THAT EXCEEDS THE MAXIMUM SIZE ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 5, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ZONED SINGLE-FAMILY 16 (SF-16) DISTRICT, ADDRESSED AS 2317 SADDLEBROOK LANE, 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 from Tim and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an *Accessory Building* that exceeds the maximum size for a one (1)-acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook 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) for an *Accessory Building* in accordance with Article 04, *Permissible Uses*, of 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*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, 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 a *Accessory Building* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- 2) The construction of an *Accessory Building* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
- 3) The *Accessory Building* shall not exceed a maximum size of 200 SF.
- 4) The subject property shall be limited to a maximum of four (4) accessory structures.
- 5) The *Accessory Building* 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 or property owner 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 4TH DAY OF AUGUST, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

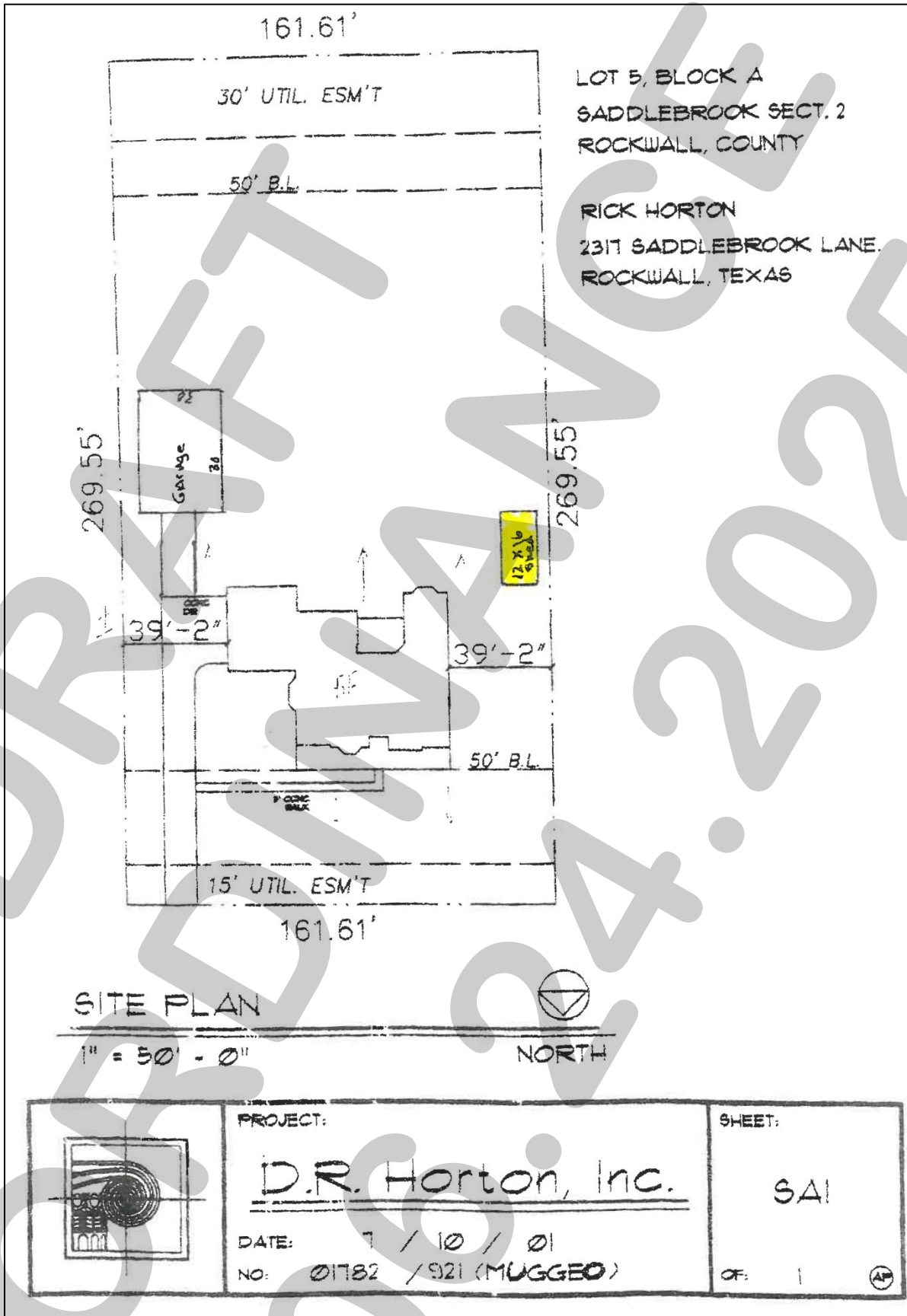
Exhibit 'A'
Location Map and Legal Description

Address: 2317 Saddlebrook Lane

Legal Description: Lot 5, Block A, Saddlebrook Estates #2 Addition



Exhibit 'B':
Site Plan



**Exhibit 'C':
Building Elevations**



Patti Muggeo
2317 Saddlebrook lane
Rockwall TX 75087
Q-3103334

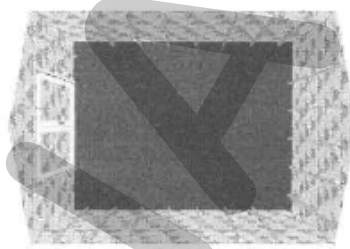


Wall A



Wall C

Wall D



Wall B

Base Details/Permit Details

Building Size & Style

Premier Pro Tall Ranch - 12' wide by 16' long

Paint Selection

Base: Tundra Frost, Trim: Smoky Slate

Roof Selection

Charcoal Dimensional Premium Shingle

Drip Edge

Black

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Doors

Full-Lite Residential Double Door (6' x 6'8"),

Windows

3, 3'x3' Insulated Horizontal Sliding Window

Walls

461 Sq Ft House Wrap

Roof

240 Sq Ft Clerestory Upgrade

Floor and Foundation

192 Sq Ft No Floor

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?

Slab provided by customer will be within 1/4" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

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?
Concrete without Shed Floor



CITY OF ROCKWALL

PLANNING AND ZONING 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: July 15, 2025
APPLICANT: Tom and Patti Muggeo
CASE NUMBER: Z2025-031; *Specific Use Permit (SUP) for an Accessory Structure at 2317 Saddlebrook Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an Accessory Building that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary.

BACKGROUND

On July 25, 1985, a subdivision plat for Saddlebrook Estates #2 Addition was filed with Rockwall County. This subdivision plat established 45 single-family homes on 51.47-acres, and established the subject property as Lot 5, Block A, Saddlebrook Estates #2 Addition. The subject property -- *along with the rest of the Saddlebrook Estates #2 Addition* -- was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-002]*, and was zoned Agricultural (AG) District at the time of annexation. On November 5, 2001, the City Council approved *Ordinance No. 01-58* rezoning the Saddlebrook Estates #2 Subdivision -- *which included the subject property* -- from an Agricultural (AG) District to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,461 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 750 SF detached garage constructed in 2005, a 192 SF accessory building constructed in 2005, and a 291 SF pergola constructed in 2012.

PURPOSE

The applicants -- *Tom and Patti Muggeo* -- are requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an accessory structure that exceeds the number of accessory structures and the overall maximum allowable square footage for an accessory structure permitted within a Single-Family 16 (SF-16) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2317 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Saddlebrook Lane, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare are two (2), one (1) acre parcels of land (*i.e. Lots 6 & 15, Block B, Saddlebrook Estates #2*). The properties are zoned Single Family 16 (SF-16) District. Beyond this is one (1), one (1) acre parcel of land (*i.e. Lot 20, Block A, Saddlebrook Estates #2*). Each of the aforementioned lots currently have a single-family home situated on them. Beyond this is the corporate limits of the City of Rockwall.

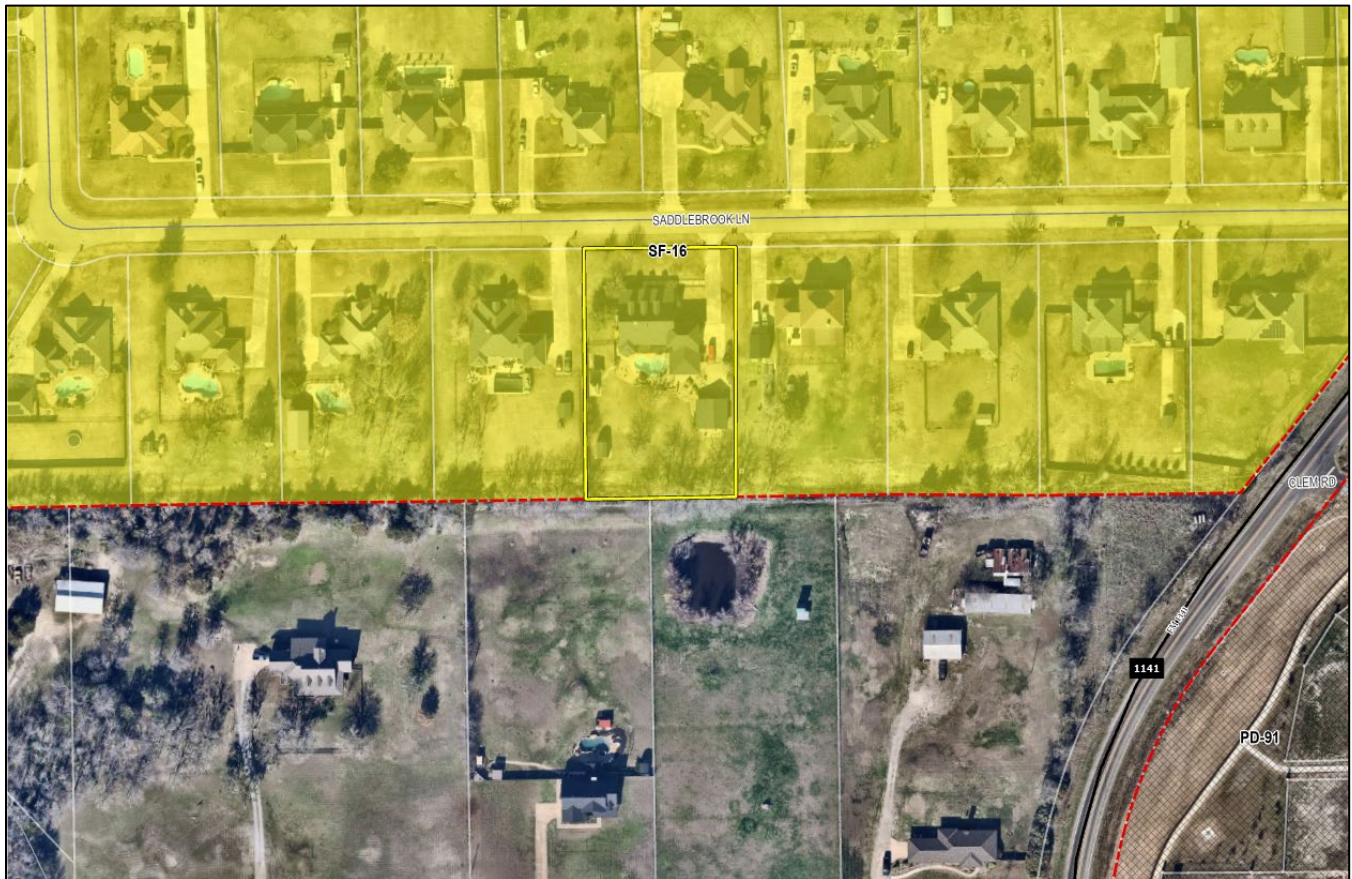
South: Directly south of the subject property is the corporate limits of the City of Rockwall and several single-family residences situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property are three (3), one (1) acre lots (*i.e. Lots 2, 3, & 4, Block A, Saddlebrook Estates #2*) that are zoned Single Family 16 (SF-16) District and developed with single-family homes. Beyond this is a 0.72-

acre parcel of land (*i.e. Lot 1, Block A, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District and developed with a single-family home. Beyond this is FM-1141, 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. Beyond this is the corporate limits of the City of Rockwall and several single-family residences situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property are five (5), one (1) acre parcels of land, zoned Single-Family 16 (SF-16) District that are developed with single-family homes. Beyond this is an 11.96-acre parcel of land (*i.e. Lot 2, Block A, Cox Acres*) developed with a 4,349 SF single-family home. Beyond this is a 4.83-acre parcel of land (*i.e. Lot 1, D.R. Taylor Addition*) developed with a 2,318 SF single-family home. Both of these properties are zoned Agricultural (AG) District. Beyond this is E. Old Quail Run Road, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

According to the site plan and building elevations provided by the applicants, the proposed accessory structure will measure 12-feet by 16-feet (*or 192 SF*), and be situated in the rear yard of the subject property. It will be located approximately six (6) feet from the western or side property line and more than 50-feet from the southern or rear property line. In addition, the proposed accessory structure will be required to be located more than six (6) feet from the existing pergola. The proposed overall height of the structure will be 12-feet, eight (8) inches. The exterior of the structure will be clad in LP SmartSide OSB siding as is typical with accessory structures from TuffShed.

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 16 (SF-16) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached garage with a maximum square footage of 625 SF. The proposed accessory structure is 192 SF (*i.e. 48 SF over the maximum allowable square footage*) and there are currently three (3) existing accessory structures situated on the subject property. One (1) of the existing structures is an accessory building that has a building footprint of 192 SF, and one (1) is a pergola that has a building footprint of 291 SF. In addition, the proposed *Accessory Building* is required to meet the density and dimensional requirements for Single-Family 16 (SF-16) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Number of Accessory Structures Permitted</i>	2	X=4; <i>Not in Conformance</i>
<i>Accessory Structure (Maximum Square Footage)</i>	144 SF	192 SF; <i>Not in Conformance</i>
<i>Minimum Rear Yard Setback</i>	3-Feet	X>50-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	3-Feet	X=6-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	15-Feet	X=12-Feet, 8-Inches; <i>In Conformance</i>
<i>Between Buildings</i>	6-feet	X=6-feet; <i>In Conformance</i>

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council are asked to consider: [1] if the structure was constructed without a permit or under false pretenses, [2] the size of the proposed *accessory structure* compared to the size of other *accessory structures* in the area/neighborhood/subdivision, and [3] the size, architecture, and location of the proposed accessory structure compared to those of the primary structure. In this case, the proposed accessory structure is consistent in size with other *accessory buildings* in the Saddlebrook Estates Subdivision. Out of 57 *accessory structures* surveyed by staff in the subdivision, the majority were similar in scale or larger than what the applicant is proposed. The 13 *detached garages* account for the larger structures observed by staff.

Although the request exceeds code limits, it does not appear to negatively impact adjacent properties based on placement and/or scale of the structure. With all this being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 18, 2024, staff mailed 25 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA or Neighborhood Organizations within 1,500-feet of the subject property 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 written, staff has received four (4) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve 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 applicants shall be responsible for maintaining compliance with the operational conditions contained within the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:
 - (a) The development of the Subject Property shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The construction of an *Accessory Building* on the Subject Property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

- (c) The *Accessory Building* shall not exceed a maximum size of 144 SF.
 - (d) The subject property shall be limited to a maximum of four (4) accessory structures.
 - (e) The *Accessory Building* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) The applicant shall provide staff with a site plan that shows conformance to the with the *Residential District Development Standards* contained in Subsection 07.01 of Article 05, *District Development Standards*, of the Unified Development Code (UDC), before the issuance of a building permit. Specifically, the accessory building shall be a minimum of six (6) feet from the pergola situated on the subject property.
- (3) 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. _____

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) ¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: 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.

²: 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 2317 Saddlebrook Lane

SUBDIVISION Saddlebrook Estates

LOT

5

BLOCK

A

GENERAL LOCATION North Rockwall off 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE 1 Acre

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 Tom + Patricia Muggeo

☐ APPLICANT _____

CONTACT PERSON _____

CONTACT PERSON _____

ADDRESS 2317 Saddlebrook Ln

ADDRESS _____

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

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

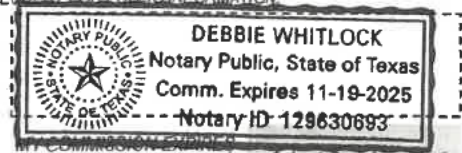
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF June 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

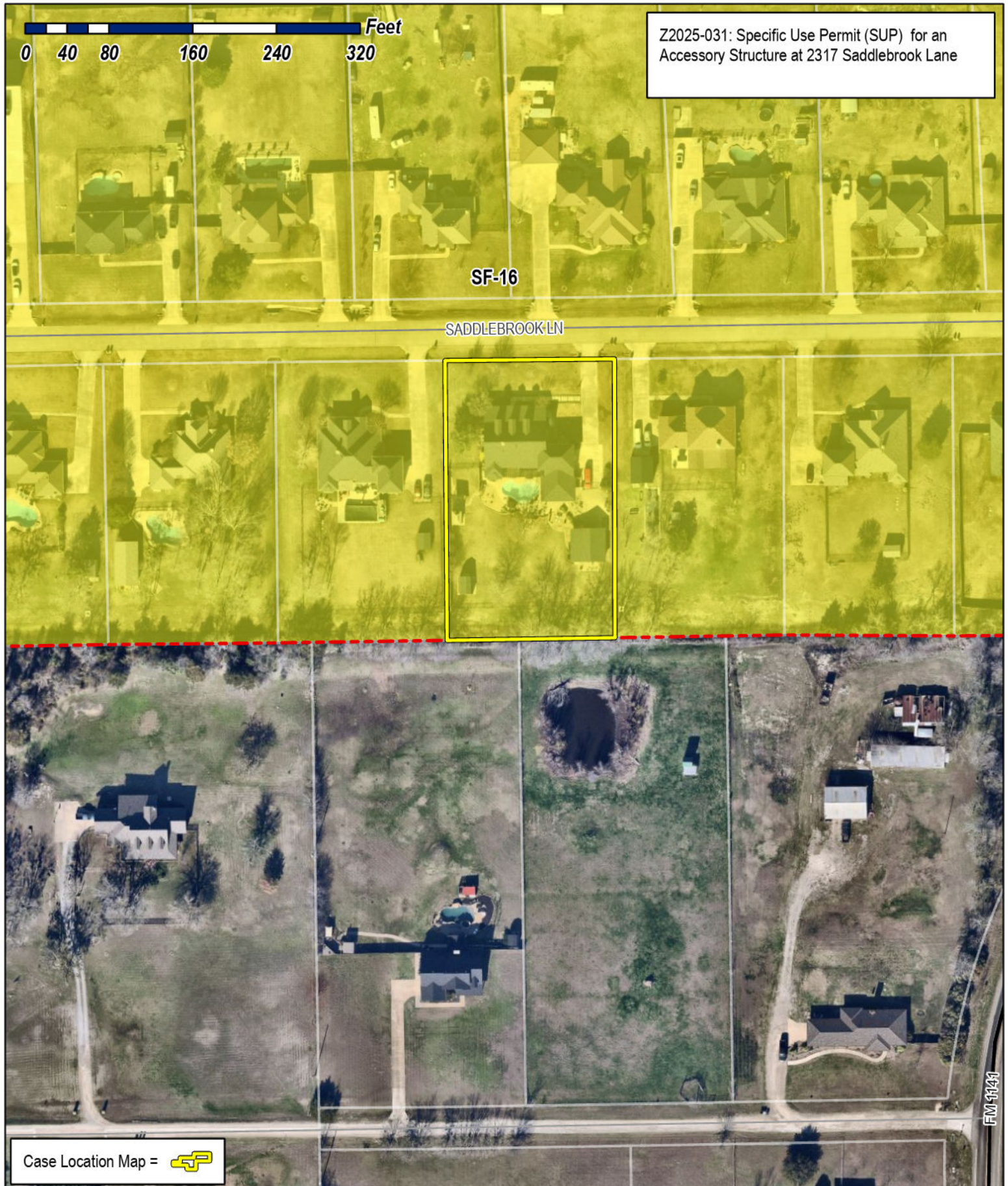
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF June, 2025

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Debbie Whitlock





Z2025-031: Specific Use Permit (SUP) for an
Accessory Structure at 2317 Saddlebrook Lane

SF-16

SADDLEBROOK LN

FM 1141

Case Location Map = 



City of Rockwall

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

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

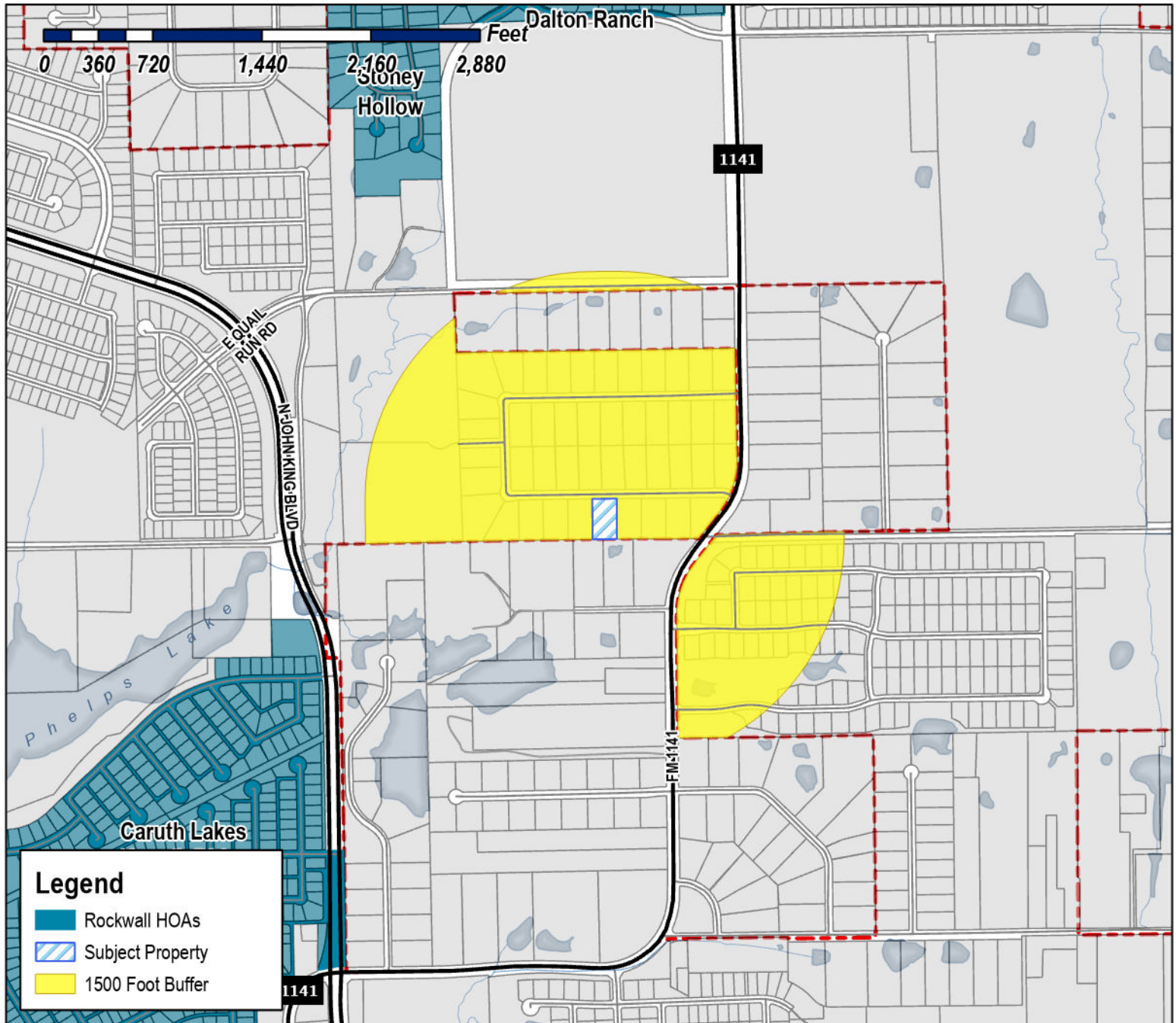




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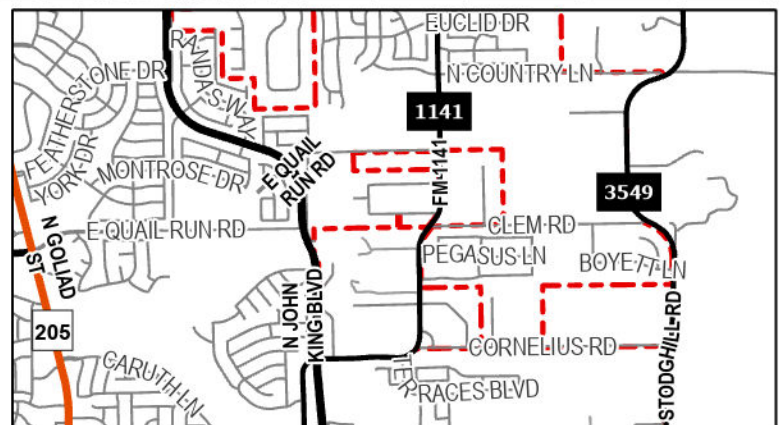
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Case Number: Z2025-031
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2317 Saddlebrook Lane

Date Saved: 6/10/2025

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

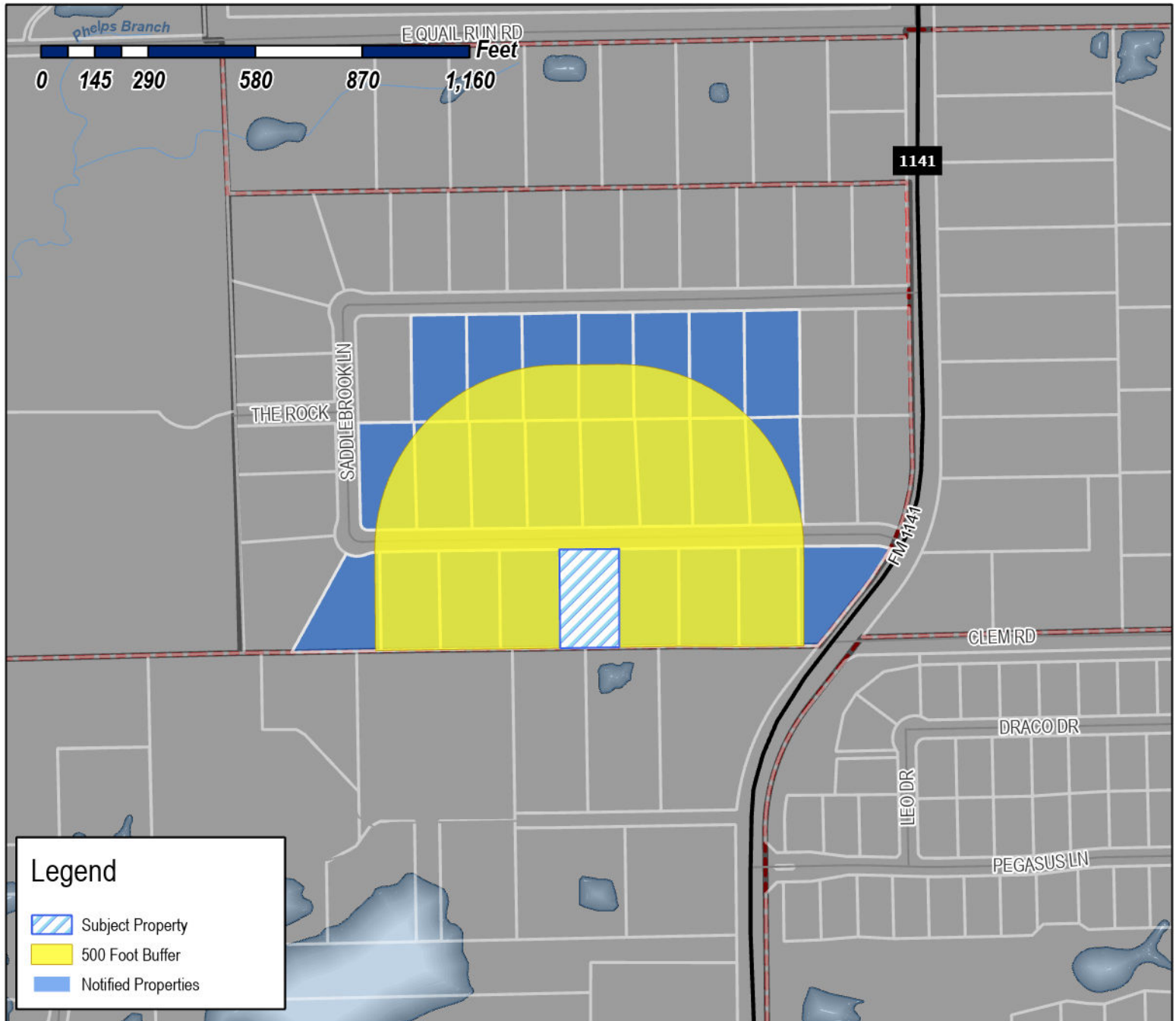




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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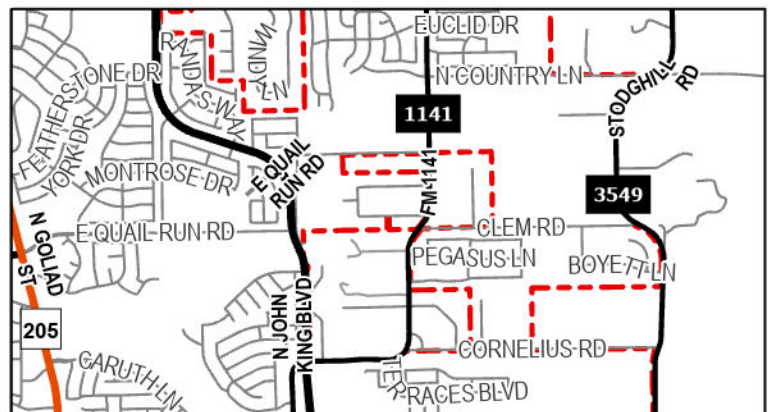
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Case Number: Z2025-031
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2317 Saddlebrook Lane

Date Saved: 6/10/2025

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



CULP TERRI L
2301 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE AARON & BARBARA
2305 SADDLEBROOK LANE
ROCKWALL, TX 75087

JONES JAMES E
2309 SADDLEBROOK LN
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &
EDITH LILLIAN
2312 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE MICHAEL B & DESIRAE M
2313 Saddlebrook Ln
Rockwall, TX 75087

LLOYD DANIEL AND REBECCA R
2316 SADDLEBROOK LANE
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

TAYLOR BRANDON G & AMANDA H
2320 SADDLEBROOK LN
ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A
2321 SADDLEBROOK LANE
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LANE
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

DUFFIN BRYAN & SALLY A
2333 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

WRIGHT LIVING TRUST
MARTY ALLEN WRIGHT & DEBRA KAY WRIGHT -
CO-TRUSTEES
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

HOKANSON ETHAN LOREN & JORDAN NICOLE
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

RESIDENT
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

SPINER YWAINE & JOAN FROEHLICH
2377 Saddlebrook Ln
Rockwall, TX 75087

WHISENHUNT BARRY I & JOYCE D
2381 SADDLEBROOK LN
ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON
2385 SADDLEBROOK LANE
ROCKWALL, TX 75087

DUNCAN BRYAN AND BEVERLY
2389 SADDLEBROOK LN
ROCKWALL, TX 75087

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:

Z2025-031: Specific Use Permit (SUP) for an Accessory Building

Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an Accessory Building that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook 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, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 21, 2025 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. Z2025-031: Specific Use Permit (SUP) for an 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

From: [REDACTED]
To: [Planning](#)
Subject: P&Z Case# Z2025-031
Date: Tuesday, June 24, 2025 10:27:56 AM

Planning Department:

We live directly across the street looking directly at Tom & Patti Muggeo's home.
We fully support them being able to build this accessory building on their property.
We think it's completely up to them what they build in their lovely backyard and have no issues with their plans.

Regards,
Dave and Alicia Amundson
2328 Saddlebrook, Rockwall, TX 75087

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [REDACTED]
To: [Planning](#); [REDACTED]
Subject: P&Z case # z2025-031
Date: Monday, June 23, 2025 9:40:48 PM

To whom it may concern,

Please accept this email as approval of the SUP (P&Z case # z2025-031), for the residents at 2317 Saddlebrook Lane to install the desired structure on their property.

Mr. & Mrs. Muggeo have reviewed their plans with us, and we (my husband Mr. Michael Osborne and I) are in agreement with their plans and fully support this SUP.

P&Z case # z2025-031

If you have any questions, please do not hesitate to contact us.

Thank you

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [REDACTED]
To: [Planning](#)
Subject: RE: Z2025-031 - SUP for an Accessory Bldg for 2317 Saddlebrook Ln
Date: Sunday, June 29, 2025 9:29:00 AM

I am IN FAVOR of this SUP (Z2025-031).

John White
2332 Saddlebrook Ln
Rockwall, TX 75087
[REDACTED]

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [REDACTED]
To: [Planning](#)
Subject: 2317 Saddlebrook Z2025-031
Date: Monday, June 23, 2025 7:54:17 PM

I didn't receive a notice for the SUP for Tom/Patti Muggeo but I am in favor and have no opposition for the building.

Martha Griffey
2325 Saddlebrook

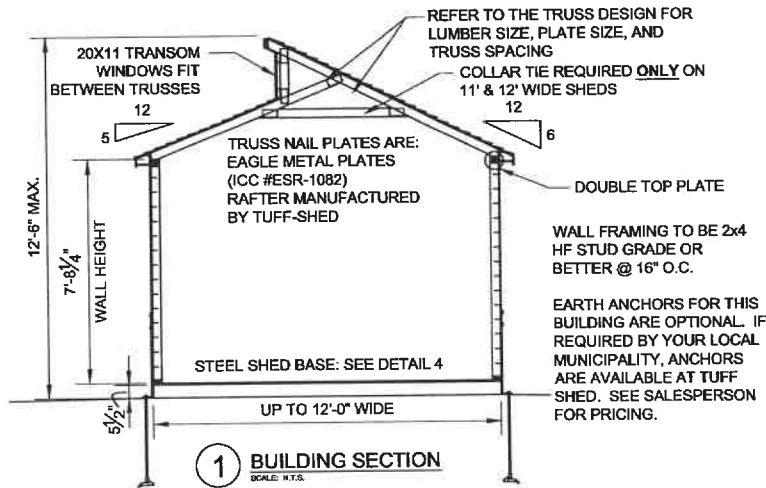
Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

PPTR CLERESTORY SHED UP TO 12' WIDE x UP TO 24' LONG

PREMIER PRO SERIES



NOTES:

1. BUILDING CODE: 2021 IBC AND 2021 IRC
2. DESIGN LOADING:
WIND SPEED & EXPOSURE: 115C
ROOF LIVE LOAD: 40 PSF
ROOF DEAD LOAD: 10 PSF
3. FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2021 IBC AND 2021 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.

NAILING:

ROOF:

ATTACH 7/16\" SILVERCREST OSB SHEATHING TO TRUSSES WITH:
8d NAILS @ 6\" O.C. AT EDGES
8d NAILS @ 12\" O.C. IN FIELD

WALLS:

ATTACH 3/8\" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:
8d NAILS @ 6\" O.C. AT EDGES
8d NAILS @ 12\" O.C. IN FIELD

HEADER:

ATTACH HEADER TO STUD WITH:
(4) 8d TOENAIL OR (4) 16d END NAIL
DOUBLED HEADER:
16d @ 16\" STAGGERED FACE NAIL

#8 x 3\" FLAT HEAD SELF-TAPPING SCREWS SPACED @ 24\" O.C.

3/4\" APA OR TECO RATED T&G FLOOR DECKING

2\" x 5 1/2\" STEEL JOISTS @ 24\" O.C. (550S137-054)

#10 x 3/4\" HEX HEAD SELF-TAPPING SCREWS (2 PER TAB)

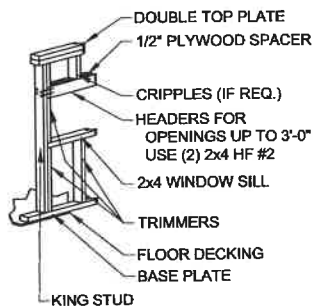
VENT HOLES @ 24\" O.C.

OPTIONAL LEVELING BLOCKS

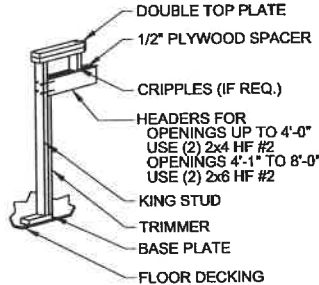
2\" x 5 1/2\" STEEL TRACK EACH END (550T125-054)

1. STEEL SHED FOUNDATION:

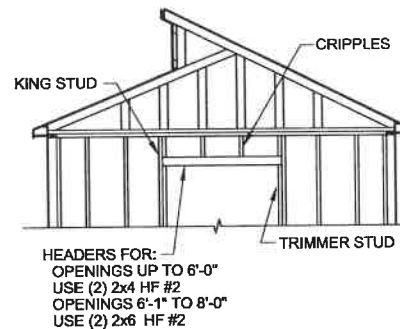
- 2\" x 5 1/2\"-16 GAUGE STEEL TRACKS G140 ZINC COATED
- 2\" x 5 1/2\"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24\" O.C. (SUPPLIER: ALLIED STUDCO - JOIST: 550S137-054 / TRACK: 550T125-054).
- 3/4\" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24\" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
3. FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1 1/2\" LONG MIN. SELF-DRILLING SCREWS @ 12\" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
4. FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3\" GALVANIZED SELF-TAPPING SCREWS @ 24\" O.C.
5. ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
6. USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING: SUGGESTED SIZES: 2\" x 8\" x 16\", 4\" x 8\" x 16\", OR 8\" x 8\" x 16\". BLOCKS UNDER JOISTS SPACED @ 8'-0\" O.C. MAXIMUM. BLOCKS UNDER TRACK SPACED @ 4'-0\" O.C. MAXIMUM.



FOR WINDOW OPENINGS UP TO 3'-0\" ON PREMIER SERIES SIDE WALLS



FOR OPENINGS UP TO 8'-0\" ON PREMIER SERIES SIDE WALLS



4 SHED BASE DETAIL



Order #:
Customer:
Site Address:
Building Size: WIDTH x LENGTH x HEIGHT - SQ. FT. AREA

P.O. #
Drawn By: SJ
Date: 6/16/23
Checked By:
Date:
Scale: N.T.S.

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

DRAWINGS BY:
TUFF SHED, INC.

IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

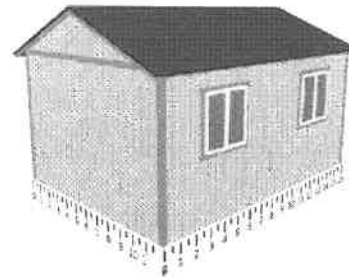
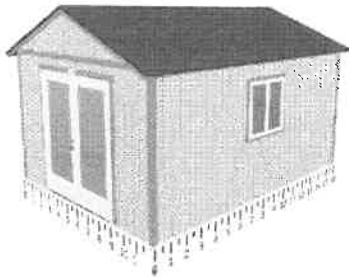
TUFF SHED INC. ASSUMES ALL RESPONSIBILITY FOR THE CONTENT OF THESE DRAWINGS AND THE CONSTRUCTION OF THE BUILDINGS SHOWN HEREIN.

TITLE
BUILDING SECTIONS
SHED BASE DETAILS
HEADER FRAMING DETAILS
NOTES - 2021 IBC & IRC - 115C

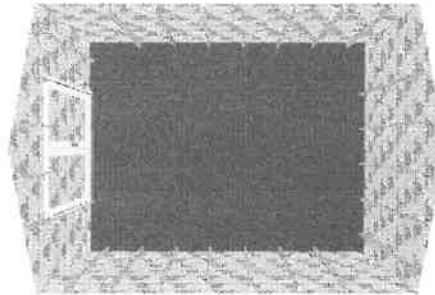
DRAWING NO.
PPTC-01
REV. LEVEL 01
SHEET 1
SHEET 1 OF 1



Patti Muggeo
2317 Saddlebrook lane
Rockwall TX 75087
Q-3103334



Wall D



Wall A

Wall C

Wall B

Base Details/Permit Details

Building Size & Style

Premier Pro Tall Ranch - 12' wide by 16' long

Paint Selection

Base: Tundra Frost, Trim: Smoky Slate

Roof Selection

Charcoal Dimensional Premium Shingle

Drip Edge

Black

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Doors

Full-Lite Residential Double Door (6' x 6'8"),

Windows

3 3'x3' Insulated Horizontal Sliding Window

Walls

461 Sq Ft House Wrap

Roof

240 Sq Ft Clerestory Upgrade

Floor and Foundation

192 Sq Ft No Floor

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?

Slab provided by customer will be within 1/2" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

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?

Concrete without Shed Floor



TUFF SHED

Quote

Location: Royse City | #320 | 972-635-2403

Scheduled Date:

Factory Location: HUTCHINS | #320 | (972) 764-1530

Created Date: 04/21/2025

Prepared by: Doug Alford | (972) 248-7111 |
dalford@tuffshed.com

Customer: Patti Muggeo
p. (214) 334-2992 | c.
redd738@aol.com

Special Instructions:

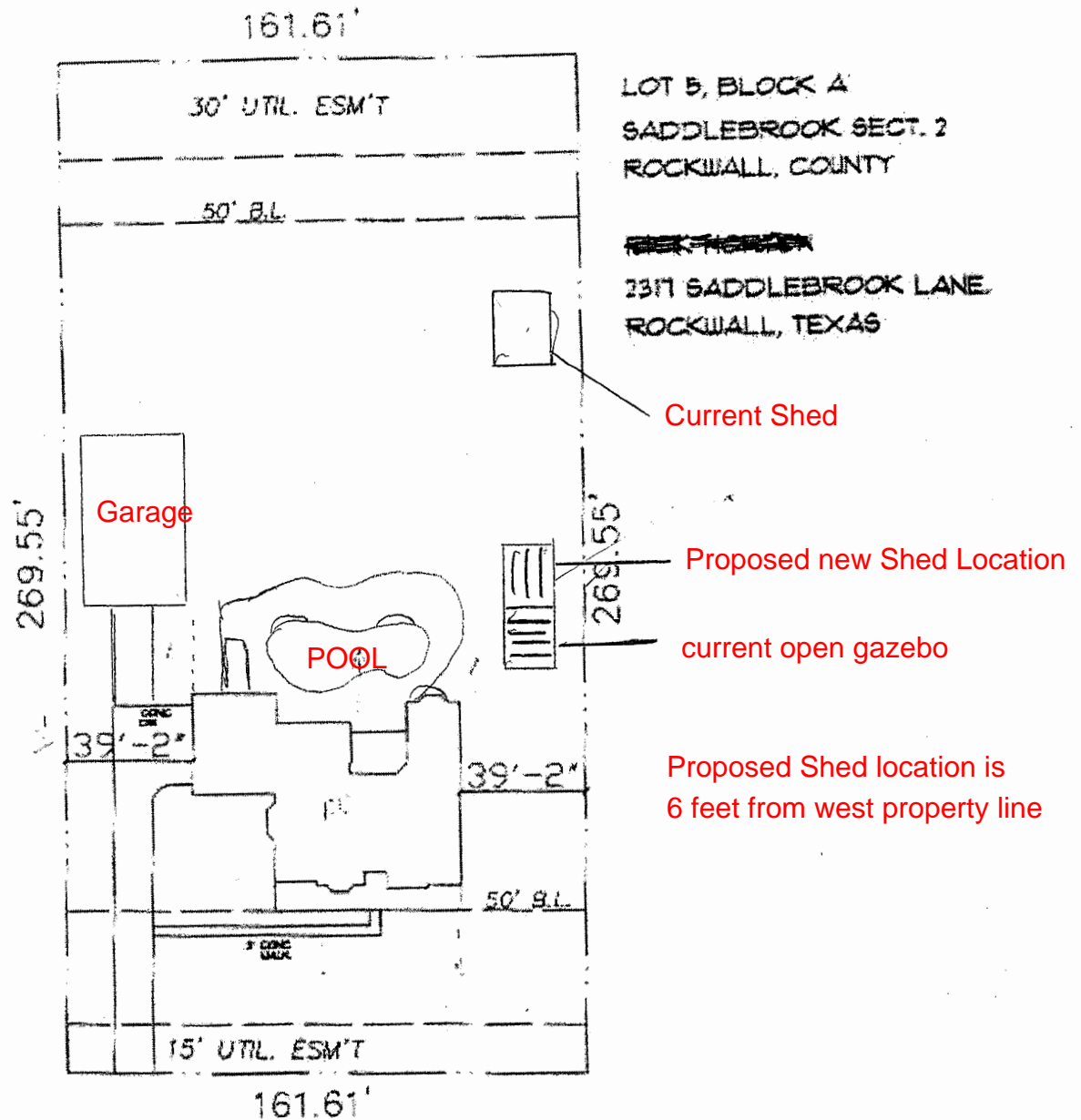
JDE SO 2178770
SF Quote Q-3103334

Ship to Address 2317 Saddlebrook lane
Rockwall, TX 75087

Line Item Description	Sales Price	Quantity	Promo	Add'l Disc	Total Price
Premier Pro Tall Ranch 12 x 16	\$7,395.00	1.00	(\$0.00)	\$0.00	\$7,395.00
Clerestory Upgrade	\$9.75	240.00	(\$0.00)	\$0.00	\$2,340.00
Upgrade - 6068 Tempered Full Lite Residential Door	\$1,150.00	1.00	(\$0.00)	\$0.00	\$1,150.00
3'x3' Insulated Horizontal Sliding Window	\$259.00	3.00	(\$0.00)	\$0.00	\$777.00
Permit Services	\$350.00	1.00	(\$0.00)	\$0.00	\$350.00
House Wrap	\$0.40	461.00	(\$0.00)	\$0.00	\$184.40
Full Service Paint Application	\$925.00	1.00	(\$750.00)	\$0.00	\$175.00
Engineering Fees	\$0.10	192.00	(\$0.00)	\$0.00	\$19.20
Paint - Tundra Frost	\$0.00	461.00	(\$0.00)	\$0.00	\$0.00
Paint - Smoky Slate	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
No Floor	\$0.00	192.00	(\$0.00)	\$0.00	\$0.00
Charcoal Lifetime	\$0.00	240.00	(\$0.00)	\$0.00	\$0.00
Credit for Removal of Default Door	(\$324.00)	1.00	(\$0.00)	\$0.00	(\$324.00)
Delivery Fee	\$99.00	1.00	()	\$0.00	\$99.00

Gross Total	\$12,915.60
Discount	(\$750.00)
Net Total	\$12,165.60
Estimated Tax	\$0.00
Grand Total	\$12,165.60

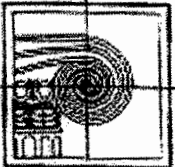
The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.



SITE PLAN

1" = 50' - 0"

NORTH

	PROJECT:	SHEET:
	<p><u>D.R. Horton, Inc.</u></p> <p>DATE: 7 / 10 / 01</p> <p>NO: 01782 / 921 (MUGGED)</p>	<p>SAI</p> <p>OF: 1</p>

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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 BUILDING* ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 5, BLOCK A, SADDLEBROOK ESTATES #2 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 from Tim and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an *Accessory Building* that exceeds the maximum size and the number of accessory buildings permitted on a property for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook 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) for an *Accessory Building* in accordance with Article 04, *Permissible Uses*, of 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*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, 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 Building* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- 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 Building* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Accessory Building* shall not exceed a maximum size of 192 SF.
- 4) The subject property shall be limited to a maximum of four (4) accessory structures.
- 5) The *Accessory Building* 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 or property owner 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 4TH DAY OF AUGUST, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

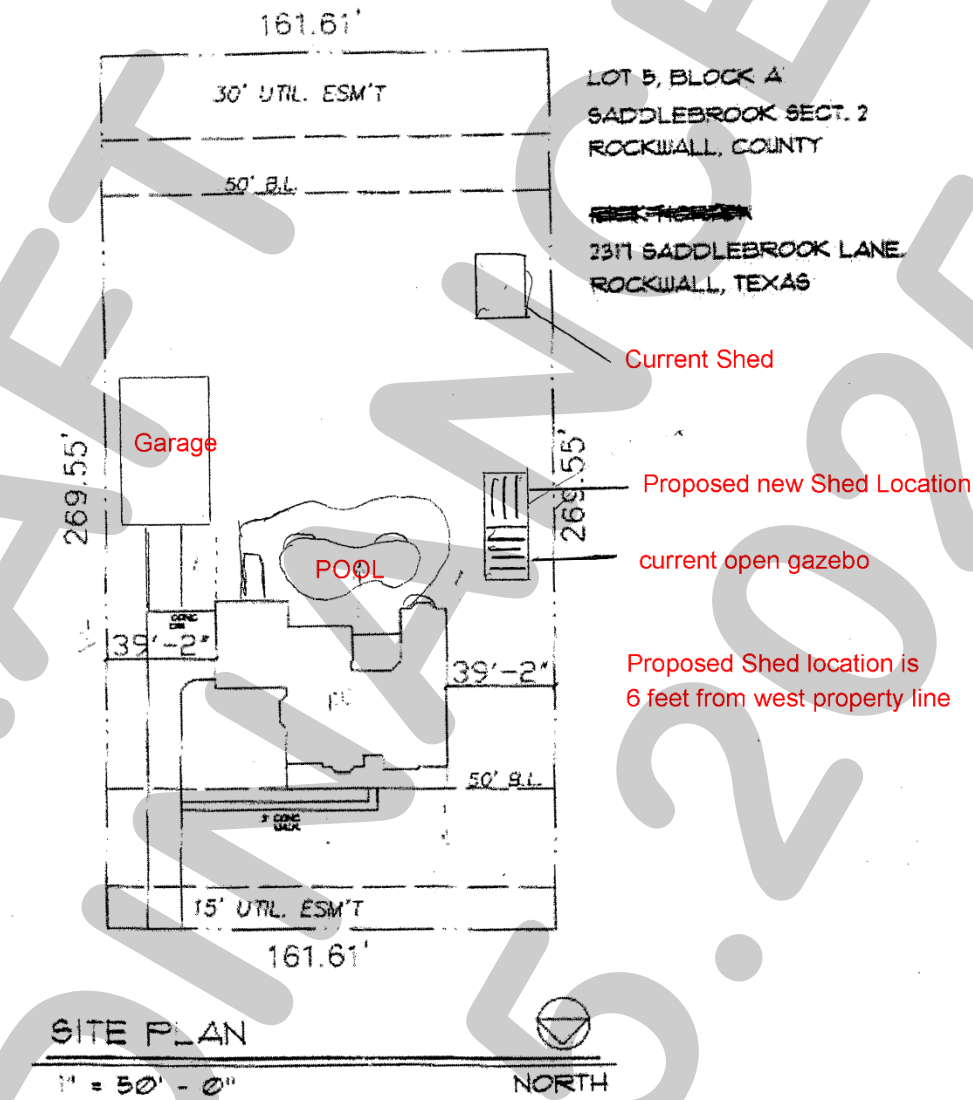
Exhibit 'A'
Location Map and Legal Description

Address: 2317 Saddlebrook Lane

Legal Description: Lot 5, Block A, Saddlebrook Estates #2 Addition



Exhibit 'B':
Site Plan



	PROJECT:	SHEET:
	D.R. Horton, Inc.	SAI
DATE:	7 / 10 / 01	OF: 1
NO:	01782 / 921 (MUGGED)	

**Exhibit 'C':
Building Elevations**



Patti Muggeo
2317 Saddlebrook lane
Rockwall TX 75087
Q-3103334

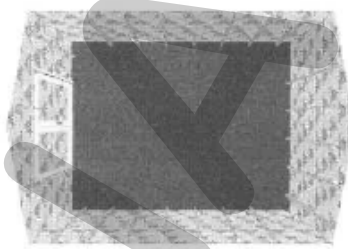


Wall A



Wall C

Wall D



Wall B

Base Details/Permit Details

Building Size & Style

Premier Pro Tall Ranch - 12' wide by 16' long

Paint Selection

Base: Tundra Frost, Trim: Smoky Slate

Roof Selection

Charcoal Dimensional Premium Shingle

Drip Edge

Black

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Doors

Full-Lite Residential Double Door (6' x 6'8"),

Windows

3.3'x3' Insulated Horizontal Sliding Window

Walls

461 Sq Ft House Wrap

Roof

240 Sq Ft Clerestory Upgrade

Floor and Foundation

192 Sq Ft No Floor

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?

Slab provided by customer will be within 1/4" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

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?
Concrete without Shed Floor



CITY OF ROCKWALL

PLANNING AND ZONING CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: July 21, 2025
APPLICANT: Tom and Patti Muggeo
CASE NUMBER: Z2025-031; *Specific Use Permit (SUP) for an Accessory Structure at 2317 Saddlebrook Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an Accessory Building that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook Lane, and take any action necessary.

BACKGROUND

On July 25, 1985, a subdivision plat for Saddlebrook Estates #2 Addition was filed with Rockwall County. This subdivision plat established 45 single-family homes on 51.47-acres, and established the subject property as Lot 5, Block A, Saddlebrook Estates #2 Addition. The subject property -- *along with the rest of the Saddlebrook Estates #2 Addition* -- was annexed into the City of Rockwall on August 30, 1999 by *Ordinance No. 99-33 [Case No. A1999-002]*, and was zoned Agricultural (AG) District at the time of annexation. On November 5, 2001, the City Council approved *Ordinance No. 01-58* rezoning the Saddlebrook Estates #2 Subdivision -- *which included the subject property* -- from an Agricultural (AG) District to Single-Family 16 (SF-16) District. This remains the current zoning designation of the subject property. According to the Rockwall Central Appraisal District (RCAD), a 3,461 SF single-family home was constructed on the subject property in 2002. Also existing on the subject property is a 750 SF detached garage constructed in 2005, a 192 SF accessory building constructed in 2005, and a 291 SF pergola constructed in 2012.

PURPOSE

The applicants -- *Tom and Patti Muggeo* -- are requesting the approval of a Specific Use Permit (SUP) to allow for the construction of an accessory structure that exceeds the number of accessory structures and the overall maximum allowable square footage for an accessory structure permitted within a Single-Family 16 (SF-16) District.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2317 Saddlebrook Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Saddlebrook Lane, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare are two (2), one (1) acre parcels of land (*i.e. Lots 6 & 15, Block B, Saddlebrook Estates #2*). The properties are zoned Single Family 16 (SF-16) District. Beyond this is one (1), one (1) acre parcel of land (*i.e. Lot 20, Block A, Saddlebrook Estates #2*). Each of the aforementioned lots currently have a single-family home situated on them. Beyond this is the corporate limits of the City of Rockwall.

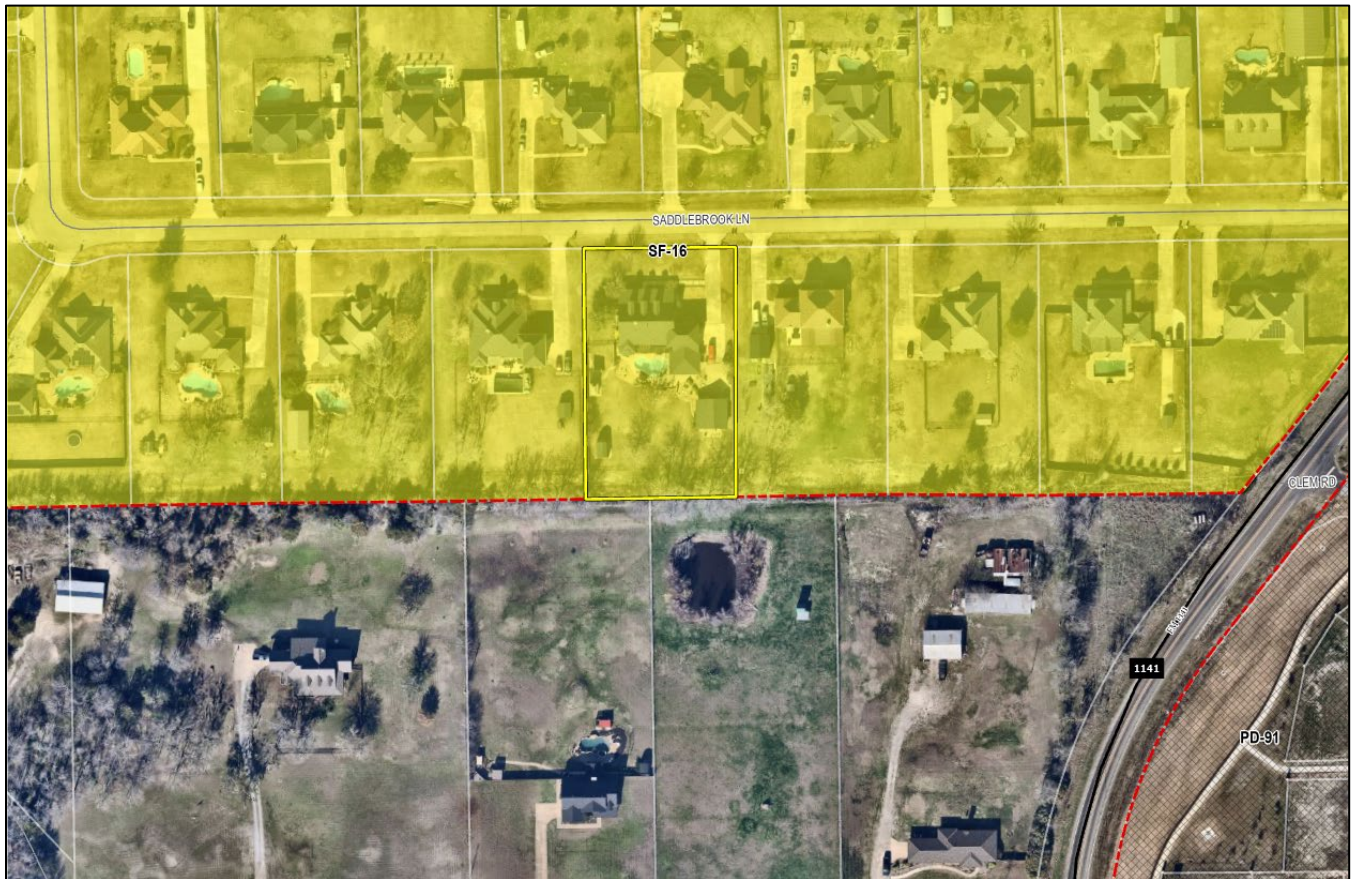
South: Directly south of the subject property is the corporate limits of the City of Rockwall and several single-family residences situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property are three (3), one (1) acre lots (*i.e. Lots 2,3, & 4, Block A, Saddlebrook Estates #2*) that are zoned Single Family 16 (SF-16) District and developed with single-family homes. Beyond this is a 0.72-

acre parcel of land (*i.e. Lot 1, Block A, Saddlebrook Estates #2*) zoned Single Family 16 (SF-16) District and developed with a single-family home. Beyond this is FM-1141, 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. Beyond this is the corporate limits of the City of Rockwall and several single-family residences situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property are five (5), one (1) acre parcels of land, zoned Single-Family 16 (SF-16) District that are developed with single-family homes. Beyond this is an 11.96-acre parcel of land (*i.e. Lot 2, Block A, Cox Acres*) developed with a 4,349 SF single-family home. Beyond this is a 4.83-acre parcel of land (*i.e. Lot 1, D.R. Taylor Addition*) developed with a 2,318 SF single-family home. Both of these properties are zoned Agricultural (AG) District. Beyond this is E. Old Quail Run Road, which is classified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

According to the site plan and building elevations provided by the applicants, the proposed accessory structure will measure 12-feet by 16-feet (*or 192 SF*), and be situated in the rear yard of the subject property. It will be located approximately six (6) feet from the western or side property line and more than 50-feet from the southern or rear property line. In addition, the proposed accessory structure will be required to be located more than six (6) feet from the existing pergola. The proposed overall height of the structure will be 12-feet, eight (8) inches. The exterior of the structure will be clad in LP SmartSide OSB siding as is typical with accessory structures from TuffShed.

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 16 (SF-16) District allows a maximum of two (2) accessory structures with a maximum square footage of 144 SF each. In addition, the Unified Development Code (UDC) allows one (1) of these accessory structures to be a detached garage with a maximum square footage of 625 SF. The proposed accessory structure is 192 SF (*i.e. 48 SF over the maximum allowable square footage*) and there are currently three (3) existing accessory structures situated on the subject property. One (1) of the existing structures is an accessory building that has a building footprint of 192 SF, and one (1) is a pergola that has a building footprint of 291 SF. In addition, the proposed *Accessory Building* is required to meet the density and dimensional requirements for Single-Family 16 (SF-16) District contained in Subsection 07.01, *Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), and which are summarized as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Number of Accessory Structures Permitted</i>	2	X=4; <i>Not in Conformance</i>
<i>Accessory Structure (Maximum Square Footage)</i>	144 SF	192 SF; <i>Not in Conformance</i>
<i>Minimum Rear Yard Setback</i>	3-Feet	X>50-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	3-Feet	X=6-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	15-Feet	X=12-Feet, 8-Inches; <i>In Conformance</i>
<i>Between Buildings</i>	6-feet	X=6-feet; <i>In Conformance</i>

STAFF ANALYSIS

In reviewing a Specific Use Permit (SUP), the Planning and Zoning Commission and City Council are asked to consider: [1] if the structure was constructed without a permit or under false pretenses, [2] the size of the proposed *accessory structure* compared to the size of other *accessory structures* in the area/neighborhood/subdivision, and [3] the size, architecture, and location of the proposed accessory structure compared to those of the primary structure. In this case, the proposed accessory structure is consistent in size with other *accessory buildings* in the Saddlebrook Estates Subdivision. Out of 57 *accessory structures* surveyed by staff in the subdivision, the majority were similar in scale or larger than what the applicant is proposed. The 13 *detached garages* account for the larger structures observed by staff.

Although the request exceeds code limits, it does not appear to negatively impact adjacent properties based on placement and/or scale of the structure. With all this being said, a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 18, 2024, staff mailed 25 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Stoney Hollow Homeowners Association (HOA), which is the only HOA or Neighborhood Organizations within 1,500-feet of the subject property 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 written, staff has received seven (7) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve 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 applicants shall be responsible for maintaining compliance with the operational conditions contained within the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:
 - (a) The development of the Subject Property shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The construction of an *Accessory Building* on the Subject Property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.

- (c) The *Accessory Building* shall not exceed a maximum size of 144 SF.
 - (d) The subject property shall be limited to a maximum of four (4) accessory structures.
 - (e) The *Accessory Building* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) The applicant shall provide staff with a site plan that shows conformance to the with the *Residential District Development Standards* contained in Subsection 07.01 of Article 05, *District Development Standards*, of the Unified Development Code (UDC), before the issuance of a building permit. Specifically, the accessory building shall be a minimum of six (6) feet from the pergola situated on the subject property.
- (3) 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 July 15, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit* by a vote of 7-0.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- ☒ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: 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.

²: 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

2317 Saddlebrook Lane

SUBDIVISION

Saddlebrook Estates

LOT

5

BLOCK

A

GENERAL LOCATION

North Rockwall off 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

1 Acre

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

Tom + Patricia Muggeo

☐ APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS

2317 Saddlebrook Ln

ADDRESS

CITY, STATE & ZIP

Rockwall TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Thomas & Patricia Muggeo [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 \$ 500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5th DAY OF June 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

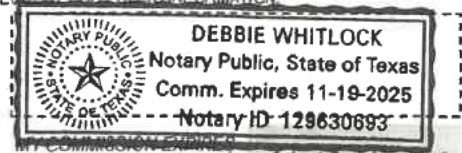
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 5th DAY OF June, 2025

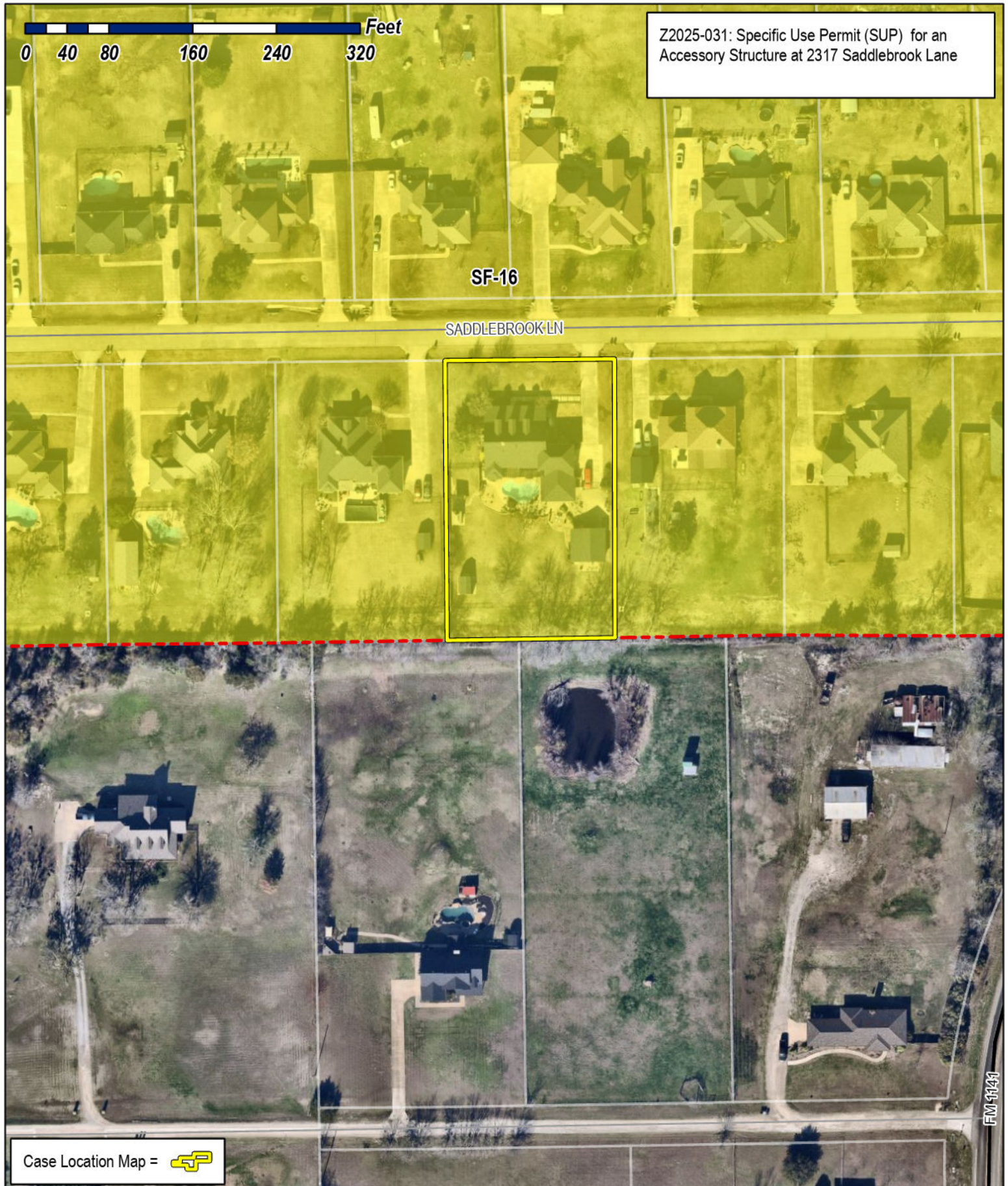
OWNER'S SIGNATURE

Tom + Patricia Muggeo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Debbie Whitlock





Z2025-031: Specific Use Permit (SUP) for an Accessory Structure at 2317 Saddlebrook Lane

SF-16

SADDLEBROOK LN

FM 1141

Case Location Map = 



City of Rockwall

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

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

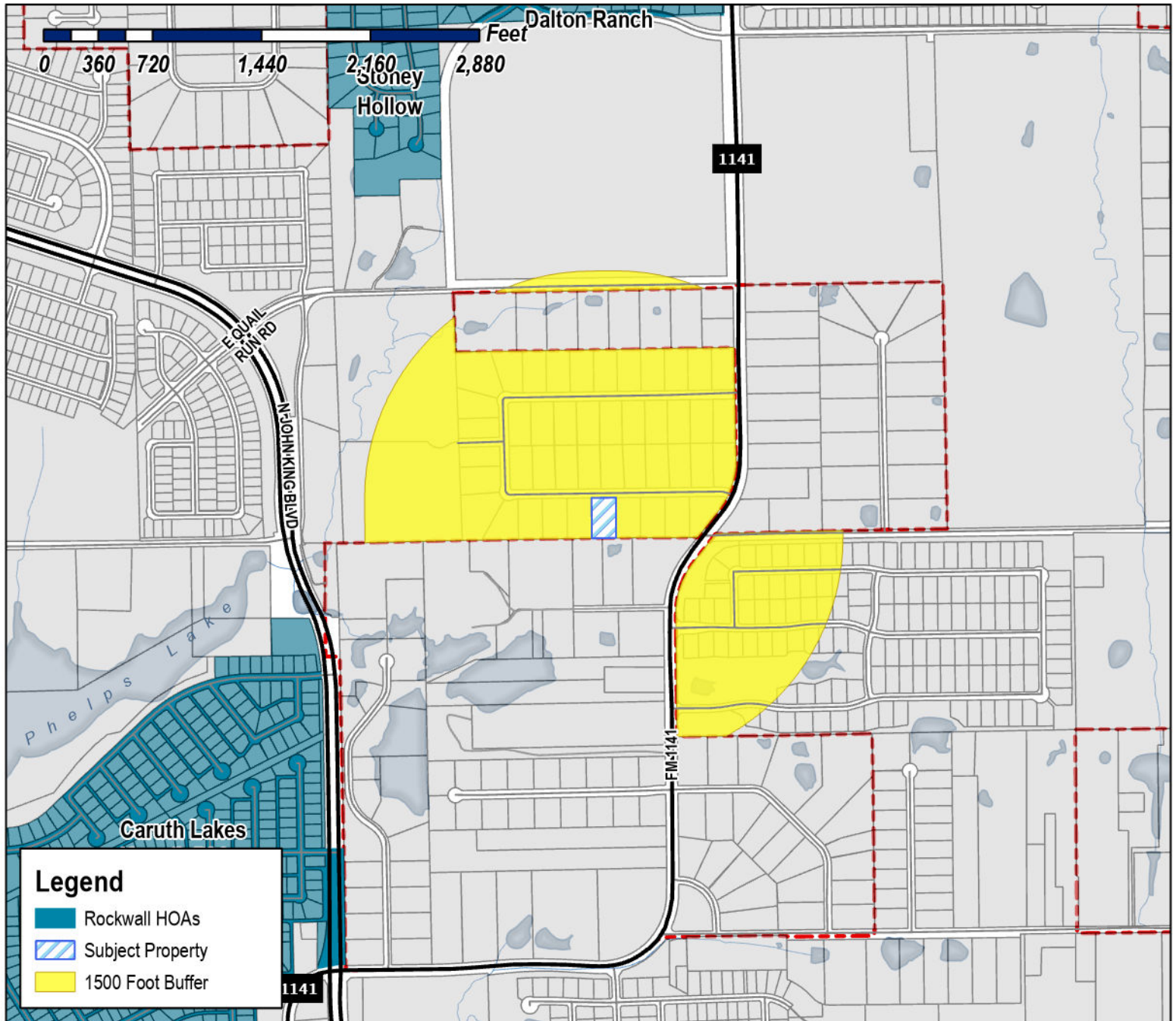




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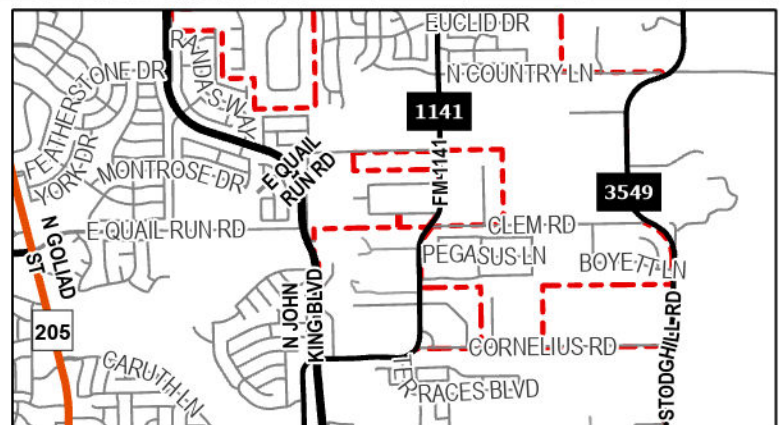
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Case Number: Z2025-031
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2317 Saddlebrook Lane

Date Saved: 6/10/2025

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

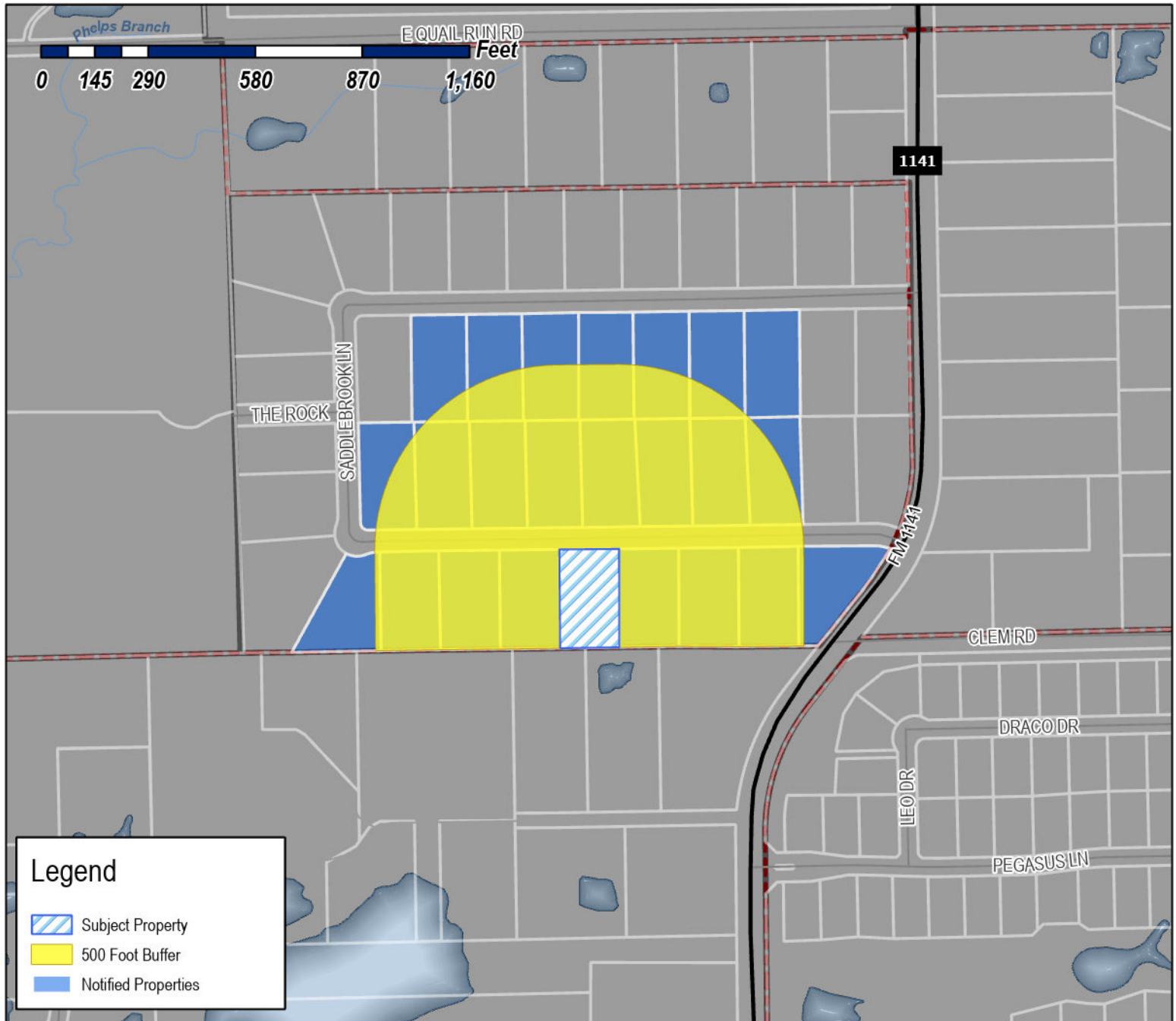




City of Rockwall

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

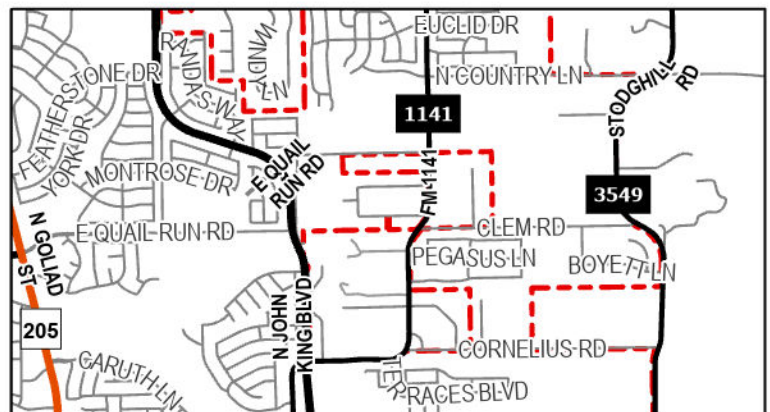
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Case Number: Z2025-031
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2317 Saddlebrook Lane

Date Saved: 6/10/2025

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



CULP TERRI L
2301 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE AARON & BARBARA
2305 SADDLEBROOK LANE
ROCKWALL, TX 75087

JONES JAMES E
2309 SADDLEBROOK LN
ROCKWALL, TX 75087

SMITH WILLIAM CLEVE JR &
EDITH LILLIAN
2312 SADDLEBROOK LN
ROCKWALL, TX 75087

OSBORNE MICHAEL B & DESIRAE M
2313 Saddlebrook Ln
Rockwall, TX 75087

LLOYD DANIEL AND REBECCA R
2316 SADDLEBROOK LANE
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

TAYLOR BRANDON G & AMANDA H
2320 SADDLEBROOK LN
ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A
2321 SADDLEBROOK LANE
ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE
2324 SADDLEBROK LANE
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LANE
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

DUFFIN BRYAN & SALLY A
2333 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

WRIGHT LIVING TRUST
MARTY ALLEN WRIGHT & DEBRA KAY WRIGHT -
CO-TRUSTEES
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

HOKANSON ETHAN LOREN & JORDAN NICOLE
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

RESIDENT
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

CALDERON ALEJANDRO & ROSARIO
2373 SADDLEBROOK LN
ROCKWALL, TX 75087

SPINER YWAINE & JOAN FROEHLICH
2377 Saddlebrook Ln
Rockwall, TX 75087

WHISENHUNT BARRY I & JOYCE D
2381 SADDLEBROOK LN
ROCKWALL, TX 75087

PUTCHINSKI PAUL & SHANNON
2385 SADDLEBROOK LANE
ROCKWALL, TX 75087

DUNCAN BRYAN AND BEVERLY
2389 SADDLEBROOK LN
ROCKWALL, TX 75087

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:

Z2025-031: Specific Use Permit (SUP) for an Accessory Building

Hold a public hearing to discuss and consider a request by Tom and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an Accessory Building that exceeds the maximum size for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook 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, July 15, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 21, 2025 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. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 21, 2025 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. Z2025-031: Specific Use Permit (SUP) for an 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

From: [REDACTED]
To: [Planning](#)
Subject: P&Z Case# Z2025-031
Date: Tuesday, June 24, 2025 10:27:56 AM

Planning Department:

We live directly across the street looking directly at Tom & Patti Muggeo's home.
We fully support them being able to build this accessory building on their property.
We think it's completely up to them what they build in their lovely backyard and have no issues with their plans.

Regards,
Dave and Alicia Amundson
2328 Saddlebrook, Rockwall, TX 75087

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [REDACTED]
To: [Planning](#)
Subject: 2317 Saddlebrook Z2025-031
Date: Monday, June 23, 2025 7:54:17 PM

I didn't receive a notice for the SUP for Tom/Patti Muggeo but I am in favor and have no opposition for the building.

Martha Griffey
2325 Saddlebrook

Sent via the Samsung Galaxy S22 5G, an AT&T 5G smartphone

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [REDACTED]
To: [Planning](#); [REDACTED]
Subject: P&Z case # z2025-031
Date: Monday, June 23, 2025 9:40:48 PM

To whom it may concern,

Please accept this email as approval of the SUP (P&Z case # z2025-031), for the residents at 2317 Saddlebrook Lane to install the desired structure on their property.

Mr. & Mrs. Muggeo have reviewed their plans with us, and we (my husband Mr. Michael Osborne and I) are in agreement with their plans and fully support this SUP.

P&Z case # z2025-031

If you have any questions, please do not hesitate to contact us.

Thank you

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [REDACTED]
To: [Planning](#)
Subject: RE: Z2025-031 - SUP for an Accessory Bldg for 2317 Saddlebrook Ln
Date: Sunday, June 29, 2025 9:29:00 AM

I am IN FAVOR of this SUP (Z2025-031).

John White
2332 Saddlebrook Ln
Rockwall, TX 75087
[REDACTED]

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ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-031

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Cortney Schale

ADDRESS Rockwall

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

I am for them getting another building.

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☒ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

- ☒ I received a property owner notification in the mail
☐ I read about the request on the City's website
☐ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-031

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Edie Smith

ADDRESS 2312 Saddlebrook Ln, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

The building is not much larger than allowed. It will be well-kept and a beautiful addition to our neighborhood.

PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

HOW DID YOU HEAR ABOUT THIS ZONING OR SPECIFIC USE PERMIT (SUP) REQUEST?

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☒ I saw a zoning sign on the property
☐ I read about the request in the Rockwall Herald Banner
☐ My neighbors told me about the request
☐ Other:

ZONING & SPECIFIC USE PERMIT INFORMATION FORM



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

CASE NUMBER Z2025-031

PLEASE PLACE A CHECK MARK ON THE APPROPRIATE LINE BELOW.

- ☒ I am in favor of the request
☐ I am in opposition of the request

NAME Ronnie Robinson

ADDRESS 2321 Saddlebrook Ln, Rockwall, TX, 75087, USA

PLEASE PROVIDE ANY ADDITIONAL INFORMATION CONCERNING YOUR SUPPORT OR OPPOSITION TO THE REQUEST.

N/A

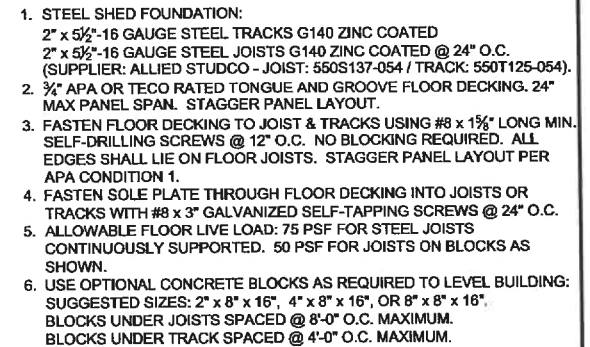
PLEASE CHECK ALL THAT APPLY.

- ☒ I live nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I work nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own property nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ I own a business nearby the proposed Zoning or Specific Use Permit (SUP) request.
☐ Other:

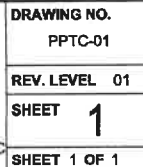
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☒ My neighbors told me about the request
☐ Other:

PREMIER PRO SERIES

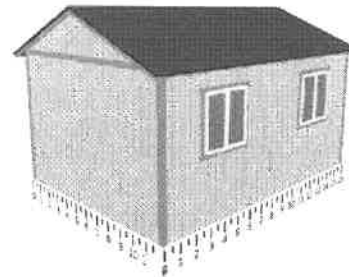
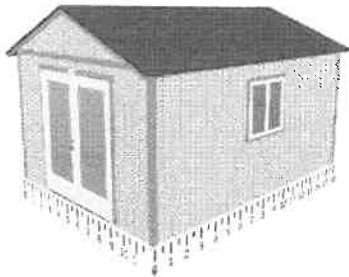


4 SHED BASE DETAIL
SCALE: N.T.S.

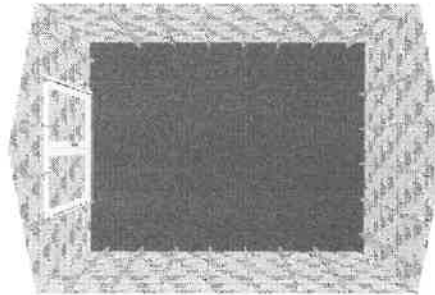




Patti Muggeo
2317 Saddlebrook lane
Rockwall TX 75087
Q-3103334



Wall D



Wall A

Wall C

Wall B

Base Details/Permit Details

Building Size & Style

Premier Pro Tall Ranch - 12' wide by 16' long

Paint Selection

Base: Tundra Frost, Trim: Smoky Slate

Roof Selection

Charcoal Dimensional Premium Shingle

Drip Edge

Black

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Doors

Full-Lite Residential Double Door (6' x 6'8"),

Windows

3 3'x3' Insulated Horizontal Sliding Window

Walls

461 Sq Ft House Wrap

Roof

240 Sq Ft Clerestory Upgrade

Floor and Foundation

192 Sq Ft No Floor

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?

Slab provided by customer will be within 1/2" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

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?

Concrete without Shed Floor



TUFF SHED

Quote

Location: Royse City | #320 | 972-635-2403

Scheduled Date:

Factory Location: HUTCHINS | #320 | (972) 764-1530

Created Date: 04/21/2025

Prepared by: Doug Alford | (972) 248-7111 |
dalford@tuffshed.com

Customer: Patti Muggeo
p. (214) 334-2992 | c.
redd738@aol.com

Special Instructions:

JDE SO 2178770
SF Quote Q-3103334

Ship to Address 2317 Saddlebrook lane
Rockwall, TX 75087

Line Item Description	Sales Price	Quantity	Promo	Add'l Disc	Total Price
Premier Pro Tall Ranch 12 x 16	\$7,395.00	1.00	(\$0.00)	\$0.00	\$7,395.00
Clerestory Upgrade	\$9.75	240.00	(\$0.00)	\$0.00	\$2,340.00
Upgrade - 6068 Tempered Full Lite Residential Door	\$1,150.00	1.00	(\$0.00)	\$0.00	\$1,150.00
3'x3' Insulated Horizontal Sliding Window	\$259.00	3.00	(\$0.00)	\$0.00	\$777.00
Permit Services	\$350.00	1.00	(\$0.00)	\$0.00	\$350.00
House Wrap	\$0.40	461.00	(\$0.00)	\$0.00	\$184.40
Full Service Paint Application	\$925.00	1.00	(\$750.00)	\$0.00	\$175.00
Engineering Fees	\$0.10	192.00	(\$0.00)	\$0.00	\$19.20
Paint - Tundra Frost	\$0.00	461.00	(\$0.00)	\$0.00	\$0.00
Paint - Smoky Slate	\$0.00	1.00	(\$0.00)	\$0.00	\$0.00
No Floor	\$0.00	192.00	(\$0.00)	\$0.00	\$0.00
Charcoal Lifetime	\$0.00	240.00	(\$0.00)	\$0.00	\$0.00
Credit for Removal of Default Door	(\$324.00)	1.00	(\$0.00)	\$0.00	(\$324.00)
Delivery Fee	\$99.00	1.00	()	\$0.00	\$99.00

Gross Total	\$12,915.60
Discount	(\$750.00)
Net Total	\$12,165.60
Estimated Tax	\$0.00
Grand Total	\$12,165.60

The price quoted is valid through the expiration date of the promotion, but in no case shall be valid longer than seven days. Once an order has been placed, pricing is guaranteed for up to 6 months. If the installation is not completed within 6 months for any reason, Tuff Shed has the right to modify the order pricing. You will be notified regarding any price adjustment prior to installation or incurring any additional charges.

0213015

EXHIBIT A
50' & 40' WIDTH DRAINAGE & UTILITY EASEMENT

GIBSON TRACT VOL. 307, P. 259

N 01°04'44" W 1250.92'

VOL. 127

0213015

15

14

13

12

11

10

U.E. & D.E. 40'

FUTURE ROAD
24' PAVEMENT

S 01°04'44" E 1150.92'

VOL. 1124

VILLIAM T. NOMUS
VOL. 164, P. 20

0213015

16

17

18

19

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8

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N 89°46'22" E 1841.03'

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6

7

S 89°46'22" W 1800.36'

21

22

23

24

25

1566.04'

1565.02'

0231680

90'

U.E. & D.E.

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CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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 BUILDING* ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 5, BLOCK A, SADDLEBROOK ESTATES #2 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 from Tim and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an *Accessory Building* that exceeds the maximum size and the number of accessory buildings permitted on a property for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook 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) for an *Accessory Building* in accordance with Article 04, *Permissible Uses*, of 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*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, 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 Building* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- 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 Building* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Accessory Building* shall not exceed a maximum size of 192 SF.
- 4) The subject property shall be limited to a maximum of four (4) accessory structures.
- 5) The *Accessory Building* 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 or property owner 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 4TH DAY OF AUGUST, 2025.

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

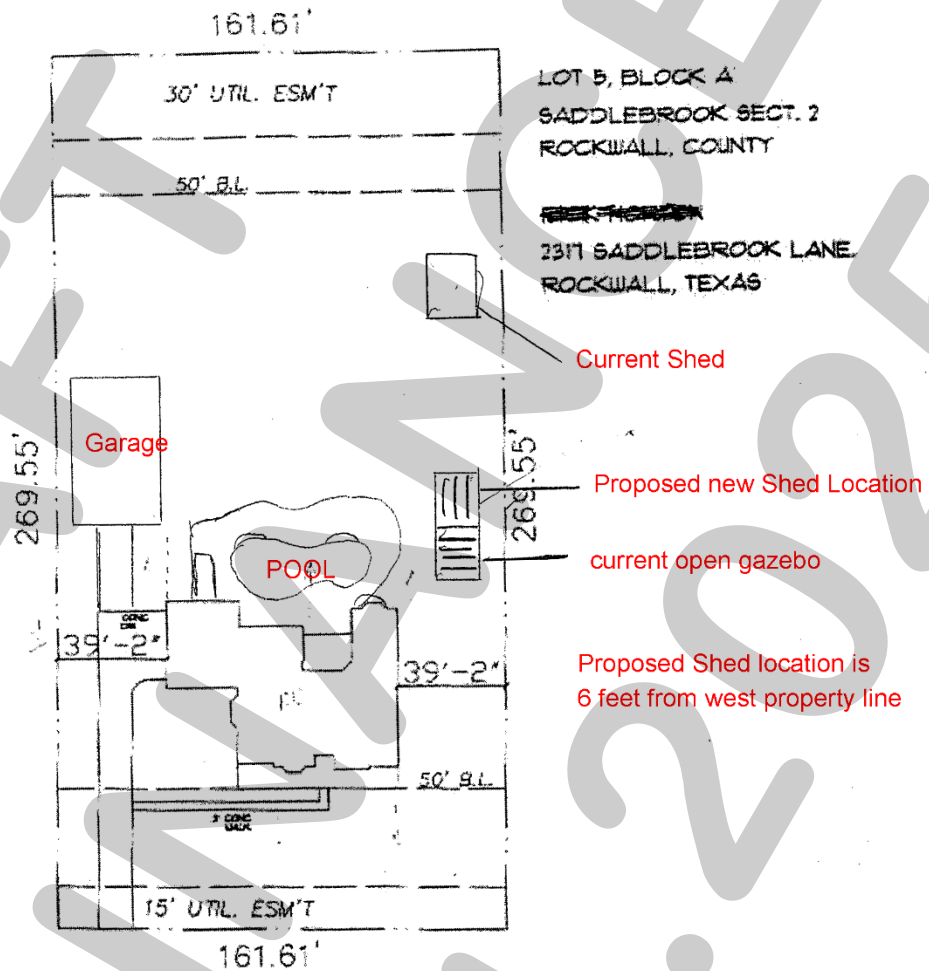
Exhibit 'A'
Location Map and Legal Description

Address: 2317 Saddlebrook Lane

Legal Description: Lot 5, Block A, Saddlebrook Estates #2 Addition



Exhibit 'B':
Site Plan



SITE PLAN

1" = 50' - 0"



	PROJECT:	SHEET:
	<p><u>D.R. Horton, Inc.</u></p> <p>DATE: 7 / 10 / 01</p> <p>NO: 01782 / 921 (MUGGED)</p>	<p>SAI</p> <p>OF: 1</p>

**Exhibit 'C':
Building Elevations**



Patti Muggeo
2317 Saddlebrook lane
Rockwall TX 75087
Q-3103334

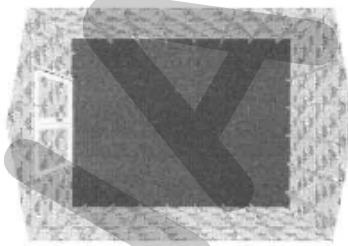


Wall A



Wall C

Wall D



Wall B

Base Details/Permit Details

Building Size & Style

Premier Pro Tall Ranch - 12' wide by 16' long

Paint Selection

Base: Tundra Frost, Trim: Smoky Slate

Roof Selection

Charcoal Dimensional Premium Shingle

Drip Edge

Black

Is a permit required for this job?

Yes

Who is pulling the permit?

Tuff Shed

Optional Details

Doors

Full-Lite Residential Double Door (6' x 6'8"),

Windows

3, 3'x3' Insulated Horizontal Sliding Window

Walls

461 Sq Ft House Wrap

Roof

240 Sq Ft Clerestory Upgrade

Floor and Foundation

192 Sq Ft No Floor

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?

Slab provided by customer will be within 1/4" tolerance on square, level, exterior dimensions to match the building size (per customer agreement).

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?
Concrete without Shed Floor



August 5, 2025

TO: Tim and Patti Muggeo
2317 Saddlebrook Lane
Rockwall, Texas 75087

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

SUBJECT: Z2025-031; *Specific Use Permit for an Accessory Structure at 2317 Saddlebrook Lane*

Tim and Patti:

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 August 4, 2025. 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:
 - (a) The development of the Subject Property shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The construction of an *Accessory Building* on the Subject Property shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The *Accessory Building* shall not exceed a maximum size of 144 SF.
 - (d) The subject property shall be limited to a maximum of four (4) accessory structures.
 - (e) The *Accessory Building* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) The applicant shall provide staff with a site plan that shows conformance to the with the *Residential District Development Standards* contained in Subsection 07.01 of Article 05, *District Development Standards*, of the Unified Development Code (UDC), before the issuance of a building permit. Specifically, the accessory building shall be a minimum of six (6) feet from the pergola situated on the subject property.
- (3) 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 July 15, 2025, the Planning and Zoning Commission approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

City Council

On July 21, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On August 4, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 25-42, S-369*, 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.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is fluid and cursive, with the first name "Bethany" and last name "Ross" clearly legible.

Bethany Ross
Senior Planner
Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 25-42

SPECIFIC USE PERMIT NO. S-369

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 BUILDING* ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 5, BLOCK A, SADDLEBROOK ESTATES #2 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 from Tom and Patti Muggeo for the approval of a Specific Use Permit (SUP) for an *Accessory Building* that exceeds the maximum size and the number of accessory buildings permitted on a property for a one (1) acre parcel of land identified as Lot 5, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2317 Saddlebrook 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) for an *Accessory Building* in accordance with Article 04, *Permissible Uses*, of 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*; Subsection 03.06, *Single-Family 16 (SF-16) District*; and Subsection 07.04, *Accessory Structure Development Standards*, 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 Building* on the *Subject Property* and conformance to these operational conditions is required for continued operation:

- 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 Building* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Accessory Building* shall not exceed a maximum size of 192 SF.
- 4) The subject property shall be limited to a maximum of four (4) accessory structures.
- 5) The *Accessory Building* 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 or property owner 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.

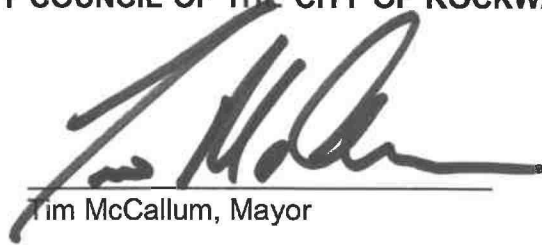
SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

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.

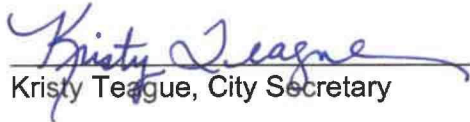
SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application 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 4TH DAY OF AUGUST, 2025.**


Tim McCallum, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: July 21, 2025

2nd Reading: August 4, 2025

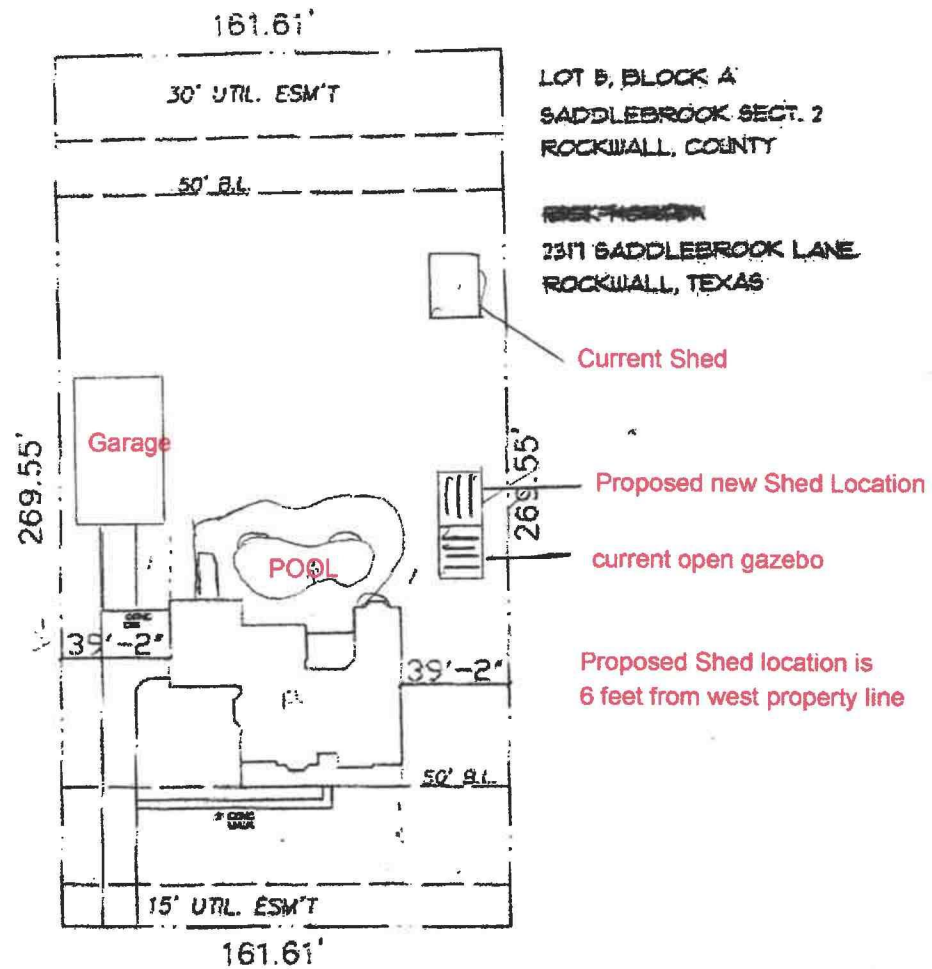
Exhibit 'A'
Location Map and Legal Description

Address: 2317 Saddlebrook Lane

Legal Description: Lot 5, Block A, Saddlebrook Estates #2 Addition



**Exhibit 'B':
Site Plan**



SITE PLAN

1" = 50' - 0"



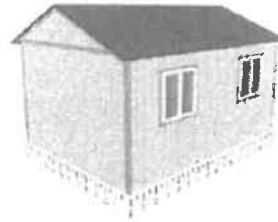
NORTH

	PROJECT:	SHEET:
	D.R. Horton, Inc. DATE: 7 / 10 / 01 NO: 01782 / 921 (MUGGED)	SAI OF: 1

**Exhibit 'C':
Building Elevations**

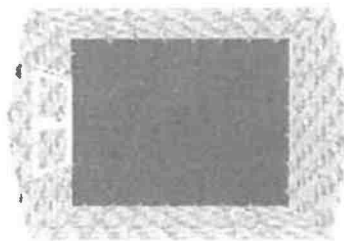


Patti Muggeo
2317 Saddlebrook lane
Rockwall TX 75087
Q-3103334



Wall D

Wall A



Wall C

Wall B

Base Details/Permit Details

Building Size & Style
Premier Pro Tall Ranch - 12' wide by 16'
long
Paint Selection
Base: Tundra Frost, Trim: Smoky Slate
Roof Selection
Charcoal Dimensional Premium Shingle
Drip Edge
Black
Is a permit required for this job?
Yes
Who is pulling the permit?
Tuff Shed

Optional Details

Doors
Full-Lite Residential Double Door (6' x
6'8"),
Windows
3 3'x3' Insulated Horizontal Sliding
Window
Walls
451 Sq Ft House Wrap
Roof
240 Sq Ft Clerestory Upgrade
Floor and Foundation
192 Sq Ft No Floor

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?**
Slab provided by customer will be
within 1/4" tolerance on square, level,
exterior dimensions to match the
building size (per customer agreement).
**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?
Concrete without Shed Floor