



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 1982 Sterling Ct Rockwall, TX. 75032.

SUBDIVISION STERLING ACRES. LOT 21 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER Peter Drake APPLICANT _____

CONTACT PERSON _____ CONTACT PERSON _____

ADDRESS _____

CITY, STATE & ZIP _____

PHONE _____

E-MAIL _____

NOTARY VERIFICATION

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

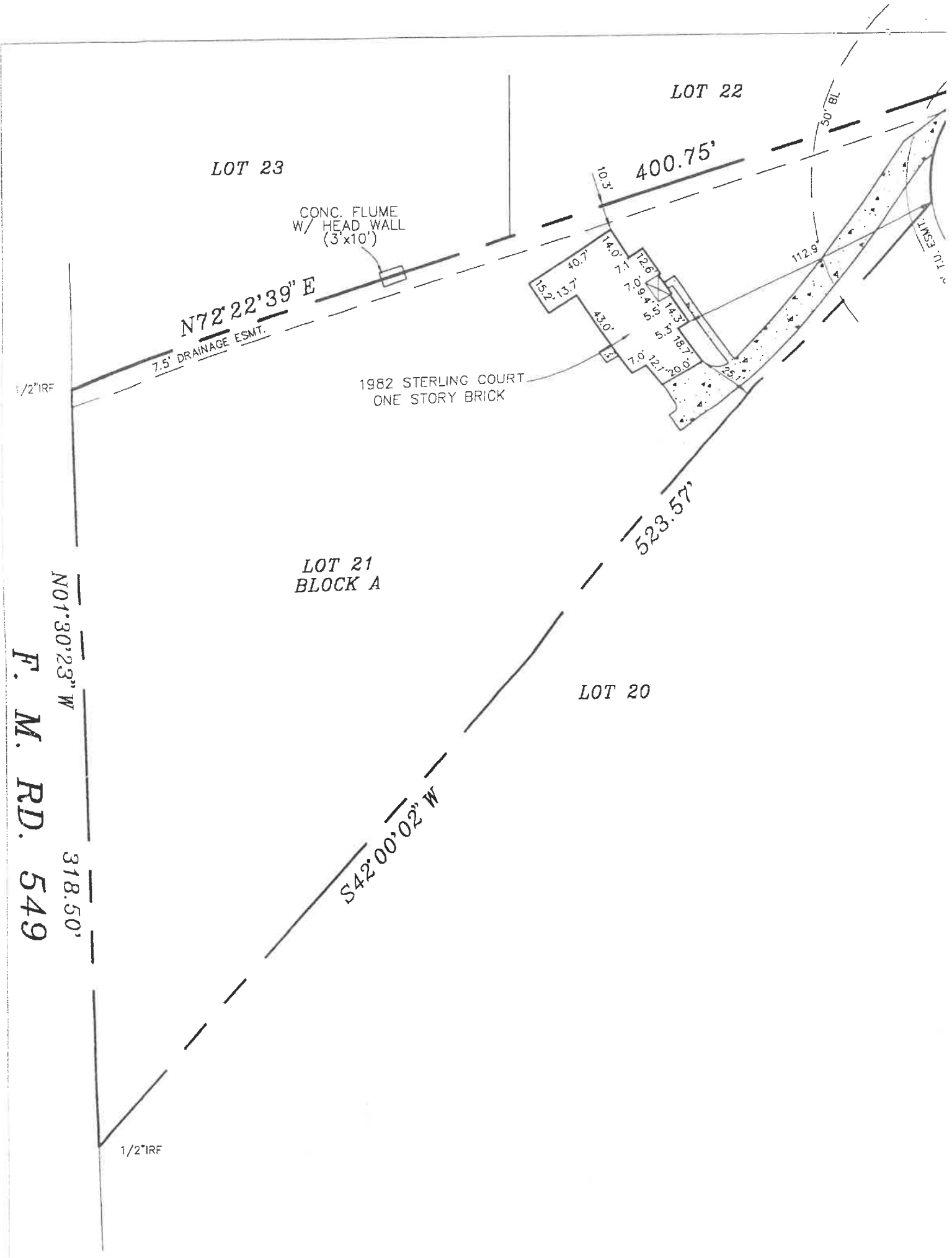
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE 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 _____ DAY OF _____, 20____.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



LOT 22

LOT 23

CONC. FLUME
W/ HEAD WALL
(3'x10')

$N72^{\circ}22'39'' E$

7.5' DRAINAGE ESMT.

400.75'

1982 STERLING COURT
ONE STORY BRICK

523.57'

LOT 21
BLOCK A

LOT 20

$N01^{\circ}30'23'' W$

F. M. RD. 549

318.50'

$S42^{\circ}00'02'' W$

1/2" IRF

1/2" IRF

152.137
14.07
40.7
12.6
109.45
14.37
43.0
7.5
12.7
20.0
25.7
112.9

50' BL

10' EMT.



Imagery ©2026 Airbus, Map data ©2026 Google 20 ft



Home

Building



Directions



Save



Nearby



Send to
phone



Share



1982 Sterling Ct, Rockwall, TX 75032

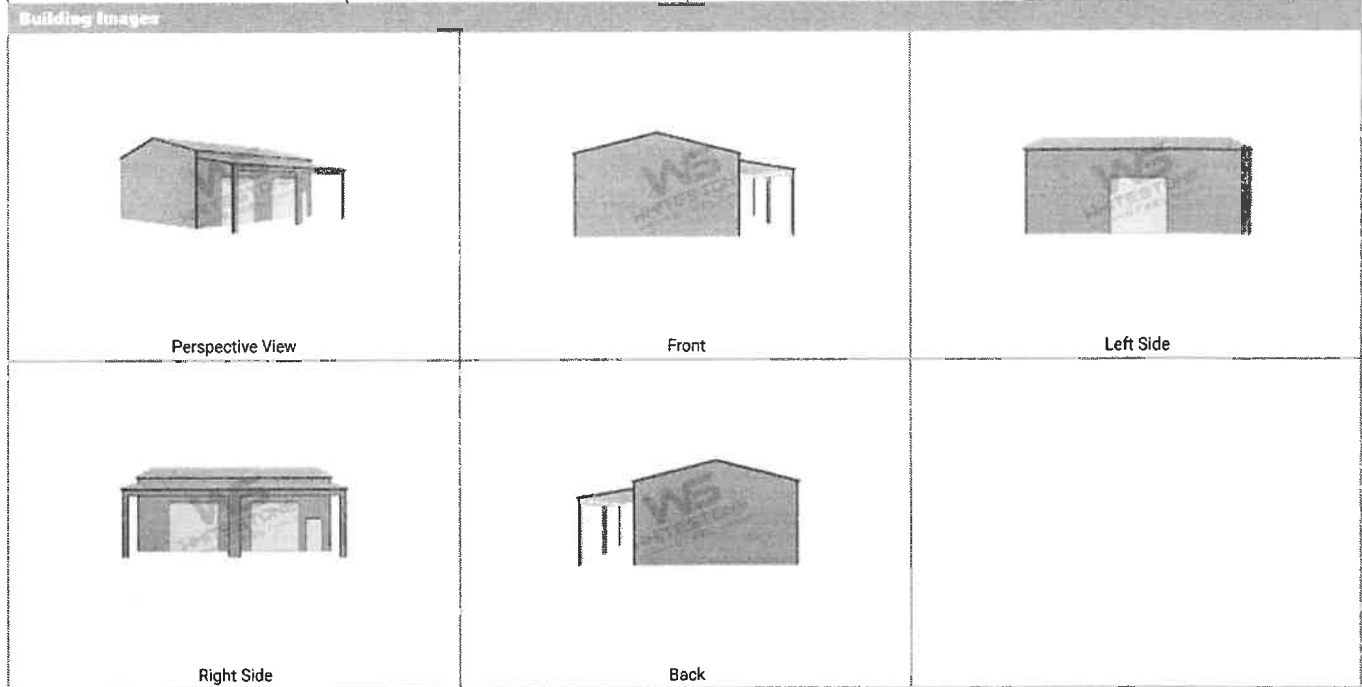


Whitestone Steel
 1865 Myrtle Springs Rd
 Texarkana, TX 75503
 903-277-9966
 Sales@whitestonesteel.com

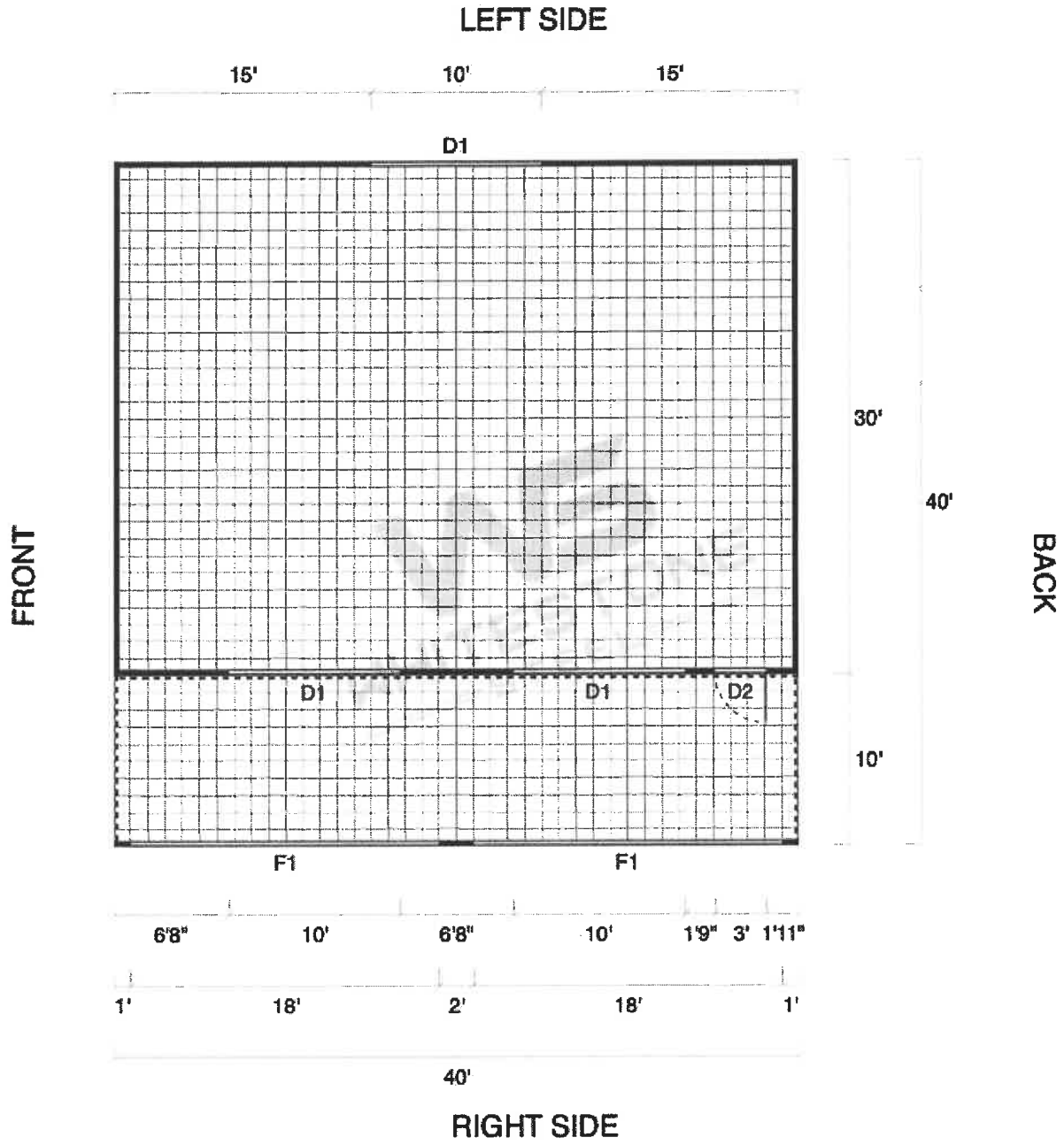
Customer Order - **Nov 19, 2025**

Ship To		Order # _____	
Name _____		Billing Address _____	
City _____	State _____	Zip Code _____	
Install Address _____		City _____	
City _____	State TX _____	Zip Code 75503	
Email _____	Phone # _____	Mobile # _____	

Building Info	Size	Color	Anchoring & Site Preparation
Style: Double Garage	$\frac{40'}{\text{Width}} \times \frac{40'}{\text{Frame Length}} \times \frac{15/12'}{\text{Leg Height}}$	Roof: Light Stone <input type="checkbox"/>	Installation Surface: Concrete <input type="checkbox"/>
Roof Overhang: 6"		Trim: Brown <input checked="" type="checkbox"/>	Power Available <input type="checkbox"/>
Roof Style: A-Frame Vertical		Gable End Siding: Light Stone <input type="checkbox"/>	Site Ready <input type="checkbox"/>
Leg Style: Double Legs		Side Wall Siding: Light Stone <input type="checkbox"/>	Job Site Level <input type="checkbox"/>
Brace: Standard Brace			Permit Required <input type="checkbox"/>
			Job Site Images



FLOOR PLAN



SYMBOL LEGEND			
D1 —	10' x 10' Roll Up Door	D2 —	36" x 80" Walk-in Door
F1 —	Custom Size Frameout	—	Closed Wall
....	Open Wall		



WHITESTONE STEEL CONCRETE PG.

PLEASE NOTE: This is what is included on the standard slab that Whitestone Steel pours unless specified otherwise in a separate quote.

Whitestone Steel Slab Pricing includes the following:

- 4" Flat Slab with 8" X 12" Monolithic footer (Thickened perimeter beam).
- 3000 PSI with a 3/8" rebar grid on 24" centers throughout the whole slab.
- Loads of dirt and dirt work labor are not included in the price quoted. We include a basic grade and level of the area, and recommend the customer to have a level dirt pad prior to the concrete crews arrival.
- Whitestone Steel does not provide dirt for free and does not operate machinery due to dirt work labor for free. If extra dirt is required and is not provided, the cost of the dirt and hauling will be billed to the customer as well as the dirt work labor.
- If further work than what is included is needed, we will bill the customer the contractor's direct cost and the cost of dirt that is hauled in and any labor charges.
- Estimated Cost for Select Fill Dirt is \$300/load (14 cubic yards).
- If a Georgia Buggy is used because of weather or accessibility issues, the customer will be billed \$450.

CUSTOMER SIGNATURE:

By signing, the customer acknowledges that they have read, understood, and agreed to the terms and conditions listed above.

X _____

Pricing Table (For Internal Use): - Default Region

This estimate is provided by Whitestone Steel. Use of this estimate with any other company violates the terms and conditions of Whitestone Steel and will be subject to legal action.



Whitestone Steel
1865 Myrtle Springs Rd
Texarkana, TX, 75503
903-277-9966
Sales@whitestonesteel.com



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Planning and Zoning Department
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PROPOSED ZONING	_____	PROPOSED USE	_____
ACREAGE	_____	LOTS [CURRENT]	_____
		LOTS [PROPOSED]	_____

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

<input checked="" type="checkbox"/> OWNER	<u>Peter Drake</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	_____	CONTACT PERSON	_____
ADDRESS	_____		
CITY, STATE & ZIP	_____		
PHONE	_____		
E-MAIL	_____		

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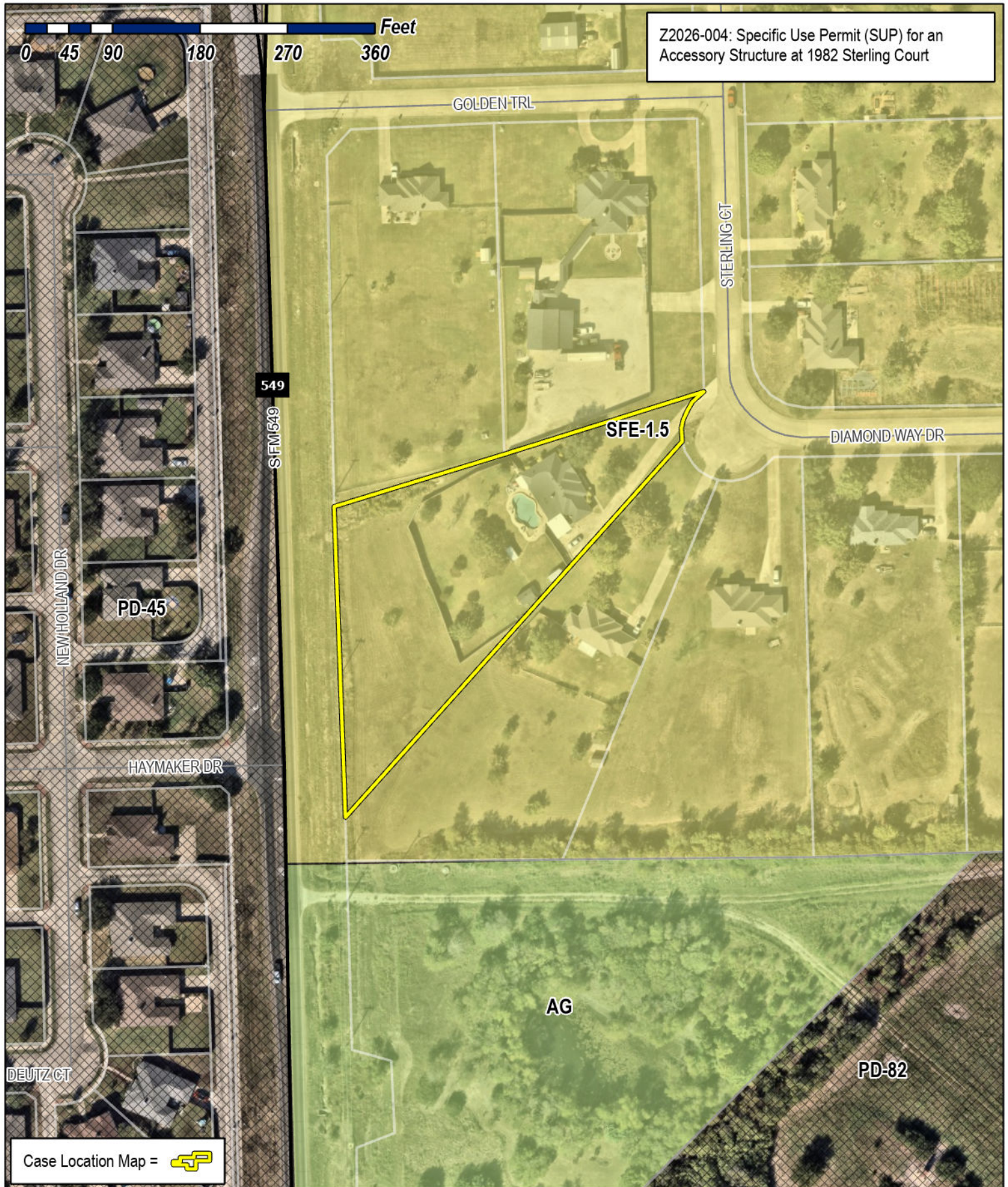
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MY COMMISSION EXPIRES _____



Z2026-004: Specific Use Permit (SUP) for an Accessory Structure at 1982 Sterling Court

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.

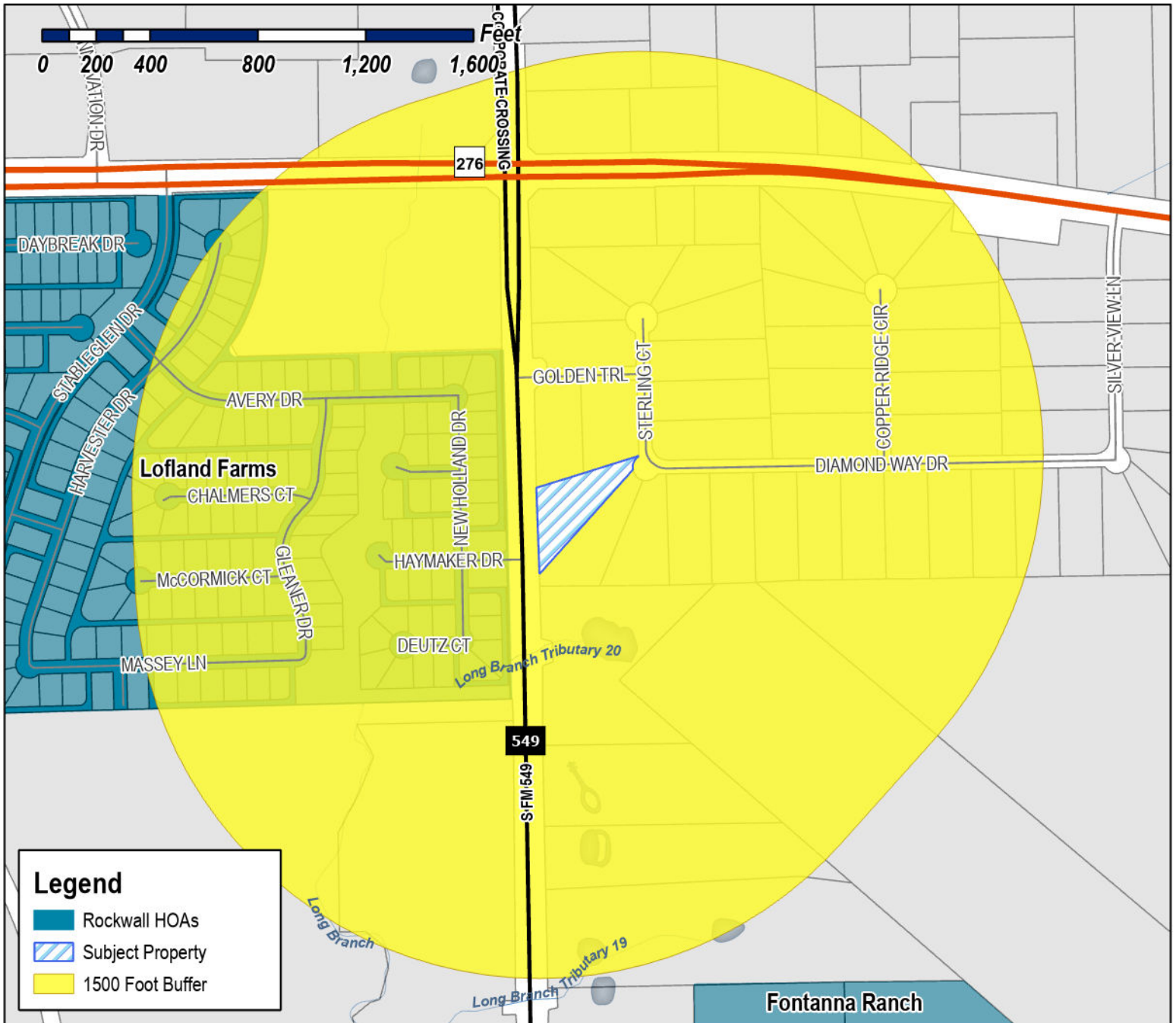




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Case Number: Z2026-004
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE-1.5)
District:
Case Address: 1982 Sterling Court

Date Saved: 1/20/2026

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

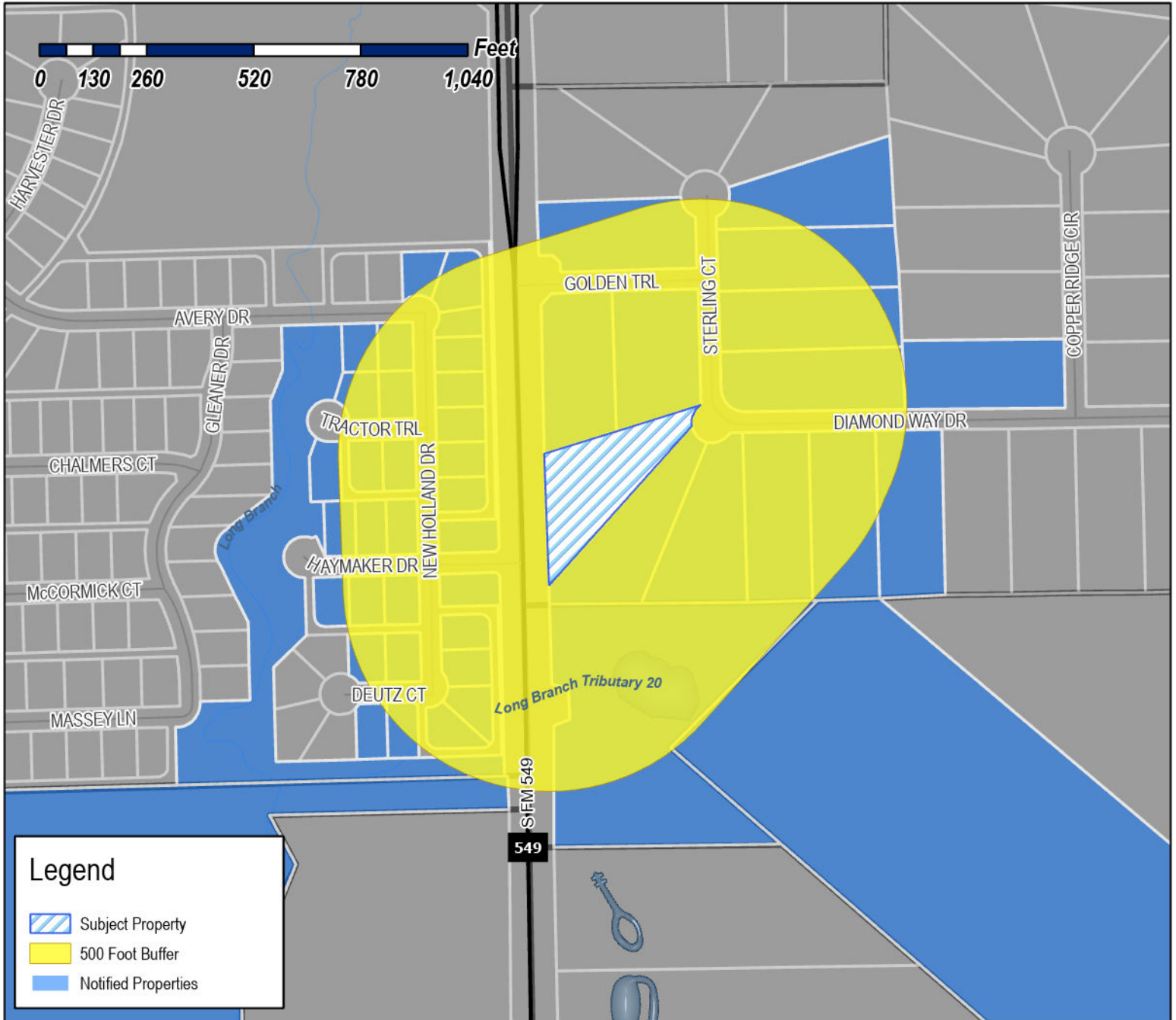




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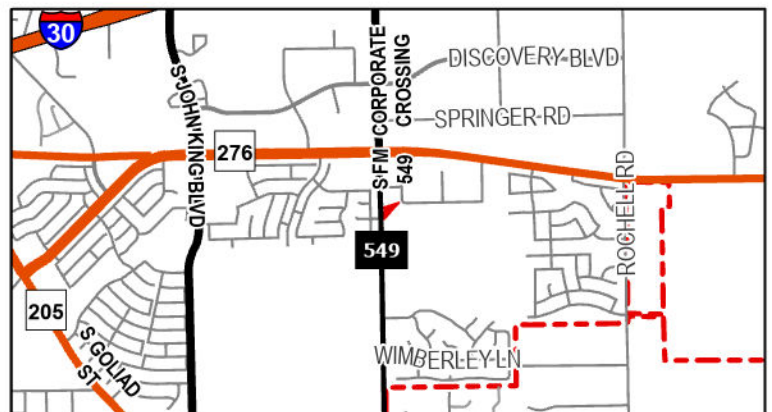
Legend

-  Subject Property
-  500 Foot Buffer
-  Notified Properties

Case Number: Z2026-004
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE-1.5)
 District
Case Address: 1982 Sterling Court

Date Saved: 1/20/2026

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



TERRACINA HOMEOWNERS' ASSOCIATION INC
1050 E State Highway 114 Ste 210
Southlake, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

JEFFREY BIANCHI & RAYLINN BIANCHI
REVOCABLE TRUST
JEFFREY BIANCHI & RAYLINN BIANCHI -
TRUSTEES
113 GARYDALE CT
ALAMO, CA 94507

SOON HERALD
14300 CERVANTES AVE
GERMANTOWN, MD 20874

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

DOWDEY RACHEL AND
DAVID DOWDEY
1930 STERLING COURT
ROCKWALL, TX 75032

PARAT MICHAEL A
1935 Sterling Ct
Rockwall, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

RESIDENT
1970 COPPER RIDGE CIR
ROCKWALL, TX 75087

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

DRAKE PETER CHARLES
1982 STERLING COURT
ROCKWALL, TX 75032

OPENSHAW CHARLES PORTER AND JESSIE LYN
1987 CLAREMONT DR
BOUNTIFUL, UT 84010

ROCHELLE KENDRA
2000 New Holland Dr
Rockwall, TX 75032

PADILLA ELIZABETH
AND PETE RODRIGUEZ
2020 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2030 NEW HOLLAND DR
ROCKWALL, TX 75087

CELSUR TAMRA LEE
2040 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

FOX CHRISTOPHER & LAURA
2050 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2060 NEW HOLLAND DR
ROCKWALL, TX 75087

MOSHER LINDA
2070 NEW HOLLAND DR
ROCKWALL, TX 75032

DELACRUZ JUDY & KEITH YODER
2110 NEW HOLLAND DR
ROCKWALL, TX 75032

RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75087

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN
2140 New Holland Dr
Rockwall, TX 75032

WESTERGARD SKYLER AND SARAH
2840 HAYMAKER DR
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

AGUILAR PEDRO &
ARLENE MERARY HUIZAR MORADO
2841 TRACTOR TRL
ROCKWALL, TX 75032

RESIDENT
2850 DEUTZ CT
ROCKWALL, TX 75087

RESIDENT
2850 HAYMAKER DR
ROCKWALL, TX 75087

FISSEHAYE SABA G
2850 TRACTOR TRL
ROCKWALL, TX 75032

RESIDENT
2851 AVERY DR
ROCKWALL, TX 75087

RESIDENT
2851 HAYMAKER DR
ROCKWALL, TX 75087

SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE
SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

LEGATO MICHAEL S
2851 TRACTOR TR
ROCKWALL, TX 75032

RESIDENT
2860 HAYMAKER DR
ROCKWALL, TX 75087

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

CROUCH JESSE AND
LOUETTA LANGLEY CROUCH
2860 TRACTOR TRAIL
ROCKWALL, TX 75032

RESIDENT
2861 DEUTZ CT
ROCKWALL, TX 75087

BAUMANN REBECCA NICOLE AND KAISER LYN
2861 AVERY DRIVE
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

SIMS MARK E AND ADRIAN M
2861 TRACTOR TRL
ROCKWALL, TX 75032

BARTLEET MURRAY PAUL
2870 AVERY DRIVE
ROCKWALL, TX 75032

FOWLER KATELIN
2871 DEUTZ COURT
ROCKWALL, TX 75032

SHANE PATRICK RYAN
3055 GOLDEN TRL
ROCKWALL, TX 75032

TARRANT CHRISTOPHER D AND KATHY D
3075 GOLDEN TRAIL
ROCKWALL, TX 75032

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

2120 NEW HOLLAND REVOCABLE TRUST
JULIE RAE GODWIN & BOBBY MAC GODWIN -
TRUSTEES
3112 SAN MARCOS DR
ROCKWALL, TX 75032

RESIDENT
3125 DIAMOND WAY DR
ROCKWALL, TX 75087

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

SELMAN ENTERPRISES INC
3612 HILLTOP CIR
ROCKWALL, TX 75087

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 1201

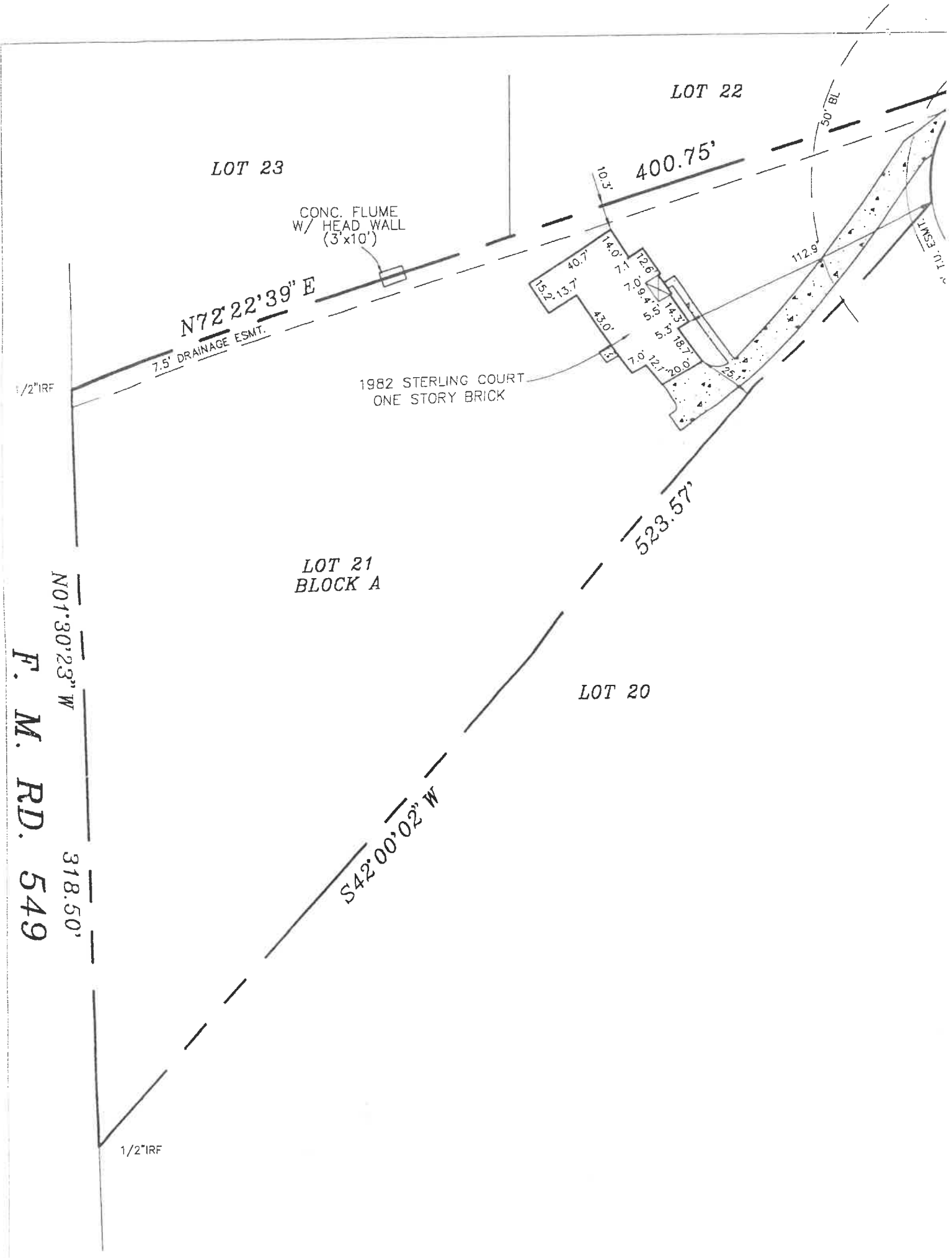
HAWKINS YAO & EILEEN WANG TRUST
HAWKINS YAO & EILEEN WANG-TRUSTEES
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SAN JOSE, TX 95138

HAWKINS YAO & EILEEN WANG TRUST
HAWKINS YAO & EILEEN WANG-TRUSTEES
5887 KILLARNEY CIR
SAN JOSE, TX 95138

SHARMA PUNEET
6242 VICKERY BLVD
DALLAS, TX 75214

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

LOFLAND FARMS OWNERS ASSOC.
C/O FIRST SERVICE RESIDENTIAL
PO Box 32562
Charlotte, NC 28232



LOT 23

LOT 22

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W/ HEAD WALL
(3'x10')

$N72^{\circ}22'39'' E$

7.5' DRAINAGE ESMT.

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ONE STORY BRICK

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BLOCK A

523.57'

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F. M. RD. 549

$S42^{\circ}00'02'' W$

1/2" IRF

1/2" IRF

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1/2" IRF



Imagery ©2026 Airbus, Map data ©2026 Google 20 ft



Home

Building



Directions



Save



Nearby



Send to
phone



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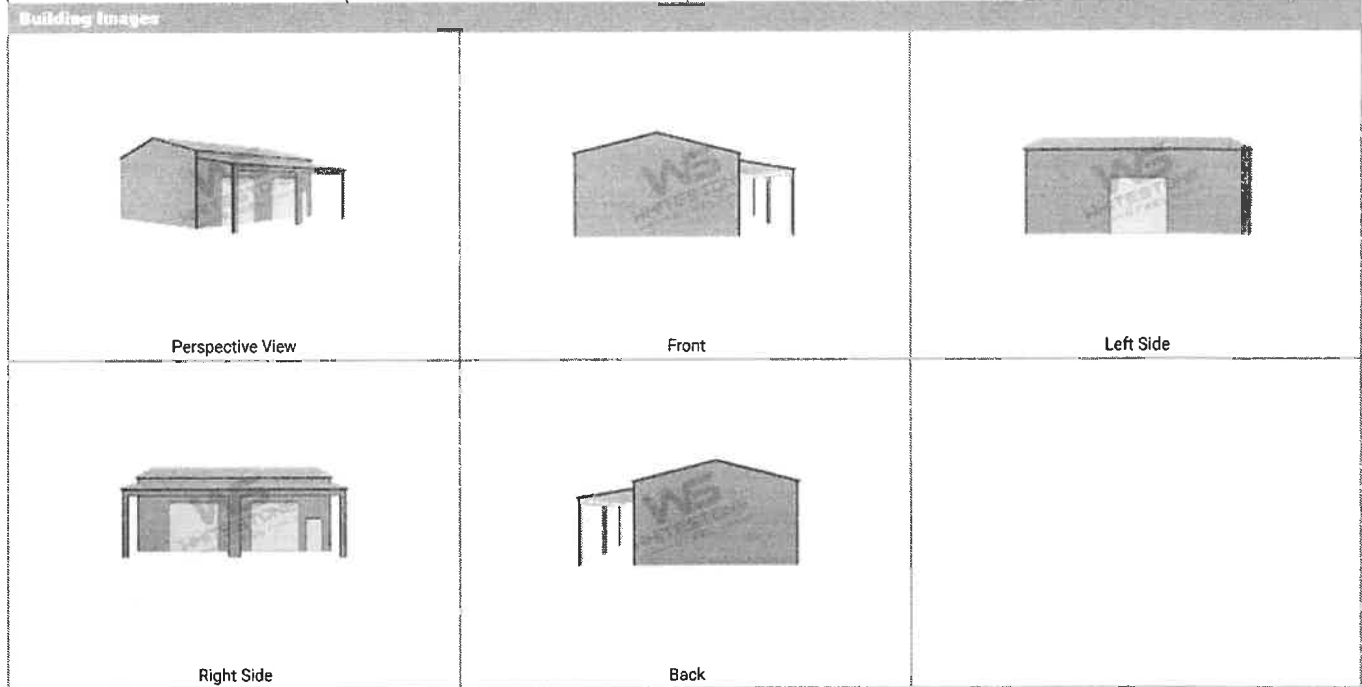


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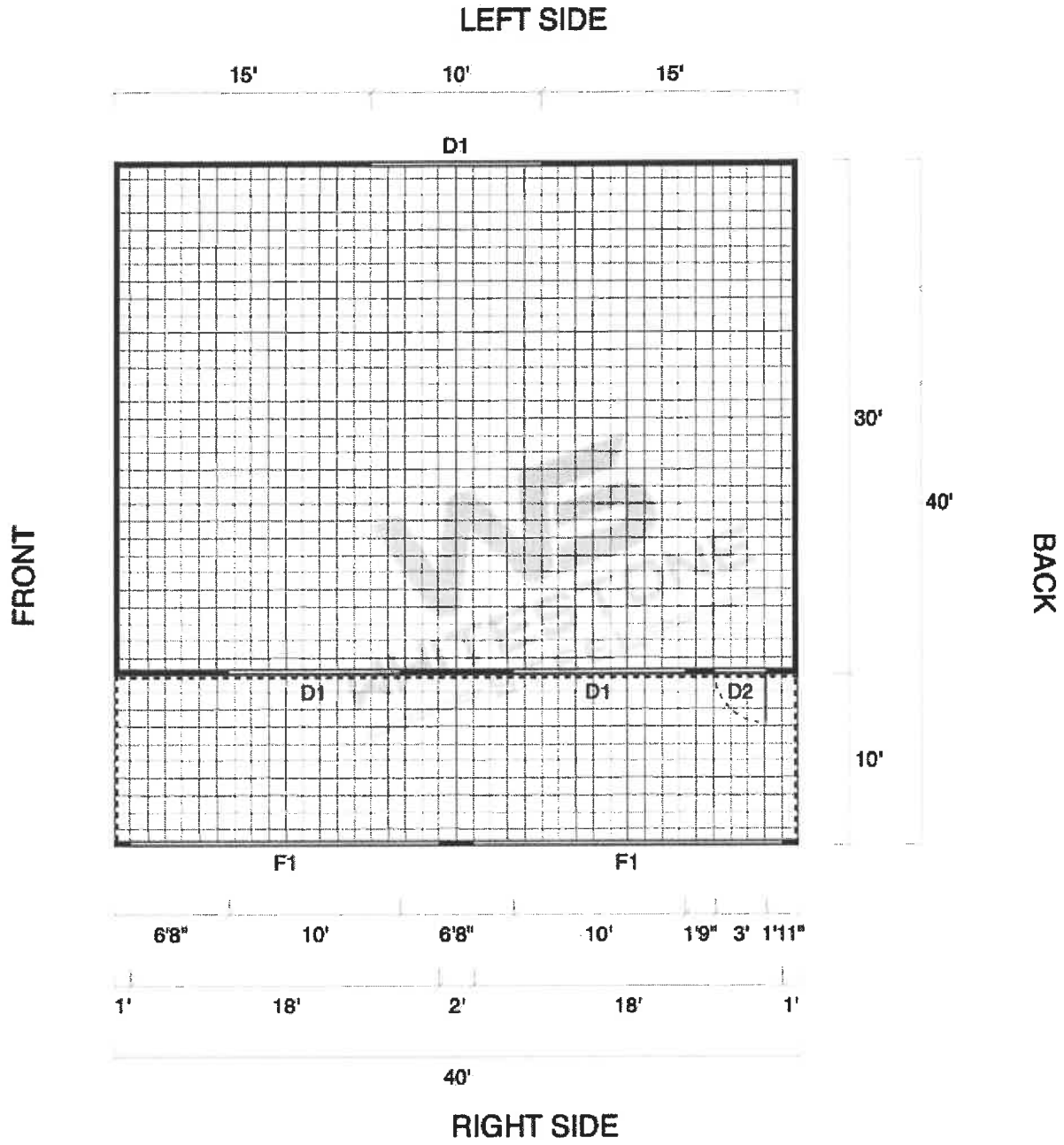
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City _____	State TX _____	Zip Code 75503 _____	
Email _____	Phone # _____	Mobile # _____	

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- If further work than what is included is needed, we will bill the customer the contractor's direct cost and the cost of dirt that is hauled in and any labor charges.
- Estimated Cost for Select Fill Dirt is \$300/load (14 cubic yards).
- If a Georgia Buggy is used because of weather or accessibility issues, the customer will be billed \$450.

CUSTOMER SIGNATURE:

By signing, the customer acknowledges that they have read, understood, and agreed to the terms and conditions listed above.

X _____

Pricing Table (For Internal Use): - Default Region

This estimate is provided by Whitestone Steel. Use of this estimate with any other company violates the terms and conditions of Whitestone Steel and will be subject to legal action.



Whitestone Steel
1865 Myrtle Springs Rd
Texarkana, TX, 75503
903-277-9966
Sales@whitestonesteel.com

PROJECT COMMENTS



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

DATE: 2/18/2026

PROJECT NUMBER: Z2026-004
PROJECT NAME: SUP for an Accessory Structure
SITE ADDRESS/LOCATIONS: 1982 Sterling Court

CASE CAPTION: Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for an Accessory Building on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, v, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	02/17/2026	Approved w/ Comments

02/17/2026: Z2026-004; Specific Use Permit (SUP) for an Accessory Building at 1982 Sterling Court
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 on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, and addressed as 1982 Sterling Court.

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 (Z2026-004) 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 Structure over 1,000 SF requires a Specific Use Permit (SUP) in a Single-Family Estate 1.5 (SFE-1.5) District. In this case, the applicant has three (3) existing accessory structures. The proposed Accessory Building will be 30-feet by 40-feet and have a building footprint of 1,200 SF. This is 200 SF over the maximum size for an Accessory Structure.

I.6 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code, the maximum number of Accessory Structures permitted in a Single-Family Estate 1.5 (SFE-1.5) District is two (2) Accessory Structures; however, if more than one (1) accessory building is proposed or if an accessory building, 625 sf or less, is existing then the maximum accessory building that can be constructed is 400 sf. If there is an existing accessory building greater than 625 sf that will be removed for the installation of this detached garage. In this case, the applicant is requesting an Accessory Structure that exceeds the maximum accessory structure square footage and the applicant currently has a small accessory structure for the pool equipment that will be remaining on the property, therefore these two (2) items are discretionary aspects of the Specific Use Permit (SUP).

1.7 The height of the proposed Accessory Building is 15 feet. The maximum height permitted for accessory structures in a Single-Family Estate 1.5 (SFE-1.5) District is 15-feet. (Subsection 07.04, Accessory Structure Development Standards, Article 05, District Development Standards, of the Unified Development Code)

M.8 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code, the minimum distance between buildings is 10-feet.

I.9 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 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 1200 SF.
- (4) The maximum number of Accessory Structures located on the property shall be two (2) 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.10 Provide a site plan that shows the spacing of the building from all the property lines and the single-family home. The site plan should also show any proposed concrete and the existing accessory buildings that are proposed to be removed from the property.

M.11 Please review the attached Draft Ordinance prior to the February 24, 2026 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 10, 2026. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.12 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 March 3, 2026; 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 March 10, 2026 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 24, 2026.

I.13 The projected City Council meeting dates for this case will be March 16, 2026 (1st Reading) and April 6, 2026 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	01/20/2026	Approved w/ Comments

01/20/2026: General Items:

- Must meet City's 2023 Standards of Design and Construction
- Retaining walls (if needed) 3' and over must be engineered.
- All retaining walls (if needed) 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show grading on the Building Permit. Grading cannot exceed 4:1 slopes.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/22/2026	Needs Review

01/22/2026: PROPERTY ALREADY HAS 3 ACCESSORY STRUCTURES, PATIO AND CARPORT THAT DO NOT HAVE PERMITS - SEE ATTACHED AERIAL VIEW - RYAN SAID THIS SUBDIVISION WAS ANNEXED IN 1999, CURRENT OWNER PURCHASED THE PROPERTY IN 2020, SO ONLY 1 STRUCTURE WAS THERE AT THE TIME OF PURCHASING THE PROPERTY AND ALL THE OTHERS WERE BUILT AFTERWARDS

02/17/2026: Since previous comment applicant resolved the issues with the accessory structures.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/17/2026	Approved w/ Comments

No Comments



Imagery ©2026 Airbus, Map data ©2026 Google 20 ft

General Items:

- Must meet City's 2023 Standards of Design and Construction
- Retaining walls (if needed) 3' and over must be engineered.
- All retaining walls (if needed) 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show grading on the Building Permit. Grading cannot exceed 4:1 slopes.
- Driveway must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.



Home

Building



Directions



Save



Nearby



Send to
phone



Share



1982 Sterling Ct, Rockwall, TX 75032



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 1982 Sterling Ct Rockwall, TX. 75032.

SUBDIVISION STERLING ACRES LOT 21 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	_____	CURRENT USE	_____
PROPOSED ZONING	_____	PROPOSED USE	_____
ACREAGE	_____	LOTS [CURRENT]	_____
		LOTS [PROPOSED]	_____

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

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

OWNER Peter Drake

APPLICANT _____

CONTACT PERSON _____ CONTACT PERSON _____

ADDRESS _____

CITY, STATE & ZIP _____

PHONE _____

E-MAIL _____

NOTARY VERIFICATION

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

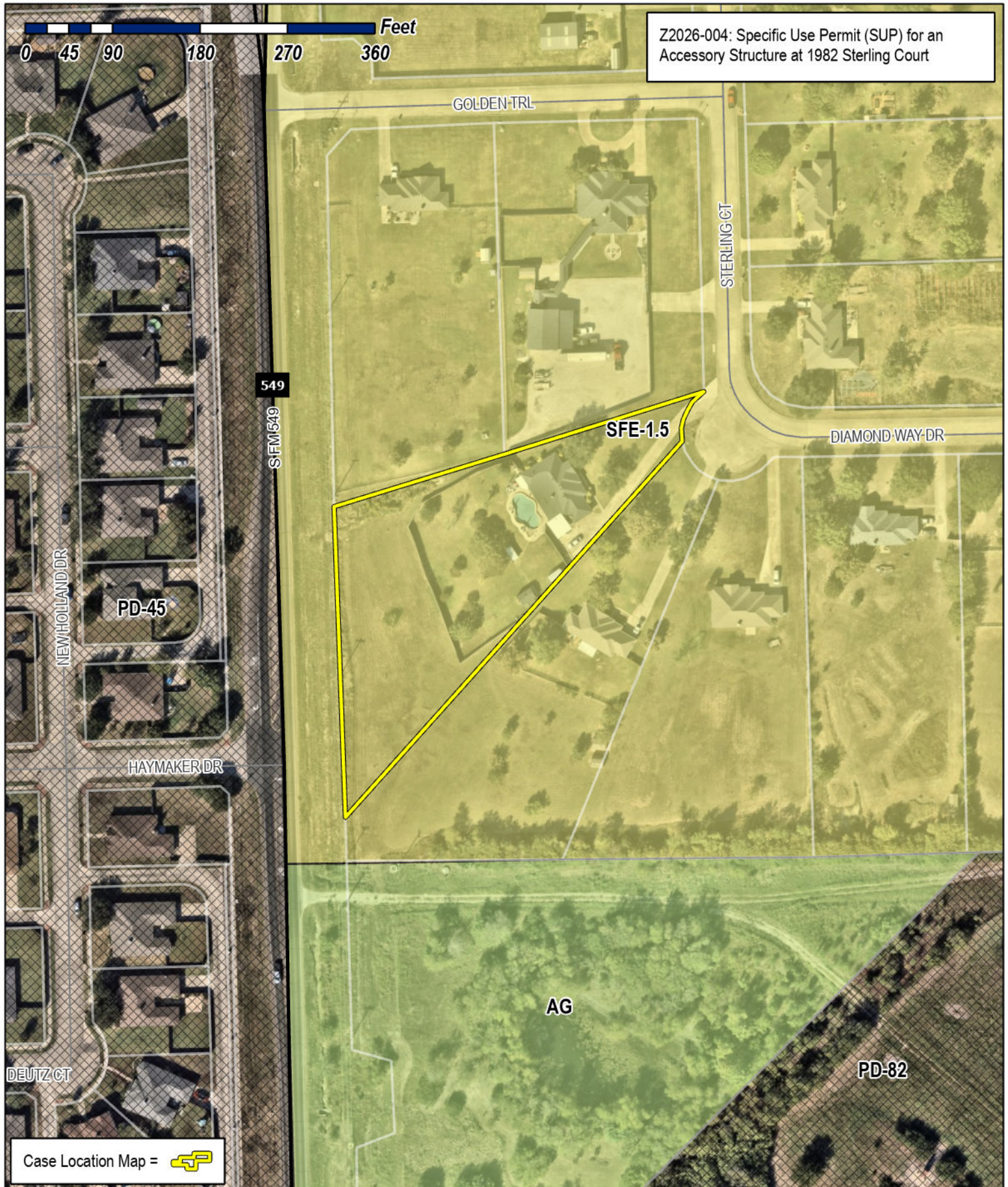
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE 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 _____ DAY OF _____, 20____.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



Z2026-004: Specific Use Permit (SUP) for an Accessory Structure at 1982 Sterling Court

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.

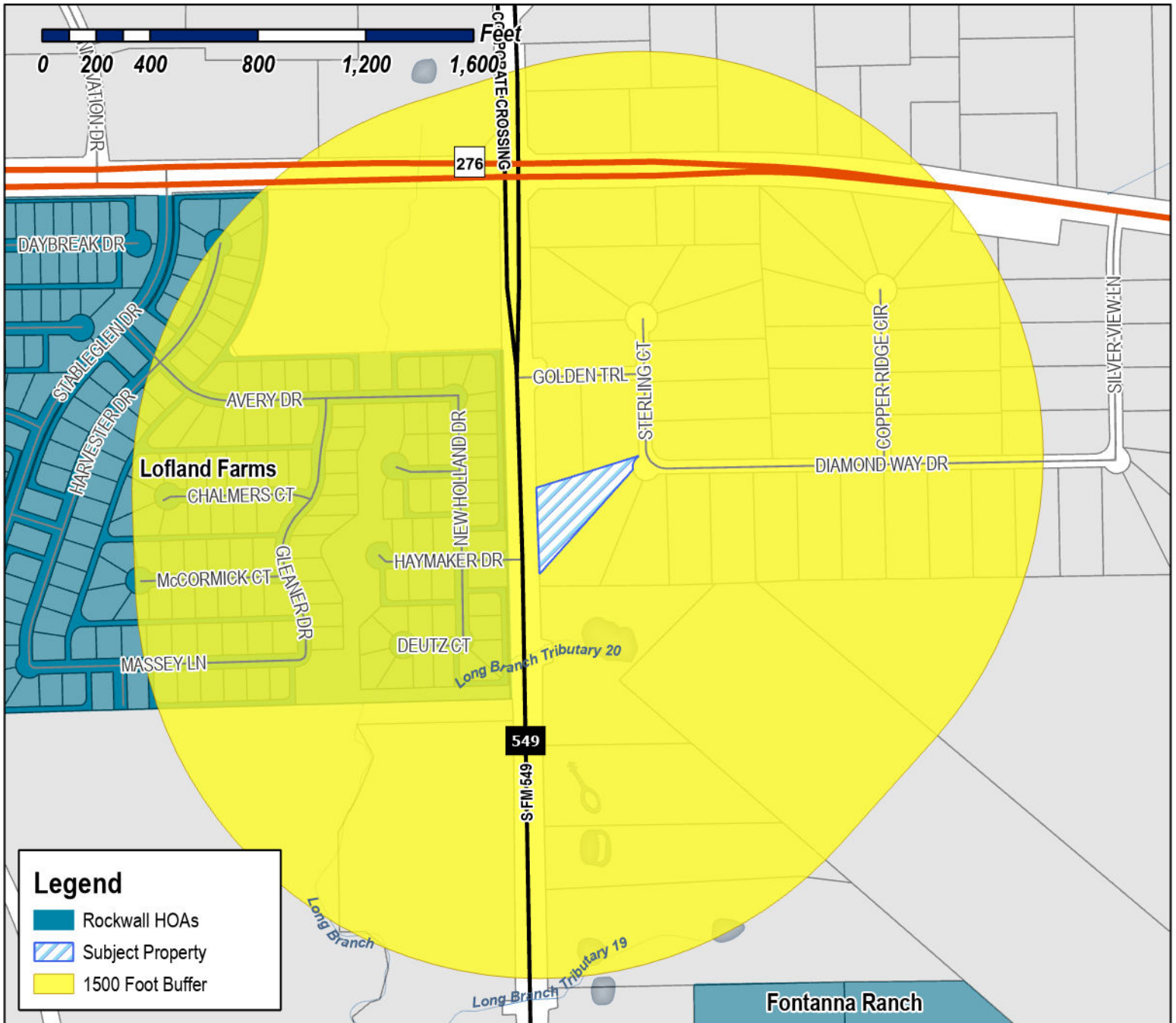




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2026-004
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE-1.5)
District:
Case Address: 1982 Sterling Court

Date Saved: 1/20/2026
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program {Z2026-004}
Date: Thursday, February 19, 2026 1:45:09 PM
Attachments: [Public Notice \(02.17.2026\).pdf](#)
[HOA Map \(01.20.2026\).pdf](#)

HOA/Neighborhood Association Representative:

CORRECTED MEETING DATES

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2026-004: SUP for an Accessory Building

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a [Specific Use Permit \(SUP\)](#) for an Accessory Building on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

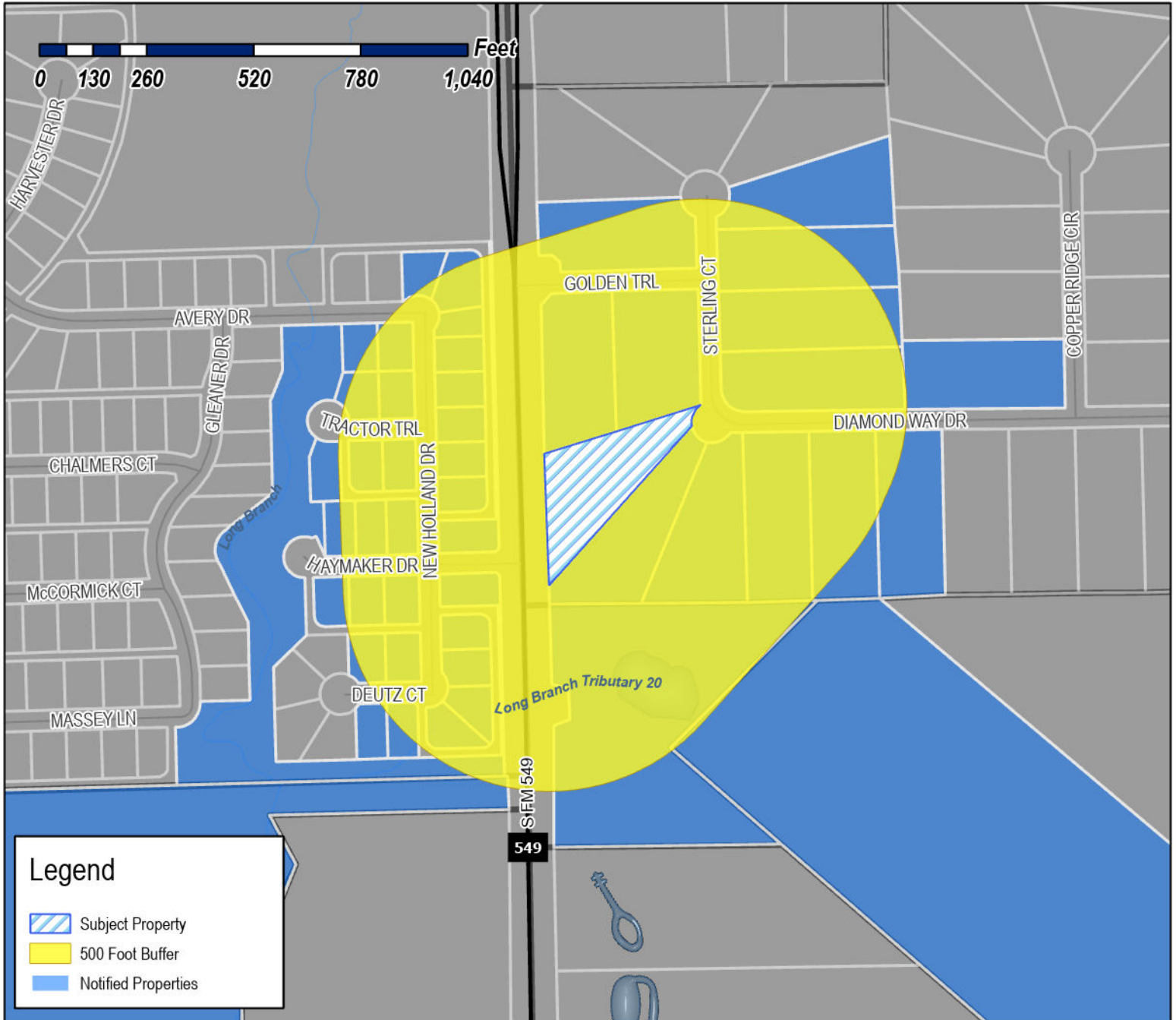
972-771-7745 Ext. 6568



City of Rockwall

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

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



Case Number: Z2026-004
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE-1.5)
 District
Case Address: 1982 Sterling Court

Date Saved: 1/20/2026

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



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:

Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a *Specific Use Permit (SUP)* for a Detached Garage on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, 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, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 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, March 16, 2026 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. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

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.

Four horizontal grey bars for providing reasons for support or opposition.

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

TERRACINA HOMEOWNERS' ASSOCIATION INC
1050 E State Highway 114 Ste 210
Southlake, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

JEFFREY BIANCHI & RAYLINN BIANCHI
REVOCABLE TRUST
JEFFREY BIANCHI & RAYLINN BIANCHI -
TRUSTEES
113 GARYDALE CT
ALAMO, CA 94507

SOON HERALD
14300 CERVANTES AVE
GERMANTOWN, MD 20874

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

DOWDEY RACHEL AND
DAVID DOWDEY
1930 STERLING COURT
ROCKWALL, TX 75032

PARAT MICHAEL A
1935 Sterling Ct
Rockwall, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

RESIDENT
1970 COPPER RIDGE CIR
ROCKWALL, TX 75087

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

DRAKE PETER CHARLES
1982 STERLING COURT
ROCKWALL, TX 75032

OPENSHAW CHARLES PORTER AND JESSIE LYN
1987 CLAREMONT DR
BOUNTIFUL, UT 84010

ROCHELLE KENDRA
2000 New Holland Dr
Rockwall, TX 75032

PADILLA ELIZABETH
AND PETE RODRIGUEZ
2020 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2030 NEW HOLLAND DR
ROCKWALL, TX 75087

CELSUR TAMRA LEE
2040 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

FOX CHRISTOPHER & LAURA
2050 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2060 NEW HOLLAND DR
ROCKWALL, TX 75087

MOSHER LINDA
2070 NEW HOLLAND DR
ROCKWALL, TX 75032

DELACRUZ JUDY & KEITH YODER
2110 NEW HOLLAND DR
ROCKWALL, TX 75032

RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75087

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN
2140 New Holland Dr
Rockwall, TX 75032

WESTERGARD SKYLER AND SARAH
2840 HAYMAKER DR
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

AGUILAR PEDRO &
ARLENE MERARY HUIZAR MORADO
2841 TRACTOR TRL
ROCKWALL, TX 75032

RESIDENT
2850 DEUTZ CT
ROCKWALL, TX 75087

RESIDENT
2850 HAYMAKER DR
ROCKWALL, TX 75087

FISSEHAYE SABA G
2850 TRACTOR TRL
ROCKWALL, TX 75032

RESIDENT
2851 AVERY DR
ROCKWALL, TX 75087

RESIDENT
2851 HAYMAKER DR
ROCKWALL, TX 75087

SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE
SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

LEGATO MICHAEL S
2851 TRACTOR TR
ROCKWALL, TX 75032

RESIDENT
2860 HAYMAKER DR
ROCKWALL, TX 75087

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

CROUCH JESSE AND
LOUETTA LANGLEY CROUCH
2860 TRACTOR TRAIL
ROCKWALL, TX 75032

RESIDENT
2861 DEUTZ CT
ROCKWALL, TX 75087

BAUMANN REBECCA NICOLE AND KAISER LYN
2861 AVERY DRIVE
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

SIMS MARK E AND ADRIAN M
2861 TRACTOR TRL
ROCKWALL, TX 75032

BARTLEET MURRAY PAUL
2870 AVERY DRIVE
ROCKWALL, TX 75032

FOWLER KATELIN
2871 DEUTZ COURT
ROCKWALL, TX 75032

SHANE PATRICK RYAN
3055 GOLDEN TRL
ROCKWALL, TX 75032

TARRANT CHRISTOPHER D AND KATHY D
3075 GOLDEN TRAIL
ROCKWALL, TX 75032

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

2120 NEW HOLLAND REVOCABLE TRUST
JULIE RAE GODWIN & BOBBY MAC GODWIN -
TRUSTEES
3112 SAN MARCOS DR
ROCKWALL, TX 75032

RESIDENT
3125 DIAMOND WAY DR
ROCKWALL, TX 75087

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

SELMAN ENTERPRISES INC
3612 HILLTOP CIR
ROCKWALL, TX 75087

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 1201

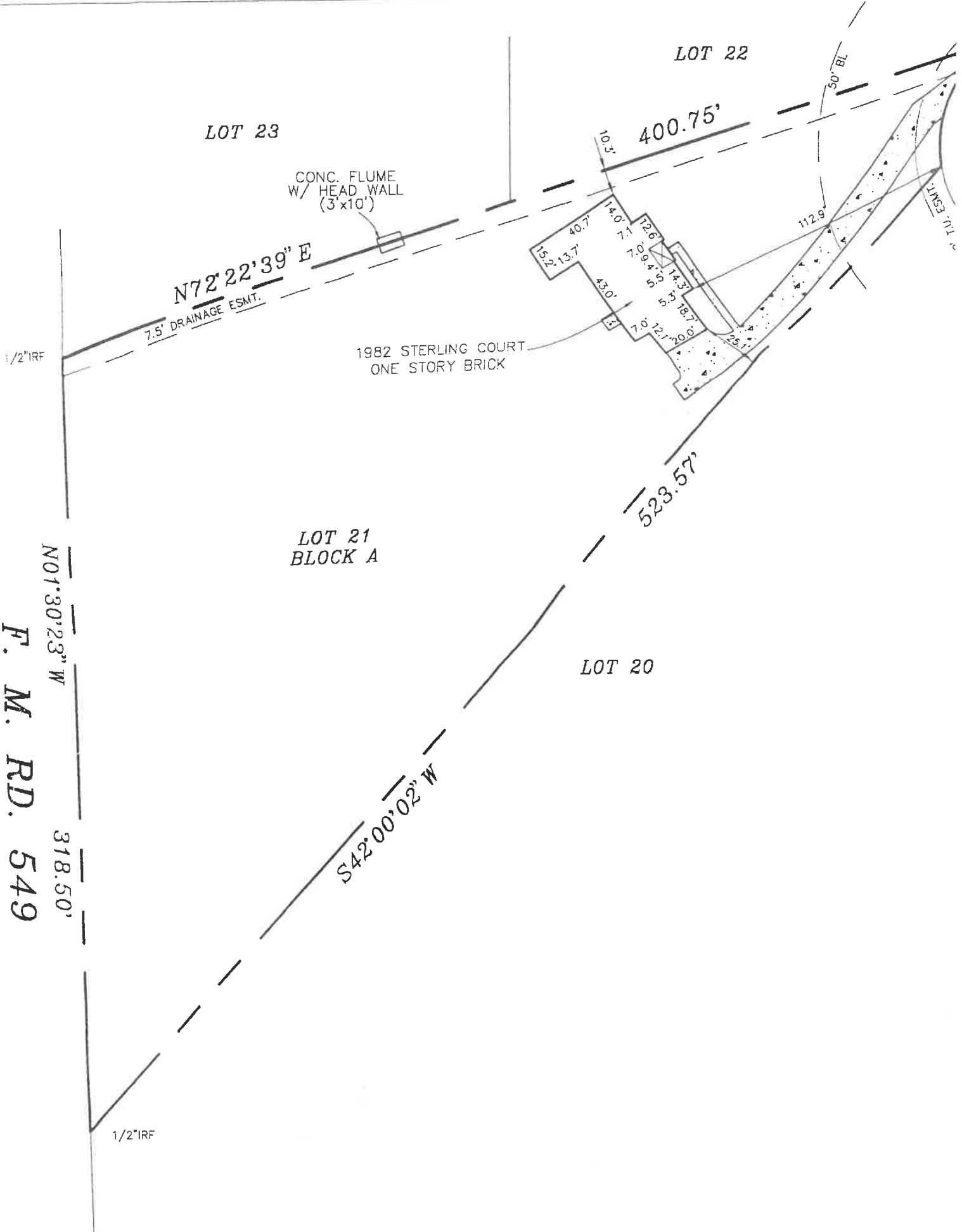
HAWKINS YAO & EILEEN WANG TRUST
HAWKINS YAO & EILEEN WANG-TRUSTEES
5887 KILLARNEY CIR
SAN JOSE, TX 95138

HAWKINS YAO & EILEEN WANG TRUST
HAWKINS YAO & EILEEN WANG-TRUSTEES
5887 KILLARNEY CIR
SAN JOSE, TX 95138

SHARMA PUNEET
6242 VICKERY BLVD
DALLAS, TX 75214

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

LOFLAND FARMS OWNERS ASSOC.
C/O FIRST SERVICE RESIDENTIAL
PO Box 32562
Charlotte, NC 28232





Imagery ©2026 Airbus, Map data ©2026 Google 20 ft



Home

Building



Directions



Save



Nearby



Send to
phone



Share



1982 Sterling Ct, Rockwall, TX 75032

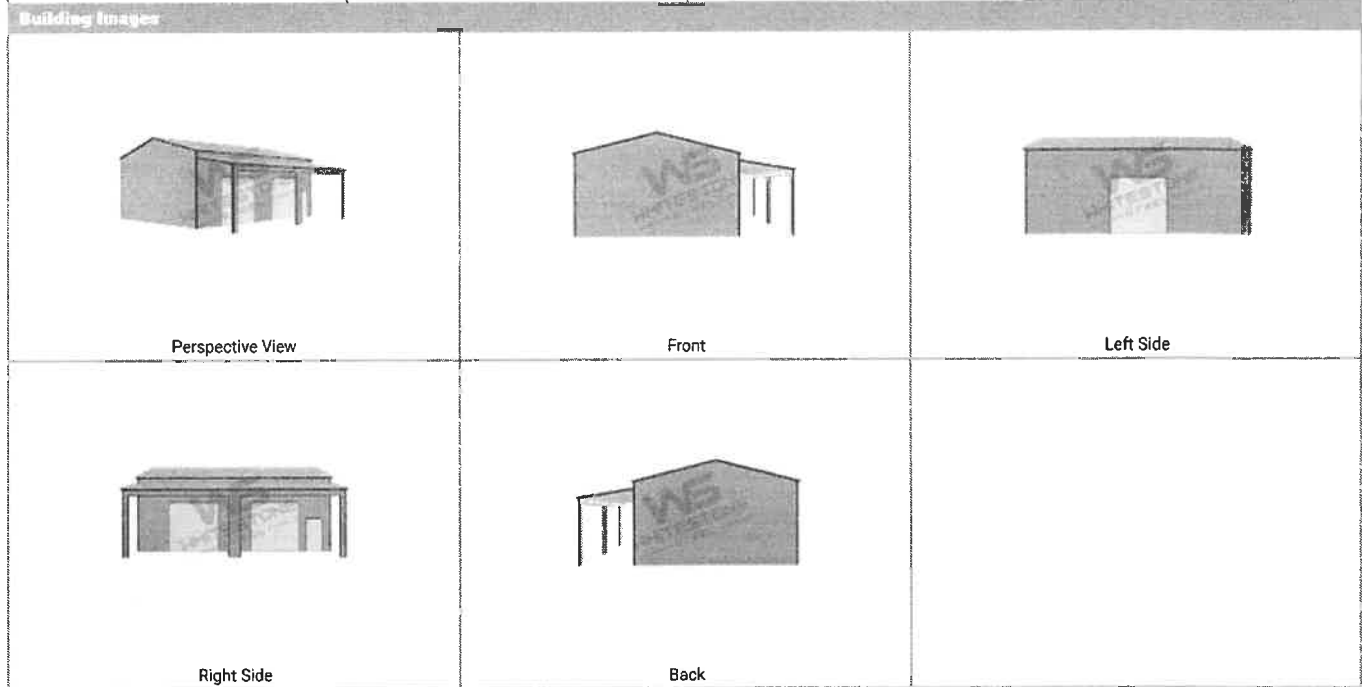


Whitestone Steel
 1865 Myrtle Springs Rd
 Texarkana, TX 75503
 903-277-9966
 Sales@whitestonesteel.com

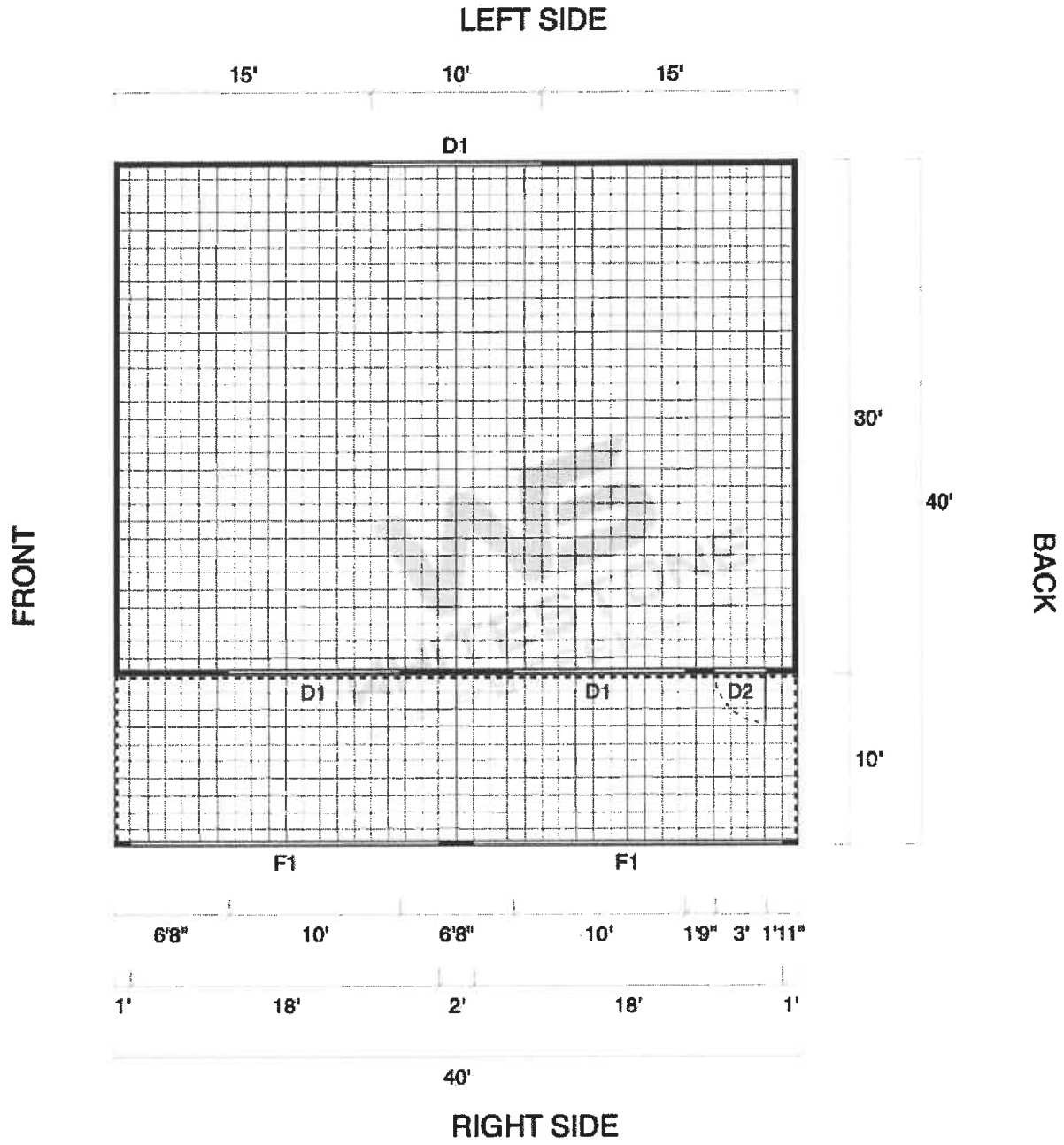
Customer Order - **Nov 19, 2025**

Ship To		Order # _____	
Name _____		Billing Address _____	
City _____	State _____	Zip Code _____	
Install Address _____		City _____	
City _____	State TX _____	Zip Code 75503	
Email _____	Phone # _____	Mobile # _____	

Building Info	Size	Color	anchoring & Site Preparation
Style: Double Garage	$\frac{40'}{\text{Width}} \times \frac{40'}{\text{Frame Length}} \times \frac{15/12'}{\text{Leg Height}}$	Roof: Light Stone <input type="checkbox"/>	Installation Surface: Concrete <input type="checkbox"/>
Roof Overhang: 6"		Trim: Brown <input type="checkbox"/>	Power Available <input type="checkbox"/>
Roof Style: A-Frame Vertical		Gable End Siding: Light Stone <input type="checkbox"/>	Site Ready <input type="checkbox"/>
Leg Style: Double Legs		Side Wall Siding: Light Stone <input type="checkbox"/>	Job Site Level <input type="checkbox"/>
Brace: Standard Brace			Permit Required <input type="checkbox"/>
			Job Site Images



FLOOR PLAN



SYMBOL LEGEND			
D1 —	10' x 10' Roll Up Door	D2 —	36" x 80" Walk-in Door
F1 —	Custom Size Frameout	—	Closed Wall
....	Open Wall		



WHITESTONE STEEL CONCRETE PG.

PLEASE NOTE: This is what is included on the standard slab that Whitestone Steel pours unless specified otherwise in a separate quote.

Whitestone Steel Slab Pricing includes the following:

- 4" Flat Slab with 8" X 12" Monolithic footer (Thickened perimeter beam).
- 3000 PSI with a 3/8" rebar grid on 24" centers throughout the whole slab.
- Loads of dirt and dirt work labor are not included in the price quoted. We include a basic grade and level of the area, and recommend the customer to have a level dirt pad prior to the concrete crews arrival.
- Whitestone Steel does not provide dirt for free and does not operate machinery due to dirt work labor for free. If extra dirt is required and is not provided, the cost of the dirt and hauling will be billed to the customer as well as the dirt work labor.
- If further work than what is included is needed, we will bill the customer the contractor's direct cost and the cost of dirt that is hauled in and any labor charges.
- Estimated Cost for Select Fill Dirt is \$300/load (14 cubic yards).
- If a Georgia Buggy is used because of weather or accessibility issues, the customer will be billed \$450.

CUSTOMER SIGNATURE:

X _____

By signing, the customer acknowledges that they have read, understood, and agreed to the terms and conditions listed above.

Pricing Table (For Internal Use): - Default Region

This estimate is provided by Whitestone Steel. Use of this estimate with any other company violates the terms and conditions of Whitestone Steel and will be subject to legal action.



Whitestone Steel
1865 Myrtle Springs Rd
Texarkana, TX, 75503
903-277-9966
Sales@whitestonesteel.com

CITY OF ROCKWALL

ORDINANCE NO. 26-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 A *DETACHED GARAGE* ON A 1.4969-ACRE PARCEL OF LAND IDENTIFIED AS LOT 21, BLOCK A, OF THE STERLING FARMS 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 Peter Drake for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, 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 a *Detached Garage* in accordance with Article 05, *District Development Standards*, 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 03.02, *Single-Family Estate 1.5 (SFE-1.5) 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 *Detached Garage* 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 a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.
- 4) All existing *Accessory Structures* except the pool equipment shed shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
- 5) The maximum number of *Accessory Structures* located on the property shall be two (2) *Accessory Structures*.
- 6) The *Detached Garage* 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 6th DAY OF APRIL, 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 16, 2026

2nd Reading: April 6, 2026

Exhibit 'A'
Survey

Address: 1982 Sterling Court

Legal Description: Lot 21, Block A, Sterling Farms Addition

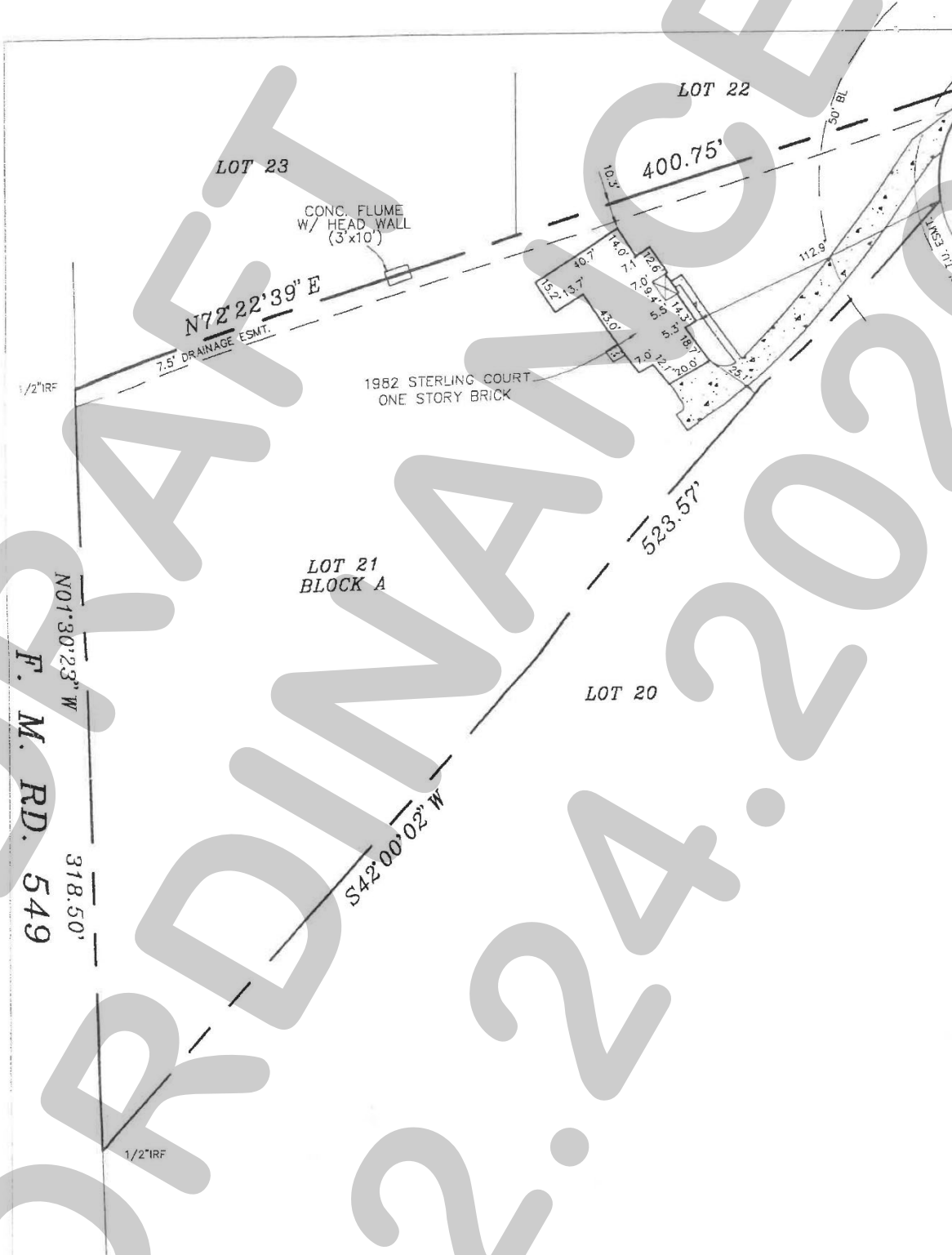


Exhibit 'B':
Site Plan

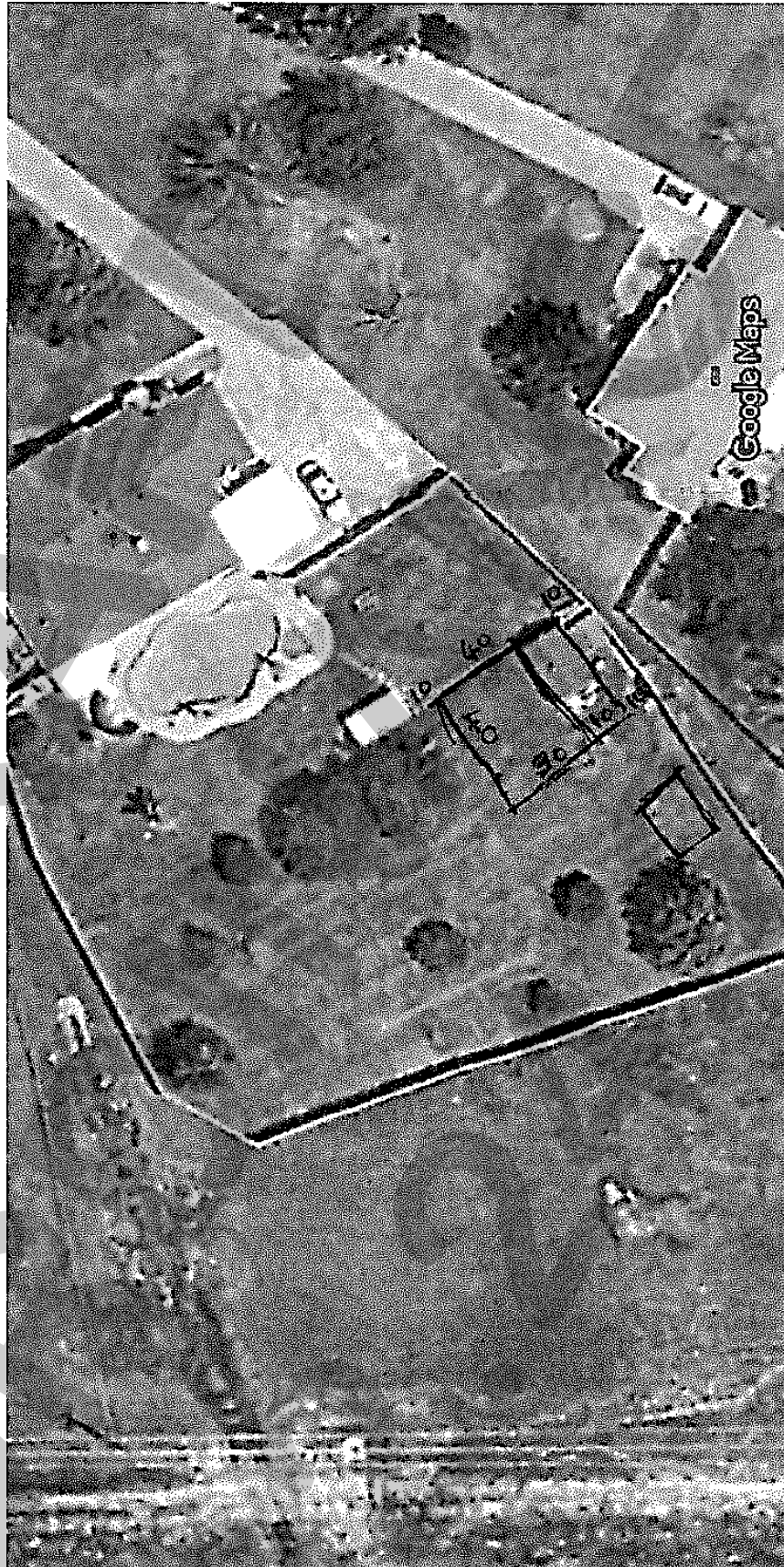
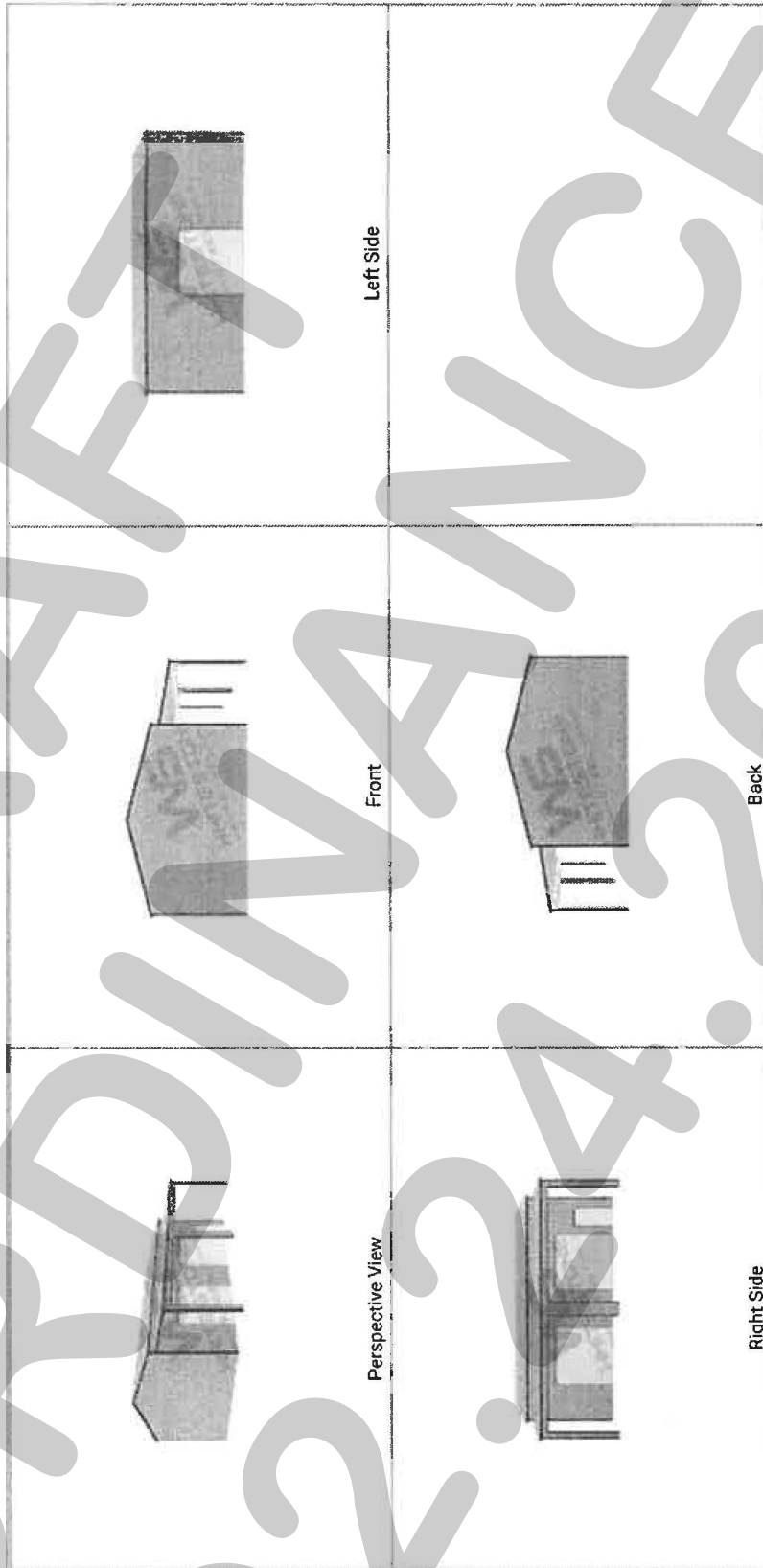


Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: March 10, 2026
APPLICANT: Peter Drake
CASE NUMBER: Z2026-004; *Specific Use Permit (SUP) for a Detached Garage at 1982 Sterling Court*

SUMMARY

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

BACKGROUND

On October 21, 1996, prior to the subject property being annexed into the City of Rockwall, the City Council approved a preliminary plat [Case No. PZ1996-072-01] for the Sterling Farms Subdivision. On July 21, 1997, the subject property was annexed into to the City of Rockwall by *Ordinance No. 97-14* [Case No. A1997-0001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 14, 1997 [Case No. PZ1997-79-01], the City Council approved a Zoning Change from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District for the Sterling Farms Subdivision. On April 28, 1997, the City Council approved a final plat establishing 48 residential lots on 77.74-acres creating the Sterling Farms Subdivision. According to the Rockwall Central Appraisal District (RCAD), a 1,766 SF single-family home was constructed on the subject property in 1998 and a 191 SF accessory building was constructed in 2022. In addition, there is a ~192 SF accessory structure also on the subject property that was constructed in 2003.

PURPOSE

The applicant -- *Peter Drake* -- is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Detached Garage* that exceeds the maximum permissible size as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1982 Sterling Court. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. 3055 & 3075 Golden Trail*) developed with single-family homes zoned Single-Family Estate 1.5 (SFE-1.5) District. Both of these properties are within the Sterling Farms Subdivision, which consists of 48 residential lots on 77.74-acres of land. Beyond this is Golden Trail, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are several single-family properties situated in the Sterling Farms Subdivision. All of these properties are zoned Single-Family Estate 1.5 (SFE-1.5) District.

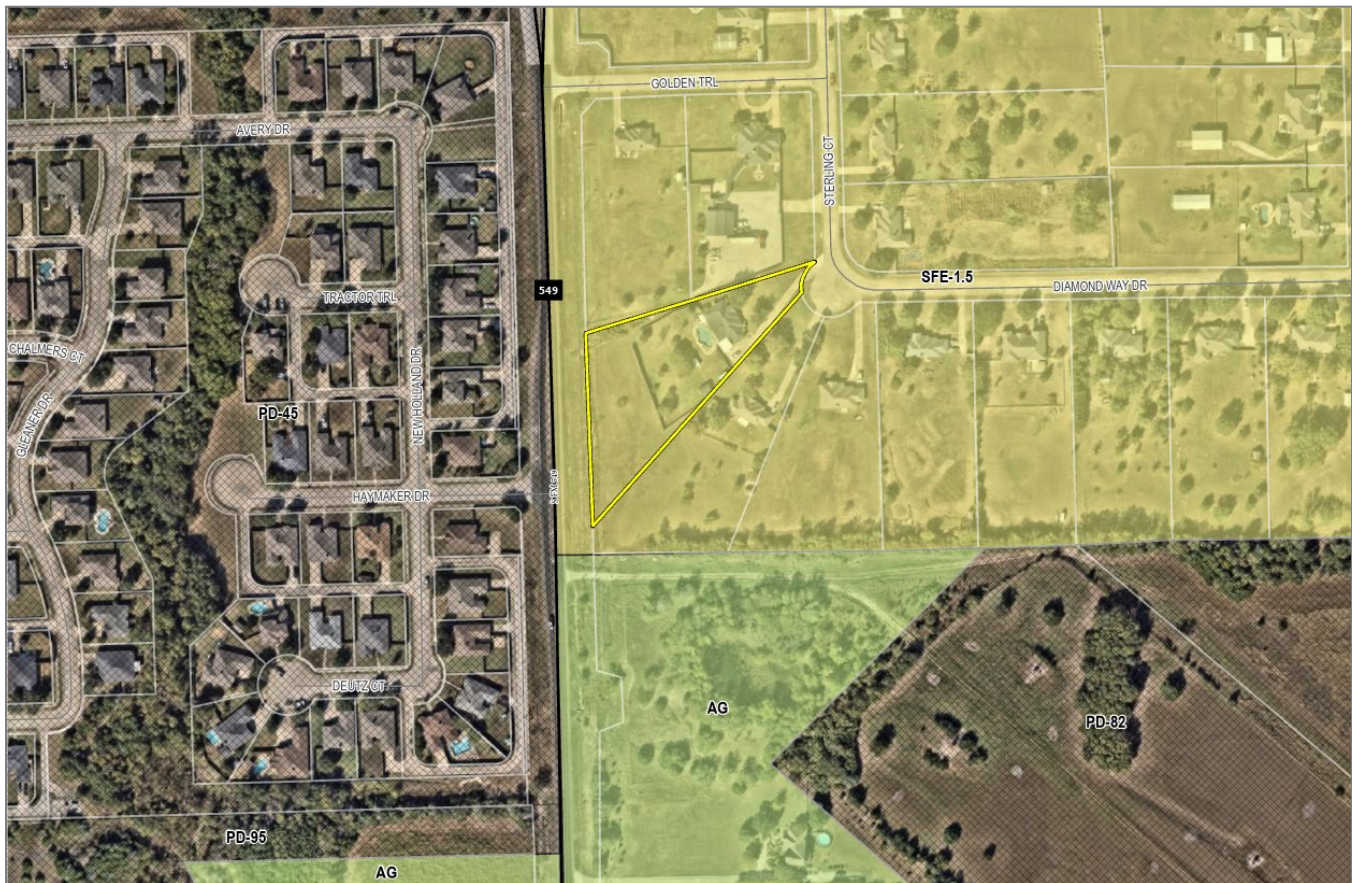
South: Directly south of the subject property are several single-family properties situated in the Sterling Farms Subdivision. Beyond this is a 6.068-acre parcel of land (*i.e. Lot 5, The McClendon Companies Addition*) developed with a single-family home zoned Agricultural (AG) District. South of this are two (2) parcels of land (*i.e. Lots 4-1R and 4-2R, The McClendon Companies Addition*) developed with single-family homes and zoned Single-Family Estate 4.0 (SFE-

4.0). Beyond this is are two (2) parcels of land (i.e. Lots 2 & 3, The McClendon Companies Addition) developed with single-family homes and zoned Agricultural (AG) District.

East: Directly east of the subject property are several single-family properties situated in the Sterling Farms Subdivision. Beyond this is the Timber Creek Estates Subdivision, which consists of 242 residential lots, was established on June 27, 2001, and is zoned Single-Family 10 (SF-10) District. Beyond that is Rochell Road and the City of Rockwall corporate limits.

West: Directly west of the subject property is FM-549, which is identified as an A4D (i.e. arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 5B of the Lofland Farms Subdivision, which was established on August 26, 2004, consists of 74 single-family residential lots, and is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses. Beyond this is Phase 5A of the Lofland Farms Subdivision, which was established on January 3, 2003, consists of 85 single-family residential lots, and is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses. West of this is Stableglen Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan..

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Detached Garage*. The site plan indicates that the *Detached Garage* will have a building footprint of 30' x 40' (i.e. 1,200 SF). According to the site plan, the *detached garage* will be located approximately 55-feet behind the primary residence, will comply with all applicable building setback requirements, and will be accessed from the front of the property via a 276-foot concrete driveway. The building elevations indicate the structure will have a maximum height of 15-feet and will be clad in metal materials. The proposed garage will include three single-car garage doors, with two (2) oriented to the south and one (1) oriented to the north.

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 Estate 1.5 (SFE-1.5) District allows one (1) detached garage with a maximum square footage of 625 SF. In this case, the proposed *Detached Garage* exceeds the maximum permissible square footage by 575 SF.

The same subsection further provides that only one (1) additional *accessory structure*, other than a *detached garage*, is permitted by right. The subject property currently contains three (3) *accessory structures*; however, the applicant has indicated that two (2) of these structures will be removed upon approval of the proposed *detached garage*. As a result, the property will remain in compliance with the maximum number of allowable *accessory structures*, with only two (2) *accessory structures* remaining after project completion (*i.e. a small pool equipment structure and the proposed detached garage*). As a condition of approval, staff has included an operational provision within the draft ordinance requiring the removal of the identified existing *accessory structure(s)* prior to final acceptance of the *detached garage*.

Additionally, the UDC requires that detached garages be located behind the front façade of the primary structure, be served by a minimum 20-foot concrete driveway, and be constructed on a permanent concrete foundation. The proposed *detached garage* complies with these standards, as it is located more than 20 feet behind the front façade of the residence, will be affixed to a permanent concrete foundation, and will be accessed by a conforming concrete driveway.

STAFF ANALYSIS

Staff reviewed *accessory structures* located on properties within the Sterling Farms Subdivision and found that the majority have existing *detached garages*, along with several smaller accessory buildings used primarily for storage. Based on this review, the proposed *detached garage* would not be the largest *accessory structure* within this portion of the subdivision. Additionally, due to the proposed placement of the structure on the property, visibility from the public right-of-way is expected to be limited, and the structure does not appear likely to create adverse impacts on adjacent properties. With all that being said, approval of a Specific Use Permit (SUP) is a discretionary action of the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 20, 2026, staff mailed 59 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Lofland Farms Homeowner's Association (HOA), which is the only HOA or Neighborhood Organization 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 drafted, staff has received three (3) notices in favor applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - a) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in Exhibit 'B' of this ordinance.
 - b) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in Exhibit 'C' of this ordinance.
 - c) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.

- d) All existing *Accessory Structures* except the pool equipment shed shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
 - e) The maximum number of *Accessory Structures* located on the property shall be two (2) *Accessory Structures*.
 - f) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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 1982 Sterling Ct Rockwall, TX. 75032.

SUBDIVISION STERLING ACRES LOT 21 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	_____	CURRENT USE	_____
PROPOSED ZONING	_____	PROPOSED USE	_____
ACREAGE	_____	LOTS [CURRENT]	_____
		LOTS [PROPOSED]	_____

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

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

<input checked="" type="checkbox"/> OWNER	<u>Peter Drake</u>	<input type="checkbox"/> APPLICANT	_____
CONTACT PERSON	_____	CONTACT PERSON	_____
ADDRESS	[REDACTED]		
CITY, STATE & ZIP	_____		
PHONE	_____		
E-MAIL	_____		

NOTARY VERIFICATION

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

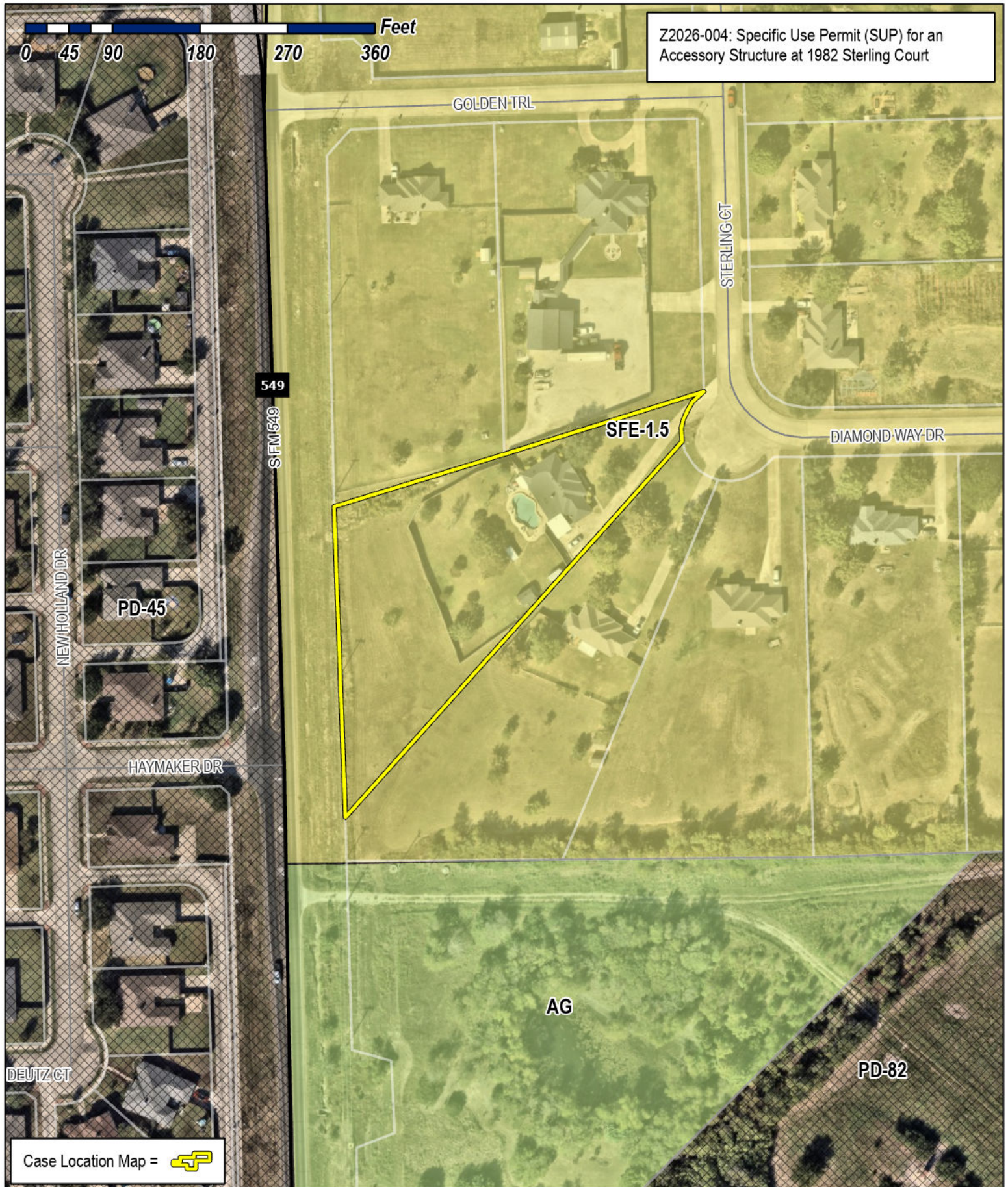
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE 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 _____ DAY OF _____, 20____.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



Z2026-004: Specific Use Permit (SUP) for an Accessory Structure at 1982 Sterling Court

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.

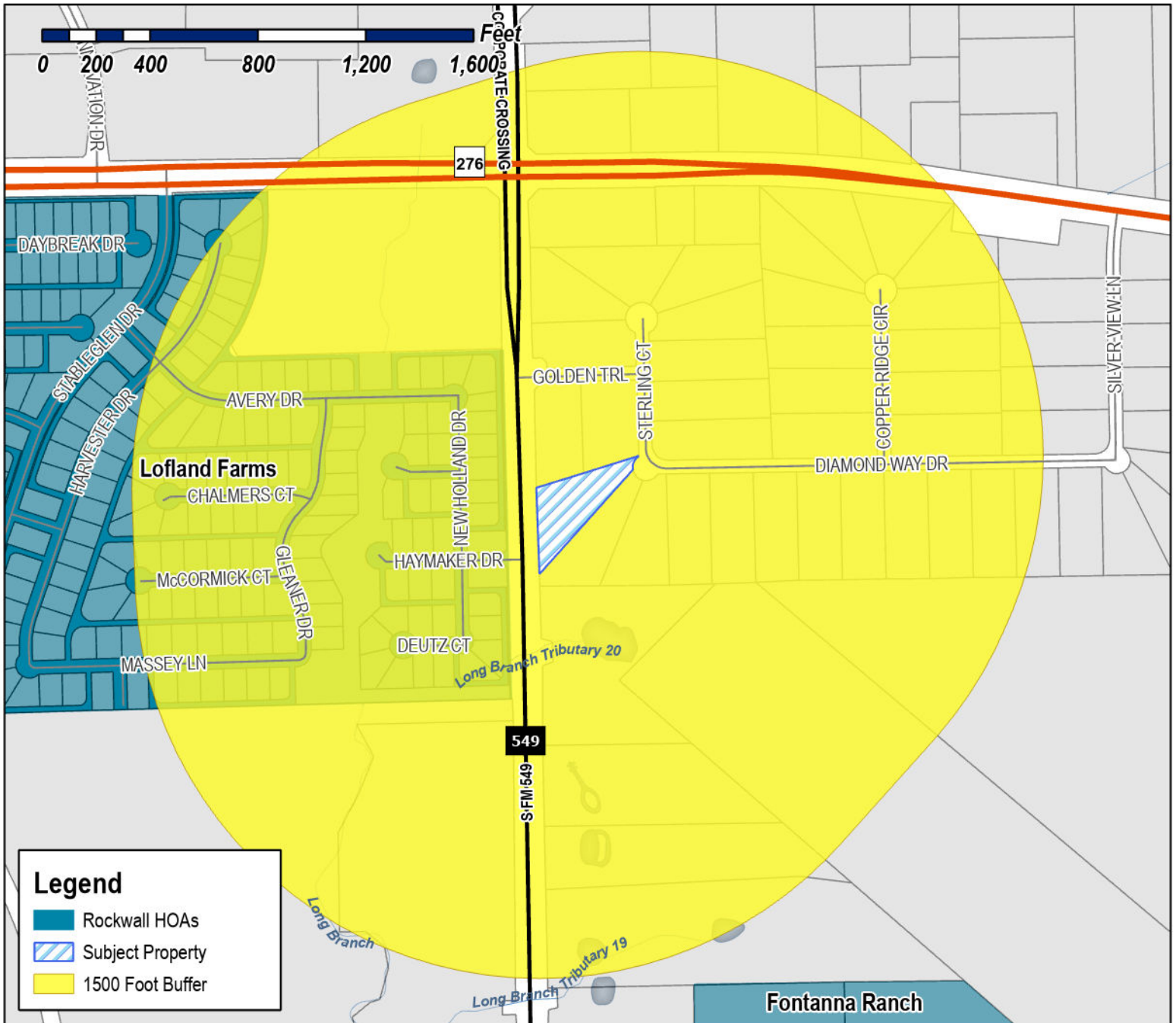




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Legend

- Rockwall HOAs
- Subject Property
- 1500 Foot Buffer

Case Number: Z2026-004
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE-1.5)
District:
Case Address: 1982 Sterling Court

Date Saved: 1/20/2026
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program {Z2026-004}
Date: Thursday, February 19, 2026 1:45:09 PM
Attachments: [Public Notice \(02.17.2026\).pdf](#)
[HOA Map \(01.20.2026\).pdf](#)

HOA/Neighborhood Association Representative:

CORRECTED MEETING DATES

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2026-004: SUP for an Accessory Building

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a [Specific Use Permit \(SUP\)](#) for an Accessory Building on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

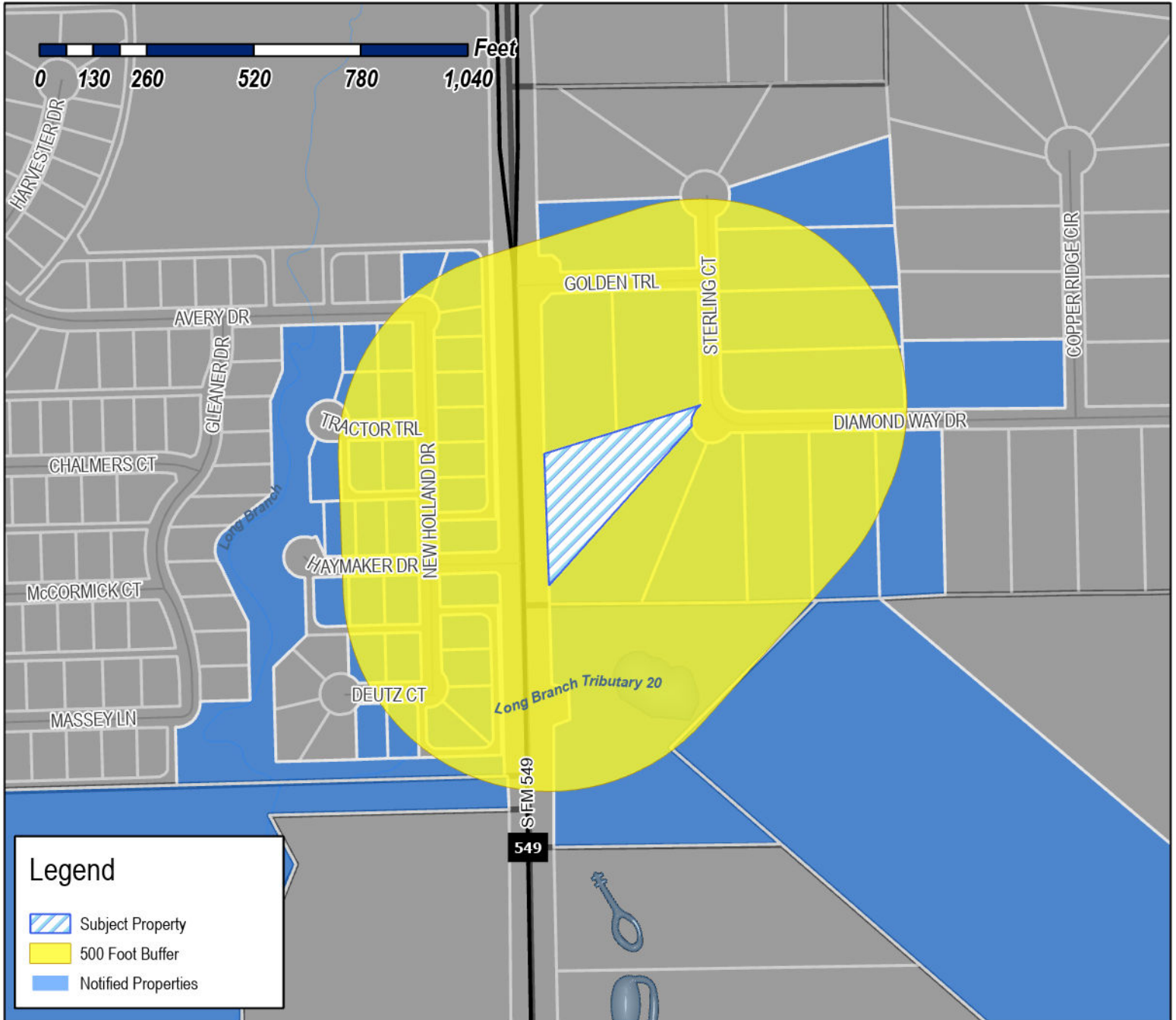
972-771-7745 Ext. 6568



City of Rockwall

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

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Case Number: Z2026-004
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE-1.5)
 District
Case Address: 1982 Sterling Court

Date Saved: 1/20/2026

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



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:

Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a *Specific Use Permit (SUP)* for a Detached Garage on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, 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, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 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, March 16, 2026 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. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

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.

Four horizontal grey bars for providing reasons for support or opposition.

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

TERRACINA HOMEOWNERS' ASSOCIATION INC
1050 E State Highway 114 Ste 210
Southlake, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

JEFFREY BIANCHI & RAYLINN BIANCHI
REVOCABLE TRUST
JEFFREY BIANCHI & RAYLINN BIANCHI -
TRUSTEES
113 GARYDALE CT
ALAMO, CA 94507

SOON HERALD
14300 CERVANTES AVE
GERMANTOWN, MD 20874

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

DOWDEY RACHEL AND
DAVID DOWDEY
1930 STERLING COURT
ROCKWALL, TX 75032

PARAT MICHAEL A
1935 Sterling Ct
Rockwall, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

RESIDENT
1970 COPPER RIDGE CIR
ROCKWALL, TX 75087

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

DRAKE PETER CHARLES
1982 STERLING COURT
ROCKWALL, TX 75032

OPENSHAW CHARLES PORTER AND JESSIE LYN
1987 CLAREMONT DR
BOUNTIFUL, UT 84010

ROCHELLE KENDRA
2000 New Holland Dr
Rockwall, TX 75032

PADILLA ELIZABETH
AND PETE RODRIGUEZ
2020 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2030 NEW HOLLAND DR
ROCKWALL, TX 75087

CELSUR TAMRA LEE
2040 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

FOX CHRISTOPHER & LAURA
2050 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2060 NEW HOLLAND DR
ROCKWALL, TX 75087

MOSHER LINDA
2070 NEW HOLLAND DR
ROCKWALL, TX 75032

DELACRUZ JUDY & KEITH YODER
2110 NEW HOLLAND DR
ROCKWALL, TX 75032

RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75087

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN
2140 New Holland Dr
Rockwall, TX 75032

WESTERGARD SKYLER AND SARAH
2840 HAYMAKER DR
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

AGUILAR PEDRO &
ARLENE MERARY HUIZAR MORADO
2841 TRACTOR TRL
ROCKWALL, TX 75032

RESIDENT
2850 DEUTZ CT
ROCKWALL, TX 75087

RESIDENT
2850 HAYMAKER DR
ROCKWALL, TX 75087

FISSEHAYE SABA G
2850 TRACTOR TRL
ROCKWALL, TX 75032

RESIDENT
2851 AVERY DR
ROCKWALL, TX 75087

RESIDENT
2851 HAYMAKER DR
ROCKWALL, TX 75087

SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE
SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

LEGATO MICHAEL S
2851 TRACTOR TR
ROCKWALL, TX 75032

RESIDENT
2860 HAYMAKER DR
ROCKWALL, TX 75087

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

CROUCH JESSE AND
LOUETTA LANGLEY CROUCH
2860 TRACTOR TRAIL
ROCKWALL, TX 75032

RESIDENT
2861 DEUTZ CT
ROCKWALL, TX 75087

BAUMANN REBECCA NICOLE AND KAISER LYN
2861 AVERY DRIVE
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

SIMS MARK E AND ADRIAN M
2861 TRACTOR TRL
ROCKWALL, TX 75032

BARTLEET MURRAY PAUL
2870 AVERY DRIVE
ROCKWALL, TX 75032

FOWLER KATELIN
2871 DEUTZ COURT
ROCKWALL, TX 75032

SHANE PATRICK RYAN
3055 GOLDEN TRL
ROCKWALL, TX 75032

TARRANT CHRISTOPHER D AND KATHY D
3075 GOLDEN TRAIL
ROCKWALL, TX 75032

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

2120 NEW HOLLAND REVOCABLE TRUST
JULIE RAE GODWIN & BOBBY MAC GODWIN -
TRUSTEES
3112 SAN MARCOS DR
ROCKWALL, TX 75032

RESIDENT
3125 DIAMOND WAY DR
ROCKWALL, TX 75087

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

SELMAN ENTERPRISES INC
3612 HILLTOP CIR
ROCKWALL, TX 75087

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 1201

HAWKINS YAO & EILEEN WANG TRUST
HAWKINS YAO & EILEEN WANG-TRUSTEES
5887 KILLARNEY CIR
SAN JOSE, TX 95138

HAWKINS YAO & EILEEN WANG TRUST
HAWKINS YAO & EILEEN WANG-TRUSTEES
5887 KILLARNEY CIR
SAN JOSE, TX 95138

SHARMA PUNEET
6242 VICKERY BLVD
DALLAS, TX 75214

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

LOFLAND FARMS OWNERS ASSOC.
C/O FIRST SERVICE RESIDENTIAL
PO Box 32562
Charlotte, NC 28232

Case No. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

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.

[Redacted area]

Name:

Holly Drake

Address:

1982 Sterling Ct Rockwall TX 75032

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

Case No. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

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.

[Redacted area]

Name:

Howard Brown

Address:

3085 DIAMOND WAY DR. ROCKWALL TX 75082

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: [Michael Parat](#)
To: [Planning](#)
Subject: Z2026-004: SUP for a Detached Garage at 1982 Sterling Court
Date: Monday, February 23, 2026 8:31:45 AM

To Whom It May Concern,

I am writing today as the home owner of 1935 Sterling Ct. I am submitting this letter to express my full and enthusiastic support for the proposed zoning change and the construction of the detached garage on their property. In Sterling Farms, we are characterized by expansive lots and a more traditional, rural atmosphere. A detached garage is a perfectly appropriate addition, in fact most of the neighbors already have. It aligns with the character of our neighborhood and enhances the utility of the land.

While I am formally affirming this change to ensure my neighbor can move forward, I must also express my skepticism regarding the necessity of this entire process. We live in a part of Rockwall where residents value space, independence, and the "country" feel of our community. It's a stretch to understand why the city feels the need to intervene in the placement of a private outbuilding on such substantial acreage. In my view, this is an unnecessary layer of bureaucracy for a project that has zero negative impact on the surrounding properties or the public interest.

To summarize:

- I have **no objections** to the proposed structure or the zoning change.
- I believe the project is a **positive addition** to our street.
- I urge the Commission to **approve this request immediately** so we can return to enjoying our properties without further administrative delay.

Thank you for the opportunity to share my comments.

Michael A. Parat
Dallas TX, U.S.A.
Mobile: +1 847 751 4797

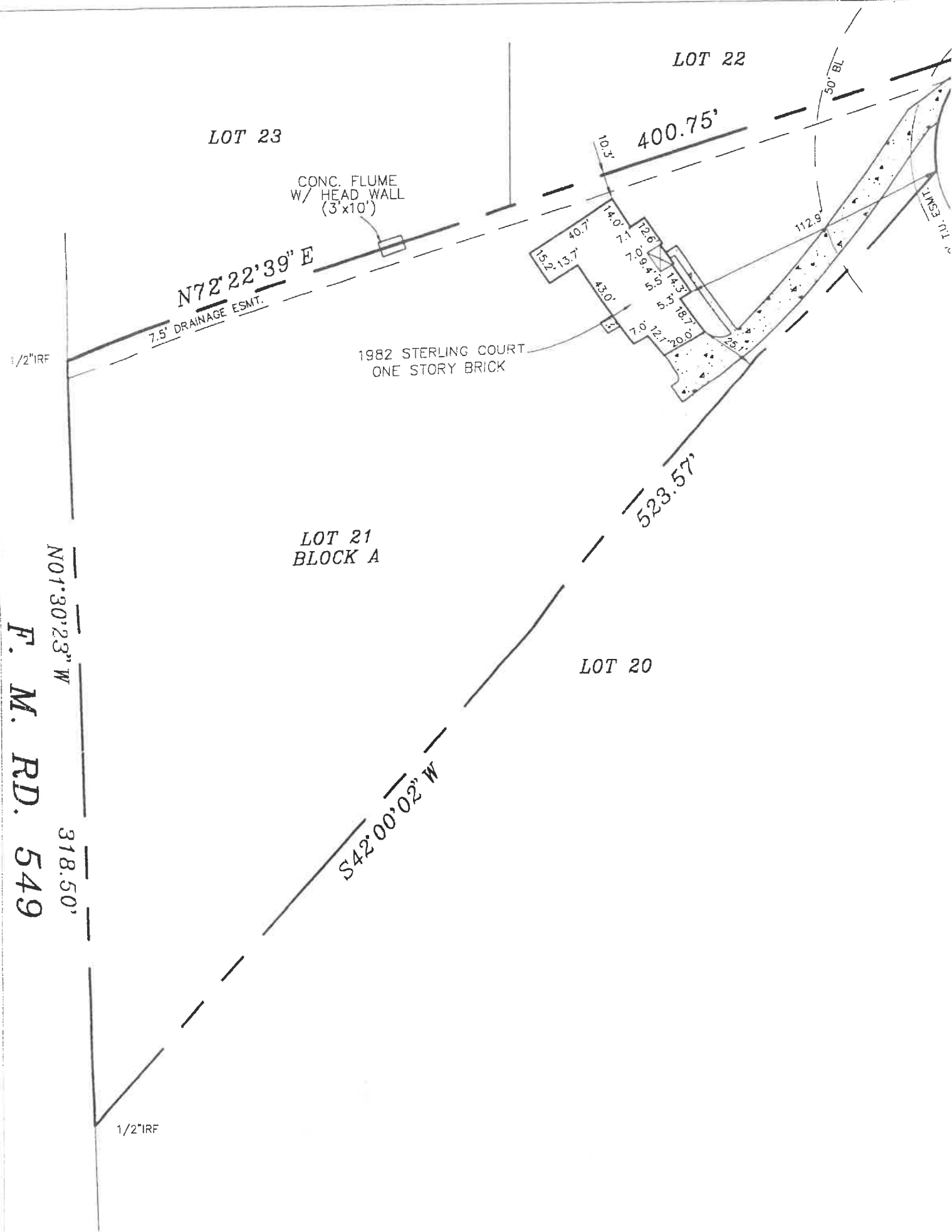
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Maersk will as part of our communication and interaction with you collect and process your personal data. You can read more about Maersk's collection and processing of your personal data and your rights as a data subject in our [privacy policy](#).

Please consider the environment before printing this email.

Classification: Internal

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.



LOT 23

LOT 22

CONC. FLUME
W/ HEAD WALL
(3'x10')

N72°22'39" E

7.5' DRAINAGE ESMT.

1982 STERLING COURT
ONE STORY BRICK

LOT 21
BLOCK A

LOT 20

N01°30'23" W

318.50'

F. M. RD. 549

S42°00'02" W

523.57'

400.75'

1/2" IRF

1/2" IRF



Imagery ©2026 Airbus, Map data ©2026 Google 20 ft



Home

Building



Directions



Save



Nearby



Send to
phone



Share



1982 Sterling Ct, Rockwall, TX 75032

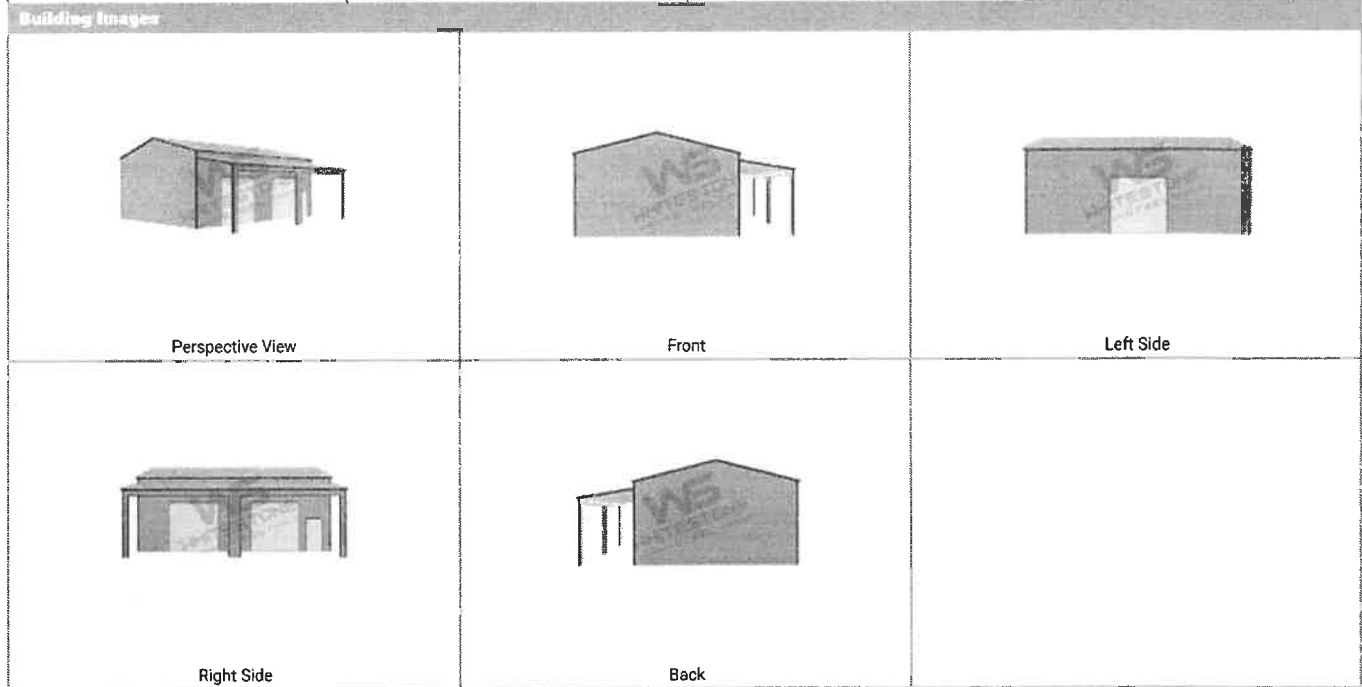


Whitestone Steel
 1865 Myrtle Springs Rd
 Texarkana, TX 75503
 903-277-9966
 Sales@whitestonesteel.com

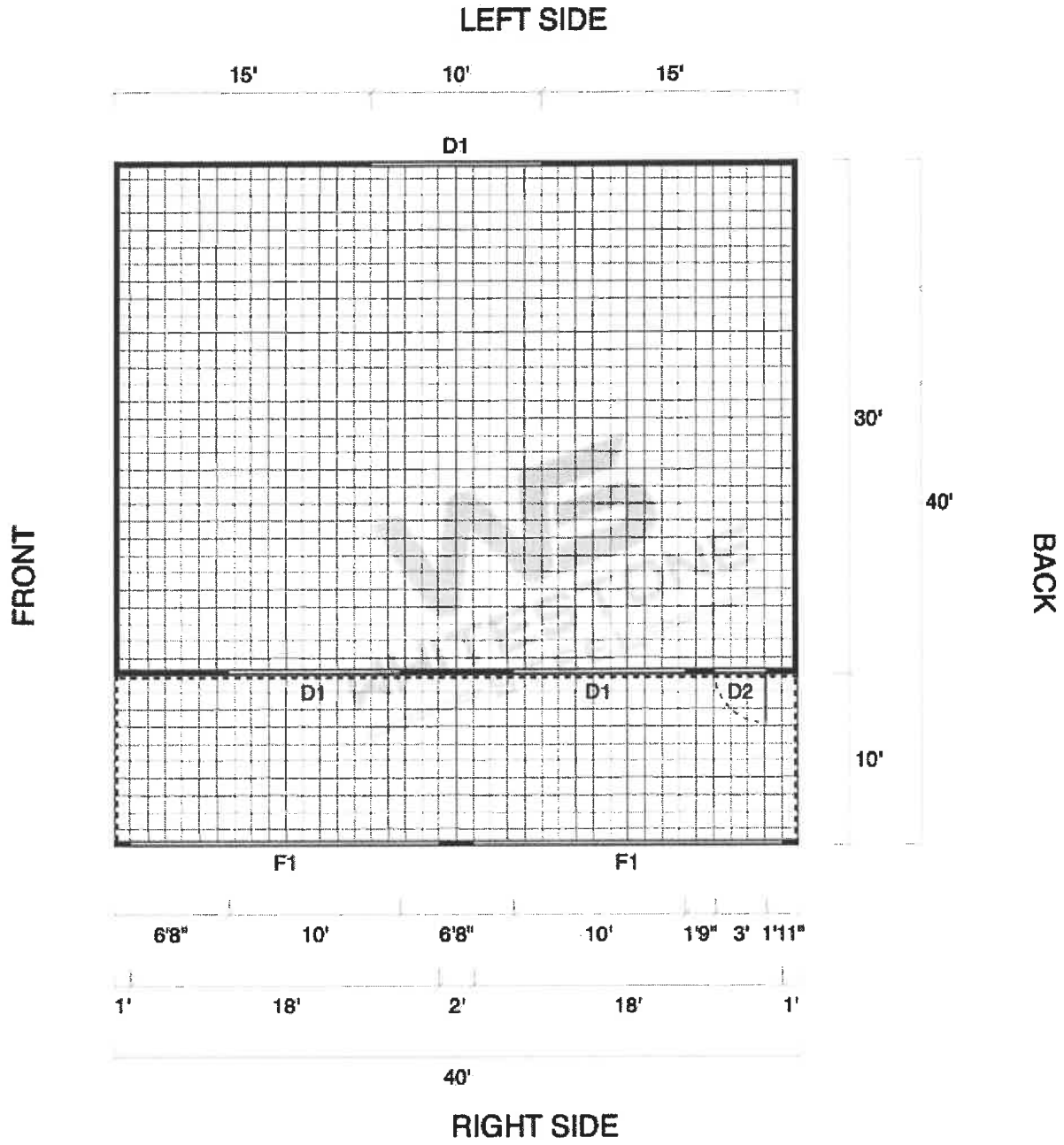
Customer Order - **Nov 19, 2025**

Ship To	
Name _____	Order # _____
Billing Address _____	
City _____	State _____ Zip Code _____
Install Address _____	
City _____	State TX Zip Code 75503
Email _____	Phone # _____ Mobile # _____

Building Info	Size	Color	anchoring & Site Preparation
Style: Double Garage	$\frac{40'}{\text{Width}} \times \frac{40'}{\text{Frame Length}} \times \frac{15/12'}{\text{Leg Height}}$	Roof: Light Stone <input type="checkbox"/>	Installation Surface: Concrete <input type="checkbox"/>
Roof Overhang: 6"		Trim: Brown <input type="checkbox"/>	Power Available <input type="checkbox"/>
Roof Style: A-Frame Vertical		Gable End Siding: Light Stone <input type="checkbox"/>	Site Ready <input type="checkbox"/>
Leg Style: Double Legs		Side Wall Siding: Light Stone <input type="checkbox"/>	Job Site Level <input type="checkbox"/>
Brace: Standard Brace			Permit Required <input type="checkbox"/>
			Job Site Images



FLOOR PLAN



SYMBOL LEGEND			
D1 —	10' x 10' Roll Up Door	D2 —	36' x 80' Walk-in Door
F1 —	Custom Size Frameout	—	Closed Wall
....	Open Wall		



WHITESTONE STEEL CONCRETE PG.

PLEASE NOTE: This is what is included on the standard slab that Whitestone Steel pours unless specified otherwise in a separate quote.

Whitestone Steel Slab Pricing includes the following:

- 4" Flat Slab with 8" X 12" Monolithic footer (Thickened perimeter beam).
- 3000 PSI with a 3/8 " rebar grid on 24" centers throughout the whole slab.
- Loads of dirt and dirt work labor are not included in the price quoted. We include a basic grade and level of the area, and recommend the customer to have a level dirt pad prior to the concrete crews arrival.
- Whitestone Steel does not provide dirt for free and does not operate machinery due to dirt work labor for free. If extra dirt is required and is not provided, the cost of the dirt and hauling will be billed to the customer as well as the dirt work labor.
- If further work than what is included is needed, we will bill the customer the contractor's direct cost and the cost of dirt that is hauled in and any labor charges.
- Estimated Cost for Select Fill Dirt is \$300/load (14 cubic yards).
- If a Georgia Buggy is used because of weather or accessibility issues, the customer will be billed \$450.

CUSTOMER SIGNATURE:

By signing, the customer acknowledges that they have read, understood, and agreed to the terms and conditions listed above.

X _____

Pricing Table (For Internal Use): - Default Region

This estimate is provided by Whitestone Steel. Use of this estimate with any other company violates the terms and conditions of Whitestone Steel and will be subject to legal action.



Whitestone Steel
1865 Myrtle Springs Rd
Texarkana, TX, 75503
903-277-9966
Sales@whitestonesteel.com

CITY OF ROCKWALL

ORDINANCE NO. 26-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 A *DETACHED GARAGE* ON A 1.4969-ACRE PARCEL OF LAND IDENTIFIED AS LOT 21, BLOCK A, OF THE STERLING FARMS 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 Peter Drake for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, 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 a *Detached Garage* in accordance with Article 05, *District Development Standards*, 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 03.02, *Single-Family Estate 1.5 (SFE-1.5) 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 *Detached Garage* 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 a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.
- 4) All existing *Accessory Structures* except the pool equipment shed shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
- 5) The maximum number of *Accessory Structures* located on the property shall be two (2) *Accessory Structures*.
- 6) The *Detached Garage* 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 6th DAY OF APRIL, 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

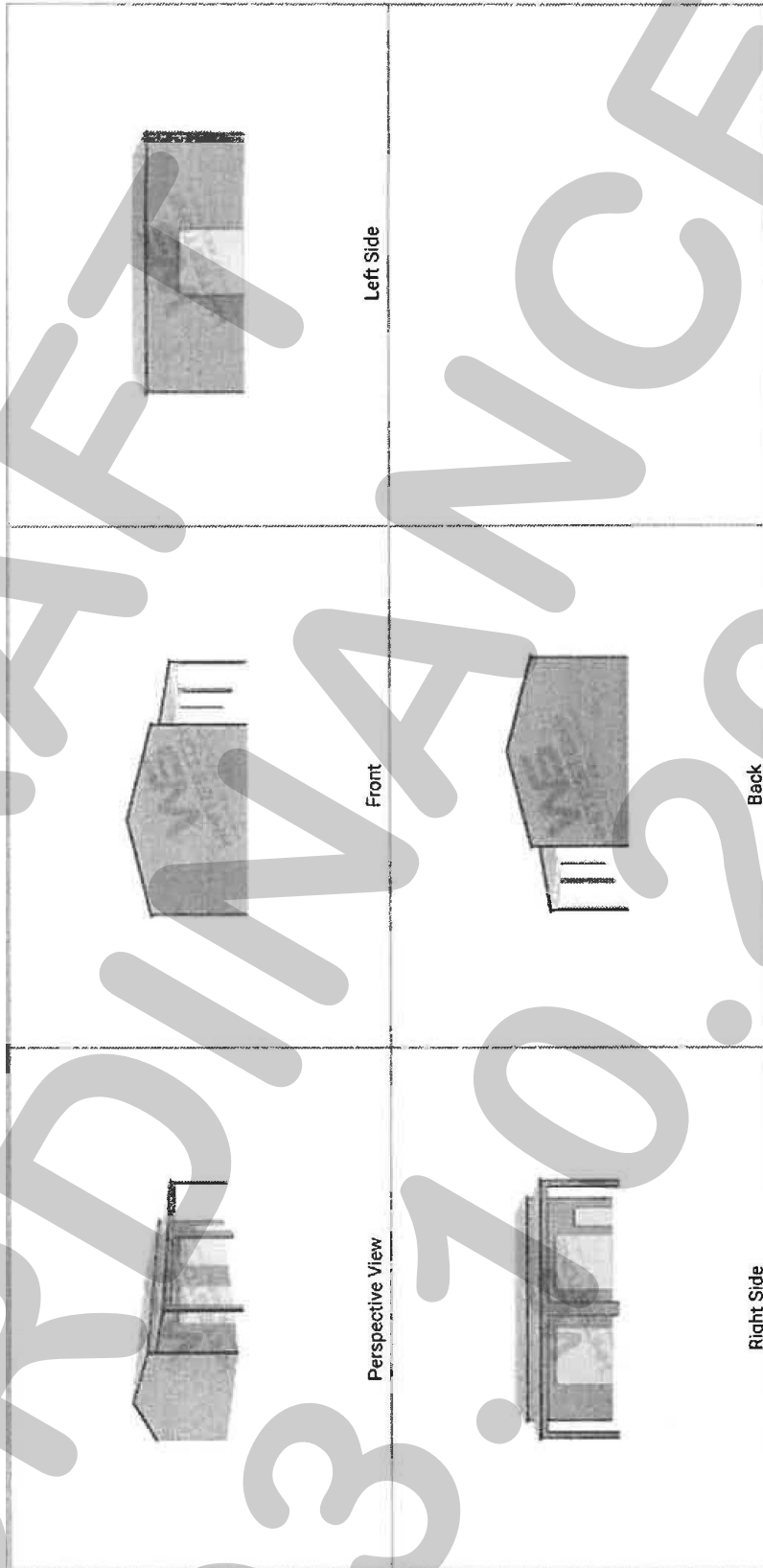
1st Reading: March 16, 2026

2nd Reading: April 6, 2026

Exhibit 'B':
Site Plan



Exhibit 'C':
Building Elevations





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: March 16, 2026
APPLICANT: Peter Drake
CASE NUMBER: Z2026-004; *Specific Use Permit (SUP) for a Detached Garage at 1982 Sterling Court*

SUMMARY

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

BACKGROUND

On October 21, 1996, prior to the subject property being annexed into the City of Rockwall, the City Council approved a preliminary plat [Case No. PZ1996-072-01] for the Sterling Farms Subdivision. On July 21, 1997, the subject property was annexed into to the City of Rockwall by *Ordinance No. 97-14* [Case No. A1997-0001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 14, 1997 [Case No. PZ1997-79-01], the City Council approved a Zoning Change from Agricultural (AG) District to Single-Family Estate 1.5 (SFE-1.5) District for the Sterling Farms Subdivision. On April 28, 1997, the City Council approved a final plat establishing 48 residential lots on 77.74-acres creating the Sterling Farms Subdivision. According to the Rockwall Central Appraisal District (RCAD), a 1,766 SF single-family home was constructed on the subject property in 1998 and a 191 SF accessory building was constructed in 2022. In addition, there is a ~192 SF accessory structure also on the subject property that was constructed in 2003.

PURPOSE

The applicant -- *Peter Drake* -- is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Detached Garage* that exceeds the maximum permissible size as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1982 Sterling Court. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land (*i.e. 3055 & 3075 Golden Trail*) developed with single-family homes zoned Single-Family Estate 1.5 (SFE-1.5) District. Both of these properties are within the Sterling Farms Subdivision, which consists of 48 residential lots on 77.74-acres of land. Beyond this is Golden Trail, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this are several single-family properties situated in the Sterling Farms Subdivision. All of these properties are zoned Single-Family Estate 1.5 (SFE-1.5) District.

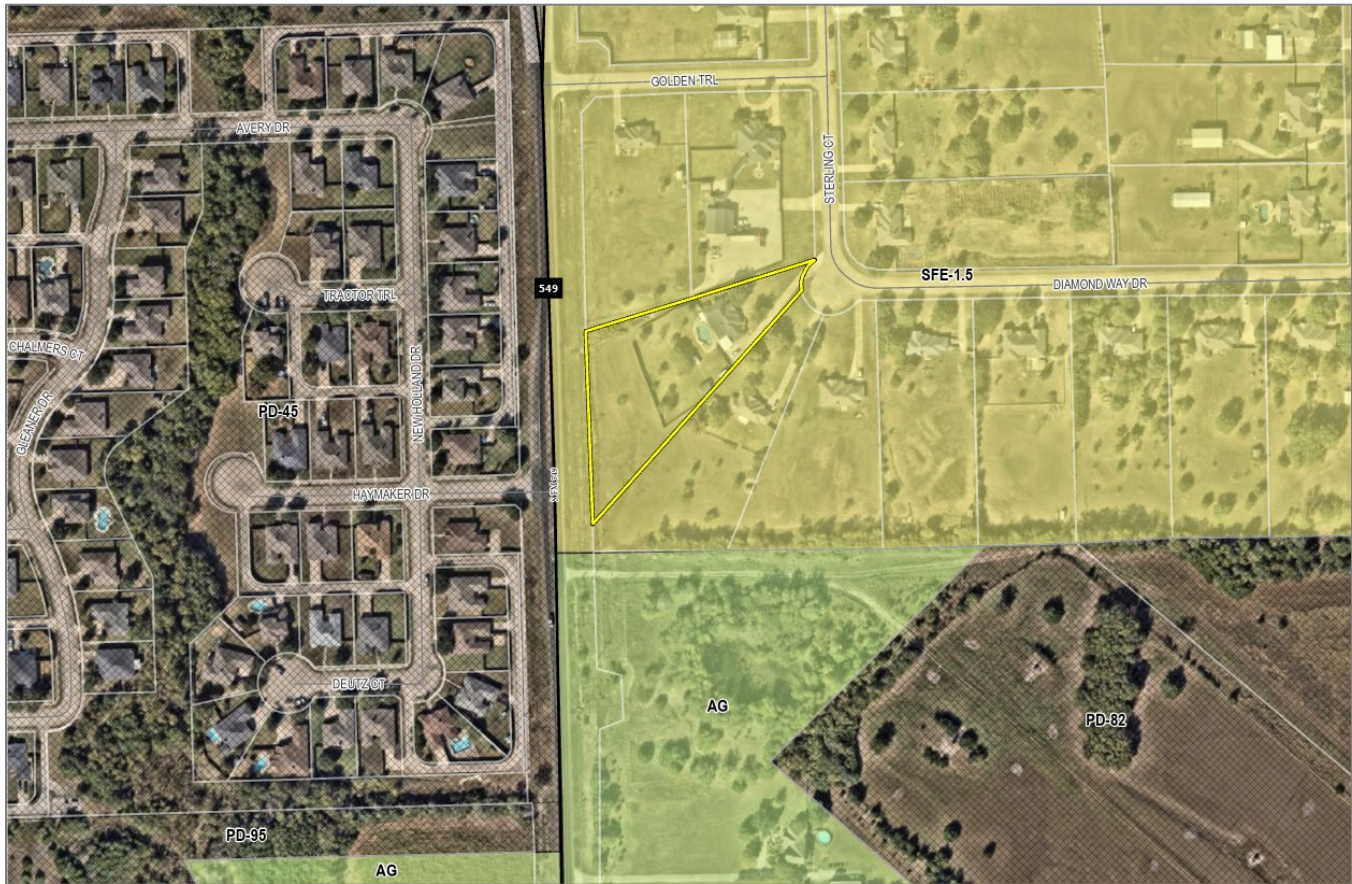
South: Directly south of the subject property are several single-family properties situated in the Sterling Farms Subdivision. Beyond this is a 6.068-acre parcel of land (*i.e. Lot 5, The McClendon Companies Addition*) developed with a single-family home zoned Agricultural (AG) District. South of this are two (2) parcels of land (*i.e. Lots 4-1R and 4-2R, The McClendon Companies Addition*) developed with single-family homes and zoned Single-Family Estate 4.0 (SFE-

4.0). Beyond this is are two (2) parcels of land (i.e. Lots 2 & 3, The McClendon Companies Addition) developed with single-family homes and zoned Agricultural (AG) District.

East: Directly east of the subject property are several single-family properties situated in the Sterling Farms Subdivision. Beyond this is the Timber Creek Estates Subdivision, which consists of 242 residential lots, was established on June 27, 2001, and is zoned Single-Family 10 (SF-10) District. Beyond that is Rochell Road and the City of Rockwall corporate limits.

West: Directly west of the subject property is FM-549, which is identified as an A4D (i.e. arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 5B of the Lofland Farms Subdivision, which was established on August 26, 2004, consists of 74 single-family residential lots, and is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses. Beyond this is Phase 5A of the Lofland Farms Subdivision, which was established on January 3, 2003, consists of 85 single-family residential lots, and is zoned Planned Development District 45 (PD-45) for Single-Family 10 (SF-10) District land uses. West of this is Stableglen Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan..

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting the approval of a Specific Use Permit (SUP) to allow the construction of a *Detached Garage*. The site plan indicates that the *Detached Garage* will have a building footprint of 30' x 40' (i.e. 1,200 SF). According to the site plan, the *detached garage* will be located approximately 55-feet behind the primary residence, will comply with all applicable building setback requirements, and will be accessed from the front of the property via a 276-foot concrete driveway. The building elevations indicate the structure will have a maximum height of 15-feet and will be clad in metal materials. The proposed garage will include three single-car garage doors, with two (2) oriented to the south and one (1) oriented to the north.

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 Estate 1.5 (SFE-1.5) District allows one (1) detached garage with a maximum square footage of 625 SF. In this case, the proposed *Detached Garage* exceeds the maximum permissible square footage by 575 SF.

The same subsection further provides that only one (1) additional *accessory structure*, other than a *detached garage*, is permitted by right. The subject property currently contains three (3) *accessory structures*; however, the applicant has indicated that two (2) of these structures will be removed upon approval of the proposed *detached garage*. As a result, the property will remain in compliance with the maximum number of allowable *accessory structures*, with only two (2) *accessory structures* remaining after project completion (*i.e. a small pool equipment structure and the proposed detached garage*). As a condition of approval, staff has included an operational provision within the draft ordinance requiring the removal of the identified existing *accessory structure(s)* prior to final acceptance of the *detached garage*.

Additionally, the UDC requires that detached garages be located behind the front façade of the primary structure, be served by a minimum 20-foot concrete driveway, and be constructed on a permanent concrete foundation. The proposed *detached garage* complies with these standards, as it is located more than 20 feet behind the front façade of the residence, will be affixed to a permanent concrete foundation, and will be accessed by a conforming concrete driveway.

STAFF ANALYSIS

Staff reviewed *accessory structures* located on properties within the Sterling Farms Subdivision and found that the majority have existing *detached garages*, along with several smaller accessory buildings used primarily for storage. Based on this review, the proposed *detached garage* would not be the largest *accessory structure* within this portion of the subdivision. Additionally, due to the proposed placement of the structure on the property, visibility from the public right-of-way is expected to be limited, and the structure does not appear likely to create adverse impacts on adjacent properties. With all that being said, approval of a Specific Use Permit (SUP) is a discretionary action of the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On February 20, 2026, staff mailed 59 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Lofland Farms Homeowner's Association (HOA), which is the only HOA or Neighborhood Organization 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 drafted, staff has received three (3) notices in favor applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - a) The development of the *Subject Property* shall generally conform to the *Site Plan* as depicted in Exhibit 'B' of this ordinance.
 - b) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in Exhibit 'C' of this ordinance.
 - c) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.

- d) All existing *Accessory Structures* except the pool equipment shed shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
 - e) The maximum number of *Accessory Structures* located on the property shall be two (2) *Accessory Structures*.
 - f) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On March 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval by a vote of 5-0, with Commissioners Brock and Bentley absent.



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 1982 Sterling Ct Rockwall, TX. 75032.

SUBDIVISION STERLING ACRES. LOT 21 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER Peter Drake APPLICANT _____

CONTACT PERSON _____ CONTACT PERSON _____

ADDRESS _____

CITY, STATE & ZIP _____

PHONE _____

E-MAIL _____

NOTARY VERIFICATION

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

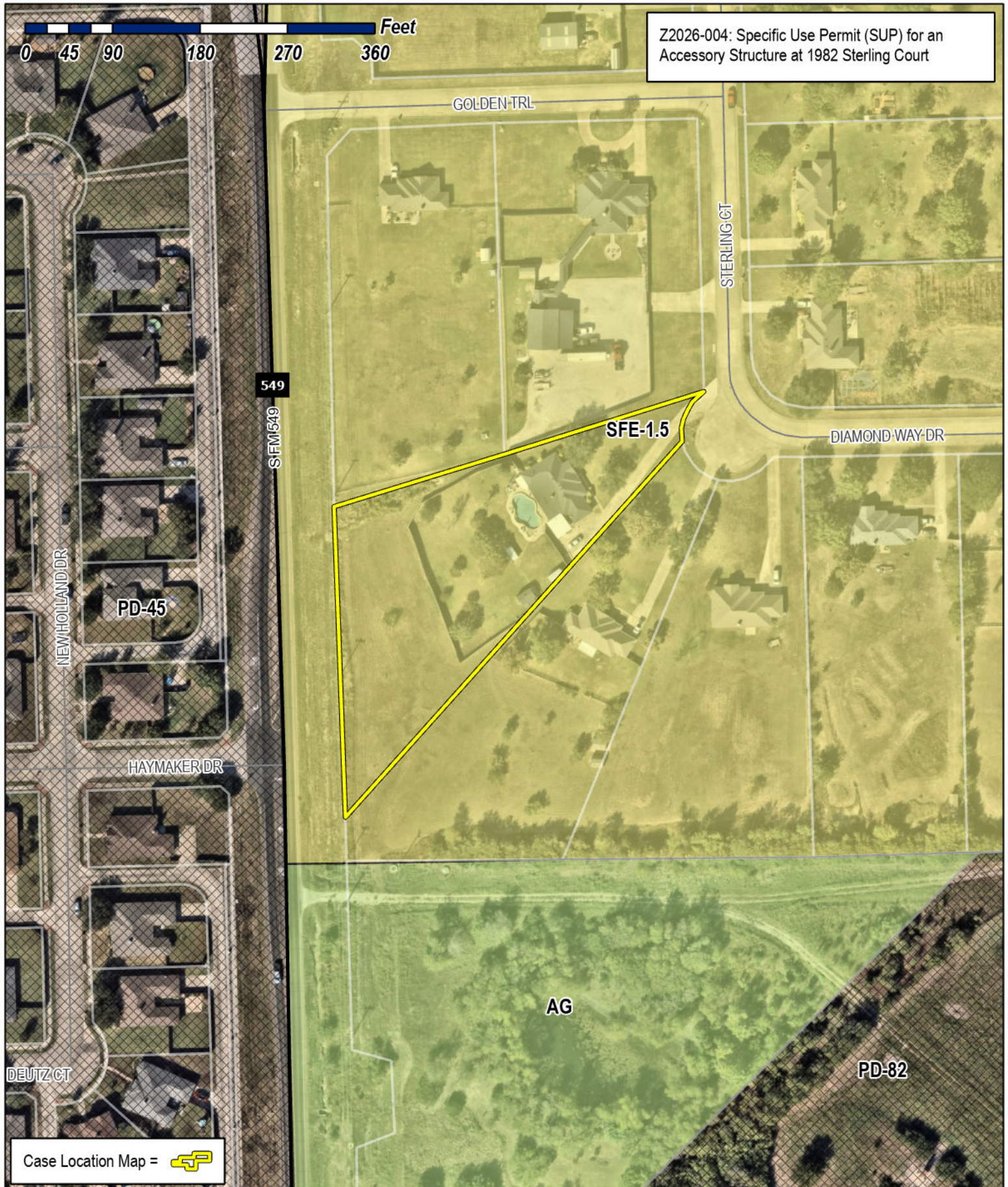
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE 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 _____ DAY OF _____, 20____.

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



Z2026-004: Specific Use Permit (SUP) for an Accessory Structure at 1982 Sterling Court

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.

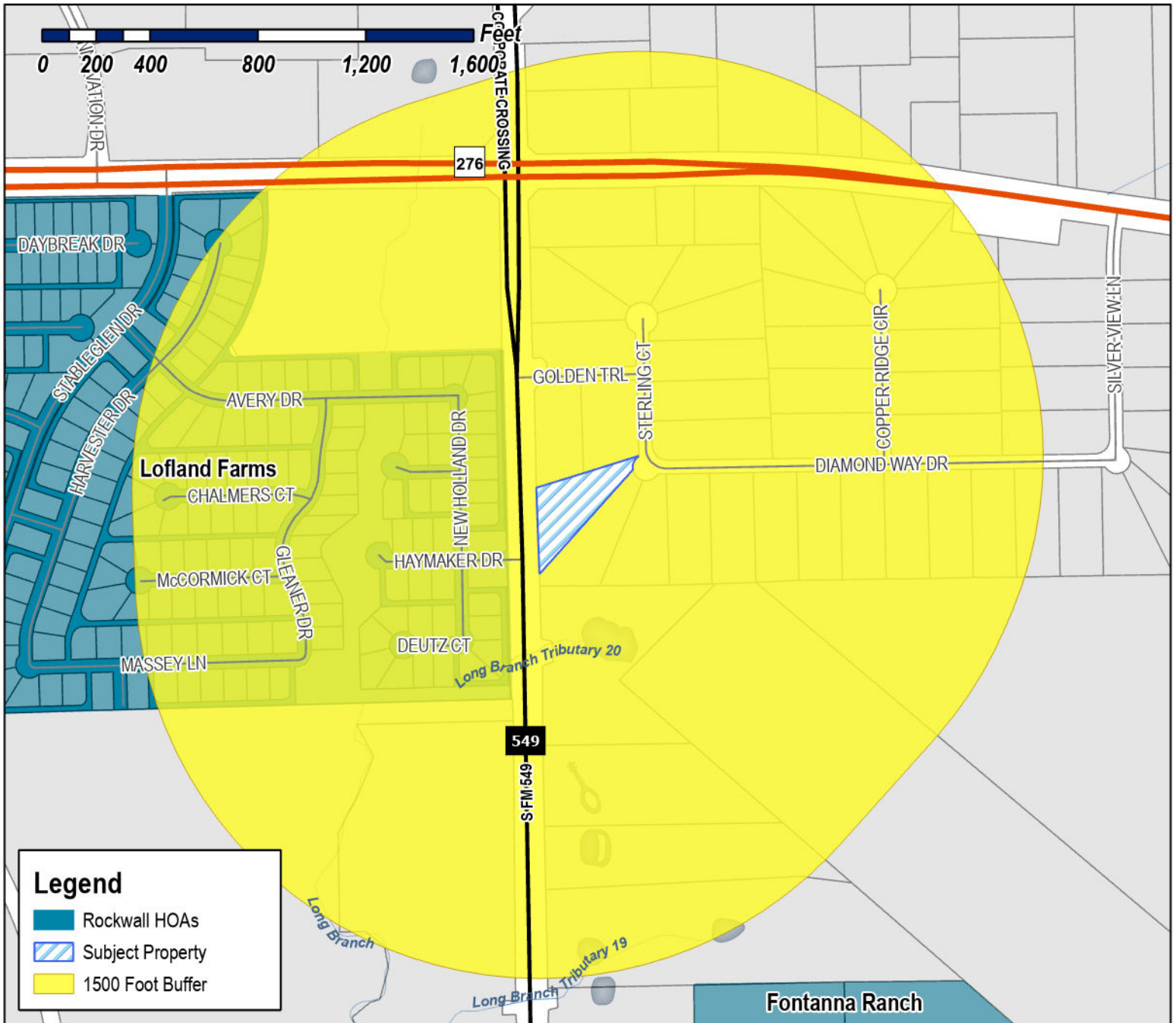




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2026-004
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE-1.5)
District:
Case Address: 1982 Sterling Court

Date Saved: 1/20/2026
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program {Z2026-004}
Date: Thursday, February 19, 2026 1:45:09 PM
Attachments: [Public Notice \(02.17.2026\).pdf](#)
[HOA Map \(01.20.2026\).pdf](#)

HOA/Neighborhood Association Representative:

CORRECTED MEETING DATES

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, February 20, 2026](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, March 10, 2026 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, March 16, 2026 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

-
Z2026-004: SUP for an Accessory Building

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a [Specific Use Permit \(SUP\)](#) for an Accessory Building on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, and take any action necessary.

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

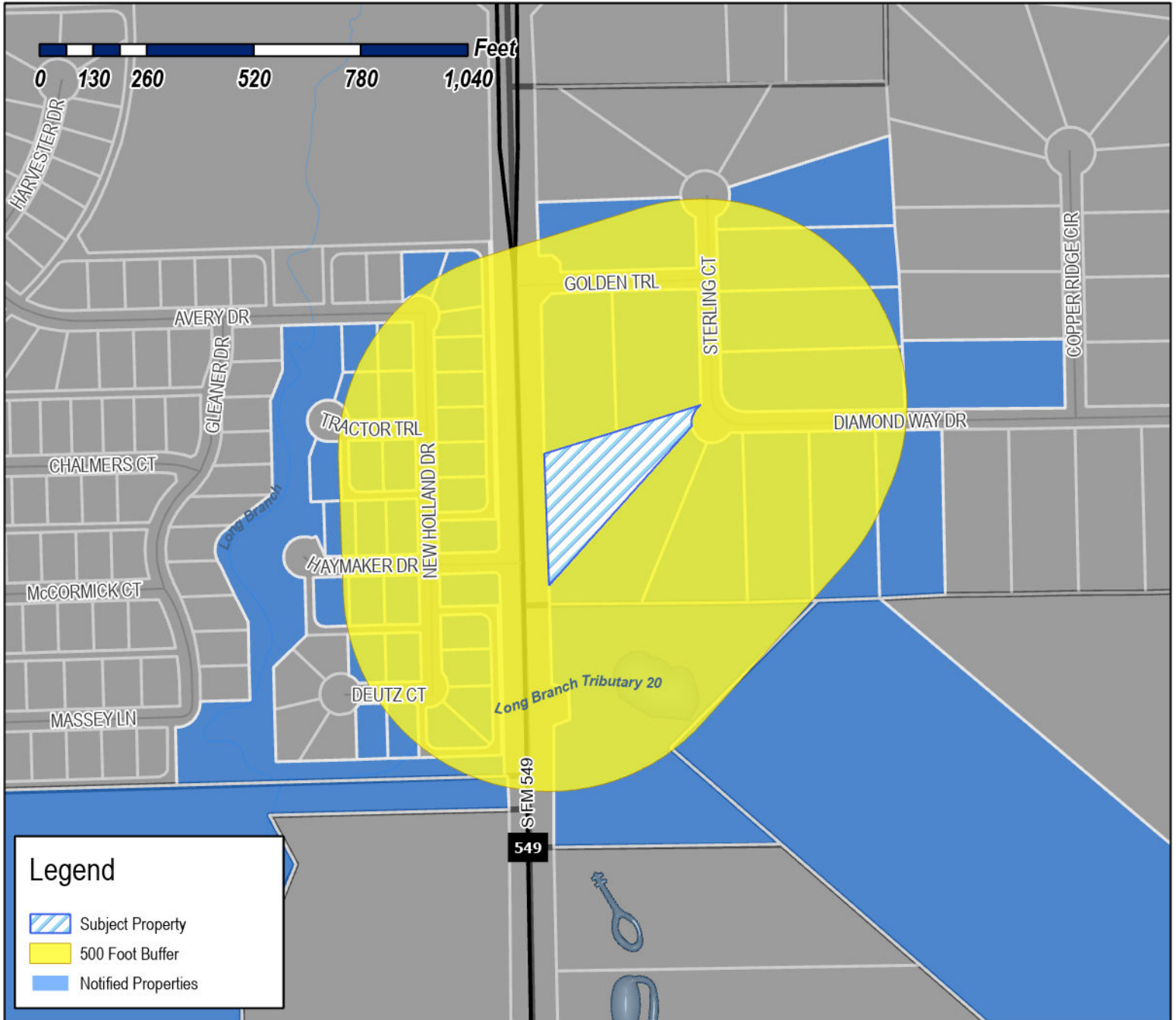
972-771-7745 Ext. 6568



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.



Legend

- Subject Property
- 500 Foot Buffer
- Notified Properties

Case Number: Z2026-004
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE-1.5)
 District
Case Address: 1982 Sterling Court

Date Saved: 1/20/2026

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



TERRACINA HOMEOWNERS' ASSOCIATION INC
1050 E State Highway 114 Ste 210
Southlake, TX 76092

ROCKWALL INDEPENDENT SCHOOL DISTRICT
1050 WILLIAMS ST
ROCKWALL, TX 75087

JEFFREY BIANCHI & RAYLINN BIANCHI
REVOCABLE TRUST
JEFFREY BIANCHI & RAYLINN BIANCHI -
TRUSTEES
113 GARYDALE CT
ALAMO, CA 94507

SOON HERALD
14300 CERVANTES AVE
GERMANTOWN, MD 20874

BASWELL KEVIN T & SUZANN J
1715 S FM 549
ROCKWALL, TX 75032

MEJIA BLAS & LUISA
1921 STERLING CT
ROCKWALL, TX 75032

DOWDEY RACHEL AND
DAVID DOWDEY
1930 STERLING COURT
ROCKWALL, TX 75032

PARAT MICHAEL A
1935 Sterling Ct
Rockwall, TX 75032

GLASSCOCK BILLY B & PENNY
1955 STERLING CT
ROCKWALL, TX 75032

RESIDENT
1970 COPPER RIDGE CIR
ROCKWALL, TX 75087

WOMMACK KEVIN DALE AND
PAMELA MCCOLLUM
1970 COPPER RIDGE CIR
ROCKWALL, TX 75032

THOMAS CLIFTON D & YASMIN P TEJANI
THOMAS
1975 STERLING CT
ROCKWALL, TX 75032

DRAKE PETER CHARLES
1982 STERLING COURT
ROCKWALL, TX 75032

OPENSHAW CHARLES PORTER AND JESSIE LYN
1987 CLAREMONT DR
BOUNTIFUL, UT 84010

ROCHELLE KENDRA
2000 New Holland Dr
Rockwall, TX 75032

PADILLA ELIZABETH
AND PETE RODRIGUEZ
2020 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2030 NEW HOLLAND DR
ROCKWALL, TX 75087

CELSUR TAMRA LEE
2040 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

FOX CHRISTOPHER & LAURA
2050 NEW HOLLAND DRIVE
ROCKWALL, TX 75032

RESIDENT
2060 NEW HOLLAND DR
ROCKWALL, TX 75087

MOSHER LINDA
2070 NEW HOLLAND DR
ROCKWALL, TX 75032

DELACRUZ JUDY & KEITH YODER
2110 NEW HOLLAND DR
ROCKWALL, TX 75032

RESIDENT
2120 NEW HOLLAND DR
ROCKWALL, TX 75087

CAVETT DEBRA
2130 NEW HOLLAND DR
ROCKWALL, TX 75032

DUNK DAWNETTA M VAN
2140 New Holland Dr
Rockwall, TX 75032

WESTERGARD SKYLER AND SARAH
2840 HAYMAKER DR
ROCKWALL, TX 75032

DUNN DAVID IRVIN II
2841 HAYMAKER DR
ROCKWALL, TX 75032

AGUILAR PEDRO &
ARLENE MERARY HUIZAR MORADO
2841 TRACTOR TRL
ROCKWALL, TX 75032

RESIDENT
2850 DEUTZ CT
ROCKWALL, TX 75087

RESIDENT
2850 HAYMAKER DR
ROCKWALL, TX 75087

FISSEHAYE SABA G
2850 TRACTOR TRL
ROCKWALL, TX 75032

RESIDENT
2851 AVERY DR
ROCKWALL, TX 75087

RESIDENT
2851 HAYMAKER DR
ROCKWALL, TX 75087

SERCY WILLIAM CHARLES AND
NORMAN WAYNE SERCY AND MARSHA MARIE
SERCY
2851 DEUTZ CT
ROCKWALL, TX 75032

LEGATO MICHAEL S
2851 TRACTOR TR
ROCKWALL, TX 75032

RESIDENT
2860 HAYMAKER DR
ROCKWALL, TX 75087

DUNAWAY LORI J
2860 DEUTZ COURT
ROCKWALL, TX 75032

CROUCH JESSE AND
LOUETTA LANGLEY CROUCH
2860 TRACTOR TRAIL
ROCKWALL, TX 75032

RESIDENT
2861 DEUTZ CT
ROCKWALL, TX 75087

BAUMANN REBECCA NICOLE AND KAISER LYN
2861 AVERY DRIVE
ROCKWALL, TX 75032

WARREN MICHAEL & RENEE
2861 HAYMAKER DR
ROCKWALL, TX 75032

SIMS MARK E AND ADRIAN M
2861 TRACTOR TRL
ROCKWALL, TX 75032

BARTLEET MURRAY PAUL
2870 AVERY DRIVE
ROCKWALL, TX 75032

FOWLER KATELIN
2871 DEUTZ COURT
ROCKWALL, TX 75032

SHANE PATRICK RYAN
3055 GOLDEN TRL
ROCKWALL, TX 75032

TARRANT CHRISTOPHER D AND KATHY D
3075 GOLDEN TRAIL
ROCKWALL, TX 75032

BROWN HOWARD E
3085 DIAMOND WAY DR
ROCKWALL, TX 75032

HUFF ARLENE R & ERIC
3093 DIAMOND WAY DR
ROCKWALL, TX 75032

TIMMINS TERREL P
3109 DIAMOND WAY DR
ROCKWALL, TX 75032

2120 NEW HOLLAND REVOCABLE TRUST
JULIE RAE GODWIN & BOBBY MAC GODWIN -
TRUSTEES
3112 SAN MARCOS DR
ROCKWALL, TX 75032

RESIDENT
3125 DIAMOND WAY DR
ROCKWALL, TX 75087

GUZMAN GOMEZ SUSAN W &
ELVIN OMAR GUZMAN GOMEZ
3141 DIAMOND WAY DR
ROCKWALL, TX 75032

SELMAN ENTERPRISES INC
3612 HILLTOP CIR
ROCKWALL, TX 75087

WONG IU YAM IRENE
36-38 GLENWOOD AVE
PITTSFIELD, MA 1201

HAWKINS YAO & EILEEN WANG TRUST
HAWKINS YAO & EILEEN WANG-TRUSTEES
5887 KILLARNEY CIR
SAN JOSE, TX 95138

HAWKINS YAO & EILEEN WANG TRUST
HAWKINS YAO & EILEEN WANG-TRUSTEES
5887 KILLARNEY CIR
SAN JOSE, TX 95138

SHARMA PUNEET
6242 VICKERY BLVD
DALLAS, TX 75214

ML VENTURES, LLC
7908 BOULDER RIVER TRAIL
MCKINNEY, TX 75070

LOFLAND FARMS OWNERS ASSOC.
C/O FIRST SERVICE RESIDENTIAL
PO Box 32562
Charlotte, NC 28232

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:

Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

Hold a public hearing to discuss and consider a request by Peter Drake for the approval of a Specific Use Permit (SUP) for a Detached Garage on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, 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, March 10, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 16, 2026 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, March 16, 2026 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. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

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

Case No. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

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.

[Redacted area]

Name:

Holly Drake

Address:

1982 Sterling Ct Rockwall TX 75032

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

Case No. Z2026-004: SUP for a Detached Garage at 1982 Sterling Court

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.

[Redacted area]

Name:

Howard Brown

Address:

3085 DIAMOND WAY DR. ROCKWALL TX 75082

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: [Michael Parat](#)
To: [Planning](#)
Subject: Z2026-004: SUP for a Detached Garage at 1982 Sterling Court
Date: Monday, February 23, 2026 8:31:45 AM

To Whom It May Concern,

I am writing today as the home owner of 1935 Sterling Ct. I am submitting this letter to express my full and enthusiastic support for the proposed zoning change and the construction of the detached garage on their property. In Sterling Farms, we are characterized by expansive lots and a more traditional, rural atmosphere. A detached garage is a perfectly appropriate addition, in fact most of the neighbors already have. It aligns with the character of our neighborhood and enhances the utility of the land.

While I am formally affirming this change to ensure my neighbor can move forward, I must also express my skepticism regarding the necessity of this entire process. We live in a part of Rockwall where residents value space, independence, and the "country" feel of our community. It's a stretch to understand why the city feels the need to intervene in the placement of a private outbuilding on such substantial acreage. In my view, this is an unnecessary layer of bureaucracy for a project that has zero negative impact on the surrounding properties or the public interest.

To summarize:

- I have **no objections** to the proposed structure or the zoning change.
- I believe the project is a **positive addition** to our street.
- I urge the Commission to **approve this request immediately** so we can return to enjoying our properties without further administrative delay.

Thank you for the opportunity to share my comments.

Michael A. Parat
Dallas TX, U.S.A.
Mobile: +1 847 751 4797

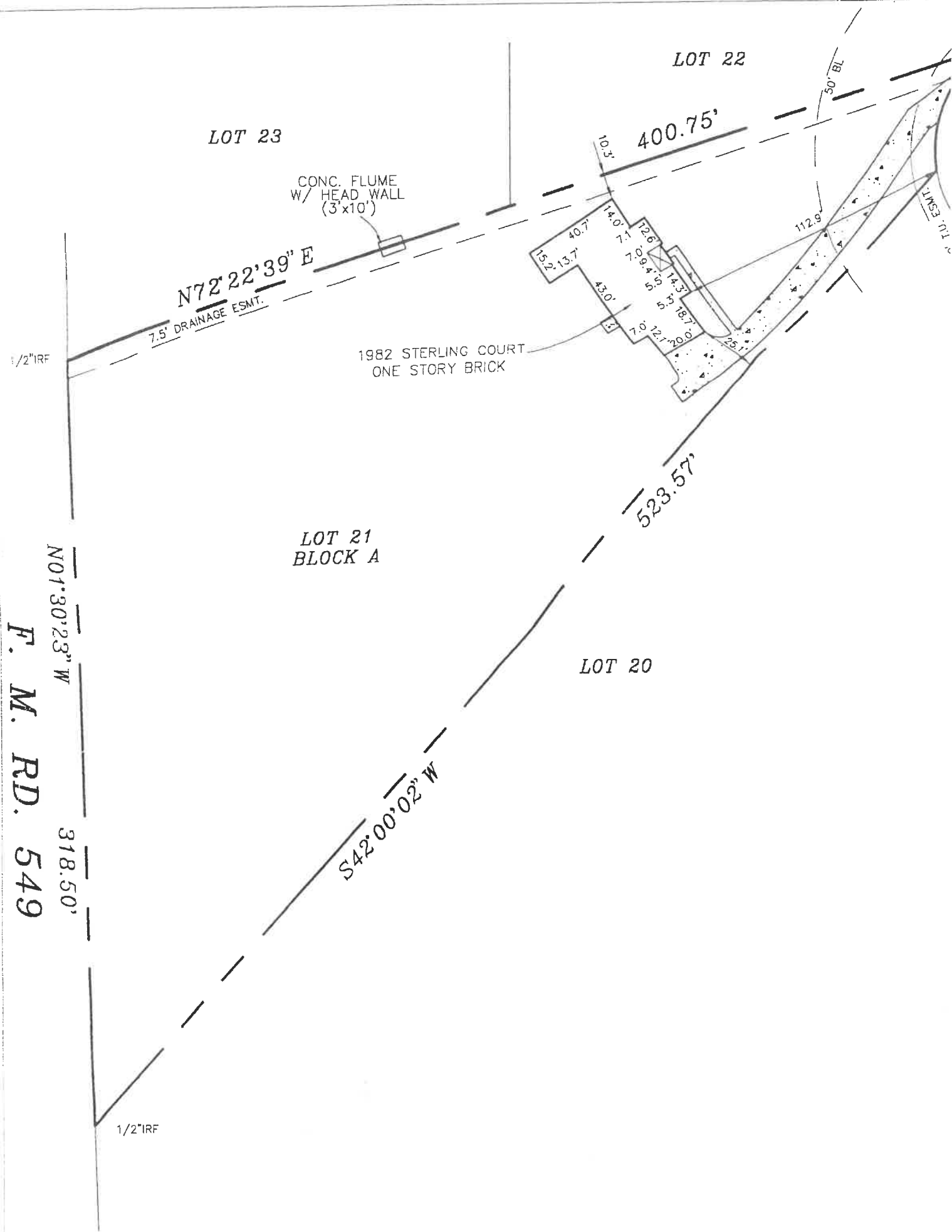
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Classification: Internal

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LOT 23

LOT 22

CONC. FLUME
W/ HEAD WALL
(3'x10')

$N72^{\circ}22'39'' E$

7.5' DRAINAGE ESMT.

1982 STERLING COURT
ONE STORY BRICK

LOT 21
BLOCK A

LOT 20

1/2" IRF

$N01^{\circ}30'23'' W$

F. M. RD. 549

318.50'

1/2" IRF



Imagery ©2026 Airbus, Map data ©2026 Google 20 ft



Home

Building



Directions



Save



Nearby



Send to
phone



Share



1982 Sterling Ct, Rockwall, TX 75032

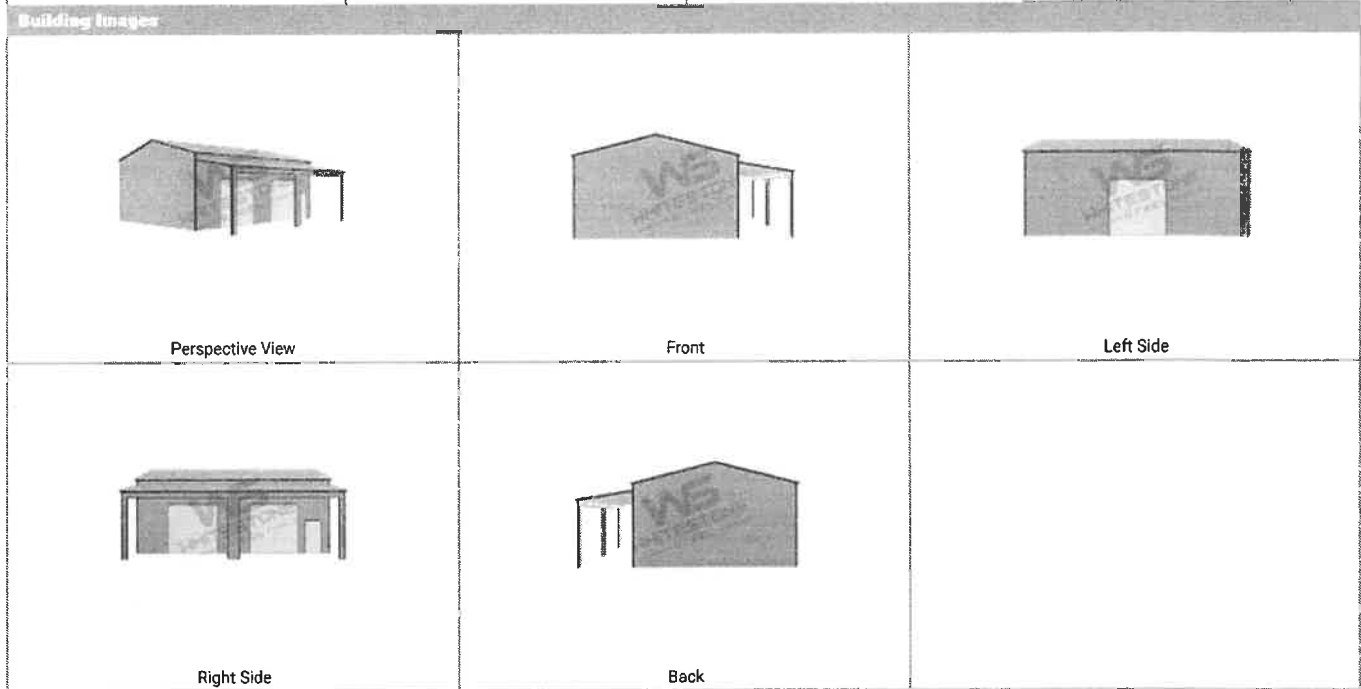


Whitestone Steel
 1865 Myrtle Springs Rd
 Texarkana, TX 75503
 903-277-9966
 Sales@whitestonesteel.com

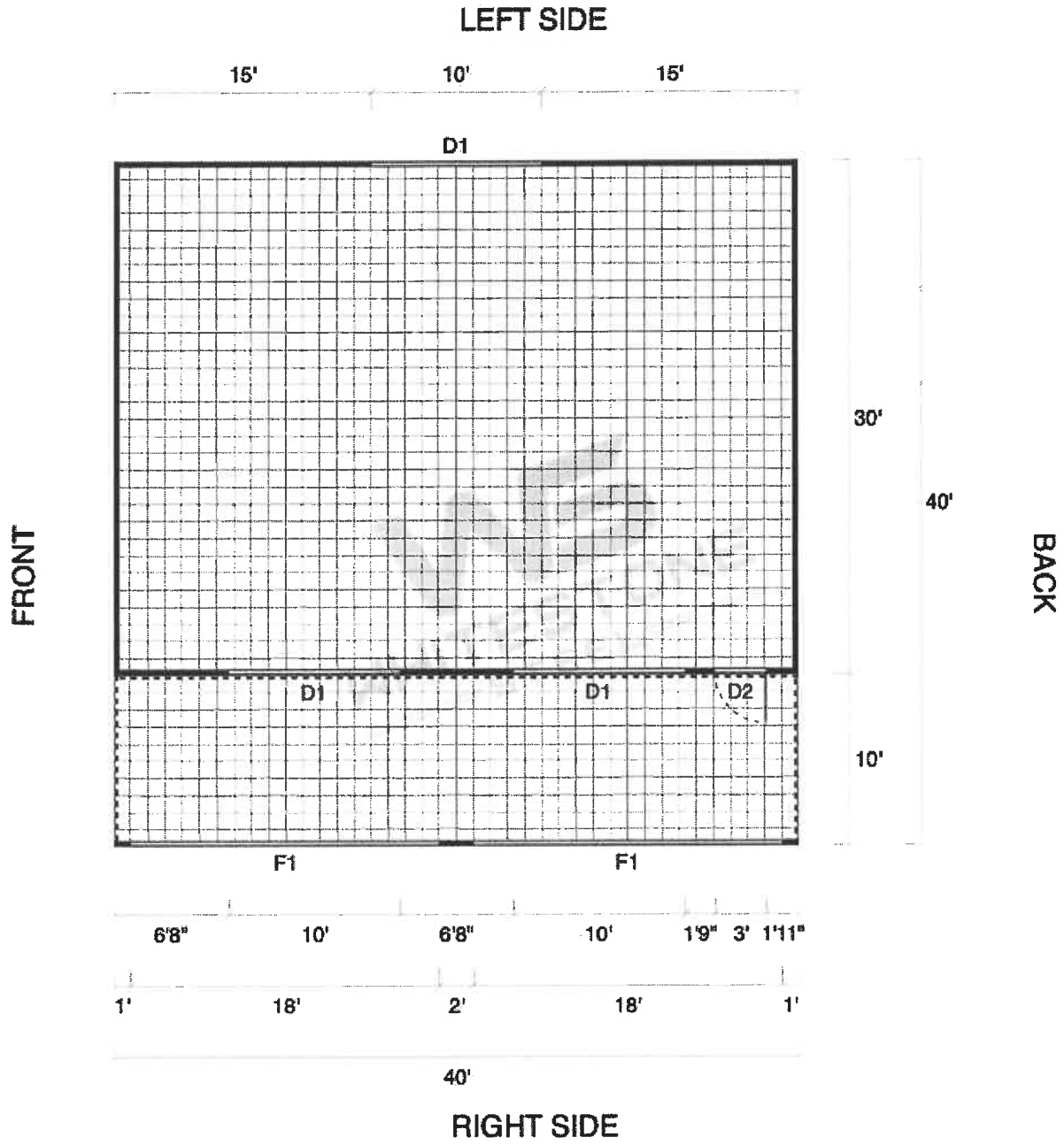
Customer Order - **Nov 19, 2025**

Ship To	
Name _____	Order # _____
Billing Address _____	
City _____	State _____ Zip Code _____
Install Address _____	
City _____	State TX Zip Code 75503
Email _____	Phone # _____ Mobile # _____

Building Info	Size	Color	Anchoring & Site Preparation
Style: Double Garage	$\frac{40'}{\text{Width}} \times \frac{40'}{\text{Frame Length}} \times \frac{15/12'}{\text{Leg Height}}$	Roof: Light Stone <input type="checkbox"/>	Installation Surface: Concrete <input type="checkbox"/>
Roof Overhang: 6"		Trim: Brown <input checked="" type="checkbox"/>	Power Available <input type="checkbox"/>
Roof Style: A-Frame Vertical		Gable End Siding: Light Stone <input type="checkbox"/>	Site Ready <input type="checkbox"/>
Leg Style: Double Legs		Side Wall Siding: Light Stone <input type="checkbox"/>	Job Site Level <input type="checkbox"/>
Brace: Standard Brace			Permit Required <input type="checkbox"/>
			Job Site Images



FLOOR PLAN



SYMBOL LEGEND			
D1 —	10' x 10' Roll Up Door	D2 —	36" x 80" Walk-in Door
F1 —	Custom Size Frameout	—	Closed Wall
....	Open Wall		



WHITESTONE STEEL CONCRETE PG.

PLEASE NOTE: This is what is included on the standard slab that Whitestone Steel pours unless specified otherwise in a separate quote.

Whitestone Steel Slab Pricing includes the following:

- 4" Flat Slab with 8" X 12" Monolithic footer (Thickened perimeter beam).
- 3000 PSI with a 3/8" rebar grid on 24" centers throughout the whole slab.
- Loads of dirt and dirt work labor are not included in the price quoted. We include a basic grade and level of the area, and recommend the customer to have a level dirt pad prior to the concrete crews arrival.
- Whitestone Steel does not provide dirt for free and does not operate machinery due to dirt work labor for free. If extra dirt is required and is not provided, the cost of the dirt and hauling will be billed to the customer as well as the dirt work labor.
- If further work than what is included is needed, we will bill the customer the contractor's direct cost and the cost of dirt that is hauled in and any labor charges.
- Estimated Cost for Select Fill Dirt is \$300/load (14 cubic yards).
- If a Georgia Buggy is used because of weather or accessibility issues, the customer will be billed \$450.

CUSTOMER SIGNATURE:

X _____

By signing, the customer acknowledges that they have read, understood, and agreed to the terms and conditions listed above.

Pricing Table (For Internal Use): - Default Region

This estimate is provided by Whitestone Steel. Use of this estimate with any other company violates the terms and conditions of Whitestone Steel and will be subject to legal action.



Whitestone Steel
1865 Myrtle Springs Rd
Texarkana, TX, 75503
903-277-9966
Sales@whitestonesteel.com

CITY OF ROCKWALL

ORDINANCE NO. 26-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 A *DETACHED GARAGE* ON A 1.4969-ACRE PARCEL OF LAND IDENTIFIED AS LOT 21, BLOCK A, OF THE STERLING FARMS 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 Peter Drake for the approval of a *Specific Use Permit (SUP)* for a *Detached Garage* on a 1.4969-acre parcel of land identified as Lot 21, Block A, Sterling Farms Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 1982 Sterling Court, 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 a *Detached Garage* in accordance with Article 05, *District Development Standards*, 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 03.02, *Single-Family Estate 1.5 (SFE-1.5) 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 *Detached Garage* 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 a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.
- 4) All existing *Accessory Structures* except the pool equipment shed shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
- 5) The maximum number of *Accessory Structures* located on the property shall be two (2) *Accessory Structures*.
- 6) The *Detached Garage* 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 6th DAY OF APRIL, 2026.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

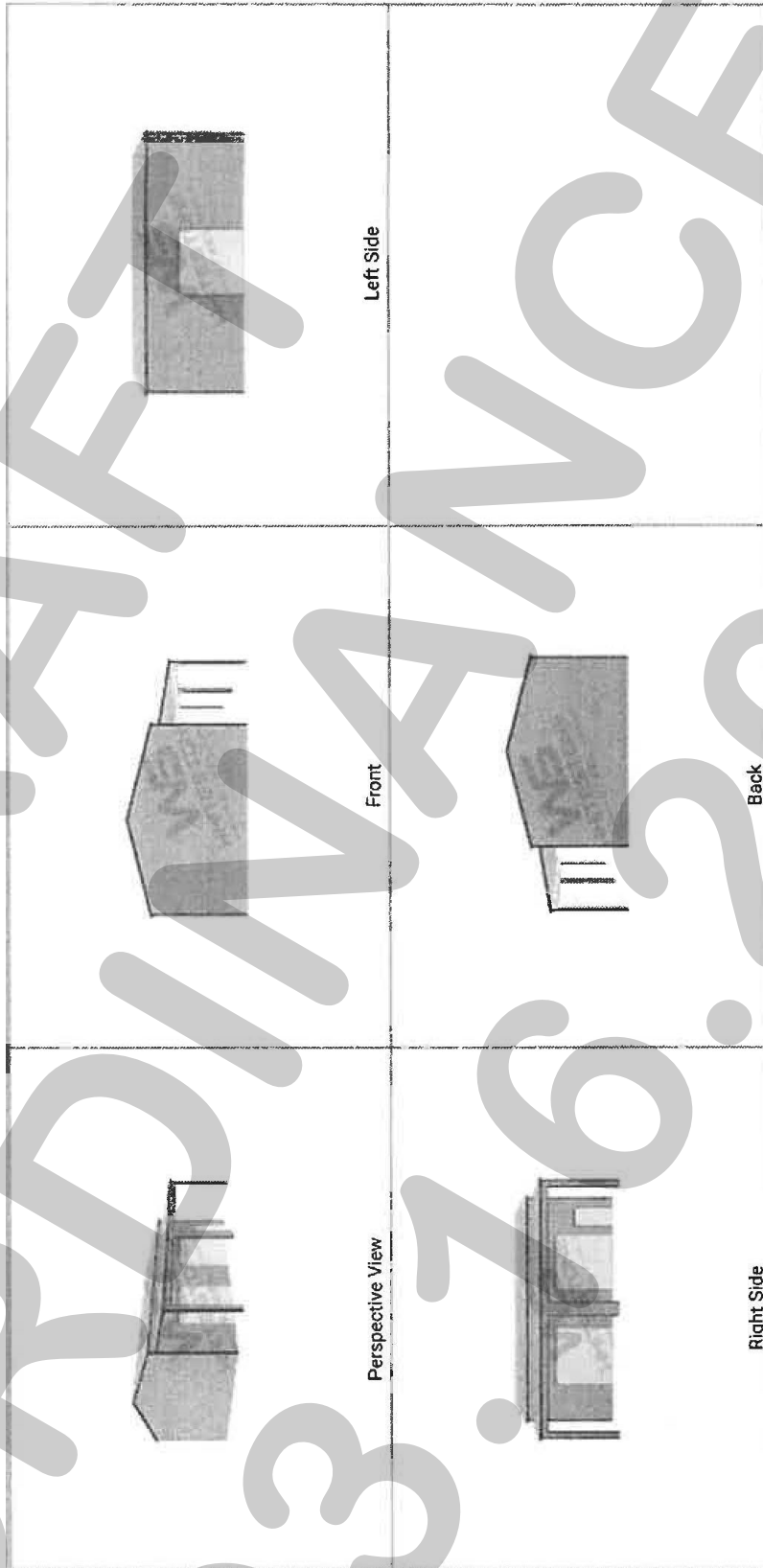
1st Reading: March 16, 2026

2nd Reading: April 6, 2026

Exhibit 'B':
Site Plan



Exhibit 'C':
Building Elevations





April 7, 2026

TO: Peter Drake
1982 Sterling Court
Rockwall, Texas 75087

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

SUBJECT: Z2026-004; *Specific Use Permit (SUP) for a Detached Garage at 1982 Sterling Court*

Peter:

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 April 6, 2026. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions is required for continued operation:
 - a) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
 - b) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
 - c) The *Detached Garage* shall not exceed a maximum size of 1,200 SF.
 - d) All existing *Accessory Structures* except the pool equipment shed shall be removed from the *Subject Property* prior to the issuance of a building permit for the proposed *Detached Garage*.
 - e) The maximum number of *Accessory Structures* located on the property shall be two (2) *Accessory Structures*.
 - f) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On March 10, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit by a vote of 5-0, with Commissioners Brock and Bentley absent.

City Council

On March 16, 2026, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.
On April 6, 2026, 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. 26-09, S-392*, 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,



Bethany Ross; *Senior Planner*
City of Rockwall Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 26-09

SPECIFIC USE PERMIT NO. S-392

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 A *DETACHED GARAGE* ON A 1.4969-ACRE PARCEL OF LAND IDENTIFIED AS LOT 21, BLOCK A, OF THE STERLING FARMS 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.

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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:

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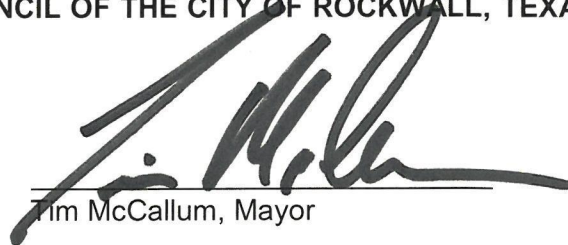
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the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 6th DAY OF APRIL, 2026.**



Tim McCallum, Mayor

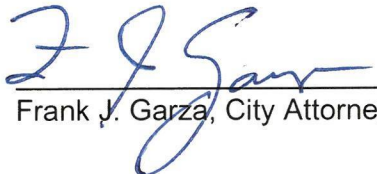
ATTEST:



Kristy Teague, City Secretary



APPROVED AS TO FORM:



Frank J. Garza, City Attorney

1st Reading: March 16, 2026

2nd Reading: April 6, 2026

Exhibit 'A'
Survey

Address: 1982 Sterling Court

Legal Description: Lot 21, Block A, Sterling Farms Addition

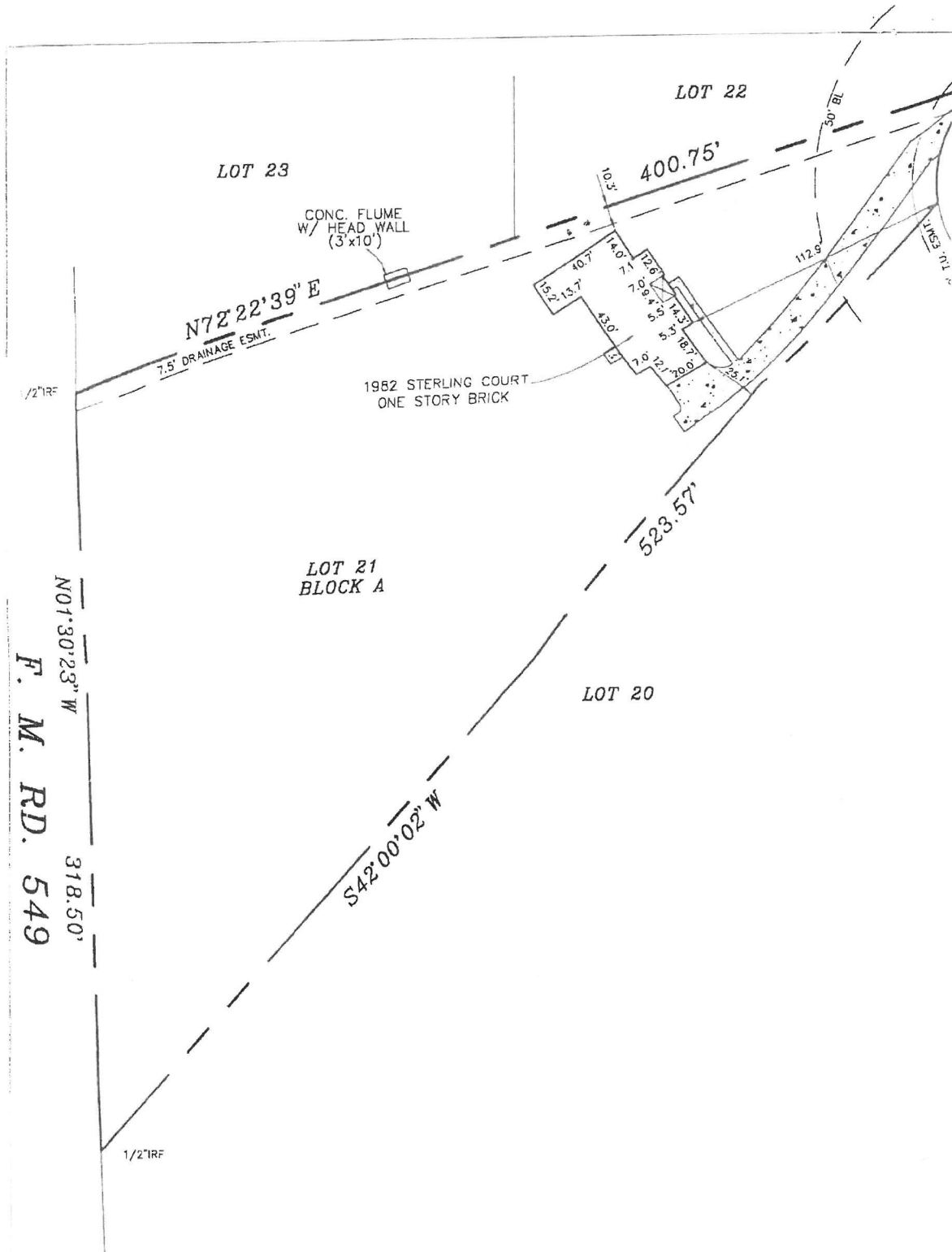


Exhibit 'B':
Site Plan

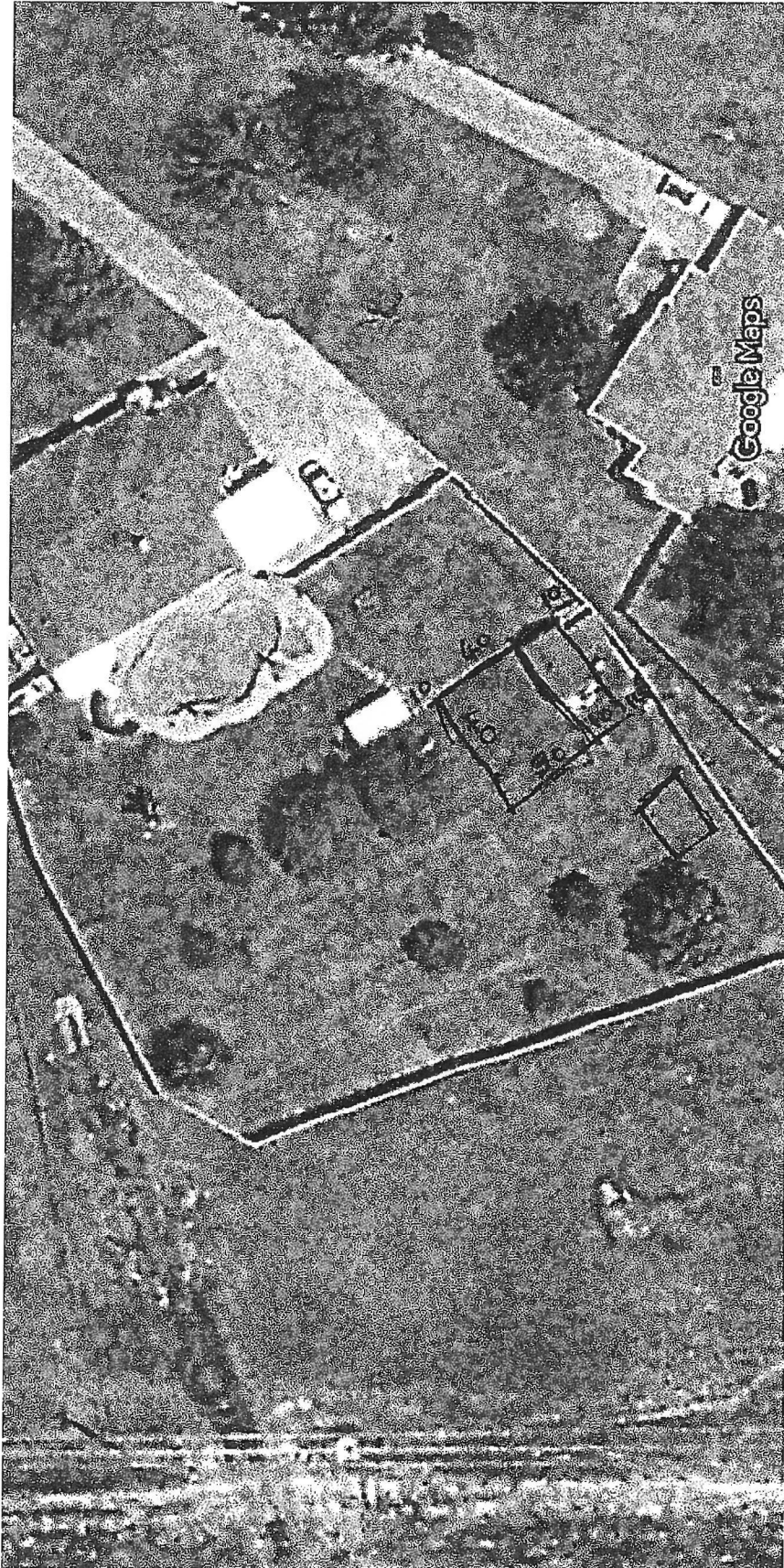


Exhibit 'C':
Building Elevations

