



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:

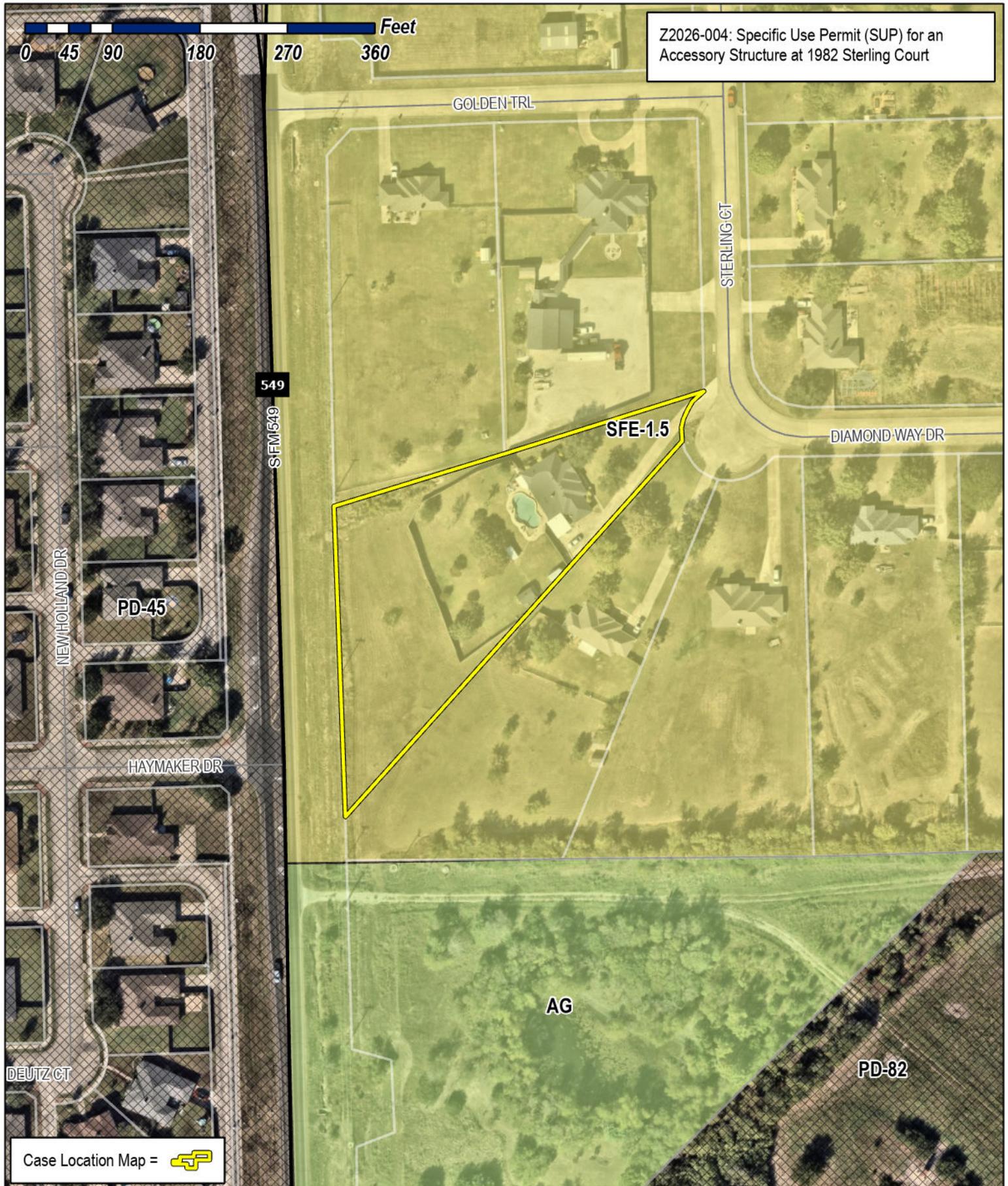
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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.

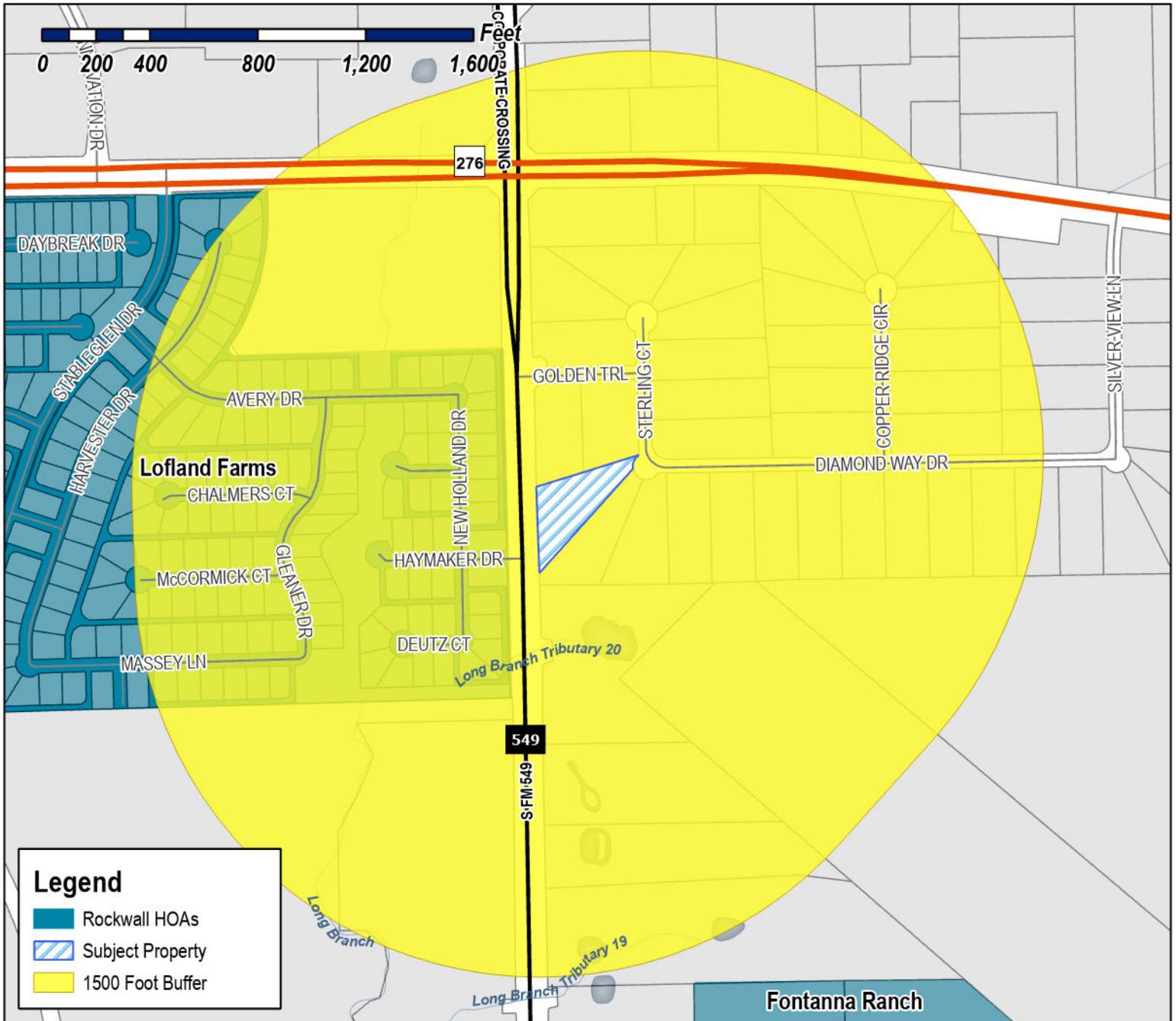




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Case Number: Z2026-004
Case Name: Specific Use Permit (SUP) for an Accessory Structure
Case Type: Zoning
Zoning: Single-Family Estate 1.5 (SFE-1.5)
District:
Case Address: 1982 Sterling Court

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

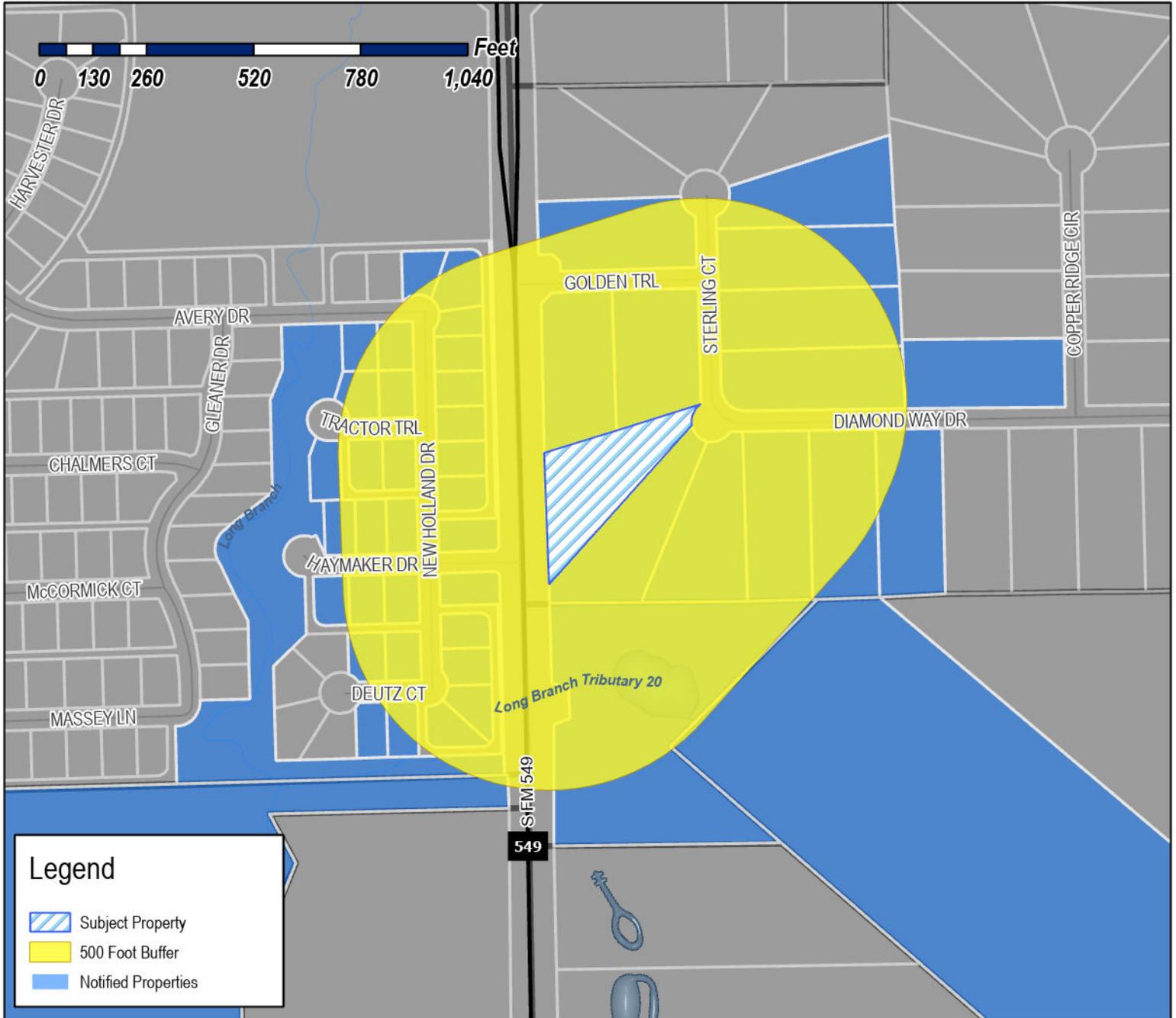




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Legend

- 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

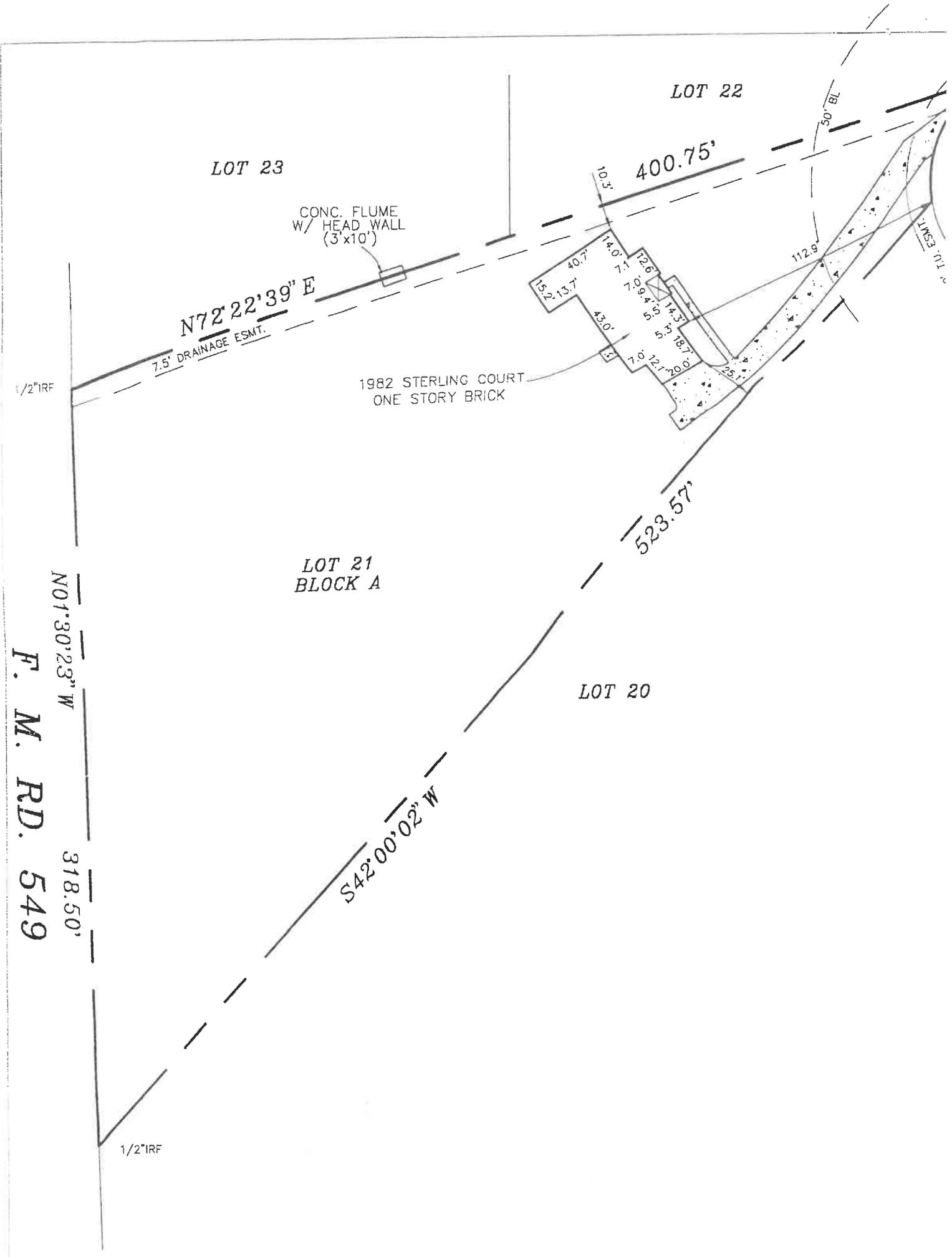
HAWKINS YAO & EILEEN WANG TRUST
HAWKINS YAO & EILEEN WANG-TRUSTEES
5887 KILLARNEY CIR
SAN JOSE, TX 95138

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



LOT 23

LOT 22

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

N72°22'39" E

7.5' DRAINAGE ESMT.

400.75'

50' BL

1982 STERLING COURT
ONE STORY BRICK

LOT 21
BLOCK A

523.57'

LOT 20

N01°30'23" W

F. M. RD. 549

318.50'

S42°00'02" W

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

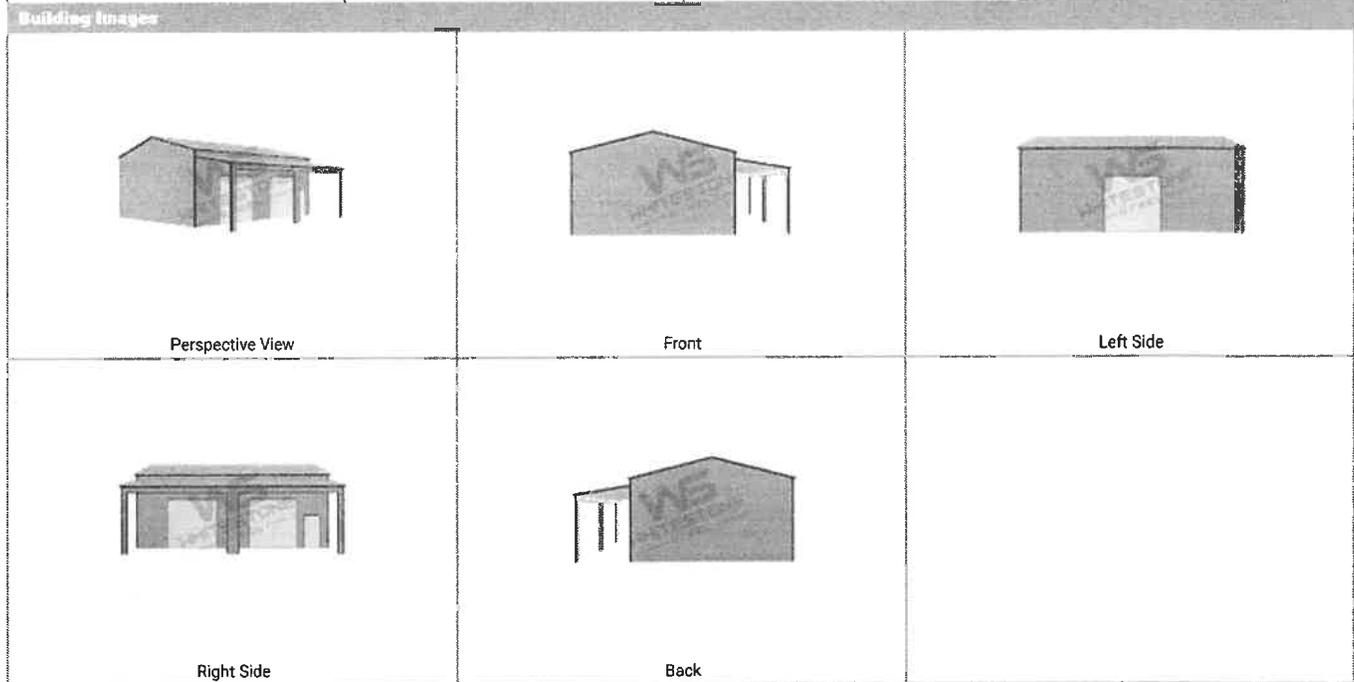


Whitestone Steel
 1865 Myrtle Springs Rd
 Texarkana, TX 75503
 903-277-9966
 Sales@whitestonesteel.com

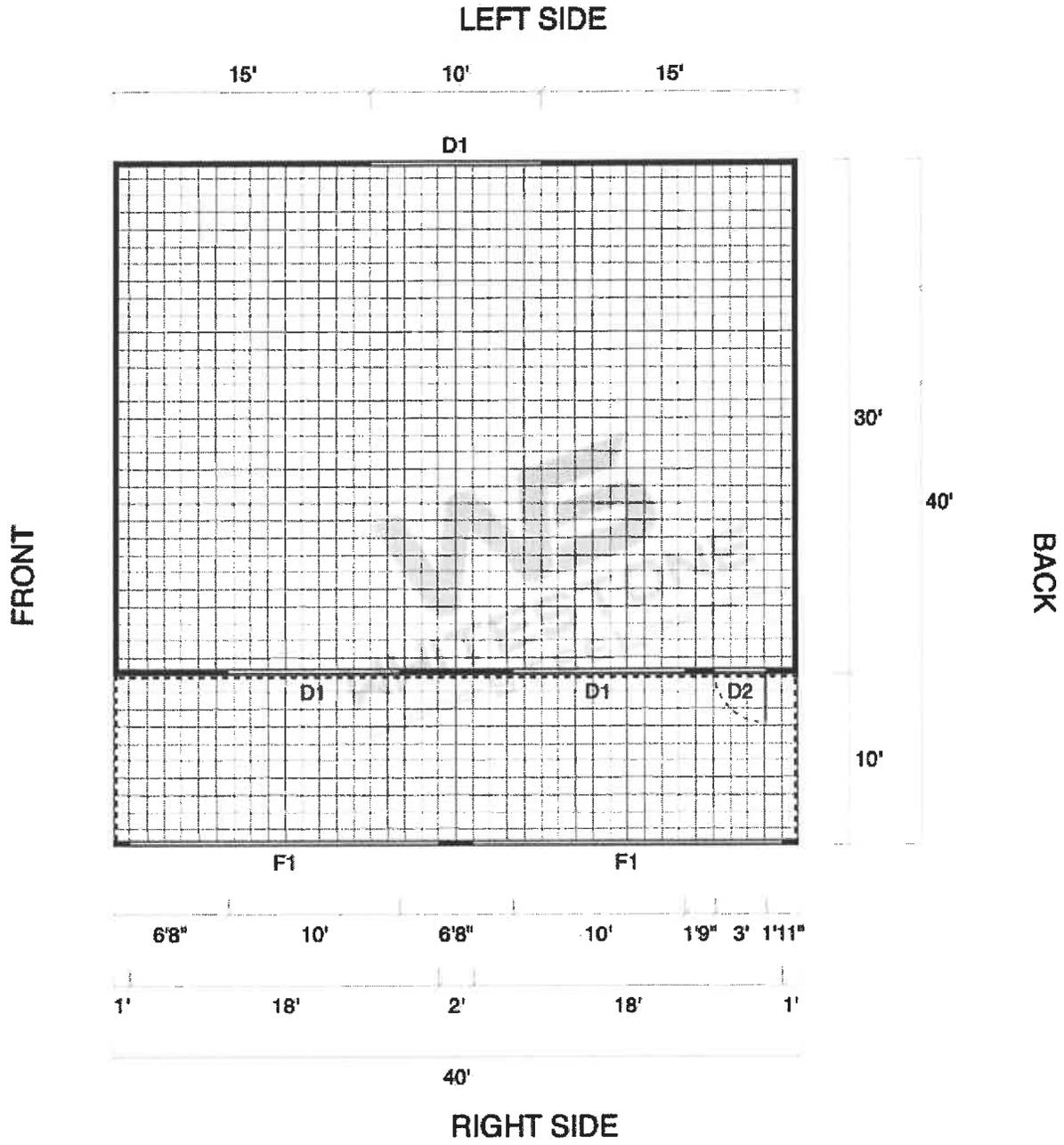
Customer Order - **Nov 19, 2025**

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:

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