



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

#### SITE PLAN APPLICATION FEES:

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

#### ZONING APPLICATION FEES:

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

#### OTHER APPLICATION FEES:

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

#### NOTES:

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

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **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."

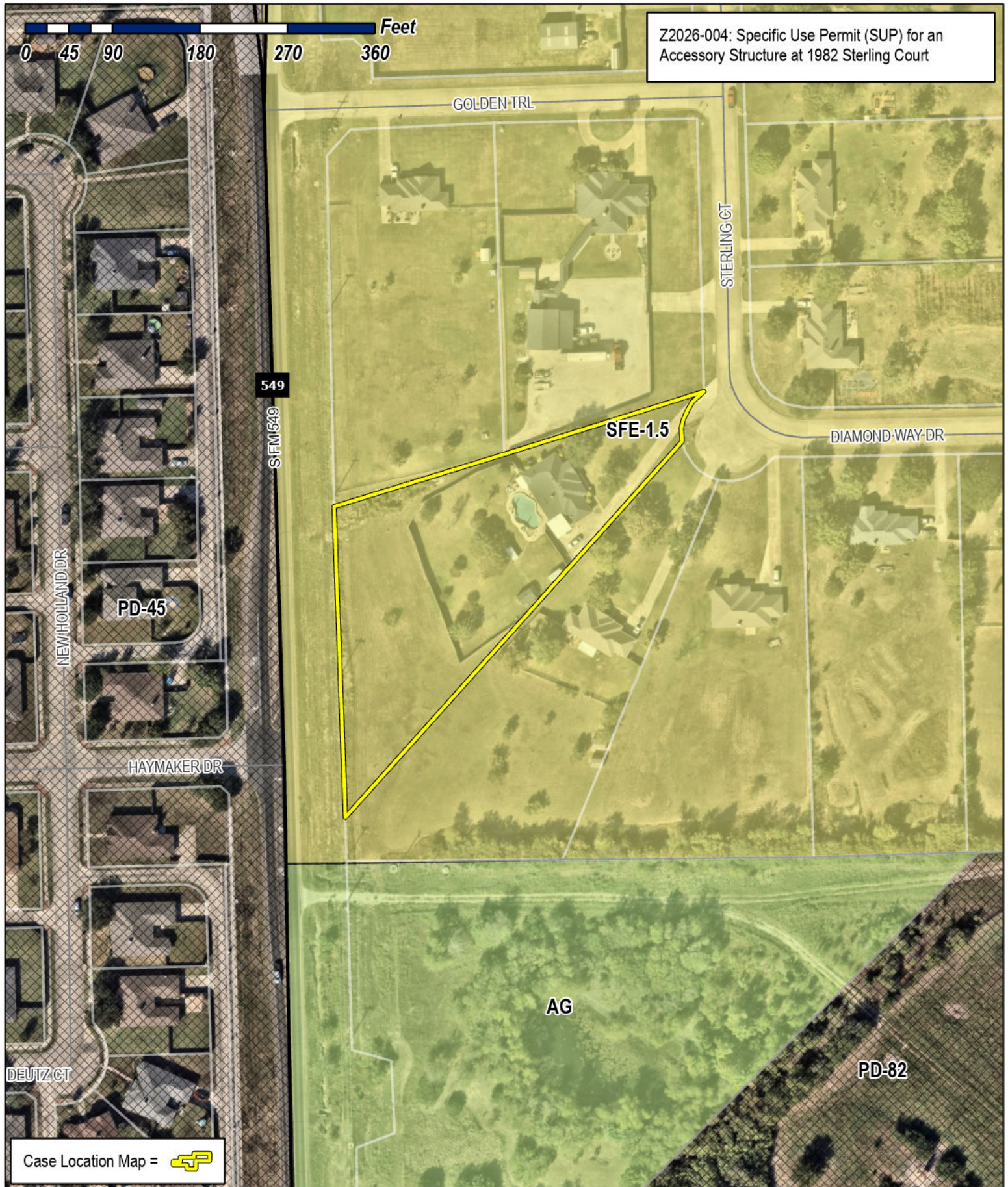
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_





## City of Rockwall

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

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



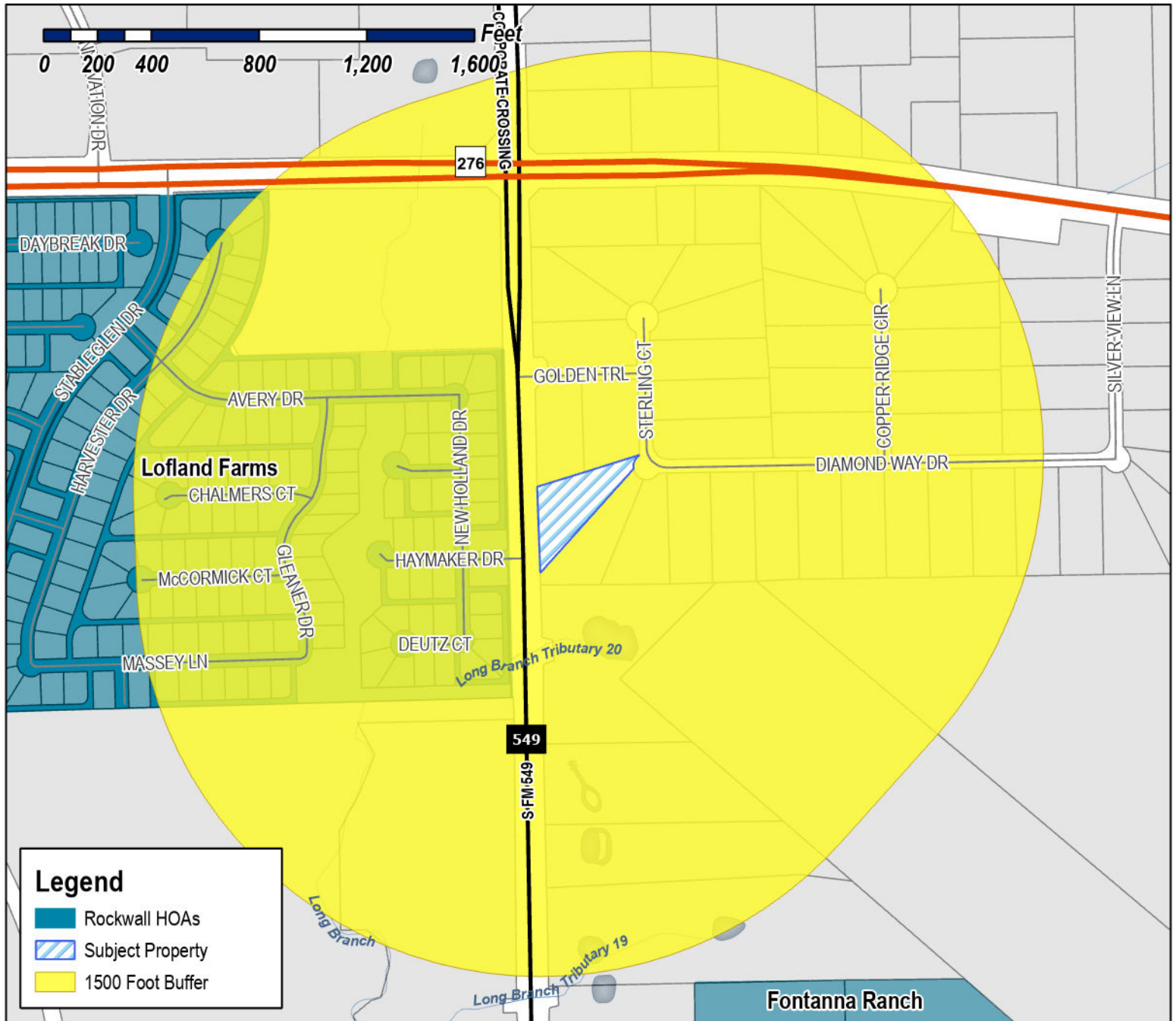




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**Case Number:** Z2026-004  
**Case Name:** Specific Use Permit (SUP) for an Accessory Structure  
**Case Type:** Zoning  
**Zoning:** Single-Family Estate 1.5 (SFE-1.5) District  
**Case Address:** 1982 Sterling Court

**Date Saved:** 1/20/2026

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

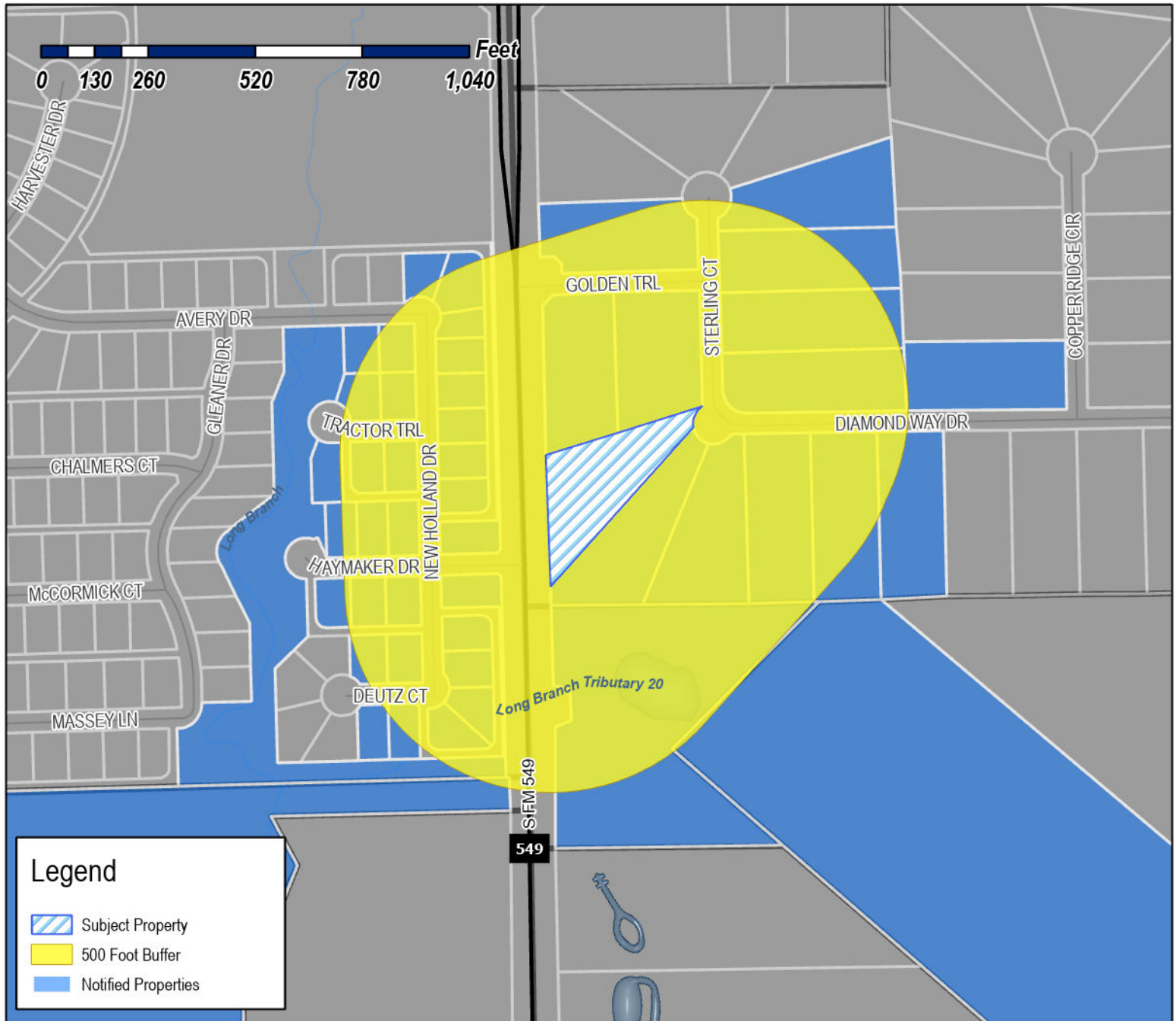




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TERRACINA HOMEOWNERS' ASSOCIATION INC  
1050 E State Highway 114 Ste 210  
Southlake, TX 76092

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



Customer Order - Nov 19, 2025

**Building Images**

The image displays six architectural renderings of a building, arranged in a 2x3 grid. The top row shows the Perspective View, Front, and Left Side. The bottom row shows the Right Side, Back, and another perspective view. The building is a single-story structure with a gabled roof and large windows. The text 'WE' is visible on the front and back walls, and 'TEST EQUIPMENT' is visible on the left side wall.

Perspective View

Front

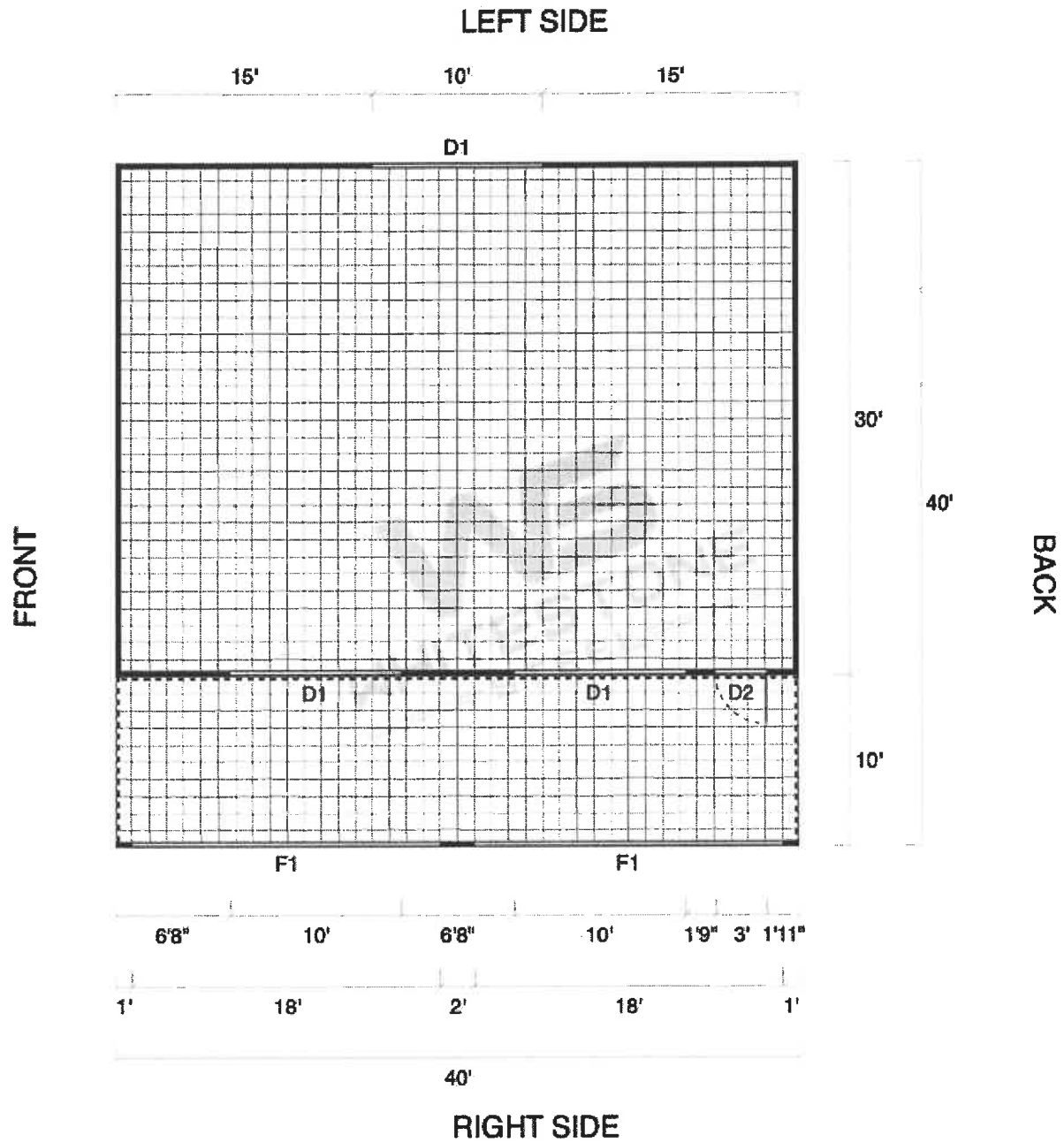
Left Side

Right Side

Back

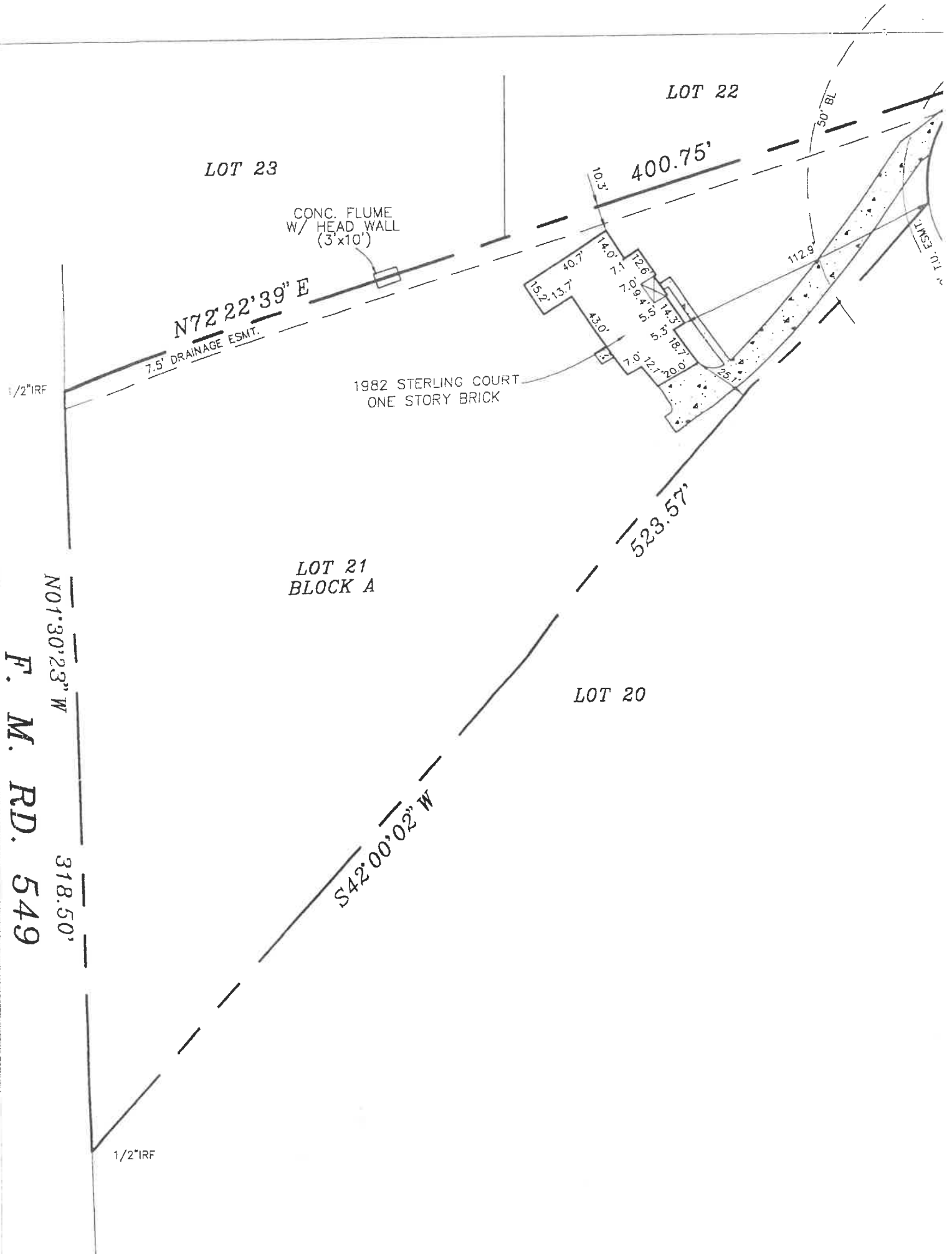


# FLOOR PLAN



SYMBOL LEGEND	
<b>D1</b>	10' x 10' Roll Up Door
<b>D2</b>	36" x 88" Walk-in Door
<b>F1</b>	Custom Size Frameout
----	Open Wall
=====	Closed Wall







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 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