



# 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 (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$500.00 + \$20.00 ACRE) <sup>1&3</sup>
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$1,000.00 + \$20.00 ACRE) <sup>1&2</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) <sup>2</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) <sup>2</sup>
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) <sup>2</sup>

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) <sup>1&3</sup>
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) <sup>1,2&3</sup>
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) <sup>1,2&3</sup>
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) <sup>1&3</sup>
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) <sup>1&3</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 \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

<sup>3</sup>: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 550 Hance Trail Rockwall, Texas 75087

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE 12.82

LOTS [CURRENT] \_\_\_\_\_

2

LOTS [PROPOSED] \_\_\_\_\_

4

**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 Michael & Jennifer Wurster

APPLICANT \_\_\_\_\_

CONTACT PERSON Jennifer Wurster

CONTACT PERSON \_\_\_\_\_

ADDRESS \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

CITY, STATE & ZIP \_\_\_\_\_

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

### NOTARY VERIFICATION [REQUIRED]

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

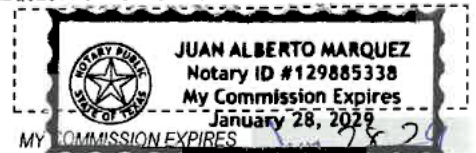
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 750.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF June, 2026 BY SIGNING THIS APPLICATION, 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."

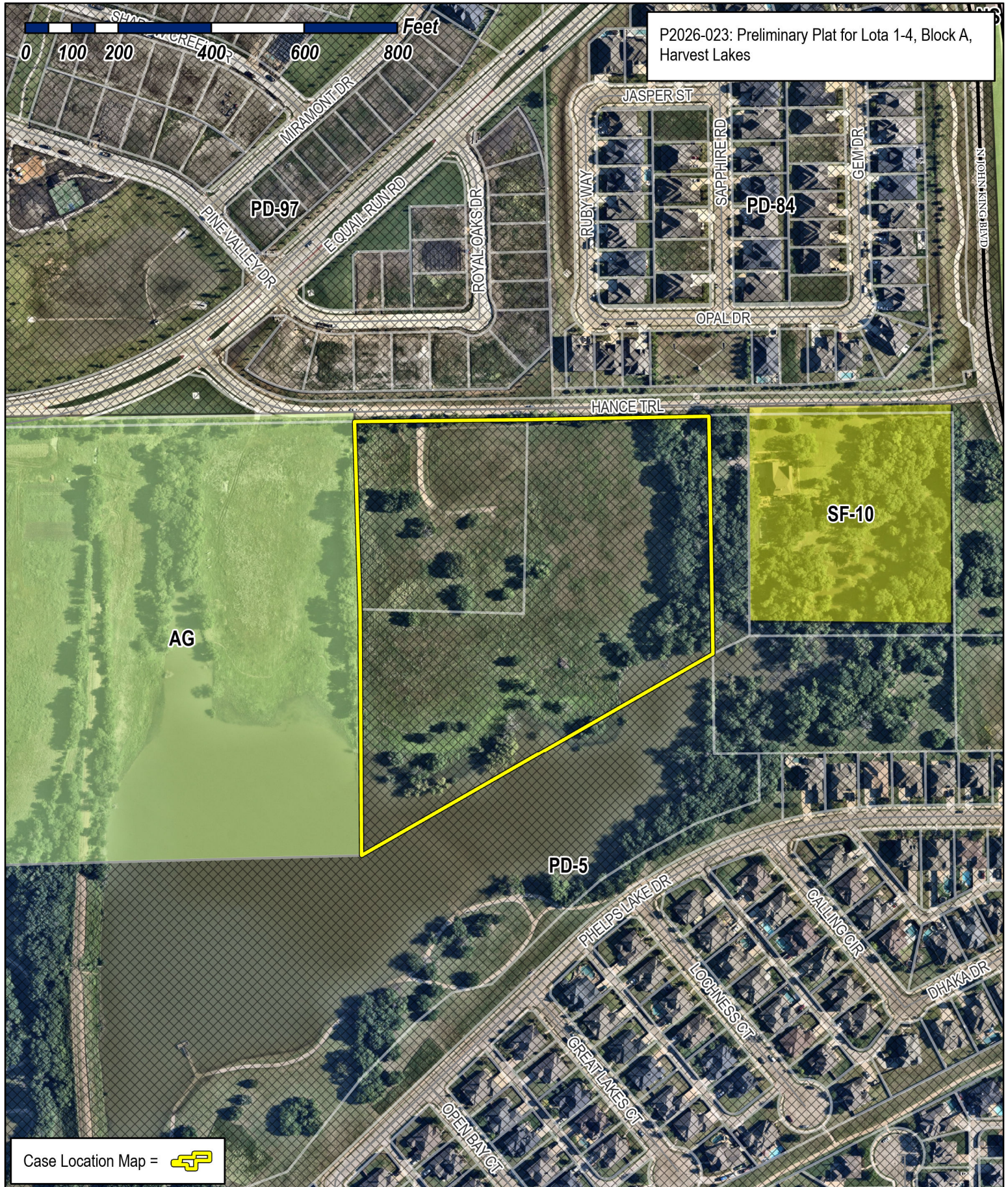
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF June, 2026

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


Jennifer Wurster

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





P2026-023: Preliminary Plat for Lota 1-4, Block A, Harvest Lakes

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.





OWNERS CERTIFICATE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Whereas, Michael and Jennifer Wurster are the owner of a 12.83 acre tract of land situated in the S.S. McCURRY SURVEY, ABSTRACT No. 146 as recorded in Instrument No. 2020000003578 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.) and including all of Lot 1 of the L.L. LEONARD ADDITION, an addition to the City of Rockwall as recorded in Cabinet A, Slide 336 of the Plat Records of Rockwall County, Texas (P.R.R.C.T.) and being more particularly described as follows:

BEGINNING at a 1/2" iron rod set with a yellow plastic cap stamped "RLS 5664" for the northwest corner of said L.L. LEONARD ADDITION, said point also being on the east line of a tract of land conveyed to R & R HANCE INVESTMENTS, LP as recorded in Volume 5433, Page 53 of the Deed Records of Rockwall County, Texas (D.R.R.C.T.) and on the south right-of-way line of HANCE TRAIL (formerly East Quail Run Road);

THENCE South 89°47'11" East along the south right-of-way line of said HANCE TRAIL, a distance of 500.18' to a 1/2" iron set with a yellow plastic cap stamped "RLS 5664" said point being the northeast corner of said L.L. LEONARD Addition and said point being on the west line of a tract of land conveyed to Michael and Jennifer Wurster as recorded in Instrument No. 2020000003578 of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.);

THENCE North 0°25'07" West a distance of 35.00' to a set cut "X" in the paving of said HANCE TRAIL paving, said point being the easterly northwest corner of said Wurster tract;

THENCE South 89°47'13" East a distance of 270.70' to a 5/8" iron rod found at a fence corner post, said point being the northeast corner of said Wurster tract;

THENCE South 0°16'25" West and passing at 35.00' a 5/8" iron rod found for the northwest corner of a tract of land conveyed to David Richard Chaplin and Summer Rhea Chaplin as recorded in Instrument No. 20220000024278 O.P.R.R.C.T., and passing at 529.47' a 6" steel post for a reference and a total distance of 542.47' to a point in PHELPS LAKE, said point being the southwest corner of said Chaplin tract a called 1.00 acre tract;

THENCE South 61°49'34" West a distance of 871.45' to a point in said PHELPS LAKE, said point being the southeast corner of said R & R Investments tract;

THENCE North 0°00'39" East passing at 243.00' a 5/8" iron rod found with a yellow cap stamped "RPLS No. 3963" along the east line of said R & R Investments, LP tract a total distance of 921.79' to the POINT OF BEGINNING and containing 12.83 acres or 558,981 square feet of land.

OWNER'S CERTIFICATE:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Michael and Jennifer Wurster are the undersigned owners of a 12.83 acre tract as shown on this plat and designated as HARVEST LAKES ADDITION, a subdivision to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicate to the use to the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the HARVEST LAKES ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accomodation of all utilities desiring to use or using the same. We also understand the following:

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as describe herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time,
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by procuring the permission of anyone.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements. the establishment of grade of steers in the subdivision.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by the storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements o the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which the property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewer, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost o such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such a written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer s progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of dedication of exactions made herein.

FOR:
By:
FOR: (LIEN HOLDER)
BY: NAME:
TITLE:

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal \_\_\_\_ day of \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS MY COMMISSION EXPIRES

Prepared by:
James M. Anderson
1195 Lake Glen Circle
Rockwall, Texas 75087
214-548-2042
Email: jma90266@gmail.com

Surveyor:
Rudy Rangel
Rangel Land Surveying
1012 Timberline Drive
Heath, Texas 75032
214-325-8026
Rangellandsurvey@sub.com

OWNER:
Michael & Jennifer Wurster
1309 Moraine Place
Heath, Texas 75032
Phone: 214-417-5338
Email: Mikejenu@sbcglobal.com

SHEET 2 OF 2
Date: 06-10-2026

CITY CASE No. \_\_\_\_\_

GENERAL NOTES

1. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivision and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

2. It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of the subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representaion, assurance or guarantee by the City of Rockwall of the adequacy oand availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

3. The property owner shall be responsible for maintaining, repairing and replacing and shall bear sole liability of all systems within the drainage and detention easements.

4. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approval of Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

5. All decorative signage, post, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

APPROVED: I hereby certify that the above and forgoing subdivision plat, HARVEST LAKES ADDITION, being an addition to the City of Rockwall, Texas was approved by the by the City Council of the City of on the \_\_\_\_ day of \_\_\_\_\_, 2026.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, RUDY RANGEL, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my supervision.

RUDY RANGEL

RPLS 5664

PRELIMINARY PLAT

LOTS 1-4, BLOCK A
HARVEST LAKES ADDITION
BEING A REPLAT OF
ALL OF LOT 1, L.L. LEONARD ADDITION
AN ADDITION TO THE CITY OF ROCKWALL
AS RECORDED IN CABINET C, SLIDE 336
PLAT RECORDS OF ROCKWALL COUNTY, TEXAS
AND BEING ALL A CALLED 12.82 ACRE TRACT OF LAND
AS RECORDED IN DOCUMENT No. 2020000003578
OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS
SITUATED IN THE
S.S. McCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS