



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) ¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE) ^{1&3}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1&2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1&3}
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2&3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2&3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1&3}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1&3}

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 \$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.

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 207 Peoples Ln
SUBDIVISION: Wooldridge Estates LOT: 1 BLOCK: JD Crocker Ed.
GENERAL LOCATION: OFF OF FM 3549

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Residential 3.22 AC CURRENT USE: Home.
PROPOSED ZONING: 3 lots. PROPOSED USE: Home.
ACREAGE: 3.721 LOTS [CURRENT]: 1 LOTS [PROPOSED]: 3

☐ **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: Donnie Peoples ☒ APPLICANT: Mike Peoples
CONTACT PERSON: Mike Peoples 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 Donnie Peoples [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 July 16 2026 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 16 DAY OF July 2026

OWNER'S SIGNATURE

Donnie Peoples

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

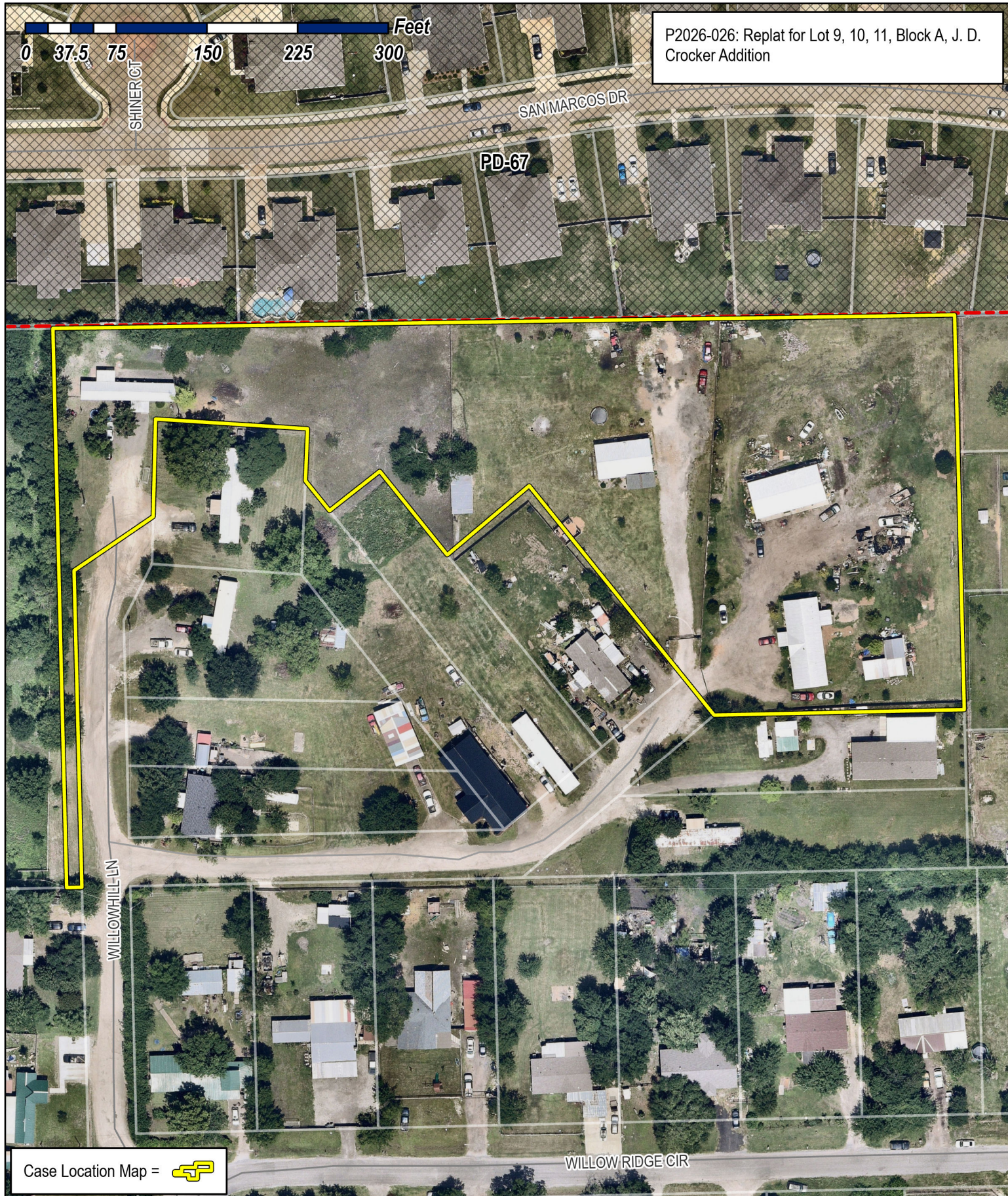
Robert Lee Bass



ROBERT LEE BASS
NOTARY PUBLIC, STATE OF TEXAS
ID # 12344082
COM. EXP. 05-26-2028

MY COMMISSION EXPIRES

6-26-2028



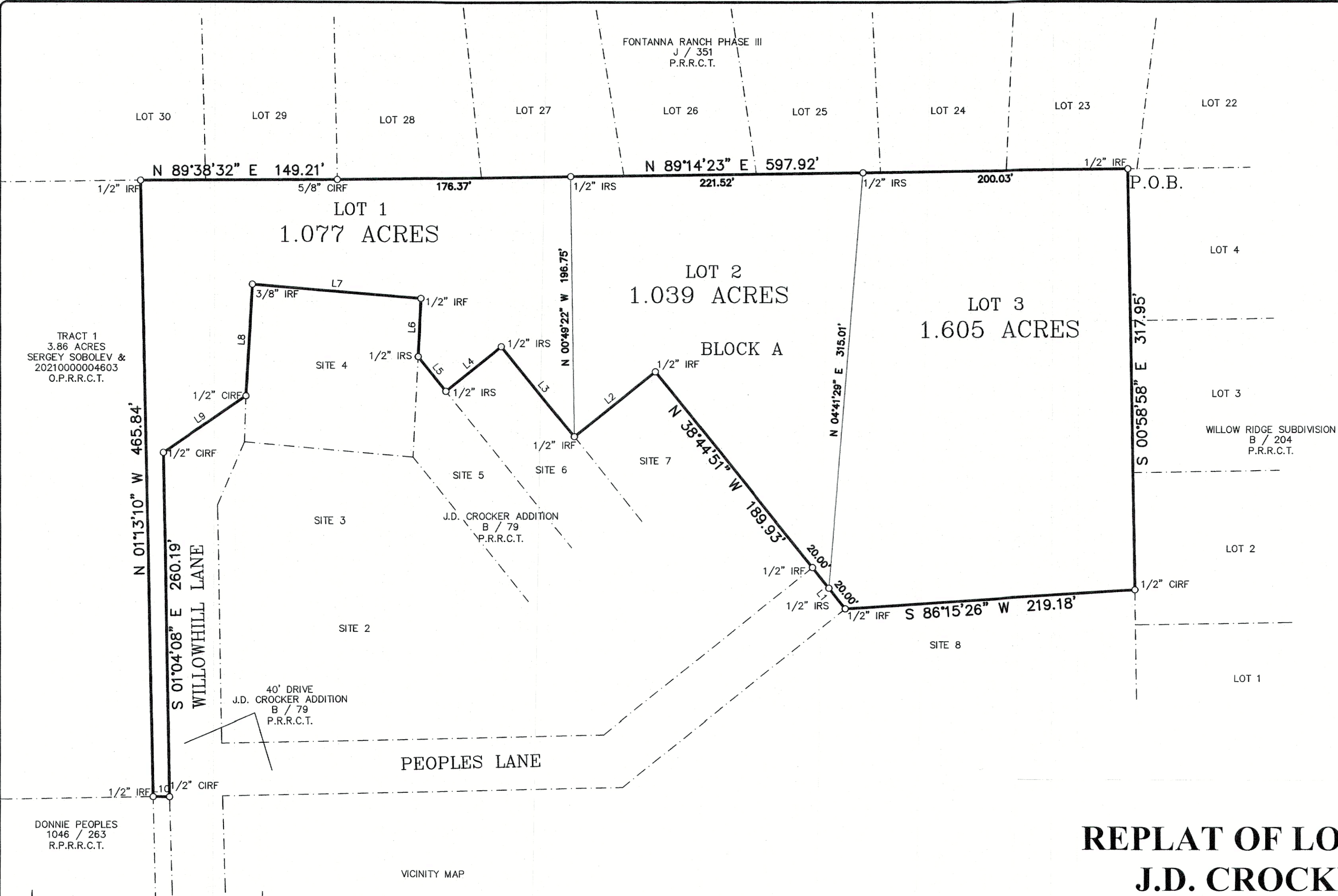
City of Rockwall

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.



LINE	BEARING	DISTANCE
L1	N 38°44'19" W	40.00'
L2	S 51°12'43" W	78.92'
L3	N 38°44'16" W	87.87'
L4	S 51°15'41" W	54.01'
L5	N 38°44'19" W	33.29'
L6	N 02°38'39" E	44.03'
L7	N 85°17'10" W	128.15'
L8	S 03°16'19" W	84.59'
L9	S 55°29'19" W	75.82'
L10	N 89°46'35" W	12.40'

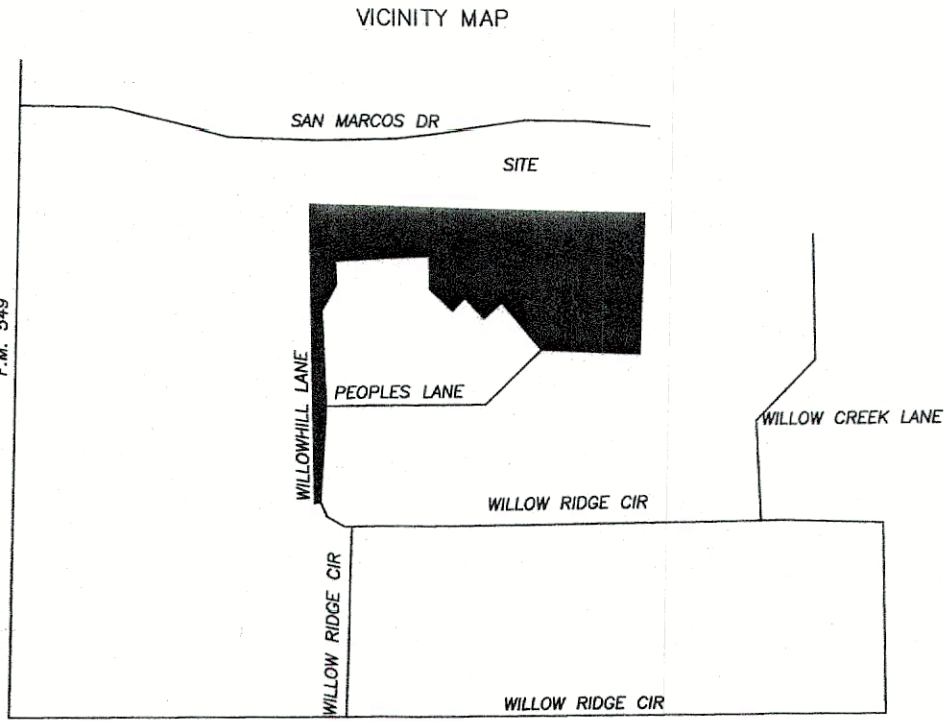


**REPLAT OF LOT 1, BLOCK A OF
J.D. CROCKER ADDITION**

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
3.721 ACRES
JANUARY, 2024

Owner:
Donnie Peoples
589 Cornelius
Rockwall, Texas 75087

Surveyor:
Eyncon Eng. & Surveying
2616 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837



LEGEND

○ PROPERTY CORNER	⊗ WATER VALVE	△ TELE. PEDESTAL	⊙ MAILBOX	—X— WIRE FENCE	—G— GAS
⊙ POWER POLE	⊙ FIRE HYDRANT	△ FIBER OPTIC MARKER	⊙ HVAC	—O— CHAINLINK FENCE	—W— WATER
⊙ GUY WIRE	⊙ GAS METER	△ CATV CABLE TV PEDESTAL	⊙ TRAFFIC SIGN	—//— WOOD FENCE	—FO— FIBER OPTIC
⊙ ELEC. TRANS.	⊙ GAS LINE MARKER	⊙ CLEANOUT	⊙ SAN. SEWER MANHOLE	—□— IRON FENCE	—SS— SANITARY SEWER
⊙ ELECTRIC METER	⊙ GAS VALVE	⊙ SEPTIC	⊙ STORM SEWER MANHOLE	—E— ELECTRIC	—ST— STORM SEWER
⊙ WATER METER	⊙ PIPELINE MARKER	⊙ AEROBIC	⊙ LIGHT POLE	—U— UNDERGROUND ELEC.	

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P.O. BOX 1025 • GREENVILLE, TX 75403
www.eyncon.com • (903) 450-9837

DATE: DEC. 21, 2023	JOB NO.: 20923099
DRAWN BY: S. HOLDER	DWG: PLAT
SCALE: 1" = 100'	FIRM REG. CERT. #10022400

3.721 TOTAL ACRES

STATE OF TEXAS
COUNTY OF ROCKWALL

OWNER'S CERTIFICATE

WHEREAS **DONNIE PEOPLES**, are the sole owner of a tract of land within the County of Rockwall, State of Texas, said tract being described as follows:

LEGAL DESCRIPTION

BEING a tract or parcel of land situated in Rockwall County, Texas, being all of Lot 1, Block A of J.D. CROCKER ADDITION, an addition to Rockwall County, Texas as recorded in Cabinet B on Slide 79 of the Plat Records of Rockwall County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found for a corner at the northeast corner of Lot 1;
THENCE S 00°58'58" E along the east line of Lot 1, a distance of 317.95 feet to a capped 1/2 inch iron rod found for a corner at the southeast corner of Lot 1;
THENCE S 86°15'26" W along the south line of Lot 1, a distance of 219.18 feet to a 1/2 inch iron rod set for a corner on the south line of Peoples Lane;
THENCE N 38°44'19" W a distance of 40.00 feet to a 1/2 inch iron rod found for a corner on the north line of Peoples Lane;
THENCE N 38°44'51" W a distance of 189.93 feet to a 1/2 inch iron rod found for a corner;
THENCE S 51°12'43" W a distance of 78.92 feet to a 1/2 inch iron rod found for a corner;
THENCE N 38°44'16" W a distance of 87.87 feet to a 1/2 inch iron rod set for a corner;
THENCE S 51°15'41" W a distance of 54.01 feet to a 1/2 inch iron rod set for a corner;
THENCE N 38°44'19" W a distance of 33.29 feet to a 1/2 inch iron rod set for a corner;
THENCE N 02°38'39" E a distance of 44.03 feet to a 1/2 inch iron rod found for a corner;
THENCE N 85°17'10" W a distance of 128.15 feet to a 3/8 inch iron rod found for a corner;
THENCE S 03°16'19" W a distance of 84.59 feet to a capped 1/2 inch iron rod found for a corner;
THENCE S 55°29'19" W a distance of 75.82 feet to a capped 1/2 inch iron rod found for a corner on the west line of Willowhill Lane;
THENCE S 01°04'08" E along the west line of Willowhill Lane, a distance of 260.19 feet to a capped 1/2 inch iron rod found for a corner;
THENCE N 89°46'35" W a distance of 12.40 feet to a 1/2 inch iron rod found for a corner at the southwest corner of Lot 1;
THENCE N 01°13'10" W along the west line of Lot 1, a distance of 465.84 feet to a 1/2 inch iron rod found for a corner at the northwest corner of Lot 1;
THENCE N
THENCE N 00°15'00" W along the west line of said 3.500 acre tract and the center of Smith Road, a distance of 337.59 feet returning to the Point of Beginning and containing 3.486 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the REPLAT OF LOT 1, BLOCK A OF J.D. CROCKER ADDITION, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the REPLAT OF LOT 1, BLOCK A OF J.D. CROCKER ADDITION, subdivision have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 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 the 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, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer/property owner 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 storm drainage from the development.
- 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 of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which 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 sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of 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 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 as 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.

I 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 the dedication of exactions made herein.

Donnie Peoples

STATE OF TEXAS
COUNTY OF _____

Before me, the undersigned authority, on this day personally 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 of office this the _____ day of _____, _____.

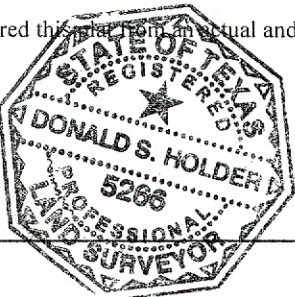
Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Donald S. Holder, Registered Professional Land Surveyor, State of Texas, 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 personal supervision.

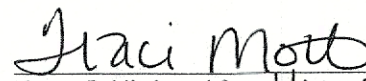

Donald S. Holder
Registered Public Surveyor No. 5266

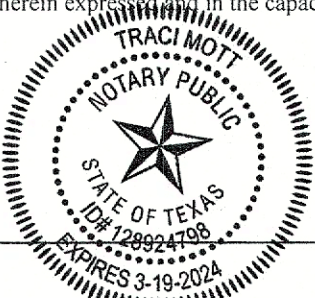


STATE OF TEXAS:
COUNTY OF Hunt:

BEFORE ME, the undersigned authority, a Notary Public in and for Hunt County, Texas, on this day personally appeared the person(s) whose name(s) is (are) subscribed to the foregoing instrument and they acknowledge same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 1st day of February, 20 24


Notary Public in and for Hunt County, Texas



STANDARD CITY SIGNATURE BLOCK

APPROVED:

I hereby certify that the above and forgoing plat of REPLAT OF LOT 1, BLOCK A OF J.D. CROCKER ADDITION was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _____.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING CHAIRMAN

CITY SECRETARY

CITY ENGINEER

General Notes:

- Bearings are based on WGS84.
- According to the Flood Insurance Rate Map No. 48397C0045L dated September 26, 2008, published by The Federal Emergency Management Agency, the subject property lies within Flood Zone "X" and is not shown to be within a special flood hazard area. This statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
- Subdivider's Statement.* 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 Subdivisions and Property Development, of the Texas Local Government Code*, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement.* It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a 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 representation, assurance or guarantee by the City of Rockwall of the adequacy and 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) Drainage and Detention Easements.* 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) Fire Lanes.* All *Fire Lanes* will be constructed, maintained, repaired and replaced by the property owner. *Fire Lanes* shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site *Fire Lane* improvements.
- (5) Street Appurtenances.* All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA)

REPLAT OF LOT 1, BLOCK A OF J.D. CROCKER ADDITION

CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

3.721 ACRES
JANUARY, 2024

Owner:
Donnie Peoples
589 Cornelius
Rockwall, Texas 75087

Surveyor:
Eyncon Eng. & Surveying
2616 Stonewall St., P.O. Box 1025
Greenville, Texas 75401
(903) 450-9837

3.721 TOTAL ACRES

LEGEND

○ PROPERTY CORNER	⊗ WATER VALVE	△ TELE. PEDESTAL	⊙ MAILBOX	—X— WIRE FENCE	—G— GAS
⊕ POWER POLE	⊕ FIRE HYDRANT	△ FIBER OPTIC MARKER	⊕ HVAC	—O— CHAINLINK FENCE	—W— WATER
← GUY WIRE	⊕ GAS METER	△ CATV CABLE TV PEDESTAL	⊕ TRAFFIC SIGN	—//— WOOD FENCE	—FO— FIBER OPTIC
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⊕ WATER METER	⊕ PL PIPELINE MARKER	⊕ AEROBIC	⊕ LIGHT POLE	—UGF— UNDERGROUND ELEC.	

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DATE: DEC. 21, 2023

JOB NO.: 20923099

DRAWN BY: S. HOLDER

DWG: PLAT

SCALE: 1" = 100'

FIRM REG. CERT. #10022400