



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 804 Kernodle St. Rockwall TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

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 JMS Custom Homes LLC APPLICANT Javier Silva

CONTACT PERSON Javier Silva CONTACT PERSON _____

ADDRESS _____ ADDRESS Same

CITY, STATE & ZIP _____ STATE & ZIP _____

PHONE _____ PHONE _____

E-MAIL _____ E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

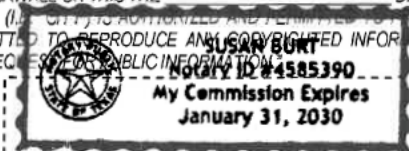
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 (ITS 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 OR ALL INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

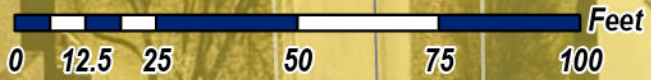
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF April, 2020

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 1-31-2030



Z2026-018: Specific Use Permit (SUP) for residential Infill at 804 Kernodle Street



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.

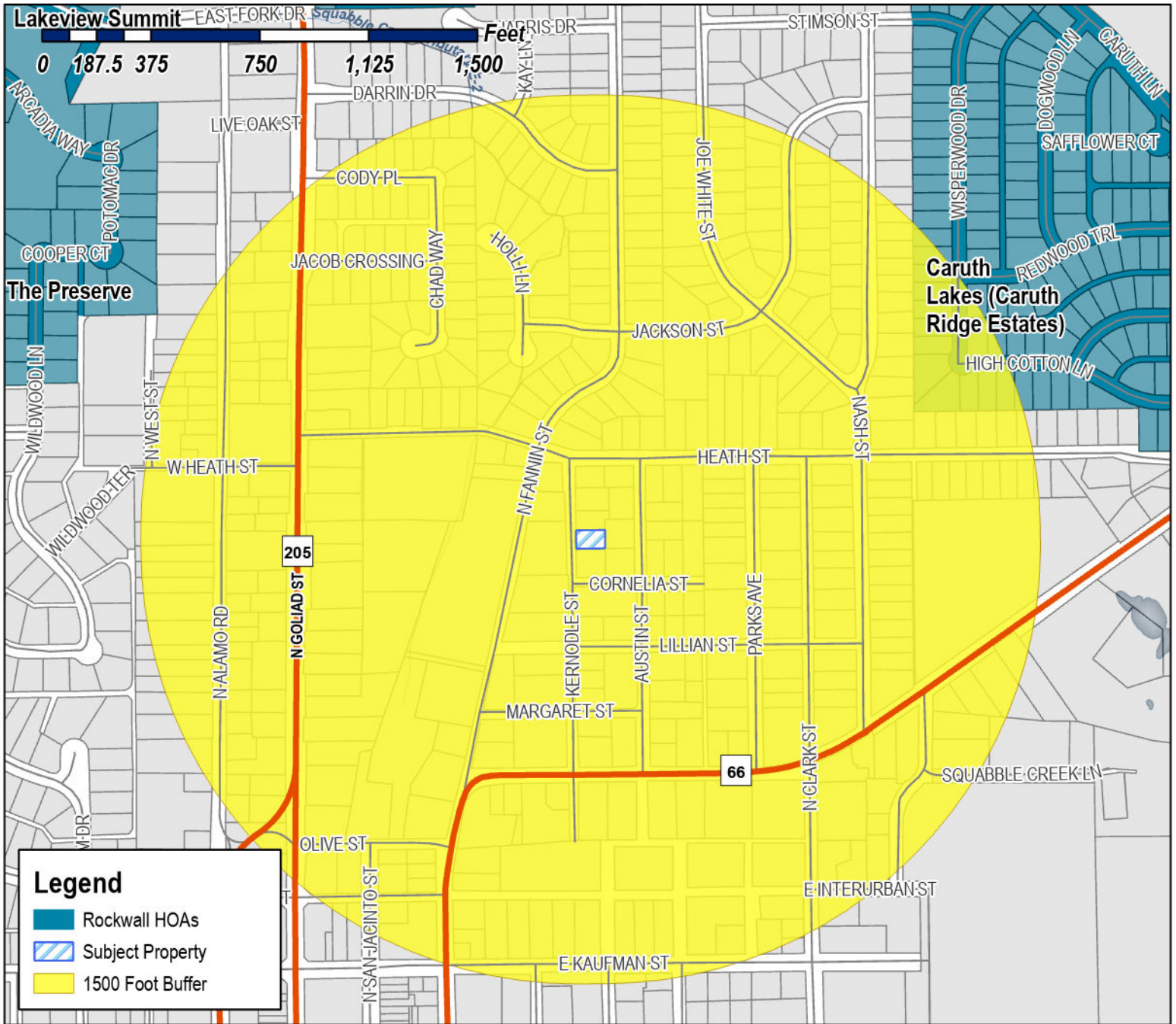




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Case Number: Z2026-018
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 804 Kernodle Street



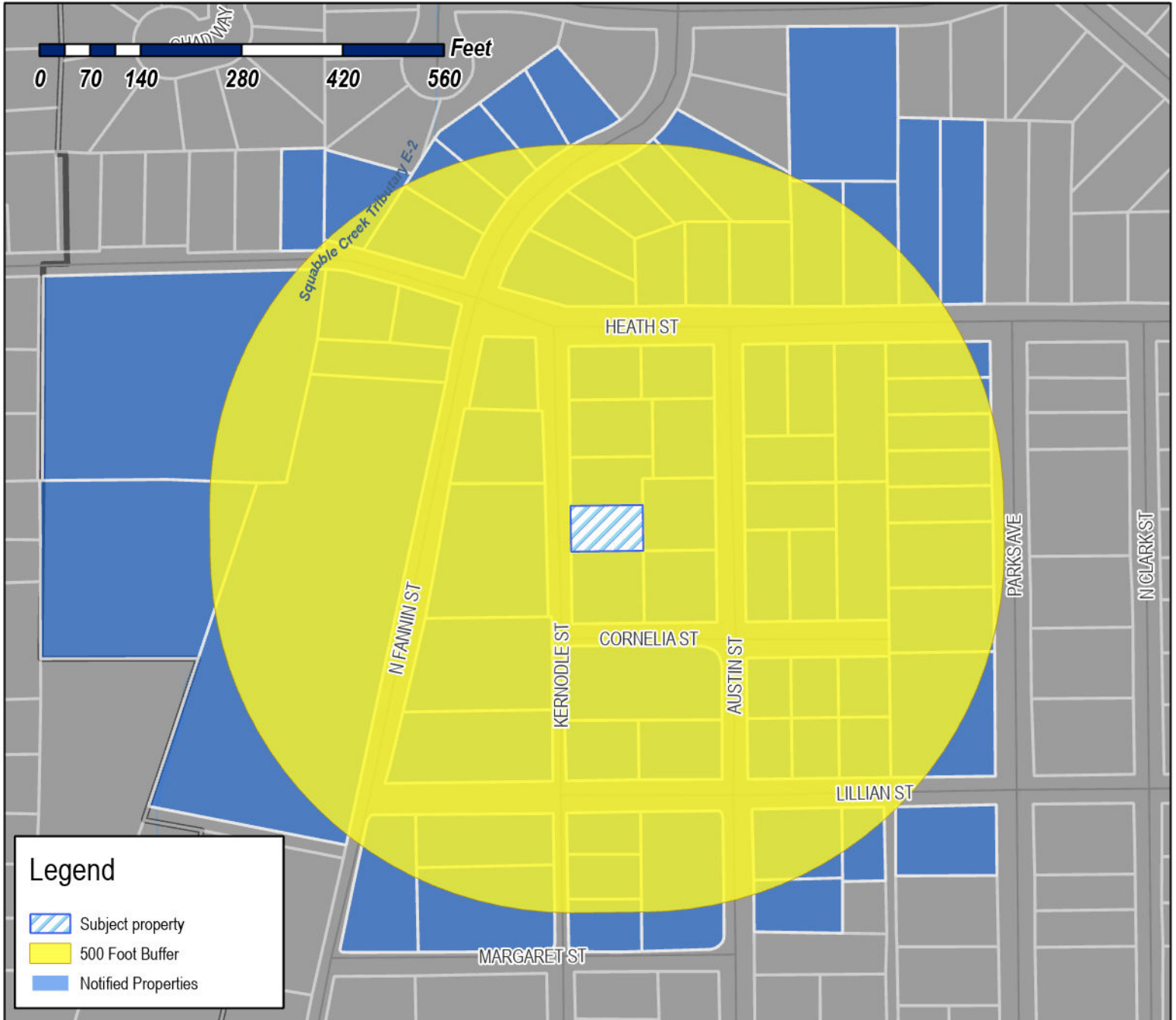
Date Saved: 4/17/2026
 For Questions on this Case Call (972) 771-7745



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Date Saved: 4/17/2026

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

RESIDENT
100 E HEATH
ROCKWALL, TX 75087

AUSTIN TRENTON C
1340 MEANDERING WAY
ROCKWALL, TX 75087

CELINE ESTATES INC
149 BRENTWOOD DRIVE
HEATH, TX 75032

CELINE ESTATES INC
1925 BROKEN LANCE LN
ROCKWALL, TX 75032

VANILLA BEAN PROPERTIES SERIES 10 LLC
2 MANOR COURT
HEATH, TX 75032

CITY LIFT STATION
201 E WASHINGTON ST
ROCKWALL, TX 75087

LOVELL CHRISTINE MARRE AND JOSHUA
202 E HEATH
ROCKWALL, TX 75087

BLANKENSHIP JAMES WISE & LISA
203 E HEATH ST
ROCKWALL, TX 75087

REDDEN POLLY PEOPLES
213 SOVEREIGN CT
ROCKWALL, TX 75032

THOMAS ANGELA
2200 Kings Pass
Heath, TX 75032

PARK T ALLEN & SANDRA M
2301 LAFAYETTE DRIVE
HEATH, TX 75032

CONRAD CURT E DDS & CAMILLA
2800 ROLLING MEADOWS DR
ROCKWALL, TX 75087

ORTAMOND DONALD J & JANA R
301 MARGARET ST
ROCKWALL, TX 75087

CAUBLE LINDA
301 S CLARK ST
ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC
3021 RIDGE ROAD A66
ROCKWALL, TX 75032

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3021 RIDGE ROAD A66
ROCKWALL, TX 75032

CLARK APRIL N
313 NAKOMA DRIVE
ROCKWALL, TX 75087

ABEAR HOMES LLC SERIES 3
3400 N Central Expy Ste 110
Richardson, TX 75080

TIPPING VIVIAN E AND
EARNEST TIPPING
401 EAST HEATH STREET
ROCKWALL, TX 75087

DOLLINS ROBIN KAY AND GEORGE OEN
403 E HEATH
ROCKWALL, TX 75087

RESIDENT
405 E HEATH ST
ROCKWALL, TX 75087

KIRKPATRICK DAVID S & RHONDA D
500 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
501 LILLIAN ST
ROCKWALL, TX 75087

HOLZHEIMER THOMAS RAY
501 CORNELIA ST
ROCKWALL, TX 75087

BARNETT GEORGE S
502 CORNELIA ST
ROCKWALL, TX 75087

MCINTIRE J M & ERLINDA
502 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
503 CORNELIA
ROCKWALL, TX 75087

RESIDENT
503 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
504 CORNELIA
ROCKWALL, TX 75087

TANTON MELVIN V JR
504 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
505 LILLIAN ST
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TR
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

ALSOBROOK HAROLD DAVID JR
505 CARRIAGE TRAIL
ROCKWALL, TX 75087

MOJICA JOSE L
505 Cornelia St
Rockwall, TX 75087

RESIDENT
505 E HEATH ST
ROCKWALL, TX 75087

RESIDENT
506 CORNELIA
ROCKWALL, TX 75087

UC RUBEN & EDITH CORTE DE
506 LILLIAN ST
ROCKWALL, TX 75087

RESIDENT
509 E HEATH ST
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE
ROCKWALL, TX 75087

RICHARDSON PATRICE
510 COVE RIDGE RD
HEATH, TX 75032

RESIDENT
511 E HEATH ST
ROCKWALL, TX 75087

COATS LOIS LOUISE
512 E HEATH ST
ROCKWALL, TX 75087

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

FANG PROPERTIES LLC
536 LOMA VISTA
HEATH, TX 75032

CORNERSTONE INVESTMENT PROPERTIES LLC
5900 BALCONES DR STE 100
, TX

BROWN JONATHAN R & CHRISTY A
601 KERNODLE ST
ROCKWALL, TX 75087

EICH CHRIS AND ELENA
601 PARKS AVENUE
ROCKWALL, TX 75087

RESIDENT
602 AUSTIN ST
ROCKWALL, TX 75087

GASKIN STEVE AND
MICHAEL FLANARY
602 KERNODLE STREET
ROCKWALL, TX 75087

LOFLAND JANA J
603 AUSTIN ST
ROCKWALL, TX 75087

FUNK TED FREDRICK AND REBECCA LYNN
604 KERNODLE
ROCKWALL, TX 75087

FUQUA MATTHEW D & STACY L
605 PARKS AVE
ROCKWALL, TX 75087

DANIEL RODNEY
606 AUSTIN ST
ROCKWALL, TX 75087

MILLS WENDY K & MARC A
606 KERNODLE ST
ROCKWALL, TX 75087

MULLINS CHRISTOPHER CHARLES AND ARYN
ELISE
607 KERNODLE ST
ROCKWALL, TX 75087

BELANGER CORKY
616 MONTROSE DR
ROCKWALL, TX 75087

MOONEY DAVID AARON
701 AUSTIN ST
ROCKWALL, TX 75087

CASTILLO AGAPITO & ESTELA
701 PARKS AVE
ROCKWALL, TX 75087

RESIDENT
702 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
703 PARKS AVE
ROCKWALL, TX 75087

TIBBETTS ELAINE
703 KERNODLE ST
ROCKWALL, TX 75087

FRASIER MICHAEL & MARY GRACE
704 JACKSON ST
ROCKWALL, TX 75087

THOMAS TRACY
704 KERNODLE ST
ROCKWALL, TX 75087

2021 B L GRAVES REVOCABLE TRUST
BRYAN JOSEPH GRAVES & LAUREN CHRISTINE
GRAVES - TRUSTEES
705 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
707 PARKS AVE
ROCKWALL, TX 75087

BARRON ARMANDO
709 PARKS AVE
ROCKWALL, TX 75087

SILVA REBECA BRIANA &
JAVIER SILVA
711 PARKS AVENUE
ROCKWALL, TX 75087

EMBRY ASHLEY
790 HANOVER DR
ROCKWALL, TX 75087

RESIDENT
801 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
802 KERNODLE ST
ROCKWALL, TX 75087

COLWILL DIANA MARIA AND JESSE DAVID
803 Austin St
Rockwall, TX 75087

JOHNSON BRADLEY K AND GINGER M
803 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
804 KERNODLE ST
ROCKWALL, TX 75087

BUSHNELL MICHAEL S & TIFFANIE C
805 KERNODLE ST
ROCKWALL, TX 75087

ORTIZ ENRIQUE AROZLA
805 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
806 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
806 KERNODLE ST
ROCKWALL, TX 75087

DEL BOSQUE MARIO ETUX
807 KERNODLE ST
ROCKWALL, TX 75087

MEJIA JULIO & MARIA R
807 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
808 AUSTIN ST
ROCKWALL, TX 75087

RESIDENT
808 KERNODLE ST
ROCKWALL, TX 75087

RESIDENT
809 AUSTIN ST
ROCKWALL, TX 75087

JOSEY BROOKE
810 KERNODLE ST
ROCKWALL, TX 75087

JENNINGS AMANDA L
811 AUSTIN ST
ROCKWALL, TX 75087

WIEHE JOHN THOMAS
900 N FANNIN ST
ROCKWALL, TX 75087

CROWDER GERALDINE
901 N FANNIN ST
ROCKWALL, TX 75087

SCHELLING BECKI
902 N FANNIN ST
ROCKWALL, TX 75087

HEMPHILL REBECCA AND TODD
903 NORTH FANNIN STREET
ROCKWALL, TX 75087

HALL WYNNE &
JOANN CAMPBELL
904 N FANNIN ST
ROCKWALL, TX 75087

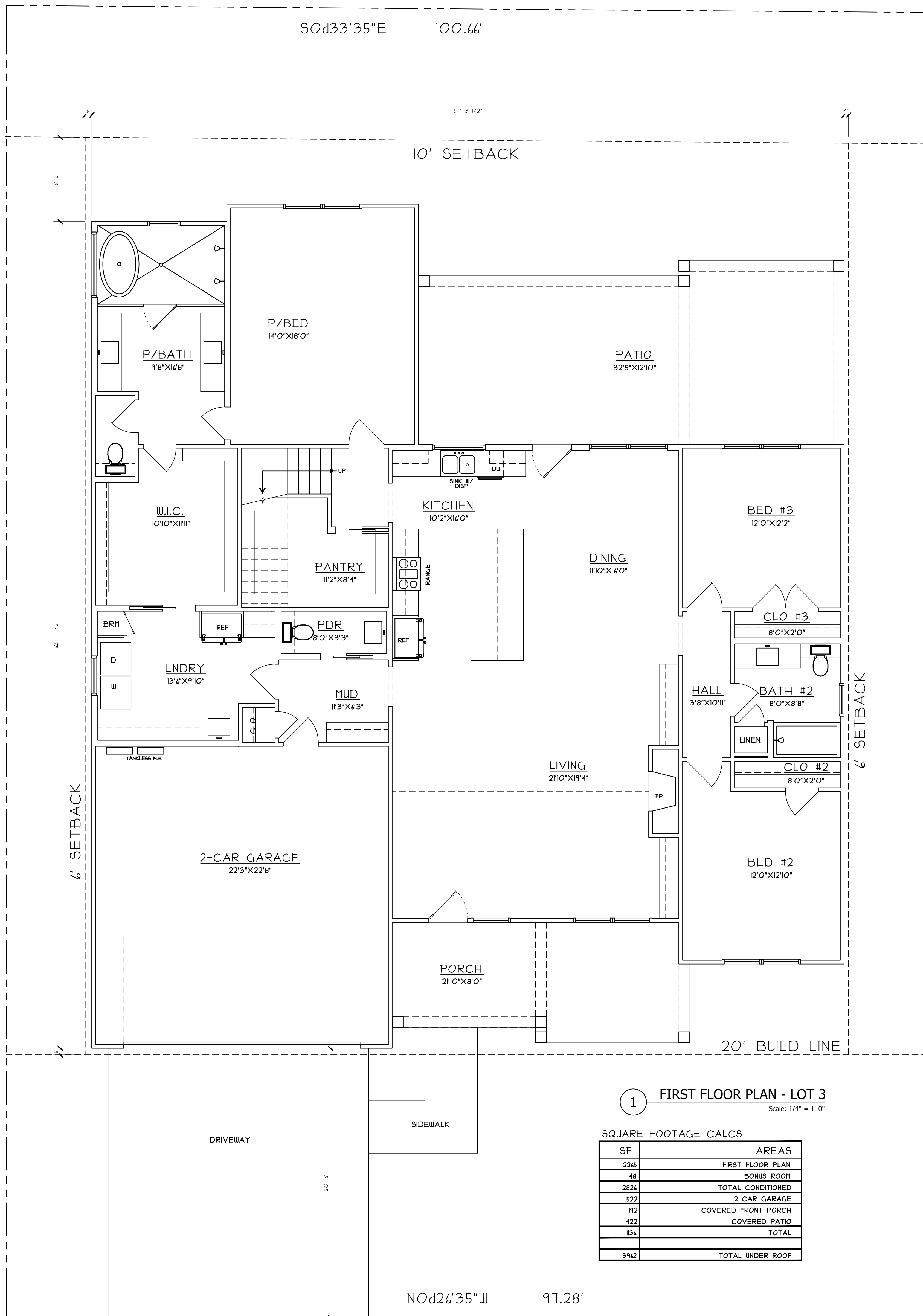
ROSS THOMAS II & LACY
905 N FANNIN ST
ROCKWALL, TX 75087

WILLIAMS BROOKS
906 FANNIN STREET
ROCKWALL, TX 75087

ROE JOHN A AND PATRICIA K
907 N FANNIN ST
ROCKWALL, TX 75087

RESIDENT
908 N FANNIN ST
ROCKWALL, TX 75087

WILSON TERRY RENAE
909 N FANNIN ST
ROCKWALL, TX 75087



1 FIRST FLOOR PLAN - LOT 3
Scale: 1/4" = 1'-0"

SQUARE FOOTAGE CALCS

SF	AREAS
2245	FIRST FLOOR PLAN
44	BONUS ROOM
2824	TOTAL CONDITIONED
522	2 CAR GARAGE
192	COVERED FRONT PORCH
422	COVERED PATIO
1134	TOTAL
3942	TOTAL UNDER ROOF



LOT 3 - KERNOODLE STREET

NEW CONSTRUCTION

FANNINGPHILIPS DESIGN
patra@fanningphilips.com
214.284.8734

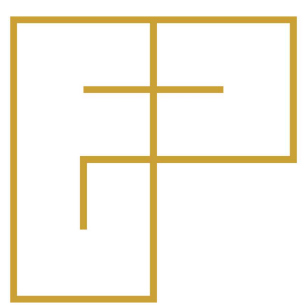
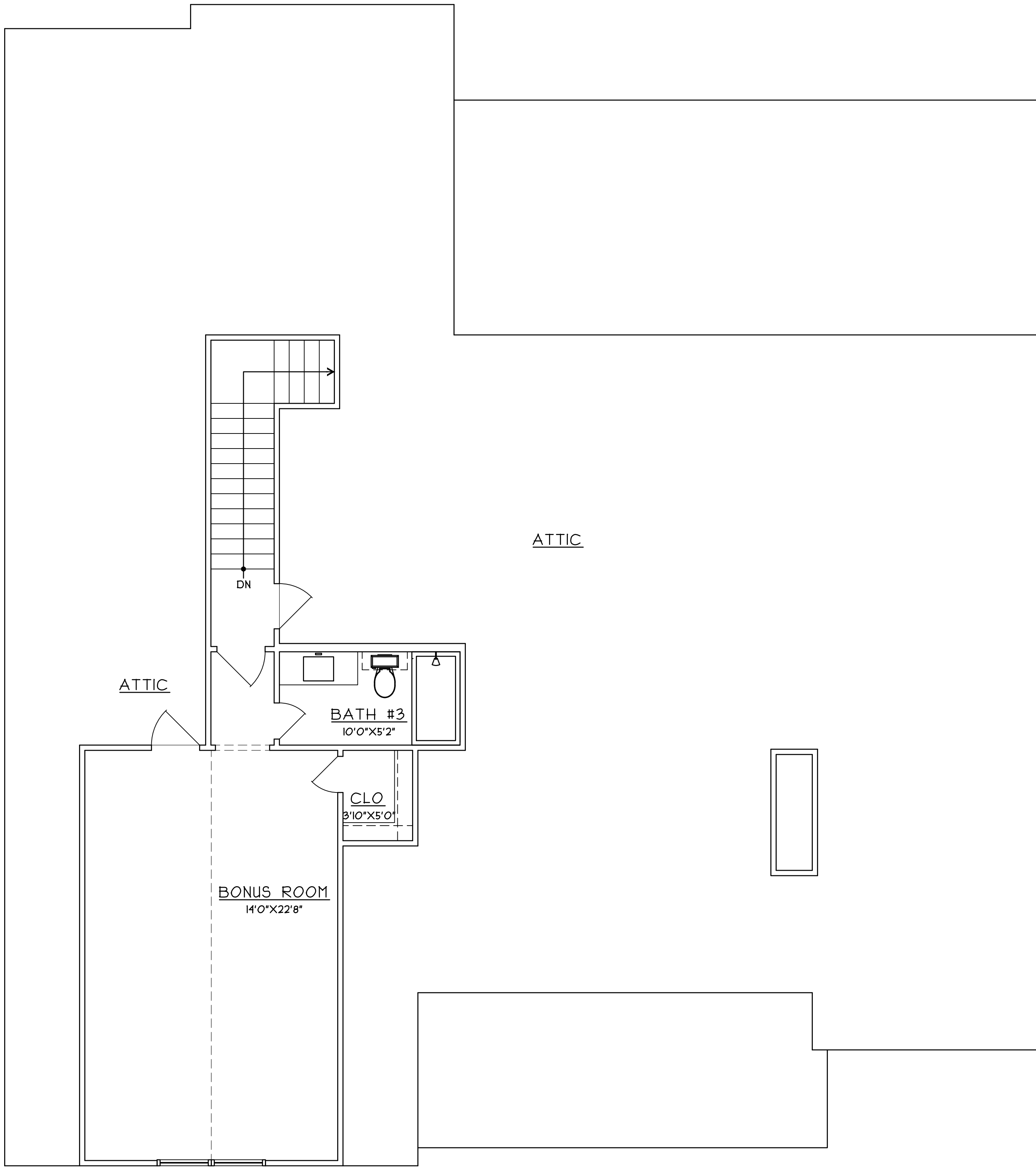
Rockwall, TX 75078



Job Number: 26103
Date: 4/16/2026
Sheet Number:

A1

FIRST FLOOR PLAN



FANNINGPHILIPS DESIGN
 patra@fanningphilips.com
 214.284.8734

LOT 3 - KERNOODLE STREET

NEW CONSTRUCTION

Rockwall, TX 75078

Job Number: 26103

Date: 4/16/2026

Sheet Number:

A2

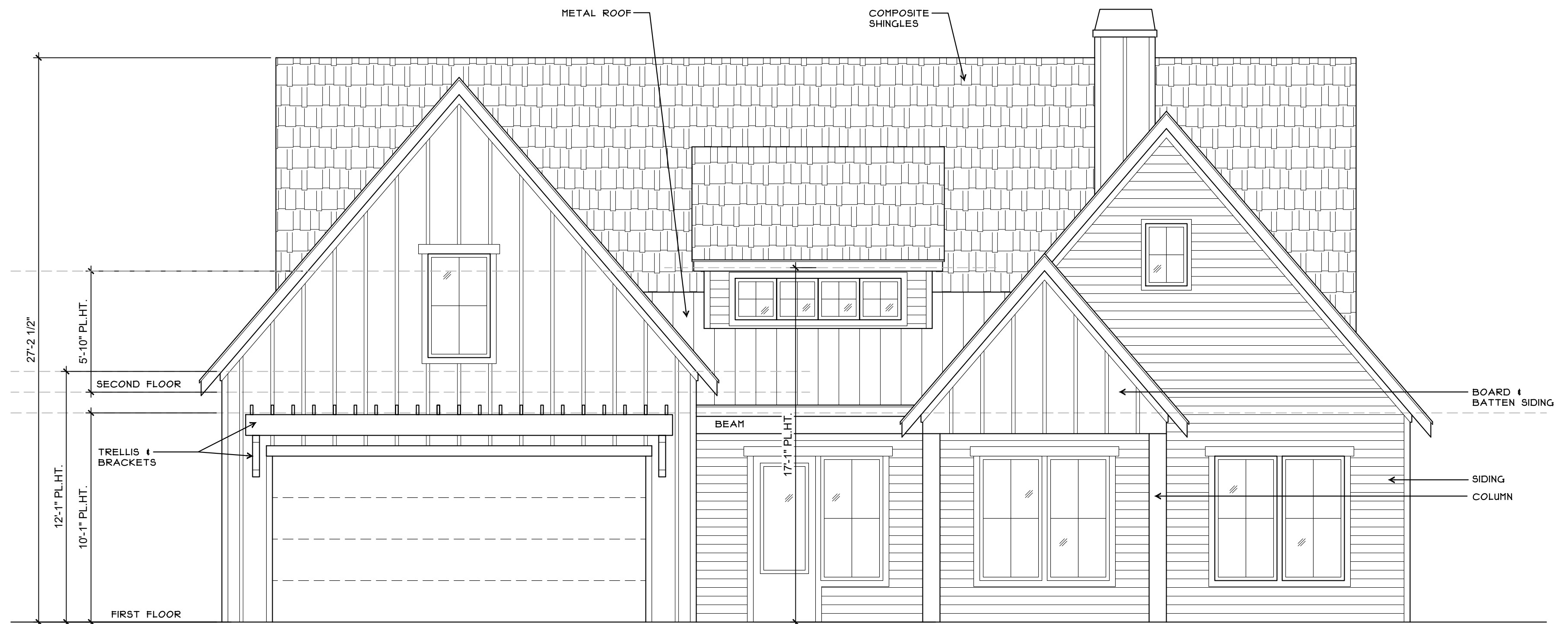
BONUS ROOM



NORTH

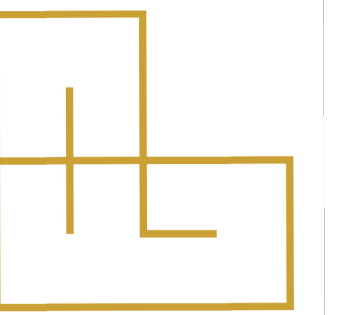


2 LEFT ELEVATION
Scale: 1/4" = 1'-0"



1 FRONT ELEVATION
Scale: 1/4" = 1'-0"

LOT 3 KERNOODLE
NEW CONSTRUCTION



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214.284.8734

ROCKWALL, TX 75078

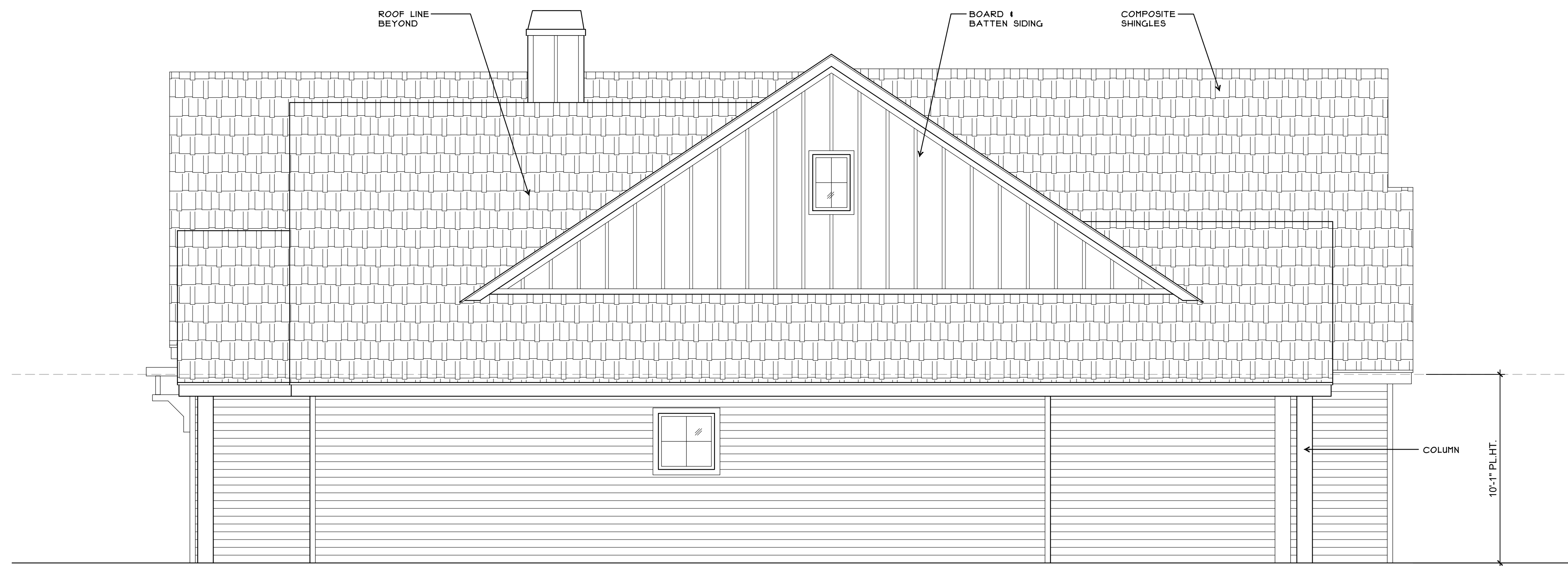
Job Number: 26103

Date: 4/16/2026

Sheet Number:

E1

ELEVATIONS



2 RIGHT ELEVATION
Scale: 1/4" = 1'-0"



1 REAR ELEVATION
Scale: 1/4" = 1'-0"

LOT 3 KERNOODLE
NEW CONSTRUCTION