



# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. M152022-008

**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 501 Kennodle  
 SUBDIVISION Buttgen LOT 1-R BLOCK \_\_\_\_\_  
 GENERAL LOCATION Williams + Kennodle

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

CURRENT ZONING SF7 CURRENT USE Single Family  
 PROPOSED ZONING SF7 PROPOSED USE Single Family  
 ACREAGE .7096 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

**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 Jennifers Homes Inc  APPLICANT \_\_\_\_\_  
 CONTACT PERSON Tim Herring CONTACT PERSON \_\_\_\_\_  
 ADDRESS 2701 Whispering Oak ADDRESS \_\_\_\_\_  
 CITY, STATE & ZIP Rockwall, TX 75087 CITY, STATE & ZIP \_\_\_\_\_  
 PHONE 214 607 1227 PHONE \_\_\_\_\_  
 E-MAIL tim@timherring.com E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

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

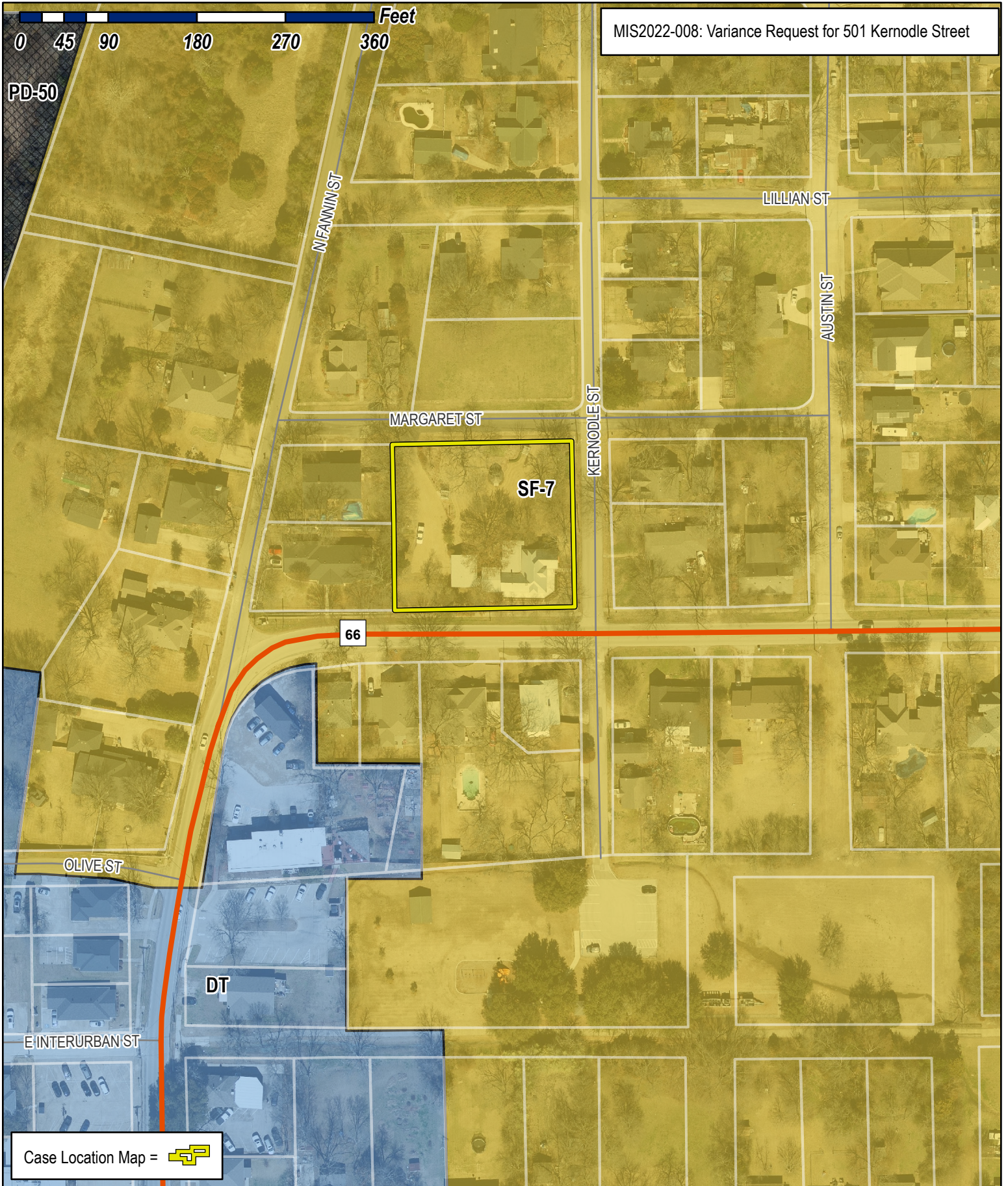
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF April, 2022. BY SIGNING THIS APPLICATION, 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 4 DAY OF April, 2022.

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]

MY COMMISSION EXPIRES 08/06/2024



MIS2022-008: Variance Request for 501 Kernodle Street

PD-50

0 45 90 180 270 360 Feet

LILLIAN ST

AUSTIN ST

N FANNIN ST

MARGARET ST

KERNODLE ST


SF-7

66

OLIVE ST

DT

E INTERURBAN ST

Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (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.



Dear Board Members,

I am the owner of 501 Kernodle St, Rockwall, TX 75087. This property was developed more than 150 years ago and currently sits on just shy of an acre of land. While this was common in 1883, it is no longer common today nor is it sustainable. This is in large part due to poor drainage on the property that has been caused by the elevation of Margaret and Kernodle Streets. Significant lot drainage modifications need to be undertaken to mitigate further damage and degradation of the historic home at this site. The most impactful is the relocation of the long gravel driveway. Replacing this driveway with a concrete alternative on Williams. This will allow a swale to be cut from West to East. This swale is needed in order to divert the storm water that drains from the City streets onto the property, and under the historic home. These streets are higher than the property's foundation.

It is our intention to restore and protect this historical property and put it on a course to be maintained for another century. To date, we have literally dug the home out of the ground. We have installed a \$10,000 French drain and sump pump system to protect the home from the watershed that is occurring.

Our plan is to subdivide this property into multiple properties. This could be as many as four total, or as little as two. We believe this will put the property on a path to preservation and create a maintenance and upkeep situation that is sustainable for another century.

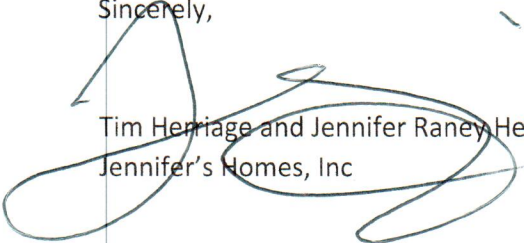
We cannot continue with our subdivision and drainage planning without first requesting the variance we seek today. We are requesting a waiver and variance of the City of Rockwall and the Texas Department of Transportation minimum entrance spacing. The approximate spacing I am requesting is 140' on each side vs the 200' minimum. This request is consistent with the neighborhood, area, and the immediate vicinity. In fact, there are 7 driveways within 200 feet of the proposed site.

In my attached site plan, I have modified the original plan to accommodate the City of Rockwall's safety concerns. This new plan only allows entrance and exit into or from the westbound lane. This plan also allows for adequate turning radius and back up aprons, which will prevent the need and ability to reverse onto Williams.

Upon approval of this variance and the associated permit, we will finalize and submit a subdivision plan and our drainage improvement plans. These plans will address the drainage issues associated with the current lot plan – which will further protect the unique historical home we own.

As multigenerational residents, citizens, and property owners of the City of Rockwall and Rockwall County, it is our goal to increase property values, maintain the unique and historical nature of this property, and create more housing options within this highly desirable area.

Sincerely,



Tim Herriage and Jennifer Raney Herriage  
Jennifer's Homes, Inc

**WILLIAMS STREET**  
(HIGHWAY 66)  
50' R.O.W.

WEST 184.00'

EAST 184.00'  
(BASIS OF BEARINGS)

**MARGARET STREET**  
50' R.O.W.

**KERNODLE STREET**  
40' R.O.W.

SOUTH 168.00'

NORTH 168.00'

ONE STORY FRAME GARAGE  
24.3' x 30.3'

TWO STORY FRAME

LOT 1-R

30,912 SQ. FT.  
0.7096 ACRES

INLET  
1.2' OFF

0.3' OFF

0.3' OFF

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40.3'

28.5'

5.20.1'

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