CASE COVER SHEET

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

PLANNING & ZONING CASE NO. Z2025-071

PLANNING & ZONING FEE $ 275.75

PLATTING APPLICATION
- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ AMENDING OR MINOR PLAT
- ☐ PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION
- ☐ SITE PLAN
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION
- ☐ ZONING CHANGE
- ☑ SPECIFIC USE PERMIT
- ☐ PD DEVELOPMENT PLAN

OTHER APPLICATION
- ☐ TREE REMOVAL
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

On November 11, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 6-0, with Commissioner Hustings absent.

CITY COUNCIL READING #1

On November 17, 2025, the City Council approved a motion to approve the SUP by a vote of 7-0.

CITY COUNCIL READING #2

On December 1, 2025, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

CONDITIONS OF APPROVAL

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
a) The development of the Subject Property shall generally conform to the Residential Plot Plan as depicted in Exhibit 'B' of this ordinance.
b) The construction of a Single-Family Home and Guest Quarters/Secondary Living Unit on the Subject Property shall generally conform to the Building Elevations depicted in Exhibits 'C' & 'D' and the Floor Plans depicted in Exhibit 'E' & 'F' of this ordinance.
c) The Guest Quarters/Secondary Living Unit shall not exceed a maximum of 1,270 SF.
d) The Guest Quarters/'Secondary Living Unit shall not incorporate kitchen facilities.
e) The Guest Quarters/Secondary Living Unit shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
(2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

NOTES

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	2592 FM549				
SUBDIVISION	Lofland Lake Estates	LOT	2	BLOCK	1
GENERAL LOCATION	2592 FM549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SFE-4	CURRENT USE	Residential		
PROPOSED ZONING	SFE-4	PROPOSED USE	Residential		
ACREAGE	5.05	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	Michael Lewis	☐ APPLICANT	Michael Lewis
CONTACT PERSON	Michael Lewis	CONTACT PERSON	Michael Lewis
ADDRESS	4208 Ashcrest St	ADDRESS	4208 Ashcrest St
CITY, STATE & ZIP	Mesquite TX 75150	CITY, STATE & ZIP	Mesquite, TX 75150
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Lewis [*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 $ 215.75 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16 *DAY OF* October, 2025. *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* October, 2025.

OWNER'S SIGNATURE [signature]

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

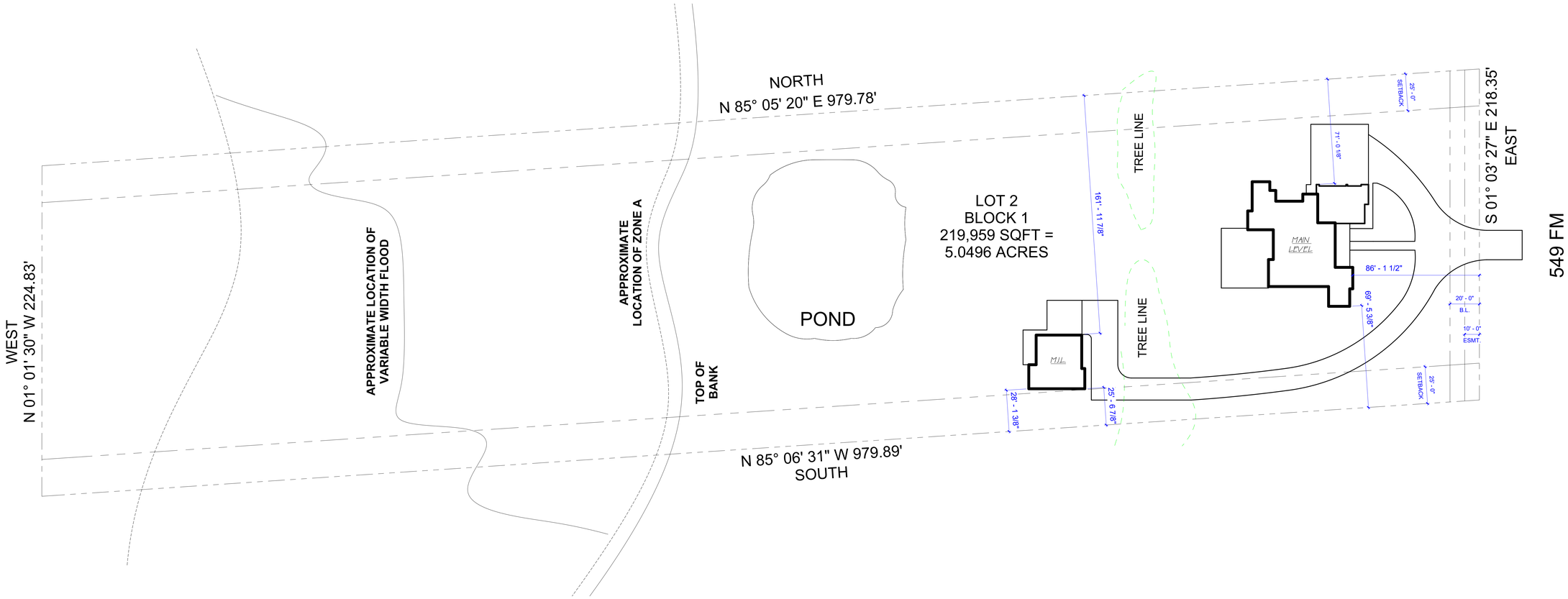
KIMBERLY ANN VELTNER
Notary Public, State of Texas
Comm. Expires 05-01-2026
Notary ID 11190374

MY COMMISSION EXPIRES 5/1/2026

THE INFORMATION WAS OBTAINED BY :

SURVEY PERFORMED BY CBG SURVEYING INC.
1413 EAST INTERSTATE 30, SUITE 7,
GARLAND, TEXAS 75043
PH : (214) 349 - 9485

DATED : 06/26/2027
JOB # : 1712821



01 SITE PLAN
1" = 30'-0"

Plan North

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
Total Under Air	3,287 sq ft
Main Cov'd Area	736 sq ft
Garage	884 sq ft
Detached Dwelling	1,267 sq ft
DD - Cov'd	735 sq ft
Total Square Feet	6,909 sq ft

2592 FM 549

Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be verified and may need to be supplemented by the owner, builder, or contractor to show all dimensions, details, and specifications necessary for the work to be performed. Any omission or conflict between these plans and applicable code requirements must be resolved before any part of these drawings which may conflict are closed, concealed, or purchases are made. NOTE: All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agency's, rules and / or regulations and be adhered to before and during all construction.

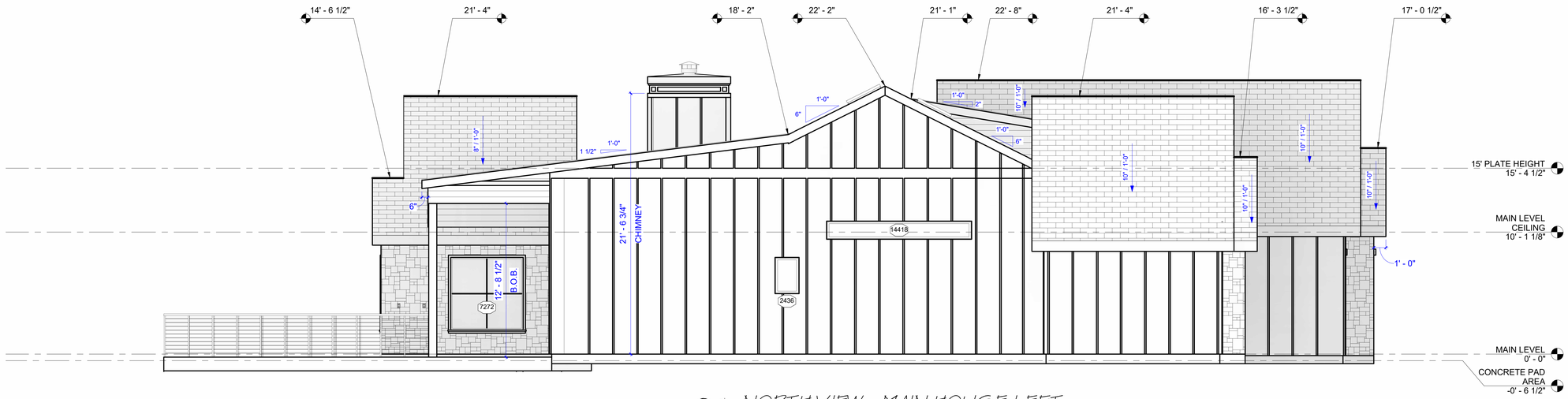
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

SITE PLAN

A1.10

Scale As indicated

10/17/2025 10:16:47 AM



01 NORTH VIEW - MAIN HOUSE LEFT
1/4" = 1'-0"



02 WEST VIEW - MAIN HOUSE FRONT
1/4" = 1'-0"

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
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Email: tag@designedbytag.com

SQUARE FOOTAGE

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

ELEVATIONS

A4.01

Scale 1/4"= 1'-0"

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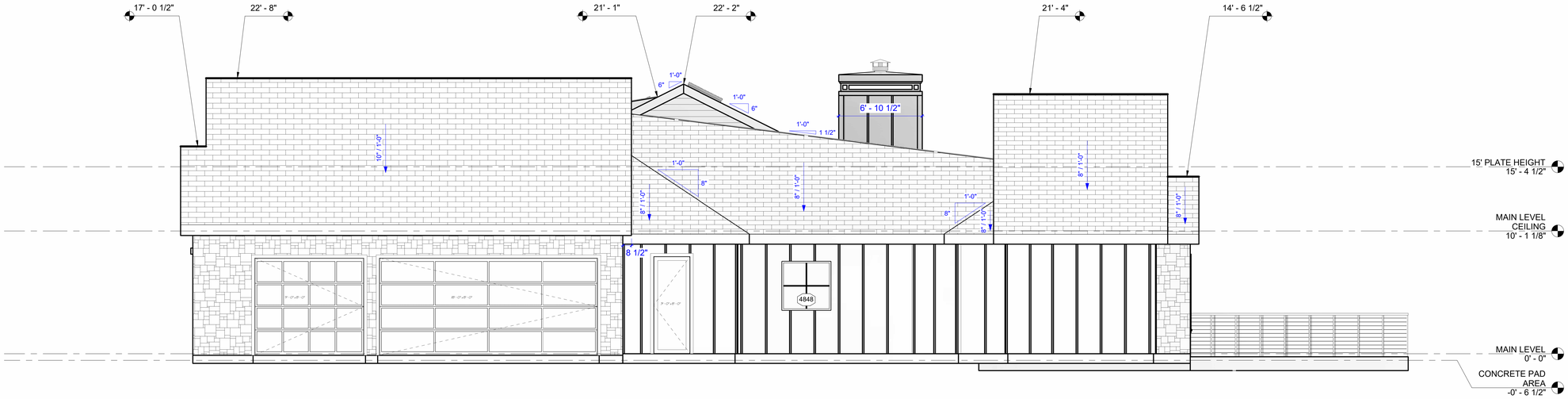
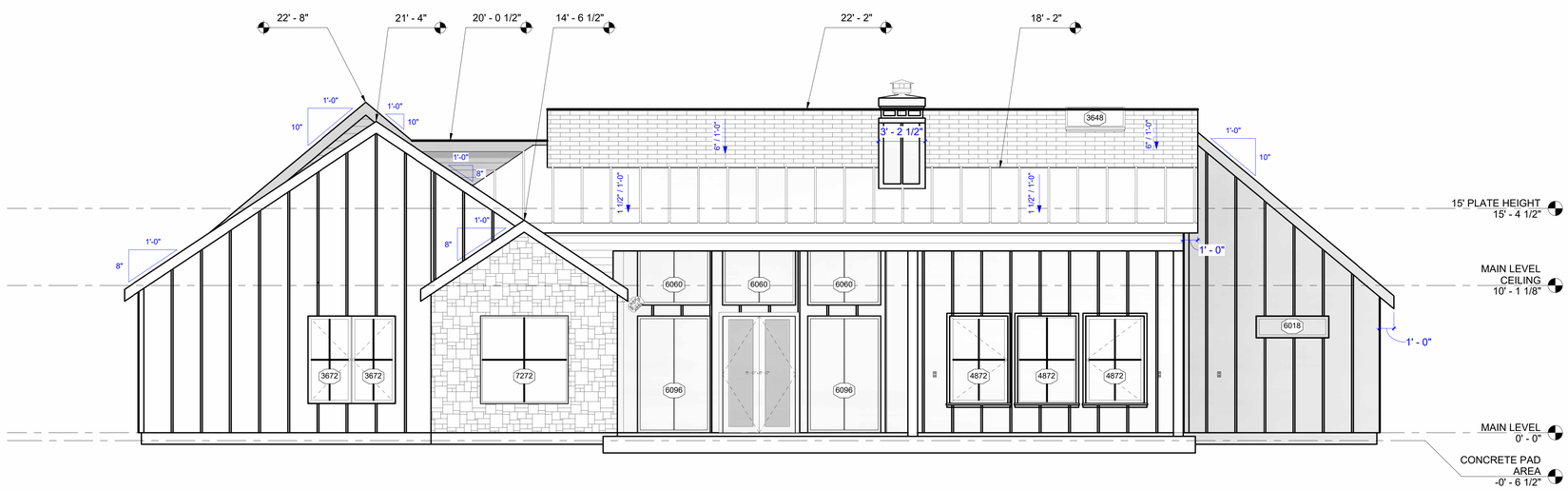


01 SOUTH VIEW - MAIN HOUSE RIGHT
1/4" = 1'-0"



02 EAST VIEW - MAIN HOUSE REAR
1/4" = 1'-0"

TAG & ASSOCIATES
LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
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Email: tag@designedbytag.com

SQUARE FOOTAGE

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

ELEVATIONS

A4.02

Scale 1/4"= 1'-0"

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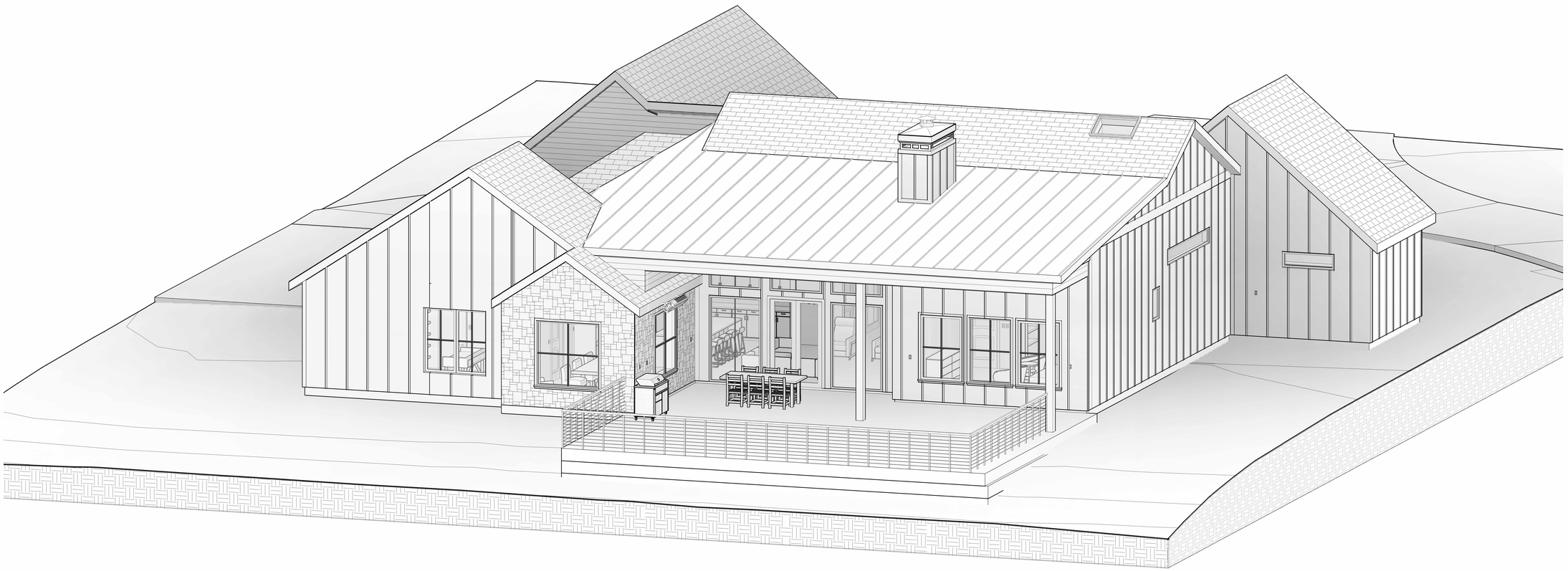

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

MAIN LEVEL 3D ELEVATIONS

A4.04

Scale -

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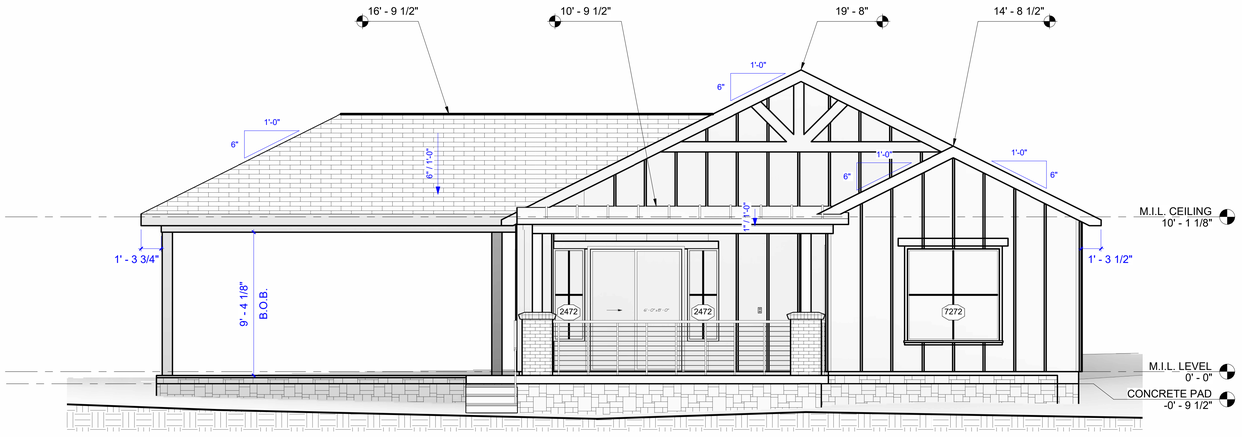
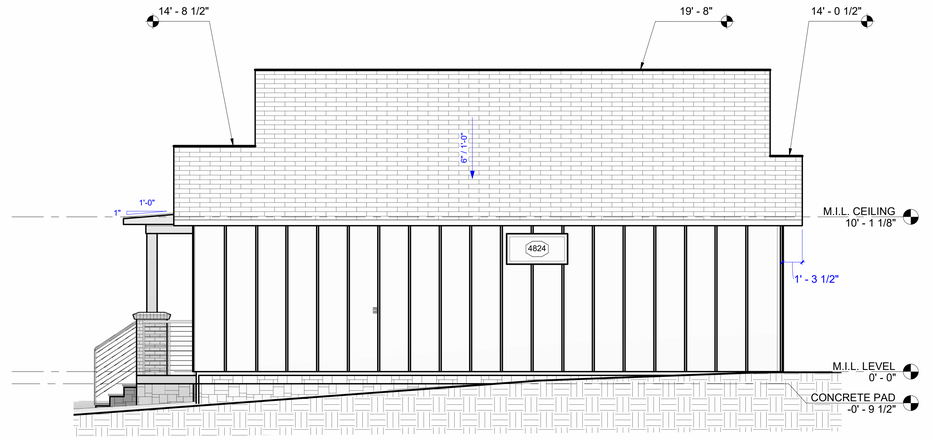
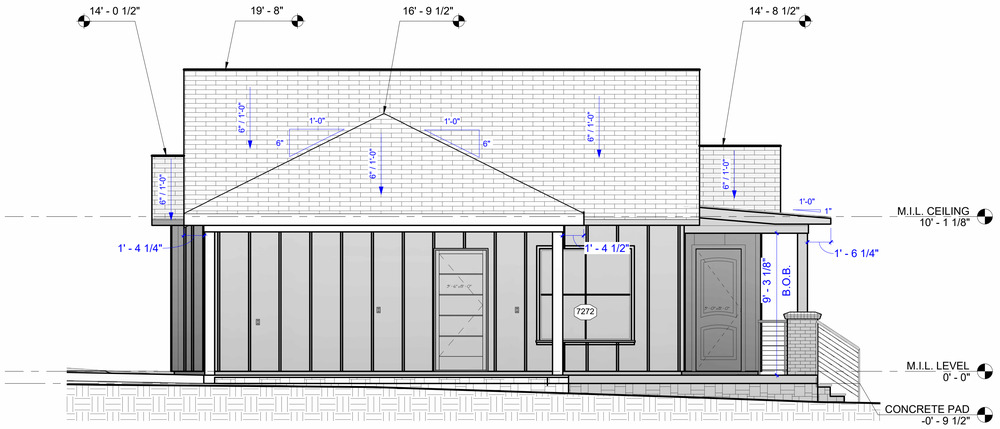


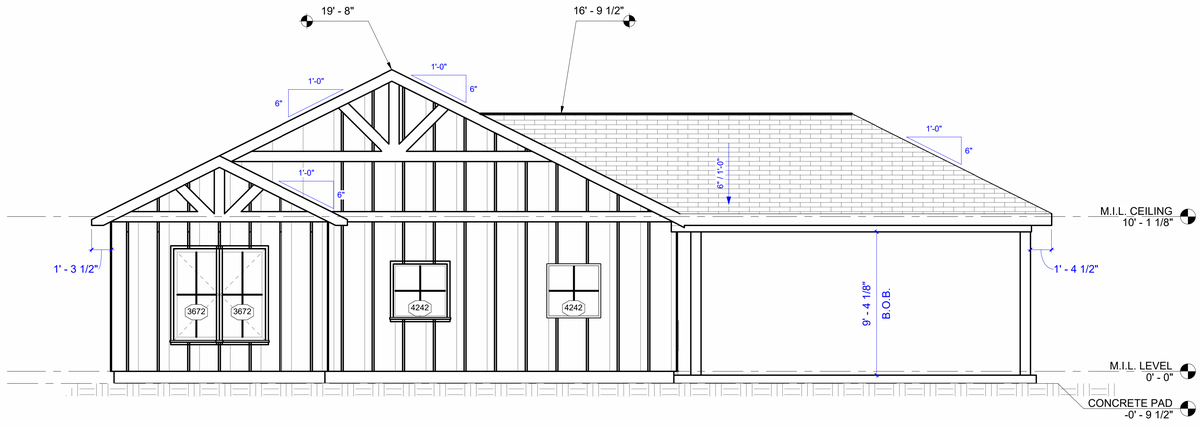
01 EAST VIEW - M.I.L REAR
1/4" = 1'-0"



02 NORTH VIEW - M.I.L HOUSE LEFT
1/4" = 1'-0"



03 SOUTH VIEW - M.I.L HOUSE RIGHT
1/4" = 1'-0"



04 WEST VIEW - M.I.L HOUSE FRONT
1/4" = 1'-0"

TAG & ASSOCIATES
LLC
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Tag & Tristan Gilkeson
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Email: tag@designedbytag.com

SQUARE FOOTAGE

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2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

M.I.L. ELEVATIONS

A4.03

Scale 1/4"= 1'-0"

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GENERAL NOTES

1. REFER TO EACH DRAWING FOR DRAWING SPECIFIC NOTES. FOR FINISHES, REFER TO THE PROJECT MANUAL (S).

2. ALL WORK IS NEW UNLESS OTHERWISE NOTED OR OTHERWISE INDICATED AS EXISTING.

3. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES.

4. THE CONTRACTOR SHALL PROTECT EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK INCURRED WHILE FULFILLING THE OBLIGATIONS OF THE CONTRACT.

5. ALL WORK NOTED "N.I.C." IS MEANT TO BE NOT IN CONSTRUCTION AGREEMENT.

6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE PLAN DESIGNER IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE COMMENCEMENT OF WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF COMPATIBILITY OF ALL NEW OR EXISTING CONDITIONS.

7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE PLANS DESIGNER IN WRITING OF ANY QUESTIONS, DISCREPANCIES, OMISSIONS, AND/OR CONFLICT BEFORE THE COMMENCEMENT OF WORK.

8. DIMENSIONS NOTED AS "HOLD" SHALL NOT VARY MORE THAN ACCEPTED INDUSTRY PRACTICES.

9. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO THE SAME BEGINS.

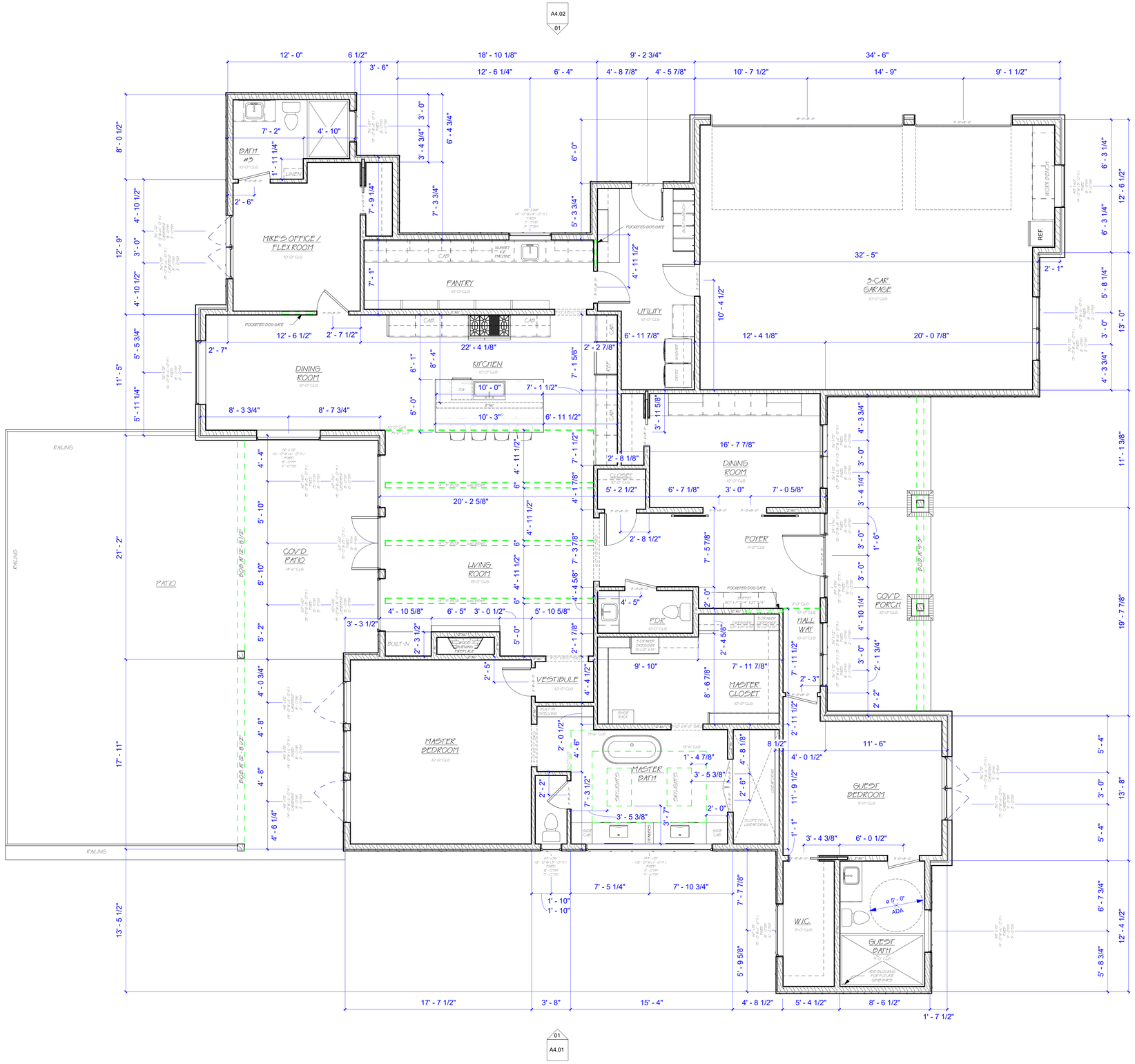
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

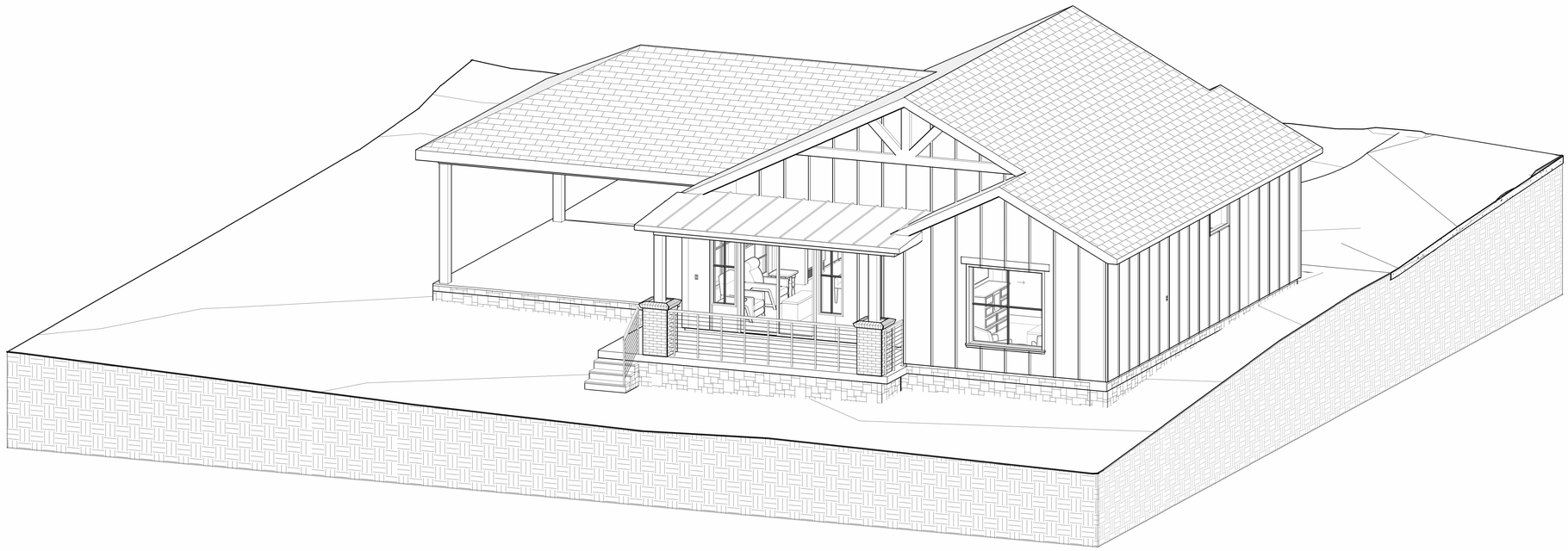
PER ORDINANCE# 26391 (4)(Q)(1)

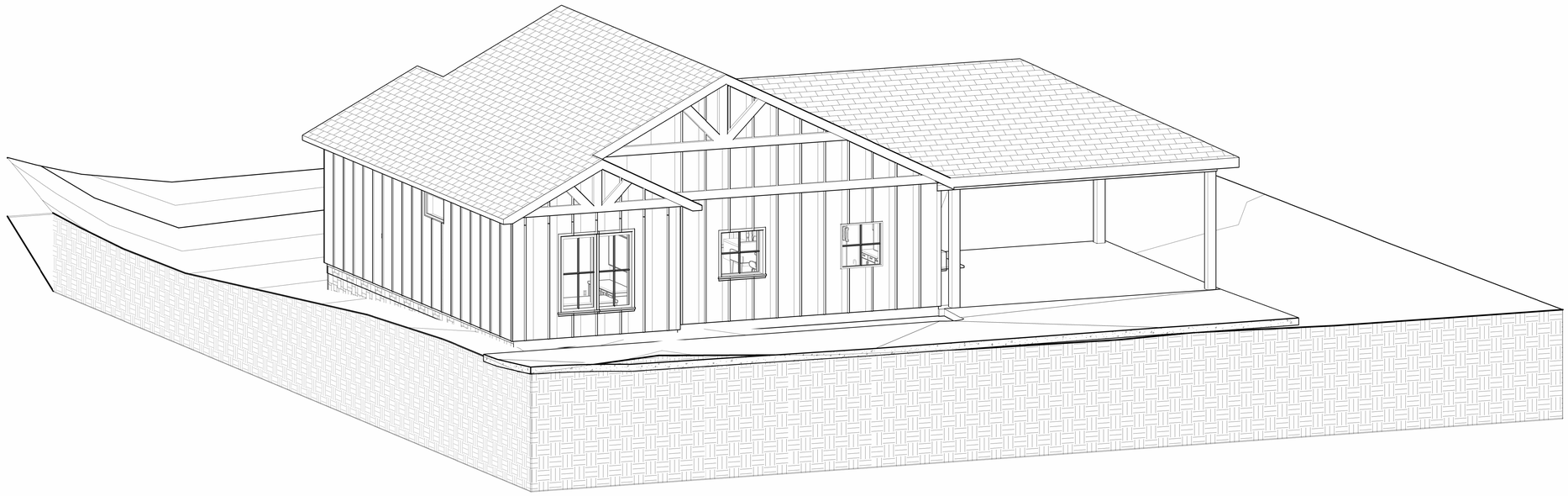
SLOPE: THE EXISTING SLOPE OF A LOT MUST BE MAINTAINED. THIS PROVISION DOES NOT PREVENT MINOR GRADING AS NECESSARY TO ALLOW CONSTRUCTION, PREVENT LOT-TO-LOT DRAINAGE, OR MATCH THE SLOPE OF CONTIGUOUS LOTS.

NO LOT-TO-LOT DRAINAGE IS ALLOWED
PER #26391 (4)(D)

SMOKE DETECTOR ALL SLEEPING AREA, IMM. OUTSIDE AND ALL LEVEL


A4.02 01
A4.02 02
A4.01 02
A4.01 01
BATH #2
LINEN
MIKE'S OFFICE / FLEX ROOM
NUGGET ICE MACHINE
POCKETED DOG GATE
PANTRY
DINING ROOM
KITCHEN
UTILITY
REF.
WORK BENCH
3-CAR GARAGE
RAILING
COV'D PATIO
PATIO
LIVING ROOM
FDR
FOYER
COV'D PORCH
BUILT-IN
WOOD BURNING FIREPLACE
VESTIBULE
HALL WAY
MASTER CLOSET
MASTER BEDROOM
MASTER BATH
SKYLIGHTS
GUEST BEDROOM
W.I.C.
GUEST BATH
ø 5' - 0" ADA
ADD BLOCKING FOR FUTURE GRAB BARS
SLOPE TO LINEN DRAIN
SHOWER
SHOWER DESCRIPTION
SHOWER DESCRIPTION
SHOWER DESCRIPTION





TAG & ASSOCIATES
LLC
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Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

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Total Under Air	3,287 sq ft
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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

M.I.L. 3D ELEVATIONS

A4.05

Scale -

10/17/2025 10:19:33 AM

GENERAL NOTES

1. REFER TO EACH DRAWING FOR DRAWING SPECIFIC NOTES. FOR FINISHES, REFER TO THE PROJECT MANUAL (S).

2. ALL WORK IS NEW UNLESS OTHERWISE NOTED OR OTHERWISE INDICATED AS EXISTING.

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4. THE CONTRACTOR SHALL PROTECT EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK INCURRED WHILE FULFILLING THE OBLIGATIONS OF THE CONTRACT.

5. ALL WORK NOTED "N.I.C." IS MEANT TO BE NOT IN CONSTRUCTION AGREEMENT.

6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE PLAN DESIGNER IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE COMMENCEMENT OF WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF COMPATIBILITY OF ALL NEW OR EXISTING CONDITIONS.

7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE PLANS DESIGNER IN WRITING OF ANY QUESTIONS, DISCREPANCIES, OMISSIONS, AND/OR CONFLICT BEFORE THE COMMENCEMENT OF WORK.

8. DIMENSIONS NOTED AS "HOLD" SHALL NOT VARY MORE THAN ACCEPTED INDUSTRY PRACTICES.

9. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO THE SAME BEGINS.

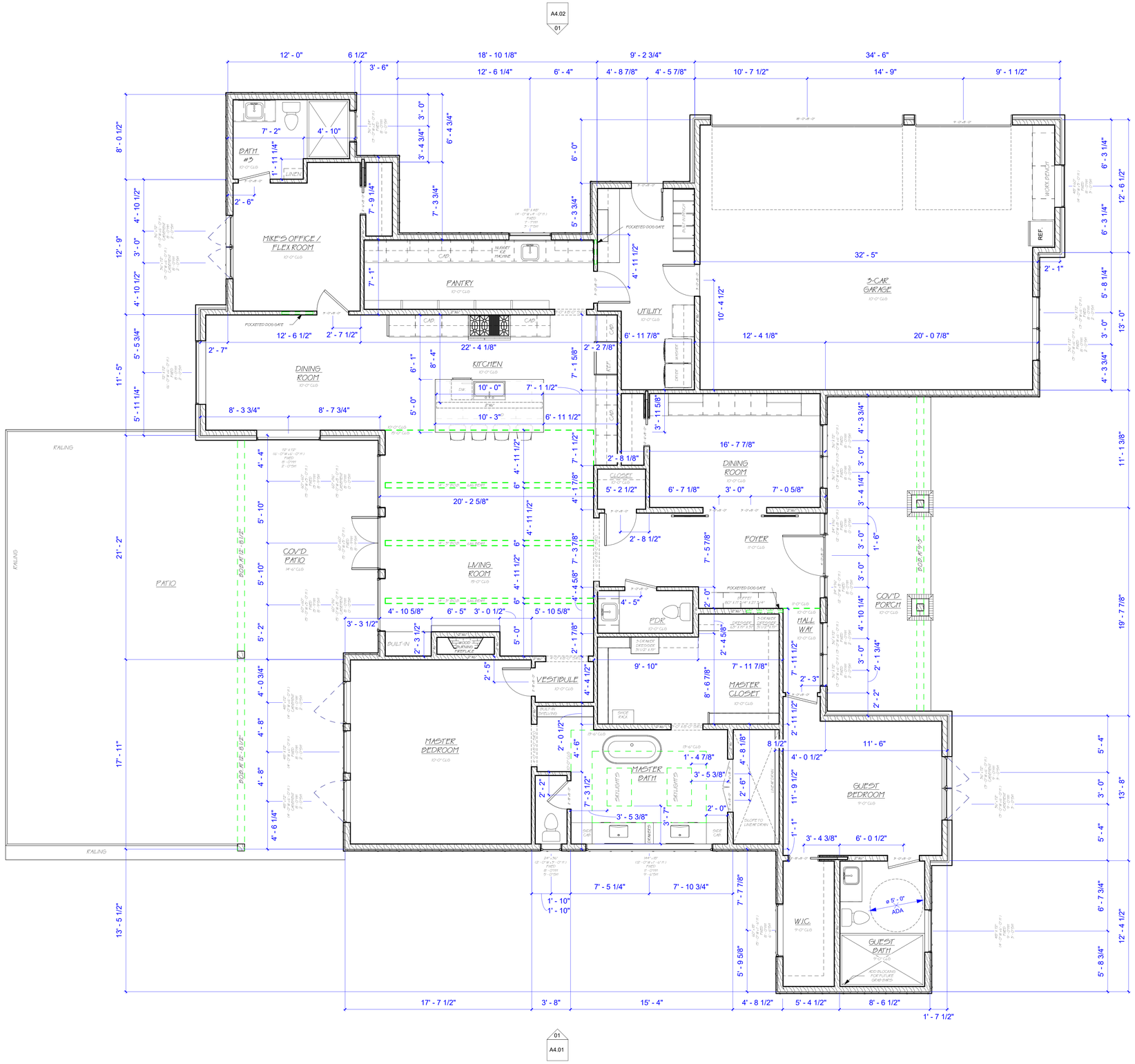
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

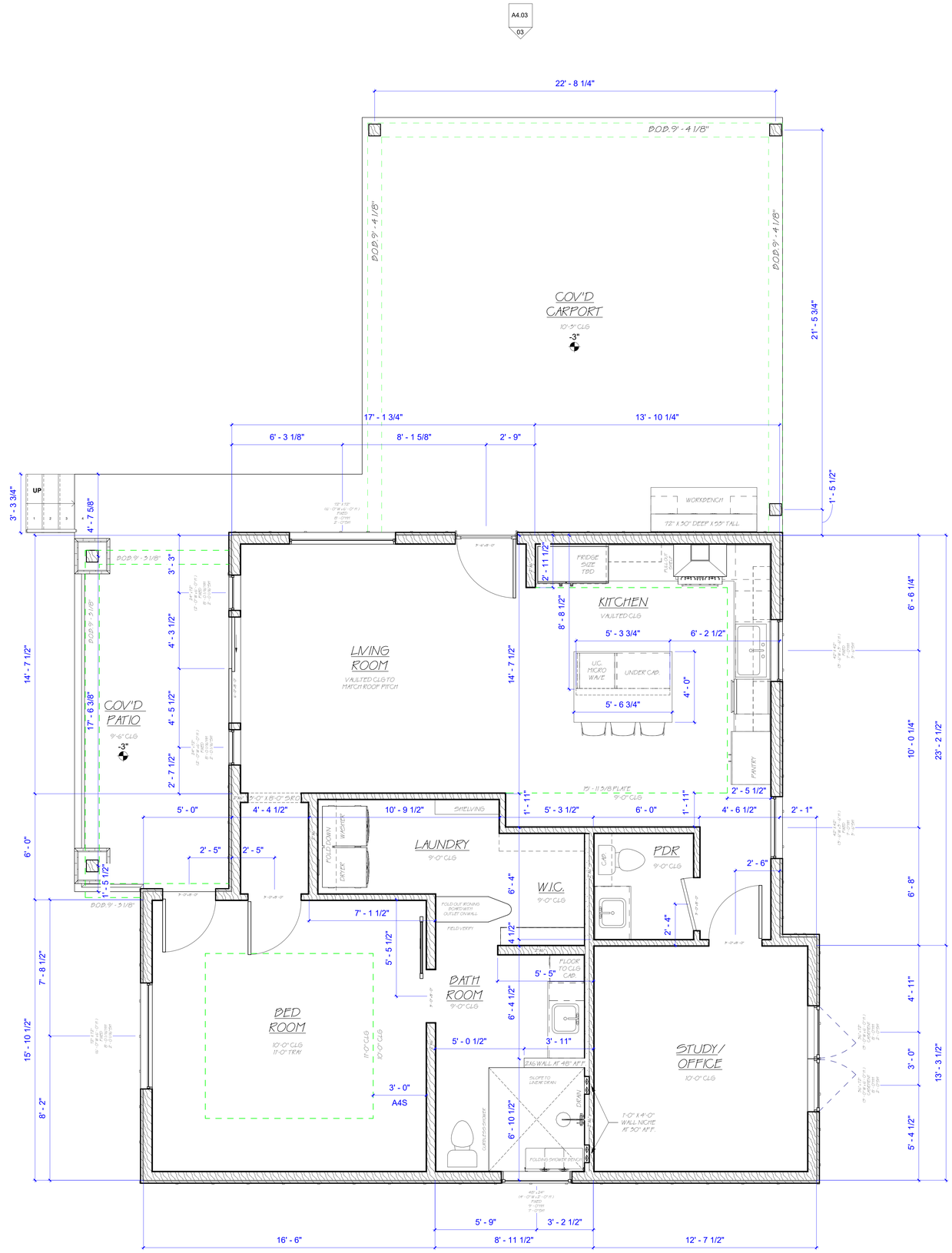
PER ORDINANCE# 26391 (4)(Q)(1)

SLOPE: THE EXISTING SLOPE OF A LOT MUST BE MAINTAINED. THIS PROVISION DOES NOT PREVENT MINOR GRADING AS NECESSARY TO ALLOW CONSTRUCTION, PREVENT LOT-TO-LOT DRAINAGE, OR MATCH THE SLOPE OF CONTIGUOUS LOTS.

NO LOT-TO-LOT DRAINAGE IS ALLOWED
PER #26391 (4)(D)

SMOKE DETECTOR ALL SLEEPING AREA, IMM. OUTSIDE AND ALL LEVEL


A4.02 01
A4.02 02
A4.01 02
A4.01 01
BATH #2
LINEN
MIKE'S OFFICE / FLEX ROOM
NUGGET ICE MACHINE
POCKETED DOG GATE
PANTRY
DINING ROOM
KITCHEN
UTILITY
REF.
WORK BENCH
3-CAR GARAGE
RAILING
COV'D PATIO
PATIO
LIVING ROOM
FDR
FOYER
COV'D PORCH
BUILT-IN
WOOD BURNING FIREPLACE
VESTIBULE
HALL WAY
MASTER CLOSET
MASTER BEDROOM
MASTER BATH
SKYLIGHTS
GUEST BEDROOM
W.I.C.
GUEST BATH
ø 5' - 0" ADA
ADD BLOCKING FOR FUTURE GRAB BARS
SLOPE TO LINEN DRAIN
SHOWER
SHOWER DESCRIPTION
SHOWER DESCRIPTION
SHOWER DESCRIPTION



GENERAL NOTES

1. REFER TO EACH DRAWING FOR DRAWING SPECIFIC NOTES. FOR FINISHES, REFER TO THE PROJECT MANUAL (S).

2. ALL WORK IS NEW UNLESS OTHERWISE NOTED OR OTHERWISE INDICATED AS EXISTING.

3. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES.

4. THE CONTRACTOR SHALL PROTECT EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK INCURRED WHILE FULFILLING THE OBLIGATIONS OF THE CONTRACT.

5. ALL WORK NOTED "N.I.C." IS MEANT TO BE NOT IN CONSTRUCTION AGREEMENT.

6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE PLAN DESIGNER IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE COMMENCEMENT OF WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF COMPATIBILITY OF ALL NEW OR EXISTING CONDITIONS.

7. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN; LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE PLANS DESIGNER IN WRITING OF ANY QUESTIONS, DISCREPANCIES, OMISSIONS, AND/OR CONFLICT BEFORE THE COMMENCEMENT OF WORK.

8. DIMENSIONS NOTED AS "HOLD" SHALL NOT VARY MORE THAN ACCEPTED INDUSTRY PRACTICES.

9. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO THE SAME BEGINS.

10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PER ORDINANCE# 26391 (4)(Q)(1)

SLOPE: THE EXISTING SLOPE OF A LOT MUST BE MAINTAINED. THIS PROVISION DOES NOT PREVENT MINOR GRADING AS NECESSARY TO ALLOW CONSTRUCTION, PREVENT LOT-TO-LOT DRAINAGE, OR MATCH THE SLOPE OF CONTIGUOUS LOTS.

NO LOT-TO-LOT DRAINAGE IS ALLOWED
PER #26391 (4)(D)

SMOKE DETECTOR ALL SLEEPING AREA, IMM. OUTSIDE AND ALL LEVEL

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
Total Under Air	3,287 sq ft
Main Cov'd Area	736 sq ft
Garage	884 sq ft
Detached Dwelling	1,267 sq ft
DD - Cov'd	735 sq ft
Total Square Feet	6,909 sq ft

2592 FM 549

Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be verified and supplemented as necessary with the plans and documents of the builder, subcontractors and suppliers. It is the responsibility of the builder to comply with all local codes, ordinances and requirements. NOTE: All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agency's, rules and / or regulations and be adhered to before and during all construction.

2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

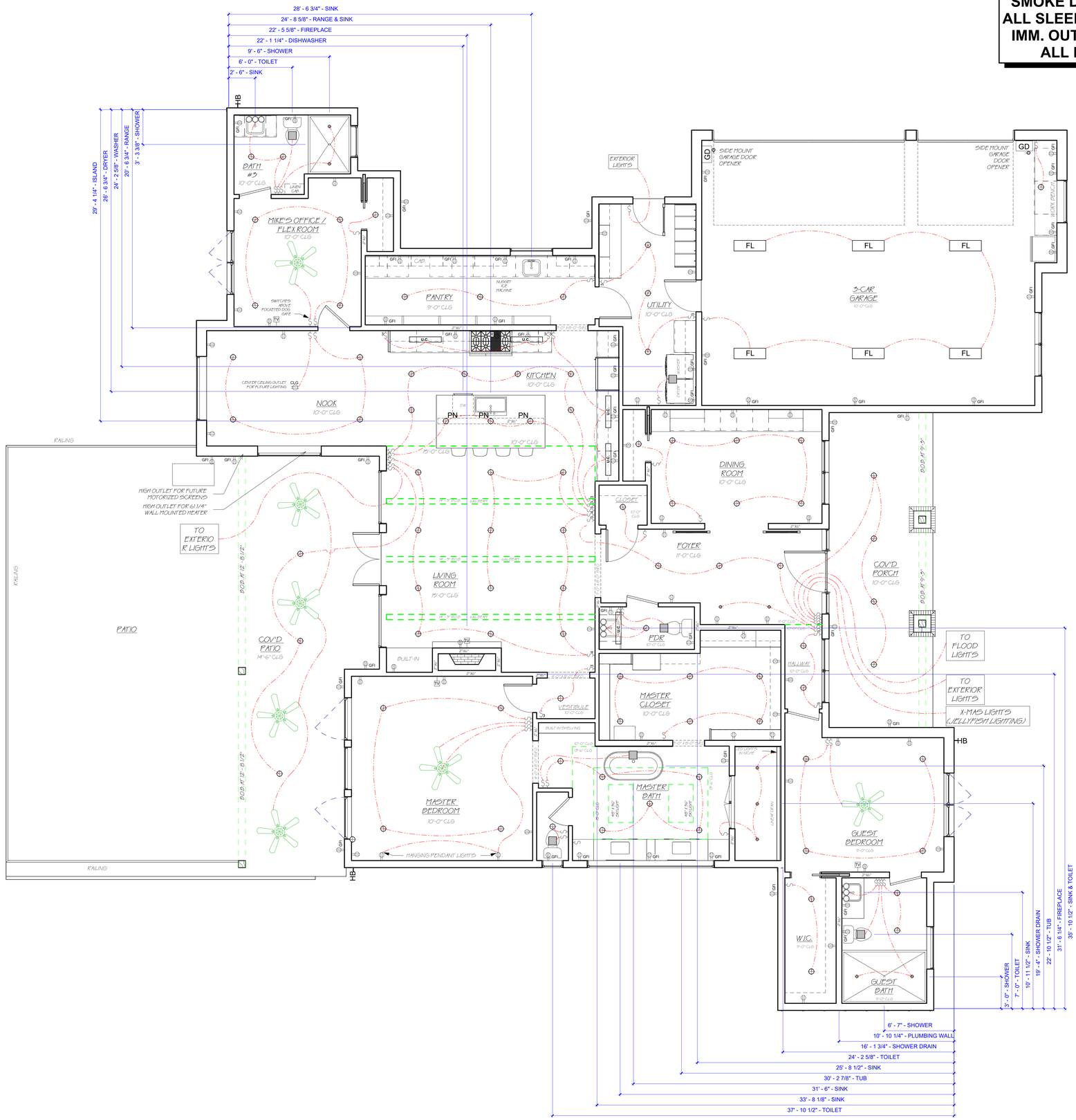
M.I.L. FLOOR PLAN

A2.11

Scale As indicated

10/17/2025 10:17:04 AM

01 M.I.L. LEVEL
3/8" = 1'-0"



SMOKE DETECTOR ALL SLEEPING AREA, IMM. OUTSIDE AND ALL LEVEL

ELECTRICAL LEGEND

u.c. UNDER COUNTER LIGHTING	120V DUPLEX FLOOR OUTLET
FL FLUORESCENT LIGHTING	120V DUPLEX CEILING OUTLET
EXHAUST FAN	120V DUPLEX OUTLET
RECESSED CAN LIGHT	220V OUTLET
3" RECESSED CAN LIGHT	GFI PROTECTED OUTLET
OUTDOOR COACH LIGHT	SWITCHED X-MAS LIGHT OUTLET
GAS OUTDOOR COACH LIGHT	CABLE TV
SMOKE DETECTOR	PHONE AND DATA
GD GARAGE DOOR OPENER	FLOOD LIGHT / UP LIGHT
CH CHANDELIER	S SINGLE LIGHT SWITCH
PN PENDANT LIGHT	S3 3-WAY LIGHT SWITCH
HL HANGING LIGHT	S DIMMER SWITCH
CEILING MOUNTED LIGHT	WALL SCONCE
	MEDIA WALL SCONCE
FAN AND LIGHT COMBO	HB HOSE BIB
	ML MIRROR LIGHT

NOTES:

1. PROVIDE OUTLET DEVICES OTHER THAN THOSE SHOWN TO MEET THE ELECTRICAL CODE REQUIREMENTS FOR NUMBER, SPACING AND GFI REQUIREMENTS.
2. ALL ELECTRICAL PLACEMENT, LIGHTING FIXTURES, RECEPTICALS, SWITCHING, LOW VOLTAGE, ETC. WILL BE FIELD VERIFIED.

01 FIRST FLOOR - ELECTRICAL PLAN
1/4" = 1'-0"

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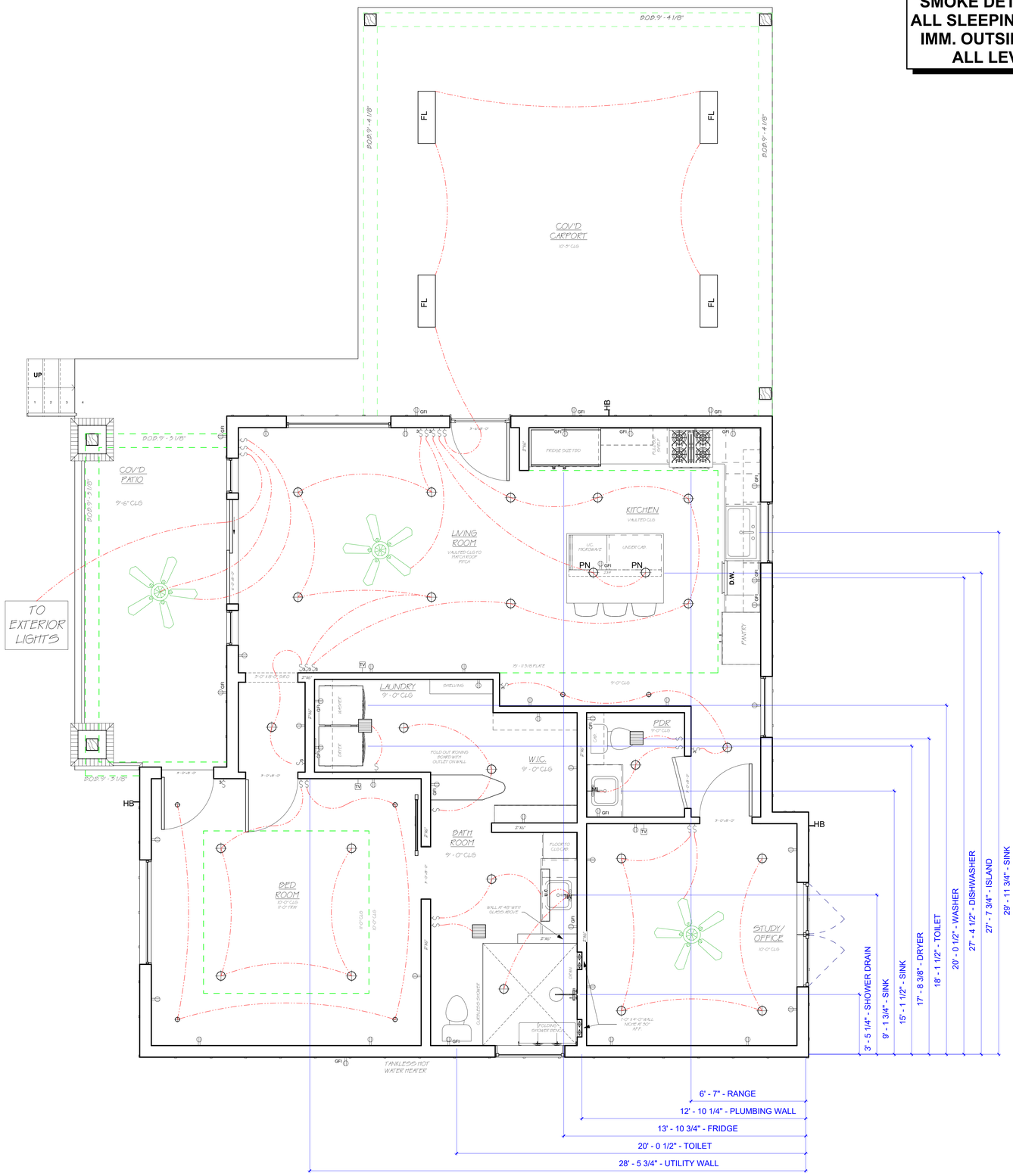
ROCKWALL, TEXAS
75032

MAIN HOUSE
ELECTRICAL
PLANS

A2.51

Scale As indicated

10/17/2025 10:17:05 AM



SMOKE DETECTOR ALL SLEEPING AREA, IMM. OUTSIDE AND ALL LEVEL

ELECTRICAL LEGEND

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FL FLUORESCENT LIGHTING	120V DUPLEX CEILING OUTLET
EXHAUST FAN	120V DUPLEX OUTLET
RECESSED CAN LIGHT	220V OUTLET
3" RECESSED CAN LIGHT	GFI PROTECTED OUTLET
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	MEDIA WALL SCONCE
FAN AND LIGHT COMBO	HB HOSE BIB
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NOTES:

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ROCKWALL, TEXAS
75032

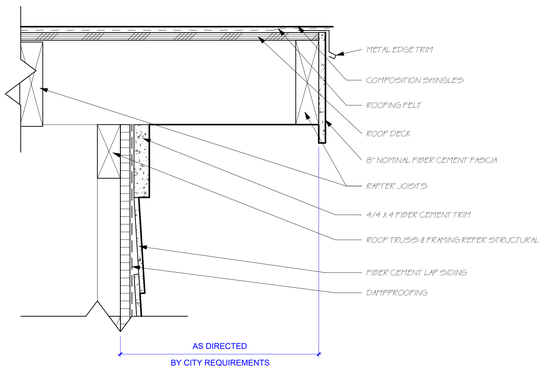
M.I.L. ELECTRICAL PLANS

A2.52

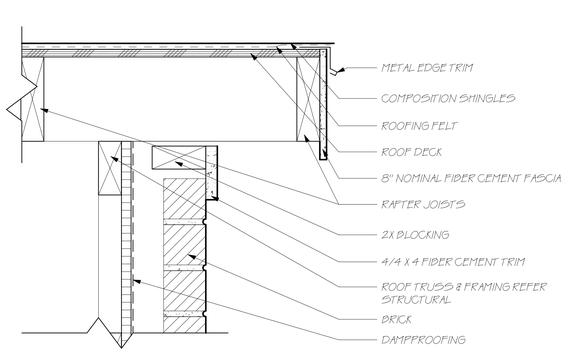
Scale As indicated

10/17/2025 10:17:05 AM

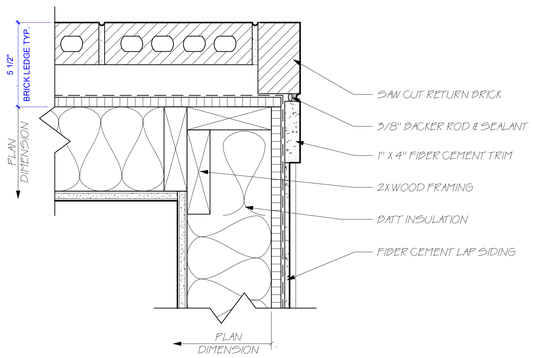
01 M.I.L. ELECTRICAL PLAN
3/8" = 1'-0"



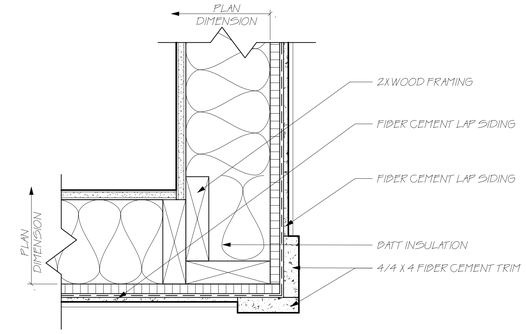
01 SECTION DETAIL - TYPICAL RAKE AT SIDING
3" = 1'-0"



02 SECTION DETAIL - TYPICAL RAKE AT BRICK
3" = 1'-0"

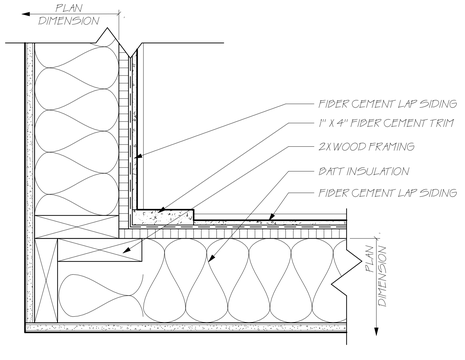


03 PLAN DETAIL - MASONRY TO SIDING JOINT AT OUTSIDE CORNER
3" = 1'-0"

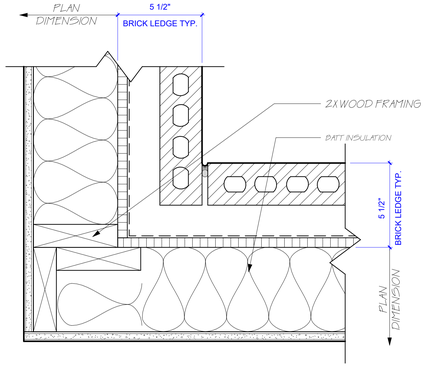


04 PLAN DETAIL - SIDING AT OUTSIDE CORNER
3" = 1'-0"

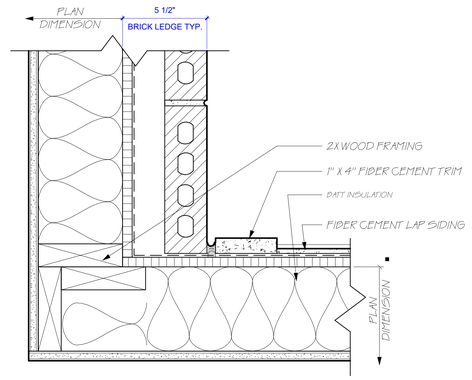
05 PLAN DETAIL - MASONRY JOINT AT OUTSIDE CORNER
3" = 1'-0"



06 PLAN DETAIL - SIDING AT INSIDE CORNER
3" = 1'-0"



07 PLAN DETAIL - MASONRY EXPANSION JOINT AT INSIDE CORNER
3" = 1'-0"



08 PLAN DETAIL - MASONRY AND SIDING JOINT AT INSIDE CORNER
3" = 1'-0"

TAG & ASSOCIATES LLC
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Tag & Tristan Gilkeson
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Email: tag@designedbytag.com

SQUARE FOOTAGE

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2592 FM 549

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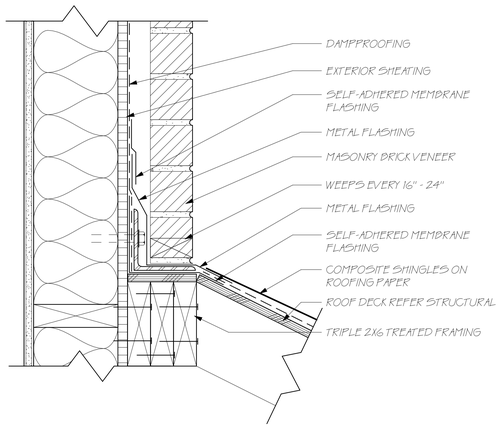
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

EXTERIOR SHEATHING CONNECTIONS

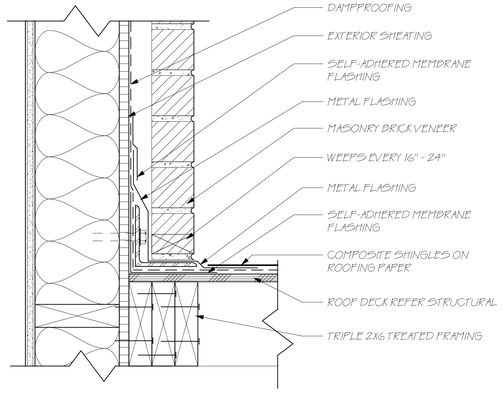
A2.80

Scale 3"-= 1'-0"

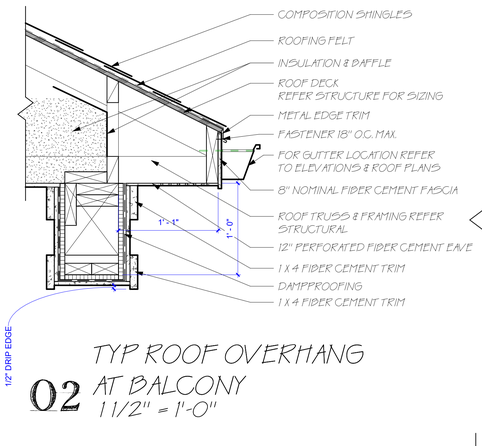
10/17/2025 10:17:08 AM



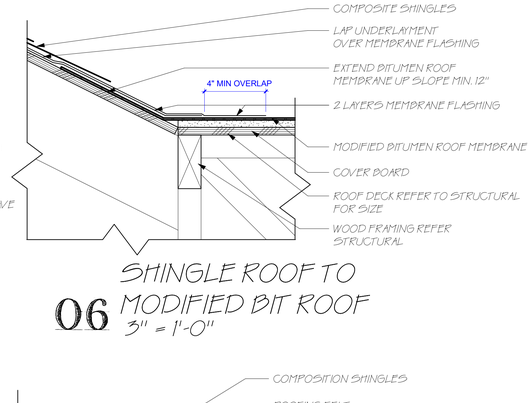
01 BRICK HEAD WALL TO ROOF
3" = 1'-0"



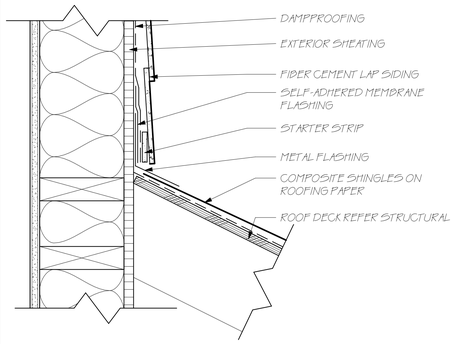
05 BRICK RAKE WALL TO ROOF
3" = 1'-0"



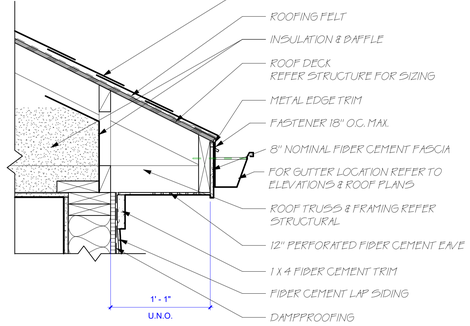
02 TYP ROOF OVERHANG AT BALCONY
1 1/2" = 1'-0"



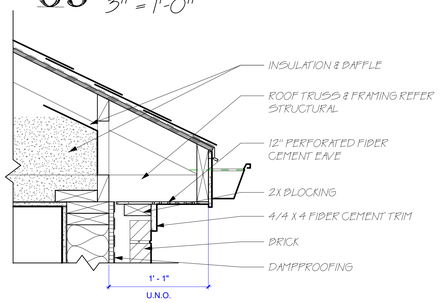
06 SHINGLE ROOF TO MODIFIED BIT ROOF
3" = 1'-0"



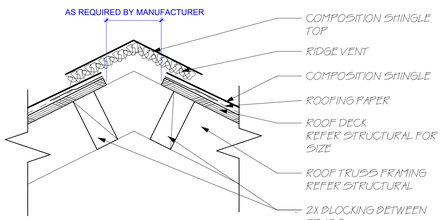
03 SIDING HEAD WALL TO ROOF
3" = 1'-0"



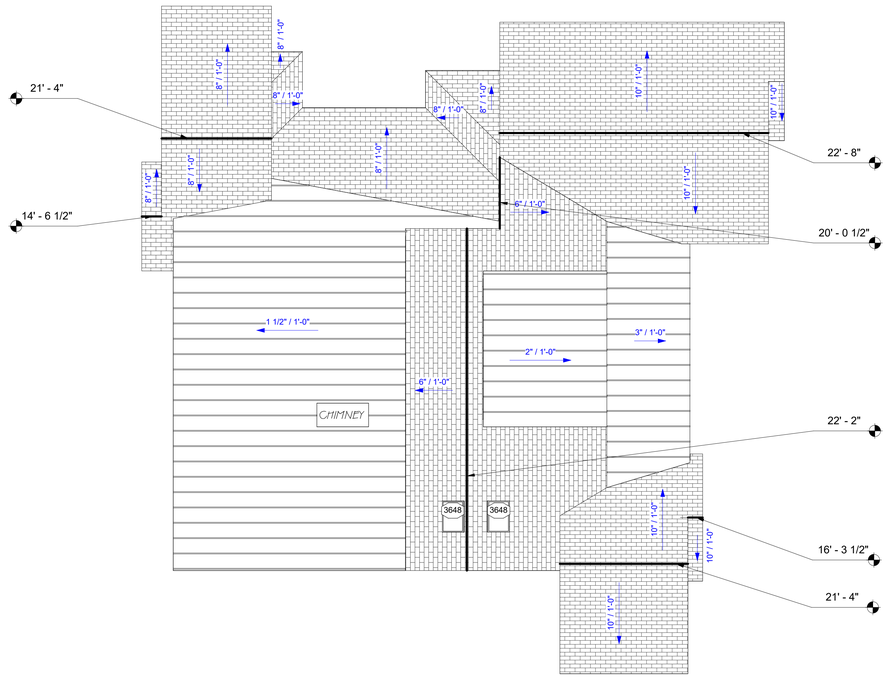
07 TYP ROOF OVERHANG AT SIDING
1 1/2" = 1'-0"



04 TYP ROOF OVERHANG AT BRICK
1 1/2" = 1'-0"

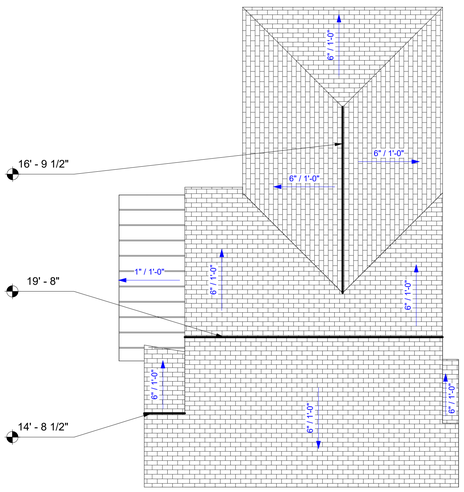


08 TYP RIDGE VENT
3" = 1'-0"



09 MAIN HOUSE ROOF PLAN
1/8" = 1'-0"

NOTE: MAIN HOUSE ROOF AND M.I.L. ROOF SHOWED IN RELATION TO EACH OTHER. DOES NOT REFLECT ACTUAL DISTANCE FROM EACH OTHER.



10 M.I.L. ROOF PLAN
1/8" = 1'-0"

TAG & ASSOCIATES LLC
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SQUARE FOOTAGE

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FM 549
2592

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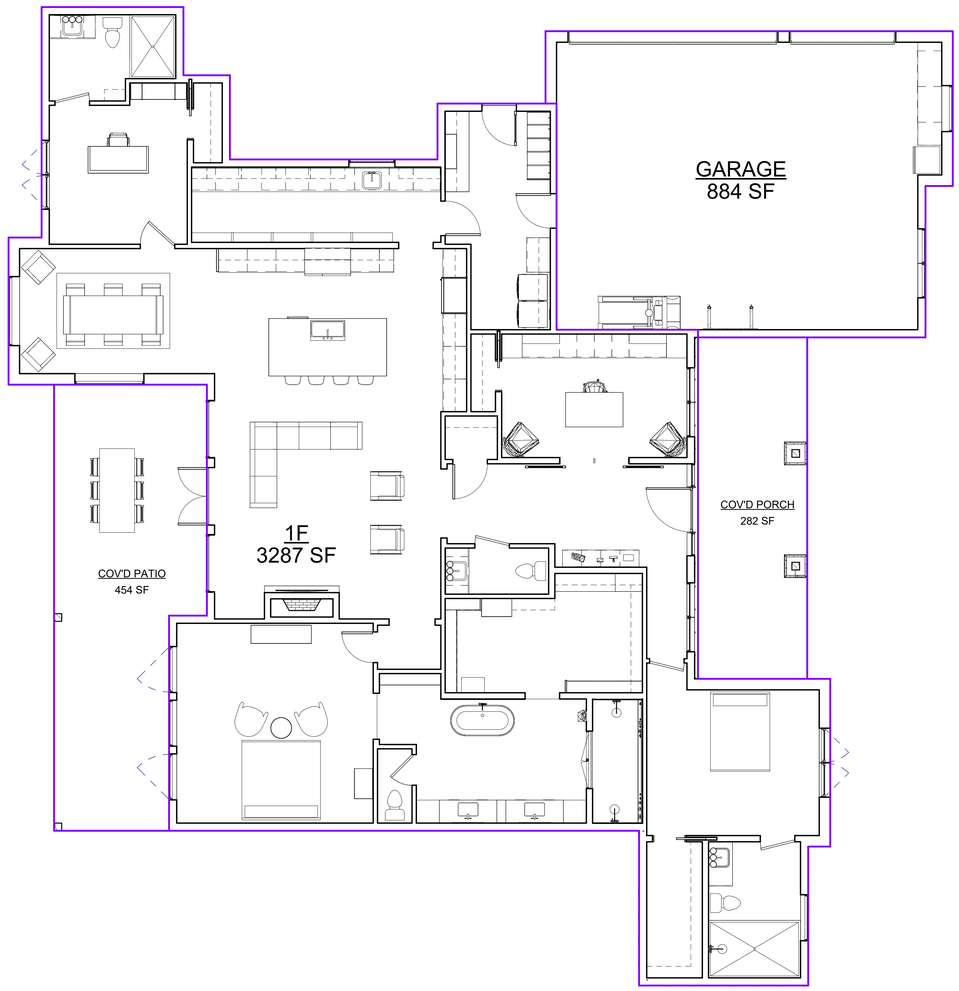
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

ROOF DETAILS

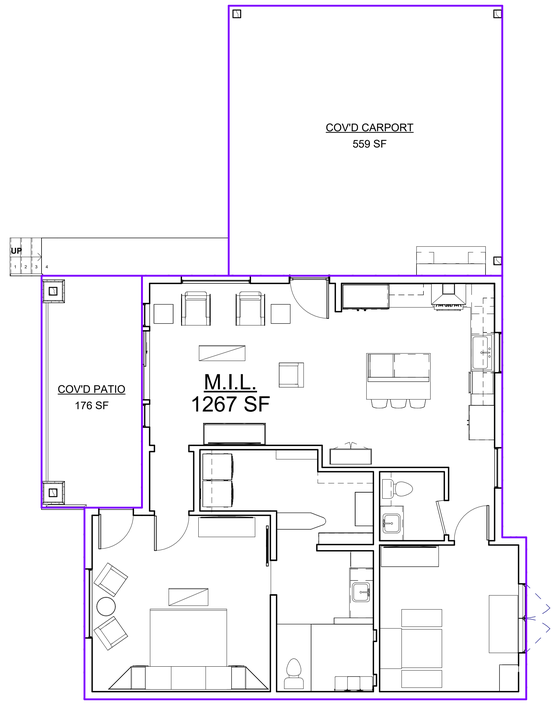
A2.70

Scale As indicated

10/17/2025 10:17:07 AM



01 MAIN LEVEL
3/16" = 1'-0"



02 M.I.L. LEVEL
3/16" = 1'-0"

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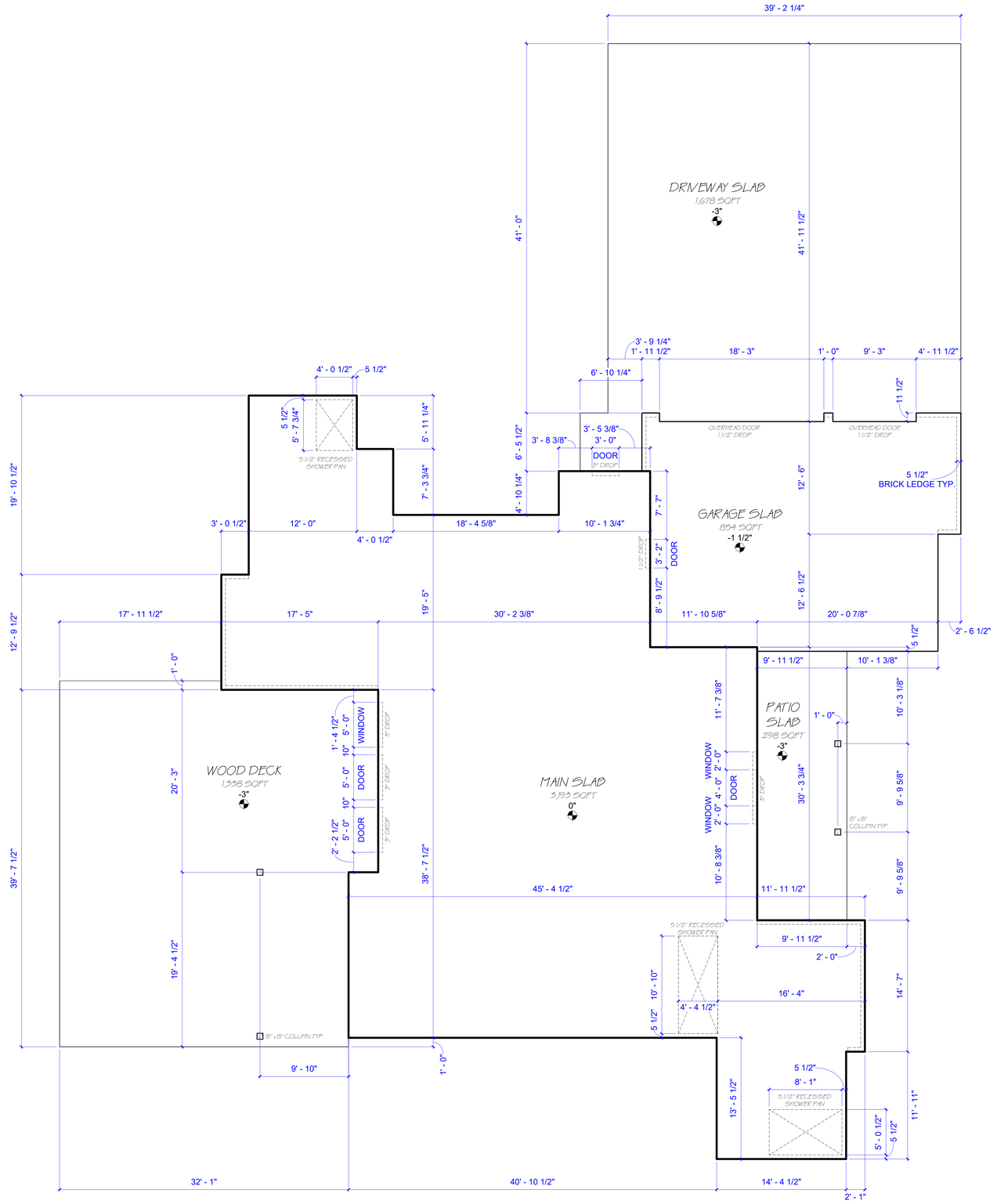
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

AREA PLANS

A2.13

Scale 3/16"= 1'-0"

10/17/2025 10:17:04 AM



01 CONCRETE PAD - MAIN LEVEL
3/16" = 1'-0"

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
Total Under Air	3,287 sq ft
Main Cov'd Area	736 sq ft
Garage	884 sq ft
Detached Dwelling	1,267 sq ft
DD - Cov'd	735 sq ft
Total Square Feet	6,909 sq ft

2592 FM 549

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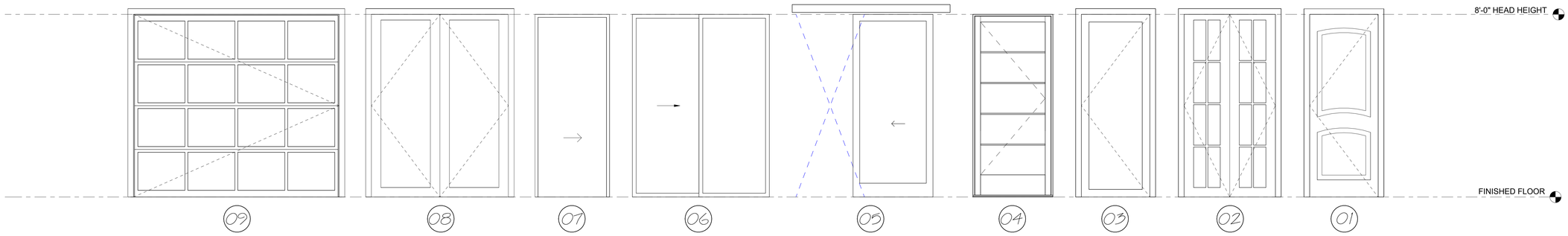
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

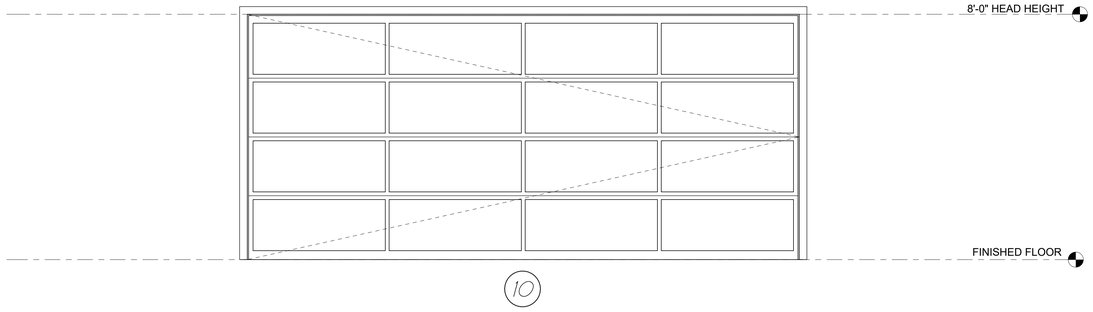
CONCRETE PLAN
MAIN LEVEL

A1.11

Scale 3/16"= 1'-0"

10/17/2025 10:16:47 AM

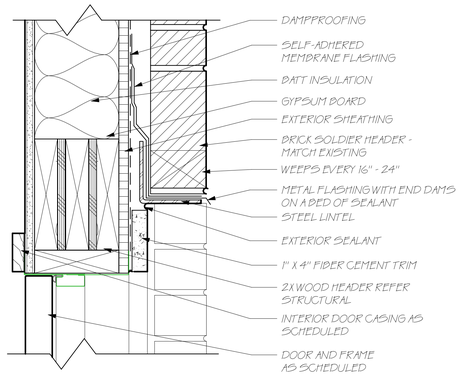




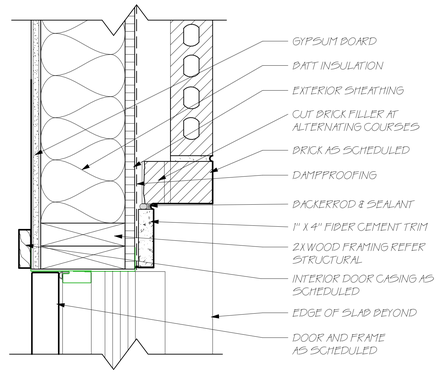
DOOR SCHEDULE

HEIGHT	LEVEL	WIDTH	STYLE	FUNCTION	DOOR SWING	COMMENTS
M.I.L. LEVEL						
8' - 0"	M.I.L. LEVEL	6' - 0"	DOUBLE SLIDING DOORS	Exterior		LIVING ROOM TO COVERED PATIO DOORS
8' - 0"	M.I.L. LEVEL	3' - 0"	BELLAGIO DOORS	Exterior		M.I.L. BEDROOM DOOR TO COVERED PATIO
8' - 0"	M.I.L. LEVEL	3' - 6"	EXTERIOR DOORS - FULL GLASS (MODERN)	Exterior		MOTHER IN LAW ENTRY DOOR FROM COVERED CARPORT
8' - 0"	M.I.L. LEVEL	3' - 0"	BELLAGIO DOORS - BARN DOOR	Interior		BATHROOM DOOR FROM M.I.L. BEDROOM
8' - 0"	M.I.L. LEVEL	3' - 0"	BELLAGIO DOORS	Interior		M.I.L. BEDROOM DOOR FROM LIVING ROOM HALLWAY
8' - 0"	M.I.L. LEVEL	3' - 0"	BELLAGIO DOORS	Interior		POWDER BATHROOM DOOR FROM KITCHEN HALLWAY
8' - 0"	M.I.L. LEVEL	3' - 0"	BELLAGIO DOORS	Interior		STUDY/OFFICE DOOR FROM KITCHEN HALLWAY
MAIN LEVEL						
8' - 0"	MAIN LEVEL	4' - 0"	EXTERIOR DOORS - FULL GLASS (MODERN)	Exterior		FRONT DOOR FROM COVERED PORCH
8' - 0"	MAIN LEVEL	9' - 0"	GARAGE DOOR - MODERN PANEL	Exterior		GARAGE OVERHEAD DOOR - LEFT
8' - 0"	MAIN LEVEL	18' - 0"	GARAGE DOOR - MODERN PANEL	Exterior		GARAGE OVERHEAD DOOR - RIGHT
8' - 0"	MAIN LEVEL	5' - 0"	DOUBLE FRENCH DOORS - SINGLE GLASS	Exterior		LIVING ROOM DOOR TO COVERED PATIO
8' - 0"	MAIN LEVEL	3' - 0"	EXTERIOR DOORS - SINGLE GLASS	Exterior		UTILITY DOOR FROM EXTERIOR
8' - 0"	MAIN LEVEL	2' - 6"	BELLAGIO DOORS - POCKET	Interior		DINING ROOM CLOSET DOOR
8' - 0"	MAIN LEVEL	3' - 0"	BELLAGIO DOORS - BARN DOOR	Interior		DINING ROOM DOOR FROM FOYER - LEFT
8' - 0"	MAIN LEVEL	3' - 0"	BELLAGIO DOORS - BARN DOOR	Interior		DINING ROOM DOOR FROM FOYER - RIGHT
8' - 0"	MAIN LEVEL	3' - 0"	BELLAGIO DOORS	Interior		FOYER CLOSET DOOR
8' - 0"	MAIN LEVEL	3' - 0"	BELLAGIO DOORS	Interior		GUEST BATHROOM DOOR
8' - 0"	MAIN LEVEL	2' - 8"	BELLAGIO DOORS - POCKET	Interior		GUEST BEDROOM WALK IN CLOSET DOOR
8' - 0"	MAIN LEVEL	3' - 0"	BELLAGIO DOORS	Interior		GUEST BEDROOOM DOOR FROM HALLWAY
8' - 0"	MAIN LEVEL	2' - 8"	BELLAGIO DOORS	Interior		MASTER BATHROOM TOILET DOOR
8' - 0"	MAIN LEVEL	2' - 8"	BELLAGIO DOORS	Interior		MASTER BEDROOM ENTRY DOOR FROM VESTIBULE
8' - 0"	MAIN LEVEL	3' - 0"	BELLAGIO DOORS	Interior		OFFICE BATHROOM DOOR
8' - 0"	MAIN LEVEL	2' - 6"	BELLAGIO DOORS - POCKET	Interior		OFFICE CLOSET DOOR
8' - 0"	MAIN LEVEL	3' - 0"	BELLAGIO DOORS	Interior		OFFICE DOOR FROM DINING ROOM
8' - 0"	MAIN LEVEL	3' - 0"	BELLAGIO DOORS	Interior		POWDER BATHROOM DOOR FROM FOYER
8' - 0"	MAIN LEVEL	3' - 0"	BELLAGIO DOORS	Interior		UTILITY DOOR FROM 3-CAR GARAGE
8' - 0"	MAIN LEVEL	3' - 0"	BELLAGIO DOORS	Interior		UTILITY DOOR FROM PANTRY

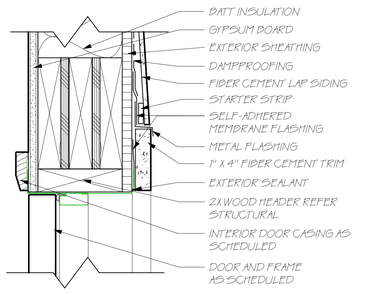
DOOR SCHEDULE
1/2" = 1'-0"



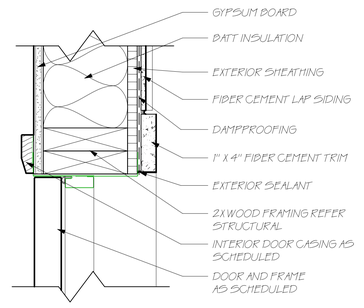
03 EXTERIOR DOOR HEAD - BRICK
3" = 1'-0"



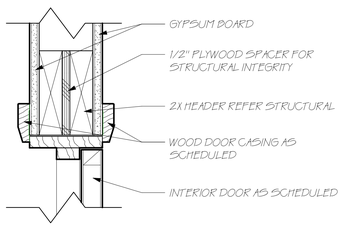
06 EXTERIOR DOOR JAMB - BRICK
3" = 1'-0"



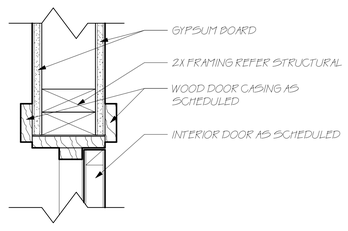
04 EXTERIOR DOOR HEAD - SIDING
3" = 1'-0"



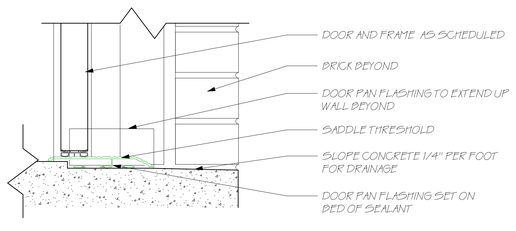
07 EXTRIOR DOOR JAMB - SIDING
3" = 1'-0"



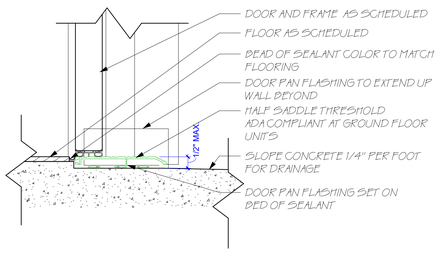
01 INTERIOR DOOR HEAD
3" = 1'-0"



02 INTERIOR DOOR JAMB
3" = 1'-0"



05 EXTERIOR DOOR SILL - BRICK
3" = 1'-0"



08 EXTERIOR DOOR SILL - GROUND FLOOR SLAB
3" = 1'-0"

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE
Tag & Tristan Gilkeson
Cell: 469.544.1000
Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
Total Under Air	3,287 sq ft
Main Cov'd Area	736 sq ft
Garage	884 sq ft
Detached Dwelling	1,267 sq ft
DD - Cov'd	735 sq ft
Total Square Feet	6,909 sq ft

2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

DOOR SCHEDULE & DETAILS

A3.10

Scale As indicated

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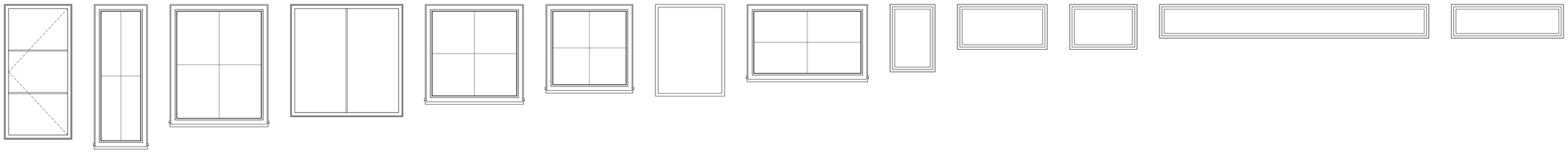
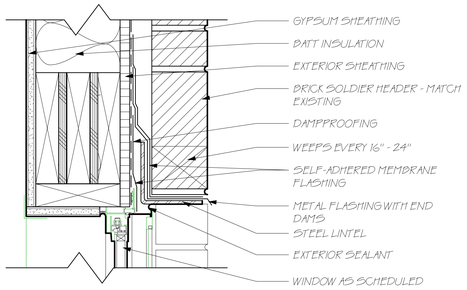


CASEMENT

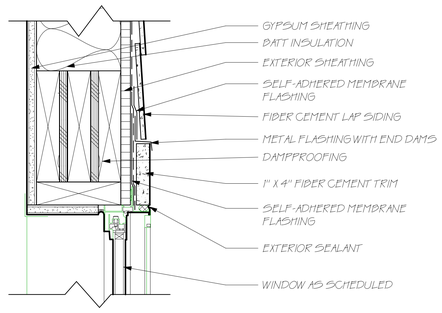
36" x 72" | 24" x 72" | 48" x 60" | 60" x 60" | 48" x 48" | 42" x 42" | 36" x 48" | 60" x 36" | 24" x 36" | 48" x 24" | 36" x 24" | 144" x 18" | 60" x 18"

FINISHED FLOOR

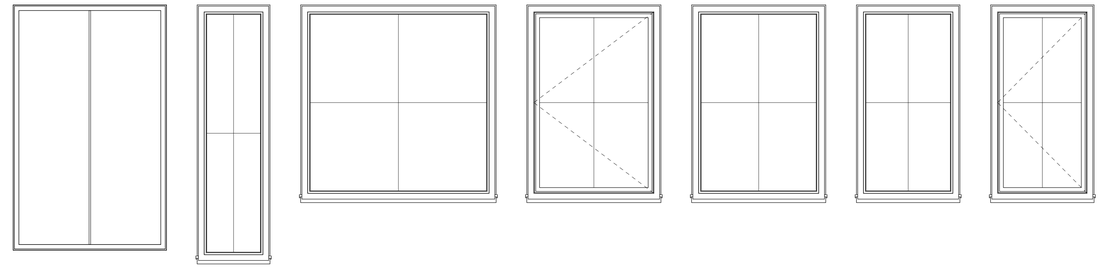
13 | 12 | 11 | 10 | 09 | 08 | 07 | 06 | 05 | 04 | 03 | 02 | 01



WINDOW - BRICK HEAD
01 3" = 1'-0"



WINDOW - WOOD SIDING HEAD
04 3" = 1'-0"



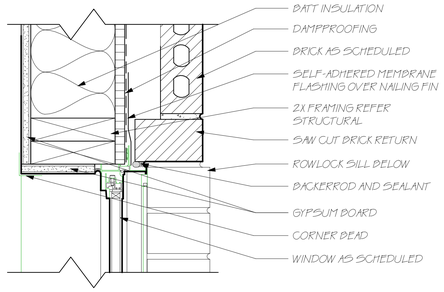
CASEMENT

60" x 96" | 24" x 96" | 72" x 72" | 48" x 72" | 48" x 72" | 36" x 72" | 36" x 72"

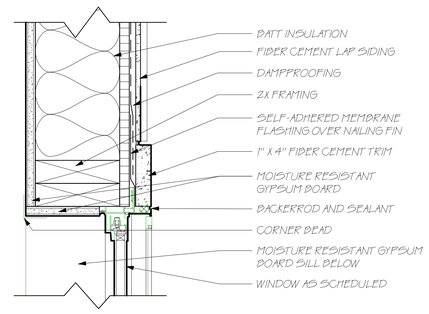
FINISHED FLOOR

21 | 20 | 19 | 17 | 16 | 15 | 14

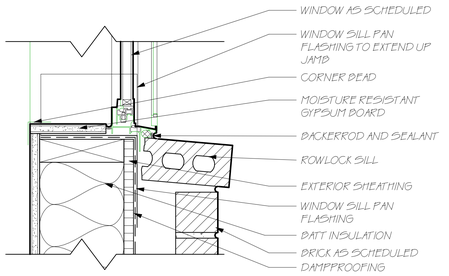
WINDOW SCHEDULE
1/2" = 1'-0"



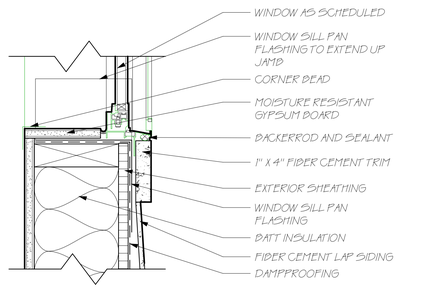
WINDOW - BRICK JAMB
02 3" = 1'-0"



WINDOW - WOOD SIDING JAMB
05 3" = 1'-0"



WINDOW - BRICK SILL
03 3" = 1'-0"



WINDOW - WOOD SIDING SILL
06 3" = 1'-0"

WINDOW SCHEDULE

WINDOW STYLE	SIZE	MARKER	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	TEMPERED	COMMENTS
M.I.L. LEVEL								
FIXED	48" x 24"	4824	4' - 0"	2' - 0"	7' - 0"	9' - 0"	Yes	BATHROOM WINDOW FACING SOUTH
FIXED	42" X 42"	4242	3' - 6"	3' - 6"	3' - 6"	7' - 0"		KITCHEN WINDOW FACING EAST - LEFT
FIXED	42" X 42"	4242	3' - 6"	3' - 6"	3' - 6"	7' - 0"		KITCHEN WINDOW FACING EAST - RIGHT
FIXED	72" X 72"	7272	6' - 0"	6' - 0"	2' - 0"	8' - 0"		LIVING ROOM WINDOW FACING NORTH
FIXED	24" x 72"	2472	2' - 0"	6' - 0"	2' - 0"	8' - 0"		LIVING ROOM WINDOW FACING WEST - LEFT
FIXED	24" x 72"	2472	2' - 0"	6' - 0"	2' - 0"	8' - 0"		LIVING ROOM WINDOW FACING WEST - RIGHT
FIXED	72" X 72"	7272	6' - 0"	6' - 0"	2' - 0"	8' - 0"		MOTHER IN LAW BEDROOM WINDOW FACING WEST
CASEMENT	36" x 72"	3672	3' - 0"	6' - 0"	2' - 0"	8' - 0"		STUDY/OFFICE WINDOW FACING EAST - LEFT
CASEMENT	36" x 72"	3672	3' - 0"	6' - 0"	2' - 0"	8' - 0"		STUDY/OFFICE WINDOW FACING EAST - RIGHT
MAIN LEVEL								
FIXED	36" X 72"	3672	3' - 0"	6' - 0"	2' - 0"	8' - 0"		DINING ROOM WINDOW FACING EAST - LEFT
FIXED	36" X 72"	3672	3' - 0"	6' - 0"	2' - 0"	8' - 0"		DINING ROOM WINDOW FACING EAST - RIGHT
FIXED	72" X 72"	7272	6' - 0"	6' - 0"	2' - 0"	8' - 0"		DINING ROOM WINDOW FACING SOUTH
FIXED	72" X 72"	7272	6' - 0"	6' - 0"	2' - 0"	8' - 0"		DINING ROOM WINDOW FACING WEST
FIXED	60" X 36"	6036	5' - 0"	3' - 0"	14' - 0"	17' - 0"		DORMER WINDOW FACING EAST - CENTER
FIXED	60" X 36"	6036	5' - 0"	3' - 0"	14' - 0"	17' - 0"		DORMER WINDOW FACING EAST - LEFT
FIXED	60" X 36"	6036	5' - 0"	3' - 0"	14' - 0"	17' - 0"		DORMER WINDOW FACING EAST - RIGHT
FIXED	24" X 96"	2496	2' - 0"	8' - 0"	0"	8' - 0"	Yes	FOYER WINDOW FACING EAST - LEFT
FIXED	24" X 96"	2496	2' - 0"	8' - 0"	0"	8' - 0"	Yes	FOYER WINDOW FACING EAST - RIGHT
FIXED	36" X 72"	3672	3' - 0"	6' - 0"	2' - 0"	8' - 0"		GARAGE WINDOW FACING EAST - LEFT
FIXED	36" X 72"	3672	3' - 0"	6' - 0"	2' - 0"	8' - 0"		GARAGE WINDOW FACING EAST - RIGHT
FIXED	48" X 60"	4860	4' - 0"	5' - 0"	3' - 0"	8' - 0"		GARAGE WORKSHOP WINDOW FACING EAST
FIXED	48" X 72"	4872	4' - 0"	6' - 0"	3' - 0"	9' - 0"	Yes	GUEST BATHROOM WINDOW FACING EAST
CASEMENT	36" x 72"	3672	3' - 0"	6' - 0"	3' - 0"	9' - 0"		GUEST BEDROOM CASEMENT WINDOW FACING EAST - LEFT
CASEMENT	36" x 72"	3672	3' - 0"	6' - 0"	3' - 0"	9' - 0"		GUEST BEDROOM CASEMENT WINDOW FACING EAST - RIGHT
FIXED	36" X 72"	3672	3' - 0"	6' - 0"	2' - 0"	8' - 0"		HALLWAY WINDOW FACING EAST - LEFT
FIXED	36" X 72"	3672	3' - 0"	6' - 0"	2' - 0"	8' - 0"		HALLWAY WINDOW FACING EAST- RIGHT
CASEMENT	60" x 96"	6096	5' - 0"	8' - 0"	0"	8' - 0"	Yes	LIVING ROOM LOWER WINDOW FACING WEST - LEFT
CASEMENT	60" x 96"	6096	5' - 0"	8' - 0"	0"	8' - 0"	Yes	LIVING ROOM LOWER WINDOW FACING WEST - RIGHT
FIXED	60" x 60"	6060	5' - 0"	5' - 0"	8' - 9"	13' - 9"		LIVING ROOM UPPER WINDOW FACING WEST - CENTER
FIXED	60" x 60"	6060	5' - 0"	5' - 0"	8' - 9"	13' - 9"		LIVING ROOM UPPER WINDOW FACING WEST - LEFT
FIXED	60" x 60"	6060	5' - 0"	5' - 0"	8' - 9"	13' - 9"		LIVING ROOM UPPER WINDOW FACING WEST - RIGHT
SKYLIGHT	36" x 48"	3648	3' - 0"	4' - 0"	NA	NA	Yes	MASTER BATHROOM SKYLIGHT - LEFT
SKYLIGHT	36" x 48"	3648	3' - 0"	4' - 0"	NA	NA	Yes	MASTER BATHROOM SKYLIGHT - RIGHT
FIXED	24" x 36"	2436	2' - 0"	3' - 0"	5' - 0"	8' - 0"		MASTER BATHROOM TOILET WINDOW FACING SOUTH
FIXED	144" x 18"	14418	12' - 0"	1' - 6"	9' - 6"	11' - 0"		MASTER BATHROOM WINDOW FACING SOUTH
CASEMENT	48" x 72"	4872	4' - 0"	6' - 0"	2' - 0"	8' - 0"		MASTER BEDROOM CASEMENT WINDOW FACING WEST - LEFT
CASEMENT	48" x 72"	4872	4' - 0"	6' - 0"	2' - 0"	8' - 0"		MASTER BEDROOM CASEMENT WINDOW FACING WEST - RIGHT
FIXED	48" X 72"	4872	4' - 0"	6' - 0"	2' - 0"	8' - 0"		MASTER BEDROOM WIDOW FACING WEST - CENTER
FIXED	36" x 24"	3624	3' - 0"	2' - 0"	6' - 0"	8' - 0"	Yes	OFFICE BATHROOM WINDOW FACING EAST
CASEMENT	36" x 72"	3672	3' - 0"	6' - 0"	2' - 0"	8' - 0"		OFFICE CASEMENT WINDOW FACING WEST - LEFT
CASEMENT	36" x 72"	3672	3' - 0"	6' - 0"	2' - 0"	8' - 0"		OFFICE CASEMENT WINDOW FACING WEST - RIGHT
FIXED	48" X 48"	4848	4' - 0"	4' - 0"	3' - 7"	7' - 7"		PANTRY WINDOW FACING NORTH
FIXED	60" x 18"	6018	5' - 0"	1' - 6"	6' - 6"	8' - 0"		SECOND MASTER BEDROOM CLOSET WINDOW FACING WEST

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
Total Under Air	3,287 sq ft
Main Cov'd Area	736 sq ft
Garage	884 sq ft
Detached Dwelling	1,267 sq ft
DD - Cov'd	735 sq ft
Total Square Feet	6,909 sq ft

2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

WINDOW SCHEDULE & DETAILS

A3.20

Scale As indicated

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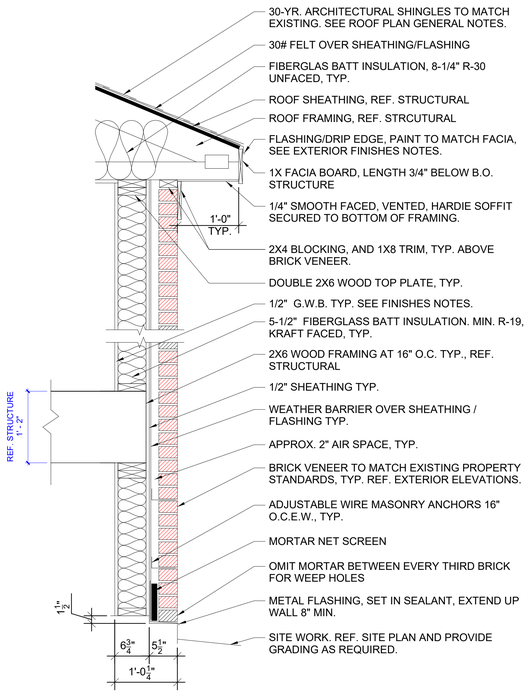
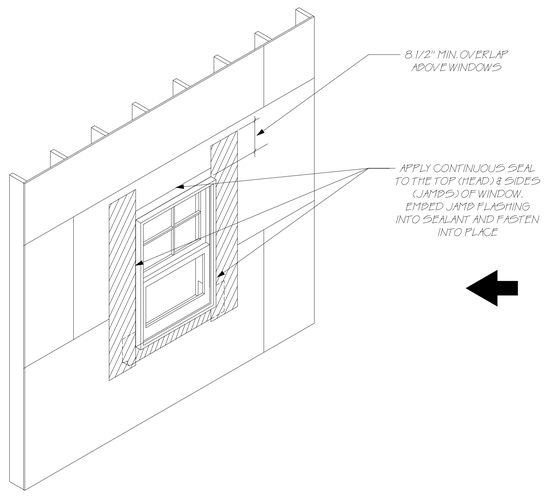
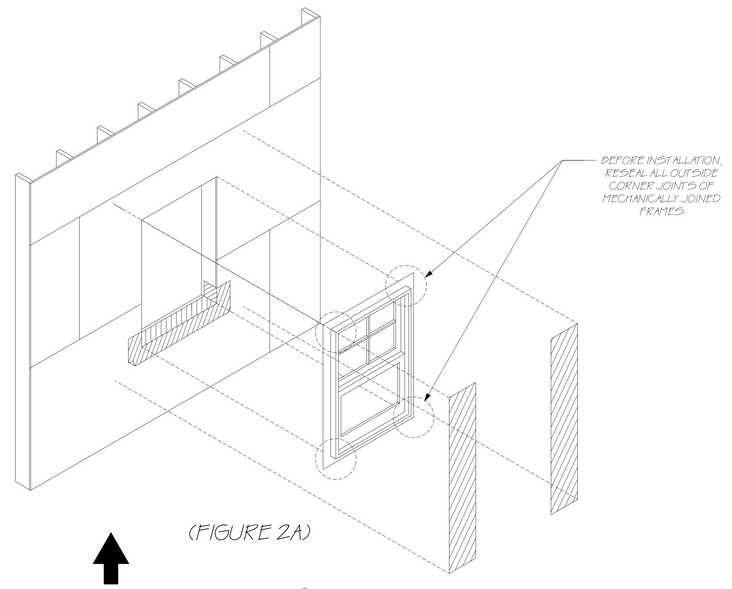


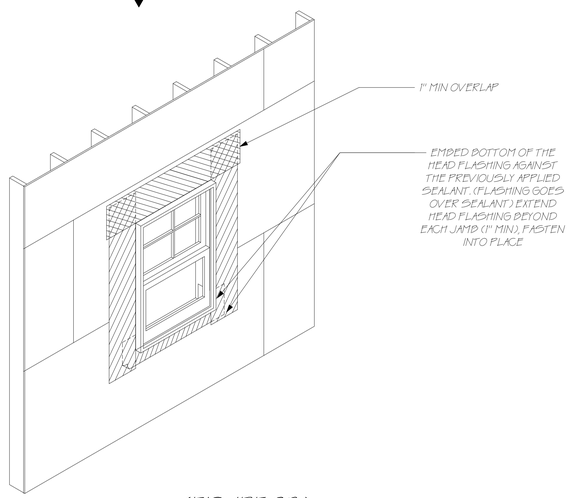
01 WALL SECTION
1" = 1'-0"



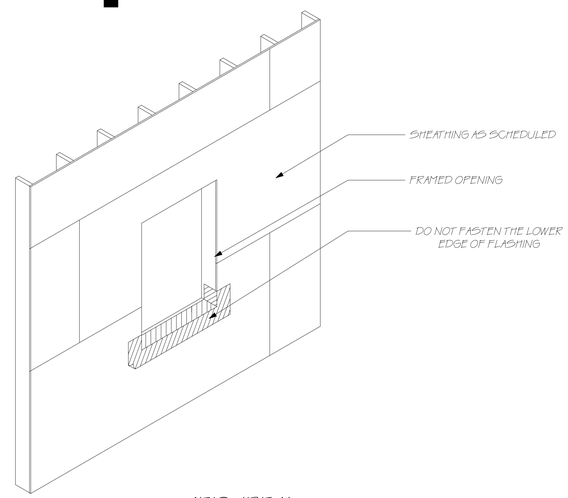
(FIGURE 2B)



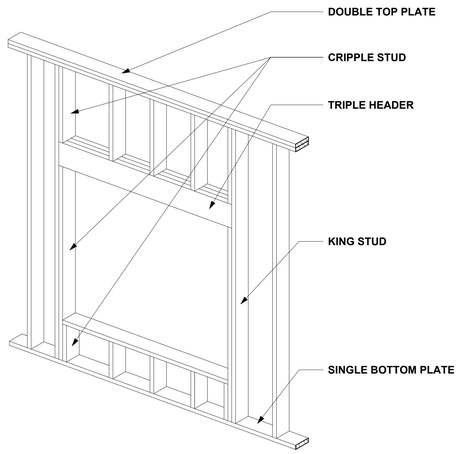
(FIGURE 2A)



(FIGURE 2B)



(FIGURE 1)



NOTE: FRAMED AS SHOWN WITH 2x6 LUMBER, ADJUST AS REQUIRED. ALL STUDS ARE 16" O.C. UNLESS OTHERWISE NOTED

02 WINDOW FRAMING DETAIL
1/2" = 1'-0"

AAMA 2400-02 STEPS FOR PROPER WINDOW FLASHING

1. A STRIP OF APPROVED FLASHING MATERIAL SHALL BE AT LEAST NINE INCHES WIDE. FLASHING SHALL BE APPLIED IN A WEATHERBOARD FASHION AROUND THE FULL PERIMETER OF THE OPENING.

2. APPLY FIRST STRIP HORIZONTALLY IMMEDIATELY BELOW THE SILL, CUT IT SUFFICIENTLY LONG TO EXTEND PAST EACH SIDE OF WINDOW (4" MIN.), SO THAT IT PROJECTS BEYOND THE VERTICLE FLASHING TO BE APPLIED LATER (SEE FIGURE 1).

3. ATTACH THE TOP EDGE TO THE FRAMING, BUT DO NOT FASTEN THE LOWER EDGE SO THAT THE WEATHER RESISTANT BUILDING PAPER APPLIED LATER MAY BE SLIPPED UP AN UNDERNEATH THE FLASHING IN WEATHERBOARD FASHION. (SEE FIGURE 1).

4. FOR MECHANICALLY JOINED FRAMES, APPLY EXTERIOR GRADE SEALANT TO CORNERS THE FULL LENGTH OF THE SEAM WHERE MOUNTING FLANGES MEET AND TO THE OUTSIDE OF THE FRAME CORNER JOINTS. (SEE FIGURE 2A).

5. APPLY A CONTINUOUS SEAL TO THE BACKSIDE (INTERIOR) OF THE WINDOW MOUNTAING FLANGE IN LINE WITH AND PRE-PUNCHED HOLES OR SLOTS IN THE MOUNTAIN FLANGE (SEE FIGURE 2A).

6. THE WINDOW SHALL THEN BE INSTALLED IN ACCORDANCE WITH MANUFACTURES RECOMMENDED INSTALLATION PROCEDURES.

7. APPLY EXTERIOR GRADE SEALANT TO THE EXPOSED MOUNTING FLANGE AT THE TOP (HEAD) AND SIDES (JAMBS) OF THE INSTALLED WINDOW. APPLY SEALANT IN LINE WITH ANY PRE-PUNCHED HOLES OR SLOTS ON THE MOUNTING FLANGE AND OVER THE HEA DOF THE FASTENERS. CONTINUE JAMB SEALANT VERTICALLY APPROX. 8 1/2" INCHES ABOVE THE TOP OF THE WINDOW. THE SEALANT APPLIED HORIZONTALLY ACROSS THE HEAD SHOULD NOT EXTEND BEYOND THE JAMB SEALANT. (SEE FIGURE 2B).

8. STARTING AT EACH JAMB, EMBED JAMB FLASHING INTO THE SEALANT AND FASTEN INTO PLACE. DO NOT FASTEN THE BOTTOM 9" INCHES OF THE JAMB FLASHING SO THE WEATHER RESISTIVE BARRIER APPLIED LATER MAY BE SLIPPED UNDERNEATH JAMB FLASHING IN A WEATHERBOARD FASHION. EXTEND THE FLASHING APPROX. 1/2" INCHES LESS THAN THE BOTTOM SILL FLASHING AND BEYOND THE TOP OF THE WINDOW APPROX. 8 1/2" INCHES.

9. FINALLY, EMBED FLASHING INTO THE EXTERIOR GRADE SEALANT PREVIOUSLY APPLIED ON THE MOUNTAING FLANGE AT THE WINDOW HEAD. CUT THIS FLASHING LONG SO THAT IT EXTEND A MINIMUM OF 1" INCH BEYOND EACH OF HE JAMB FLASHINGS. FASTEN FLASHING INTO PLACE.

10. THE OWNER / GENERAL CONTRACTOR IS RESPONSIBLE TO ENSURE THAT THE WEATHER RESISTIVE BARRIER (i.e. BUILDING PAPER, INSULATING BOARD, OR OTHER MATERIALS BY OTHER TRADES) IS EFFECTIVELY INTERGRATED AROUND THE WINDOW FRAME IN A WEATHERBOARD FASHION.

11. AFTER INSTALLION IS COMPLETE, CHECK THE WINDOW FOR PROPER OPERATION AND LOCKING.

03 STEPS FOR PROPER WINDOW FLASHING

TAG & ASSOCIATES LLC
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Tag & Tristan Gilkeson
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Email: tag@designedbytag.com

SQUARE FOOTAGE

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Total Under Air	3,287 sq ft
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FM 549

2592 FM

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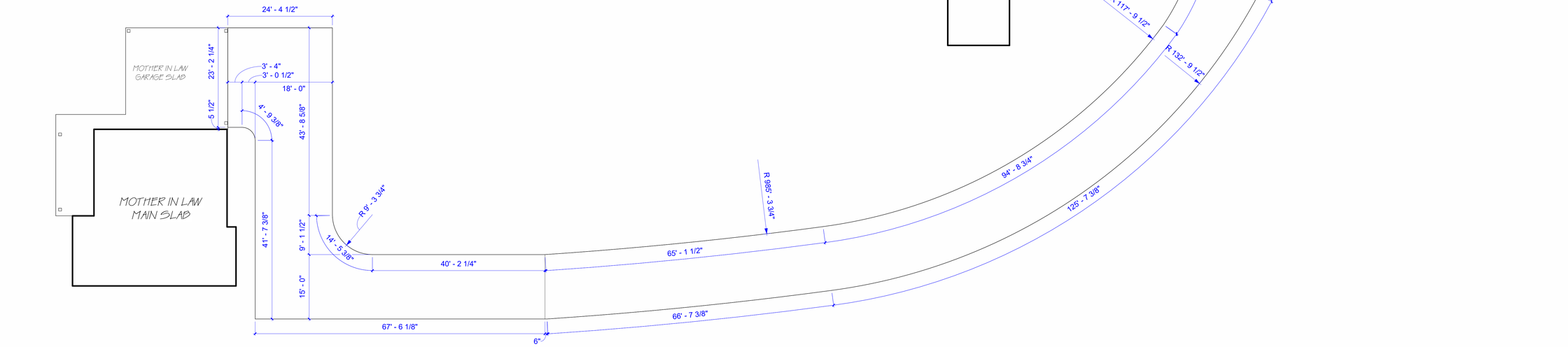
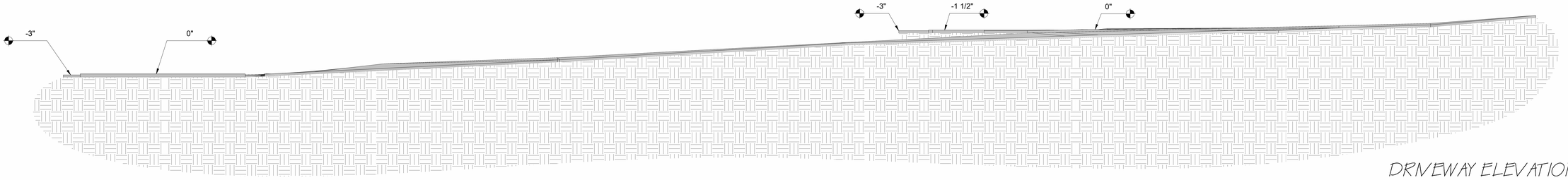


02
A1.13

01 CONCRETE PAD - DRIVEWAY
1" = 10'-0"



02 DRIVEWAY ELEVATION SECTION
1" = 10'-0"

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

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2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

CONCRETE PLAN
DRIVEWAY

A1.13

Scale 1" = 10'-0"

10/17/2025 10:17:02 AM

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	2592 FM549				
SUBDIVISION	Lofland Lake Estates	LOT	2	BLOCK	1
GENERAL LOCATION	2592 FM549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SFE-4	CURRENT USE	Residential		
PROPOSED ZONING	SFE-4	PROPOSED USE	Residential		
ACREAGE	5.05	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	Michael Lewis	☐ APPLICANT	Michael Lewis
CONTACT PERSON	Michael Lewis	CONTACT PERSON	Michael Lewis
ADDRESS	4208 Ashcrest St	ADDRESS	4208 Ashcrest St
CITY, STATE & ZIP	Mesquite TX 75150	CITY, STATE & ZIP	Mesquite, TX 75150
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Lewis [*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 $ 215.75 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16 *DAY OF* October, 2025. *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."*

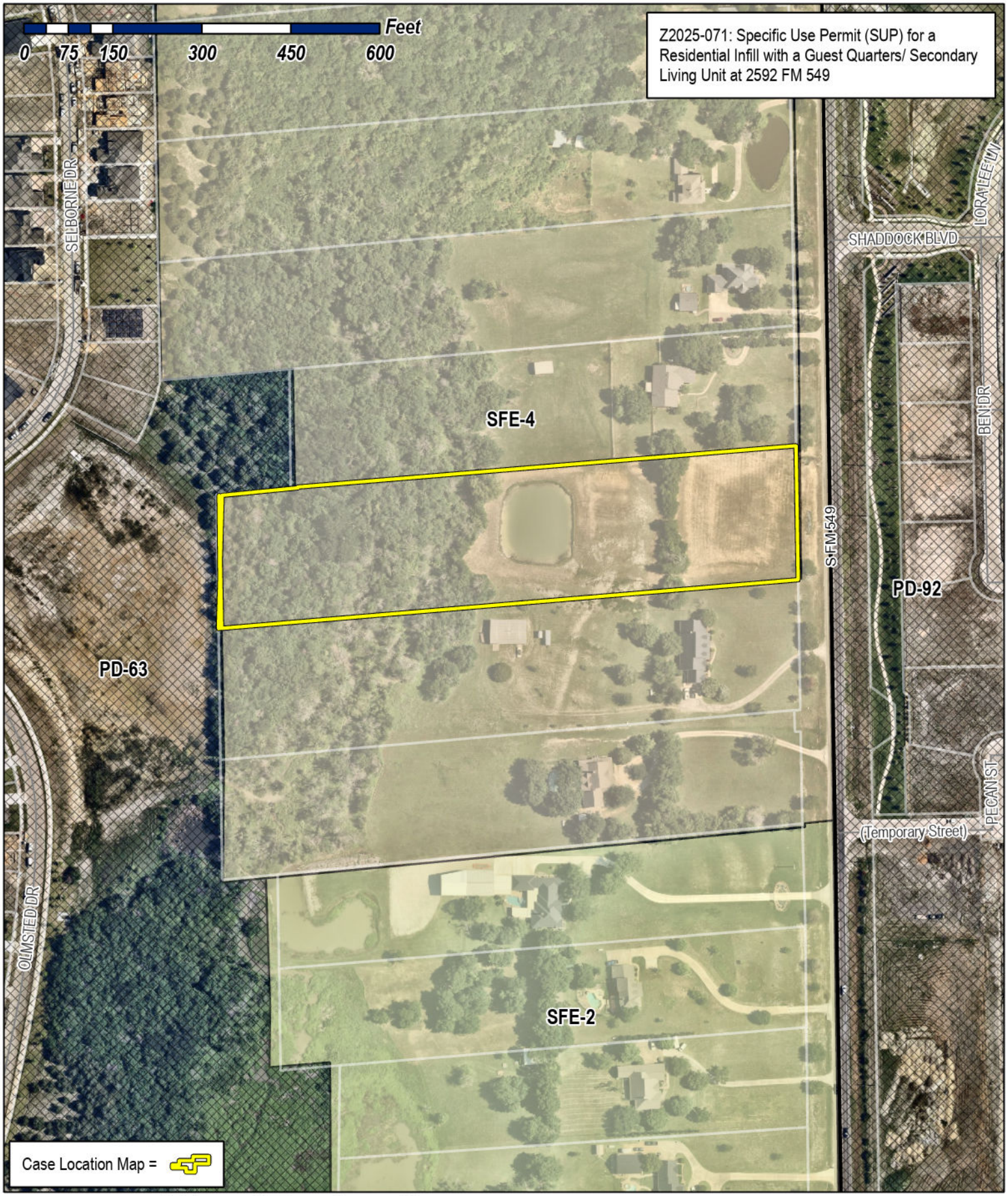
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* October, 2025.

OWNER'S SIGNATURE [signature]

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

KIMBERLY ANN VELTNER
Notary Public, State of Texas
Comm. Expires 05-01-2026
Notary ID 11190374

MY COMMISSION EXPIRES 5/1/2026



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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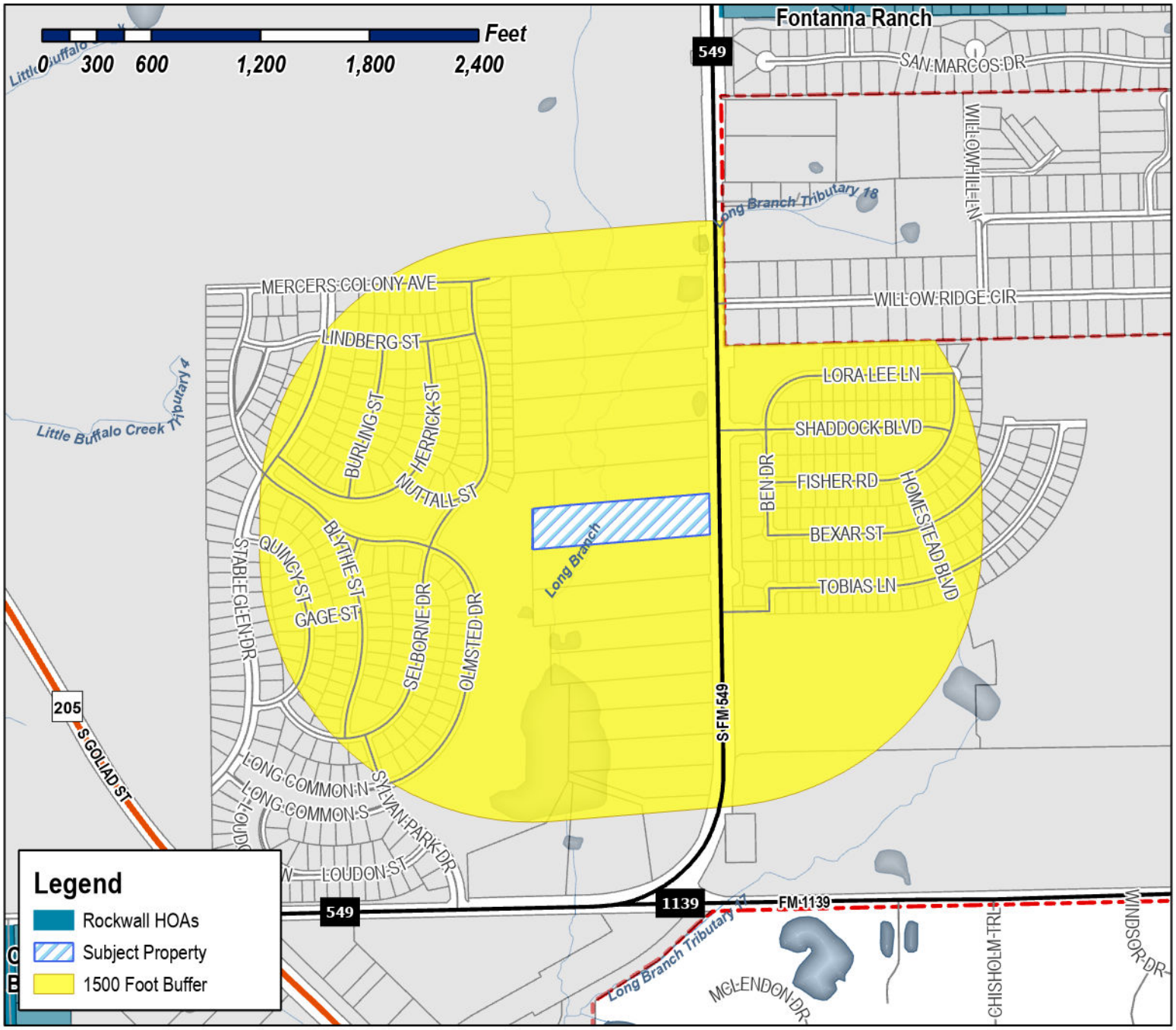
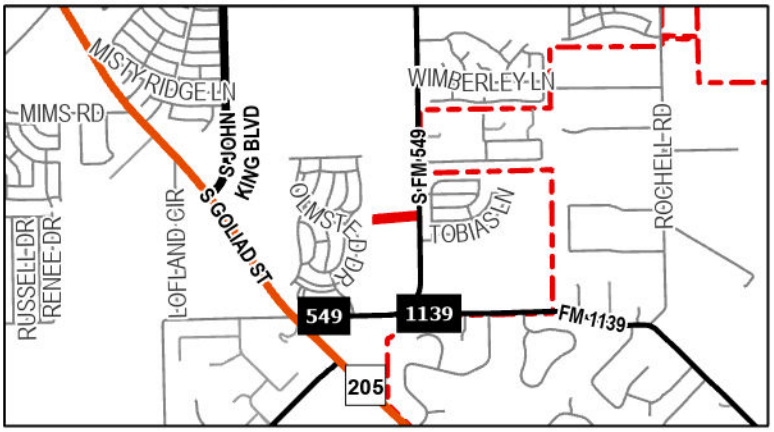


Case Number: Z2025-071
Case Name: SUP for a Residential Infill with a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family Estate 4 District (SFE-4)
Case Address: 2592 FM 549



Date Saved: 10/17/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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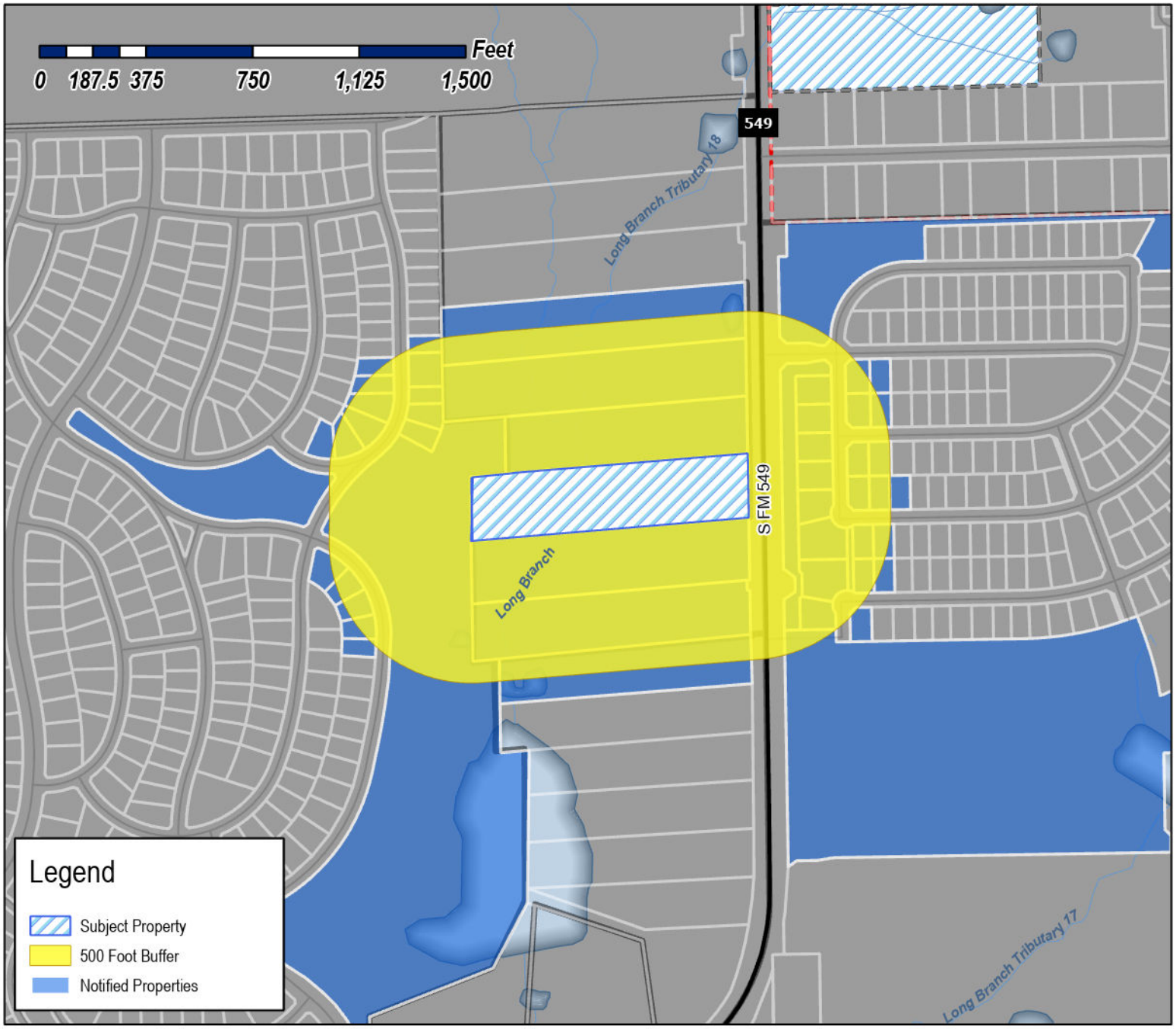

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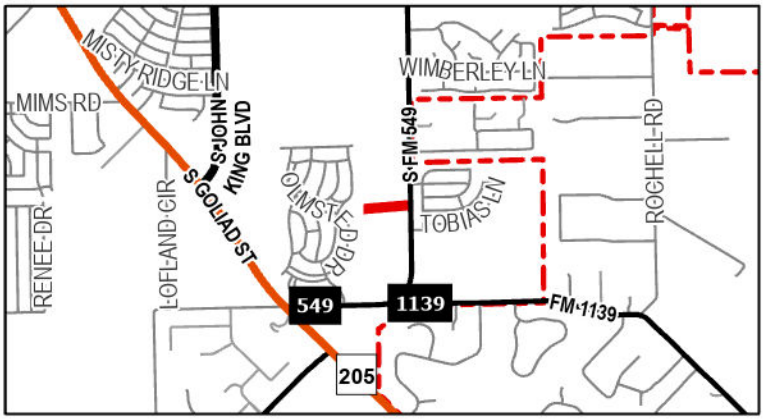


SYVRUD ZACHARY J
108 Brentwood Dr
Heath, TX 75032

DFH COVENTRY, LLC
14701 PHILIPS HWY STE 300
JACKSONVILLE, FL 32256

GRAND HOMES 2014 LP
15455 Dallas Pkwy Ste 1000
Addison, TX 75001

SOMERSET PARK COMMUNITY ASSOCIATION, INC
1800 PRESTON PARK BLVD STE 200
PLANO, TX 75093

SH DEV KLUTTS ROCKWALL LLC
2400 DALLAS PARKWAY SUITE 460
PLANO, TX 75093

ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2516 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRIS AND SHERRI
2516 S FM 549
ROCKWALL, TX 75032

RESIDENT
2521 S FM 549
ROCKWALL, TX 75032

RESIDENT
2548 FM549
ROCKWALL, TX 75032

RESIDENT
2592 FM549
ROCKWALL, TX 75032

RESIDENT
2624 NUTTALL ST
ROCKWALL, TX 75032

RESIDENT
2628 NUTTALL ST
ROCKWALL, TX 75032

RESIDENT
2638 S FM549
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M
2676 FM 549
ROCKWALL, TX 75032

RESIDENT
2716 FM549
ROCKWALL, TX 75032

RESIDENT
2994 S FM549
ROCKWALL, TX 75032

RESIDENT
3100 LORA LEE LN
ROCKWALL, TX 75032

RESIDENT
3101 BEN DR
ROCKWALL, TX 75032

RESIDENT
3101 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3102 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3102 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3102 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3103 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3103 SHADDOCK BLVD
ROCKWALL, TX 75032

RESIDENT
3104 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3105 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3106 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3106 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3107 SHADDOCK BLVD
ROCKWALL, TX 75032

MORENO JOSE ROBERTO III & ANN MARIE
3107 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3108 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3110 BEXAR ST
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

RESIDENT
3808 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3813 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3814 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3817 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3820 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3821 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3824 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3825 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3828 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3875 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3950 BEN DR
ROCKWALL, TX 75032

RESIDENT
3954 BEN DR
ROCKWALL, TX 75032

RESIDENT
4002 BEN DR
ROCKWALL, TX 75032

RESIDENT
4006 BEN DR
ROCKWALL, TX 75032

RESIDENT
4010 BEN DR
ROCKWALL, TX 75032

RESIDENT
4103 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4107 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4111 OLMSTEAD DR
ROCKWALL, TX 75032

MCDONALD CHRISTINA MARIE
4111 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4115 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4119 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4120 PECAN ST
ROCKWALL, TX 75032

LEWIS MIKE AND
MAEGAN GREEN
4208 ASHCREST ST
MESQUITE, TX 75150

TRI POINTE HOMES DFW, LLC
6201 W Plano Pkwy Ste 150
Plano, TX 75093

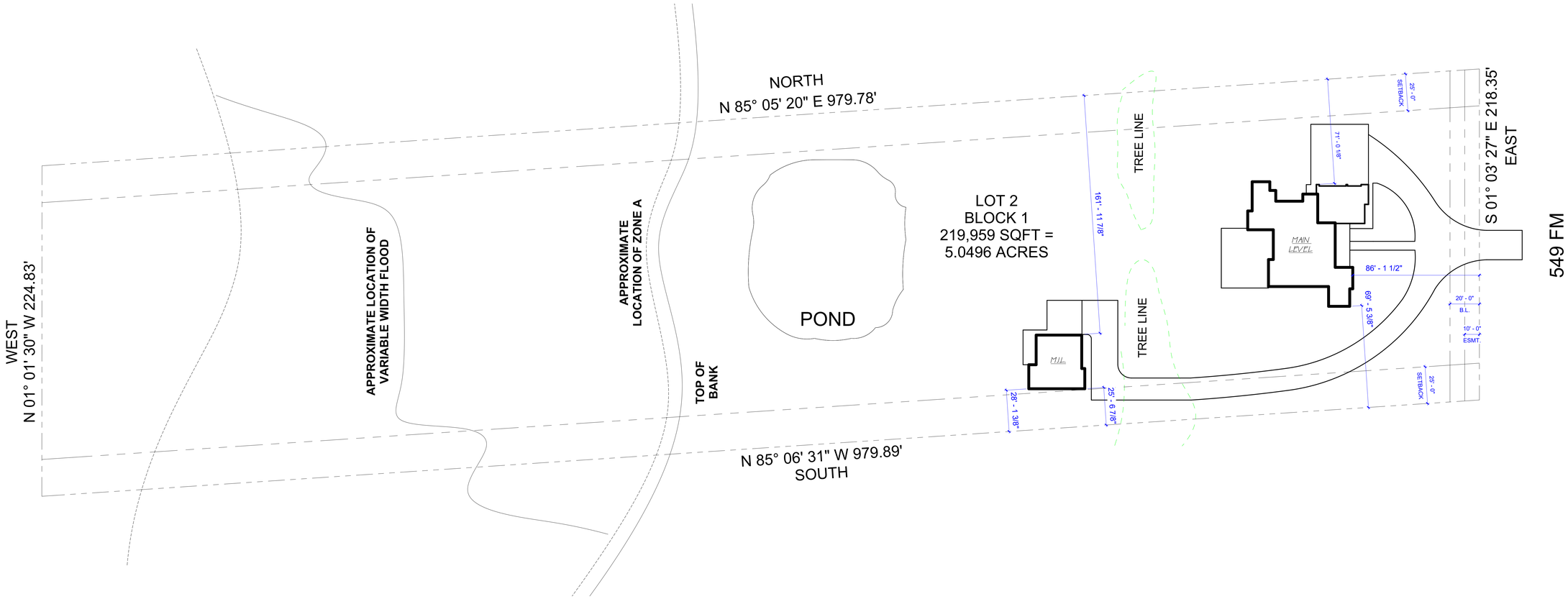
DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 STE 150
IRVING, TX 75038

POWERS FAMILY TRUST
JAMES DWAINE & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 850
ROCKWALL, TX 75087

THE INFORMATION WAS OBTAINED BY :

SURVEY PERFORMED BY CBG SURVEYING INC.
1413 EAST INTERSTATE 30, SUITE 7,
GARLAND, TEXAS 75043
PH : (214) 349 - 9485

DATED : 06/26/2027
JOB # : 1712821



01 SITE PLAN
1" = 30'-0"

Plan North

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

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Cell: 469.544.1000

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2592 FM 549

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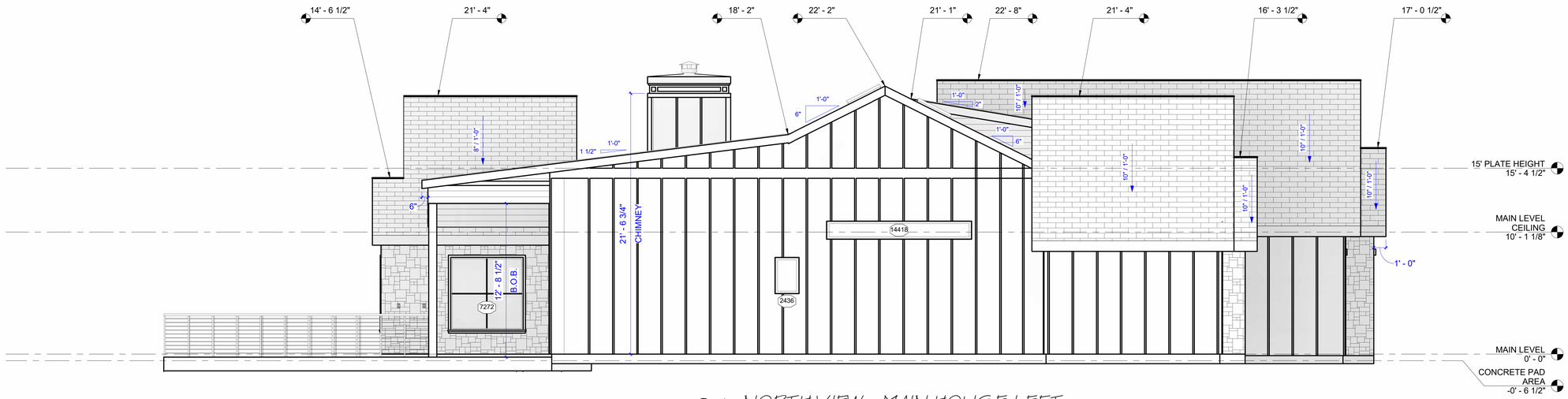
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

SITE PLAN

A1.10

Scale As indicated

10/17/2025 10:16:47 AM



01 NORTH VIEW - MAIN HOUSE LEFT
1/4" = 1'-0"



02 WEST VIEW - MAIN HOUSE FRONT
1/4" = 1'-0"

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
Total Under Air	3,287 sq ft
Main Cov'd Area	736 sq ft
Garage	884 sq ft
Detached Dwelling	1,267 sq ft
DD - Cov'd	735 sq ft
Total Square Feet	6,909 sq ft

2592 FM 549

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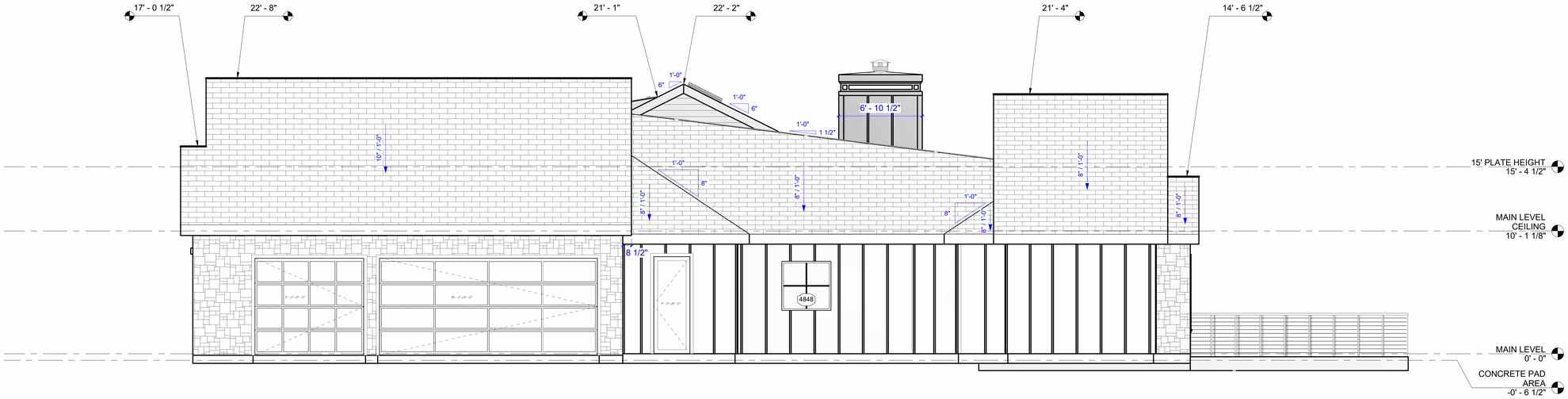
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

ELEVATIONS

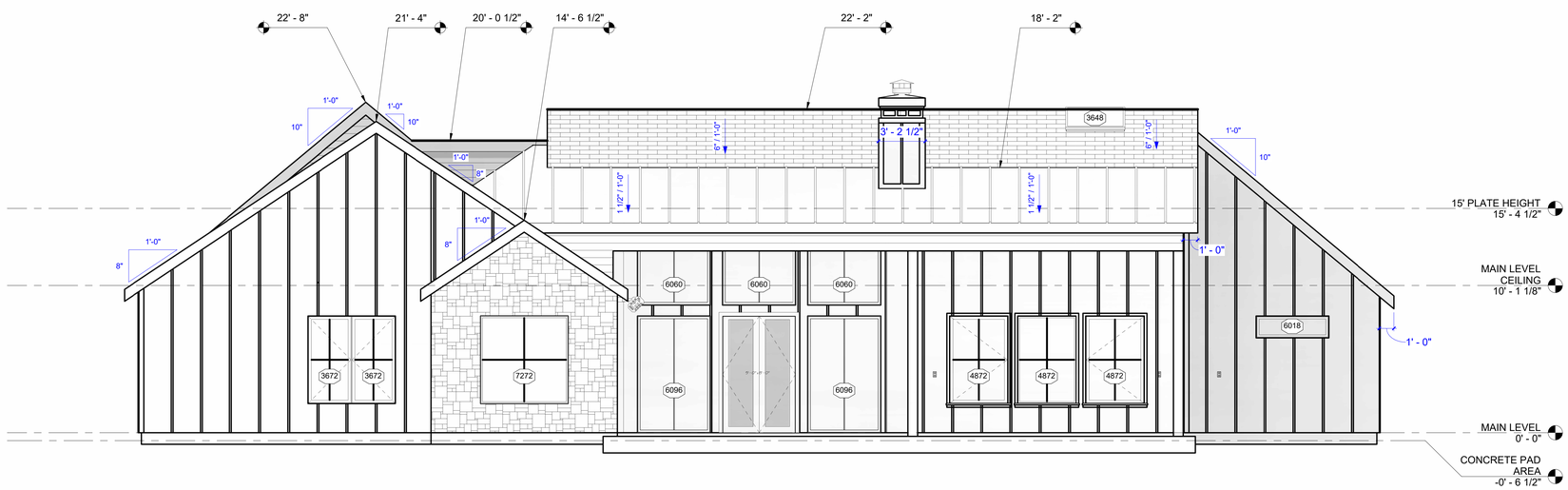
A4.01

Scale 1/4"= 1'-0"

10/17/2025 10:17:37 AM



01 SOUTH VIEW - MAIN HOUSE RIGHT
1/4" = 1'-0"



02 EAST VIEW - MAIN HOUSE REAR
1/4" = 1'-0"

TAG & ASSOCIATES
LLC
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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

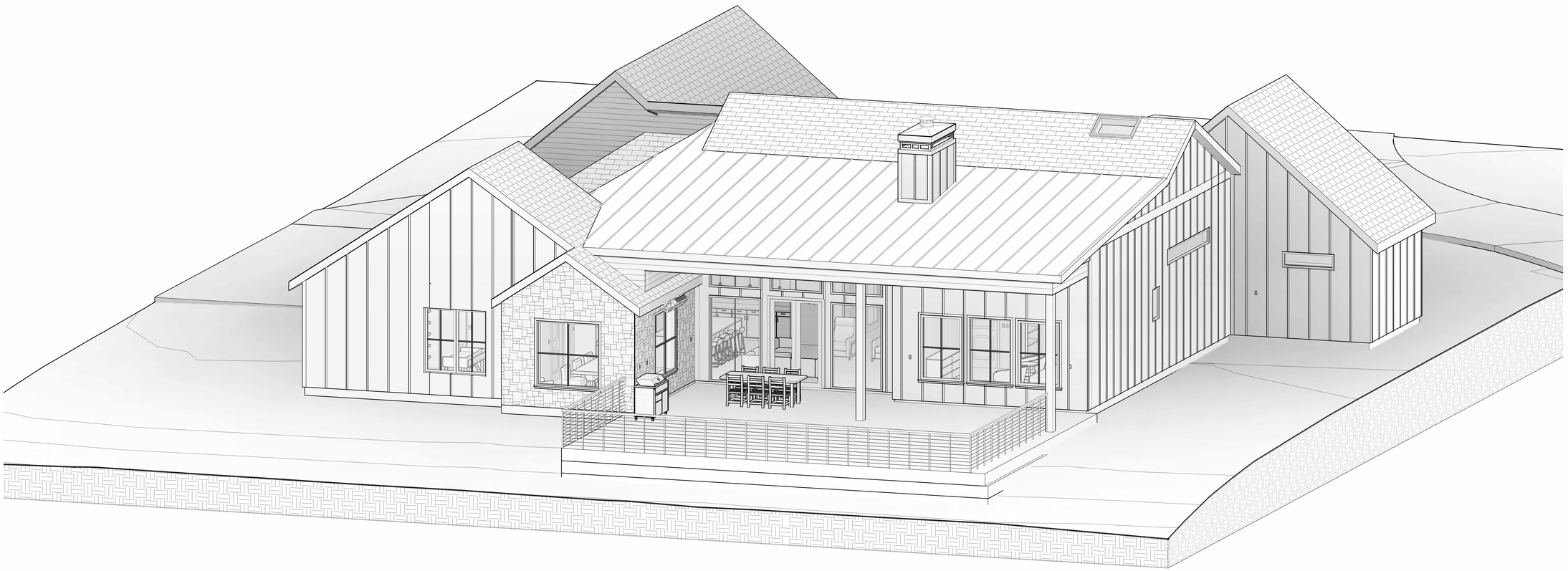
ELEVATIONS

A4.02

Scale 1/4"= 1'-0"

10/17/2025 10:18:04 AM





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2592 FM 549

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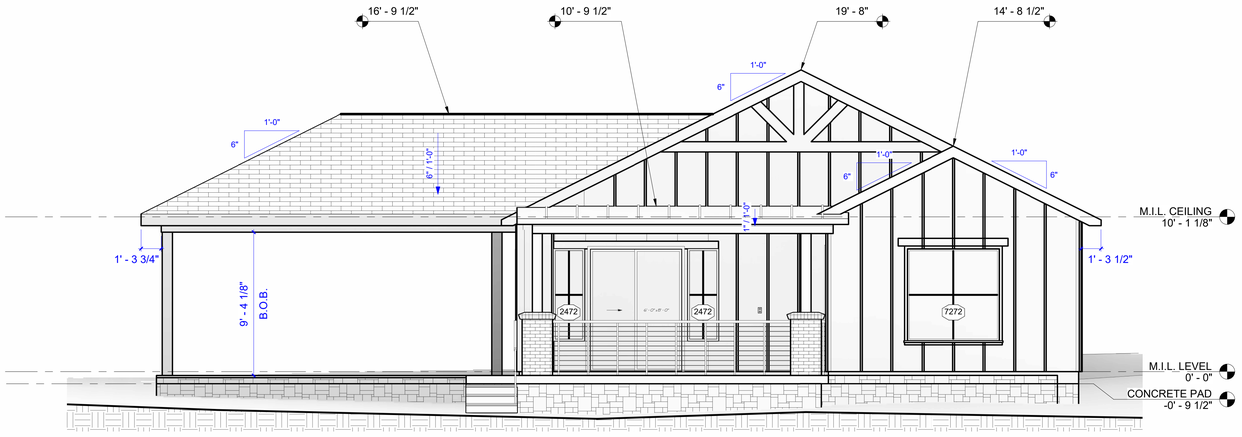
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

MAIN LEVEL 3D ELEVATIONS

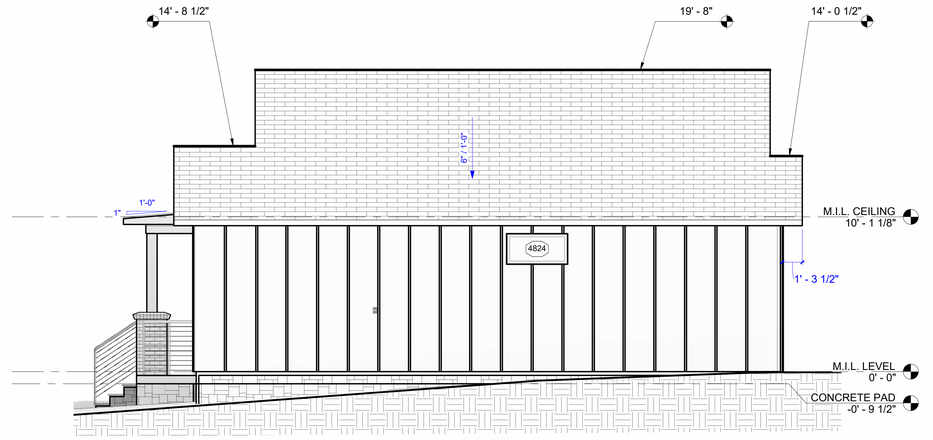
A4.04

Scale -

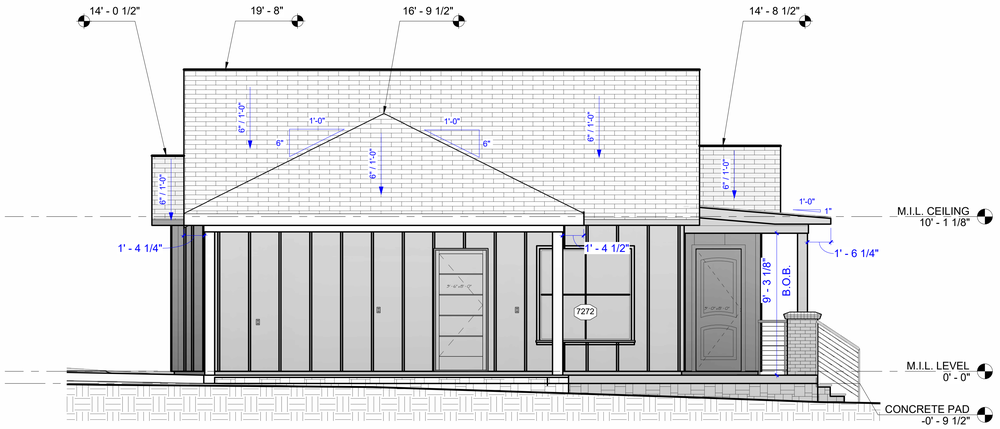
10/17/2025 10:19:06 AM



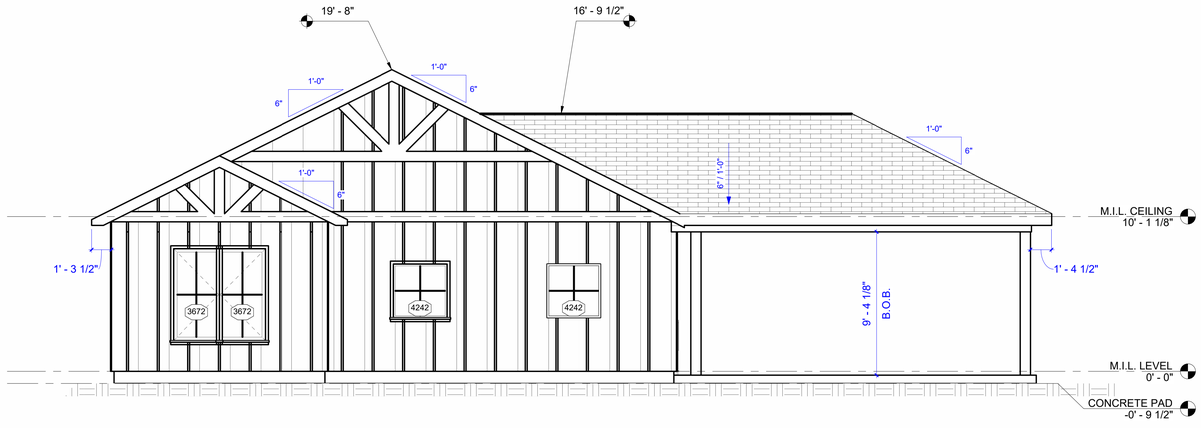
01 EAST VIEW - M.I.L REAR
1/4" = 1'-0"



02 NORTH VIEW - M.I.L HOUSE LEFT
1/4" = 1'-0"



03 SOUTH VIEW - M.I.L HOUSE RIGHT
1/4" = 1'-0"



04 WEST VIEW - M.I.L HOUSE FRONT
1/4" = 1'-0"

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SQUARE FOOTAGE

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DD - Cov'd	735 sq ft
Total Square Feet	6,909 sq ft

2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

M.I.L. ELEVATIONS

A4.03

Scale 1/4"= 1'-0"

10/17/2025 10:18:28 AM

GENERAL NOTES

1. REFER TO EACH DRAWING FOR DRAWING SPECIFIC NOTES. FOR FINISHES, REFER TO THE PROJECT MANUAL (S).

2. ALL WORK IS NEW UNLESS OTHERWISE NOTED OR OTHERWISE INDICATED AS EXISTING.

3. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES.

4. THE CONTRACTOR SHALL PROTECT EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK INCURRED WHILE FULFILLING THE OBLIGATIONS OF THE CONTRACT.

5. ALL WORK NOTED "N.I.C." IS MEANT TO BE NOT IN CONSTRUCTION AGREEMENT.

6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE PLAN DESIGNER IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE COMMENCEMENT OF WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF COMPATIBILITY OF ALL NEW OR EXISTING CONDITIONS.

7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE PLANS DESIGNER IN WRITING OF ANY QUESTIONS, DISCREPANCIES, OMISSIONS, AND/OR CONFLICT BEFORE THE COMMENCEMENT OF WORK.

8. DIMENSIONS NOTED AS "HOLD" SHALL NOT VARY MORE THAN ACCEPTED INDUSTRY PRACTICES.

9. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO THE SAME BEGINS.

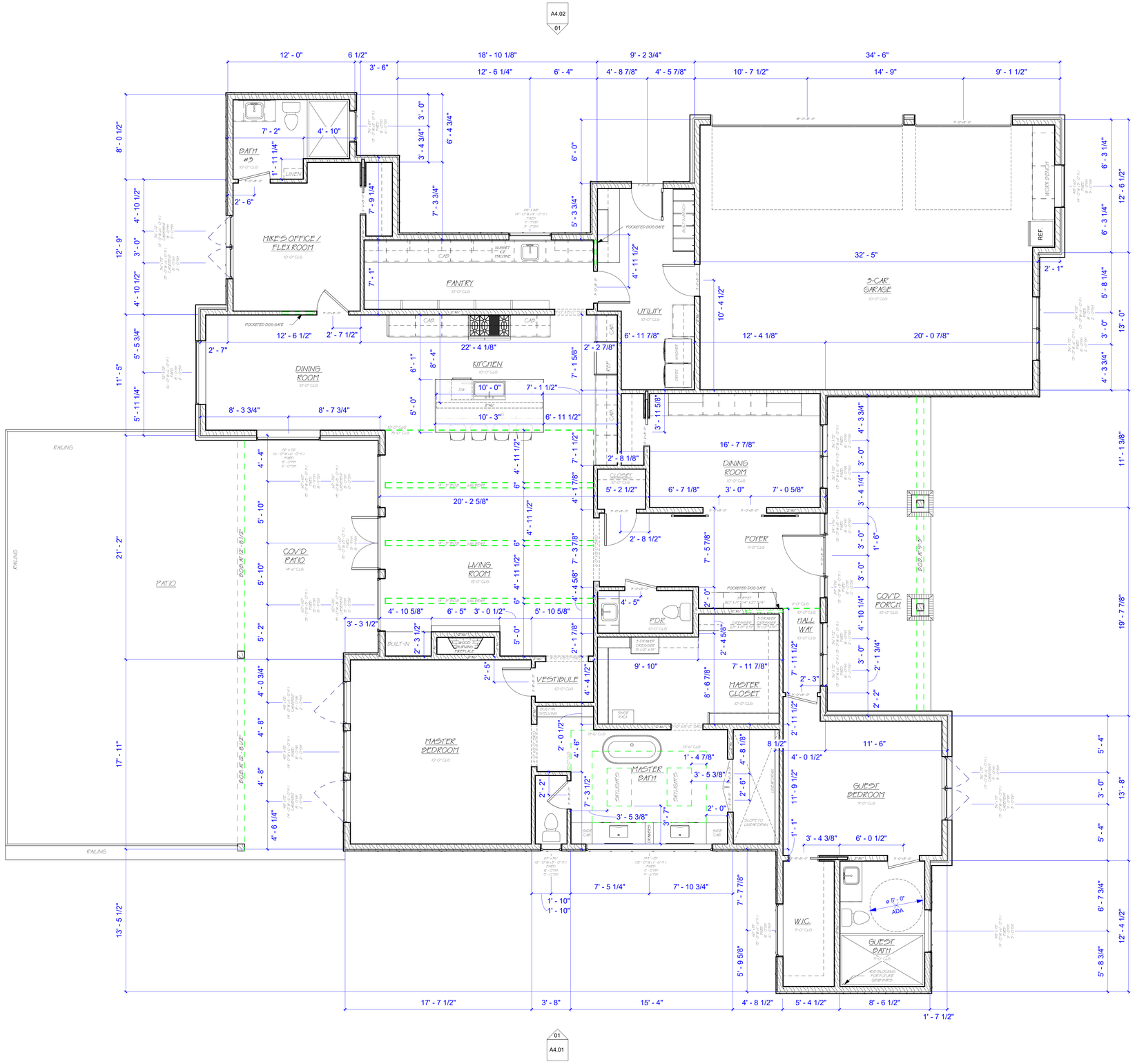
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

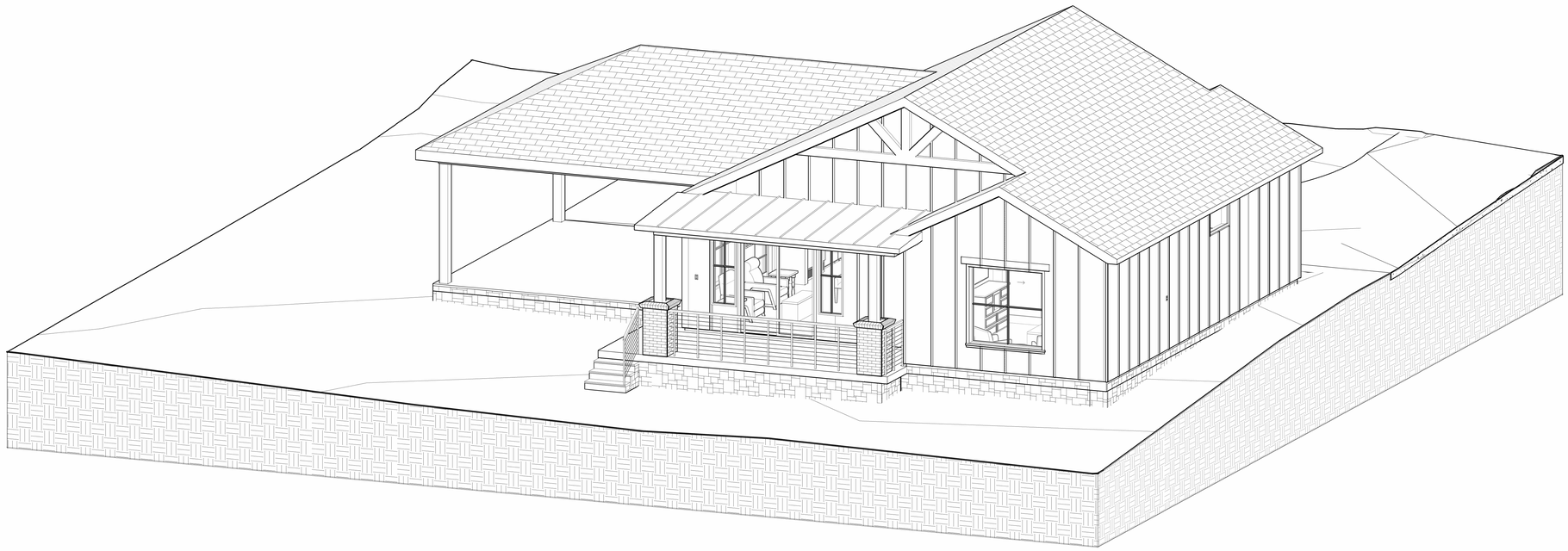
PER ORDINANCE# 26391 (4)(Q)(1)

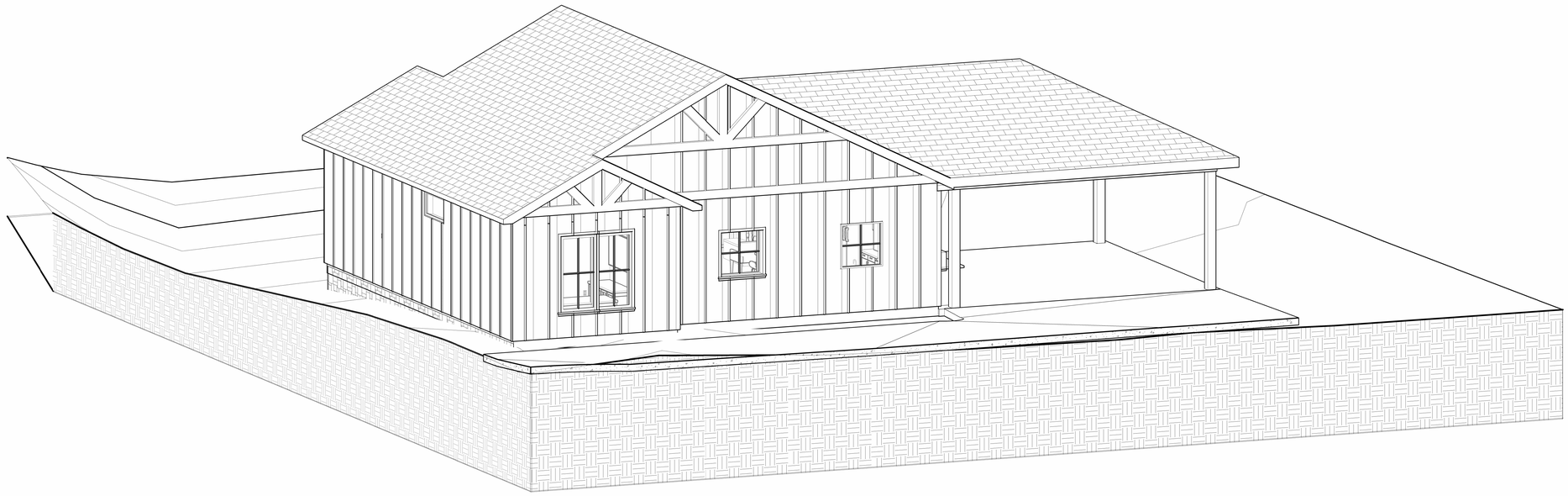
SLOPE: THE EXISTING SLOPE OF A LOT MUST BE MAINTAINED. THIS PROVISION DOES NOT PREVENT MINOR GRADING AS NECESSARY TO ALLOW CONSTRUCTION, PREVENT LOT-TO-LOT DRAINAGE, OR MATCH THE SLOPE OF CONTIGUOUS LOTS.

NO LOT-TO-LOT DRAINAGE IS ALLOWED
PER #26391 (4)(D)

SMOKE DETECTOR ALL SLEEPING AREA, IMM. OUTSIDE AND ALL LEVEL


A4.02 01
A4.02 02
A4.01 02
A4.01 01
BATH #2
LINEN
MIKE'S OFFICE / FLEX ROOM
NUGGET ICE MACHINE
POCKETED DOG GATE
PANTRY
DINING ROOM
KITCHEN
UTILITY
REF.
WORK BENCH
3-CAR GARAGE
RAILING
COV'D PATIO
PATIO
LIVING ROOM
FDR
FOYER
COV'D PORCH
BUILT-IN
WOOD BURNING FIREPLACE
VESTIBULE
HALL WAY
MASTER CLOSET
MASTER BEDROOM
MASTER BATH
SKYLIGHTS
GUEST BEDROOM
W.I.C.
GUEST BATH
ø 5' - 0" ADA
ADD BLOCKING FOR FUTURE GRAB BARS
SLOPE TO LINEN DRAIN
SHOWER
SHOWER DESCRIPTION
SHOWER DESCRIPTION
SHOWER DESCRIPTION





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SQUARE FOOTAGE

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

M.I.L. 3D ELEVATIONS

A4.05

Scale -

10/17/2025 10:19:33 AM

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PER ORDINANCE# 26391 (4)(Q)(1)

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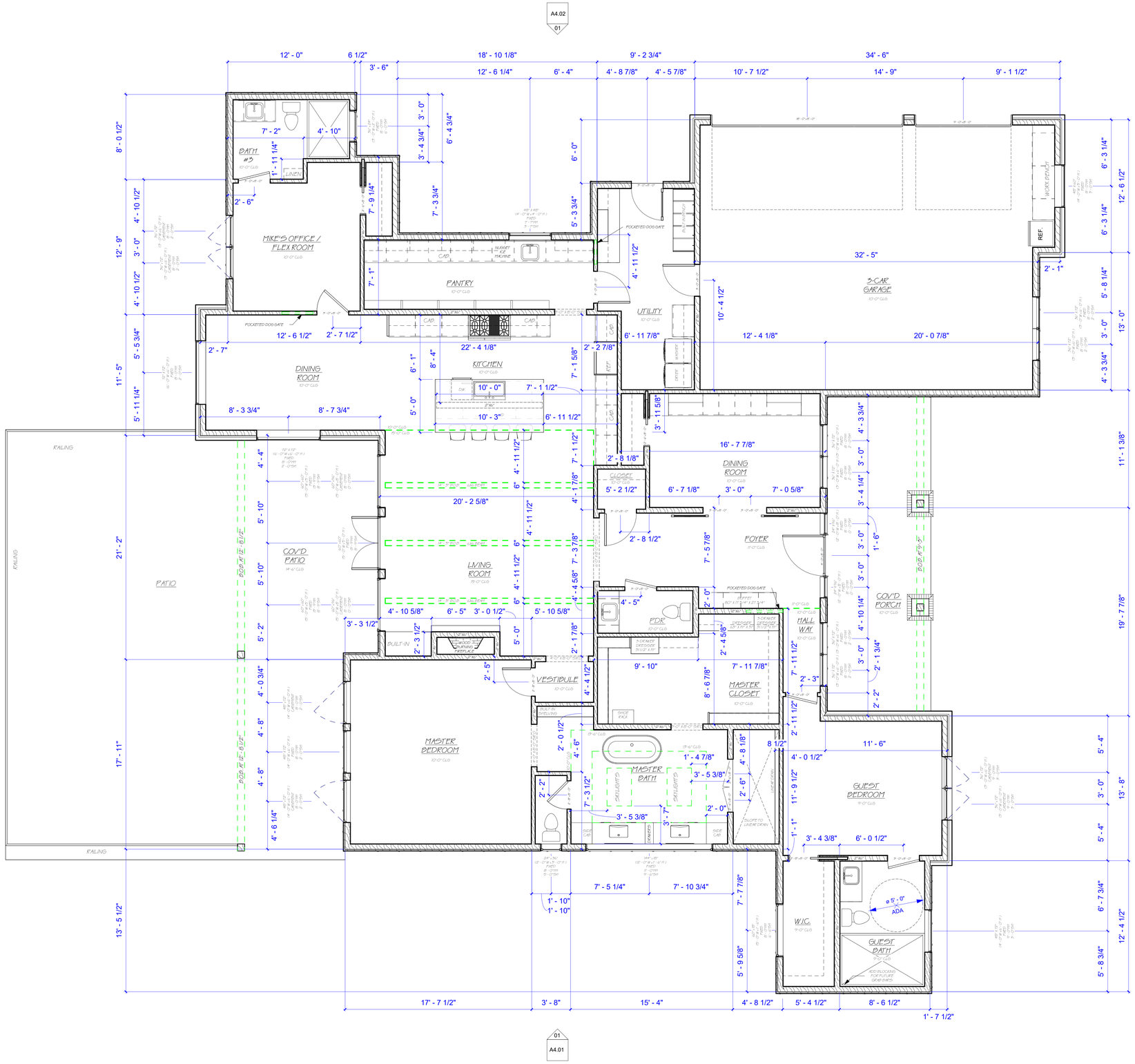
NO LOT-TO-LOT DRAINAGE IS ALLOWED
PER #26391 (4)(D)

SMOKE DETECTOR ALL SLEEPING AREA, IMM. OUTSIDE AND ALL LEVEL


A4.02 01
A4.02 02
A4.01 02
A4.01 01
BATH #2
LINEN
MIKE'S OFFICE / FLEX ROOM
NUGGET ICE MACHINE
POCKETED DOG GATE
PANTRY
DINING ROOM
KITCHEN
UTILITY
REF.
WORK BENCH
3-CAR GARAGE
RAILING
COV'D PATIO
PATIO
LIVING ROOM
FDR
FOYER
COV'D PORCH
BUILT-IN
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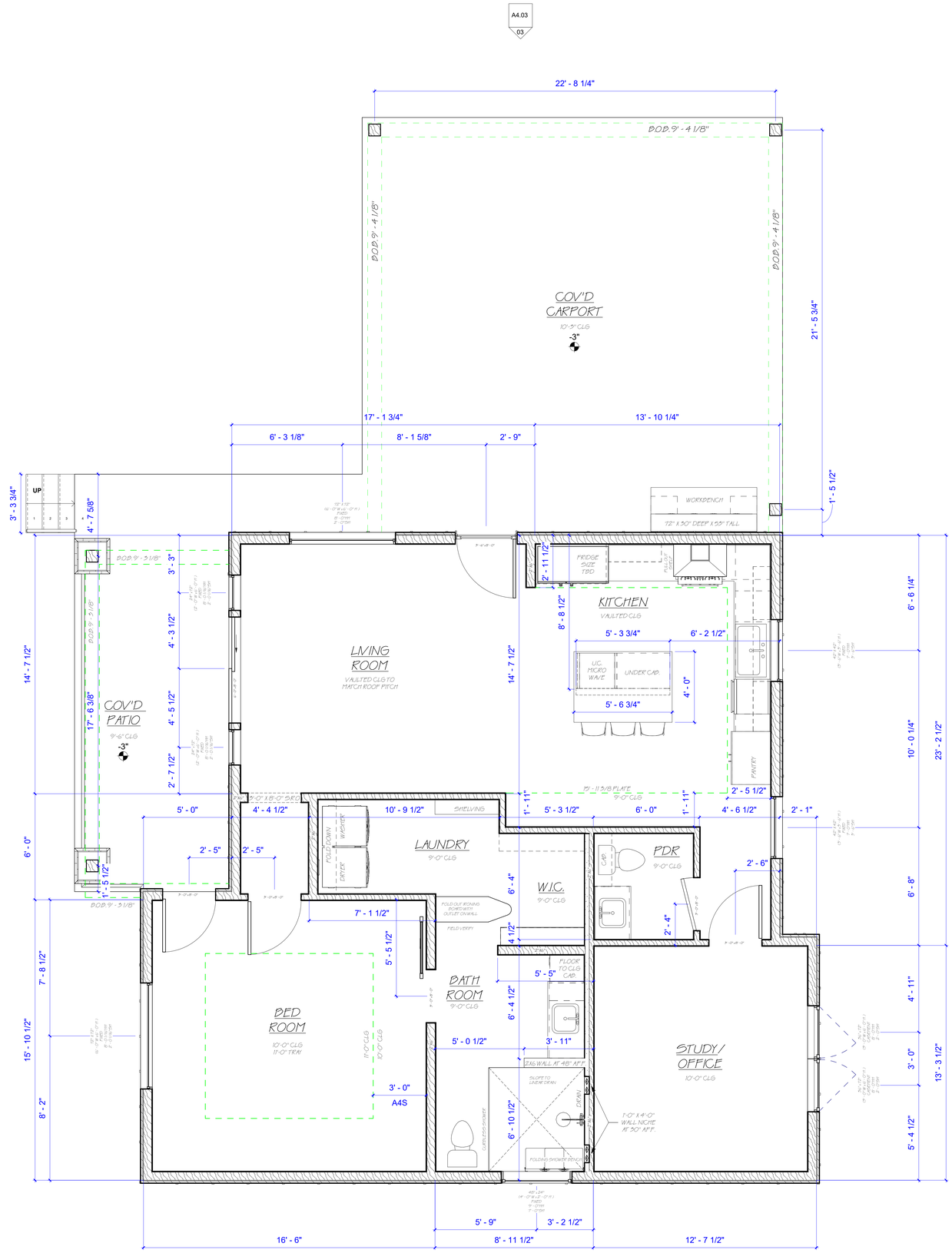
VESTIBULE
HALL WAY
MASTER CLOSET
MASTER BEDROOM
MASTER BATH
SKYLIGHTS
GUEST BEDROOM
W.I.C.
GUEST BATH
ø 5' - 0" ADA
ADD BLOCKING FOR FUTURE GRAB BARS
SLOPE TO LINEN DRAIN
SHOWER
SHOWER DESCRIPTION
SHOWER DESCRIPTION
SHOWER DESCRIPTION



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SQUARE FOOTAGE

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2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

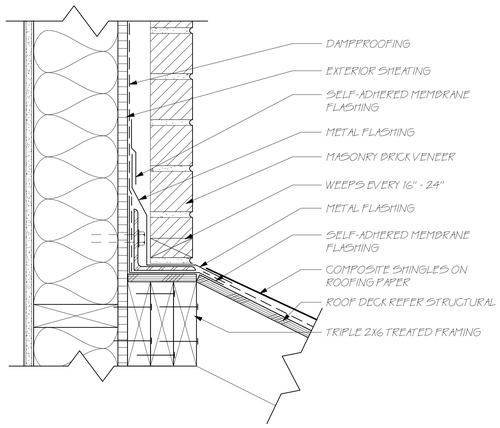
M.I.L. FLOOR PLAN

A2.11

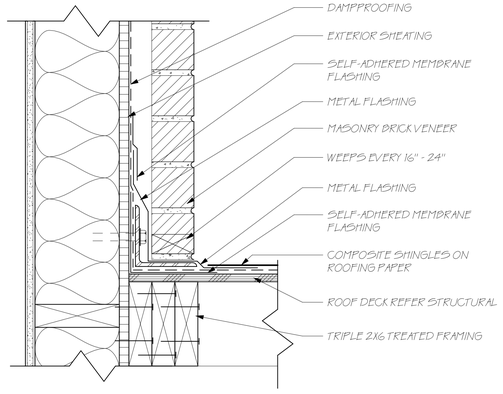
Scale As indicated

10/17/2025 10:17:04 AM

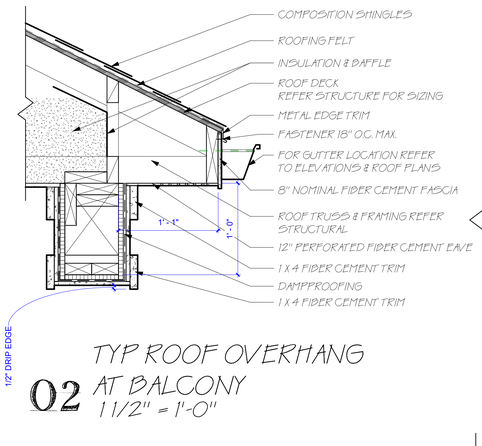
01 M.I.L. LEVEL
3/8" = 1'-0"



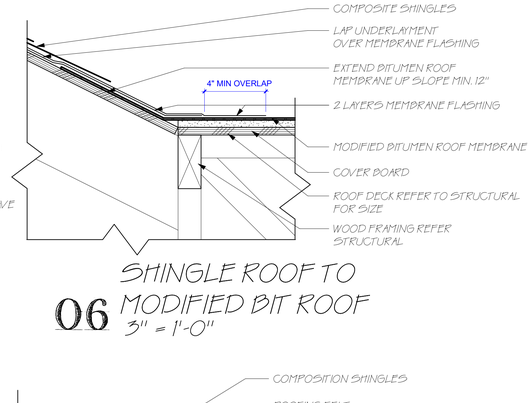
01 BRICK HEAD WALL TO ROOF
3" = 1'-0"



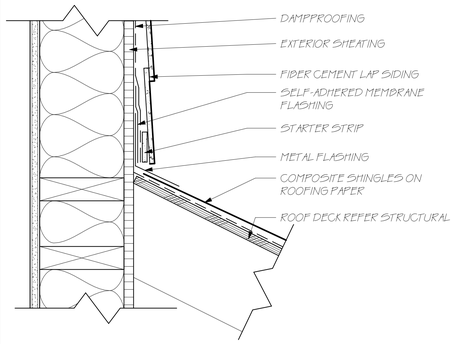
05 BRICK RAKE WALL TO ROOF
3" = 1'-0"



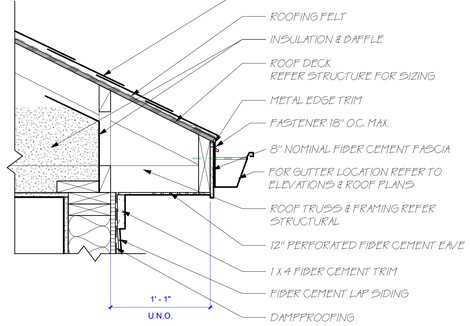
02 TYP ROOF OVERHANG AT BALCONY
1 1/2" = 1'-0"



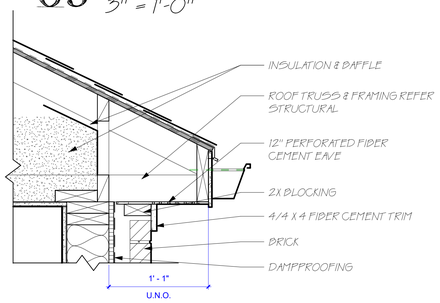
06 SHINGLE ROOF TO MODIFIED BIT ROOF
3" = 1'-0"



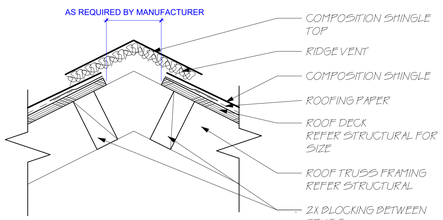
03 SIDING HEAD WALL TO ROOF
3" = 1'-0"



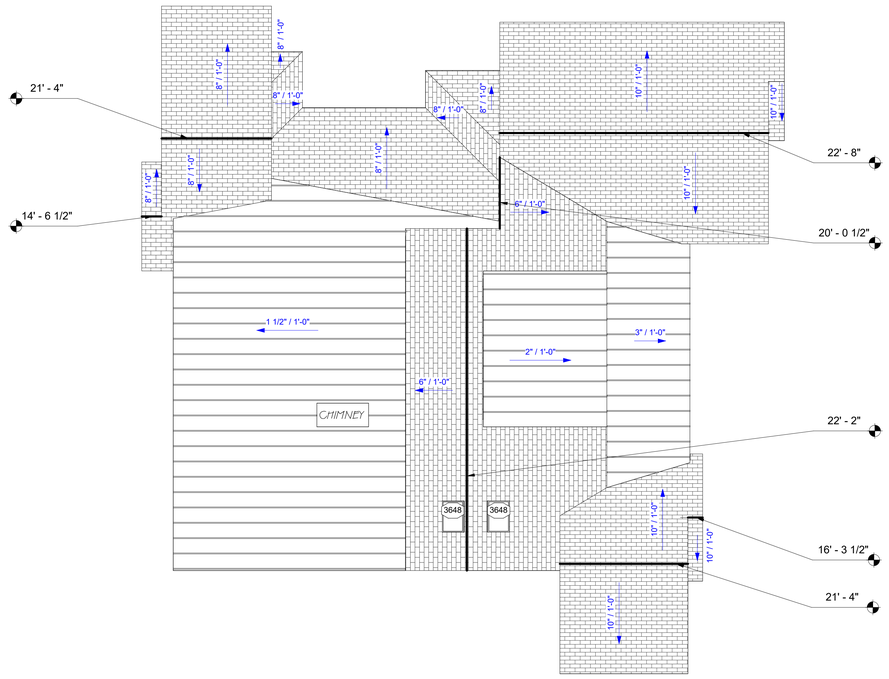
07 TYP ROOF OVERHANG AT SIDING
1 1/2" = 1'-0"



04 TYP ROOF OVERHANG AT BRICK
1 1/2" = 1'-0"

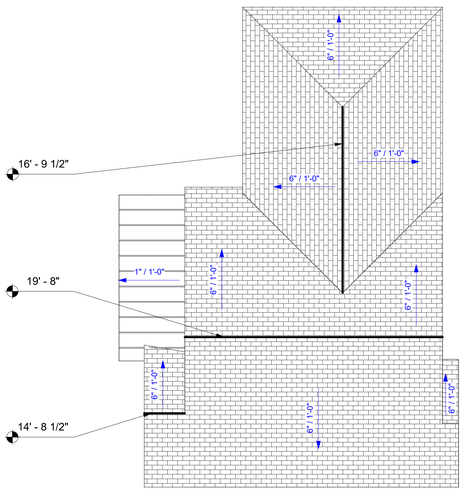


08 TYP RIDGE VENT
3" = 1'-0"



09 MAIN HOUSE ROOF PLAN
1/8" = 1'-0"

NOTE: MAIN HOUSE ROOF AND M.I.L. ROOF SHOWED IN RELATION TO EACH OTHER. DOES NOT REFLECT ACTUAL DISTANCE FROM EACH OTHER.



10 M.I.L. ROOF PLAN
1/8" = 1'-0"

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE
Tag & Tristan Gilkeson
Cell: 469.544.1000
Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
Total Under Air	3,287 sq ft
Main Cov'd Area	736 sq ft
Garage	884 sq ft
Detached Dwelling	1,267 sq ft
DD - Cov'd	735 sq ft
Total Square Feet	6,909 sq ft

FM 549
2592

Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be verified and checked for completeness with the owner's desires and requirements prior to the start of construction. Additional information necessary to complete the structure is the responsibility of the builder. Any deviations from these plans and drawings, which may conflict with information necessary to complete the structure, must be approved by the designer. Any omissions or conflicts between these plans and drawings and the applicable codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agency's, rules and / or regulations and be adhered to before and during all construction.

2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

ROOF DETAILS

A2.70

Scale As indicated

10/17/2025 10:17:07 AM

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 10/23/2025

PROJECT NUMBER: Z2025-071
PROJECT NAME: SUP for a Residential Infill with a Secondary Guest Quarters/Living Unit
SITE ADDRESS/LOCATIONS: 2592 FM 549

CASE CAPTION: Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision and a Guest Quarters/Secondary Living Unit for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as a Lot 2, Block A, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Bethany Ross	10/21/2025	Needs Review

10/21/2025: Z2025-071: Specific Use Permit (SUP) for 2592 FM-549

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision and a Guest Quarters/Secondary Living Unit for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as a Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, and addressed as 2592 FM-549.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2025-071) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is adjacent to the Lofland Lake Estates Ph 2, which has been in existence for more than ten (10) years, consists of seven (7) lots, and is 100% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that “(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision … [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision.”

I.6 Garage Requirements. Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the proposed garage is a side entry garage which will require a variance to the garage orientation requirements. This will be a discretionary decision for the Planning and Zoning Commission.

I.7 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters/Secondary Living Unit requires a Specific Use Permit (SUP) in a Single-Family Estate 4.0 (SFE-4.0) District.

I.8 The Conditional Land Use Standards for the Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit are as follows:

(1) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
(2) The area of such quarters shall not exceed 30% of the area of the main structure.
(3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.

I.9 The proposed Guest Quarters/Secondary Living Unit will have a building footprint of 1,267 SF. The proposed square footage of the primary structure is 3,287 SF, which would allow a maximum Guest Quarters/Secondary Living Unit size of 986.10 SF. Based on this the proposed structure, does not appear to conform to the requirements for Guest Quarters/Secondary Living Unit. For this reason, the Guest Quarters/Secondary Living Unit is being considered as part of this Specific Use Permit (SUP).

I.10 The height of the proposed Guest Quarters is 15-feet measured at the mid-point of the roof. The maximum height permitted for structures in a Single-Family Estate (SFE-4.0) District is 36-feet. Based on this, the proposed height is in conformance with the development standards.

I.11 According to Subsection 02.03(B), Residential and Lodging Land Uses, of Article 4, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters/Secondary Living Unit has the following conditions that are required to be met:
a) Guest Quarters/Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to an existing single-family home.
b) The area of the Guest Quarters/Secondary Living Unit shall not exceed 30.00% of the area of the main structure.
c) The Guest Quarters/Secondary Living Unit shall not incorporate kitchen facilities (e.g. a stove or oven, food preparation area, etc.); however, they may incorporate all other elements of a dwelling unit as outline in the definition of a Dwelling Unit contain in Article 13, Definitions.
d) A Guest Quarters/Secondary Living Unit may not be sold or conveyed separately without meeting the density and dimensional requirements of the zoning district as outlined in the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinance.
e) Guest Quarters/Secondary Living Units not meeting the requirements stated above shall require a Specific Use Permit (SUP).

M.12 The floor plan of the Guest Quarters/Secondary Living Unit currently shows a full kitchen. This will need to be updated to show a kitchenette that does not incorporate a stove oven, or food preparation area. The current request would allow two (2) independent dwelling units on a single-lot, which is prohibited by the zoning requirements. This cannot be requested or granted by the Planning and Zoning Commission or City Council.

I.13 According to Subsection 07.04, Accessory Structure Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the Single-Family Estate 4.0 (SFE-4.0) District allows a total of two (2) accessory buildings with the maximum size being 1,250 SF. If more than one (1) accessory building is proposed or if an accessory building, 625 sf or less, is existing then the maximum accessory building that can be constructed is 400 sf. If there is an existing accessory building greater than 625 sf no additional accessory buildings or structures are permitted. In this case, the proposed guest quarters/secondary living unit is 1,267 SF and will be the only accessory structure on the subject property. Based on this, the building meets all of the requirements for a Guest Quarters/Secondary Living Unit.

I.14 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:

1) The development of the Subject Property shall generally conform to the Residential Plot Plan as depicted in Exhibit ‘B’ of the SUP ordinance.
2) The construction of a single-family home and guest quarters/secondary living unit on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit ‘C’ of the SUP ordinance.
3) The Guest Quarters/Secondary Living Unit shall not exceed a maximum of 1,270 SF.
4) The Guest Quarters/’Secondary Living Unit shall not incorporate kitchen facilities.
5) The Guest Quarters/Secondary Living Unit shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

M.15 Ordinances. Please review the attached draft ordinance prior to the October 28, 2025 Planning & Zoning Work Session meeting, and provide staff with your markups by November 3, 2025.

I.16 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the November 11, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.17 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on October 28, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on November 11, 2025.

I.18 City Council Meeting Dates. The projected City Council meeting dates for this case will be November 17, 2025 (1st Reading) and December 1, 2025 (2nd Reading).

I.19 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	10/23/2025	Approved w/ Comments

10/23/2025: 1. Finished pad of MIL must be a minimum 2' above the 100 year water surface.
2. Finished pad must be at the elevation of FM 549 or higher.
3. Must show the true location (by survey) of the 100 year flood plain and add erosion hazard setback easement, and 100-yr WSEL.
4. Not approximate. The flood plain has 100 year flood plain elevations.

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water,& Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 12" water main along FM 549 available for use.
- There is no sewer available for this lot, septic system will be required.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed). Must match the proposed grades of FM 549. Must have a TXDOT permit for driveway construction.
- No gravel or asphalt allowed in any area.
- Culvert (if needed) must be engineered.
- Additional comments may be provided at time of Building Permit.
- All structures must be a minimum of 2' above floodplain water surface elevation.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/23/2025	Needs Review

10/23/2025: GUEST QUARTERS DO NOT MEET THE REQUIREMENTS IN THE UNIFIED DEVELOPMENT CODE

* Full kitchen
* These dwellings are not to be rented or otherwise used as a separate domicile.
* The intent is for temporary accommodations - not permanent living questers
* A Carport is required to be integrated with the primary structure, not and accessory building.

Guest Quarters/Secondary Living Unit. A self-contained accessory building that is ancillary to the primary dwelling. Guest Quarters or Secondary Living Units are designed to

provide separate temporary accommodations for guests, or family members of the primary owners or occupants. These units may include amenities such as a bedroom, bathroom, and living area; however, a kitchen facilities are not permitted. These dwellings are not to be rented or otherwise used as a separate domicile.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/22/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/20/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/20/2025	Approved

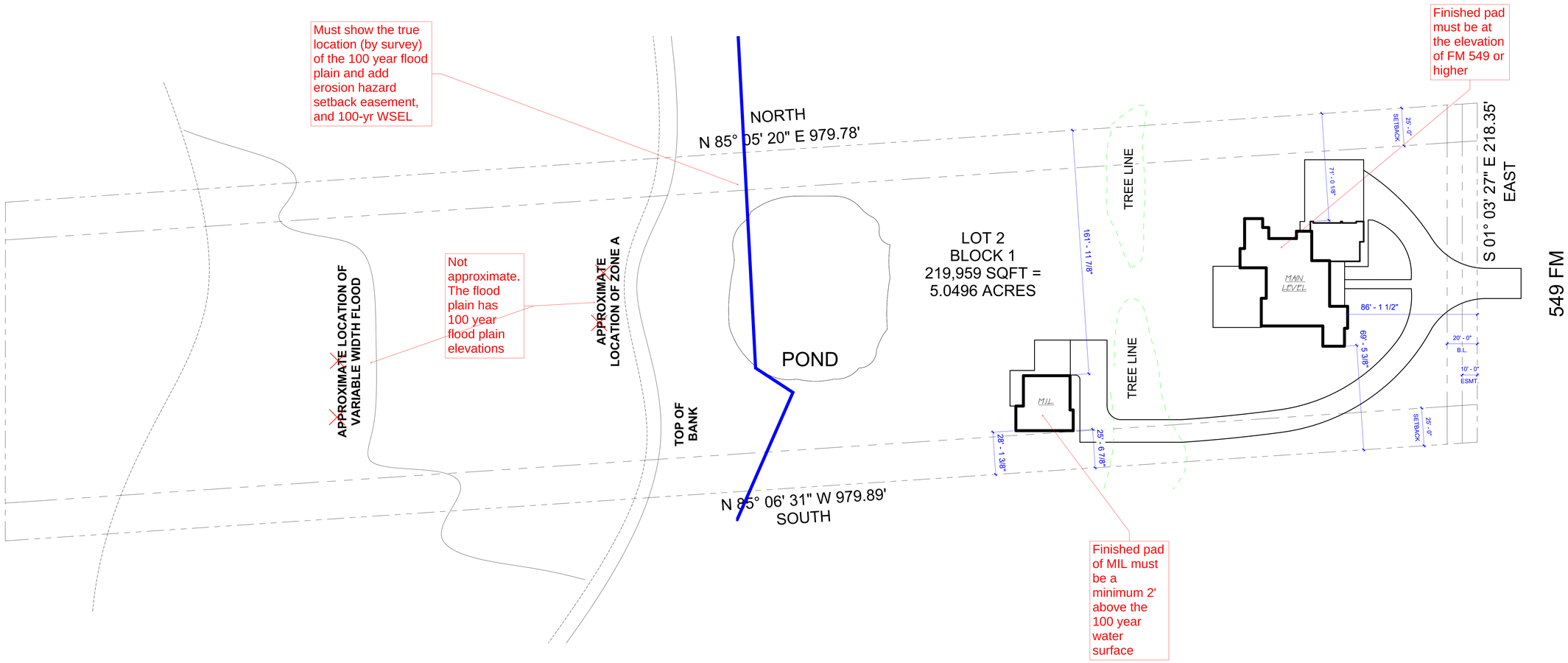
No Comments

THE INFORMATION WAS OBTAINED BY :

SURVEY PERFORMED BY CBG SURVEYING INC.
1413 EAST INTERSTATE 30, SUITE 7,
GARLAND, TEXAS 75043
PH : (214) 349 - 9485

DATED : 06/26/2027
JOB # : 1712821

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water,& Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 12" water main along FM 549 available for use.
- There is no sewer available for this lot, septic system will be required.
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed). Must match the proposed grades of FM 549. Must have a TXDOT permit for driveway construction.
- No gravel or asphalt allowed in any area.
- Culvert (if needed) must be engineered.
- Additional comments may be provided at time of Building Permit.
- All structures must be a minimum of 2' above floodplain water surface elevation.



01 SITE PLAN
1" = 30'-0"

Plan North

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE
Tag & Tristan Gilkeson
Cell: 469.544.1000
Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
Total Under Air	3,287 sq ft
Main Cov'd Area	736 sq ft
Garage	884 sq ft
Detached Dwelling	1,267 sq ft
DD - Cov'd	735 sq ft
Total Square Feet	6,909 sq ft

2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

SITE PLAN

A1.10

Scale As indicated

10/17/2025 10:16:47 AM

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	2592 FM549				
SUBDIVISION	Lofland Lake Estates	LOT	2	BLOCK	1
GENERAL LOCATION	2592 FM549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SFE-4	CURRENT USE	Residential		
PROPOSED ZONING	SFE-4	PROPOSED USE	Residential		
ACREAGE	5.05	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	Michael Lewis	☐ APPLICANT	Michael Lewis
CONTACT PERSON	Michael Lewis	CONTACT PERSON	Michael Lewis
ADDRESS	4208 Ashcrest St	ADDRESS	4208 Ashcrest St
CITY, STATE & ZIP	Mesquite TX 75150	CITY, STATE & ZIP	Mesquite, TX 75150
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Lewis [*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 $ 215.75 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16 *DAY OF* October, 2025. *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."*

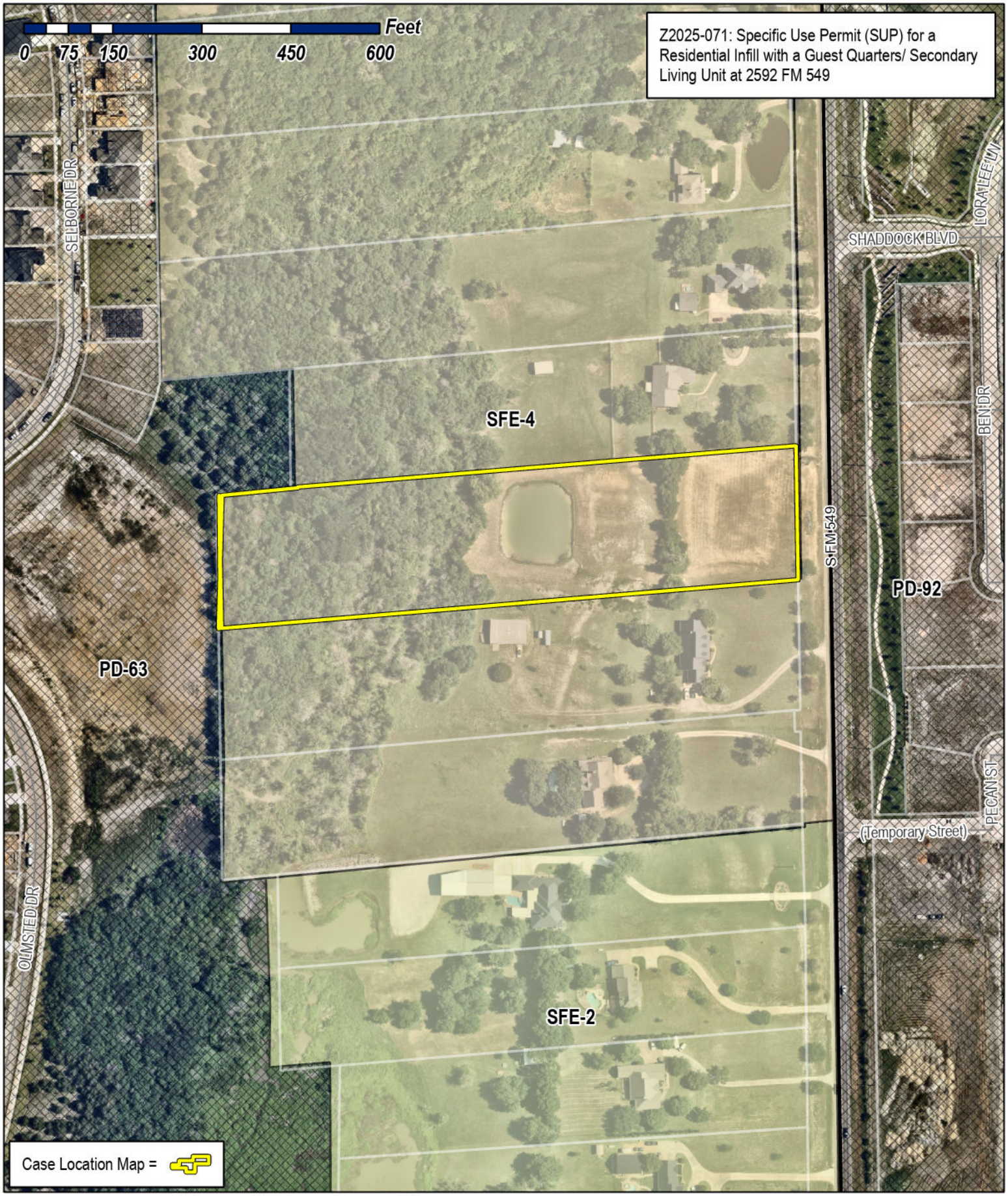
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* October, 2025.

OWNER'S SIGNATURE [signature]

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

KIMBERLY ANN VELTNER
Notary Public, State of Texas
Comm. Expires 05-01-2026
Notary ID 11190374

MY COMMISSION EXPIRES 5/1/2026



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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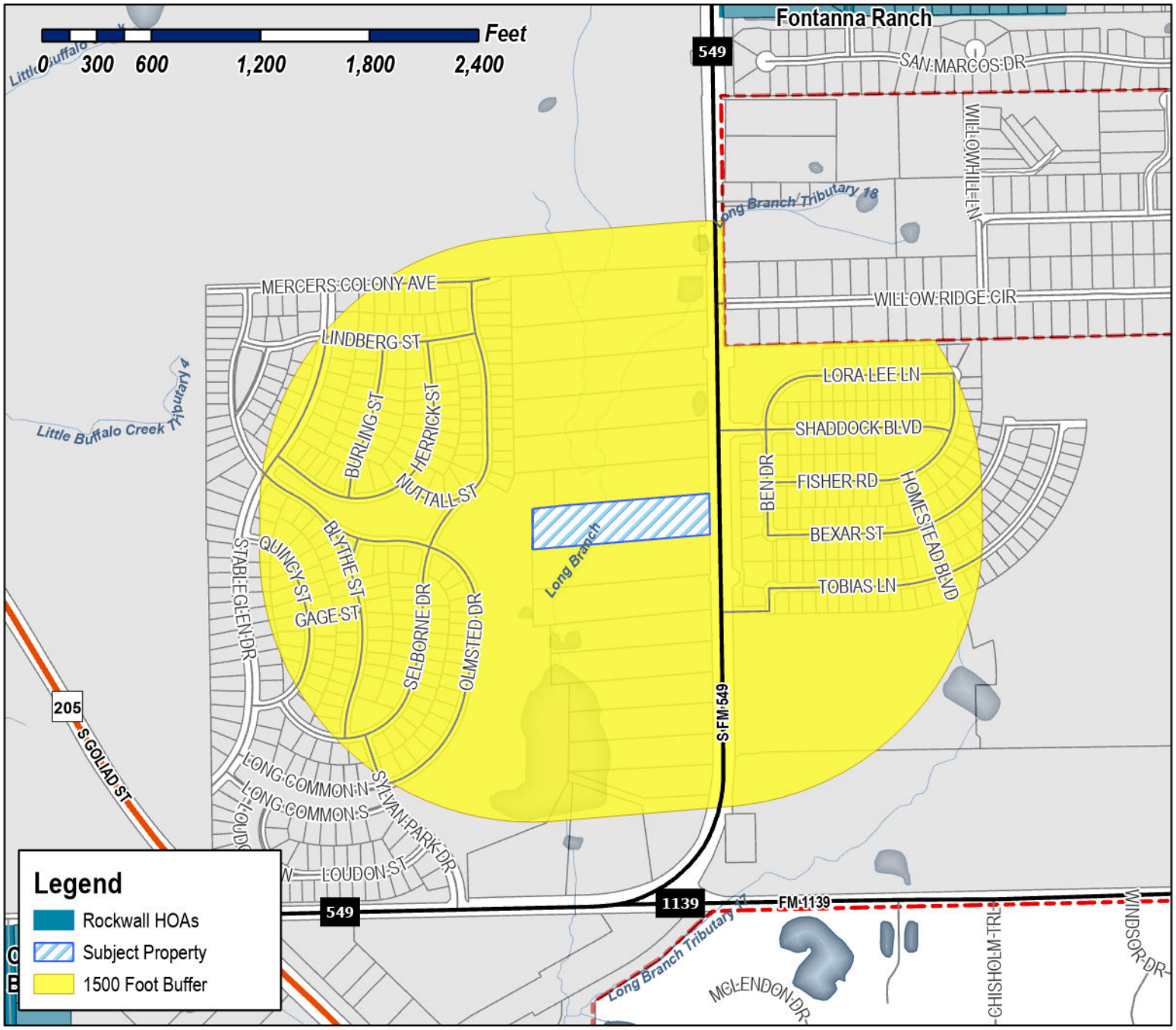
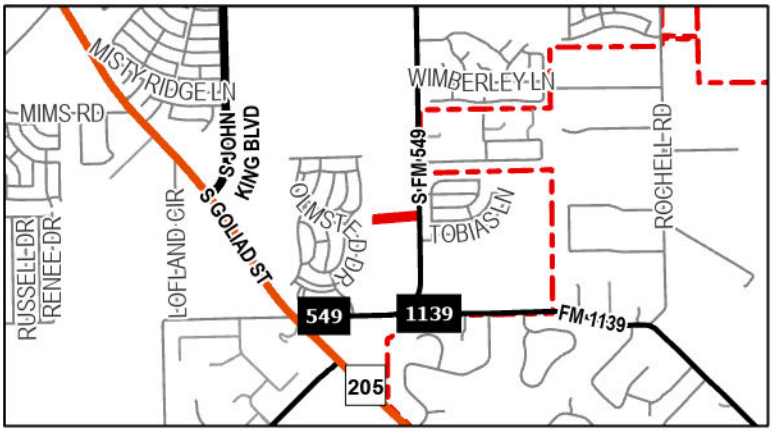


Case Number: Z2025-071
Case Name: SUP for a Residential Infill with a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family Estate 4 District (SFE-4)
Case Address: 2592 FM 549



Date Saved: 10/17/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

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

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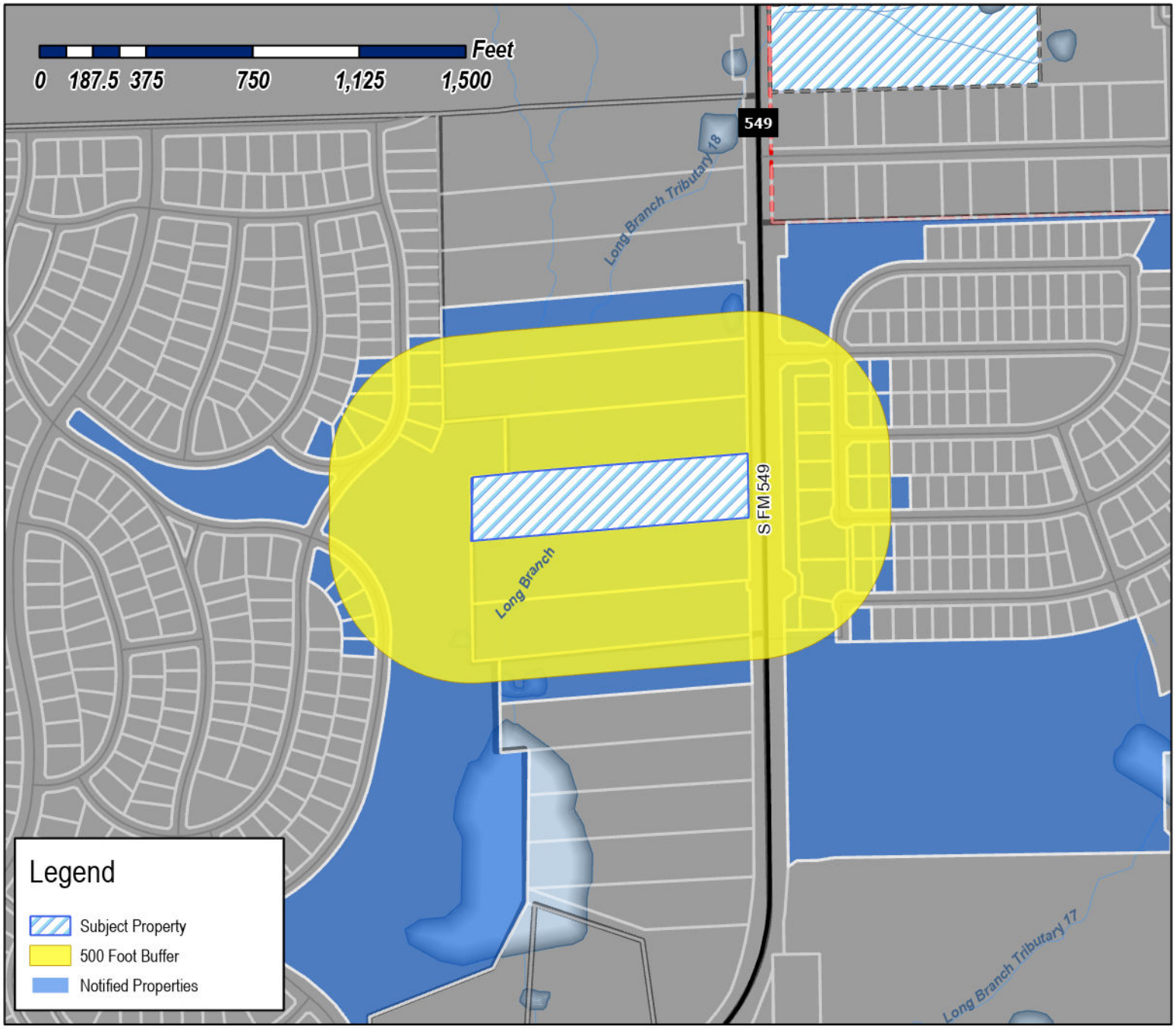

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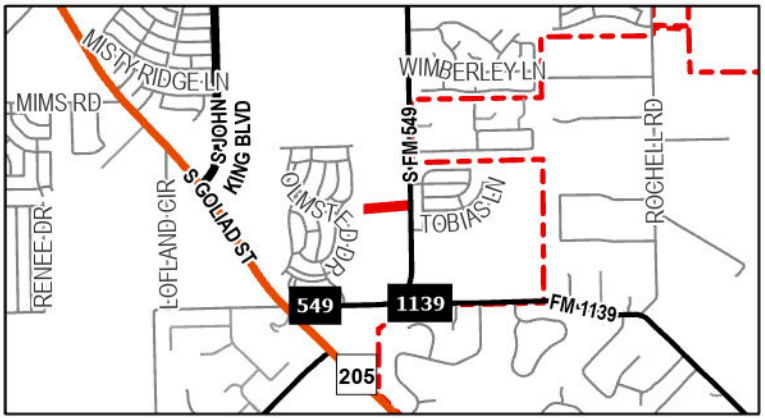


SYVRUD ZACHARY J
108 Brentwood Dr
Heath, TX 75032

DFH COVENTRY, LLC
14701 PHILIPS HWY STE 300
JACKSONVILLE, FL 32256

GRAND HOMES 2014 LP
15455 Dallas Pkwy Ste 1000
Addison, TX 75001

SOMERSET PARK COMMUNITY ASSOCIATION, INC
1800 PRESTON PARK BLVD STE 200
PLANO, TX 75093

SH DEV KLUTTS ROCKWALL LLC
2400 DALLAS PARKWAY SUITE 460
PLANO, TX 75093

ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2516 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRIS AND SHERRI
2516 S FM 549
ROCKWALL, TX 75032

RESIDENT
2521 S FM 549
ROCKWALL, TX 75032

RESIDENT
2548 FM549
ROCKWALL, TX 75032

RESIDENT
2592 FM549
ROCKWALL, TX 75032

RESIDENT
2624 NUTTALL ST
ROCKWALL, TX 75032

RESIDENT
2628 NUTTALL ST
ROCKWALL, TX 75032

RESIDENT
2638 S FM549
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M
2676 FM 549
ROCKWALL, TX 75032

RESIDENT
2716 FM549
ROCKWALL, TX 75032

RESIDENT
2994 S FM549
ROCKWALL, TX 75032

RESIDENT
3100 LORA LEE LN
ROCKWALL, TX 75032

RESIDENT
3101 BEN DR
ROCKWALL, TX 75032

RESIDENT
3101 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3102 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3102 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3102 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3103 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3103 SHADDOCK BLVD
ROCKWALL, TX 75032

RESIDENT
3104 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3105 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3106 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3106 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3107 SHADDOCK BLVD
ROCKWALL, TX 75032

MORENO JOSE ROBERTO III & ANN MARIE
3107 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3108 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3110 BEXAR ST
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

RESIDENT
3808 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3813 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3814 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3817 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3820 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3821 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3824 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3825 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3828 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3875 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3950 BEN DR
ROCKWALL, TX 75032

RESIDENT
3954 BEN DR
ROCKWALL, TX 75032

RESIDENT
4002 BEN DR
ROCKWALL, TX 75032

RESIDENT
4006 BEN DR
ROCKWALL, TX 75032

RESIDENT
4010 BEN DR
ROCKWALL, TX 75032

RESIDENT
4103 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4107 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4111 OLMSTEAD DR
ROCKWALL, TX 75032

MCDONALD CHRISTINA MARIE
4111 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4115 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4119 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4120 PECAN ST
ROCKWALL, TX 75032

LEWIS MIKE AND
MAEGAN GREEN
4208 ASHCREST ST
MESQUITE, TX 75150

TRI POINTE HOMES DFW, LLC
6201 W Plano Pkwy Ste 150
Plano, TX 75093

DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 STE 150
IRVING, TX 75038

POWERS FAMILY TRUST
JAMES DWAINE & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-071: SUP for a Residential Infill with Guest a Quarters/ Secondary Living Unit at 2592 FM 549

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision and a Guest Quarters/Secondary Living Unit for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as a Lot 2, Block A, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, November 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 17, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, November 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-071: SUP for a Residential Infill with Guest a Quarters/ Secondary Living Unit at 2592 FM 549

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

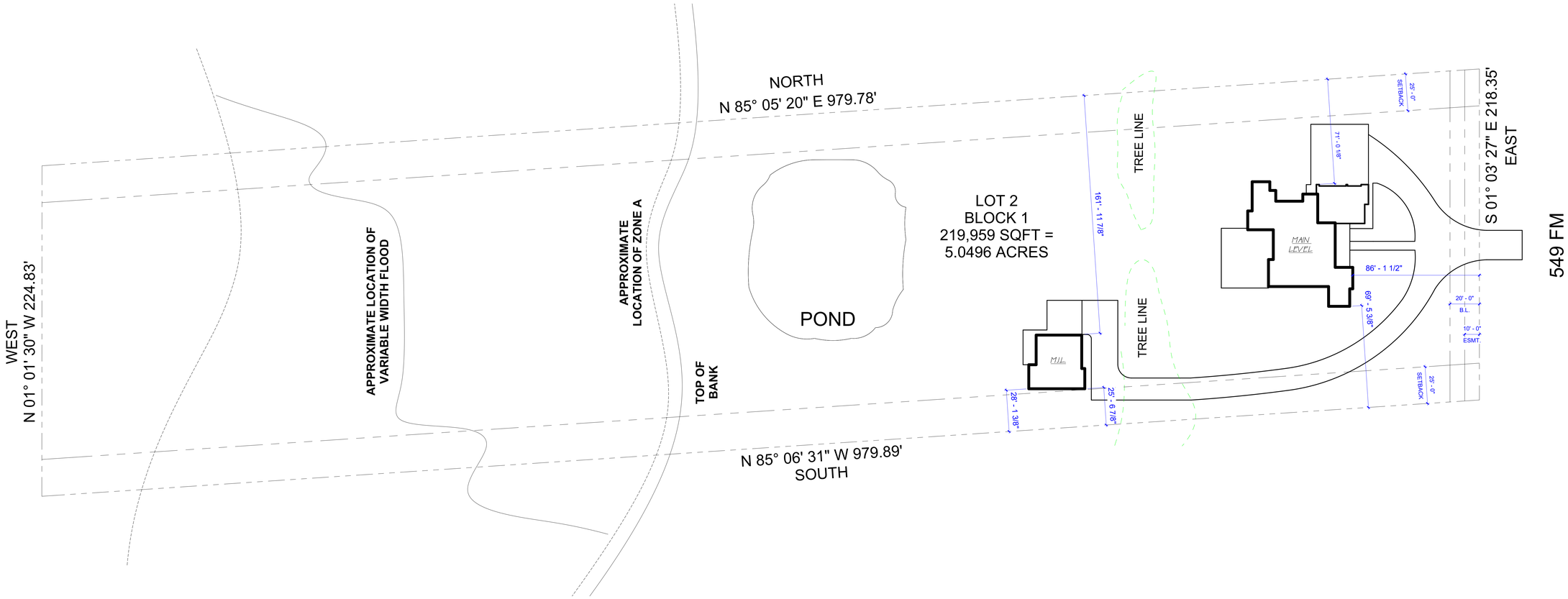
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

THE INFORMATION WAS OBTAINED BY :

SURVEY PERFORMED BY CBG SURVEYING INC.
1413 EAST INTERSTATE 30, SUITE 7,
GARLAND, TEXAS 75043
PH : (214) 349 - 9485

DATED : 06/26/2027
JOB # : 1712821



01 SITE PLAN
1" = 30'-0"

Plan North

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
Total Under Air	3,287 sq ft
Main Cov'd Area	736 sq ft
Garage	884 sq ft
Detached Dwelling	1,267 sq ft
DD - Cov'd	735 sq ft
Total Square Feet	6,909 sq ft

2592 FM 549

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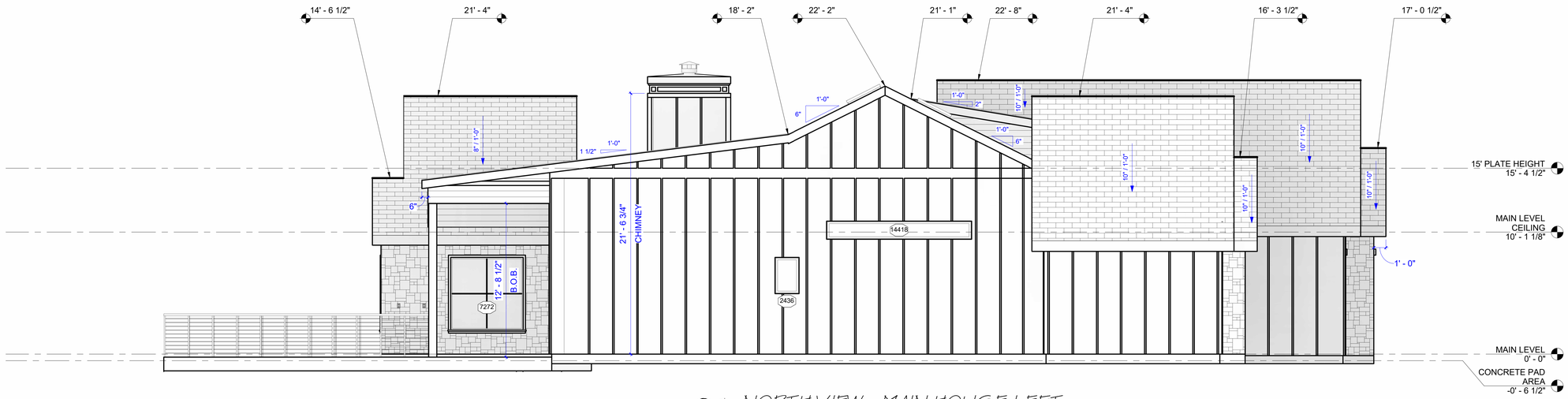
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

SITE PLAN

A1.10

Scale As indicated

10/17/2025 10:16:47 AM



01 NORTH VIEW - MAIN HOUSE LEFT
1/4" = 1'-0"



02 WEST VIEW - MAIN HOUSE FRONT
1/4" = 1'-0"

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
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2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

ELEVATIONS

A4.01

Scale 1/4"= 1'-0"

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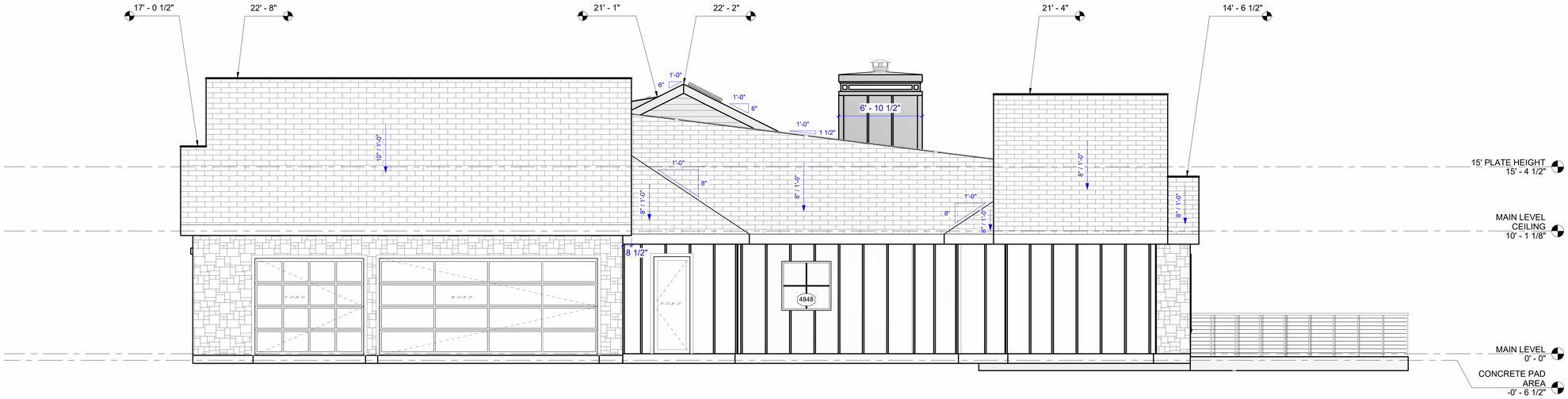
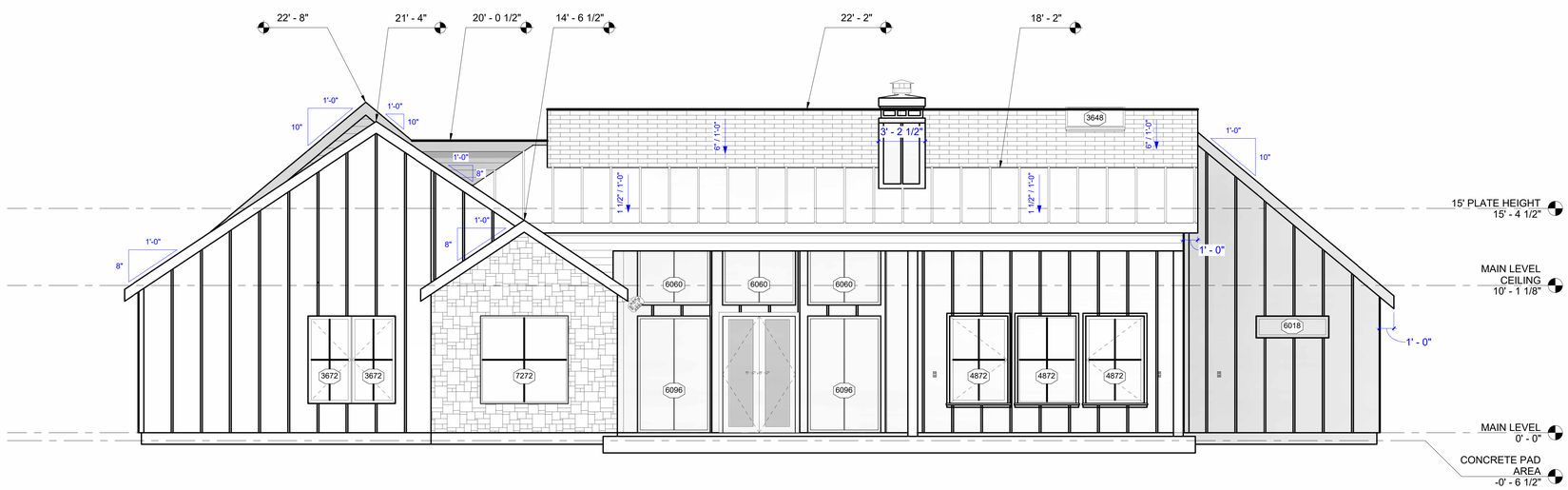


01 SOUTH VIEW - MAIN HOUSE RIGHT
1/4" = 1'-0"



02 EAST VIEW - MAIN HOUSE REAR
1/4" = 1'-0"

TAG & ASSOCIATES
LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

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2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

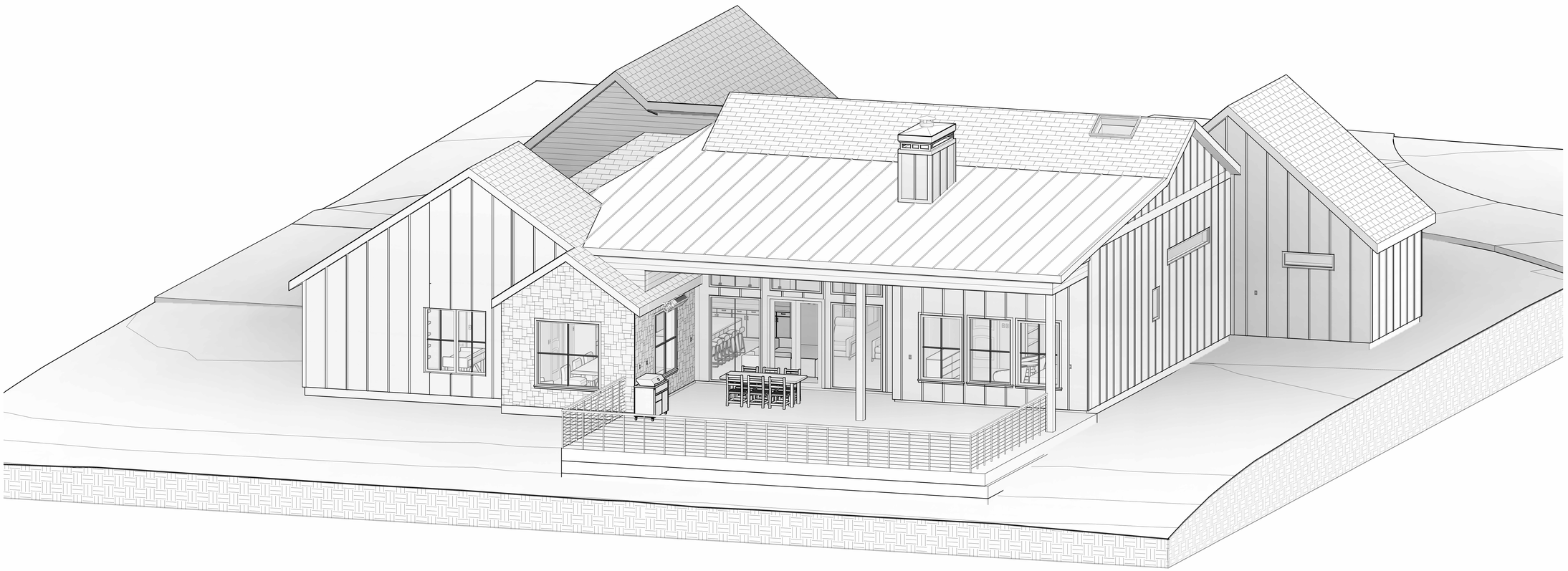
ELEVATIONS

A4.02

Scale 1/4"= 1'-0"

10/17/2025 10:18:04 AM





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2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

MAIN LEVEL 3D ELEVATIONS

A4.04

Scale -

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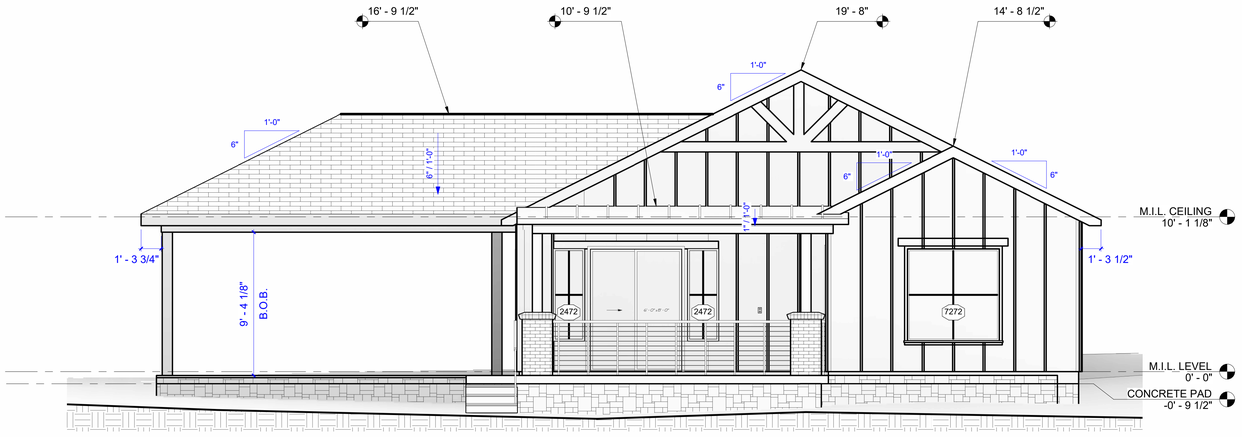
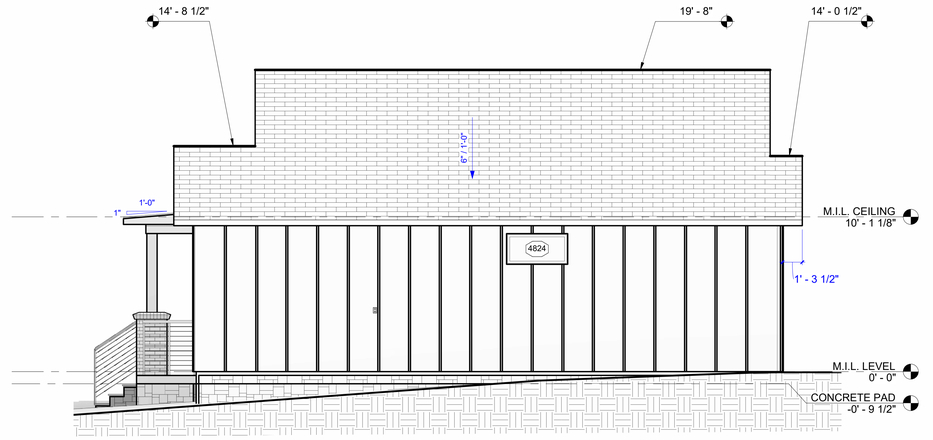
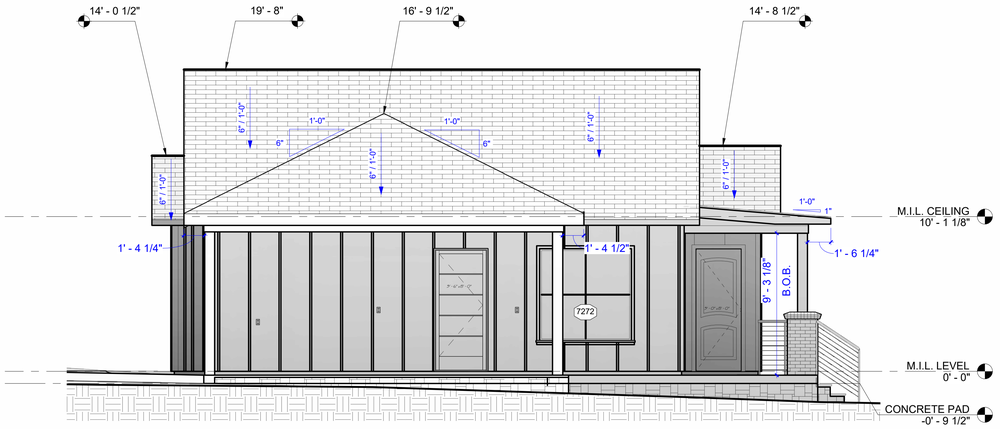


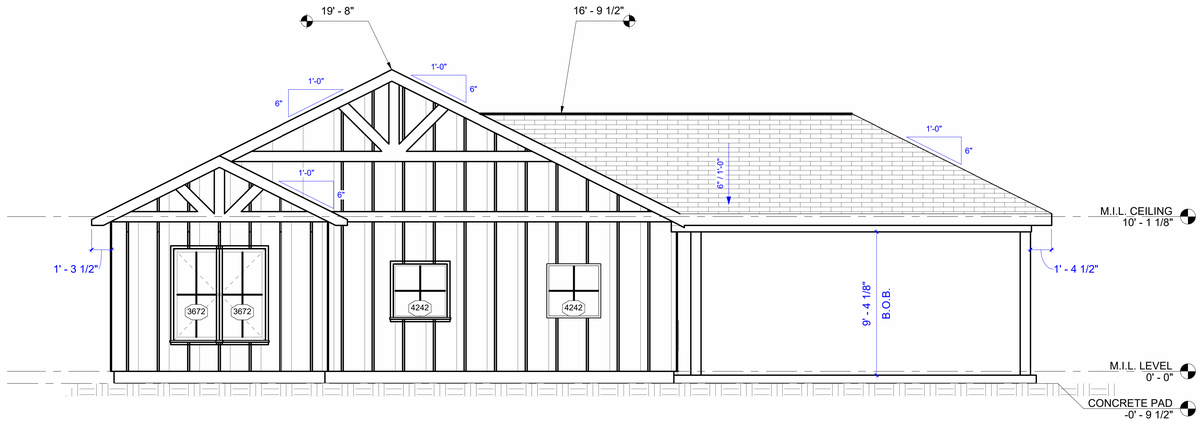
01 EAST VIEW - M.I.L REAR
1/4" = 1'-0"



02 NORTH VIEW - M.I.L HOUSE LEFT
1/4" = 1'-0"



03 SOUTH VIEW - M.I.L HOUSE RIGHT
1/4" = 1'-0"



04 WEST VIEW - M.I.L HOUSE FRONT
1/4" = 1'-0"

TAG & ASSOCIATES
LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

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2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

M.I.L. ELEVATIONS

A4.03

Scale 1/4"= 1'-0"

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GENERAL NOTES

1. REFER TO EACH DRAWING FOR DRAWING SPECIFIC NOTES. FOR FINISHES, REFER TO THE PROJECT MANUAL (S).

2. ALL WORK IS NEW UNLESS OTHERWISE NOTED OR OTHERWISE INDICATED AS EXISTING.

3. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES.

4. THE CONTRACTOR SHALL PROTECT EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK INCURRED WHILE FULFILLING THE OBLIGATIONS OF THE CONTRACT.

5. ALL WORK NOTED "N.I.C." IS MEANT TO BE NOT IN CONSTRUCTION AGREEMENT.

6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE PLAN DESIGNER IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE COMMENCEMENT OF WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF COMPATIBILITY OF ALL NEW OR EXISTING CONDITIONS.

7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE PLANS DESIGNER IN WRITING OF ANY QUESTIONS, DISCREPANCIES, OMISSIONS, AND/OR CONFLICT BEFORE THE COMMENCEMENT OF WORK.

8. DIMENSIONS NOTED AS "HOLD" SHALL NOT VARY MORE THAN ACCEPTED INDUSTRY PRACTICES.

9. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO THE SAME BEGINS.

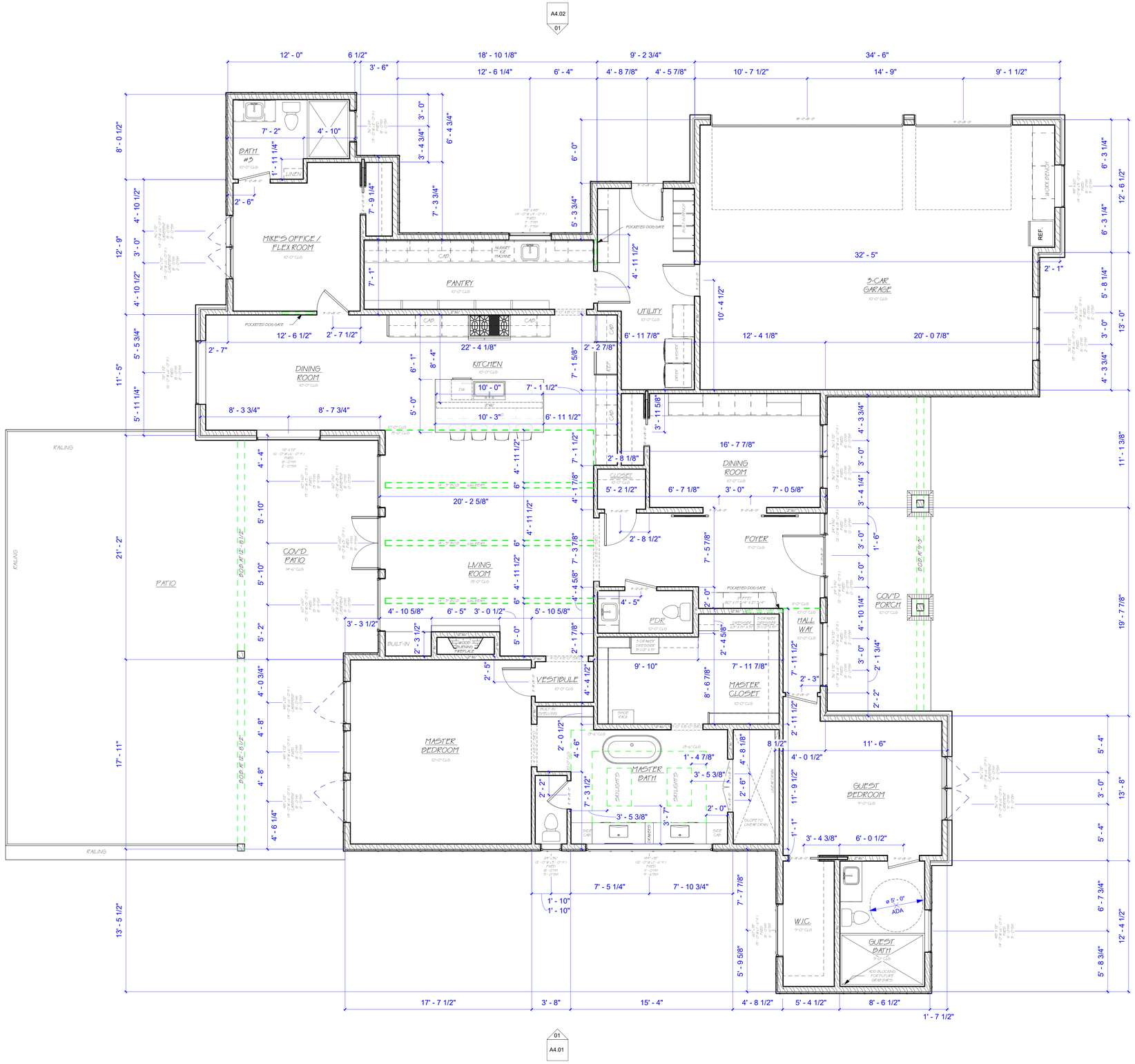
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

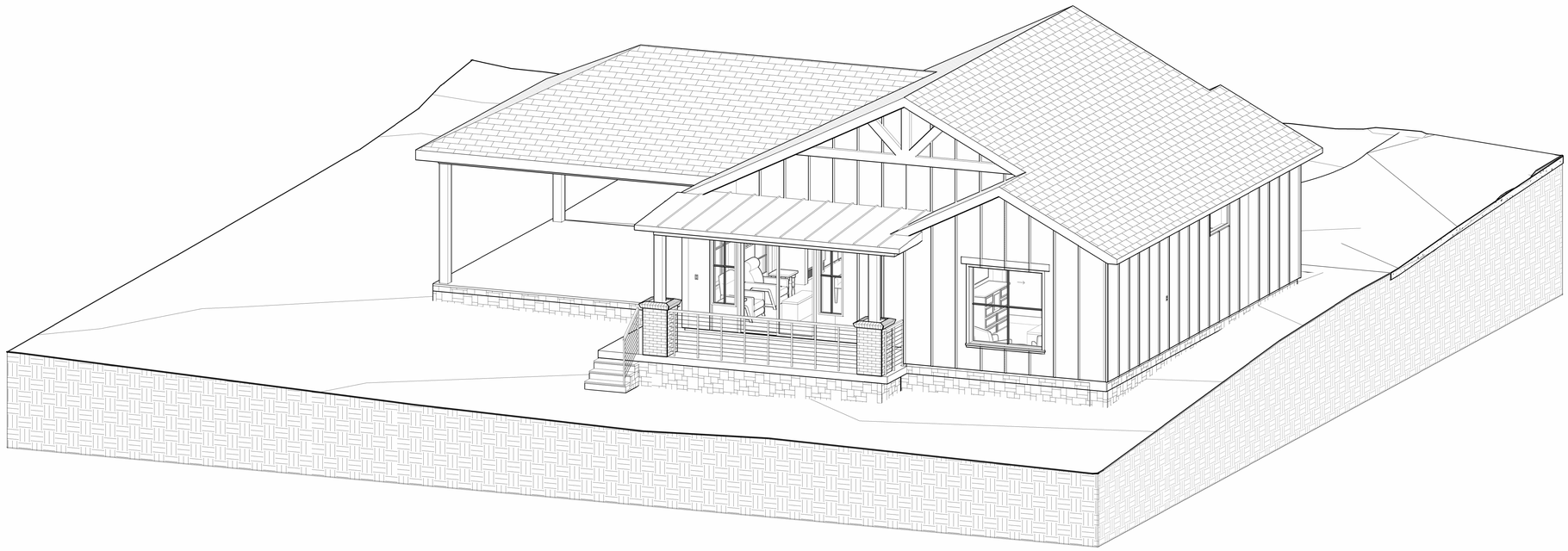
PER ORDINANCE# 26391 (4)(Q)(1)

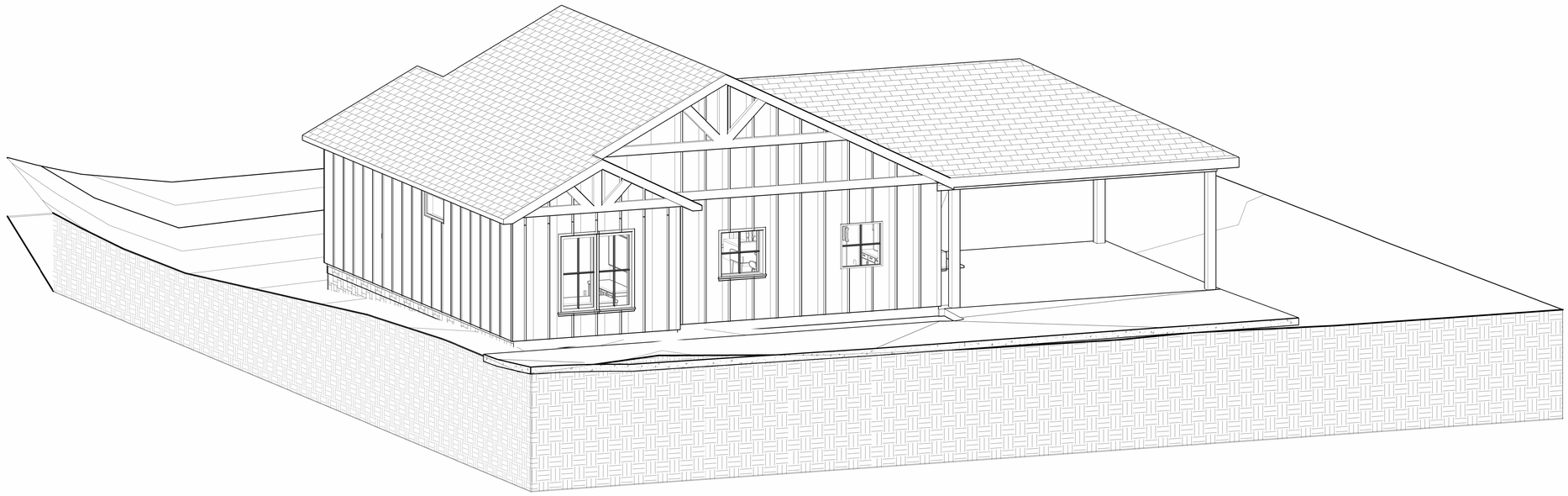
SLOPE: THE EXISTING SLOPE OF A LOT MUST BE MAINTAINED. THIS PROVISION DOES NOT PREVENT MINOR GRADING AS NECESSARY TO ALLOW CONSTRUCTION, PREVENT LOT-TO-LOT DRAINAGE, OR MATCH THE SLOPE OF CONTIGUOUS LOTS.

NO LOT-TO-LOT DRAINAGE IS ALLOWED
PER #26391 (4)(D)

SMOKE DETECTOR ALL SLEEPING AREA, IMM. OUTSIDE AND ALL LEVEL


A4.02 01
A4.02 02
A4.01 02
A4.01 01
BATH #2
LINEN
MIKE'S OFFICE / FLEX ROOM
NUGGET ICE MACHINE
POCKETED DOG GATE
PANTRY
DINING ROOM
KITCHEN
UTILITY
REF.
WORK BENCH
3-CAR GARAGE
RAILING
COV'D PATIO
PATIO
LIVING ROOM
FDR
FOYER
COV'D PORCH
BUILT-IN
WOOD BURNING FIREPLACE
VESTIBULE
HALL WAY
MASTER CLOSET
MASTER BEDROOM
MASTER BATH
SKYLIGHTS
GUEST BEDROOM
W.I.C.
GUEST BATH
ø 5' - 0" ADA
ADD BLOCKING FOR FUTURE GRAB BARS
SLOPE TO LINEN DRAIN
SHOWER
SHOWER DESCRIPTION
SHOWER DESCRIPTION
SHOWER DESCRIPTION





TAG & ASSOCIATES
LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

M.I.L. 3D ELEVATIONS

A4.05

Scale -

10/17/2025 10:19:33 AM

GENERAL NOTES

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PER ORDINANCE# 26391 (4)(Q)(1)

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PER #26391 (4)(D)

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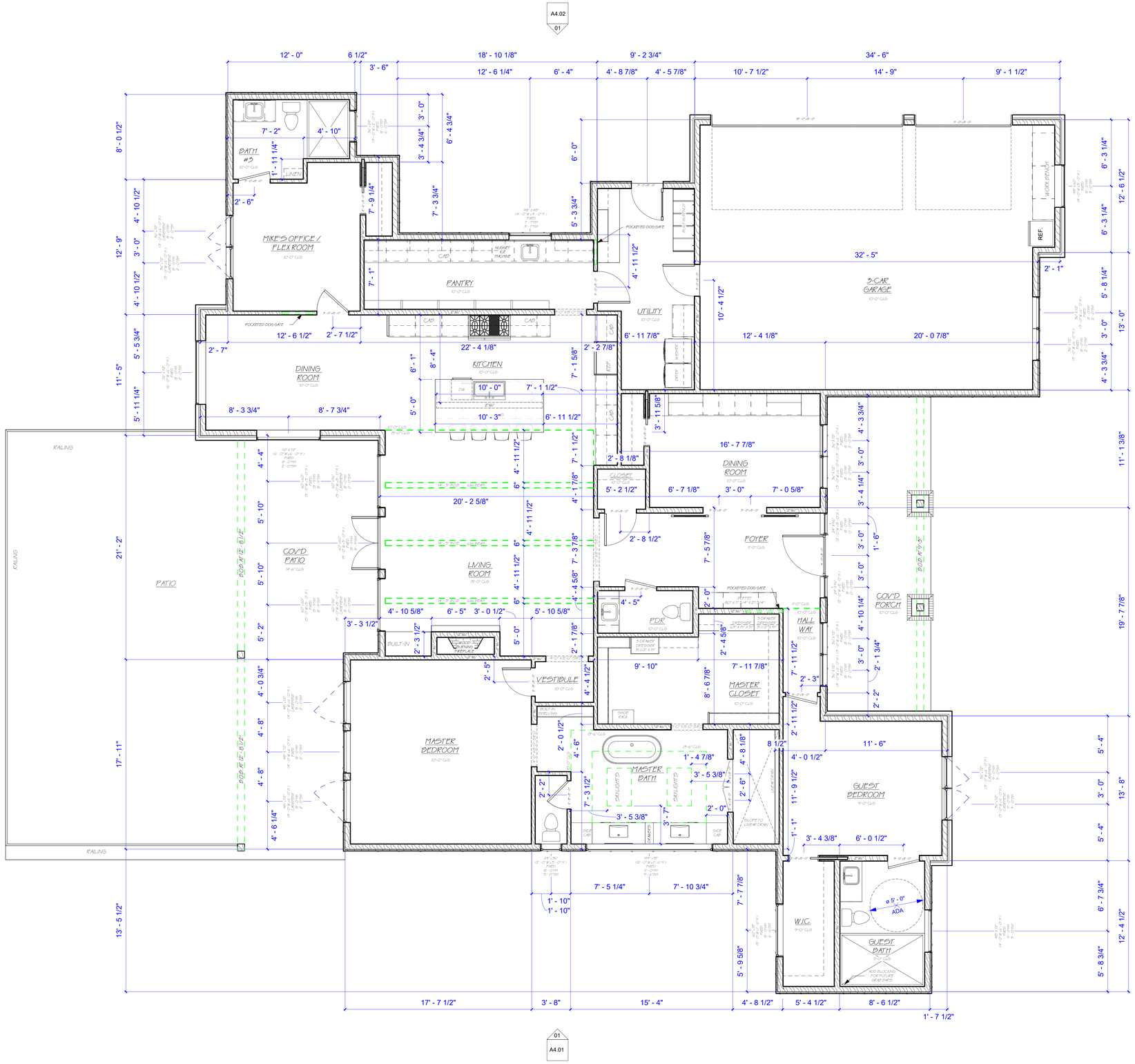
A4.02 01
A4.02 02
A4.01 02
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BATH #2
LINEN
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NUGGET ICE MACHINE
POCKETED DOG GATE
PANTRY
DINING ROOM
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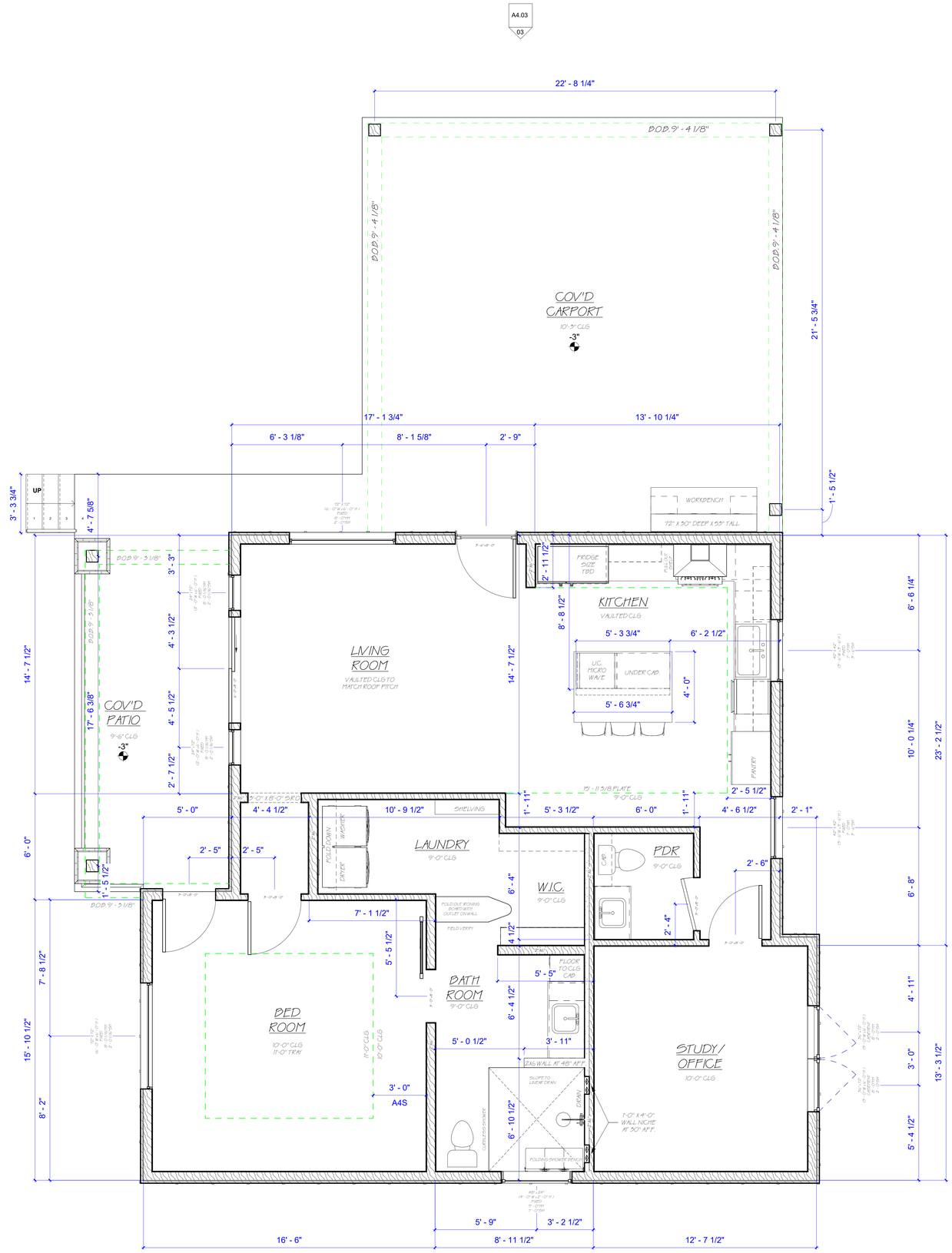
UTILITY
REF.
WORK BENCH
3-CAR GARAGE
RAILING
COV'D PATIO
PATIO
LIVING ROOM
FDR
FOYER
COV'D PORCH
BUILT-IN
WOOD BURNING FIREPLACE
VESTIBULE
HALL WAY
MASTER CLOSET
MASTER BEDROOM
MASTER BATH
SKYLIGHTS
GUEST BEDROOM
W.I.C.
GUEST BATH
ø 5' - 0" ADA
ADD BLOCKING FOR FUTURE GRAB BARS
SLOPE TO LINEN DRAIN
SHOWER
SHOWER DESCRIPTION
SHOWER DESCRIPTION
SHOWER DESCRIPTION



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4. THE CONTRACTOR SHALL PROTECT EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK INCURRED WHILE FULFILLING THE OBLIGATIONS OF THE CONTRACT.

5. ALL WORK NOTED "N.I.C." IS MEANT TO BE NOT IN CONSTRUCTION AGREEMENT.

6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE PLAN DESIGNER IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE COMMENCEMENT OF WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF COMPATIBILITY OF ALL NEW OR EXISTING CONDITIONS.

7. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN; LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE PLANS DESIGNER IN WRITING OF ANY QUESTIONS, DISCREPANCIES, OMISSIONS, AND/OR CONFLICT BEFORE THE COMMENCEMENT OF WORK.

8. DIMENSIONS NOTED AS "HOLD" SHALL NOT VARY MORE THAN ACCEPTED INDUSTRY PRACTICES.

9. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO THE SAME BEGINS.

10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PER ORDINANCE# 26391 (4)(Q)(1)

SLOPE: THE EXISTING SLOPE OF A LOT MUST BE MAINTAINED. THIS PROVISION DOES NOT PREVENT MINOR GRADING AS NECESSARY TO ALLOW CONSTRUCTION, PREVENT LOT-TO-LOT DRAINAGE, OR MATCH THE SLOPE OF CONTIGUOUS LOTS.

NO LOT-TO-LOT DRAINAGE IS ALLOWED
PER #26391 (4)(D)

SMOKE DETECTOR ALL SLEEPING AREA, IMM. OUTSIDE AND ALL LEVEL

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
Total Under Air	3,287 sq ft
Main Cov'd Area	736 sq ft
Garage	884 sq ft
Detached Dwelling	1,267 sq ft
DD - Cov'd	735 sq ft
Total Square Feet	6,909 sq ft

2592 FM 549

Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be verified and supplemented as necessary with the plans and documents of the builder, subcontractors and suppliers. It is the responsibility of the builder to comply with all local codes, ordinances and requirements. NOTE: All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agency's, rules and / or regulations and be adhered to before and during all construction.

2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

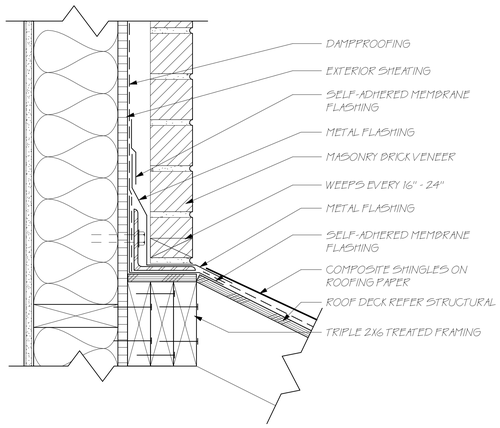
M.I.L. FLOOR PLAN

A2.11

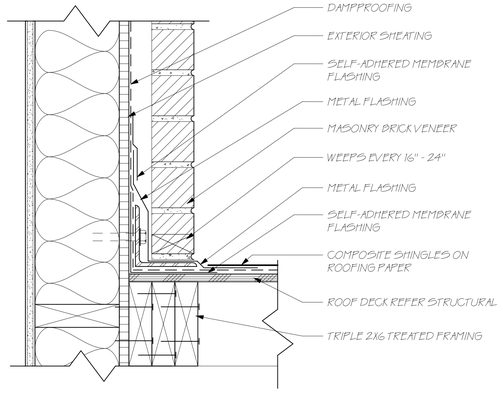
Scale As indicated

10/17/2025 10:17:04 AM

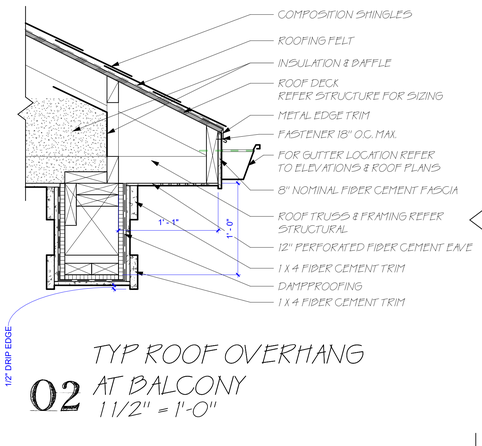
01 M.I.L. LEVEL
3/8" = 1'-0"



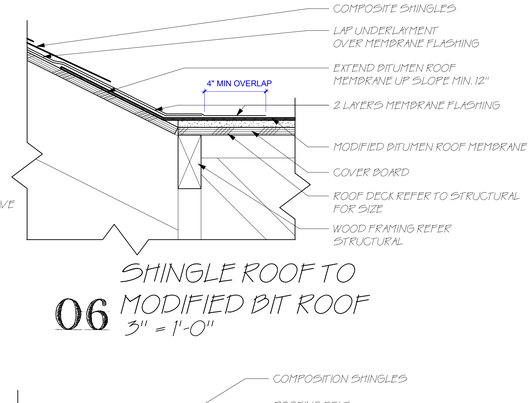
01 BRICK HEAD WALL TO ROOF
3" = 1'-0"



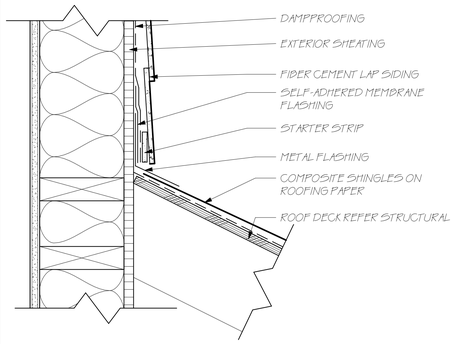
05 BRICK RAKE WALL TO ROOF
3" = 1'-0"



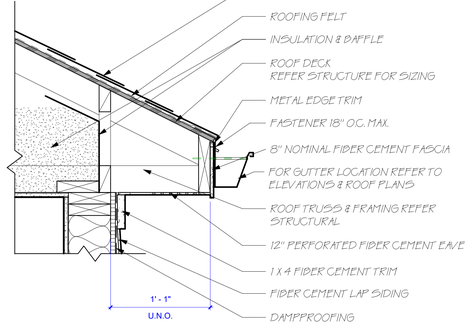
02 TYP ROOF OVERHANG AT BALCONY
1 1/2" = 1'-0"



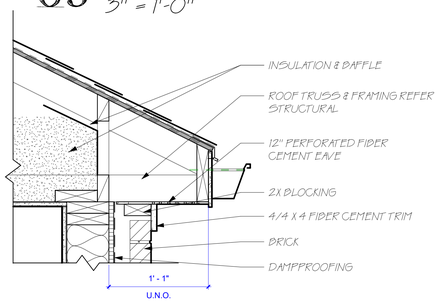
06 SHINGLE ROOF TO MODIFIED BIT ROOF
3" = 1'-0"



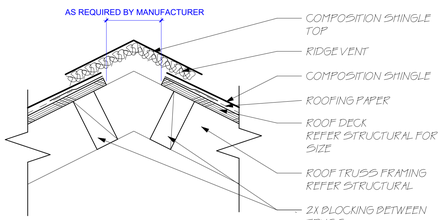
03 SIDING HEAD WALL TO ROOF
3" = 1'-0"



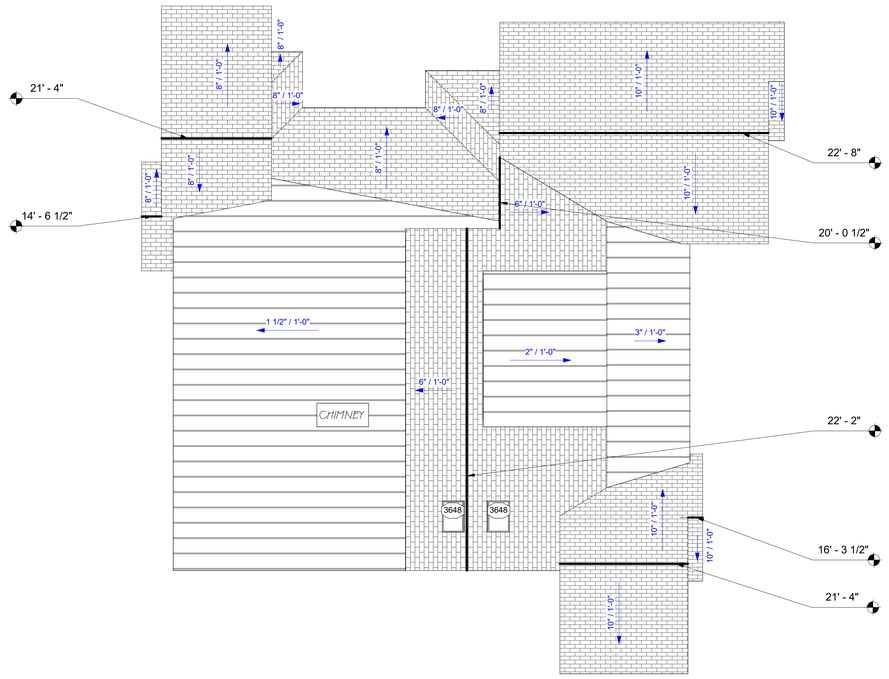
07 TYP ROOF OVERHANG AT SIDING
1 1/2" = 1'-0"



04 TYP ROOF OVERHANG AT BRICK
1 1/2" = 1'-0"

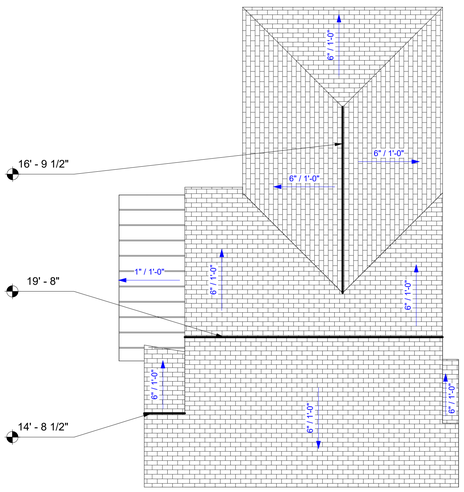


08 TYP RIDGE VENT
3" = 1'-0"



09 MAIN HOUSE ROOF PLAN
1/8" = 1'-0"

NOTE: MAIN HOUSE ROOF AND M.I.L. ROOF SHOWED IN RELATION TO EACH OTHER. DOES NOT REFLECT ACTUAL DISTANCE FROM EACH OTHER.



10 M.I.L. ROOF PLAN
1/8" = 1'-0"

TAG & ASSOCIATES LLC
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Tag & Tristan Gilkeson
Cell: 469.544.1000
Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
Total Under Air	3,287 sq ft
Main Cov'd Area	736 sq ft
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Detached Dwelling	1,267 sq ft
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Total Square Feet	6,909 sq ft

FM 549
2592

Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be verified and checked for completeness with the owner's desires and requirements prior to the start of construction. Additional information necessary to complete the structure is the responsibility of the builder. Any deviations from these plans and drawings, which may conflict with information necessary to complete the structure, must be approved by the designer. Any omissions or discrepancies found in these plans and drawings must be brought to the attention of the designer before any construction, work or purchases are made. NOTE: All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agency's, rules and / or regulations and be adhered to before and during all construction.

2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

ROOF DETAILS

A2.70

Scale As indicated

10/17/2025 10:17:07 AM

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* AND A *GUEST QUARTERS/SECONDARY LIVING UNIT* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS ON A 5.05-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, LOFLAND LAKE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* and *Guest Quarters/Secondary Living Unit* on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM 549, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.04, *General Residential District Standards*, and Subsection 03.09, *Single Family Estate 4.0 (SFE-4.0) District*, of Article 05, *District Development Standards*, of the Unified

DRAFT ORDINANCE 10.28.2025

Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a *Single-Family Home and Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 1,270 SF.

4) The *Guest Quarters/'Secondary Living Unit* shall not incorporate kitchen facilities.

5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

DRAFT ORDINANCE 10-28-2025

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF DECEMBER, 2025.

_____

Tim McCallum, *Mayor*

ATTEST:

_____

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

1st Reading: *November 17, 2025*

2nd Reading: *December 1, 2025*

DRAFT ORDINANCE 10.28.2025

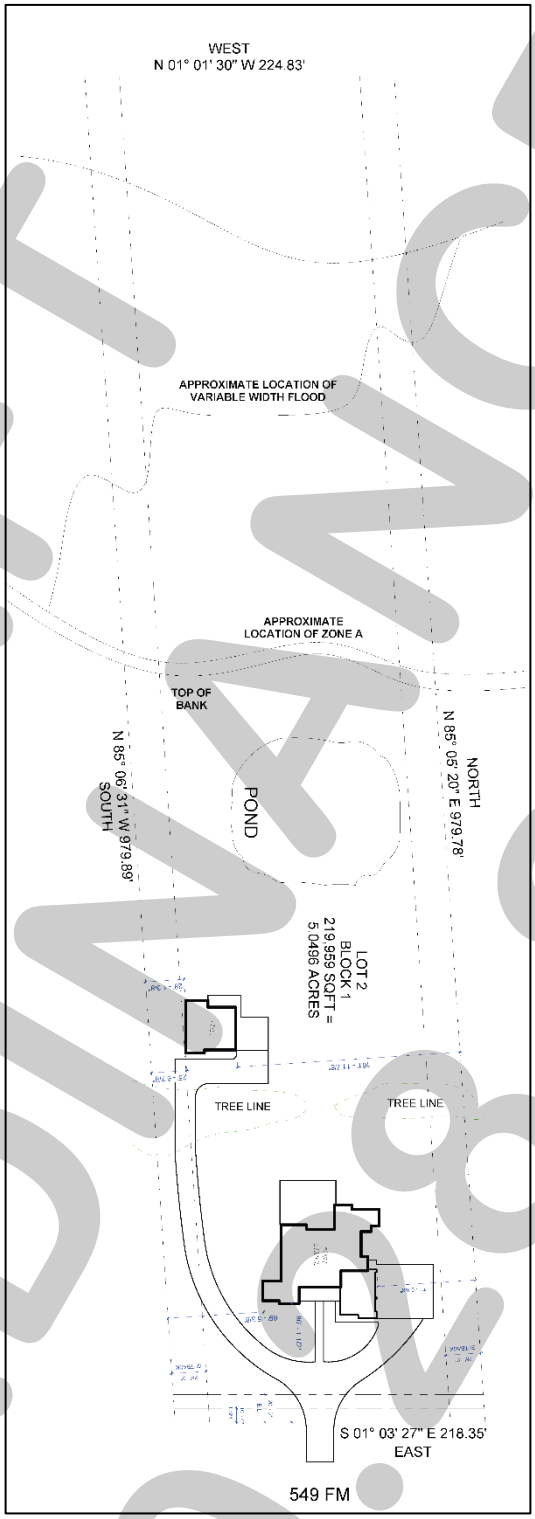
Exhibit 'A':
Location Map

Address: *2592 FM-549*
Legal Description: *Lot 2, Block 1, Lofland Lake Estates Addition*



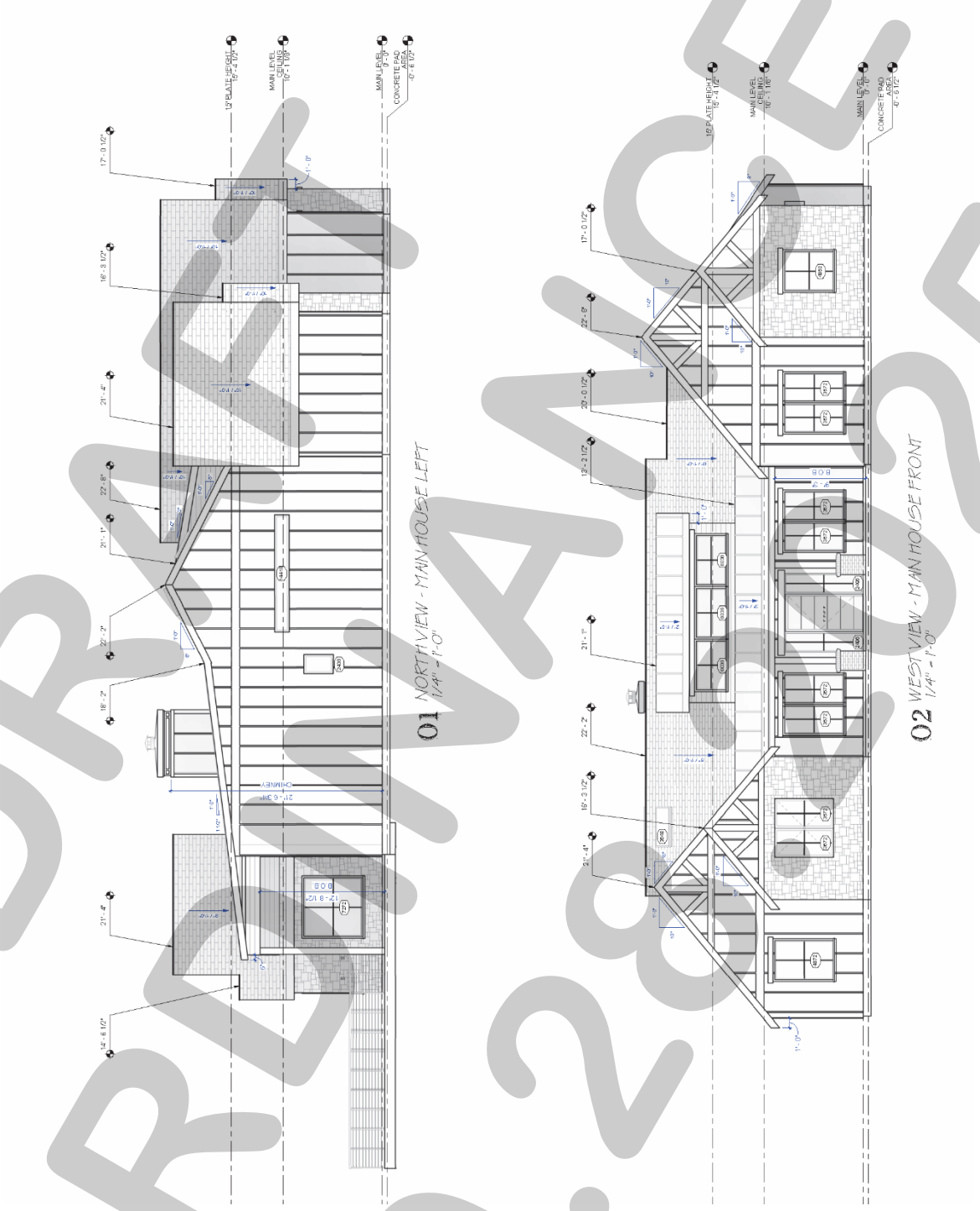
DRAFT 10.8.25

Exhibit 'B':
Residential Plot Plan



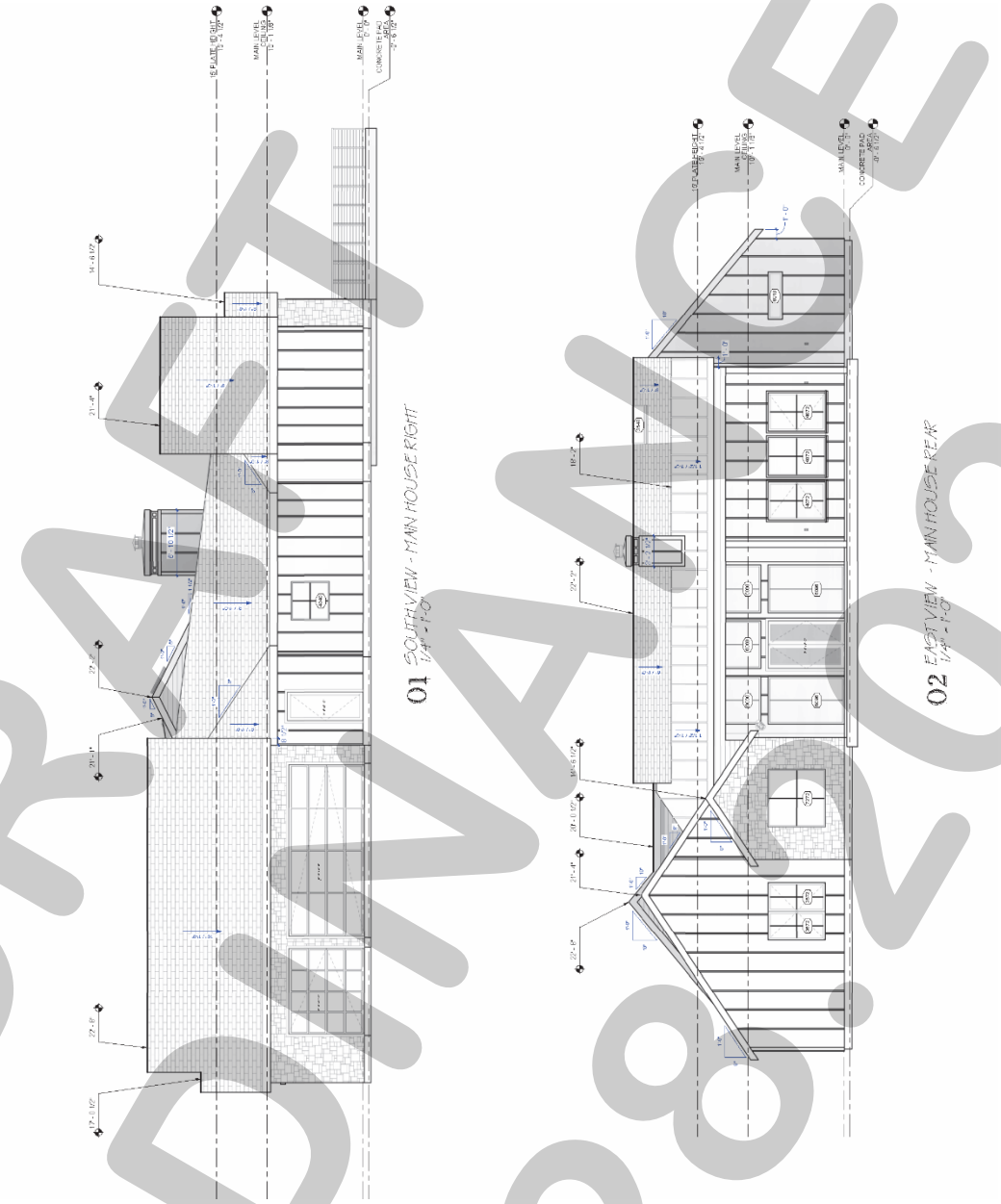
DRAFT ORDINANCE 10.28.2025

Exhibit 'C':
Building Elevations



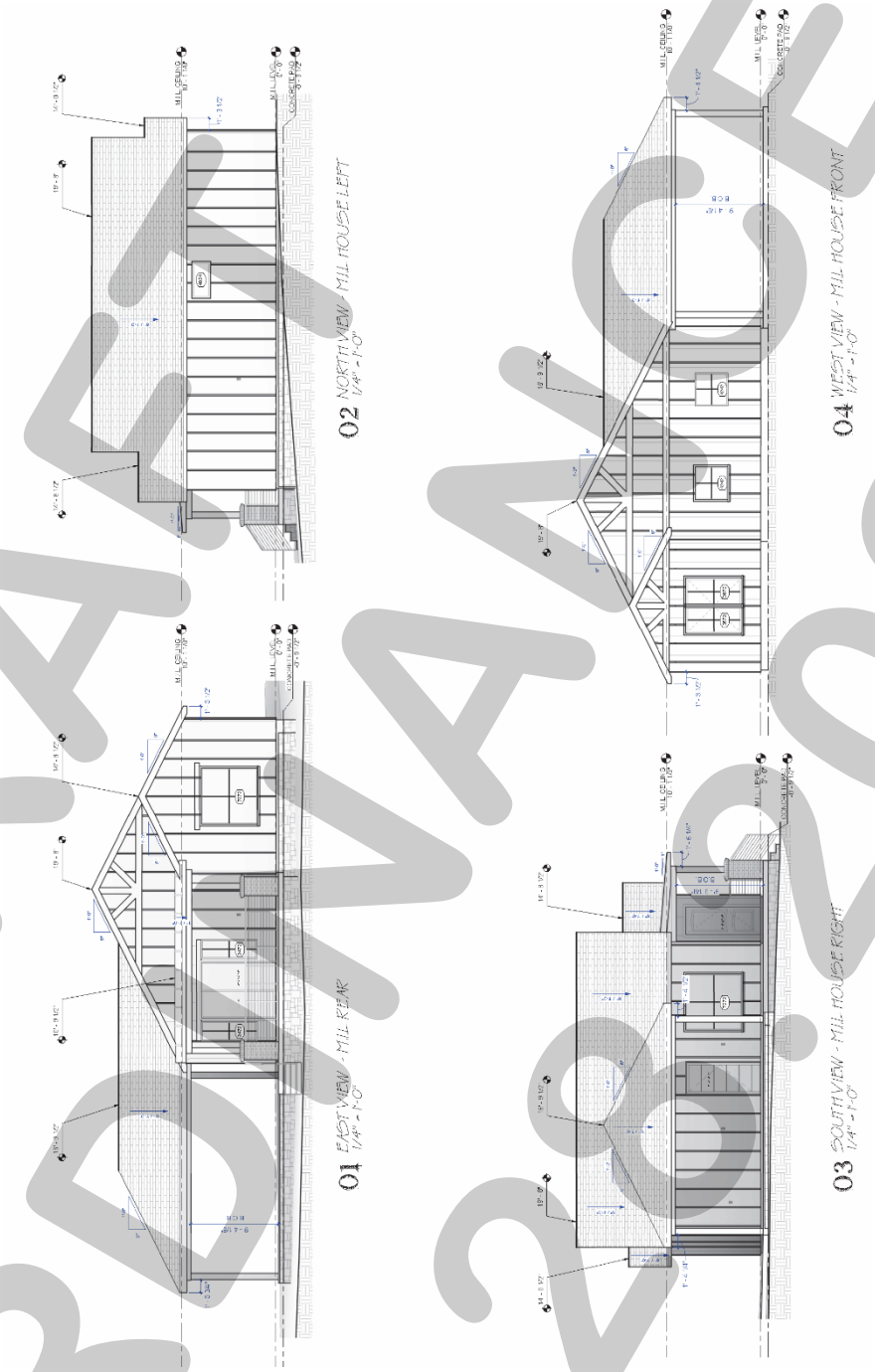
DRAFT
ORDINANCE
10.28.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
10.28.2025

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
10.28.2025

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
DATE:	November 11, 2025
APPLICANT:	Michael Lewis
CASE NUMBER:	Z2025-071; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision and a Guest Quarters/Secondary Living Unit at 2592 FM 549*

SUMMARY

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as a Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

BACKGROUND

The subject property was annexed on July 21, 1997, by *Ordinance No. 97-14* [*Case No. A1997-001*]. At the time of annexation, the property was zoned Agricultural (AG) District. On June 3, 2002, the City Council approved a *Zoning Change* [*Case No. PZ2001-103]* from Agricultural (AG) District to Single-Family Estate 4.0 (SFE-4.0) District for the Lofland Lake Estates Addition including the subject property. The subject property has remained vacant since annexation.

PURPOSE

The applicant -- *Michael Lewis* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home and a *Guest Quarters/Secondary Living Unit* on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 2592 FM-549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 4.00-acre parcel of land [*i.e. 2548 S FM-549*] zoned Single-Family Estate 4.0 (SFE-4.0) District. Beyond this are five (5) parcels of land [*i.e. 2516, 2480, 2424, 2390, 2380 S FM-549]* that make up a part of the Lofland Lake Estates Addition. All of these properties are developed with single-family homes and are zoned Single-Family Estate 4.0 (SFE-4.0) District except for 2390 S. FM 549, which is vacant.

South: Directly south of the subject property are two (2) parcels of land [*i.e. 2638 and 2676 S FM-549*], zoned Single Family Estate 4.0 (SFE-4.0) District, and developed with single family homes. Beyond that is seven (7) parcels of land [*i.e 2716, 2744, 2778, 2816, 2844, 2884, and 2914 S FM-549*], zoned Single-Family Estate 2.0 (SFE-2.0) District, and developed with single family homes. Beyond this is S FM-549 which is classified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S FM-549 which is classified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is Homestead Phase 1 Subdivision, which consists of 186 residential lots, was incorporated on

July 3, 2024, and is zoned Planned Development 92 (PD-92) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is the corporate limits of the City of Rockwall.

West: Directly west of the subject property is the Somerset Park Phase 2 Subdivision, which consists of 171 residential lots, was incorporated on August 31, 2022, and is zoned Planned Development 63 (PD-63) District for Single Family 10 (SF-10) District land uses. Beyond this is a 16.90-acre tract of land (*i.e. portion of Tract 3, Abstract No. 123, of the A Johnson Survey*), which is zoned Planned Development 103 (PD-103) for limited Commercial (C) District land uses. Beyond this is SH-205 which is classified as a P6D (*i.e. Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located adjacent to Phase 2 of the Lofland Lake Estates Subdivision, which has been in existence for more than ten (10) years, consists of seven (7) lots, and is 100.00% developed.

The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family Estate 4.0 (SFE-4.0) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing within Phase 1 & 2 of the Lofland Lake Estates Subdivision compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing within Lofland Lake Estates	Proposed Housing
Building Height	One (1) & Two (2) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face FM-549
Year Built	1900 - 2022	*N/A*
Building SF on Property	752 SF – 5,408 SF	3,287 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	86-Feet
Side	10-feet or Greater	69-Feet
Rear	10-feet or Greater	More than 500-Feet
Building Materials	Brick, Siding, and Stone	Hardi-Board and Stone
Paint and Color		N/A
Roofs	Composite & Asphalt Shingles	Composite and Asphalt Shingle

The Specific Use Permit (SUP) request for the single-family home does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties within the Lofland Lake Estates Subdivision and the proposed building elevations in the attached packet.

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family Estate 4.0 (SFE-4.0) District and -- *according to Subsection 02.03* -- is subject to the following *Conditional Land Use Standards*: [*1*] the structure must be ancillary to a single-family home, [*2*] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, and [*3*] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). As stated above, *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a 983.40 SF *Guest Quarters/Secondary Living Unit* (*i.e. 3,278 SF x 30.00% = 983.4 SF*) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is requesting a 1,267 SF *Guest Quarters/Secondary Living Unit*, which represents 38.65% of the primary structure. This is approximately 8.65% larger than what the Unified Development Code (UDC) allows. In addition, the *Guest Quarters/Secondary Living Unit* will be architecturally similar to the primary structure, meet all setback requirements, incorporate a carport, and be situated behind the primary structure as shown in the *Residential Plot Plan* depicted in *Exhibit 'B'* of the draft ordinance.

If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed single-family home and *Guest Quarters/Secondary Living Unit*. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 22, 2025, staff mailed 60 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as

required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision and Guest Quarters/Secondary Living Unit*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

a) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

b) The construction of a *Single-Family Home and Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'* & *'D'* and the *Floor Plans* depicted in *Exhibit 'E'* & *'F'* of this ordinance.

c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 1,270 SF.

d) The *Guest Quarters/'Secondary Living Unit* shall not incorporate kitchen facilities.

e) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

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	2592 FM549				
SUBDIVISION	Lofland Lake Estates	LOT	2	BLOCK	1
GENERAL LOCATION	2592 FM549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SFE-4	CURRENT USE	Residential		
PROPOSED ZONING	SFE-4	PROPOSED USE	Residential		
ACREAGE	5.05	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	Michael Lewis	☐ APPLICANT	Michael Lewis
CONTACT PERSON	Michael Lewis	CONTACT PERSON	Michael Lewis
ADDRESS	4208 Ashcrest St	ADDRESS	4208 Ashcrest St
CITY, STATE & ZIP	Mesquite TX 75150	CITY, STATE & ZIP	Mesquite, TX 75150
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Lewis [*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 $ 215.75 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16 *DAY OF* October, 2025. *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."*

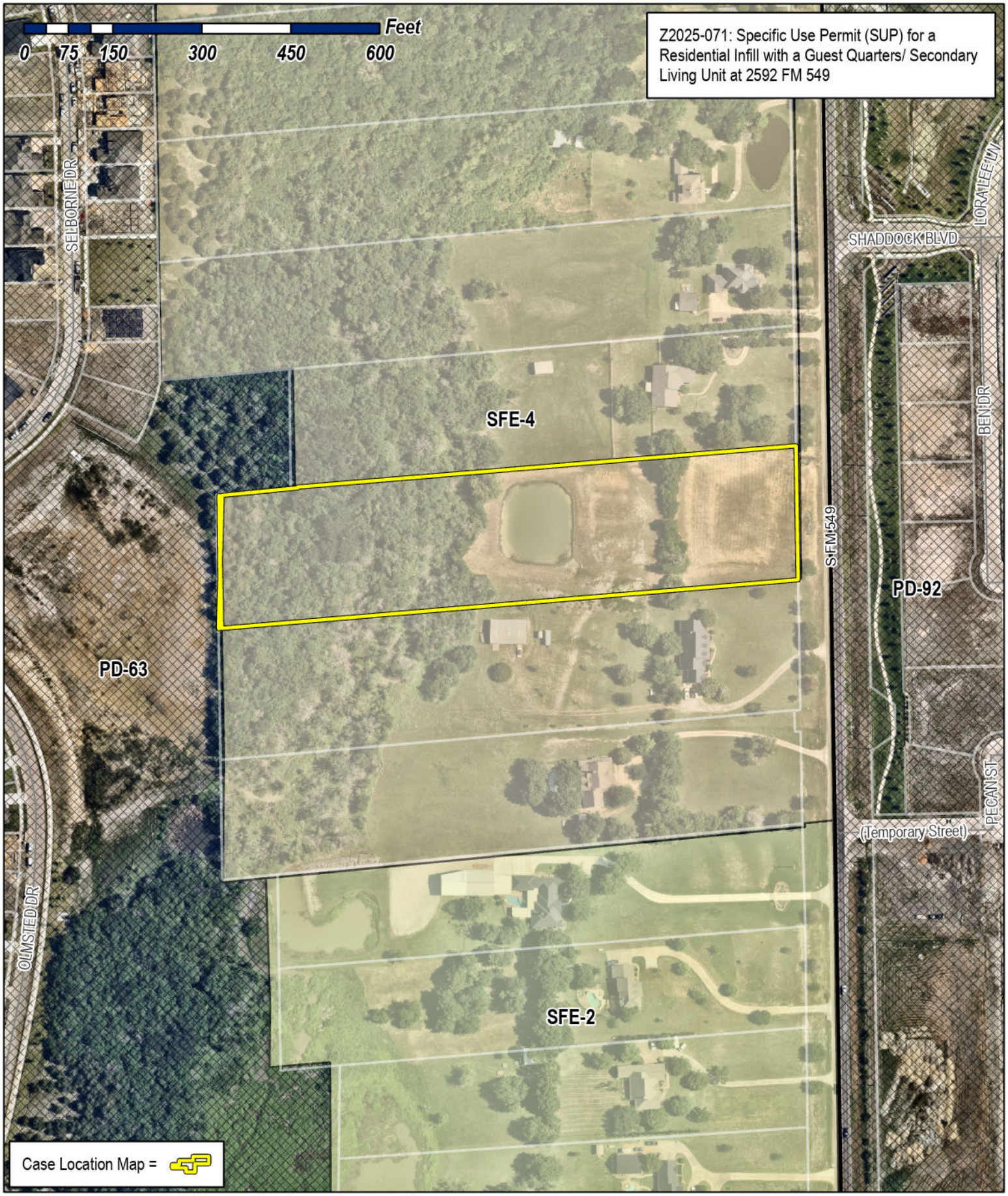
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* October, 2025.

OWNER'S SIGNATURE [signature]

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

KIMBERLY ANN VELTNER
Notary Public, State of Texas
Comm. Expires 05-01-2026
Notary ID 11190374

MY COMMISSION EXPIRES 5/1/2026



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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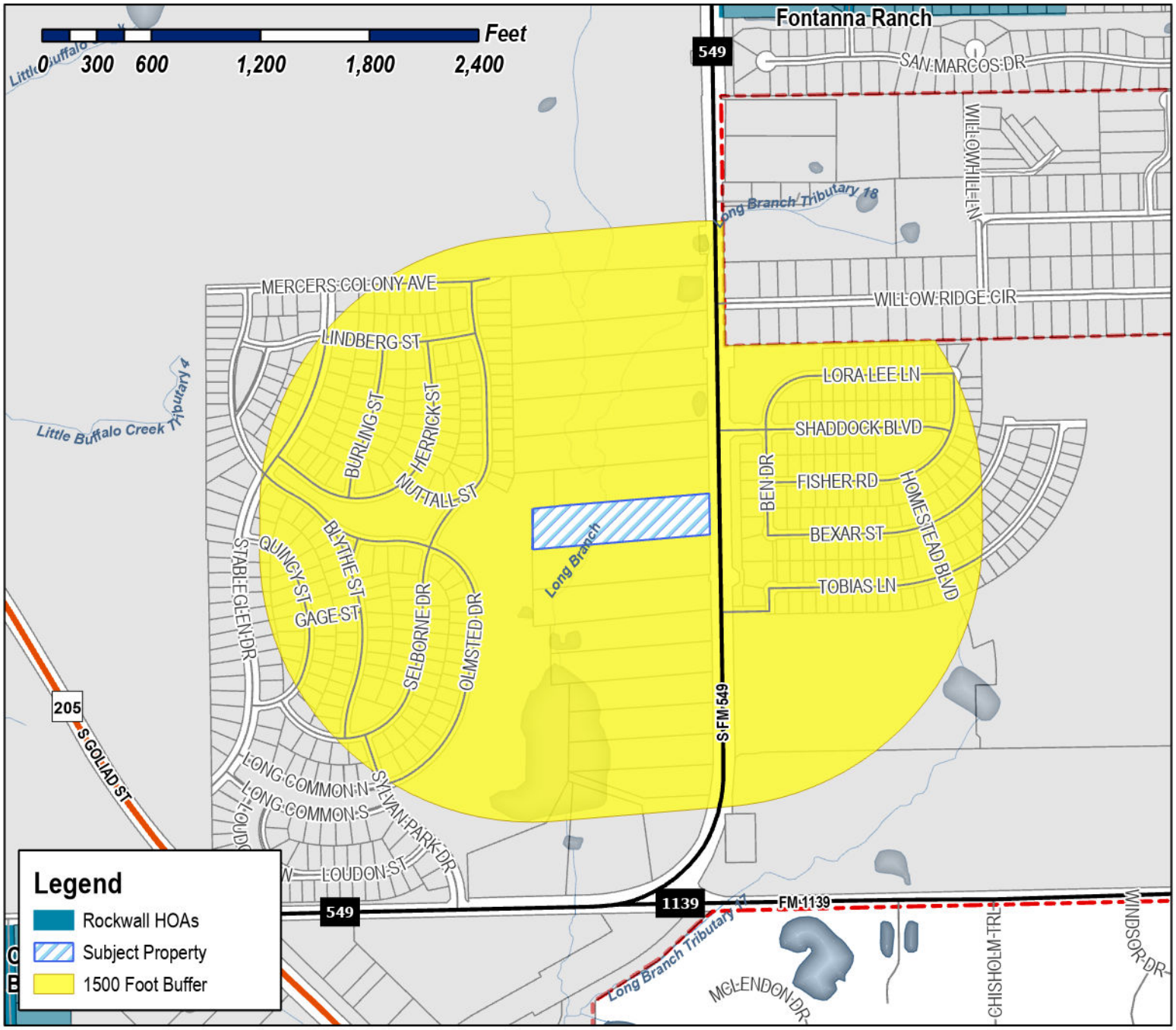
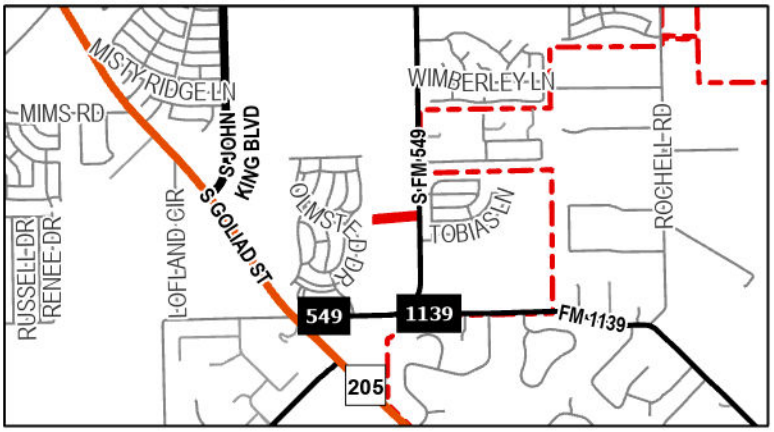


Case Number: Z2025-071
Case Name: SUP for a Residential Infill with a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family Estate 4 District (SFE-4)
Case Address: 2592 FM 549



Date Saved: 10/17/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

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

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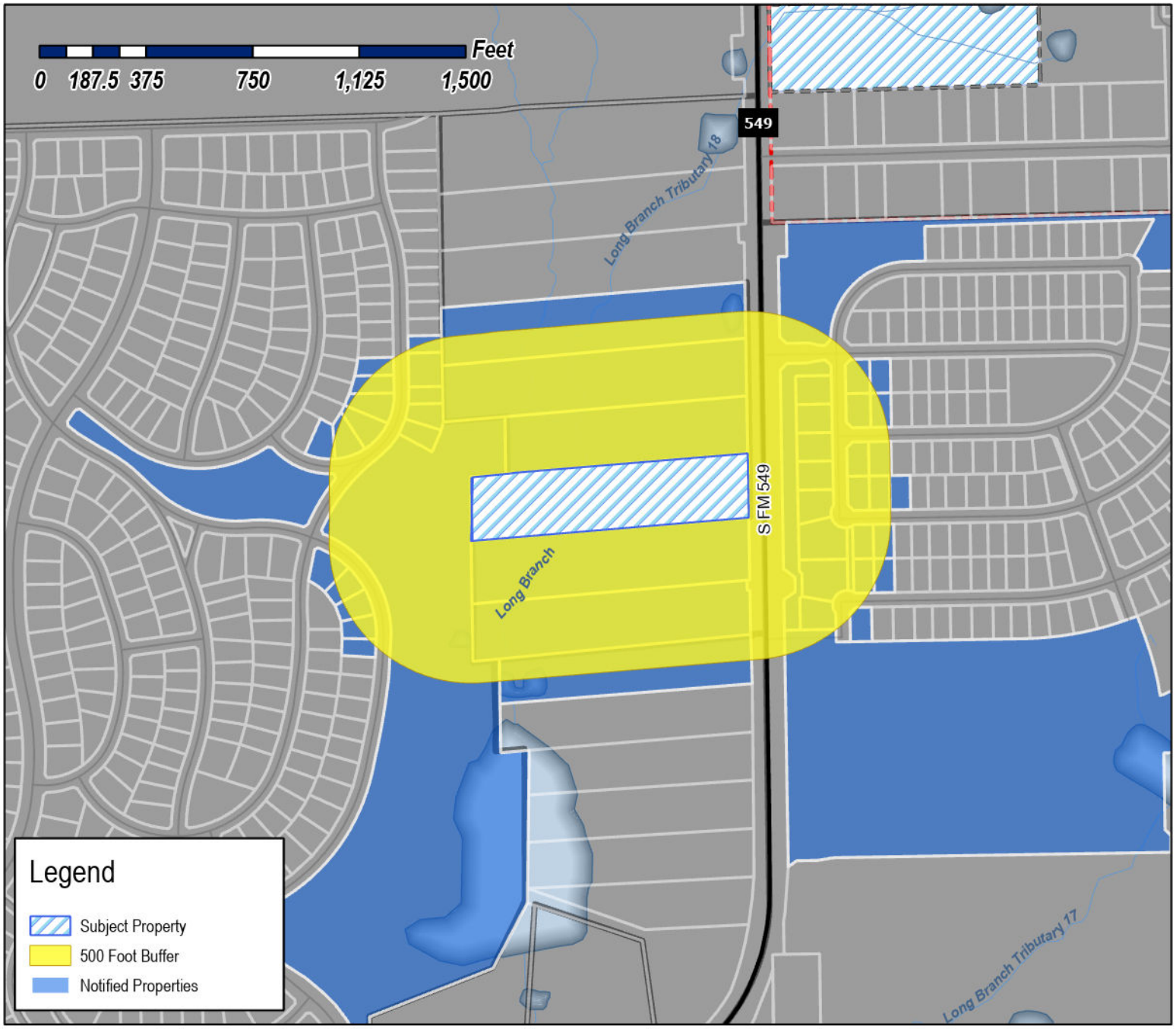

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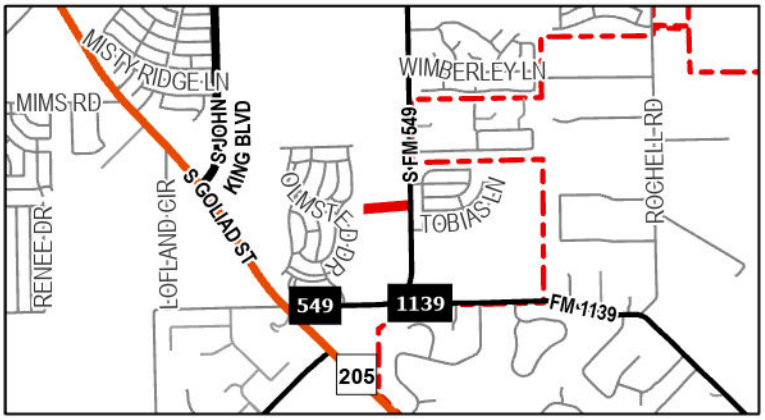


SYVRUD ZACHARY J
108 Brentwood Dr
Heath, TX 75032

DFH COVENTRY, LLC
14701 PHILIPS HWY STE 300
JACKSONVILLE, FL 32256

GRAND HOMES 2014 LP
15455 Dallas Pkwy Ste 1000
Addison, TX 75001

SOMERSET PARK COMMUNITY ASSOCIATION, INC
1800 PRESTON PARK BLVD STE 200
PLANO, TX 75093

SH DEV KLUTTS ROCKWALL LLC
2400 DALLAS PARKWAY SUITE 460
PLANO, TX 75093

ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2516 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRIS AND SHERRI
2516 S FM 549
ROCKWALL, TX 75032

RESIDENT
2521 S FM 549
ROCKWALL, TX 75032

RESIDENT
2548 FM549
ROCKWALL, TX 75032

RESIDENT
2592 FM549
ROCKWALL, TX 75032

RESIDENT
2624 NUTTALL ST
ROCKWALL, TX 75032

RESIDENT
2628 NUTTALL ST
ROCKWALL, TX 75032

RESIDENT
2638 S FM549
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M
2676 FM 549
ROCKWALL, TX 75032

RESIDENT
2716 FM549
ROCKWALL, TX 75032

RESIDENT
2994 S FM549
ROCKWALL, TX 75032

RESIDENT
3100 LORA LEE LN
ROCKWALL, TX 75032

RESIDENT
3101 BEN DR
ROCKWALL, TX 75032

RESIDENT
3101 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3102 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3102 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3102 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3103 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3103 SHADDOCK BLVD
ROCKWALL, TX 75032

RESIDENT
3104 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3105 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3106 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3106 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3107 SHADDOCK BLVD
ROCKWALL, TX 75032

MORENO JOSE ROBERTO III & ANN MARIE
3107 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3108 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3110 BEXAR ST
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

RESIDENT
3808 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3813 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3814 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3817 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3820 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3821 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3824 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3825 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3828 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3875 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3950 BEN DR
ROCKWALL, TX 75032

RESIDENT
3954 BEN DR
ROCKWALL, TX 75032

RESIDENT
4002 BEN DR
ROCKWALL, TX 75032

RESIDENT
4006 BEN DR
ROCKWALL, TX 75032

RESIDENT
4010 BEN DR
ROCKWALL, TX 75032

RESIDENT
4103 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4107 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4111 OLMSTEAD DR
ROCKWALL, TX 75032

MCDONALD CHRISTINA MARIE
4111 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4115 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4119 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4120 PECAN ST
ROCKWALL, TX 75032

LEWIS MIKE AND
MAEGAN GREEN
4208 ASHCREST ST
MESQUITE, TX 75150

TRI POINTE HOMES DFW, LLC
6201 W Plano Pkwy Ste 150
Plano, TX 75093

DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 STE 150
IRVING, TX 75038

POWERS FAMILY TRUST
JAMES DWAINE & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-071: SUP for a Residential Infill with Guest a Quarters/ Secondary Living Unit at 2592 FM 549

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision and a Guest Quarters/Secondary Living Unit for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as a Lot 2, Block A, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, November 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 17, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, November 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-071: SUP for a Residential Infill with Guest a Quarters/ Secondary Living Unit at 2592 FM 549

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

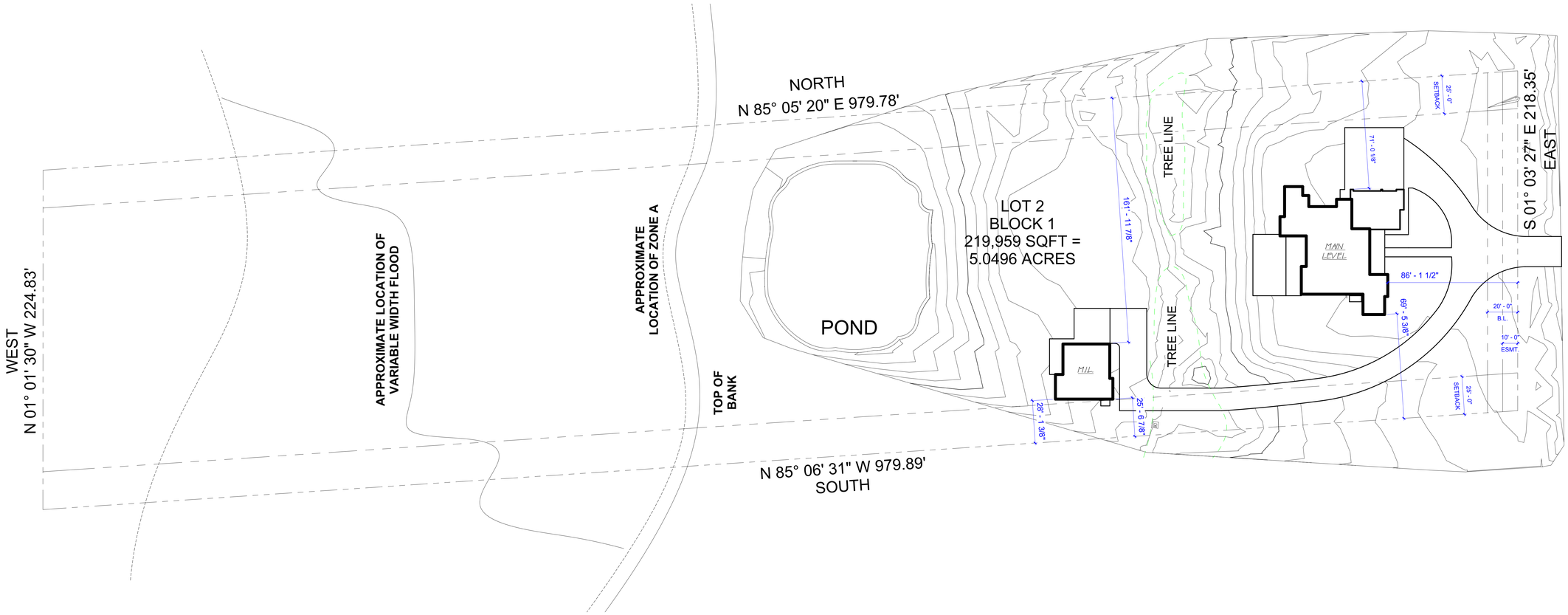
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

THE INFORMATION WAS OBTAINED BY :

SURVEY PERFORMED BY CBG SURVEYING INC.
1413 EAST INTERSTATE 30, SUITE 7,
GARLAND, TEXAS 75043
PH : (214) 349 - 9485

DATED : 06/26/2027
JOB # : 1712821



01 SITE PLAN
1" = 30'-0"

Plan North

TAG & ASSOCIATES
LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
M.I.L. Suite	1,267 sq ft
Main Cov'd Area	736 sq ft
M.I.L. Cov'd Area	735 sq ft
Total Under Air	4,554 sq ft
Garage	884 sq ft
Total Square Feet	6,909 sq ft

2592 FM 549

Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be verified in every respect for conformity to the owner's requirements, to local conditions, and to any owner-provided plans, drawings, or specifications. Any discrepancies or omissions are the owner's responsibility to resolve before any construction, work or purchases are made. NOTE: All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these agency's, rules and / or regulations and be adhered to before and during all construction.

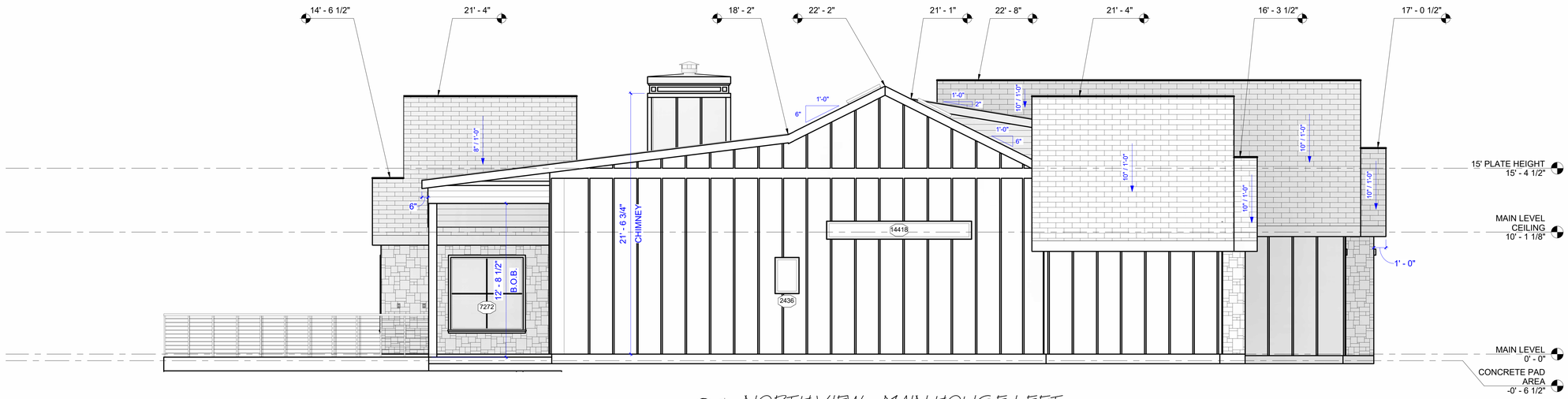
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

SITE PLAN

A1.10

Scale As indicated

11/10/2025 12:54:08 PM



01 NORTH VIEW - MAIN HOUSE LEFT
1/4" = 1'-0"



02 WEST VIEW - MAIN HOUSE FRONT
1/4" = 1'-0"

TAG & ASSOCIATES
LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

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2592 FM 549

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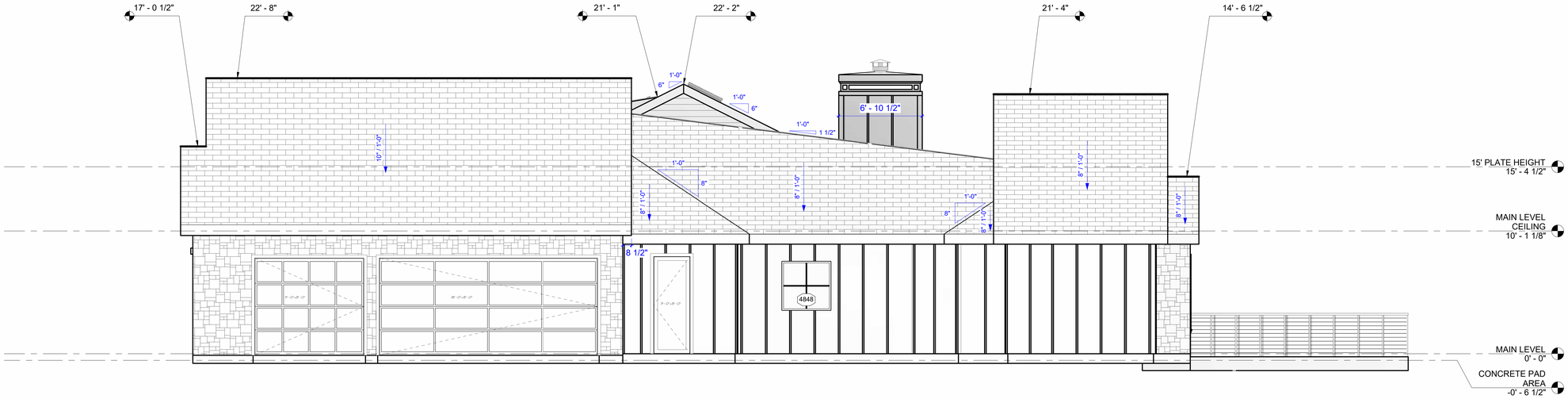
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

ELEVATIONS

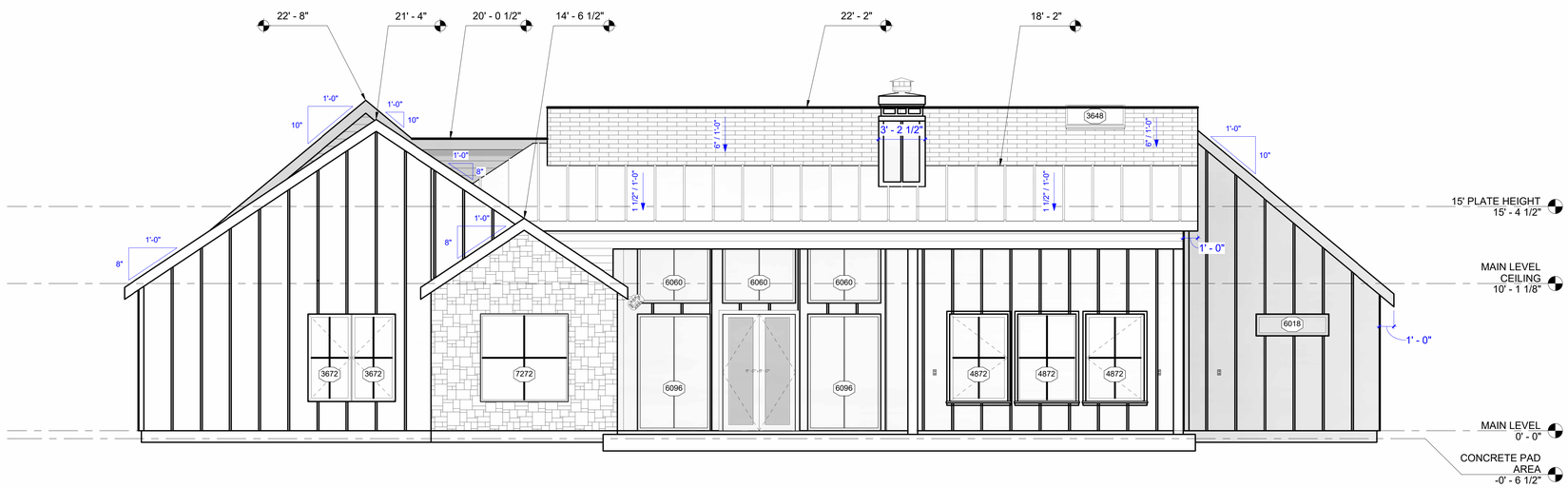
A4.05

Scale 1/4"= 1'-0"

11/10/2025 12:54:57 PM



01 SOUTH VIEW - MAIN HOUSE RIGHT
1/4" = 1'-0"



02 EAST VIEW - MAIN HOUSE REAR
1/4" = 1'-0"

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

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Total Square Feet	6,909 sq ft

2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

ELEVATIONS

A4.06

Scale 1/4"= 1'-0"

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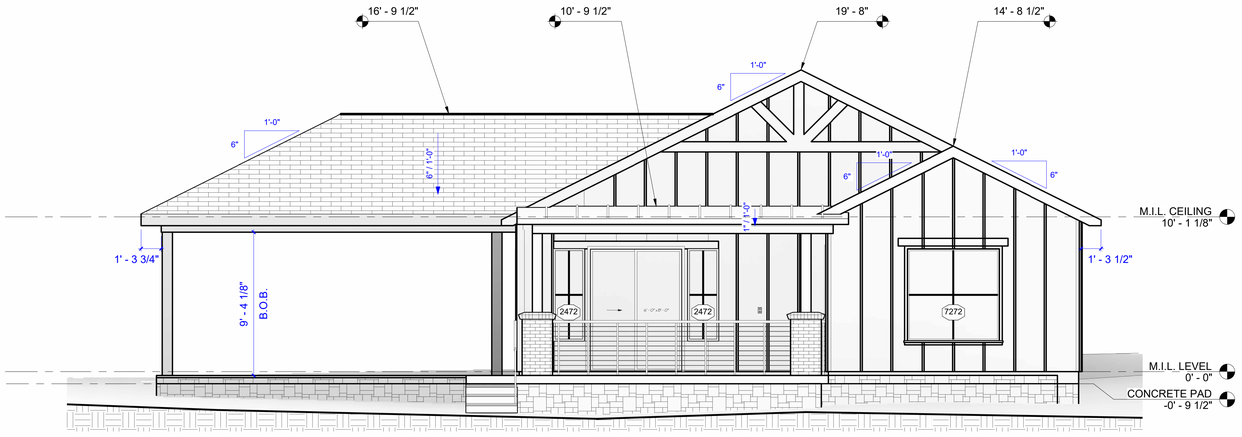
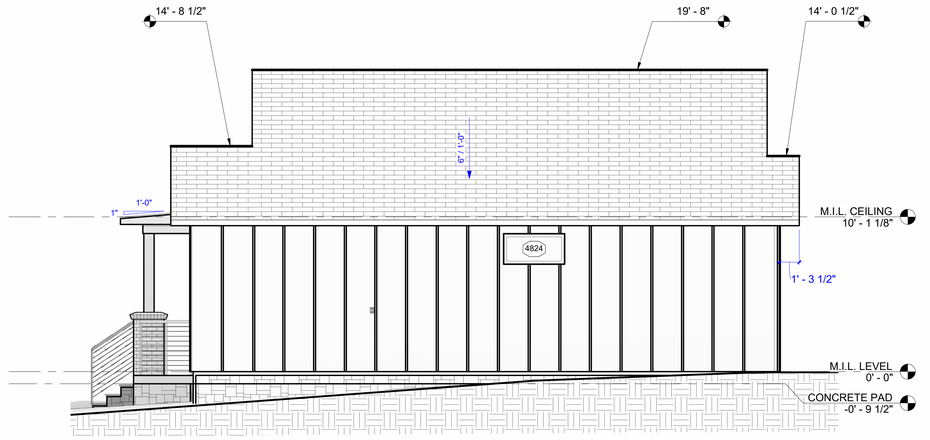
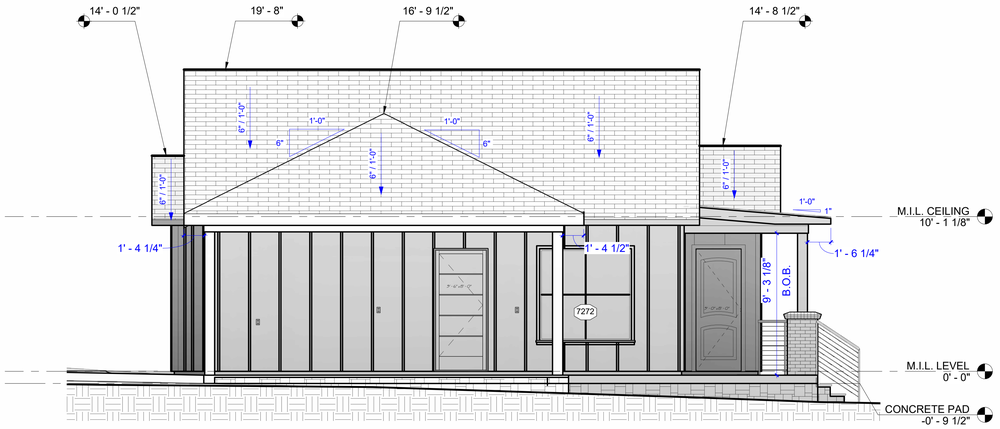


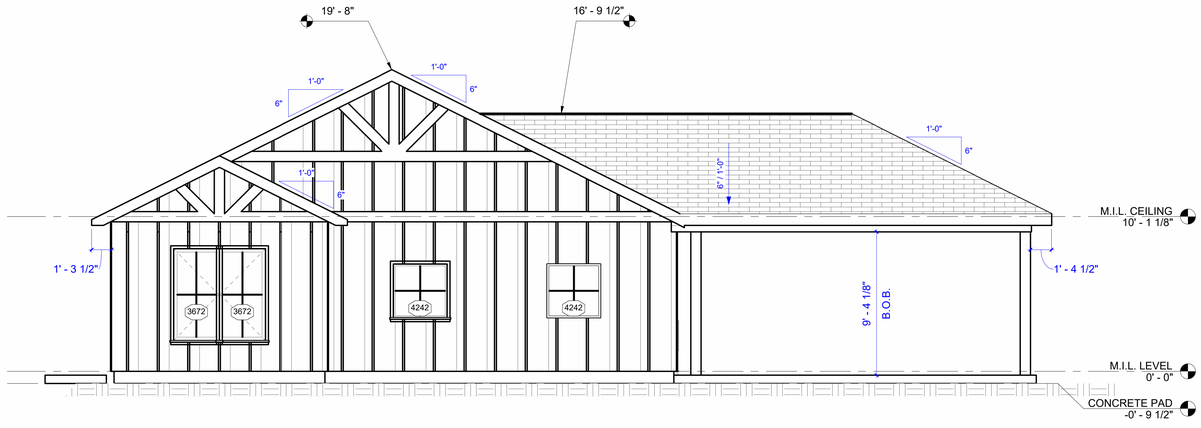
01 EAST VIEW - M.I.L REAR
1/4" = 1'-0"



02 NORTH VIEW - M.I.L HOUSE LEFT
1/4" = 1'-0"



03 SOUTH VIEW - M.I.L HOUSE RIGHT
1/4" = 1'-0"



04 WEST VIEW - M.I.L HOUSE FRONT
1/4" = 1'-0"

TAG & ASSOCIATES
LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
M.I.L. Suite	1,267 sq ft
Main Cov'd Area	736 sq ft
M.I.L. Cov'd Area	735 sq ft
Total Under Air	4,554 sq ft
Garage	884 sq ft
Total Square Feet	6,909 sq ft

2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

M.I.L. ELEVATIONS

A4.07

Scale 1/4"= 1'-0"

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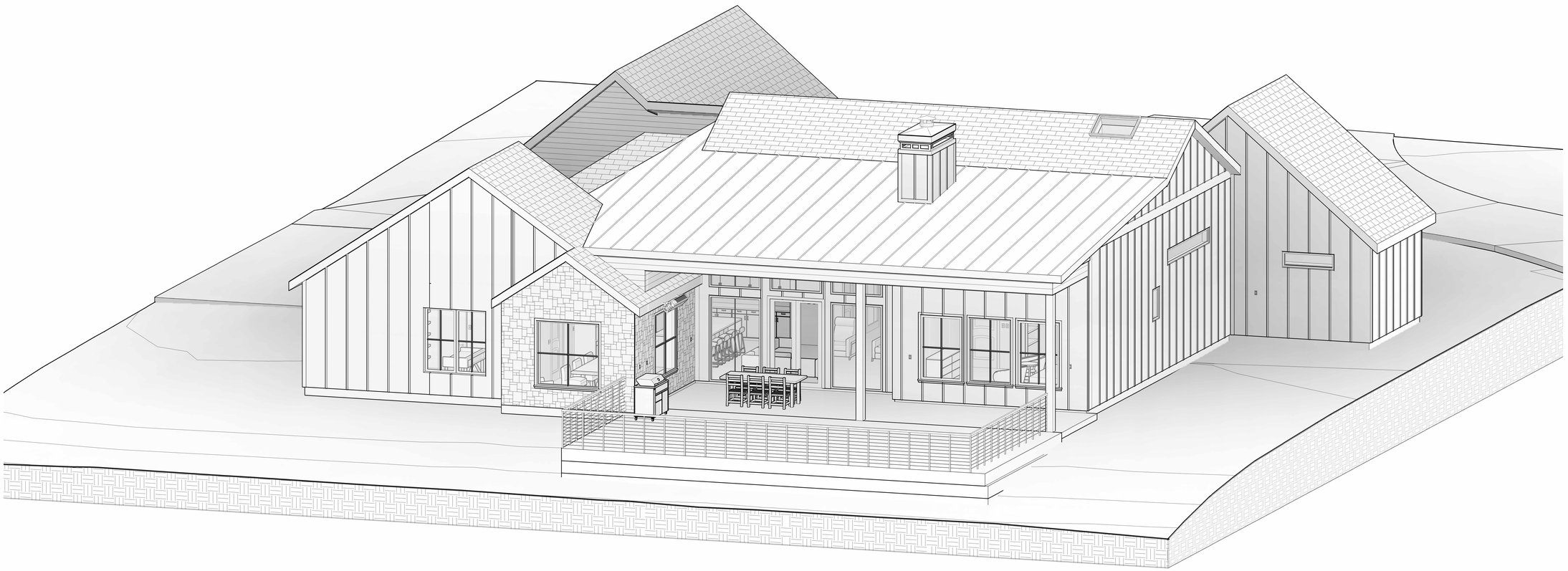

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LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

MAIN LEVEL 3D ELEVATIONS

A4.09

Scale -

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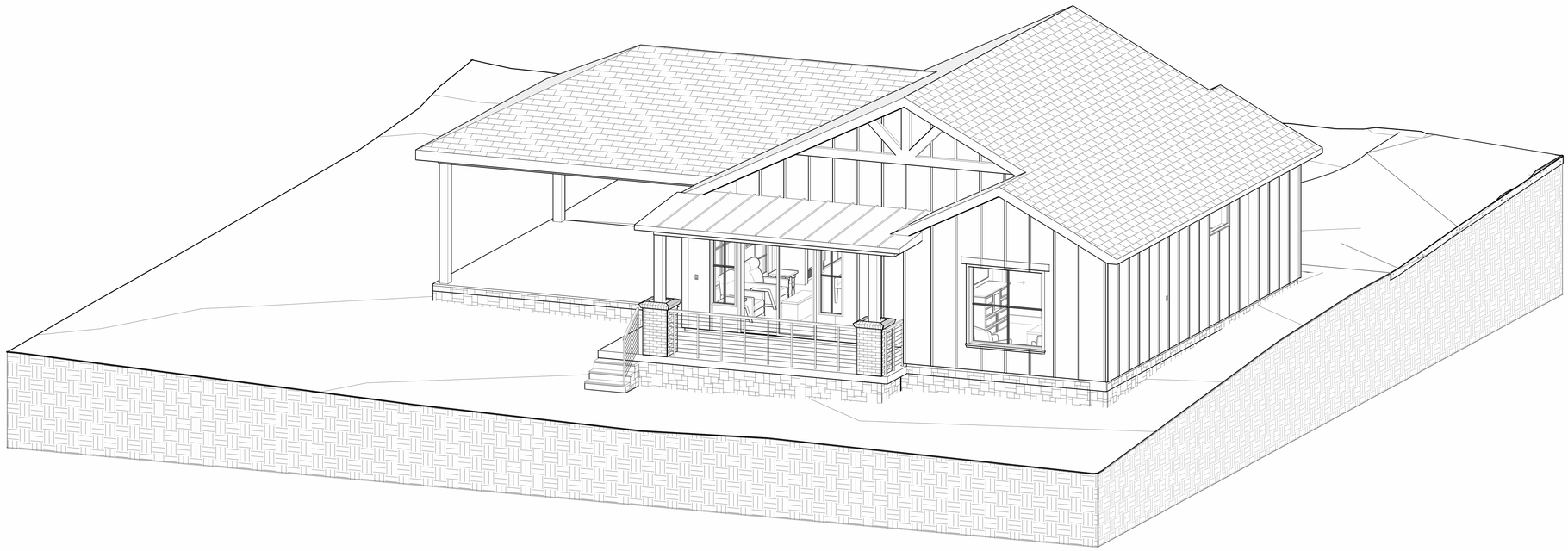

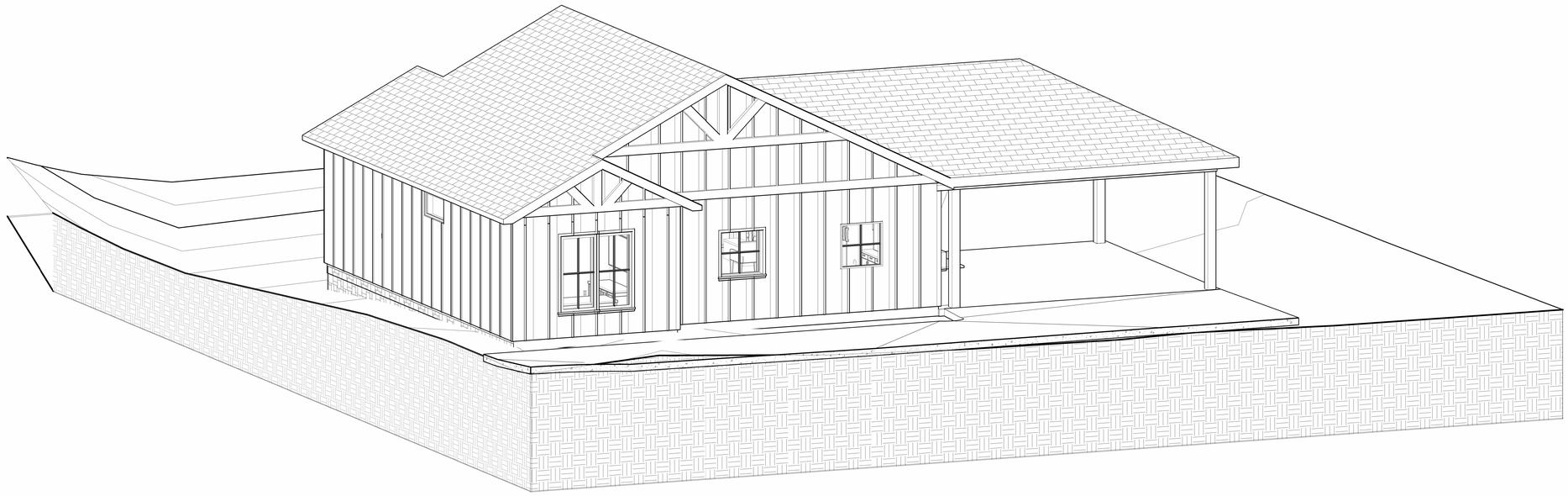

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

M.I.L. 3D ELEVATIONS

A4.08

Scale -

11/10/2025 12:56:19 PM

GENERAL NOTES

1. REFER TO EACH DRAWING FOR DRAWING SPECIFIC NOTES. FOR FINISHES, REFER TO THE PROJECT MANUAL (S).

2. ALL WORK IS NEW UNLESS OTHERWISE NOTED OR OTHERWISE INDICATED AS EXISTING.

3. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES.

4. THE CONTRACTOR SHALL PROTECT EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK INCURRED WHILE FULFILLING THE OBLIGATIONS OF THE CONTRACT.

5. ALL WORK NOTED "N.I.C." IS MEANT TO BE NOT IN CONSTRUCTION AGREEMENT.

6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE PLAN DESIGNER IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE COMMENCEMENT OF WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF COMPATIBILITY OF ALL NEW OR EXISTING CONDITIONS.

7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE PLANS DESIGNER IN WRITING OF ANY QUESTIONS, DISCREPANCIES, OMISSIONS, AND/OR CONFLICT BEFORE THE COMMENCEMENT OF WORK.

8. DIMENSIONS NOTED AS "HOLD" SHALL NOT VARY MORE THAN ACCEPTED INDUSTRY PRACTICES.

9. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO THE SAME BEGINS.

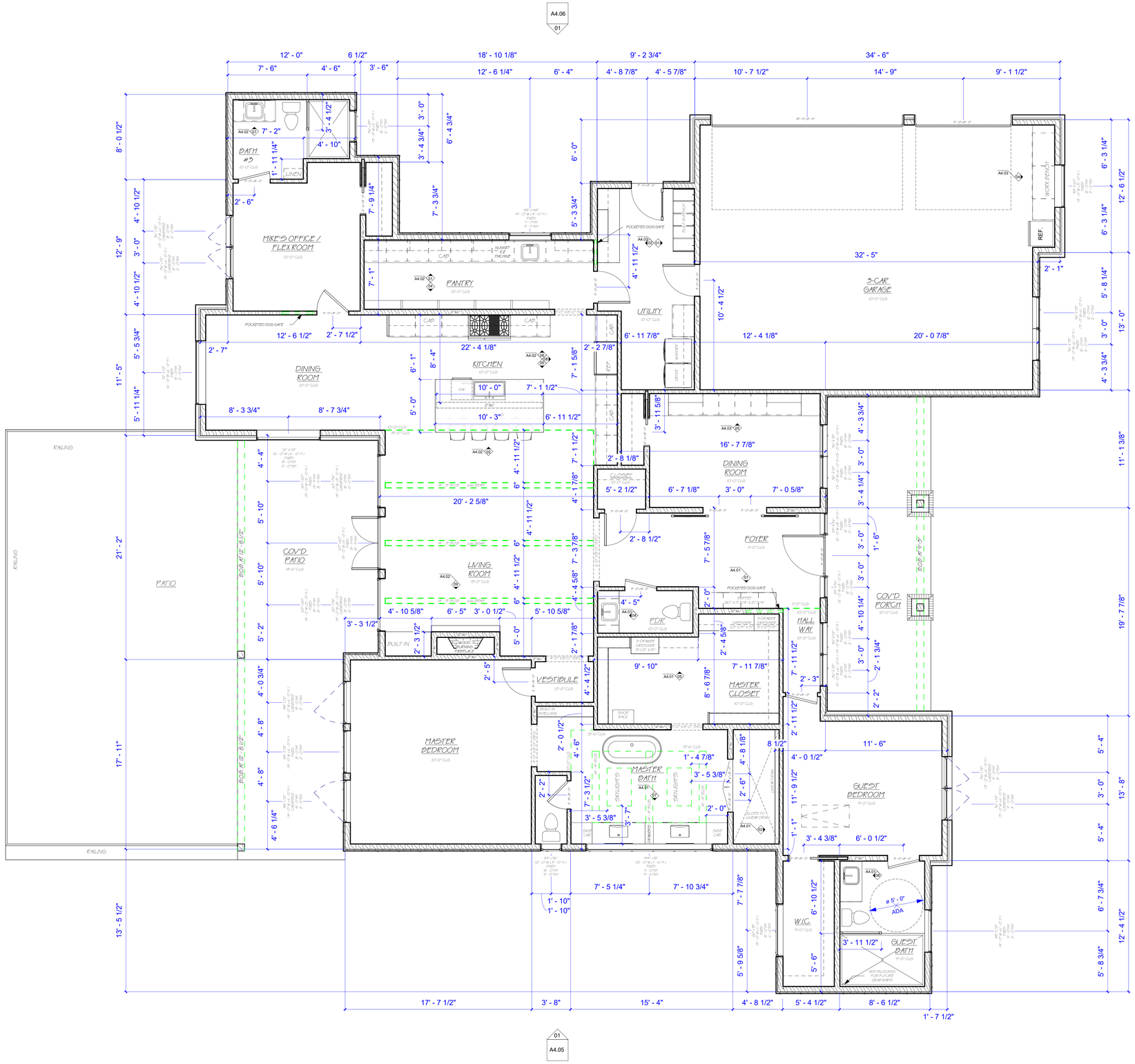
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PER ORDINANCE# 26391 (4)(Q)(1)

SLOPE: THE EXISTING SLOPE OF A LOT MUST BE MAINTAINED. THIS PROVISION DOES NOT PREVENT MINOR GRADING AS NECESSARY TO ALLOW CONSTRUCTION, PREVENT LOT-TO-LOT DRAINAGE, OR MATCH THE SLOPE OF CONTIGUOUS LOTS.

NO LOT-TO-LOT DRAINAGE IS ALLOWED
PER #26391 (4)(D)

SMOKE DETECTOR ALL SLEEPING AREA, IMM. OUTSIDE AND ALL LEVEL



01 MAIN LEVEL
1/4" = 1'-0"

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

MAIN LEVEL
FLOOR PLAN

A2.10

Scale As indicated

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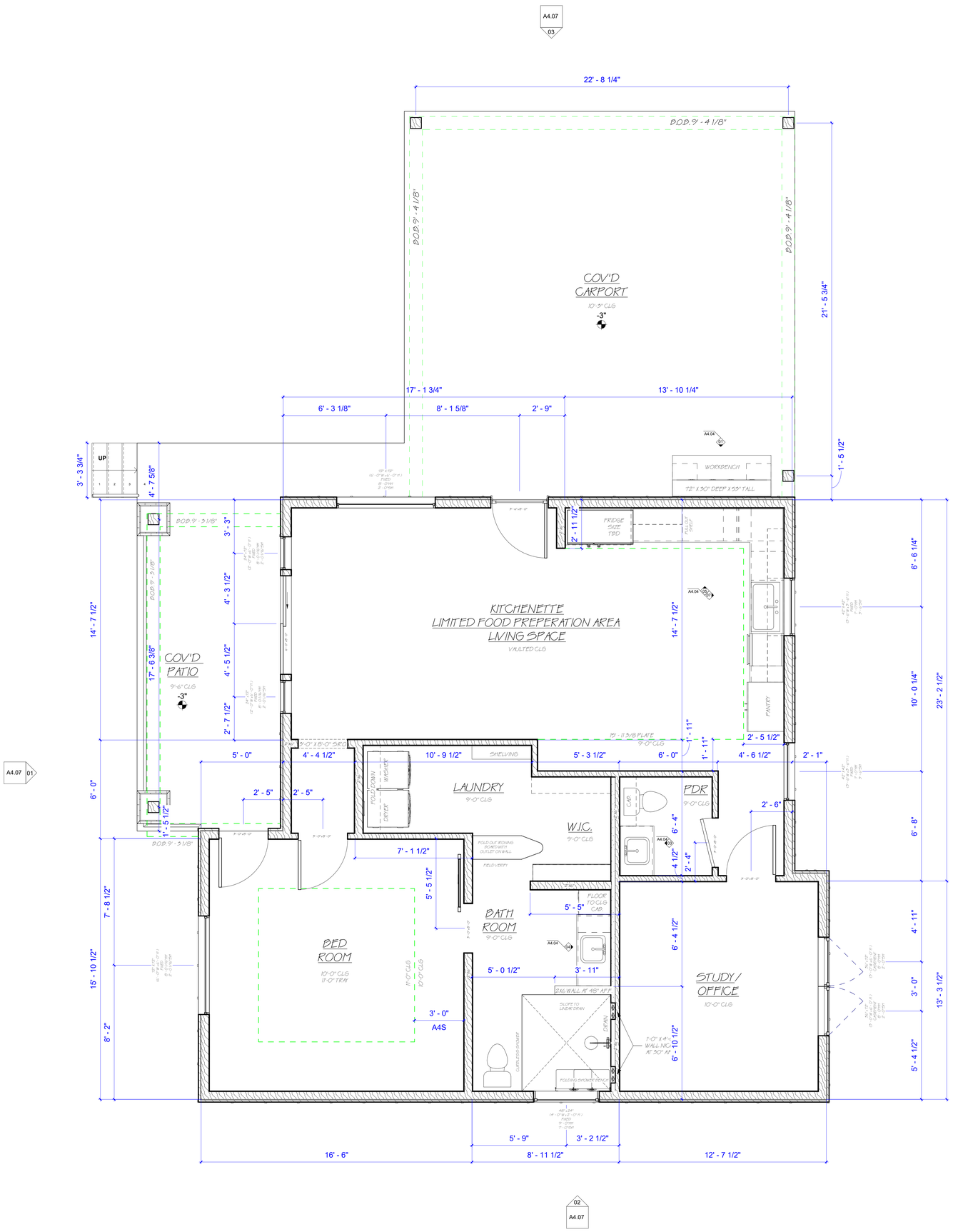

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PER ORDINANCE# 26391 (4)(Q)(1)

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SMOKE DETECTOR ALL SLEEPING AREA, IMM. OUTSIDE AND ALL LEVEL

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

M.I.L. FLOOR PLAN

A2.11

Scale As indicated

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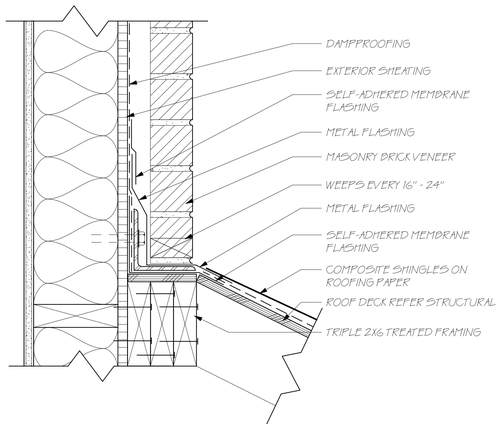
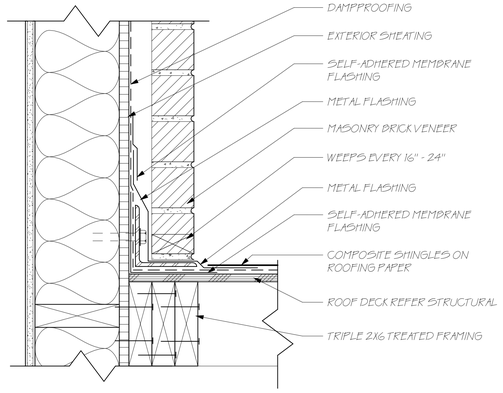
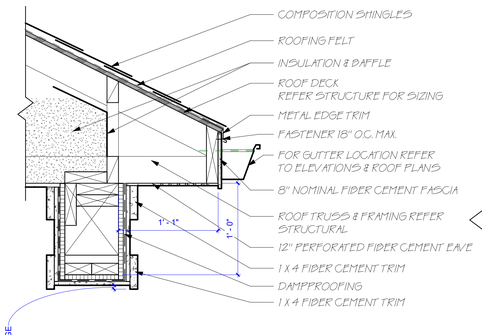
01 M.I.L. LEVEL
3/8" = 1'-0"



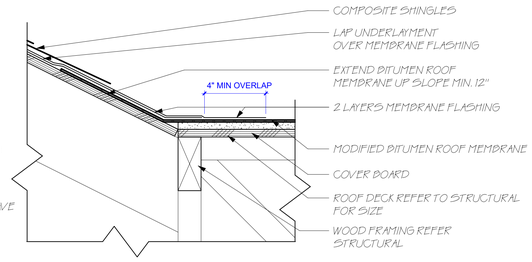
01 BRICK HEAD WALL TO ROOF
3" = 1'-0"



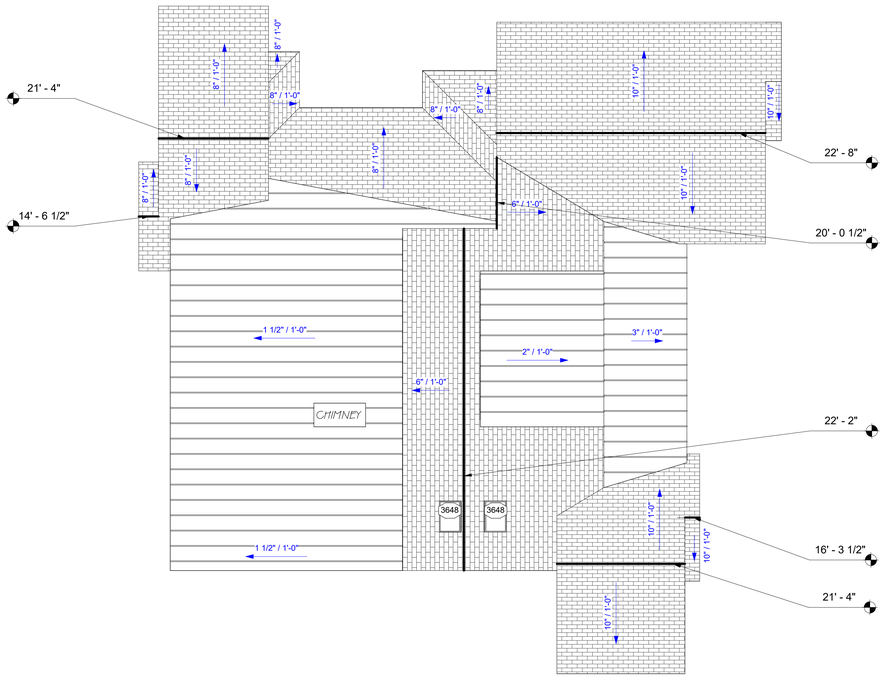
05 BRICK RAKE WALL TO ROOF
3" = 1'-0"



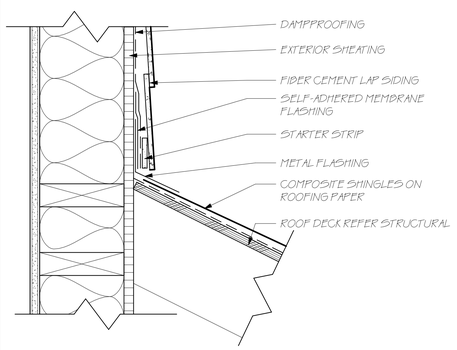
02 TYP ROOF OVERHANG AT BALCONY
1 1/2" = 1'-0"



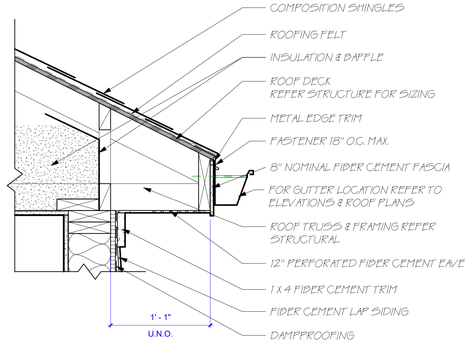
06 SHINGLE ROOF TO MODIFIED BIT ROOF
3" = 1'-0"



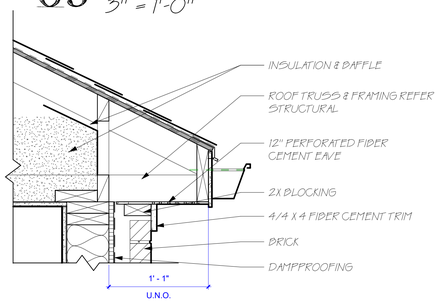
09 MAIN HOUSE ROOF PLAN
1/8" = 1'-0"



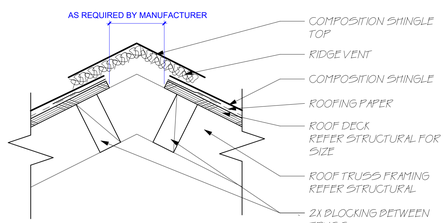
03 SIDING HEAD WALL TO ROOF
3" = 1'-0"



07 TYP ROOF OVERHANG AT SIDING
1 1/2" = 1'-0"

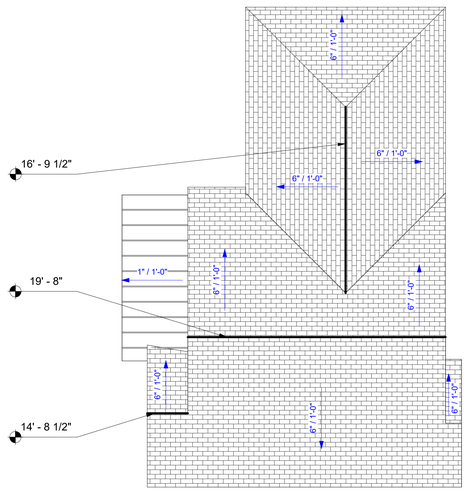


04 TYP ROOF OVERHANG AT BRICK
1 1/2" = 1'-0"



08 TYP RIDGE VENT
3" = 1'-0"

NOTE: MAIN HOUSE ROOF AND M.I.L. ROOF SHOWED IN RELATION TO EACH OTHER. DOES NOT REFLECT ACTUAL DISTANCE FROM EACH OTHER.



10 M.I.L. ROOF PLAN
1/8" = 1'-0"

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FM 549
2592

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

ROOF DETAILS

A2.70

Scale As indicated

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CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-071

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING SF	EXTERIOR MATERIALS
2480 S. FM-549	Single-Family home	1996	3,078	240	Brick
2516 S. FM-549	Single-Family home	1994	3,180	N/A	Siding & Brick
2548 S. FM-549	Single-Family home	1993	2,383	600	Brick
2592 S. FM-549	Single-Family home	Subject Property	3,287	1,267	Hardi-Board
2638 S. FM-549	Single-Family home	1998	2,753	2,400	Brick
2676 S. FM-549	Single-Family home	1995	2,791	N/A	Unknown
2716 S. FM-549	Single-Family home	1997	3,421	1,968	Stone & Brick
2744 S. FM-549	Single-Family home	1997	2,105	340	Brick & Siding
2778 S. FM-549	Single-Family home	1997	2,734	720	Stone & Brick
2816 S. FM-549	Single-Family home	1995	2,543	1,200	Brick & Siding
2844 S. FM-549	Single-Family home	1996	4,076	480	Brick
2884 S. FM-549	Single-Family home	1996	2,204	3,600	Brick & Stone
2914 S. FM-549	Single-Family home	2001	2,933	875	Brick
	AVERAGES:	1980	2,884	1,245	



2480 S. FM-549



2498 S. FM-549



2548 S. FM-549



2638 S. FM-549



2716 S. FM-549



2744 S. FM-549



2778 S. FM-548



2816 S. FM-549



2844 S. FM-549



2884 S. FM-549



2914 S. S. FM-549

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* AND A *GUEST QUARTERS/SECONDARY LIVING UNIT* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS ON A 5.05-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, LOFLAND LAKE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* and *Guest Quarters/Secondary Living Unit* on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM 549, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.04, *General Residential District Standards*, and Subsection 03.09, *Single Family Estate 4.0 (SFE-4.0) District*, of Article 05, *District Development Standards*, of the Unified

DRAFT 2025 ORDINANCE

Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home and *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a *Single-Family Home and Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'* & *'D'* and the *Floor Plans* depicted in *Exhibit 'E'* of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 1,270 SF.

4) The *Guest Quarters/'Secondary Living Unit* shall not incorporate kitchen facilities.

5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

DRAFT ORDINANCE 2025

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF DECEMBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 17, 2025*

2nd Reading: *December 1, 2025*

DRAFT ORDINANCE 11.11.2025

Exhibit 'A':
Location Map

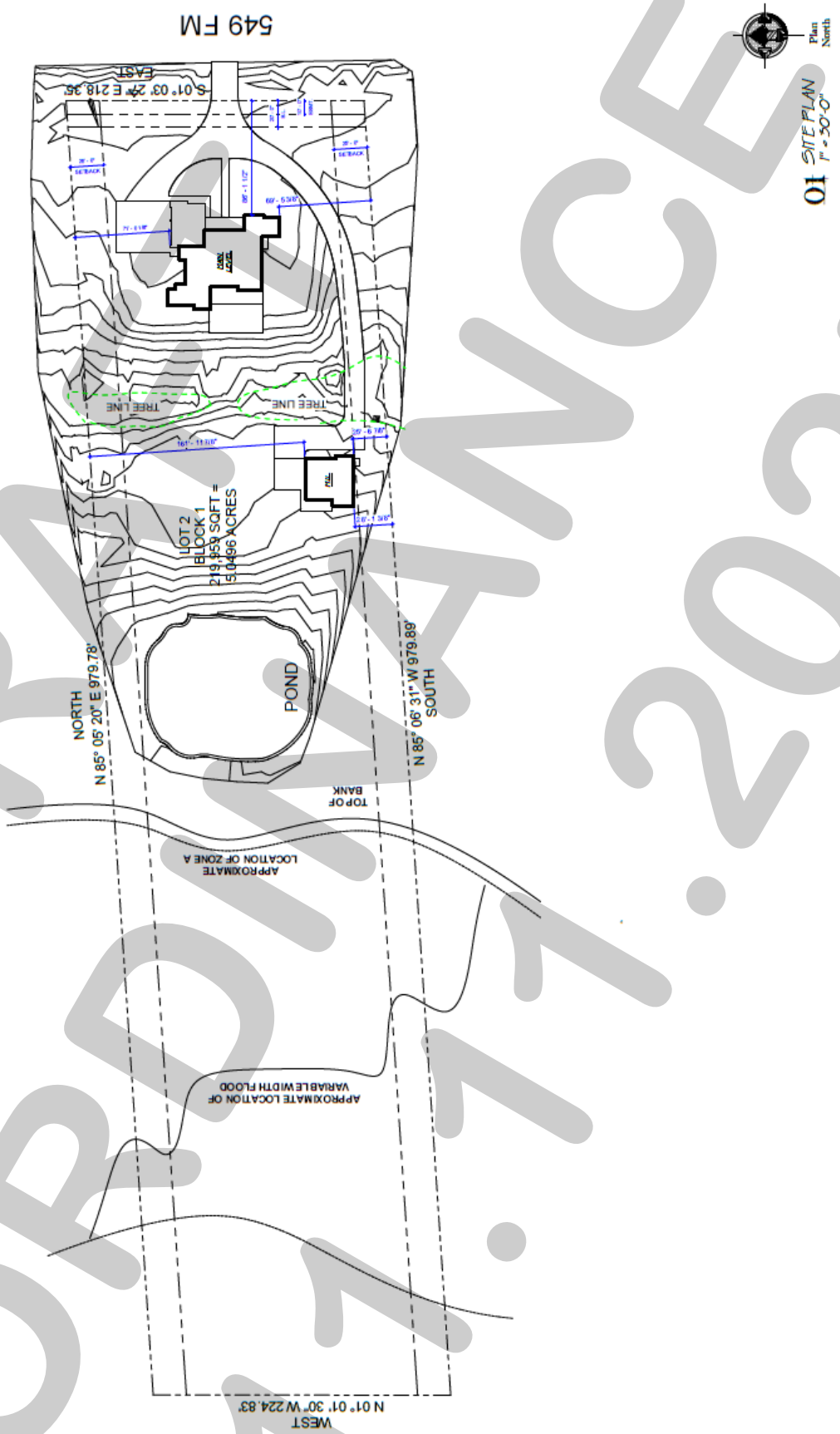
Address: *2592 FM-549*
Legal Description: *Lot 2, Block 1, Lofland Lake Estates Addition*



DRAFT 11.10.25

Exhibit 'B':

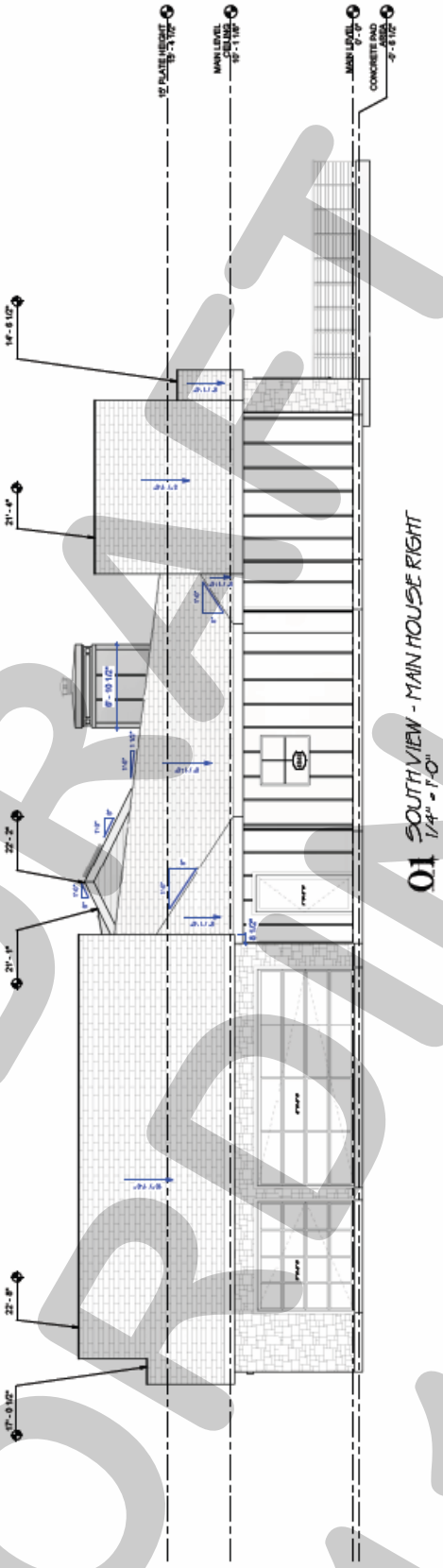
Residential Plot Plan



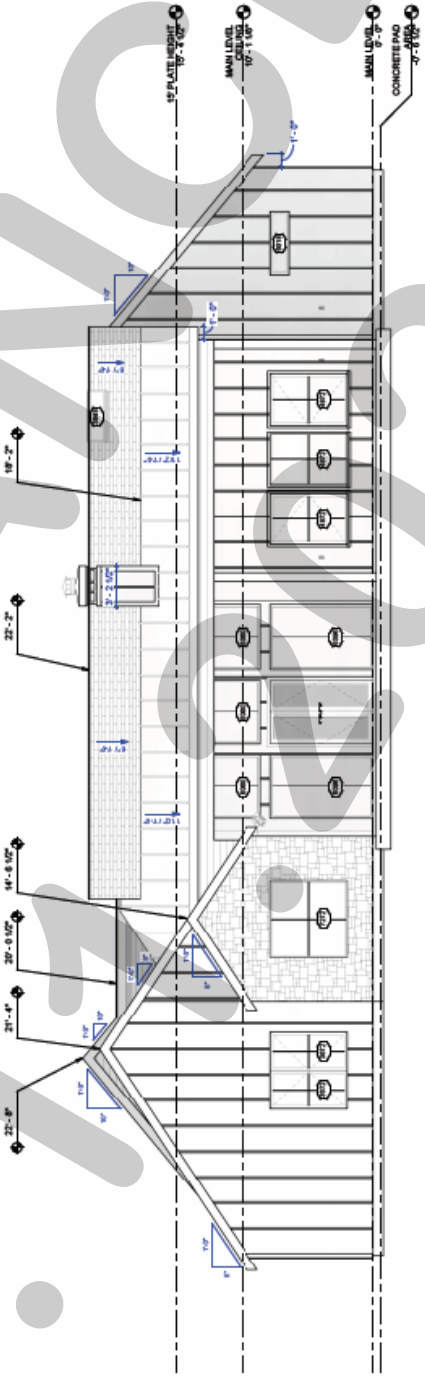
DRAFT ORDINANCE 11.11.2025

Exhibit 'C':

Building Elevations: Primary Structure



01 SOUTH VIEW - MAIN HOUSE RIGHT
1/4" = 1'-0"

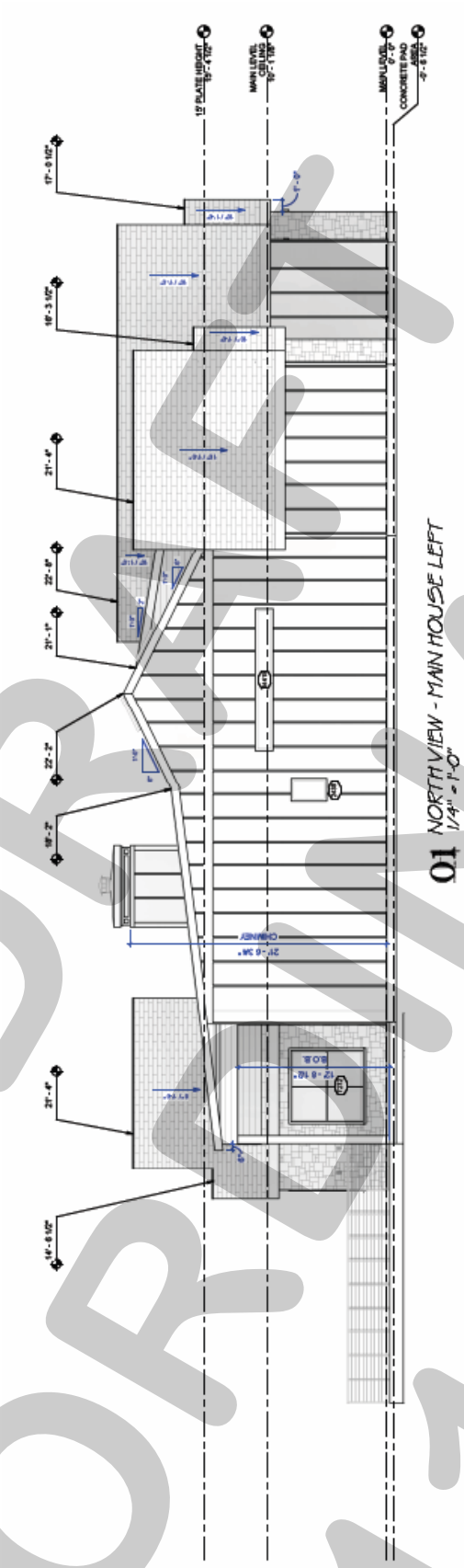


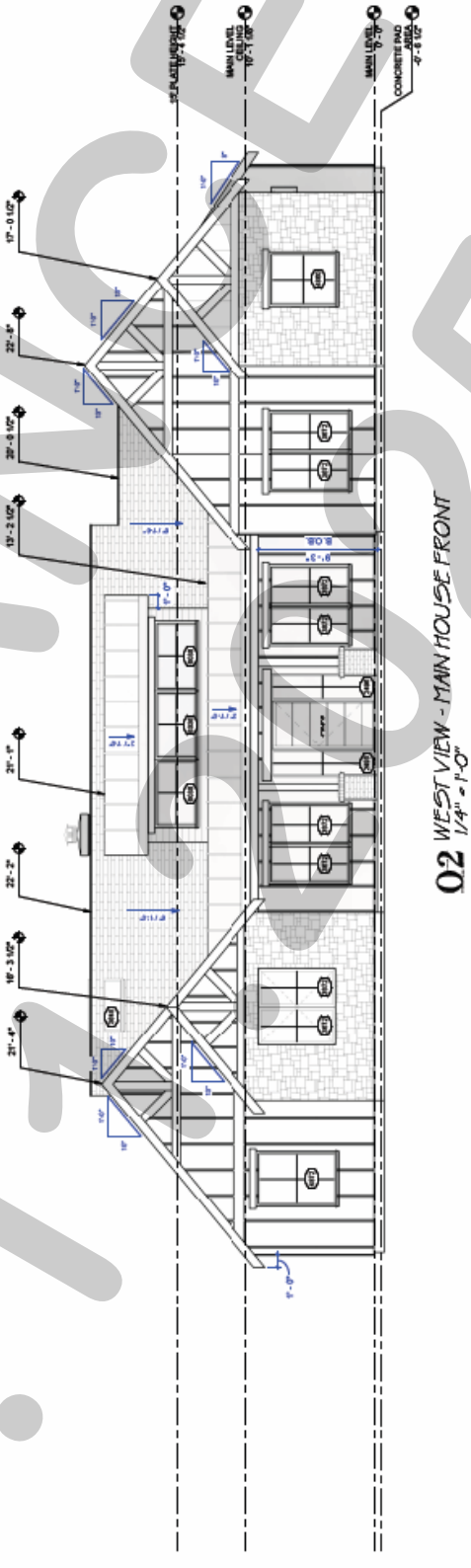
02 EAST VIEW - MAIN HOUSE REAR
1/4" = 1'-0"

DRAFT ORDINANCE 11.12.2025

Exhibit 'C':

Building Elevations: Primary Structure





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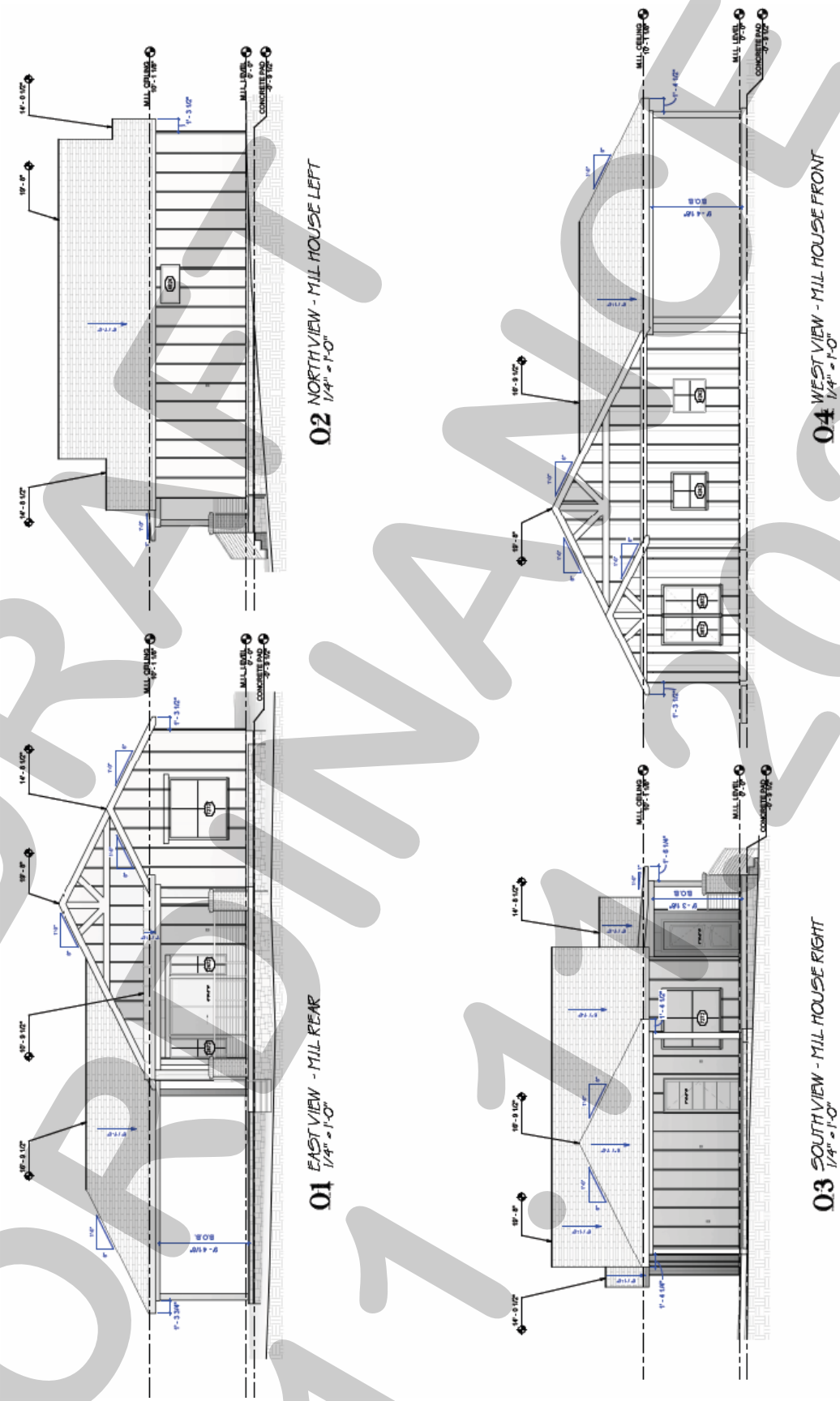
ORIGINAL
11.17.25

Exhibit 'D':

Building Elevations: Guest Quarters/Secondary Living Unit



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ORDINANCE
11.17.2025

Exhibit 'E':
Floor Plans: Primary Structure

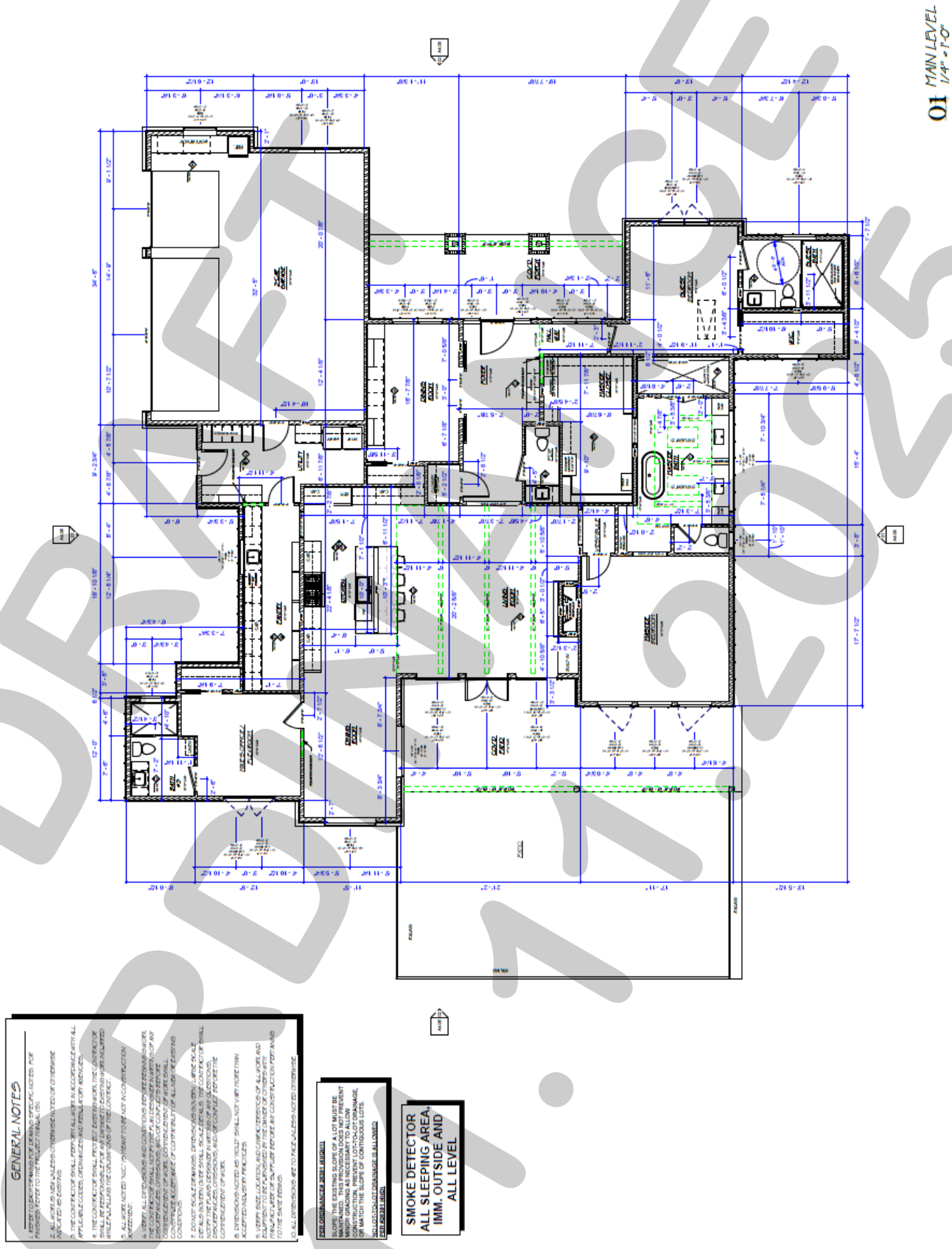

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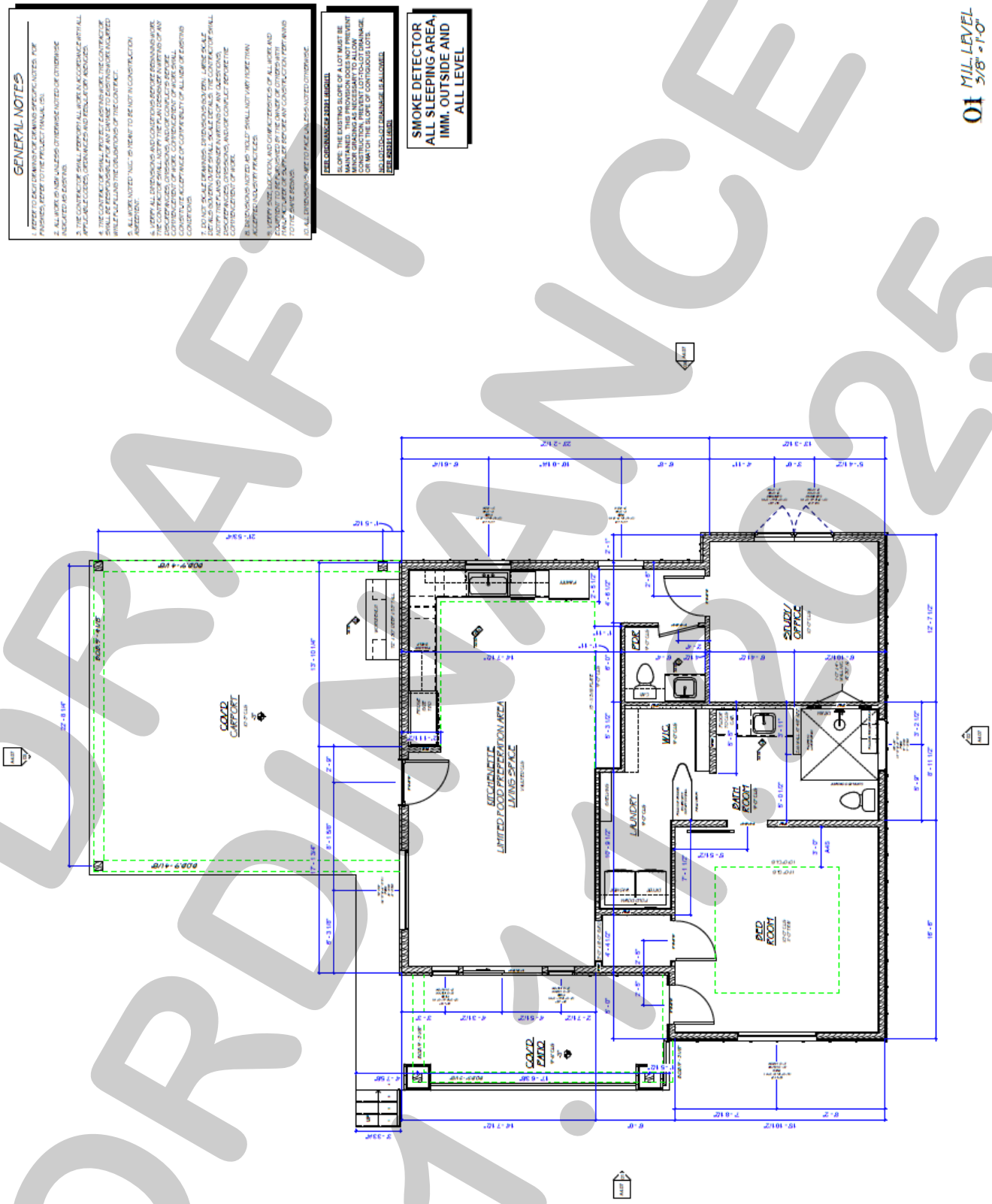
Exhibit 'F':

Floor Plan: Guest Quarters/Secondary Living Unit



DRAFT ORDINANCE 1.7.2025

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	November 17, 2025
APPLICANT:	Michael Lewis
CASE NUMBER:	Z2025-071; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision and a Guest Quarters/Secondary Living Unit at 2592 FM 549*

SUMMARY

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as a Lot 2, Block 1, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

BACKGROUND

The subject property was annexed on July 21, 1997, by *Ordinance No. 97-14* [*Case No. A1997-001*]. At the time of annexation, the property was zoned Agricultural (AG) District. On June 3, 2002, the City Council approved a *Zoning Change* [*Case No. PZ2001-103]* from Agricultural (AG) District to Single-Family Estate 4.0 (SFE-4.0) District for the Lofland Lake Estates Addition including the subject property. The subject property has remained vacant since annexation.

PURPOSE

The applicant -- *Michael Lewis* -- is requesting the approval of a Specific Use Permit (SUP) for the purpose of constructing a single-family home and a *Guest Quarters/Secondary Living Unit* on the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, and Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 2592 FM-549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 4.00-acre parcel of land [*i.e. 2548 S FM-549*] zoned Single-Family Estate 4.0 (SFE-4.0) District. Beyond this are five (5) parcels of land [*i.e. 2516, 2480, 2424, 2390, 2380 S FM-549]* that make up a part of the Lofland Lake Estates Addition. All of these properties are developed with single-family homes and are zoned Single-Family Estate 4.0 (SFE-4.0) District except for 2390 S. FM 549, which is vacant.

South: Directly south of the subject property are two (2) parcels of land [*i.e. 2638 and 2676 S FM-549*], zoned Single Family Estate 4.0 (SFE-4.0) District, and developed with single family homes. Beyond that is seven (7) parcels of land [*i.e 2716, 2744, 2778, 2816, 2844, 2884, and 2914 S FM-549*], zoned Single-Family Estate 2.0 (SFE-2.0) District, and developed with single family homes. Beyond this is S FM-549 which is classified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S FM-549 which is classified as an A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond that is Homestead Phase 1 Subdivision, which consists of 186 residential lots, was incorporated on

July 3, 2024, and is zoned Planned Development 92 (PD-92) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is the corporate limits of the City of Rockwall.

West: Directly west of the subject property is the Somerset Park Phase 2 Subdivision, which consists of 171 residential lots, was incorporated on August 31, 2022, and is zoned Planned Development 63 (PD-63) District for Single Family 10 (SF-10) District land uses. Beyond this is a 16.90-acre tract of land (*i.e. portion of Tract 3, Abstract No. 123, of the A Johnson Survey*), which is zoned Planned Development 103 (PD-103) for limited Commercial (C) District land uses. Beyond this is SH-205 which is classified as a P6D (*i.e. Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B) (11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." In this case, the subject property is located adjacent to Phase 2 of the Lofland Lake Estates Subdivision, which has been in existence for more than ten (10) years, consists of seven (7) lots, and is 100.00% developed.

The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being within 500-feet of an established subdivision and being zoned Single-Family Estate 4.0 (SFE-4.0) District, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing within Phase 1 & 2 of the Lofland Lake Estates Subdivision compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing within Lofland Lake Estates	Proposed Housing
Building Height	One (1) & Two (2) Story	One (1) Story
Building Orientation	All of the homes are oriented toward the street they are built along.	The front elevation of the home will face FM-549
Year Built	1900 - 2022	*N/A*
Building SF on Property	752 SF – 5,408 SF	3,287 SF
Building Architecture	Mostly Single-Family Homes	Comparable Architecture to the Surrounding New Single-Family Homes
Building Setbacks:		
Front	20-Feet or Greater	86-Feet
Side	10-feet or Greater	69-Feet
Rear	10-feet or Greater	More than 500-Feet
Building Materials	Brick, Siding, and Stone	Hardi-Board and Stone
Paint and Color		N/A
Roofs	Composite & Asphalt Shingles	Composite and Asphalt Shingle

The Specific Use Permit (SUP) request for the single-family home does appear to be in conformance with the density and dimensional requirements stipulated by the Unified Development Code (UDC). For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the subject property, staff has provided photos of the properties within the Lofland Lake Estates Subdivision and the proposed building elevations in the attached packet.

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit* is defined as "(a)n accessory building designed for the temporary occupancy of guests of the primary dwelling for which there is no remuneration and is not rented or otherwise used as separate domicile." According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* requires a Specific Use Permit (SUP) in a Single-Family Estate 4.0 (SFE-4.0) District and -- *according to Subsection 02.03* -- is subject to the following *Conditional Land Use Standards*: [*1*] the structure must be ancillary to a single-family home, [*2*] the square footage of the structure shall not exceed 30.00% of the square footage of the primary structure, and [*3*] the structure may not be sold or conveyed separately from the single-family home without meeting the zoning requirements for the district. In addition to these requirements, a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* is subject to the dimensional requirements contained in Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, and the parking requirements of Article 06, *Parking and Loading*, of the Unified Development Code (UDC). As stated above, *Guest Quarters/Secondary Living Unit* are permitted to be 30.00% of the square footage of the primary structure. In this case, the applicant is permitted a 983.40 SF *Guest Quarters/Secondary Living Unit* (*i.e. 3,278 SF x 30.00% = 983.4 SF*) based on the operational conditions for a *Guest Quarters/Secondary Living Unit*. With that being said, the applicant is requesting a 1,267 SF *Guest Quarters/Secondary Living Unit*, which represents 38.65% of the primary structure. This is approximately 8.65% larger than what the Unified Development Code (UDC) allows. In addition, the *Guest Quarters/Secondary Living Unit* will be architecturally similar to the primary structure, meet all setback requirements, incorporate a carport, and be situated behind the primary structure as shown in the *Residential Plot Plan* depicted in *Exhibit 'B'* of the draft ordinance.

If the applicant's Specific Use Permit (SUP) is approved, staff has included operational conditions in the Specific Use Permit (SUP) ordinance that tie down the size, height, and general architecture of the proposed single-family home and *Guest Quarters/Secondary Living Unit*. With this being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On October 22, 2025, staff mailed 60 notices to property owners and occupants within 500-feet of the subject property. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as

required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a *Specific Use Permit (SUP)* for *Residential Infill Adjacent to an Established Subdivision and Guest Quarters/Secondary Living Unit*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

a) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

b) The construction of a *Single-Family Home and Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'* & *'D'* and the *Floor Plans* depicted in *Exhibit 'E'* & *'F'* of this ordinance.

c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 1,270 SF.

d) The *Guest Quarters/'Secondary Living Unit* shall not incorporate kitchen facilities.

e) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On November 11, 2025, the Planning and Zoning Commission approved a motion to approve the *Specific Use Permit* by a vote of 6-0, with Commissioner Hustings absent.

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	2592 FM549				
SUBDIVISION	Lofland Lake Estates	LOT	2	BLOCK	1
GENERAL LOCATION	2592 FM549				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	SFE-4	CURRENT USE	Residential		
PROPOSED ZONING	SFE-4	PROPOSED USE	Residential		
ACREAGE	5.05	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	Michael Lewis	☐ APPLICANT	Michael Lewis
CONTACT PERSON	Michael Lewis	CONTACT PERSON	Michael Lewis
ADDRESS	4208 Ashcrest St	ADDRESS	4208 Ashcrest St
CITY, STATE & ZIP	Mesquite TX 75150	CITY, STATE & ZIP	Mesquite, TX 75150
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Lewis [*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 $ 215.75 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16 *DAY OF* October, 2025. *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."*

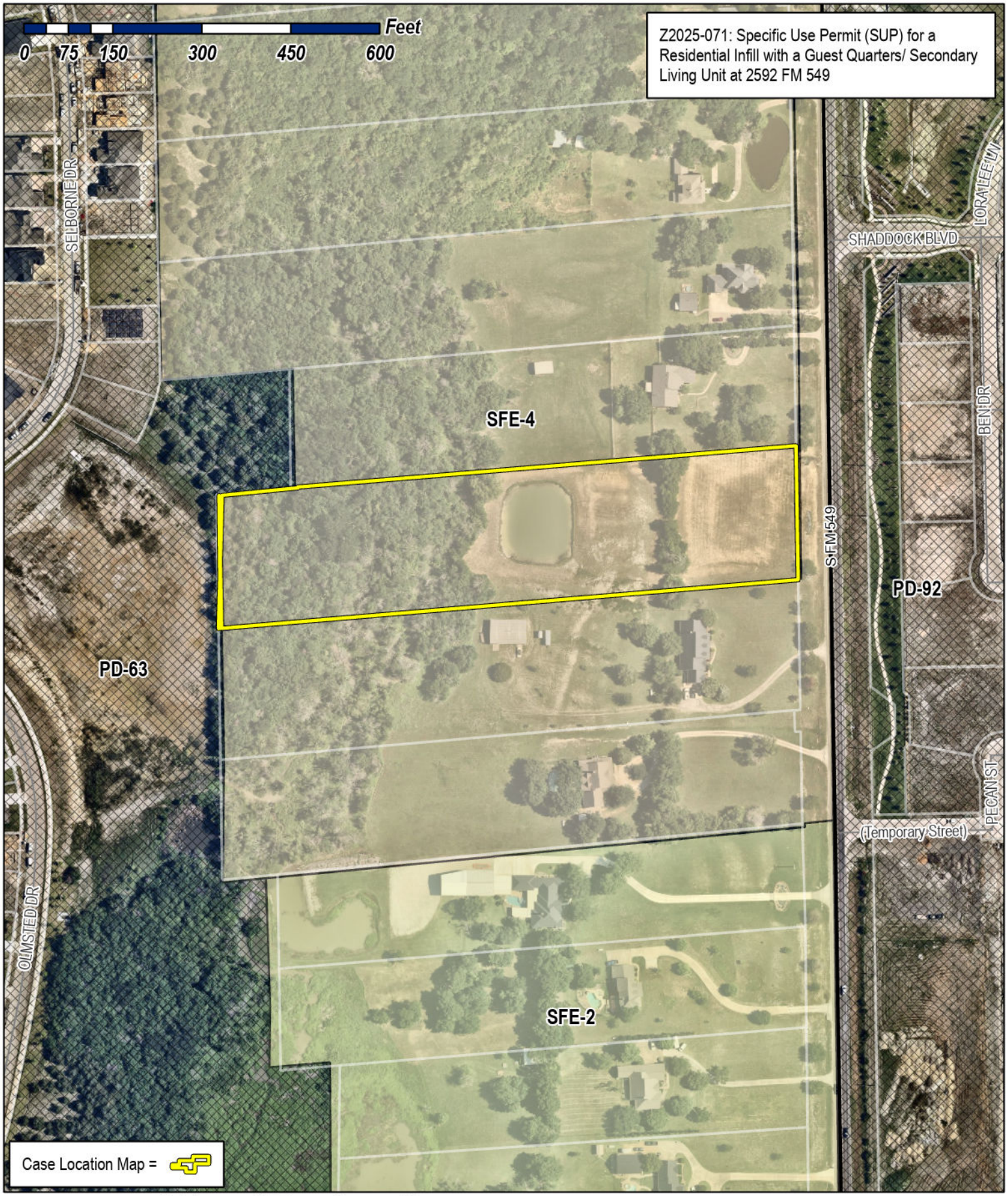
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 *DAY OF* October, 2025.

OWNER'S SIGNATURE [signature]

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

KIMBERLY ANN VELTNER
Notary Public, State of Texas
Comm. Expires 05-01-2026
Notary ID 11190374

MY COMMISSION EXPIRES 5/1/2026



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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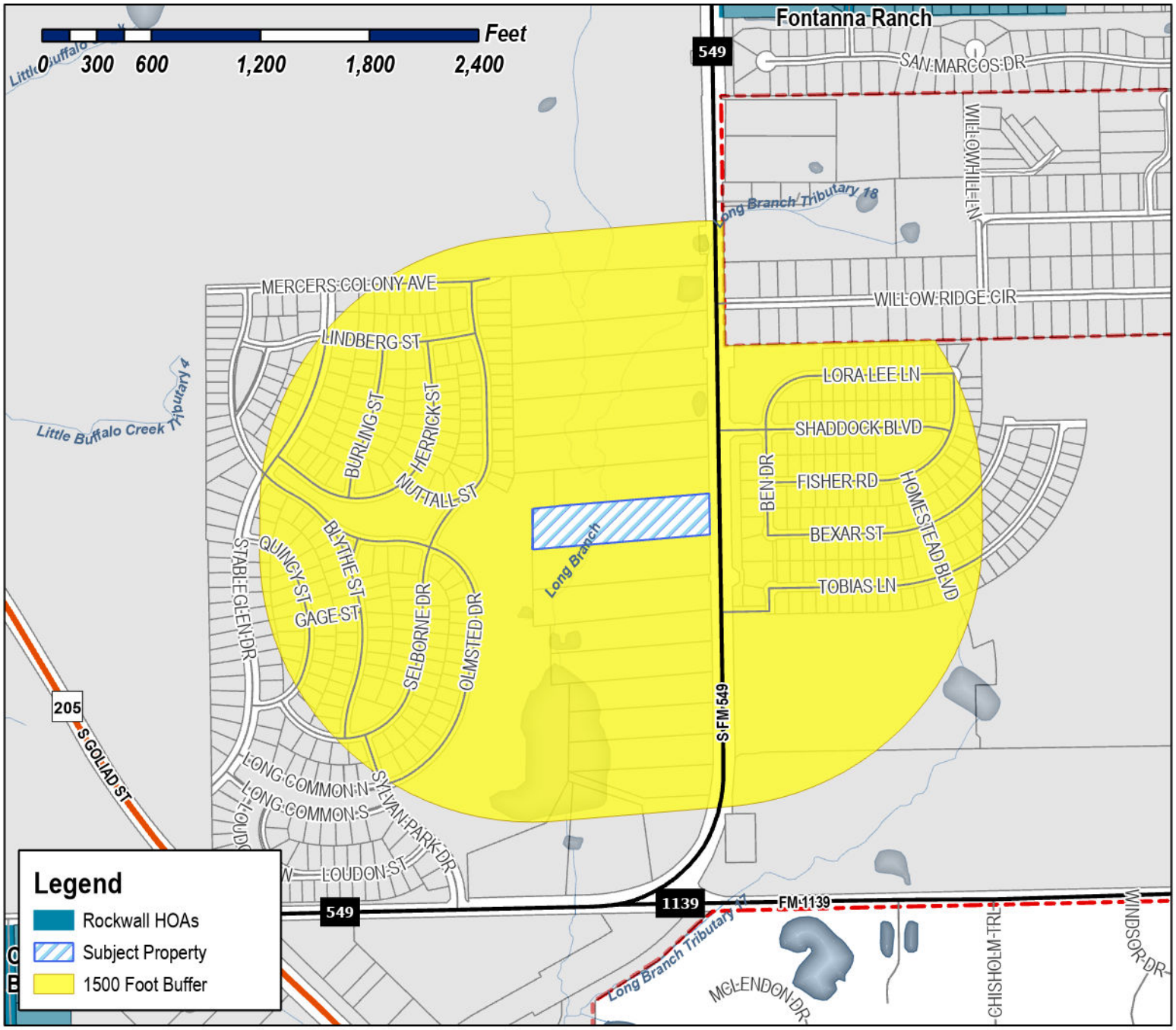
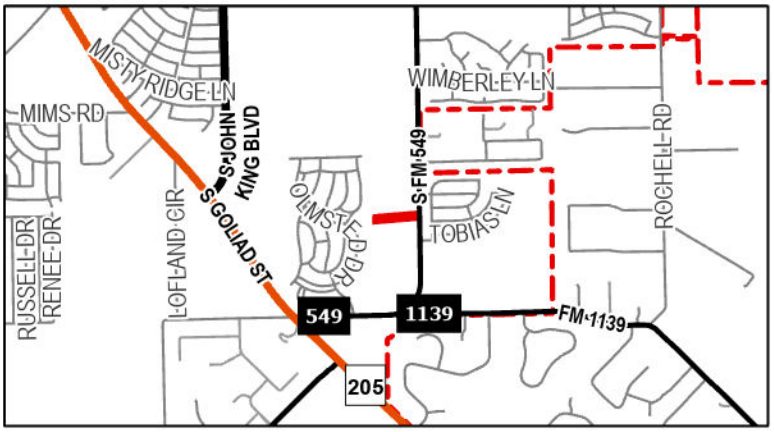


Case Number: Z2025-071
Case Name: SUP for a Residential Infill with a Guest Quarters/ Secondary Living Unit
Case Type: Zoning
Zoning: Single-Family Estate 4 District (SFE-4)
Case Address: 2592 FM 549



Date Saved: 10/17/2025
For Questions on this Case Call (972) 771-7745

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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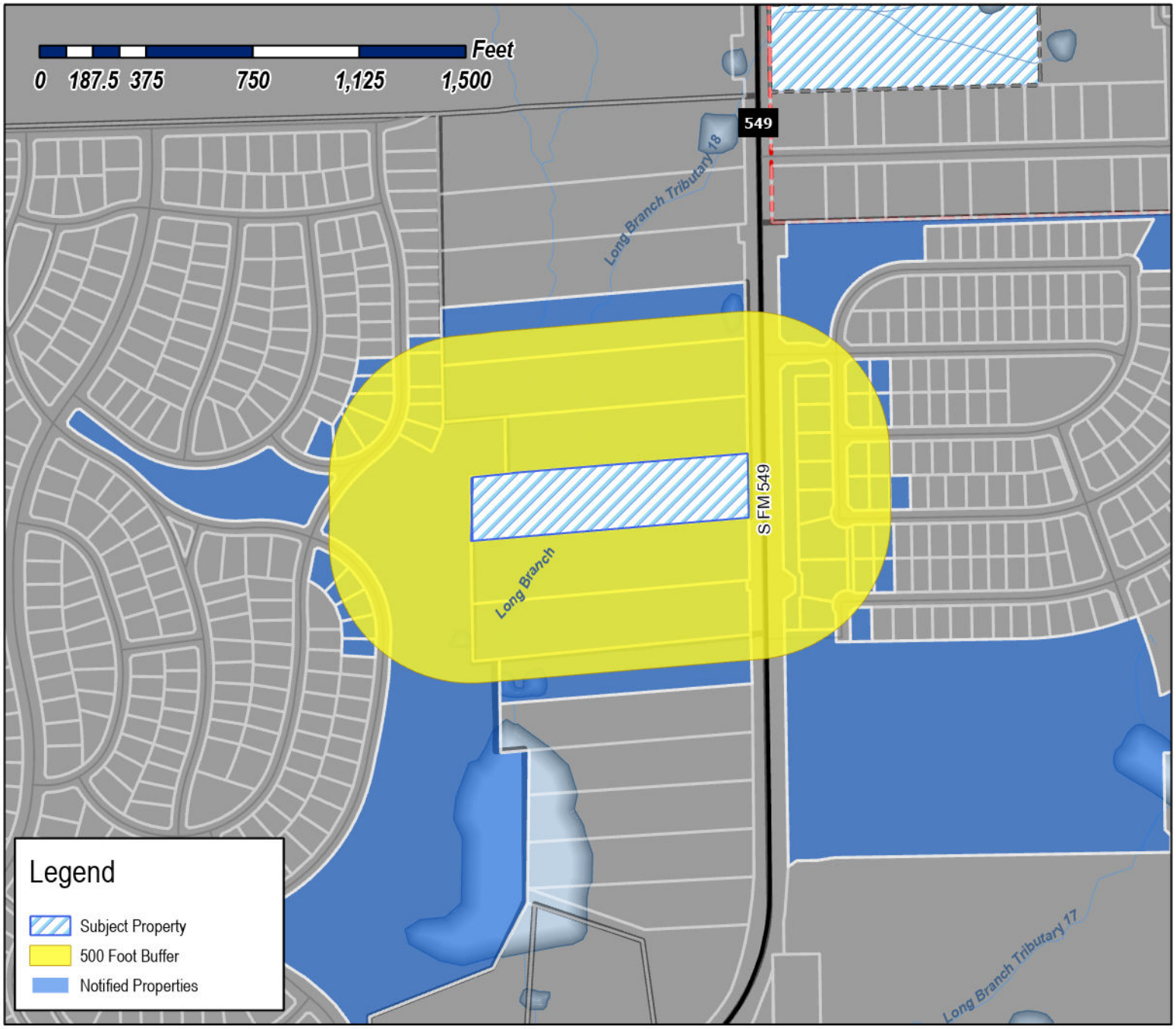

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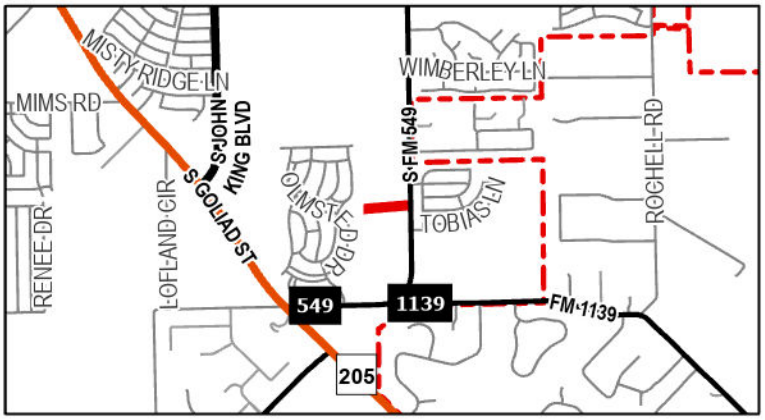


SYVRUD ZACHARY J
108 Brentwood Dr
Heath, TX 75032

DFH COVENTRY, LLC
14701 PHILIPS HWY STE 300
JACKSONVILLE, FL 32256

GRAND HOMES 2014 LP
15455 Dallas Pkwy Ste 1000
Addison, TX 75001

SOMERSET PARK COMMUNITY ASSOCIATION, INC
1800 PRESTON PARK BLVD STE 200
PLANO, TX 75093

SH DEV KLUTTS ROCKWALL LLC
2400 DALLAS PARKWAY SUITE 460
PLANO, TX 75093

ACOSTA ANTHONY
2480 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRISTOPHER W & SHERRI L
2516 S FM 549
ROCKWALL, TX 75032

DUGGAN CHRIS AND SHERRI
2516 S FM 549
ROCKWALL, TX 75032

RESIDENT
2521 S FM 549
ROCKWALL, TX 75032

RESIDENT
2548 FM549
ROCKWALL, TX 75032

RESIDENT
2592 FM549
ROCKWALL, TX 75032

RESIDENT
2624 NUTTALL ST
ROCKWALL, TX 75032

RESIDENT
2628 NUTTALL ST
ROCKWALL, TX 75032

RESIDENT
2638 S FM549
ROCKWALL, TX 75032

MCCANN KEVIN J AND ERIN M
2676 FM 549
ROCKWALL, TX 75032

RESIDENT
2716 FM549
ROCKWALL, TX 75032

RESIDENT
2994 S FM549
ROCKWALL, TX 75032

RESIDENT
3100 LORA LEE LN
ROCKWALL, TX 75032

RESIDENT
3101 BEN DR
ROCKWALL, TX 75032

RESIDENT
3101 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3102 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3102 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3102 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3103 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3103 SHADDOCK BLVD
ROCKWALL, TX 75032

RESIDENT
3104 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3105 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3106 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3106 FISHER RD
ROCKWALL, TX 75032

RESIDENT
3107 SHADDOCK BLVD
ROCKWALL, TX 75032

MORENO JOSE ROBERTO III & ANN MARIE
3107 BEXAR ST
ROCKWALL, TX 75032

RESIDENT
3108 TOBIAS LN
ROCKWALL, TX 75032

RESIDENT
3110 BEXAR ST
ROCKWALL, TX 75032

ARCADIA LAKES OF SOMERSET HOLDINGS LLC
3500 MAPLE AVENUE #1165
DALLAS, TX 75219

RESIDENT
3808 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3813 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3814 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3817 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3820 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3821 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3824 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3825 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3828 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3875 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3950 BEN DR
ROCKWALL, TX 75032

RESIDENT
3954 BEN DR
ROCKWALL, TX 75032

RESIDENT
4002 BEN DR
ROCKWALL, TX 75032

RESIDENT
4006 BEN DR
ROCKWALL, TX 75032

RESIDENT
4010 BEN DR
ROCKWALL, TX 75032

RESIDENT
4103 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4107 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4111 OLMSTEAD DR
ROCKWALL, TX 75032

MCDONALD CHRISTINA MARIE
4111 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4115 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4119 OLMSTEAD DR
ROCKWALL, TX 75032

RESIDENT
4120 PECAN ST
ROCKWALL, TX 75032

LEWIS MIKE AND
MAEGAN GREEN
4208 ASHCREST ST
MESQUITE, TX 75150

TRI POINTE HOMES DFW, LLC
6201 W Plano Pkwy Ste 150
Plano, TX 75093

DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 STE 150
IRVING, TX 75038

POWERS FAMILY TRUST
JAMES DWAINE & PATRICIA ANNETTE POWERS
CO TRUSTEES
PO BOX 850
ROCKWALL, TX 75087

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2025-071: SUP for a Residential Infill with Guest a Quarters/ Secondary Living Unit at 2592 FM 549

Hold a public hearing to discuss and consider a request by Michael Lewis for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision and a Guest Quarters/Secondary Living Unit for the purpose of constructing a single-family home on a 5.05-acre parcel of land identified as a Lot 2, Block A, Lofland Lake Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM-549, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, November 11, 2025 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, November 17, 2025 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Monday, November 17, 2025 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2025-071: SUP for a Residential Infill with Guest a Quarters/ Secondary Living Unit at 2592 FM 549

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

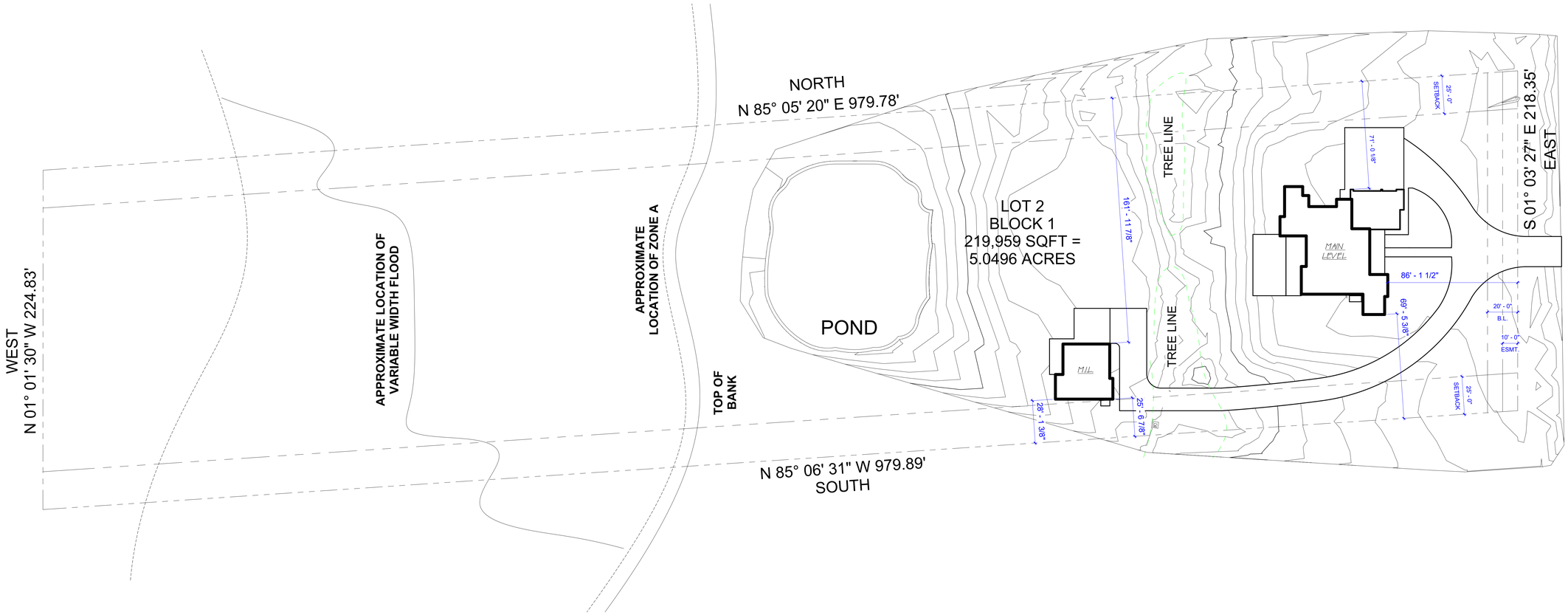
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

THE INFORMATION WAS OBTAINED BY :

SURVEY PERFORMED BY CBG SURVEYING INC.
1413 EAST INTERSTATE 30, SUITE 7,
GARLAND, TEXAS 75043
PH : (214) 349 - 9485

DATED : 06/26/2027
JOB # : 1712821



01 SITE PLAN
1" = 30'-0"

Plan North

TAG & ASSOCIATES
LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
M.I.L. Suite	1,267 sq ft
Main Cov'd Area	736 sq ft
M.I.L. Cov'd Area	735 sq ft
Total Under Air	4,554 sq ft
Garage	884 sq ft
Total Square Feet	6,909 sq ft

2592 FM 549

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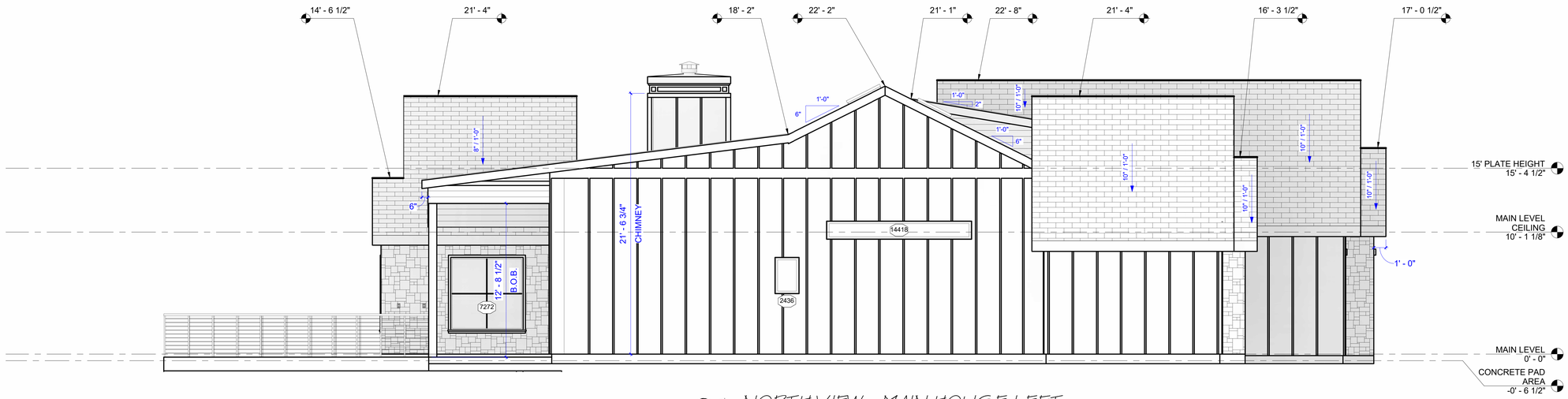
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

SITE PLAN

A1.10

Scale As indicated

11/10/2025 12:54:08 PM



01 NORTH VIEW - MAIN HOUSE LEFT
1/4" = 1'-0"



02 WEST VIEW - MAIN HOUSE FRONT
1/4" = 1'-0"

TAG & ASSOCIATES
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SQUARE FOOTAGE

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2592 FM 549

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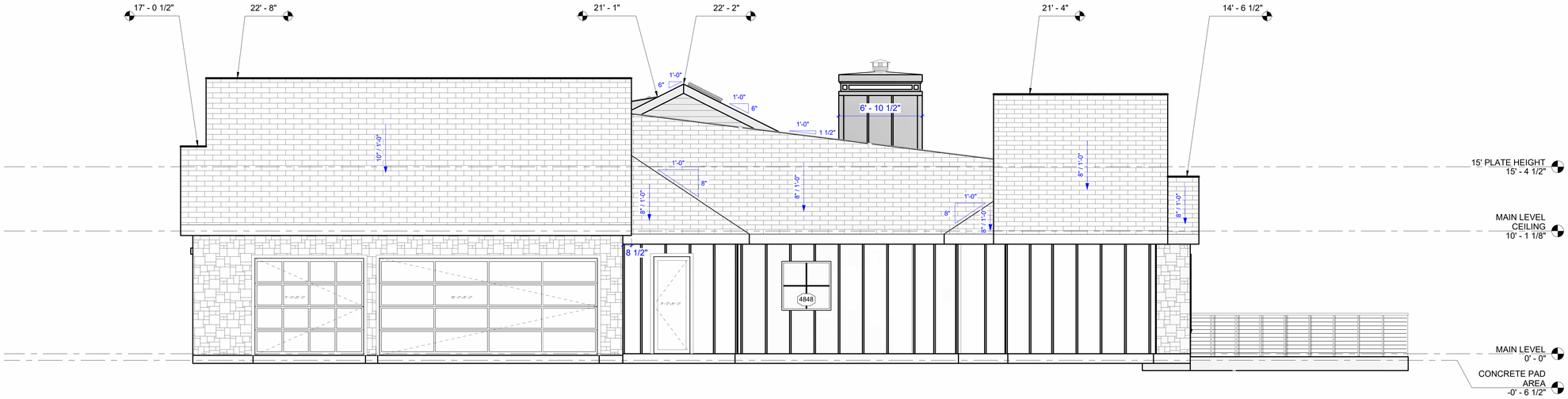
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

ELEVATIONS

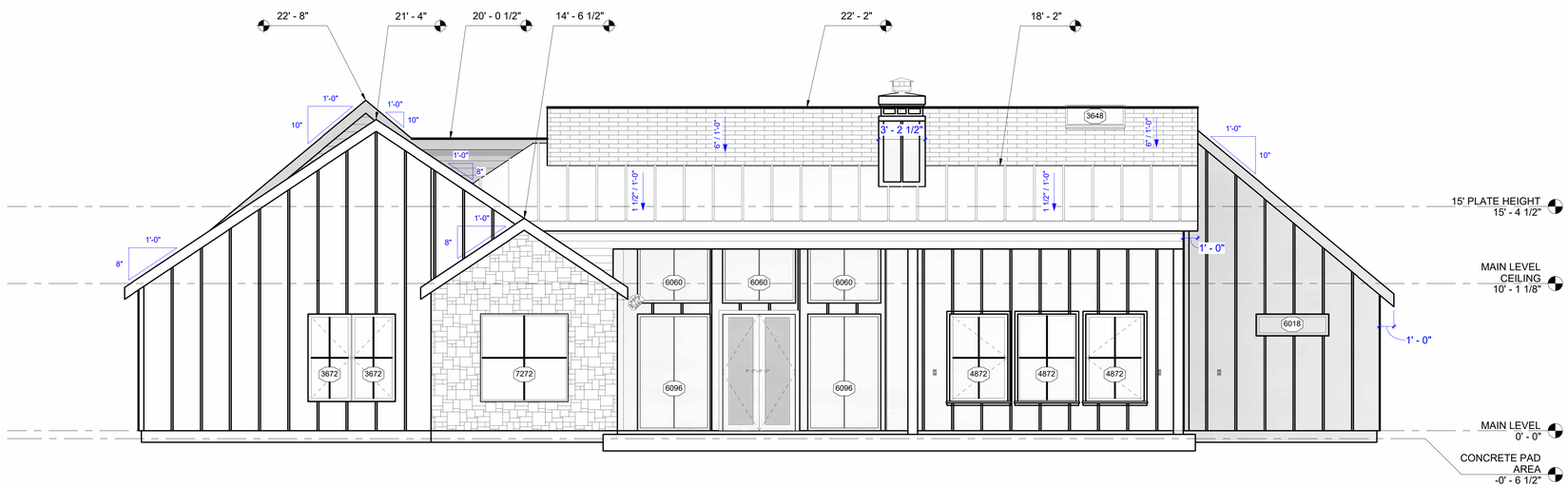
A4.05

Scale 1/4"= 1'-0"

11/10/2025 12:54:57 PM



01 SOUTH VIEW - MAIN HOUSE RIGHT
1/4" = 1'-0"



02 EAST VIEW - MAIN HOUSE REAR
1/4" = 1'-0"

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

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2592 FM 549

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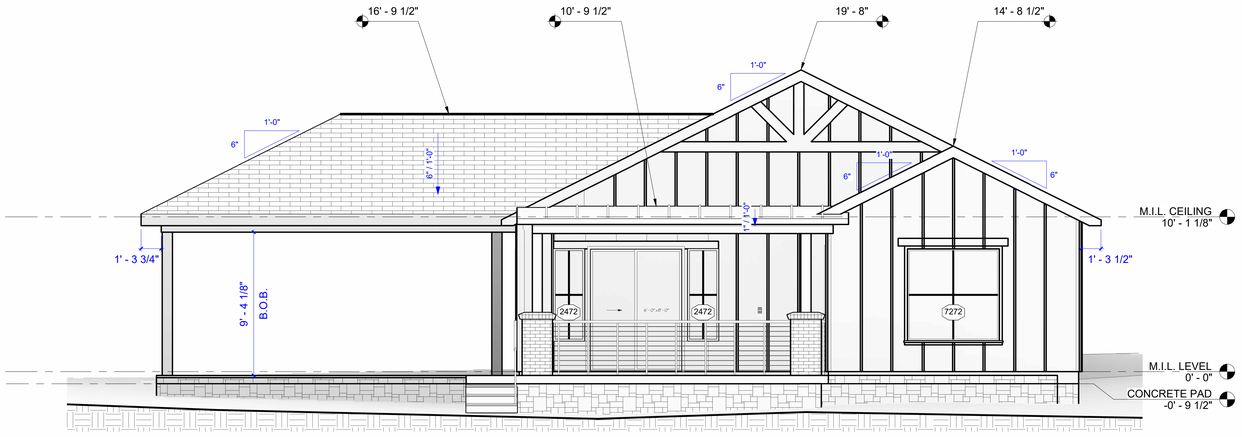
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

ELEVATIONS

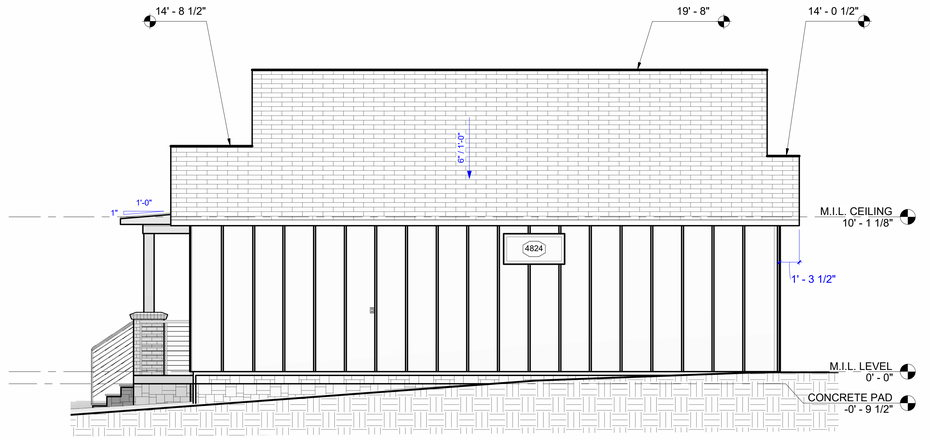
A4.06

Scale 1/4"= 1'-0"

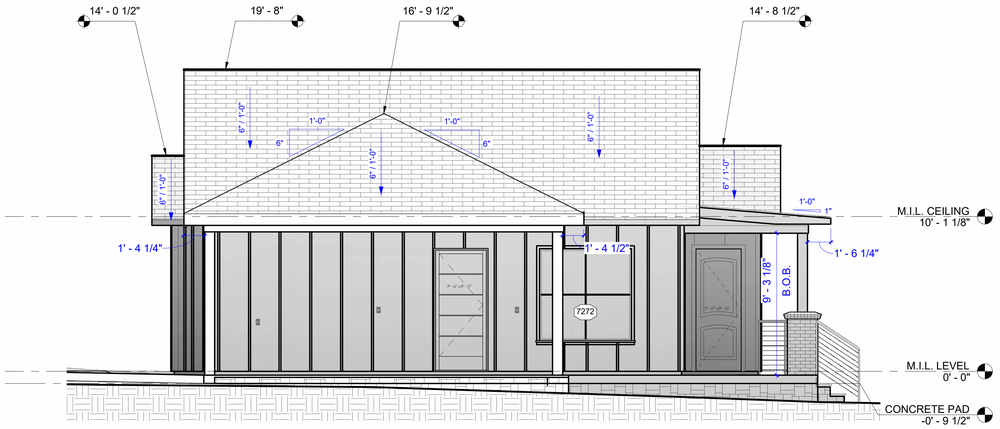
11/10/2025 12:55:23 PM



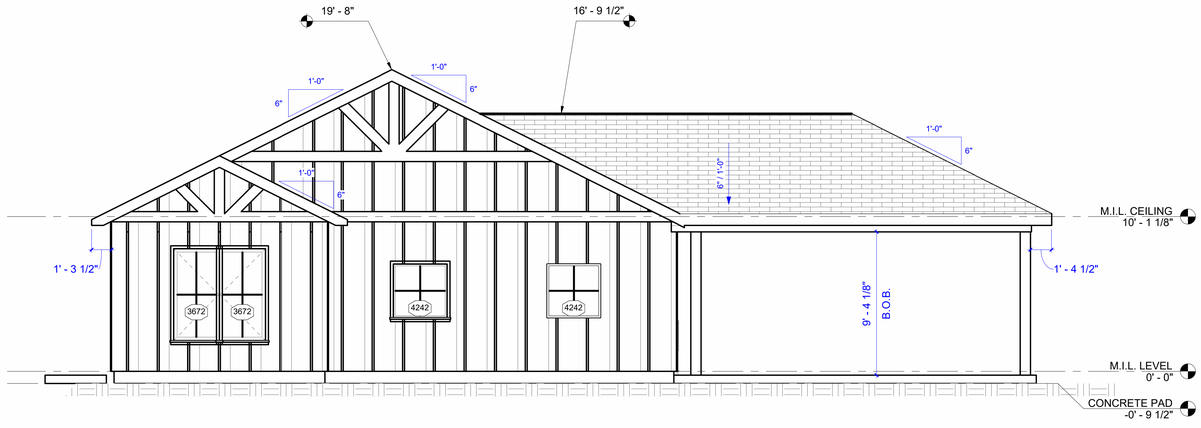
01 EAST VIEW - M.I.L REAR
1/4" = 1'-0"



02 NORTH VIEW - M.I.L HOUSE LEFT
1/4" = 1'-0"



03 SOUTH VIEW - M.I.L HOUSE RIGHT
1/4" = 1'-0"



04 WEST VIEW - M.I.L HOUSE FRONT
1/4" = 1'-0"

TAG & ASSOCIATES
LLC
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Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

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2592 FM 549

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

M.I.L. ELEVATIONS

A4.07

Scale 1/4"= 1'-0"

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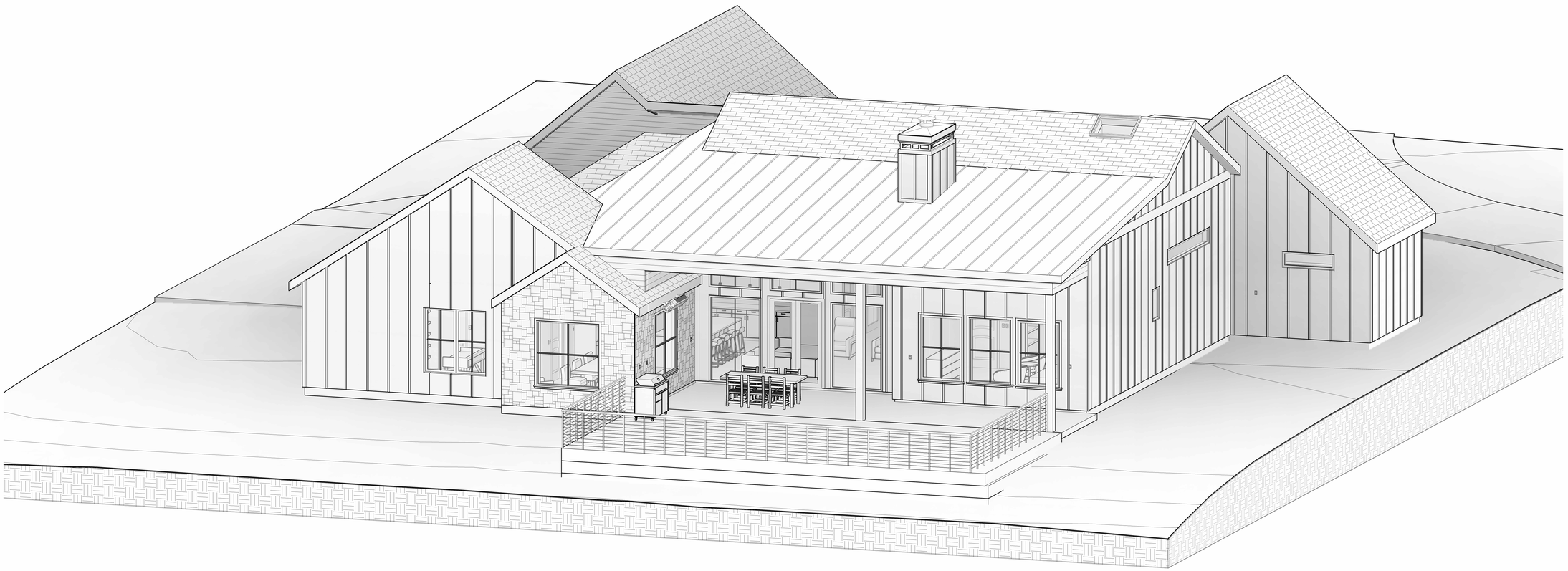

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2592 FM 549

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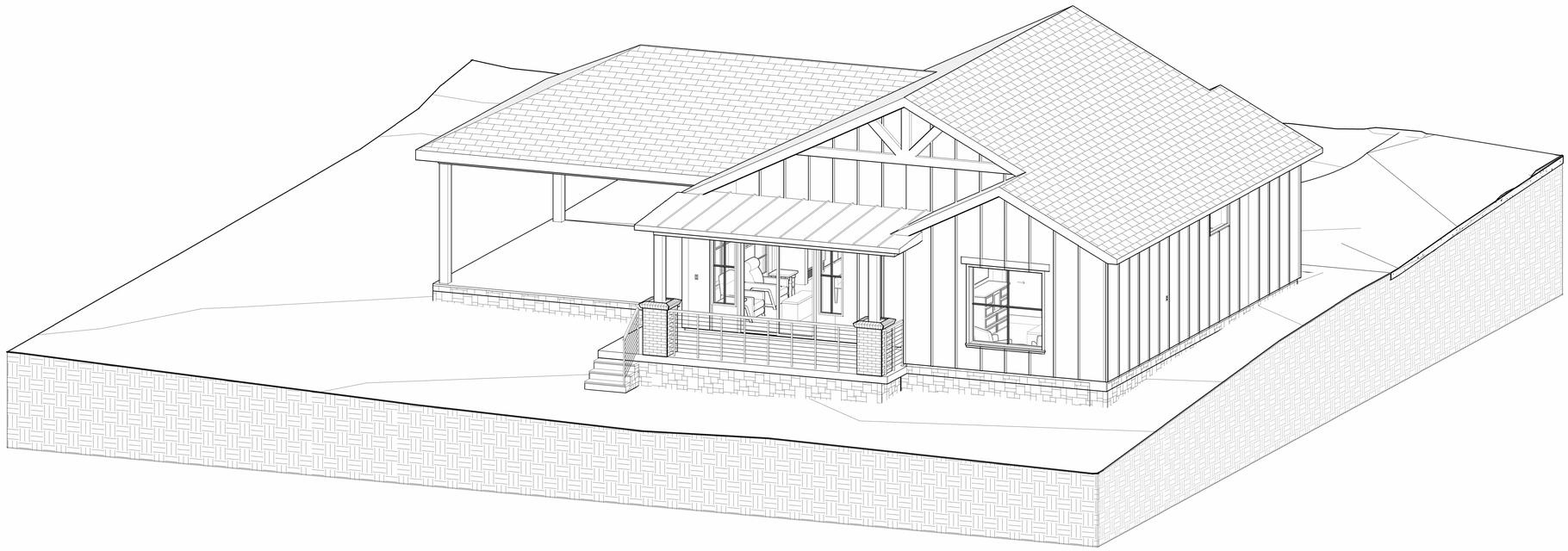
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

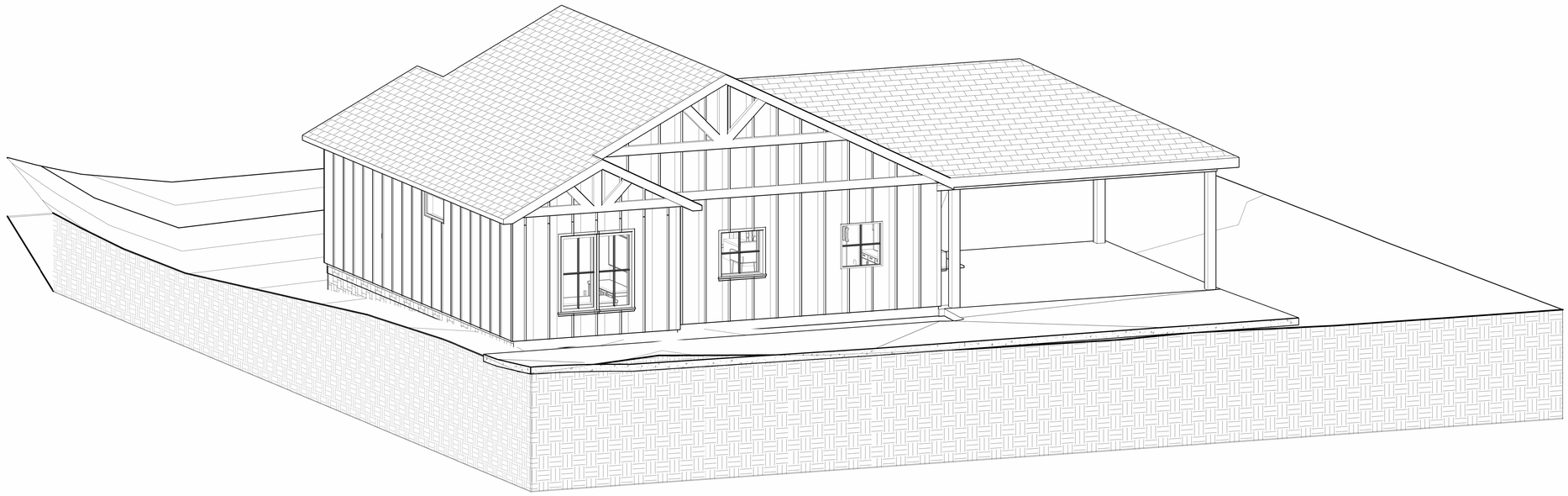
MAIN LEVEL 3D ELEVATIONS

A4.09

Scale -

11/10/2025 12:56:59 PM





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LLC
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Email: tag@designedbytag.com

SQUARE FOOTAGE

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

M.I.L. 3D ELEVATIONS

A4.08

Scale -

11/10/2025 12:56:19 PM

GENERAL NOTES

1. REFER TO EACH DRAWING FOR DRAWING SPECIFIC NOTES. FOR FINISHES, REFER TO THE PROJECT MANUAL (S).

2. ALL WORK IS NEW UNLESS OTHERWISE NOTED OR OTHERWISE INDICATED AS EXISTING.

3. THE CONTRACTOR SHALL PERFORM ALL WORK IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES AND REGULATORY AGENCIES.

4. THE CONTRACTOR SHALL PROTECT EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK INCURRED WHILE FULFILLING THE OBLIGATIONS OF THE CONTRACT.

5. ALL WORK NOTED "N.I.C." IS MEANT TO BE NOT IN CONSTRUCTION AGREEMENT.

6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE PLAN DESIGNER IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE COMMENCEMENT OF WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF COMPATIBILITY OF ALL NEW OR EXISTING CONDITIONS.

7. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE PLANS DESIGNER IN WRITING OF ANY QUESTIONS, DISCREPANCIES, OMISSIONS, AND/OR CONFLICT BEFORE THE COMMENCEMENT OF WORK.

8. DIMENSIONS NOTED AS "HOLD" SHALL NOT VARY MORE THAN ACCEPTED INDUSTRY PRACTICES.

9. VERIFY SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY THE OWNER OR OTHERS WITH MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO THE SAME BEGINS.

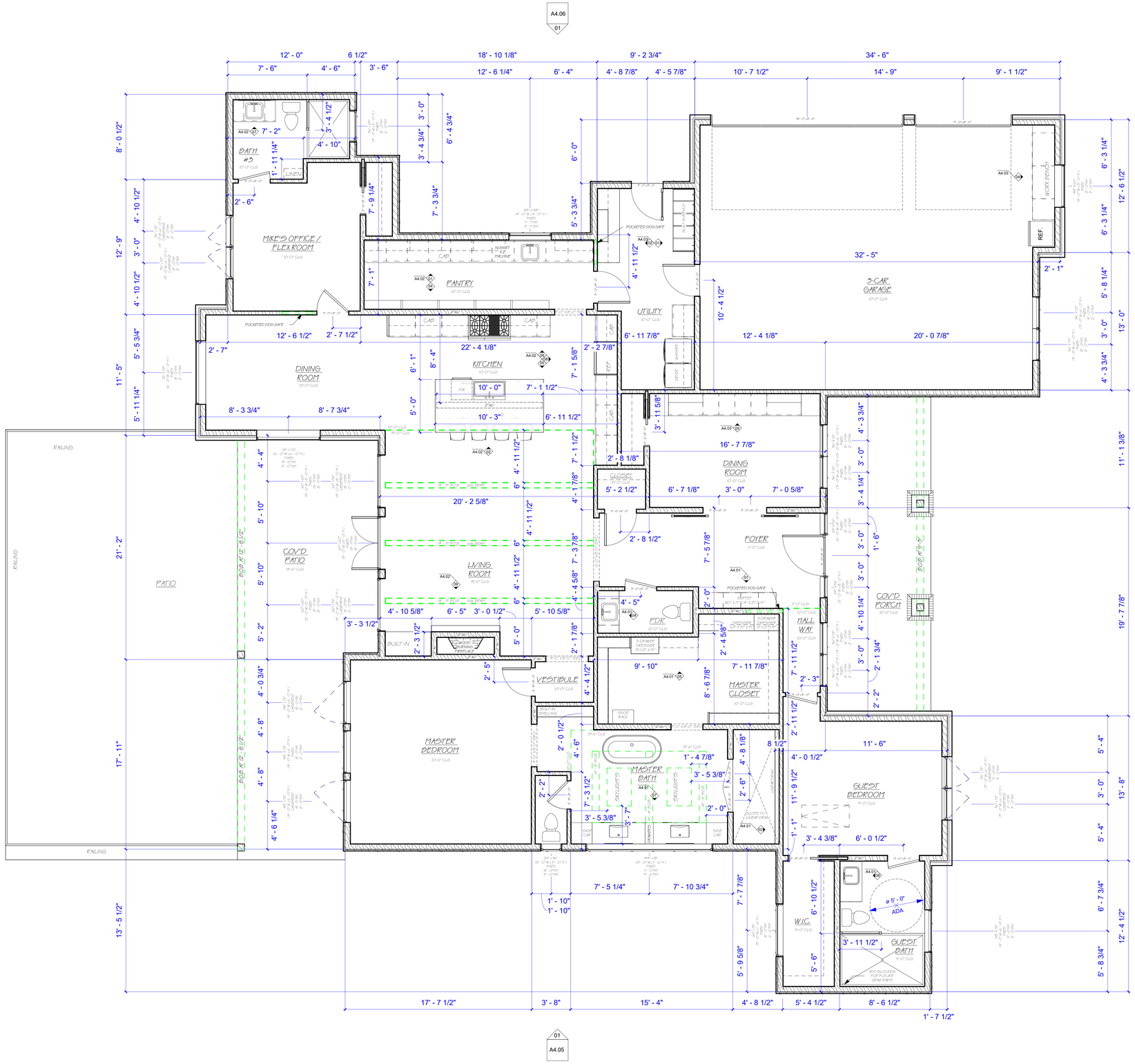
10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PER ORDINANCE# 26391 (4)(Q)(1)

SLOPE: THE EXISTING SLOPE OF A LOT MUST BE MAINTAINED. THIS PROVISION DOES NOT PREVENT MINOR GRADING AS NECESSARY TO ALLOW CONSTRUCTION, PREVENT LOT-TO-LOT DRAINAGE, OR MATCH THE SLOPE OF CONTIGUOUS LOTS.

NO LOT-TO-LOT DRAINAGE IS ALLOWED
PER #26391 (4)(D)

SMOKE DETECTOR ALL SLEEPING AREA, IMM. OUTSIDE AND ALL LEVEL



01 MAIN LEVEL
1/4" = 1'-0"

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

Email: tag@designedbytag.com

SQUARE FOOTAGE

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2592 FM 549

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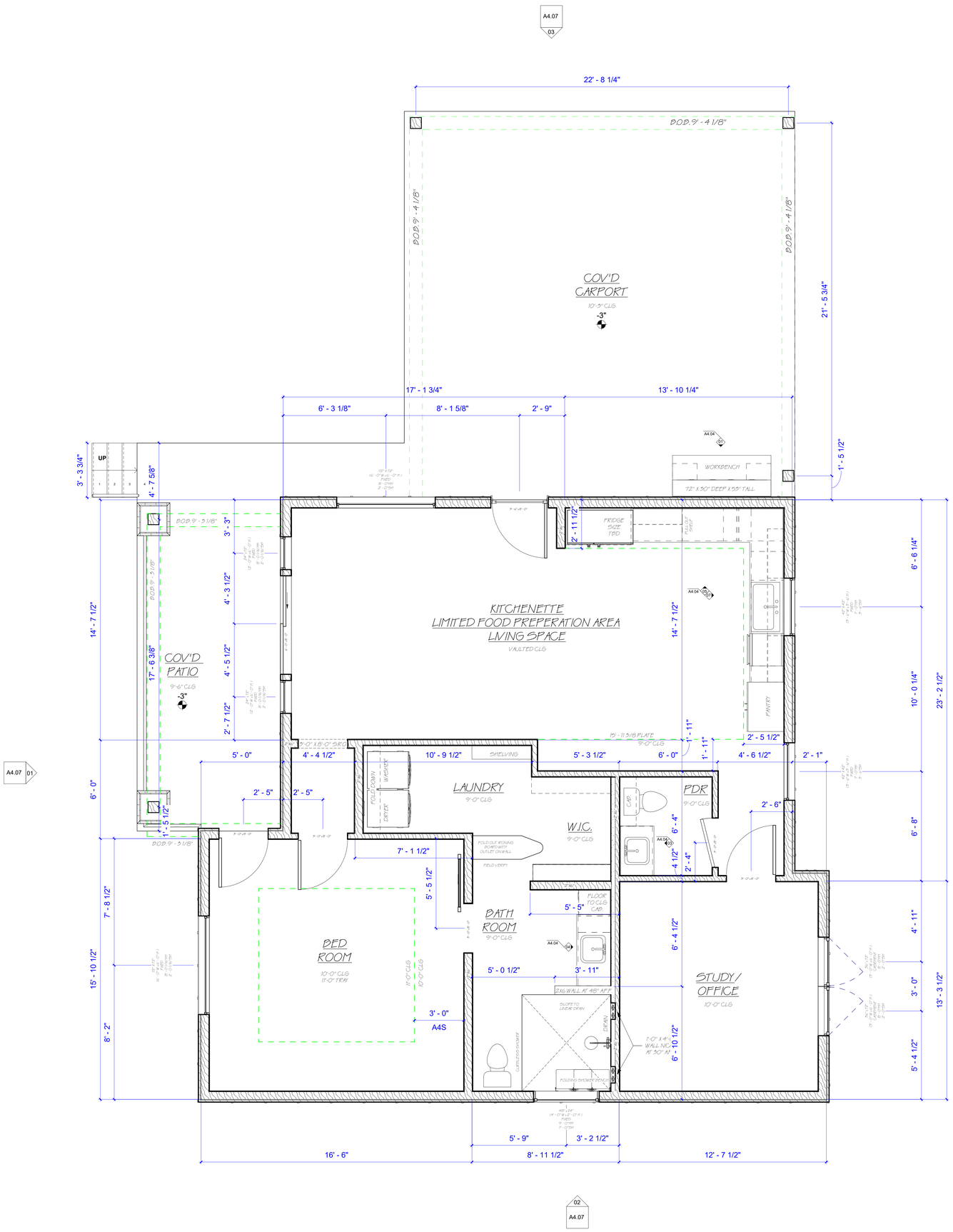
2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

MAIN LEVEL
FLOOR PLAN

A2.10

Scale As indicated

11/10/2025 12:54:23 PM



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4. THE CONTRACTOR SHALL PROTECT EXISTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING WORK INCURRED WHILE FULFILLING THE OBLIGATIONS OF THE CONTRACT.

5. ALL WORK NOTED "N.I.C." IS MEANT TO BE NOT IN CONSTRUCTION AGREEMENT.

6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING WORK. THE CONTRACTOR SHALL NOTIFY THE PLAN DESIGNER IN WRITING OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE COMMENCEMENT OF WORK. COMMENCEMENT OF WORK SHALL CONSTITUTE ACCEPTANCE OF COMPATIBILITY OF ALL NEW OR EXISTING CONDITIONS.

7. DO NOT SCALE DRAWINGS; DIMENSIONS GOVERN; LARGE SCALE DETAILS GOVERN OVER SMALL SCALE DETAILS. THE CONTRACTOR SHALL NOTIFY THE PLANS DESIGNER IN WRITING OF ANY QUESTIONS, DISCREPANCIES, OMISSIONS, AND/OR CONFLICT BEFORE THE COMMENCEMENT OF WORK.

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10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

PER ORDINANCE# 26391 (4)(Q)(1)

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NO LOT-TO-LOT DRAINAGE IS ALLOWED
PER #26391 (4)(D)

SMOKE DETECTOR ALL SLEEPING AREA, IMM. OUTSIDE AND ALL LEVEL

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE

Tag & Tristan Gilkeson
Cell: 469.544.1000

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SQUARE FOOTAGE

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2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

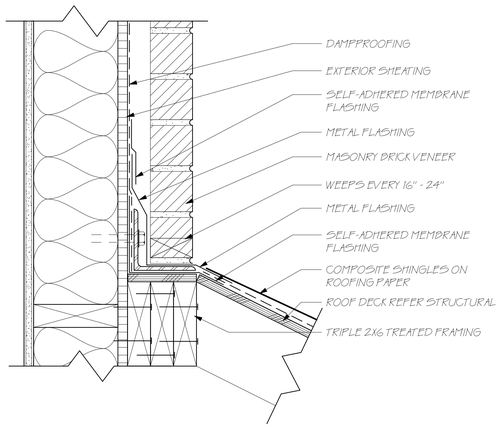
M.I.L. FLOOR PLAN

A2.11

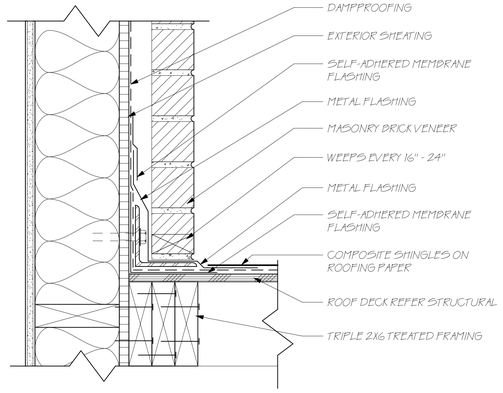
Scale As indicated

11/10/2025 12:54:23 PM

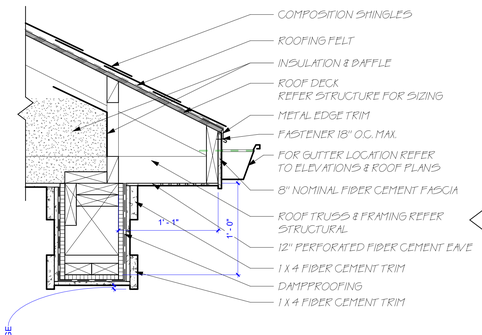
01 M.I.L. LEVEL
3/8" = 1'-0"



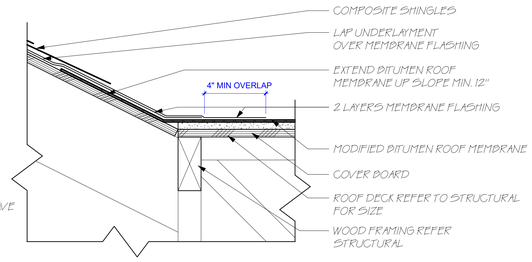
01 BRICK HEAD WALL TO ROOF
3" = 1'-0"



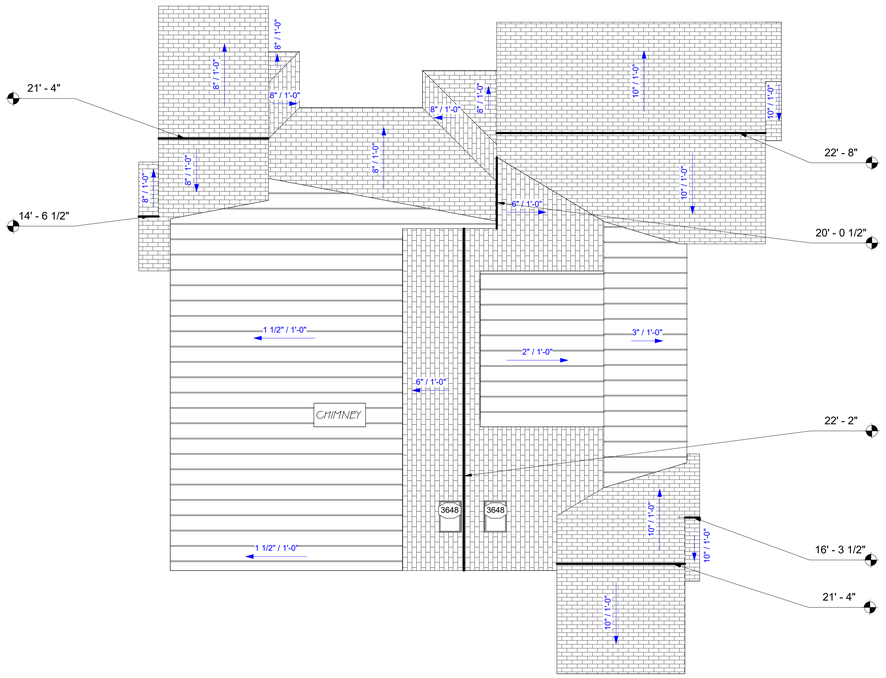
05 BRICK RAKE WALL TO ROOF
3" = 1'-0"



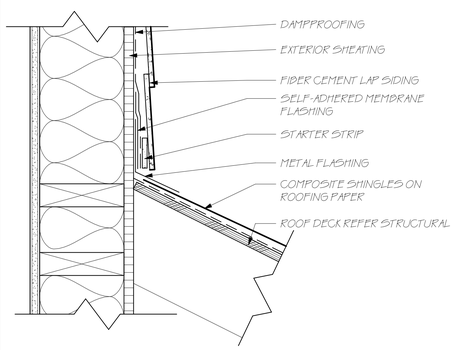
02 TYP ROOF OVERHANG AT BALCONY
1 1/2" = 1'-0"



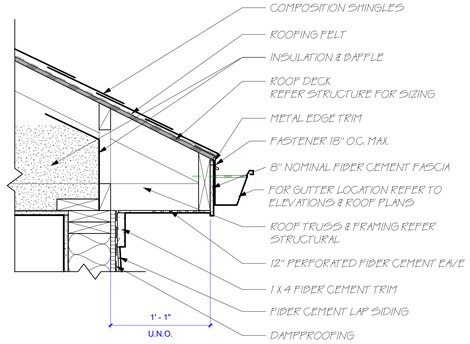
06 SHINGLE ROOF TO MODIFIED BIT ROOF
3" = 1'-0"



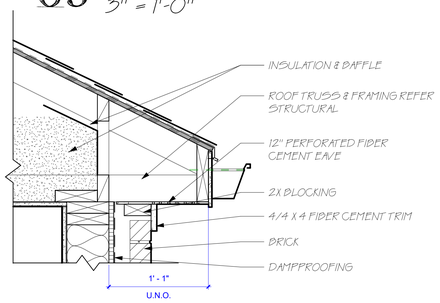
09 MAIN HOUSE ROOF PLAN
1/8" = 1'-0"



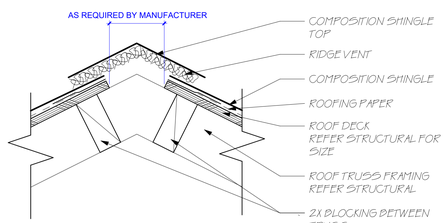
03 SIDING HEAD WALL TO ROOF
3" = 1'-0"



07 TYP ROOF OVERHANG AT SIDING
1 1/2" = 1'-0"

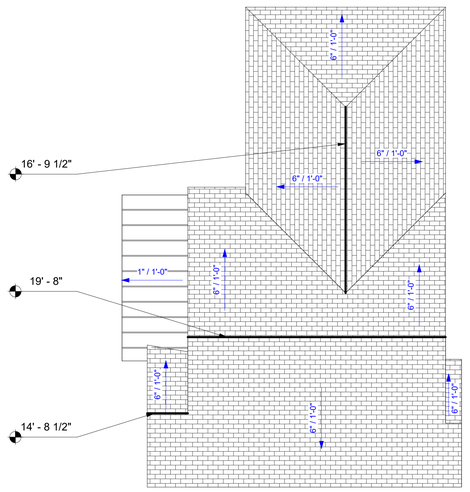


04 TYP ROOF OVERHANG AT BRICK
1 1/2" = 1'-0"



08 TYP RIDGE VENT
3" = 1'-0"

NOTE: MAIN HOUSE ROOF AND M.I.L. ROOF SHOWED IN RELATION TO EACH OTHER. DOES NOT REFLECT ACTUAL DISTANCE FROM EACH OTHER.



10 M.I.L. ROOF PLAN
1/8" = 1'-0"

TAG & ASSOCIATES LLC
DESIGN • INNOVATE • CREATE
Tag & Tristan Gilkeson
Cell: 469.544.1000
Email: tag@designedbytag.com

SQUARE FOOTAGE

Main Level	3,287 sq ft
M.I.L. Suite	1,267 sq ft
Main Cov'd Area	736 sq ft
M.I.L. Cov'd Area	735 sq ft
Total Under Air	4,554 sq ft
Garage	884 sq ft
Total Square Feet	6,909 sq ft

FM 549
2592

Tag & Associates, LLC expressly reserves its copyright and other property rights in these plans and drawings. These plans and related drawings are not to be copied in any form or manner. These plans are intended to provide the basic construction information necessary to substantially complete this structure. This means these plans must be verified and checked for consistency with the specific requirements of the builder, lender, and local codes. Additional information necessary to construct, frame, fasten, brace, and complete this structure is the responsibility of the builder. All local codes, ordinances and requirements take precedence over any part of these drawings which may conflict with these plans and / or regulations and be adhered to before and during all construction.

2592 S FARM TO MARKET 549
ROCKWALL, TEXAS
75032

ROOF DETAILS

A2.70

Scale As indicated

11/10/2025 12:54:26 PM

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2025-071

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING SF	EXTERIOR MATERIALS
2480 S. FM-549	Single-Family home	1996	3,078	240	Brick
2516 S. FM-549	Single-Family home	1994	3,180	N/A	Siding & Brick
2548 S. FM-549	Single-Family home	1993	2,383	600	Brick
2592 S. FM-549	Single-Family home	Subject Property	3,287	1,267	Hardi-Board
2638 S. FM-549	Single-Family home	1998	2,753	2,400	Brick
2676 S. FM-549	Single-Family home	1995	2,791	N/A	Unknown
2716 S. FM-549	Single-Family home	1997	3,421	1,968	Stone & Brick
2744 S. FM-549	Single-Family home	1997	2,105	340	Brick & Siding
2778 S. FM-549	Single-Family home	1997	2,734	720	Stone & Brick
2816 S. FM-549	Single-Family home	1995	2,543	1,200	Brick & Siding
2844 S. FM-549	Single-Family home	1996	4,076	480	Brick
2884 S. FM-549	Single-Family home	1996	2,204	3,600	Brick & Stone
2914 S. FM-549	Single-Family home	2001	2,933	875	Brick
	AVERAGES:	1980	2,884	1,245	



2480 S. FM-549



2498 S. FM-549



2548 S. FM-549



2638 S. FM-549



2716 S. FM-549



2744 S. FM-549



2778 S. FM-548



2816 S. FM-549



2844 S. FM-549



2884 S. FM-549



2914 S. S. FM-549

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* AND A *GUEST QUARTERS/SECONDARY LIVING UNIT* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS ON A 5.05-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, LOFLAND LAKE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* and *Guest Quarters/Secondary Living Unit* on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM 549, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, **BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.04, *General Residential District Standards*, and Subsection 03.09, *Single Family Estate 4.0 (SFE-4.0) District*, of Article 05, *District Development Standards*, of the Unified

DRAFT 2025 ORDINANCE

Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home and *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a *Single-Family Home and Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'* & *'D'* and the *Floor Plans* depicted in *Exhibits 'E' & 'F'* of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 1,270 SF.

4) The *Guest Quarters/'Secondary Living Unit* shall not incorporate kitchen facilities.

5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

DRAFT ORDINANCE 2025

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF DECEMBER, 2025.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *November 17, 2025*

2nd Reading: *December 1, 2025*

DRAFT ORDINANCE 11.17.2025

Exhibit 'A':
Location Map

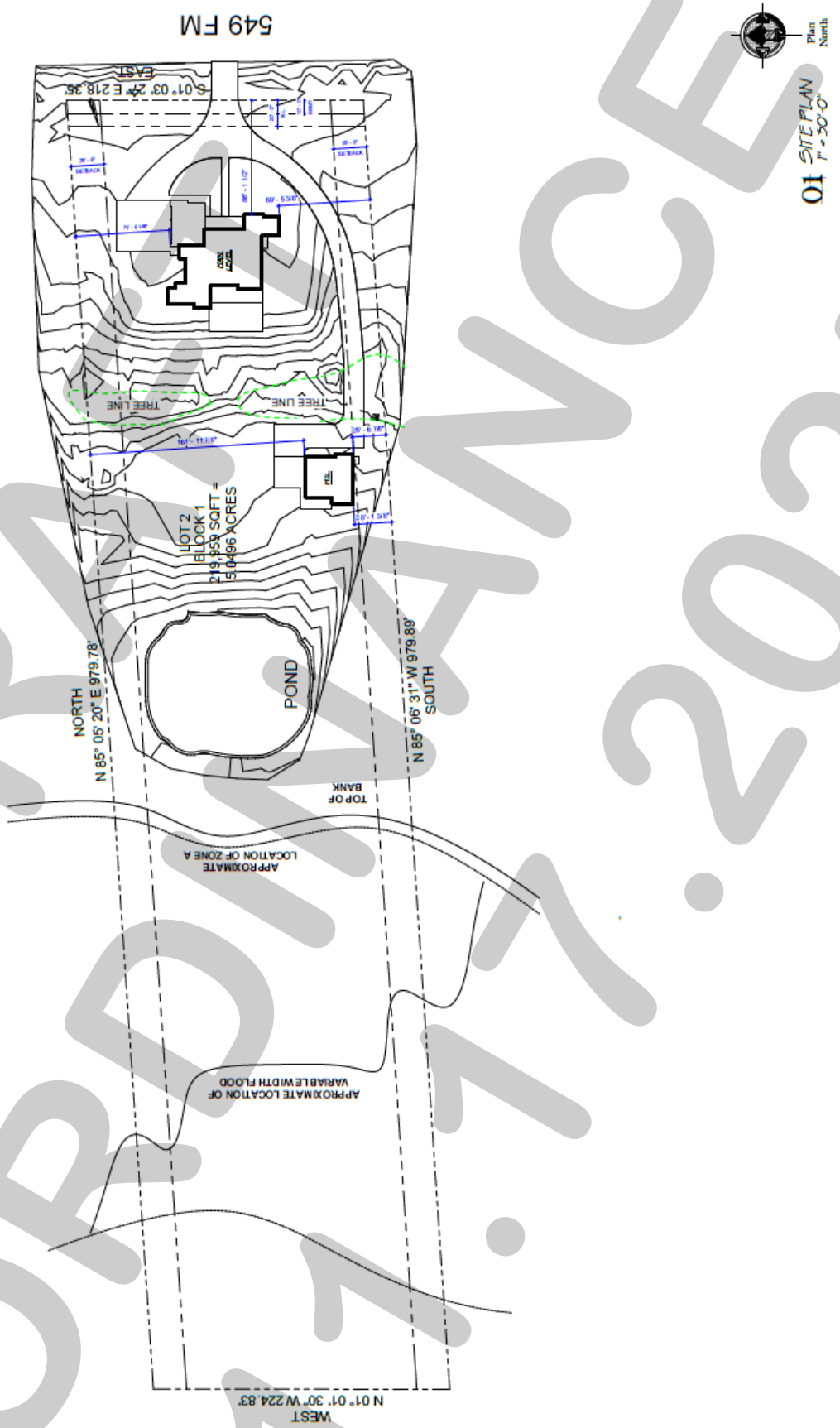
Address: *2592 FM-549*
Legal Description: *Lot 2, Block 1, Lofland Lake Estates Addition*



DRAFT 11.6.25

Exhibit 'B':

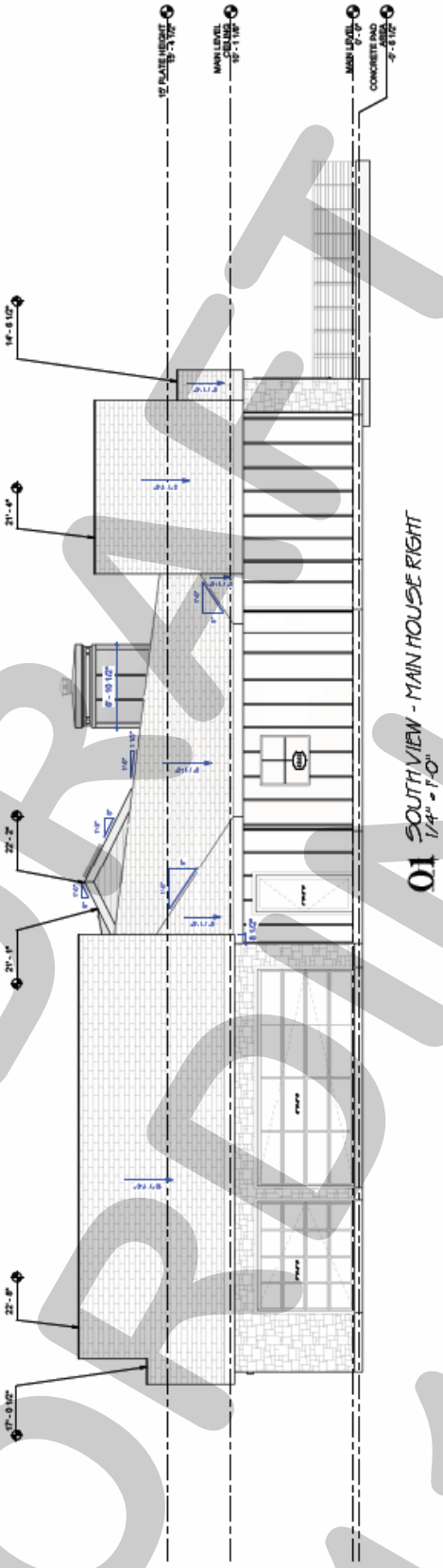
Residential Plot Plan



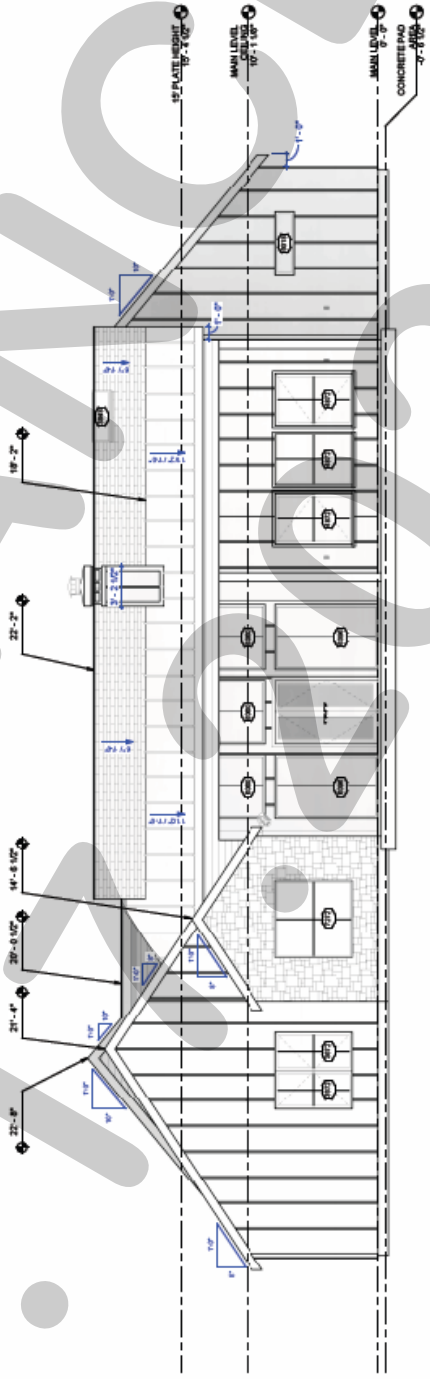
DRAFT ORDINANCE 11.17.2025

Exhibit 'C':

Building Elevations: Primary Structure



01 SOUTH VIEW - MAIN HOUSE RIGHT
1/4" = 1'-0"

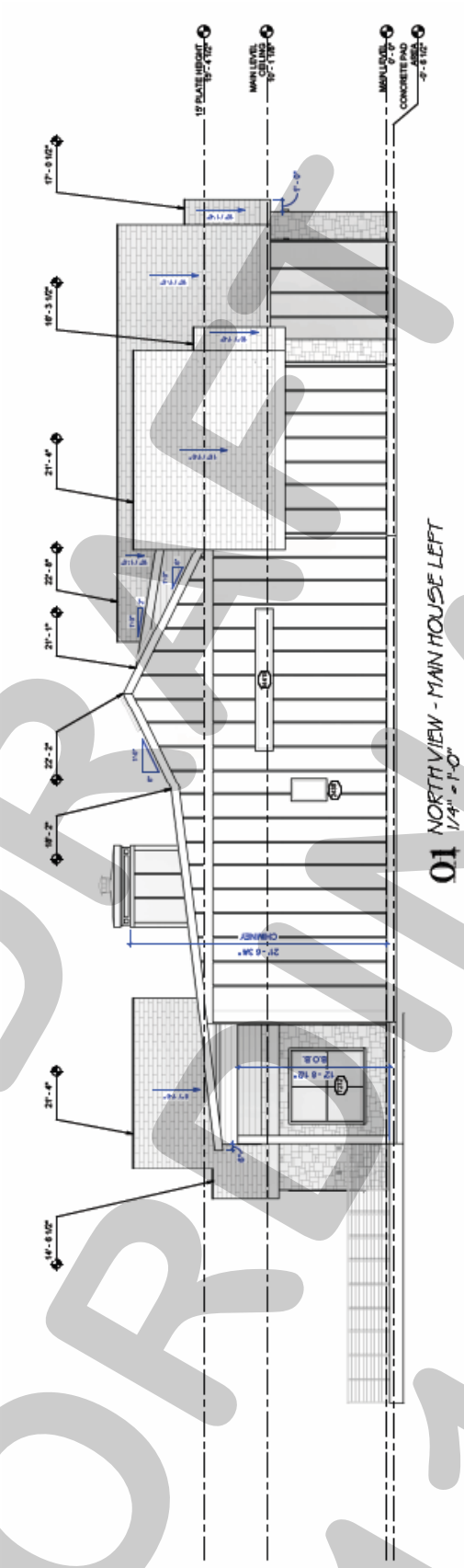


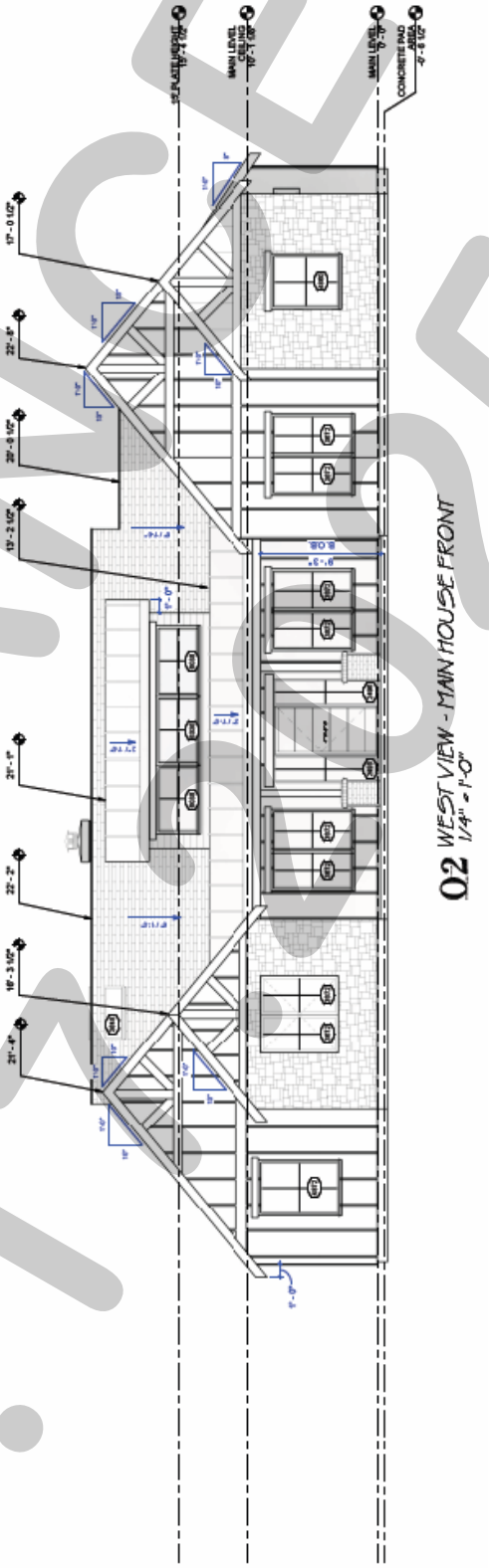
02 EAST VIEW - MAIN HOUSE REAR
1/4" = 1'-0"

DRAFT ORDINANCE 11.13.2025

Exhibit 'C':

Building Elevations: Primary Structure

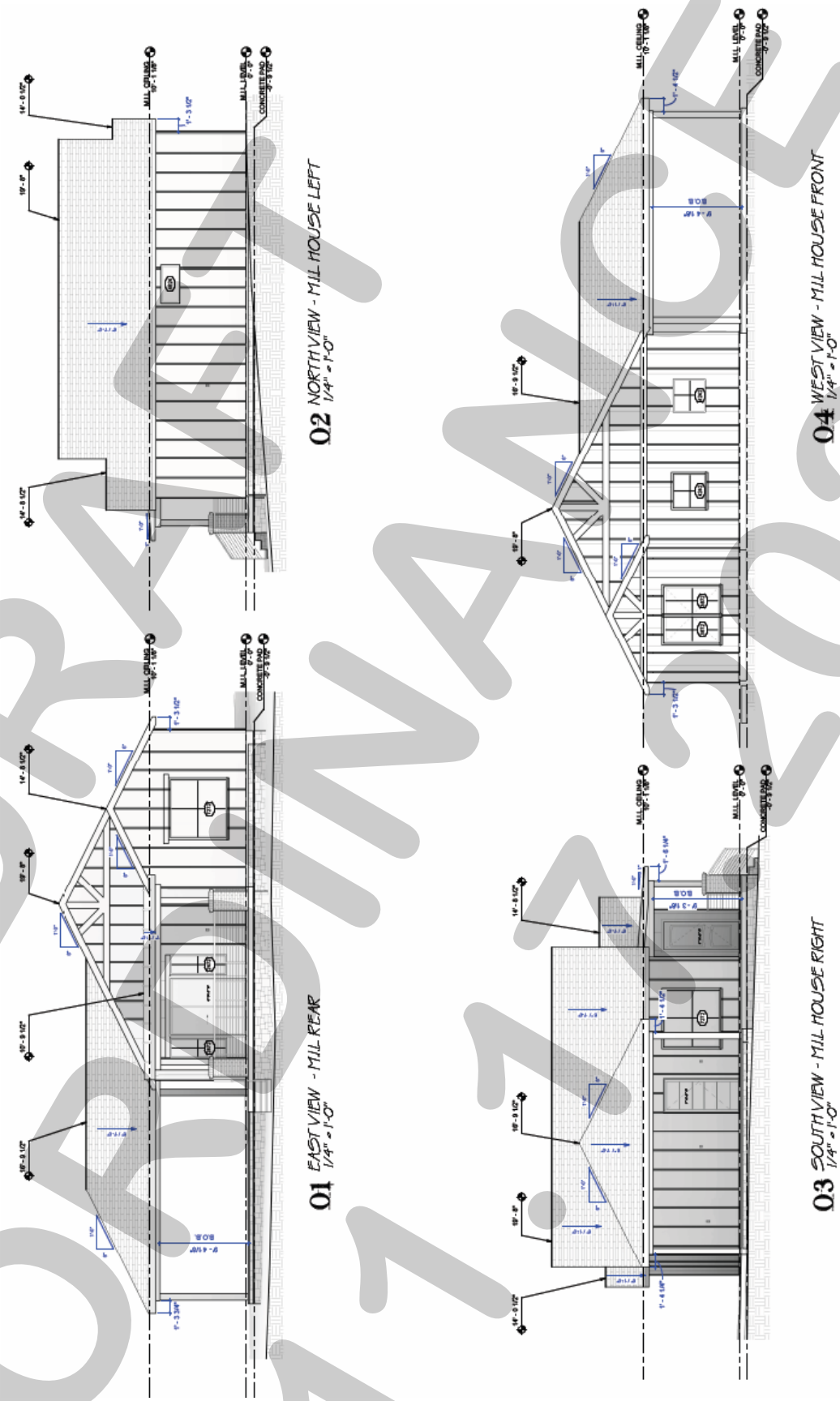




DRAFT ORIGINAL 11.12.2025

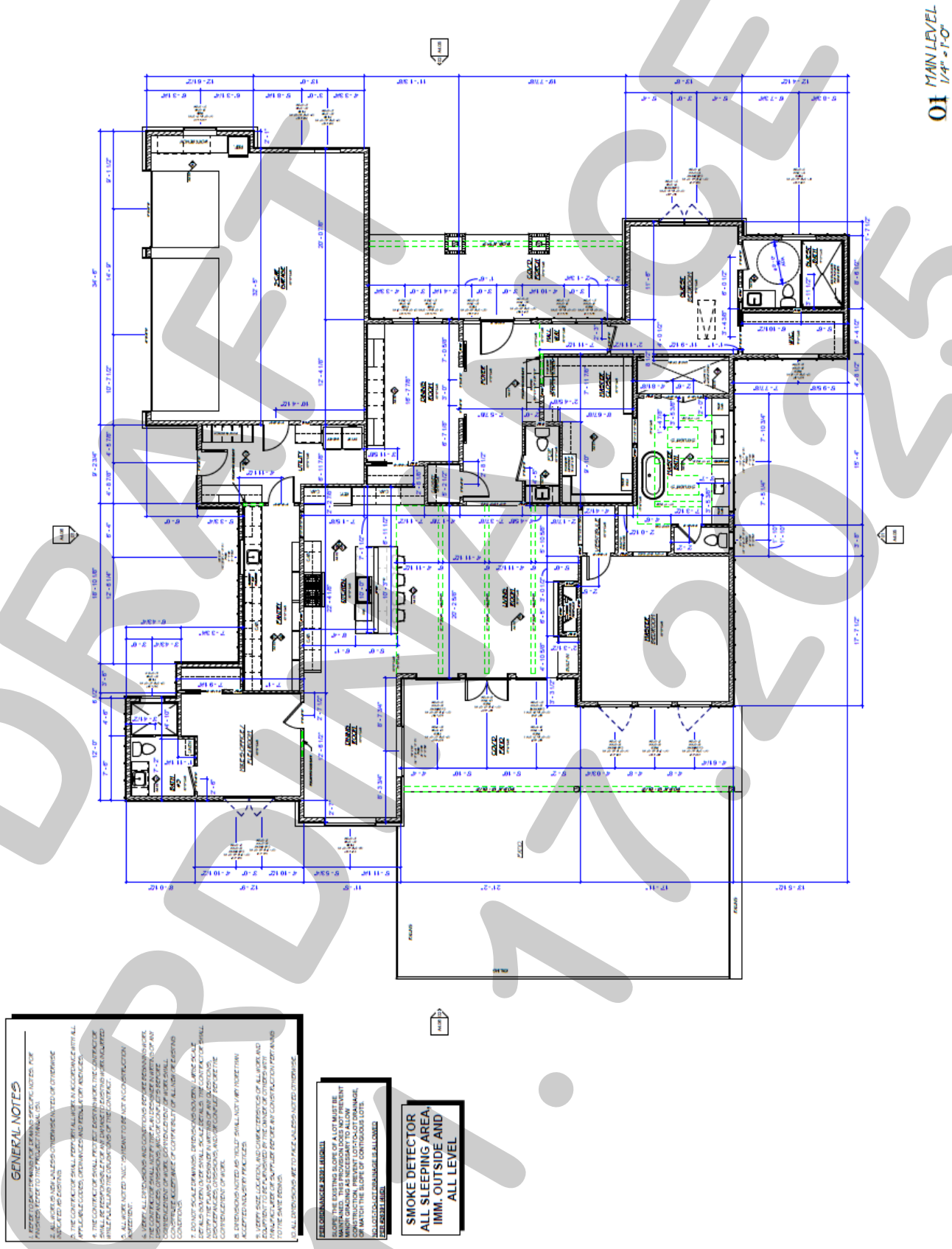
Exhibit 'D':

Building Elevations: Guest Quarters/Secondary Living Unit



DRAFT
ORDINANCE
1.7.2025

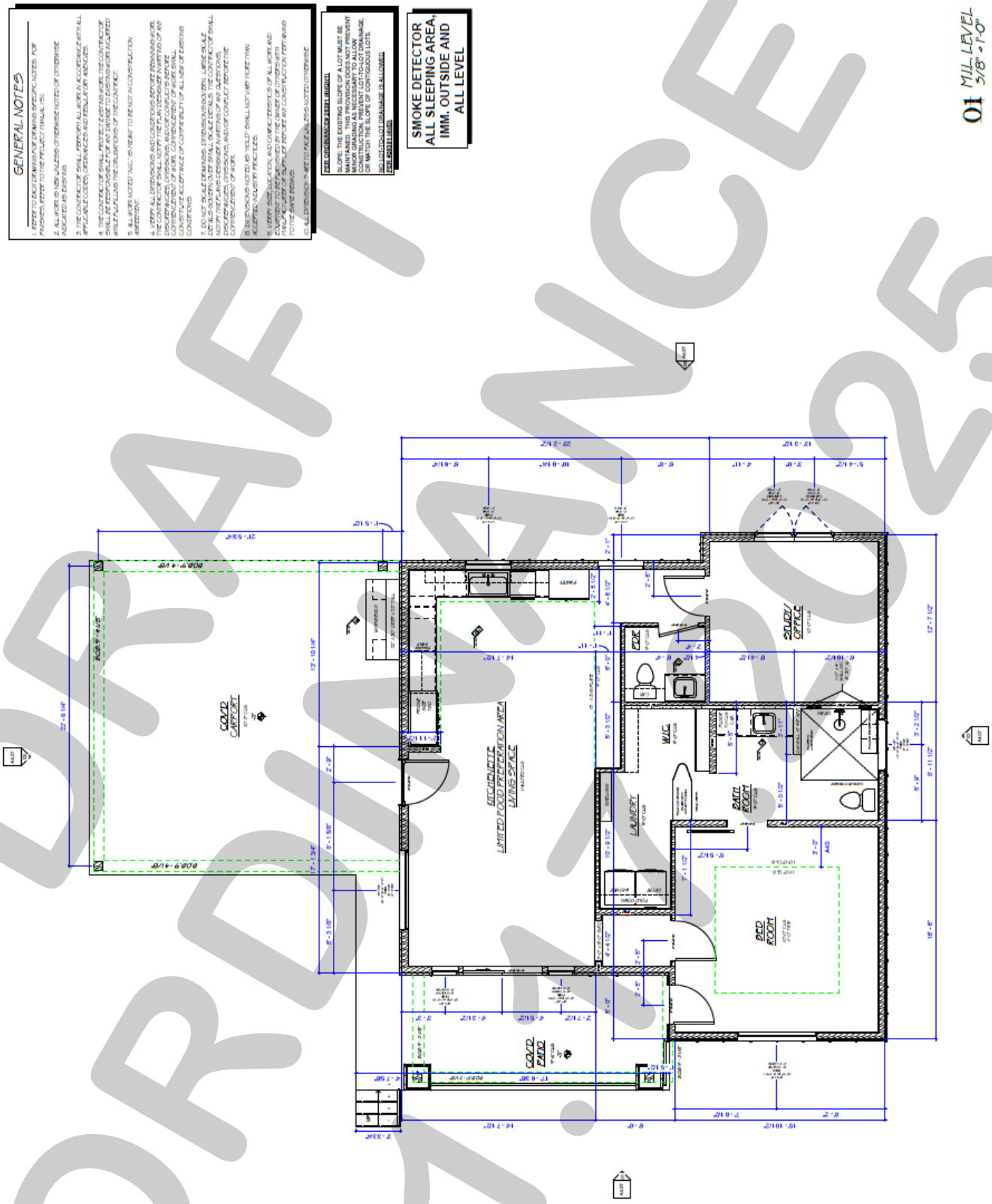
Exhibit 'E':
Floor Plans: Primary Structure



DRAFT
01.17.2025

Exhibit 'F':

Floor Plan: Guest Quarters/Secondary Living Unit



DRAFT ORDINANCE 1.7.2025

December 2, 2025

TO: Michael Lewis
4209 Ashcrest Street
Mesquite, Texas 75150

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Z2025-067; *Specific Use Permit for a Daycare Facility*

Michael:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on December 1, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the *Specific Use Permit (SUP)* ordinance and which are detailed as follows:

a) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

b) The construction of a *Single-Family Home and Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'* & *'D'* and the *Floor Plans* depicted in *Exhibit 'E'* & *'F'* of this ordinance.

c) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 1,270 SF.

d) The *Guest Quarters/'Secondary Living Unit* shall not incorporate kitchen facilities.

e) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

(2) Any construction resulting from the approval of this *Specific Use Permit (SUP)* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission
On November 11, 2025, the Planning and Zoning Commission approved a motion to approve the *Specific Use Permit (SUP)* by a vote of 6-0, with Commissioner Hustings absent.

City Council

On November 17, 2025, the City Council approved a motion to approve the *Specific Use Permit (SUP)* by a vote of 7-0.

On December 1, 2025, the City Council approved a motion to approve the *Specific Use Permit (SUP)* by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 25-80, S-389*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross
Senior Planner
Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 25-80

SPECIFIC USE PERMIT NO. S-389

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION* AND A *GUEST QUARTERS/SECONDARY LIVING UNIT* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME AND GUEST QUARTERS ON A 5.05-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK 1, LOFLAND LAKE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Michael Lewis for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* and *Guest Quarters/Secondary Living Unit* on a 5.05-acre parcel of land identified as Lot 2, Block 1, Lofland Lake Estate Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family Estate 4.0 (SFE-4.0) District, addressed as 2592 FM 549, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and a *Guest Quarters/Secondary Living Unit* in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.04, *General Residential District Standards*, and Subsection 03.09, *Single Family Estate 4.0 (SFE-4.0) District*, of Article 05, *District Development Standards*, of the Unified

Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and may be amended in the future* -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home and *Guest Quarters/Secondary Living Unit* on the *Subject Property* and conformance to these operational conditions are required:

1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.

2) The construction of a *Single-Family Home and Guest Quarters/Secondary Living Unit* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibits 'C'* & *'D'* and the *Floor Plans* depicted in *Exhibits 'E' & 'F'* of this ordinance.

3) The *Guest Quarters/Secondary Living Unit* shall not exceed a maximum of 1,270 SF.

4) The *Guest Quarters/'Secondary Living Unit* shall not incorporate kitchen facilities.

5) The *Guest Quarters/Secondary Living Unit* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures,* of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS ($2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and

the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF DECEMBER, 2025.

Jim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: *November 17, 2025*

2nd Reading: *December 1, 2025*

Exhibit 'A':
Location Map

Address: *2592 FM-549*
Legal Description: *Lot 2, Block 1, Lofland Lake Estates Addition*

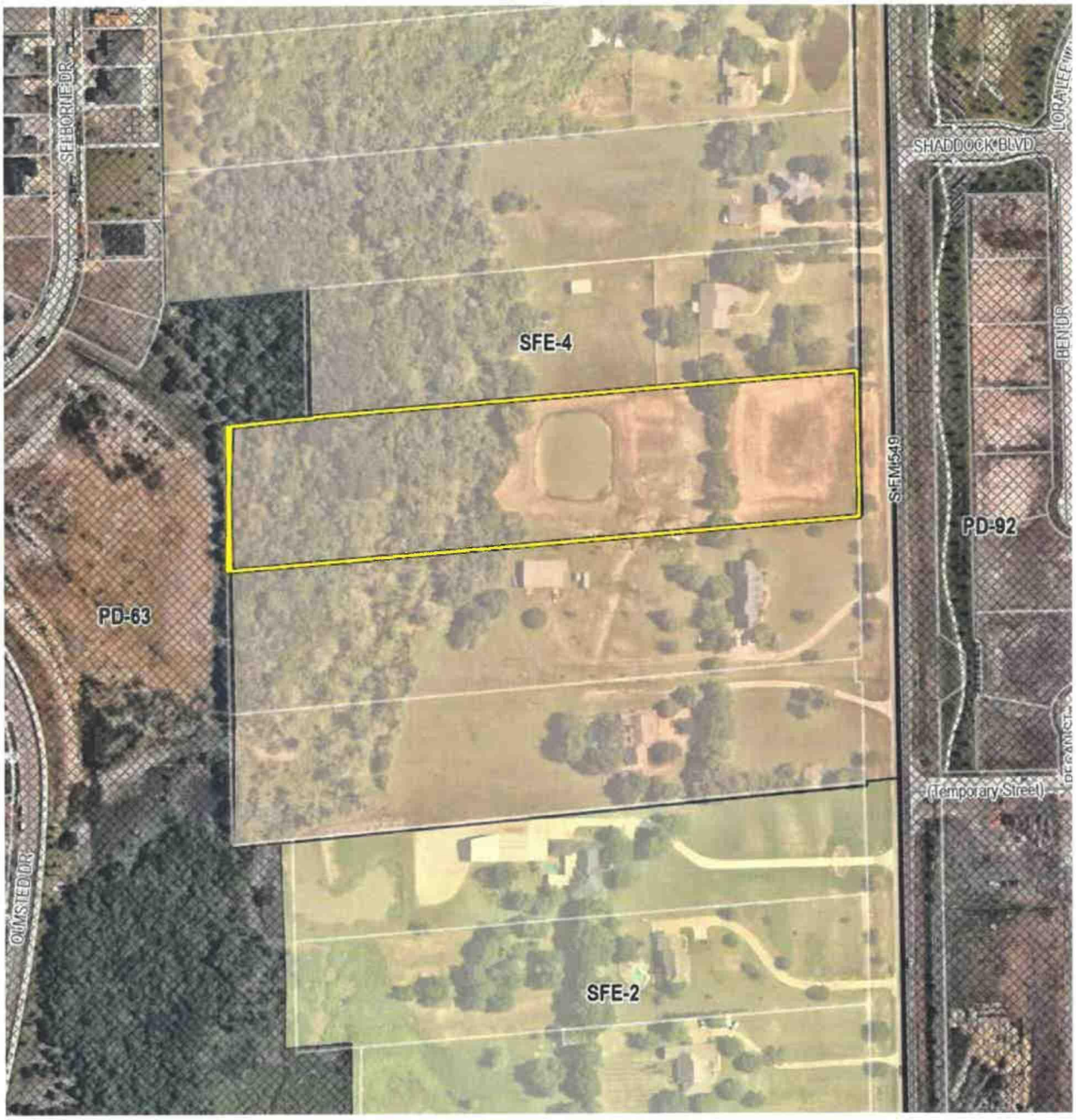


Exhibit 'B':

Residential Plot Plan

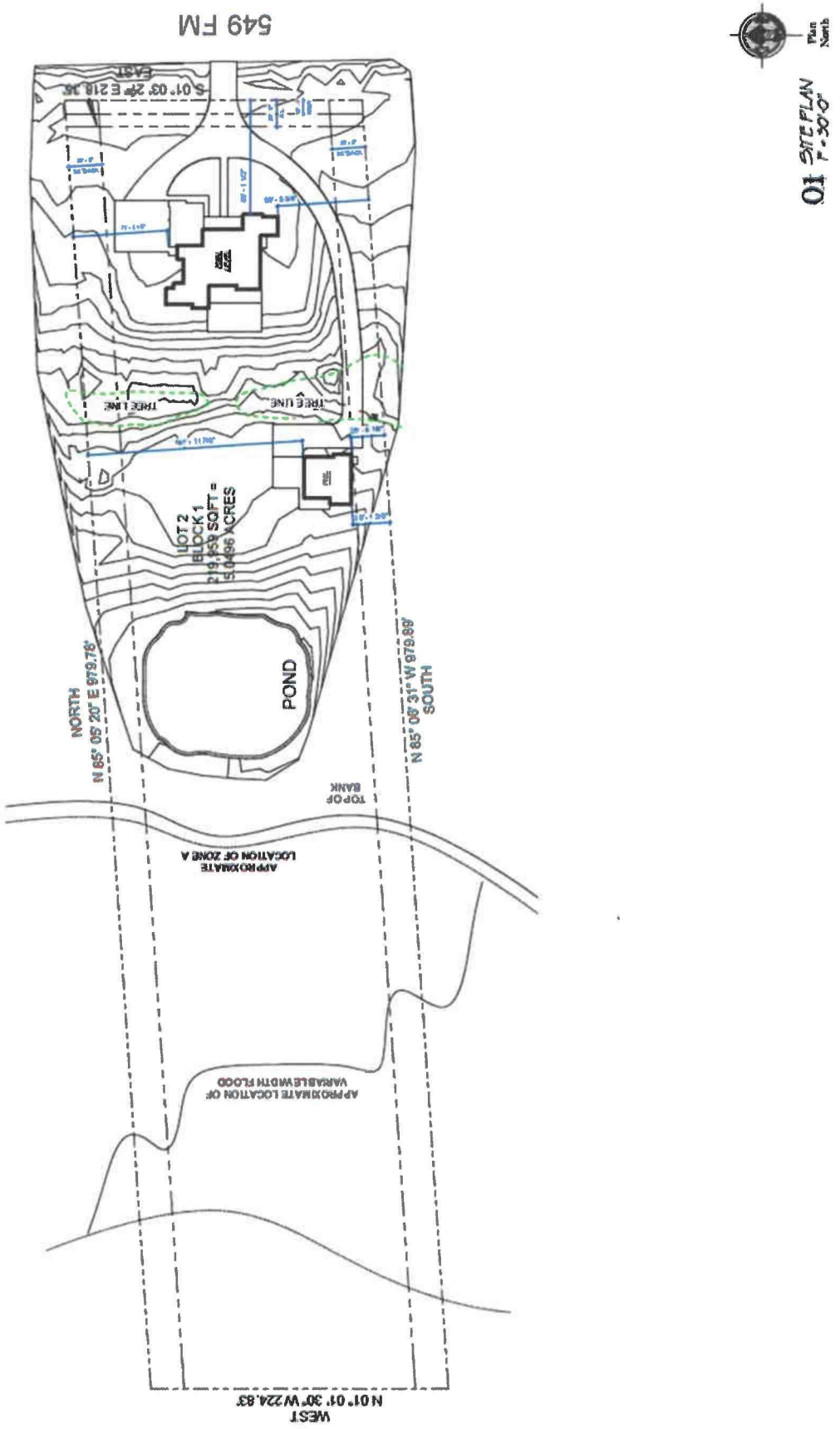
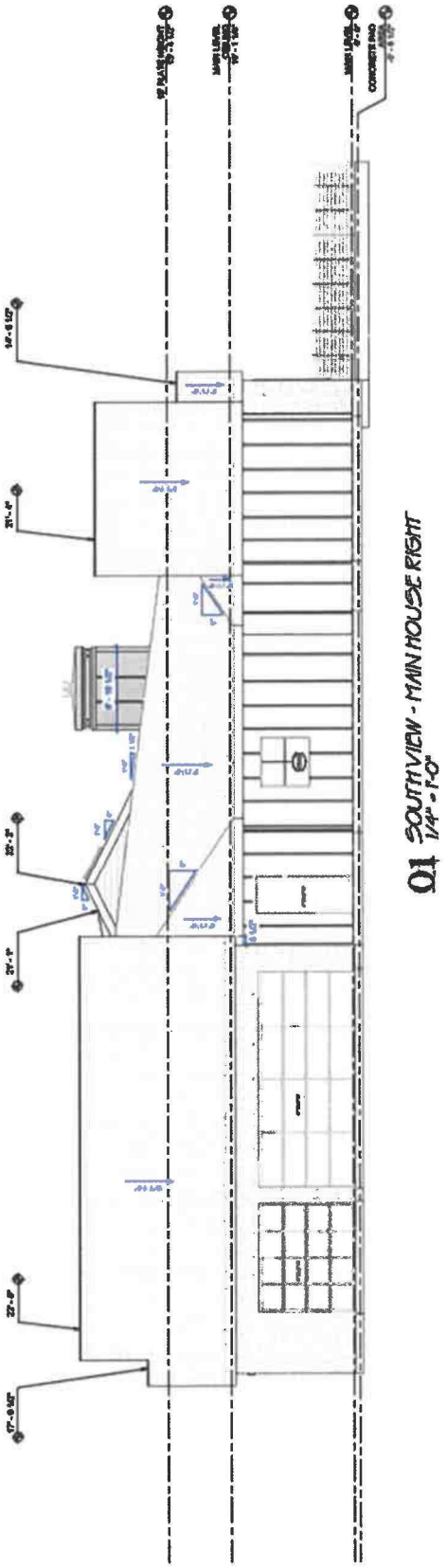
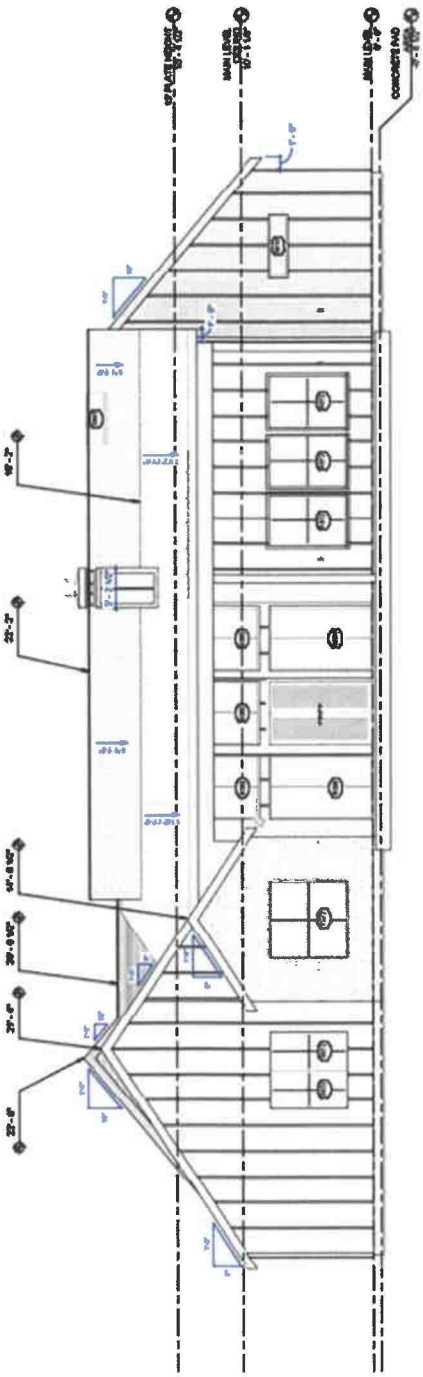


Exhibit 'C':
Building Elevations: Primary Structure



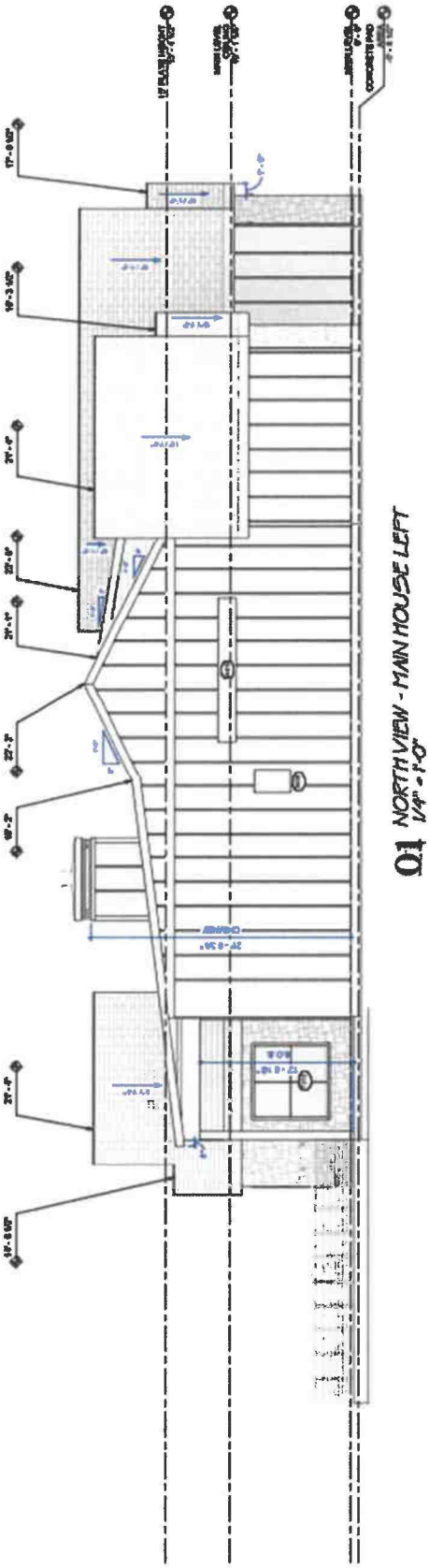
01 SOUTH VIEW - MAIN HOUSE RIGHT
1/4" = 1'-0"



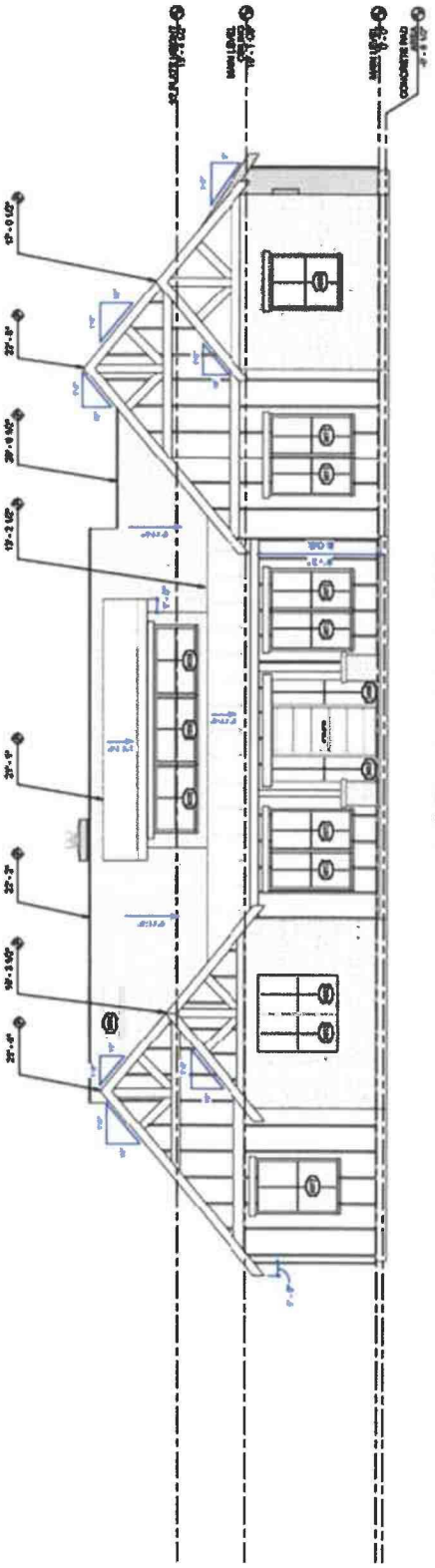
02 EAST VIEW - MAIN HOUSE REAR
1/4" = 1'-0"

Exhibit 'C':

Building Elevations: Primary Structure



01 NORTH VIEW - MAIN HOUSE LEFT
1/4" = 1'-0"



02 WEST VIEW - MAIN HOUSE FRONT
1/4" = 1'-0"

Exhibit 'D':

Building Elevations: Guest Quarters/Secondary Living Unit

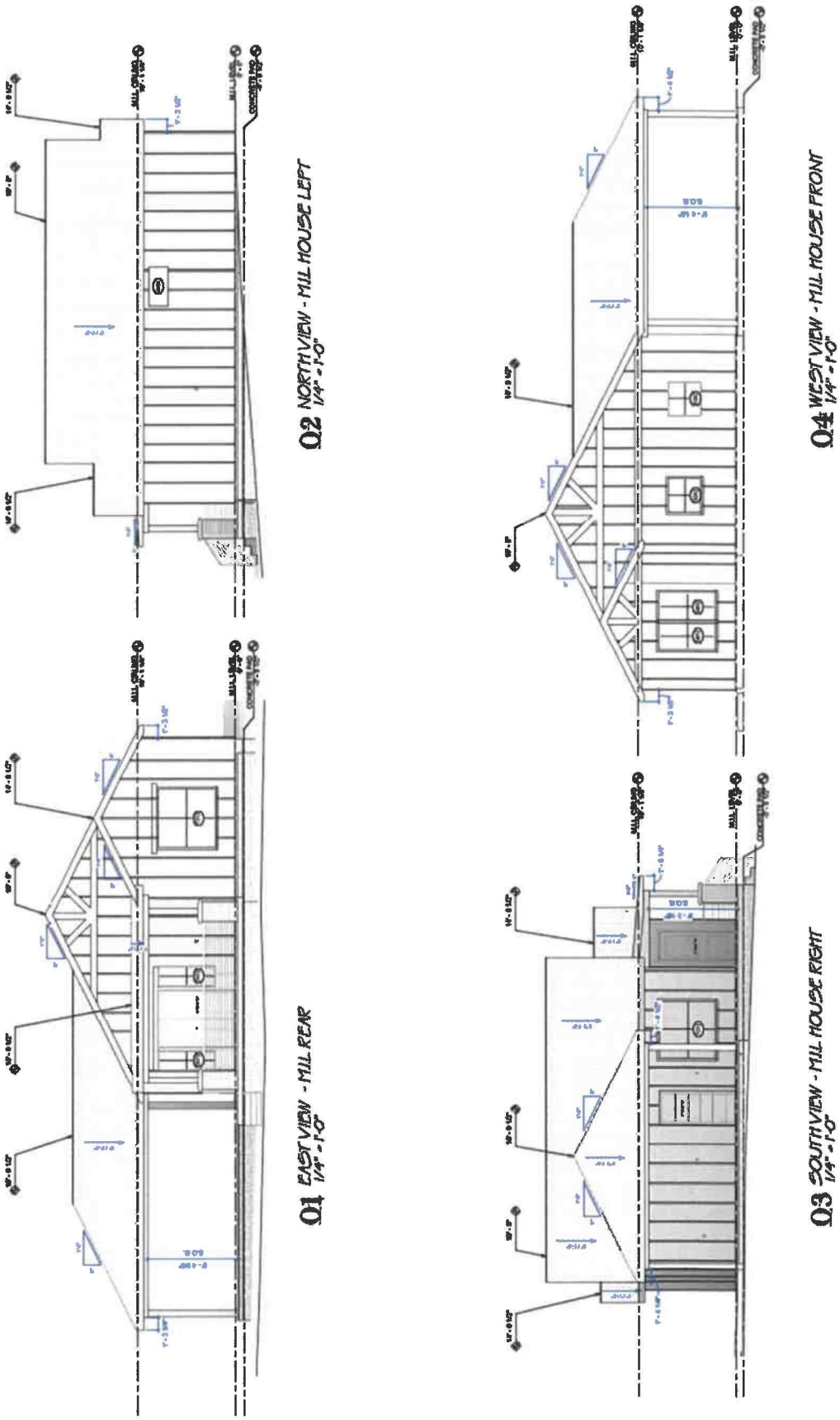
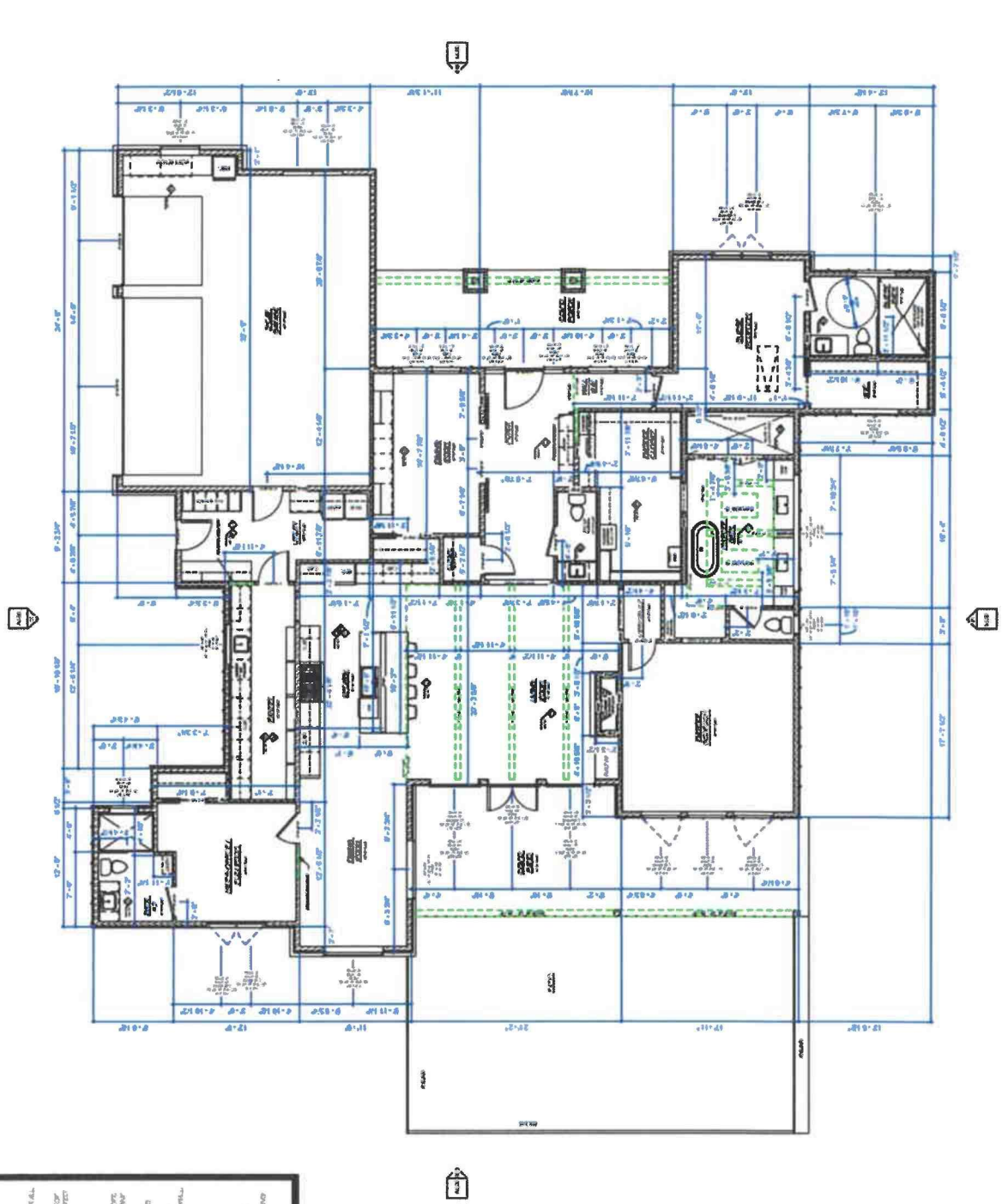


Exhibit 'E':

Floor Plans: Primary Structure



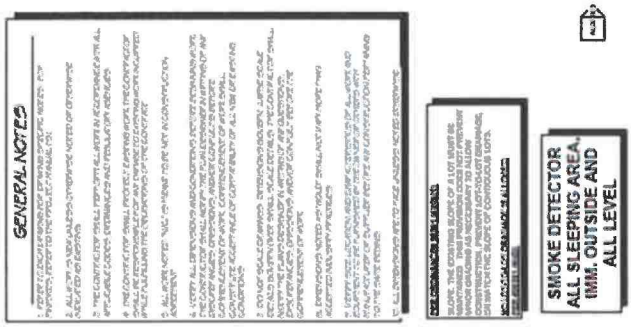


Exhibit 'F':

Floor Plan: Guest Quarters/Secondary Living Unit

