



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 FM 549

SUBDIVISION Loftland Lake Estates

LOT 2 BLOCK 1

GENERAL LOCATION 2592 FM 549

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 [REDACTED]

ADDRESS [REDACTED]

CITY, STATE & ZIP [REDACTED]

CITY, STATE & ZIP [REDACTED]

PHONE [REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

E-MAIL [REDACTED]

NOTARY VERIFICATION [REQUIRED]

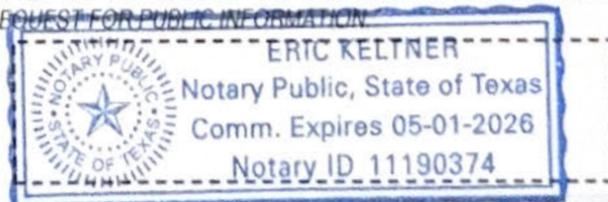
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Lewis [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ 275.75 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF February, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

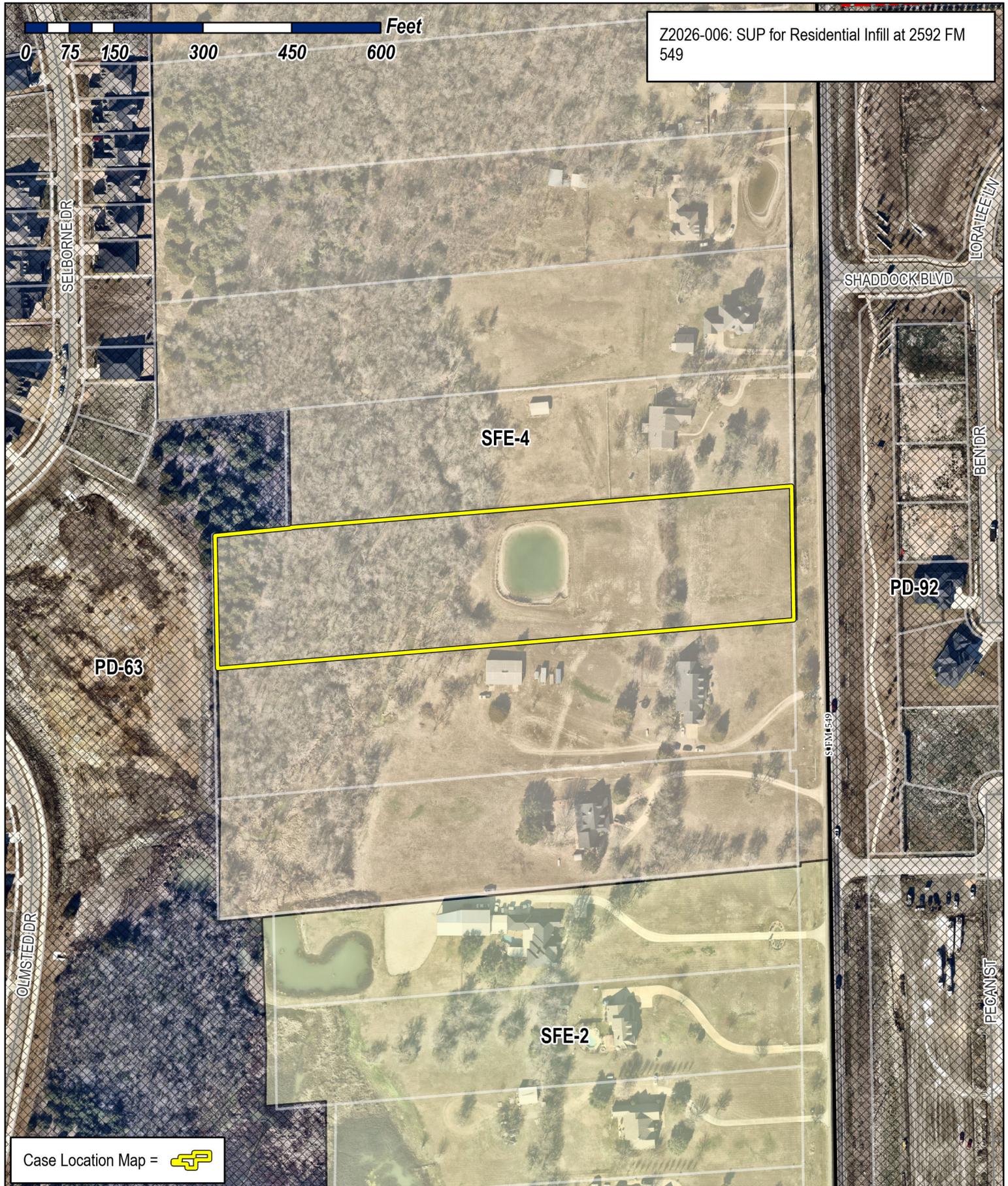
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF February, 2026

OWNER'S SIGNATURE

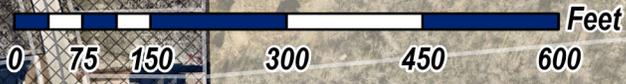
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 5/1/2026



Z2026-006: SUP for Residential Infill at 2592 FM 549



Case Location Map = 



City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

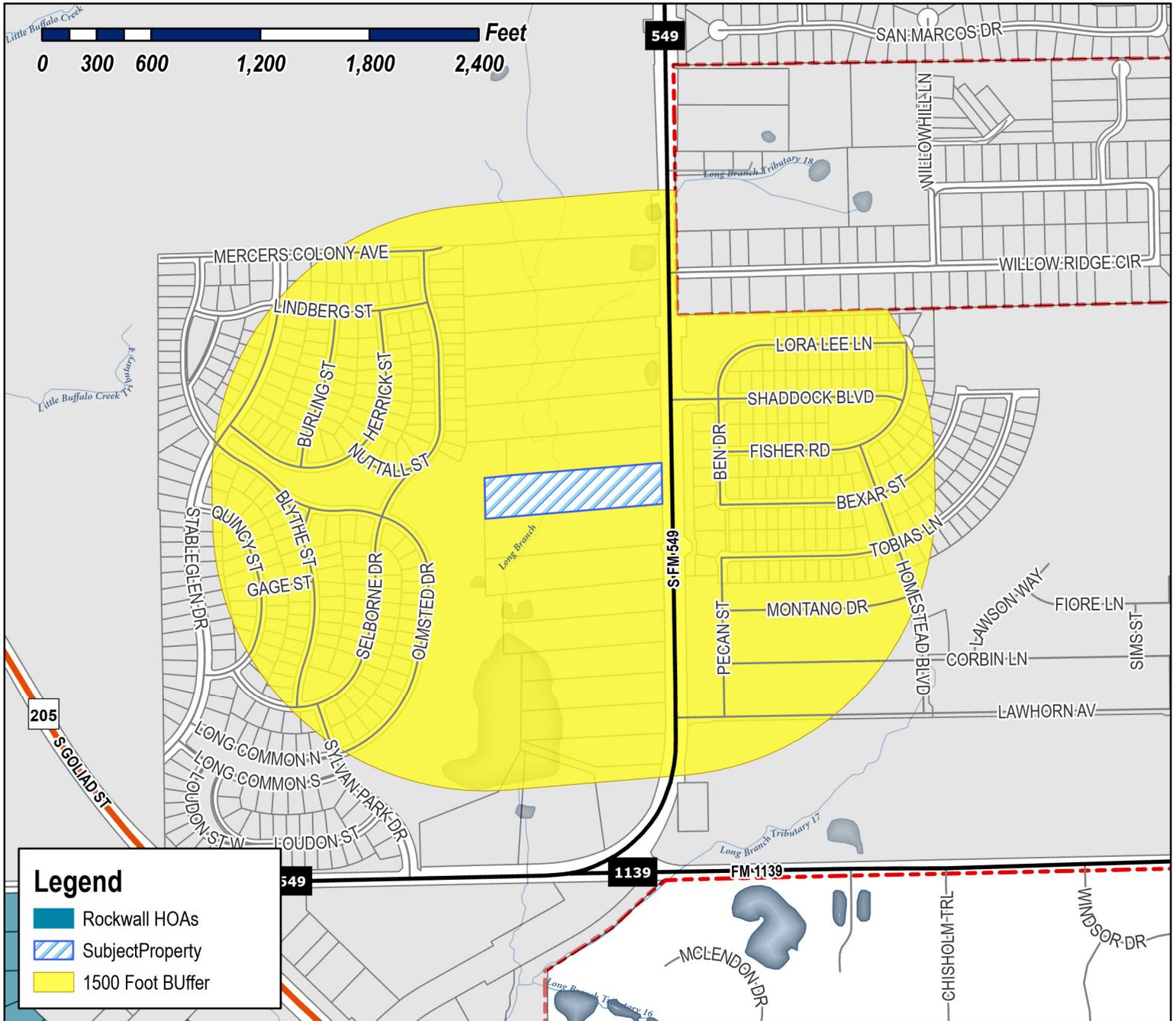




City of Rockwall

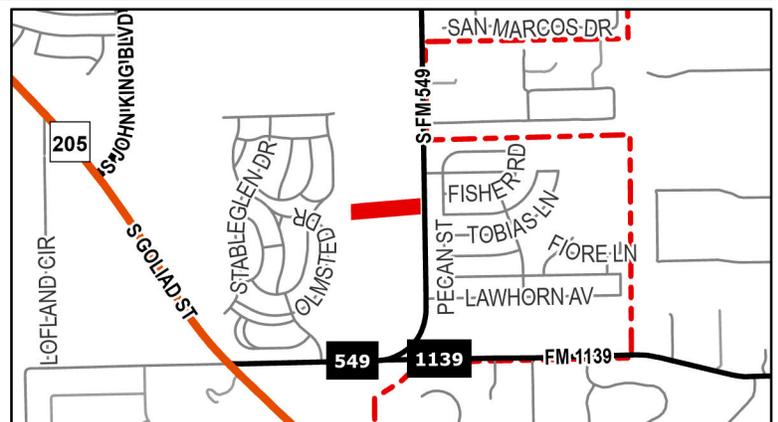
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Case Number: Z2026-006
Case Name: SUP for Residential Infill at 2592 FM 549
Case Type: Zoning
Zoning: Single-Family Estate 4 (SFE-4)
Case Address: 2592 FM 549

Date Saved: 2/13/2026
 For Questions on this Case Call (972) 771-7745

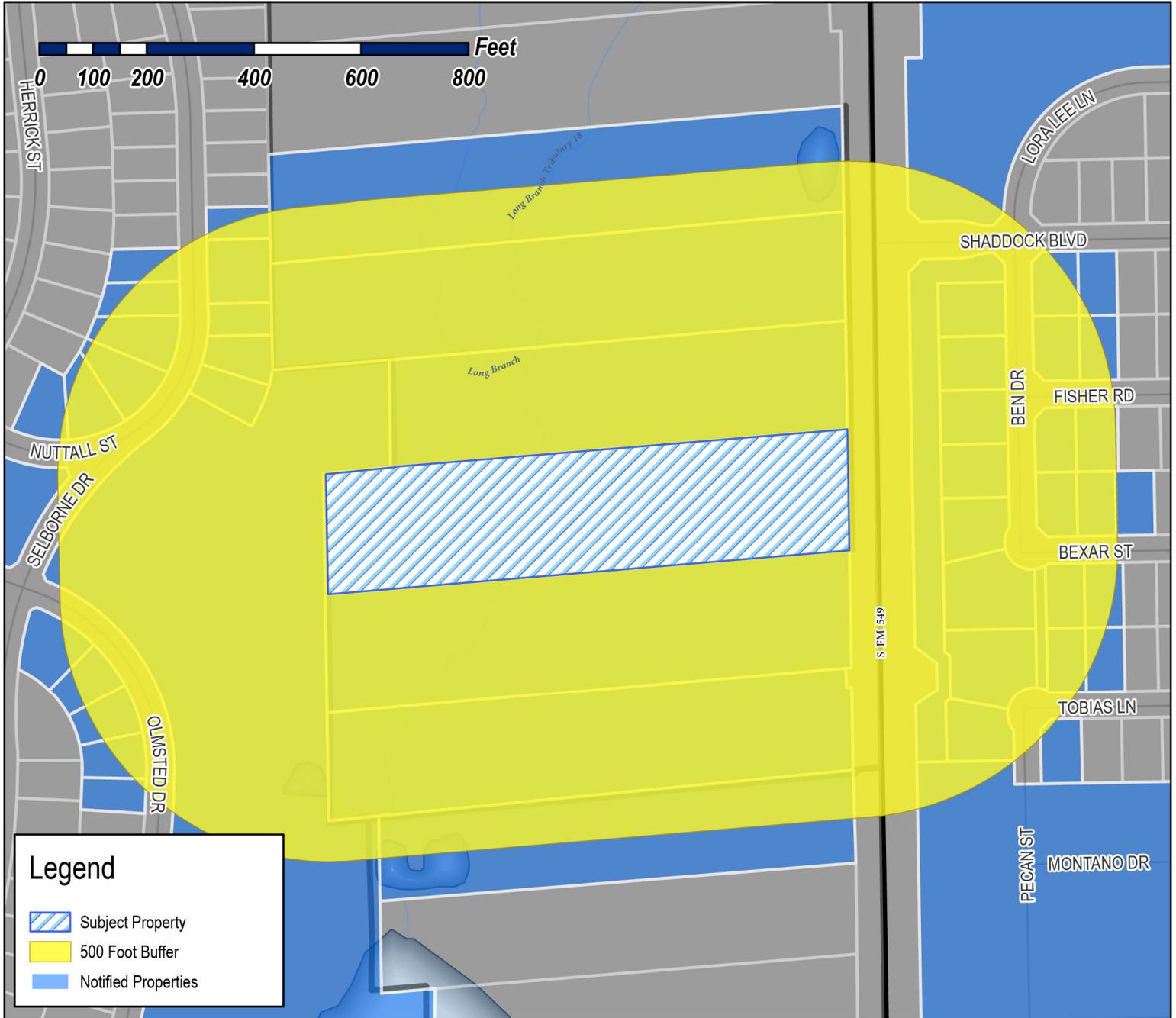




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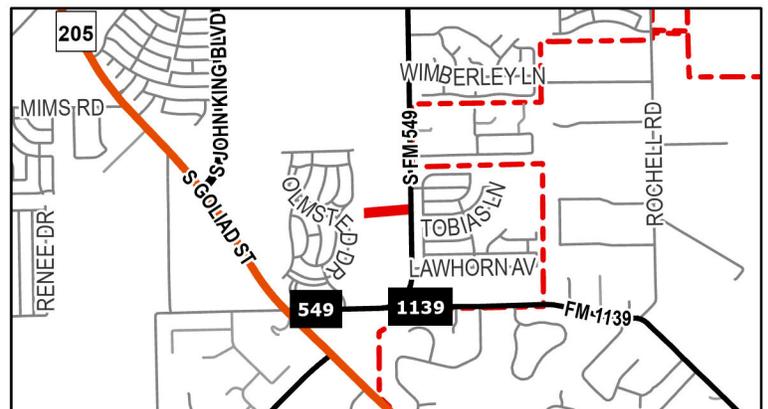
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Case Number: Z2026-006
Case Name: SUP for Residential Infill at 2592 FM 549
Case Type: Zoning
Zoning: Single-Family Estate 4 (SFE-4)
Case Address: 2592 FM 549

Date Saved: 2/13/2026

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



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

SHADDOCK HOMES, LTD
2400 DALLAS PARKWAY SUITE 560
PLANO, TX 75093

SHADDOCK HOMES, LTD
2400 DALLAS PKWY STE 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 BEXAR ST
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
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3821 SELBORNE DR
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RESIDENT
3824 SELBORNE DR
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RESIDENT
3825 SELBORNE DR
ROCKWALL, TX 75032

RESIDENT
3828 SELBORNE DR
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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 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4107 OLMSTED DR
ROCKWALL, TX 75032

MCDONALD CHRISTINA MARIE
4111 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4115 OLMSTED DR
ROCKWALL, TX 75032

RESIDENT
4119 OLMSTED DR
ROCKWALL, TX 75032

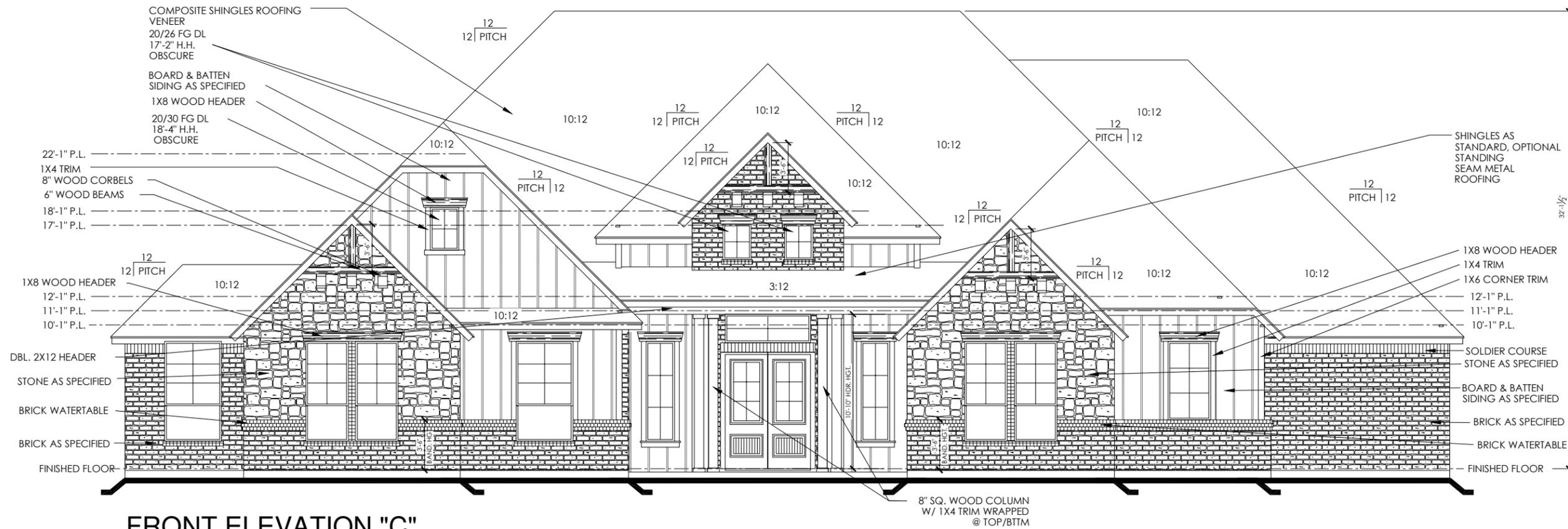
RESIDENT
4120 PECAN ST
ROCKWALL, TX 75032

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

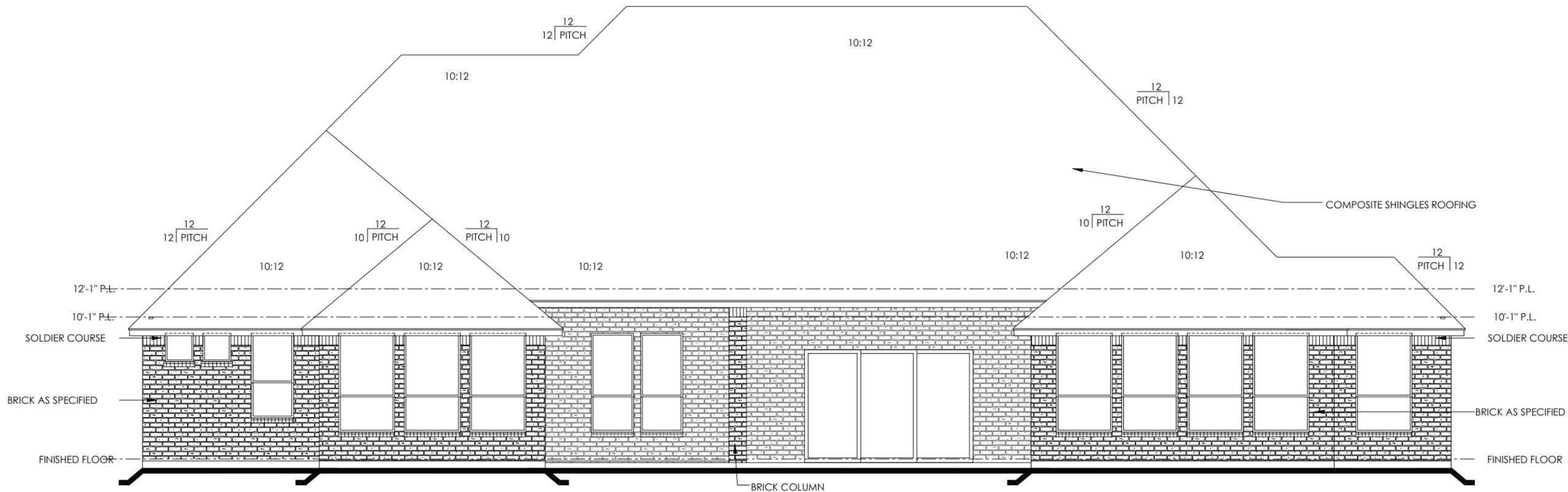
DREES CUSTOM HOMES LP
6225 N STATE HIGHWAY 161 STE 150
IRVING, TX 75038

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



FRONT ELEVATION "C"

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)



REAR ELEVATION "C"

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)

2592 FM 549

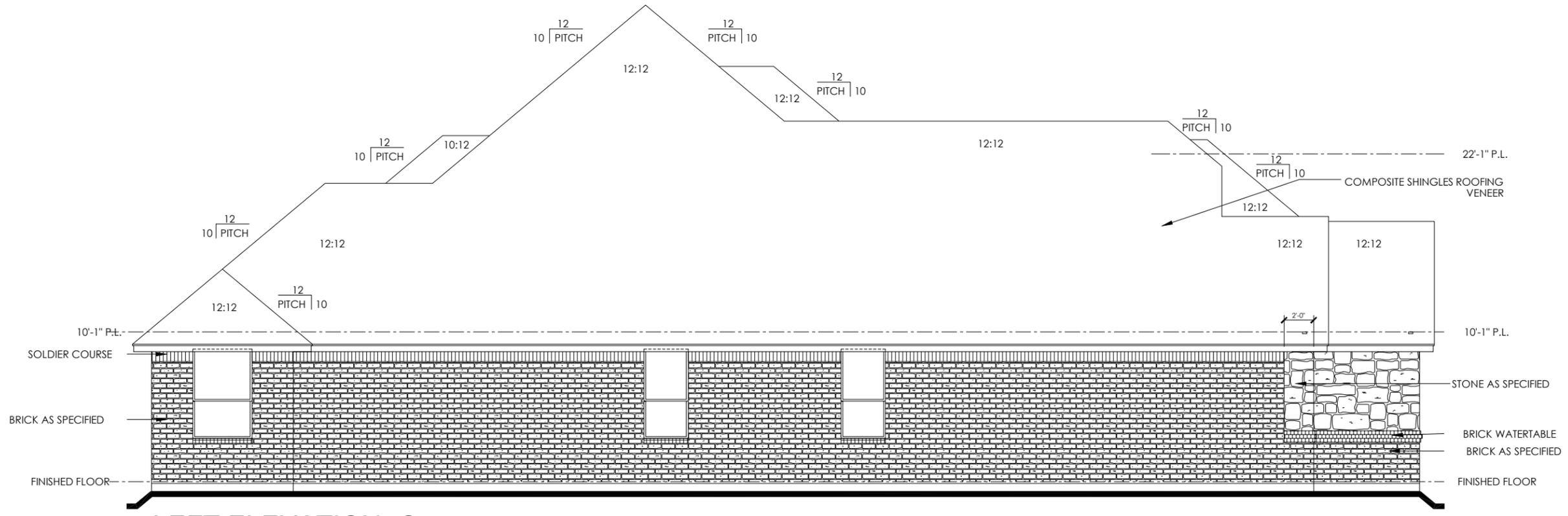
PRINTED DATE:
2-10-26 MDS-JLP

KINDRED CUSTOM HOMES

PLAN #3775
SPERRY

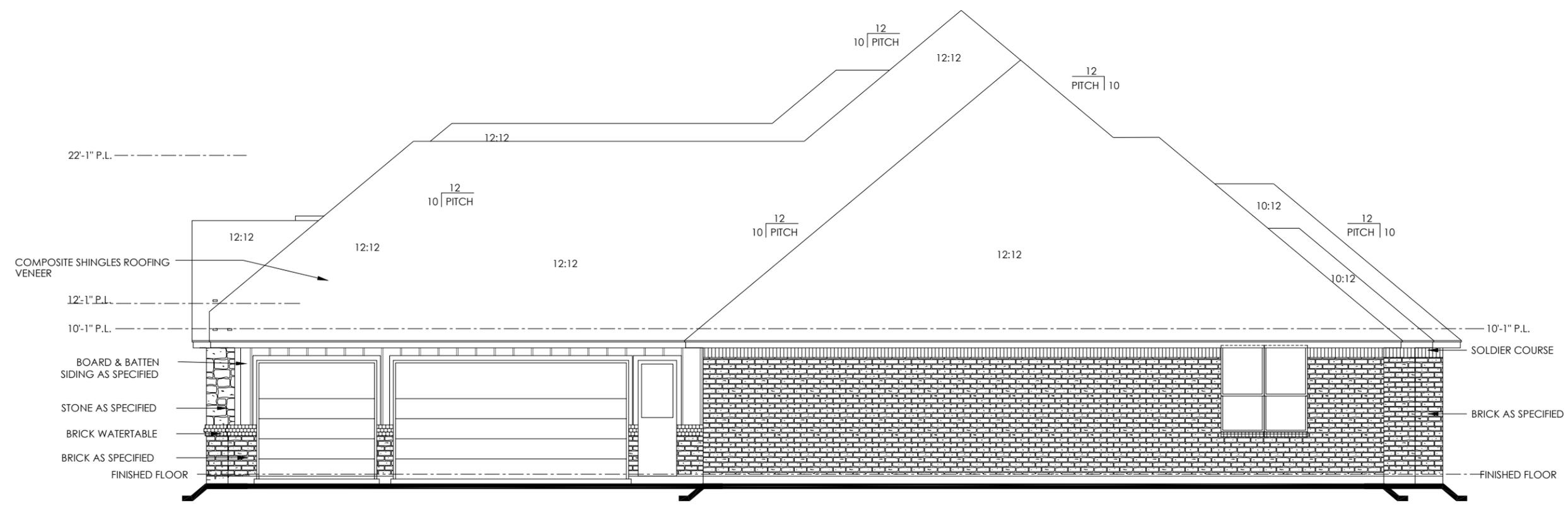
EXTERIOR
ELEVATIONS "C"

SHEET 5



LEFT ELEVATION "C"

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)

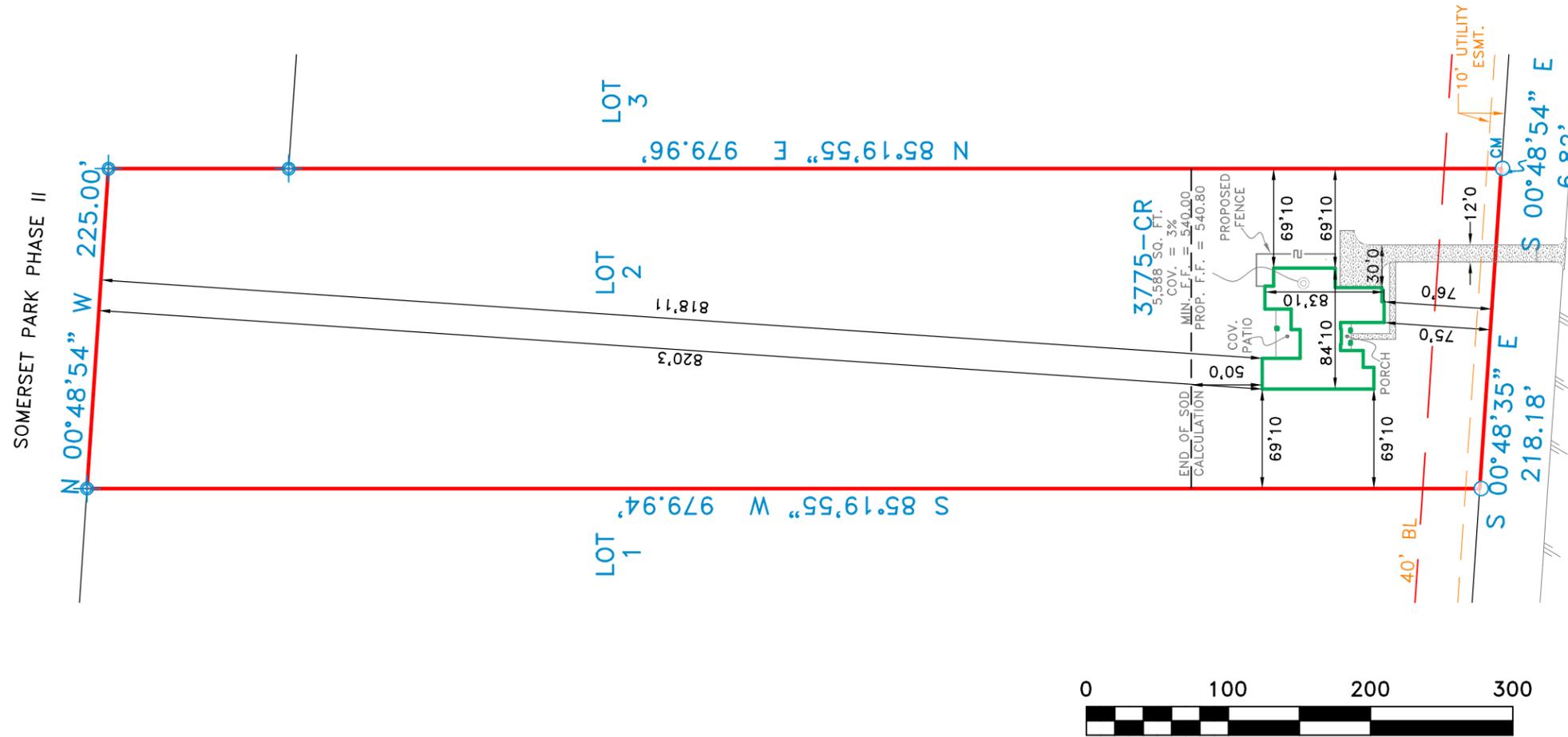


RIGHT ELEVATION "C"

1/8"=1'-0" (11"X17" SHEET) -- 1/4"=1'-0" (24"X36" SHEET)



PLOT PLAN



F.M. 549
100' R.O.W.

2592 FARM TO MARKET 549
LOT 2, BLOCK 1
LOFLAND LAKE ESTATES
ROCKWALL, TEXAS

DRAWING IS BASED ON RECORDED PLAT DATED OCT 17, 1994

GENERAL NOTES

SPOT GRADE ELEVATIONS
AND PAD AREA SHOWN ARE
BASED ON GRADING PLANS
PROVIDED BY BUILDER

WATER INLET NOT PRESENT

SCALE: 1" = 100'

SOD REAR:	1,329	SQ. YD.
FRONT & SIDES:	4,181	SQ. YD.
TOTAL SOD:	5,510	SQ. YD.
PATIO:	-	SQ. FT.
LEAD WALK:	326	SQ. FT.
CITY WALK:	-	SQ. FT.
DRIVEWAY:	2,314	SQ. FT.
APPROACH:	261	SQ. FT.
TOTAL:	2,901	SQ. FT.
FENCE:	-	LN. FT.
FENCE:	94	LN. FT.
LOT:	219,989	SQ. FT.

	RETAINING WALL PER GRADING PLAN
	WOOD FENCE
	FLATWORK
	PAD

STRUCTURAL OPTIONS

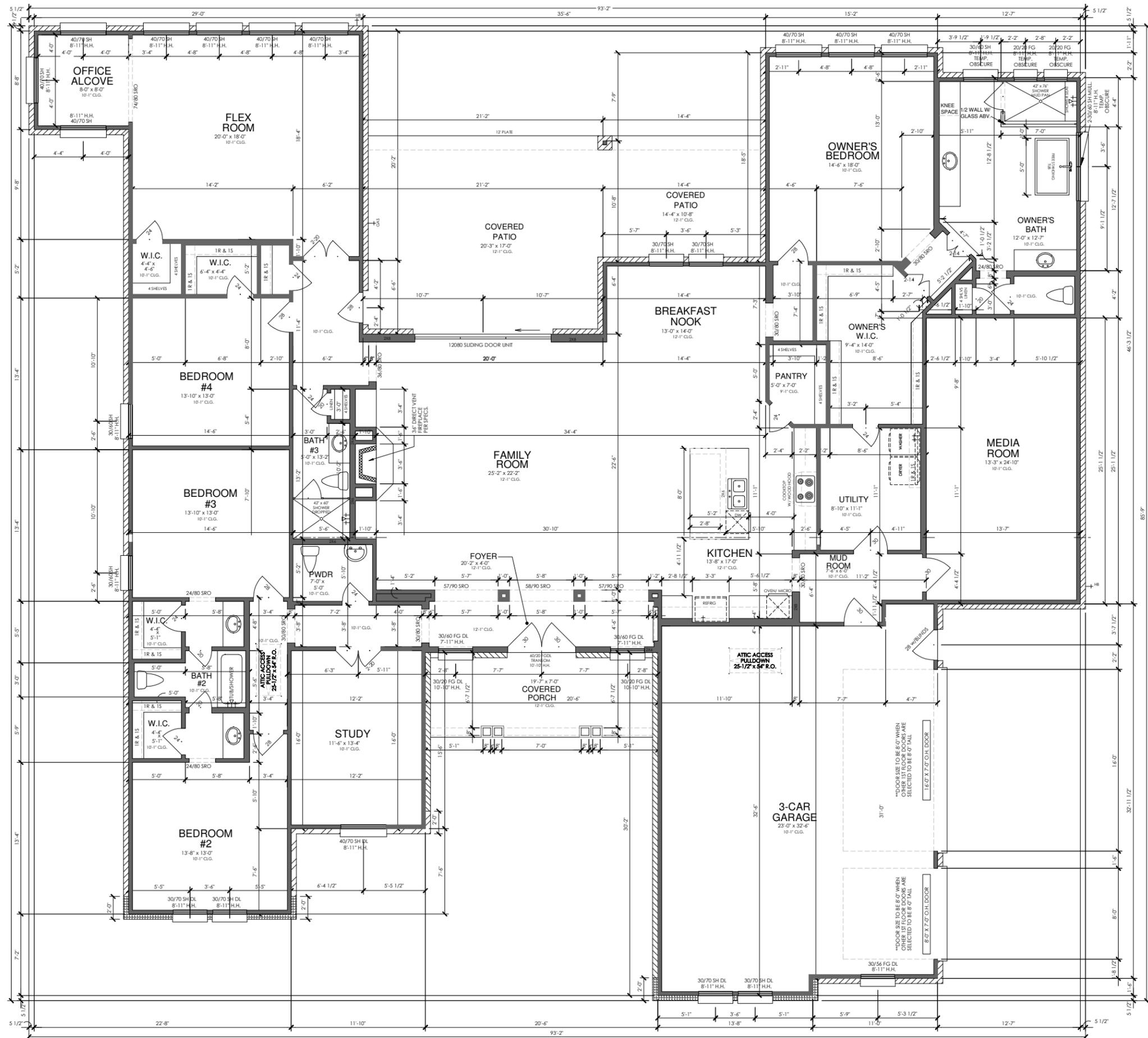
- * NO OPTIONS
- * - - - -
- * - - - -
- * - - - -

**NOTE: BUILDER TO VERIFY
ALL INFORMATION LISTED**

CBG SURVEYING TEXAS
Firm No. 10168800
(214) 349-9485
DRAWN BY: AMF
JOB# 11741
DATE: 02/11/2026

FIRST FLOOR PLAN "C"

NTS (11"x17" SHEET) -- NTS (24"x36" SHEET)



2592 FM 549

PRINTED DATE:
2-10-26 MDS-JLP

KINDRED CUSTOM HOMES

PLAN #3775
SPERRY

FIRST FLOOR
PLAN "C"

SHEET 1

ATTIC VENT CALCULATION

NOTE: ATTIC AREAS WHICH USE THE 1:300 RATIO HAVE BEEN DESIGNED SO THAT 50% OF THE REQUIRED VENTILATION AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC SPACE AND 50% IN THE LOWER PORTION.

GENERAL CONTRACTOR SHALL VERIFY THE NET FREE VENTILATION OF THE VENT PRODUCT SELECTED AGAINST THOSE NOTED ABOVE. THE REQUIRED VENTILATION SHALL BE MAINTAINED. PROVIDE INSULATION STOP SUCH THAT INSULATION DOES NOT OBSTRUCT FREE AIR MOVEMENT AS REQUIRED BY THE BUILDING OFFICIAL.

ALL OVERLAP FRAMED ROOF AREAS SHALL HAVE OPENINGS BETWEEN THE ADJACENT ATTICS IN THE ROOF SHEATHING (AS ALLOWED BY THE STRUCTURAL ENGINEER) TO ALLOW PASSAGE AND ATTIC VENTILATION BETWEEN THE TWO OR ISOLATED ATTIC SPACES SHALL BE VENTED INDEPENDENTLY TO IRC/IBC REQUIREMENTS.

ALL CANTILEVERED FLOORS, CANTILEVERED ARCHITECTURAL POP-OUTS, AND ANY DOUBLE FRAMING PROJECTIONS THAT ARE SEPARATED FROM THE VENTING CALCULATIONS SHOWN ABOVE, PROVIDE A CONTINUOUS 2" CORROSION RESISTANT SOFFIT VENT AT UNDERSIDE OF FRAMED ELEMENT.

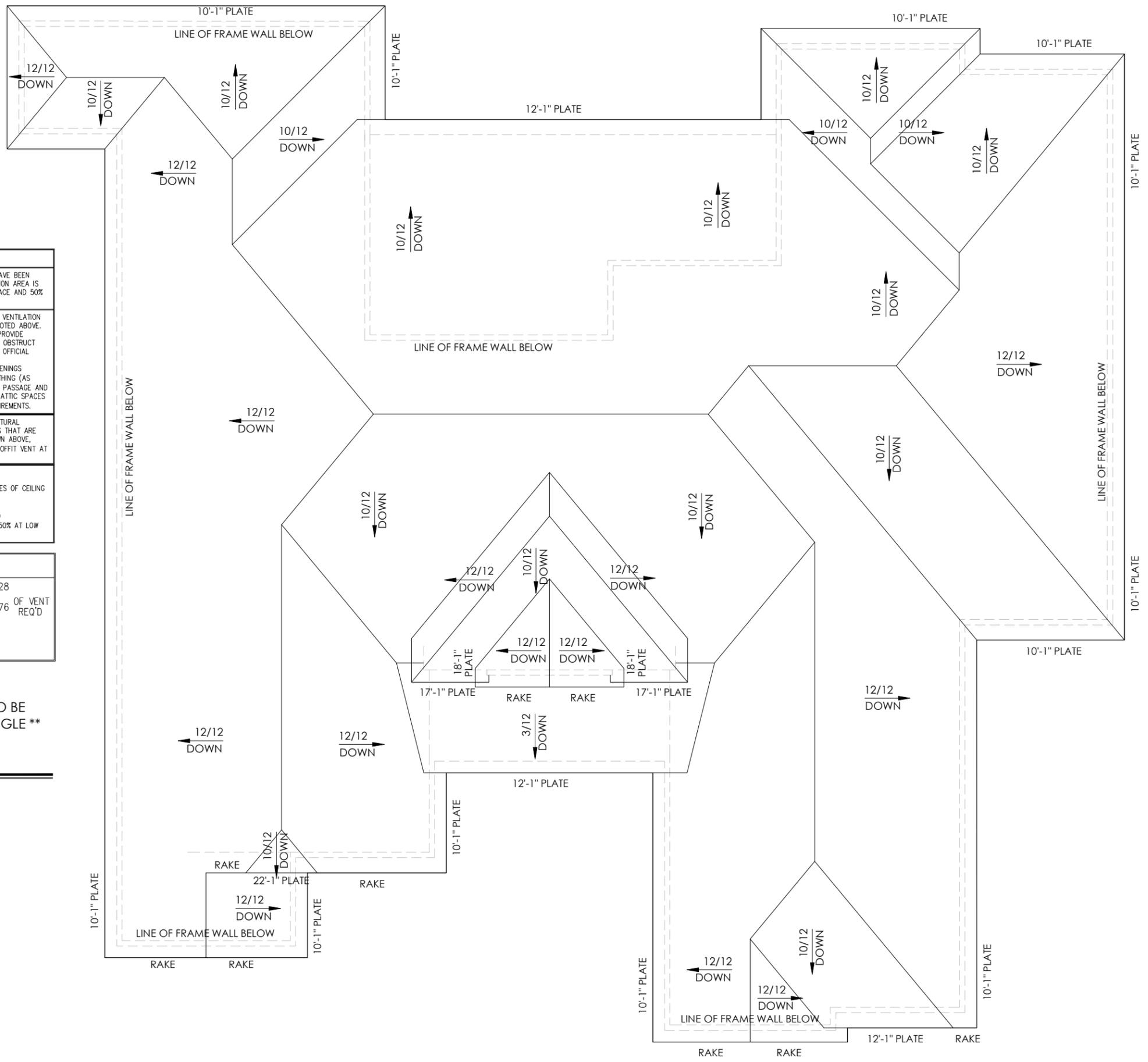
FORMULA:
 1 SQUARE INCH VENT FOR EVERY 300 SQUARE INCHES OF CEILING
 *144 SQ. IN. = 1 SQ. FT.
 BLDG. CEILING (SF) X 144 BLDG. (SQ. IN.)
 BLDG. (SQ. IN.) / 300 = SQ. IN. OF VENT REQUIRED
 SQ. IN. OF VENT REQUIRED / 2 = 50% AT HIGH & 50% AT LOW
 (PER 2006 IRC SECTION R806.2)

ATTIC AREA 'C'	
6212 X 144 =	894528
894528 / 300 =	2981.76 OF VENT REQ'D
2981.76 / 2 =	1490.88
1490.88 OF VENT AT HIGH &	
1490.88 OF VENT AT LOW	

** NOTED COMPOSITE ROOF TO BE A 30-YEAR COMPOSITION SHINGLE **

ROOF PLAN "C"

NTS (11"X17" SHEET) -- NTS (24"X36" SHEET)



2592 FM 549

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KINDRED CUSTOM HOMES

PLAN #3775
SPERRY

ROOF PLAN "C"

SHEET 7