



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

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

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

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:

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- ☒ 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:

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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 TRACK 17-12 OD THE W.W. FORD SURVEY, ABSTRACT NO. 80

SUBDIVISION W.W. FORD SURVEY LOT 2 BLOCK A

GENERAL LOCATION 549/205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GENERAL RETAIL

CURRENT USE N/A

PROPOSED ZONING GENERAL RETAIL

PROPOSED USE GR WITH MORE THAN 2 FUEL PUMPS

ACREAGE 2.59

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 JBR2, LLC

☒ APPLICANT STROHMEYER ARCHITECTS

CONTACT PERSON D.W. BOBST

CONTACT PERSON JIMMY STROHMEYER

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

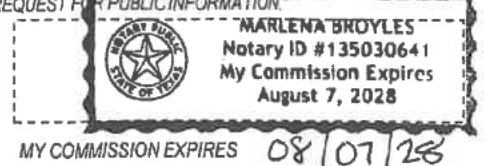
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 238.85 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF September, 2025. BY SIGNING THIS APPLICATION, 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 12th DAY OF September, 2025.

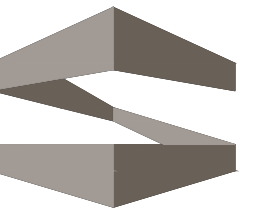
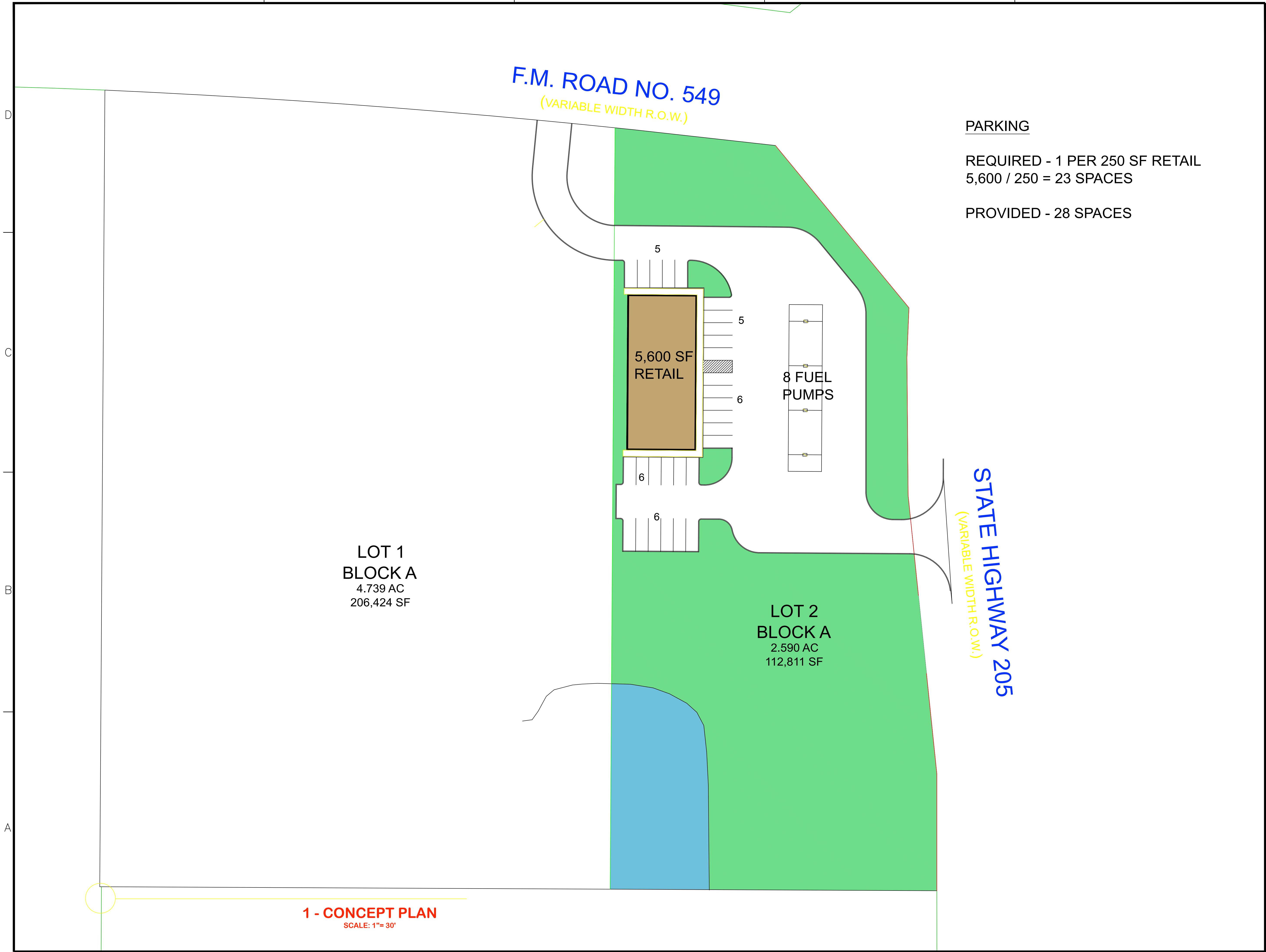
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

D.W. Bobst
M. Broyles



Aug 17, 2016 - 2:34pm User: \$(GETVAR:??) /tmp/AcPublish_3845/BOBST-549-CONVSTORE.dwg



STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL:

STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

CONCEPT DESIGN

**NOT FOR BIDDING
OR
CONSTRUCTION**

JBR-2

**CONVENIENCE STORE
HWY 549 / HWY 205
ROCKWALL, TX**

Project Number:
Drawing Date: 04/03/2016
Drawn:
Checked:
Scale:
ACAD File: BOBST-549-CONVSTORE.dwg
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Revisions:

Sheet Title:

PROJECT COMMENTS



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

DATE: 9/22/2025

PROJECT NUMBER: Z2025-065
PROJECT NAME: SUP for a Convenience Store with 8 Gas Pumps
SITE ADDRESS/LOCATIONS: Track 14-12 OD the W>W Ford Survey

CASE CAPTION: Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an Specific Use Permit (SUP) for a Retail Store with Gasoline Sales that has more than Two (2) Dispensers on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	09/22/2025	Approved w/ Comments

09/22/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a Retail Store with Gasoline Sales that has more than Two (2) Dispensers on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (Z2025-035) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.02(F)(31), Retail and Personal Service Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), states that a Retail Store with Gasoline Sales is an "...establishment that engages in the sale of fuel, lubricants, and/or accessories for motor vehicles, and that may have ancillary retail sales of convenience goods. A dispenser in a Retail Store with Gasoline Sales is assumed to serve two (2) standard motor vehicles."

I.5 The subject property is zoned General Retail (GR) District. In the General Retail (GR) District the Retail Store with Gasoline Sales land use is permitted by Specific Use Permit (SUP). The SUP process allows "...discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In addition, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the discretion to consider certain land uses to mitigate for the proliferation of one (1) land use within close proximity to each other. In this case, there is another Retail Store with Gasoline Sales directly north -- on the opposite corner -- of the subject property.

M.6 According to Subsection 07.03, Non-Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "parking should not be located between the front façade and the property line." Please clarify if you will be adjusting the Concept Plan or if you will be requesting an Exception to this requirement.

I.7 At the time of site plan it will be required that the fuel vents shall be incorporated into the fuel canopy, in accordance with Subsection 02.03 (F)(13), Retail and Personal Service Land Uses, of Article 04, Permissible Uses, of the Unified Development Code (UDC).

M.8 Ordinances. Please review the attached draft ordinance prior to the September 30, 2025 Planning & Zoning Commission Work Session meeting, and provide staff with your markups by October 7, 2025.

I.9 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 October 7, 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 October 14, 2025 Planning and Zoning Commission Public Hearing Meeting.

I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on September 30, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on October 14, 2025.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be October 20, 2025 (1st Reading) and November 3, 2025 (2nd Reading).

I.12 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	09/17/2025	Approved w/ Comments

09/17/2025: 1. Driveways don't meet City or TXDOT spacing
2. No dead end parking allowed

General Items:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone or rock/stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- No structures or fences within easements or ROW.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required when removing existing trees on the property.
- TXDOT Permit required for all improvements with TXDOT ROW.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.

Drainage Items:

- Existing flow patterns must be maintained.
- Must match the existing flow conditions for the detention outfall or an off site easement is required.
- Detention is required.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be irrigated.

- Detention ponds must be in a drainage easement located at the freeboard elevation.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed.
- 100-year WSEL must be called out for all detention areas.
- Proposed dumpster areas and fuel pump areas must drain to an oil/water separator and then back into the storm drainage system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- The site is currently located within the RCH WSC CCN water district, but must meet all of City of Rockwall's fire flow requirements. Will need a release from RCH for City of Rockwall to serve.
- Must install an 8" sewer main along FM 549, under SH 205, and along "new/proposed" FM 549 to existing manhole. Dedicate Easements along all TXDOT roadways for sewer except where crossing.
- Must install a 12" water main along FM 549 inside site per the City Master Water Plans. Dedicate Easements.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed. Crossing TxDOT roadways will require utility to be steel encased.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- 10' utility easement required along all ROW.
- \$978.12/acre sewer pro-rata due. Site maybe subject to additional pro-ratas.

Roadway Paving Items:

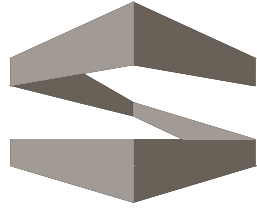
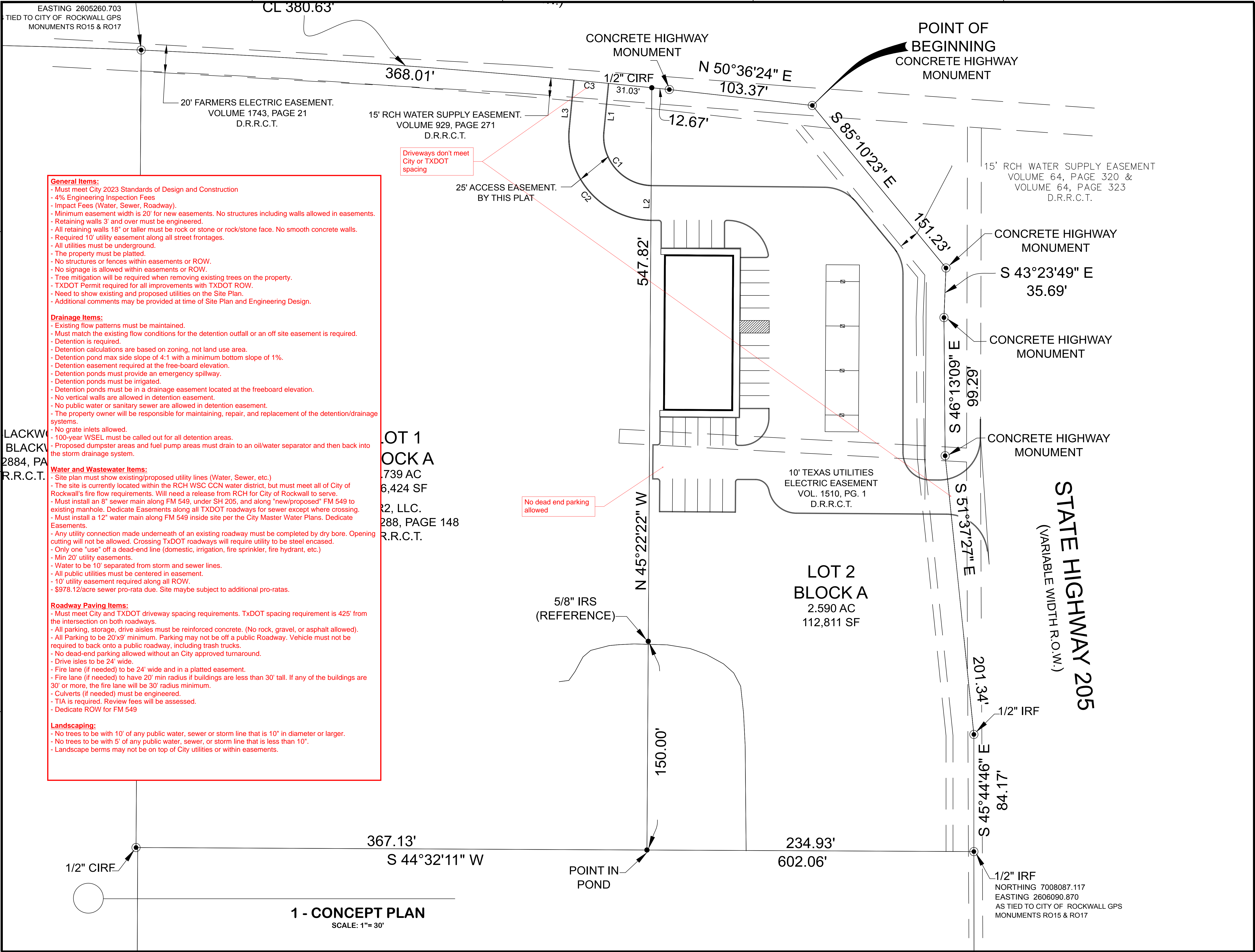
- Must meet City and TXDOT driveway spacing requirements. TxDOT spacing requirement is 425' from the intersection on both roadways.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Culverts (if needed) must be engineered.
- TIA is required. Review fees will be assessed.
- Dedicate ROW for FM 549

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	09/22/2025	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/17/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/15/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/15/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/15/2025	Approved
No Comments			



STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL:

STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

CONCEPT DESIGN

**NOT FOR BIDDING
OR
CONSTRUCTION**

JBR-2

CONVENIENCE STORE
HWY 549 / HWY 205
ROCKWALL, TX

Project Number:
Drawing Date: 04/03/2016
Drawn:
Checked:
Scale:
ACAD File: BOBST-549-CONVSTORE.dwg
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Revisions:

Sheet Title:



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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SUBDIVISION W.W. FORD SURVEY LOT 2 BLOCK A
GENERAL LOCATION 549/205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GENERAL RETAIL CURRENT USE N/A
PROPOSED ZONING GENERAL RETAIL PROPOSED USE GR WITH MORE THAN 2 FUEL PUMPS
ACREAGE 2.59 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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.

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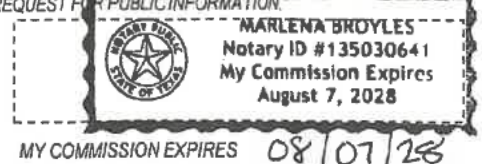
<input type="checkbox"/> OWNER	JBR2, LLC	<input checked="" type="checkbox"/> APPLICANT	STROHMEYER ARCHITECTS
CONTACT PERSON	D.W. BOBST	CONTACT PERSON	JIMMY STROHMEYER
ADDRESS	[REDACTED]	ADDRESS	[REDACTED]
CITY, STATE & ZIP	[REDACTED]	CITY, STATE & ZIP	[REDACTED]
PHONE	[REDACTED]	PHONE	[REDACTED]
E-MAIL	[REDACTED]	E-MAIL	[REDACTED]

NOTARY VERIFICATION [REQUIRED]

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OWNER'S SIGNATURE D.W. Bobst
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS M. Broyles





Case Location Map = 



City of Rockwall

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

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

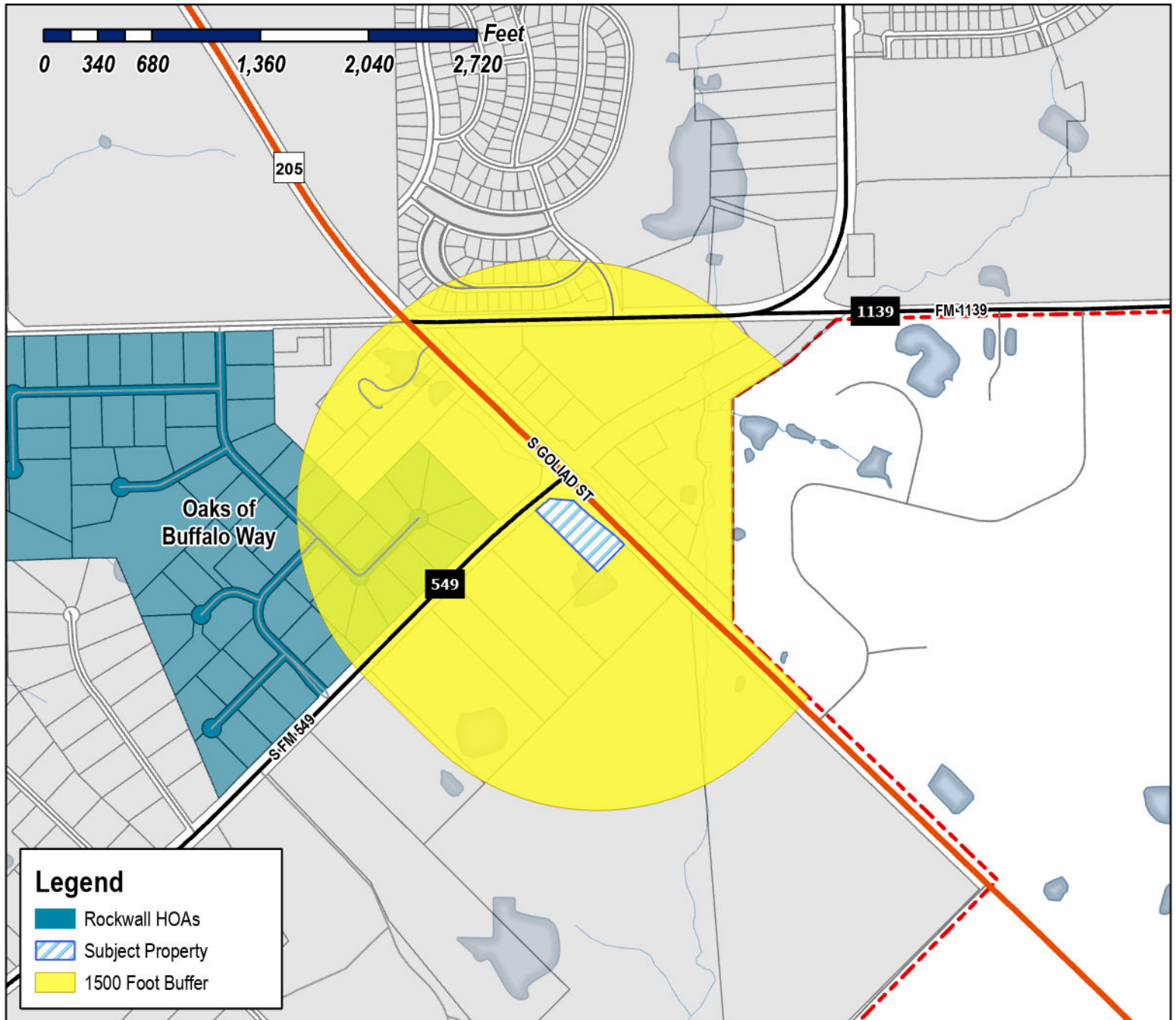




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Case Number: Z2025-065
Case Name: SUP for a Retail Store with Gasoline Sales
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: SH 205 and FM 549

Date Saved: 9/22/2025
For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)
Subject: Neighborhood Notification Program [Z2025-065]
Date: Wednesday, September 17, 2025 10:59:38 AM
Attachments: [Public Notice \(09.16.2025\).pdf](#)
[HOA Map \(09.12.2025\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, September 19, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, October 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 20, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

-
Z2025-065: SUP for a Retail Store with Gasoline Sales

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an Specific Use Permit (SUP) for a Retail Store with Gasoline Sales that has more than Two (2) Dispensers on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

Thank you,

Melanie Zavala

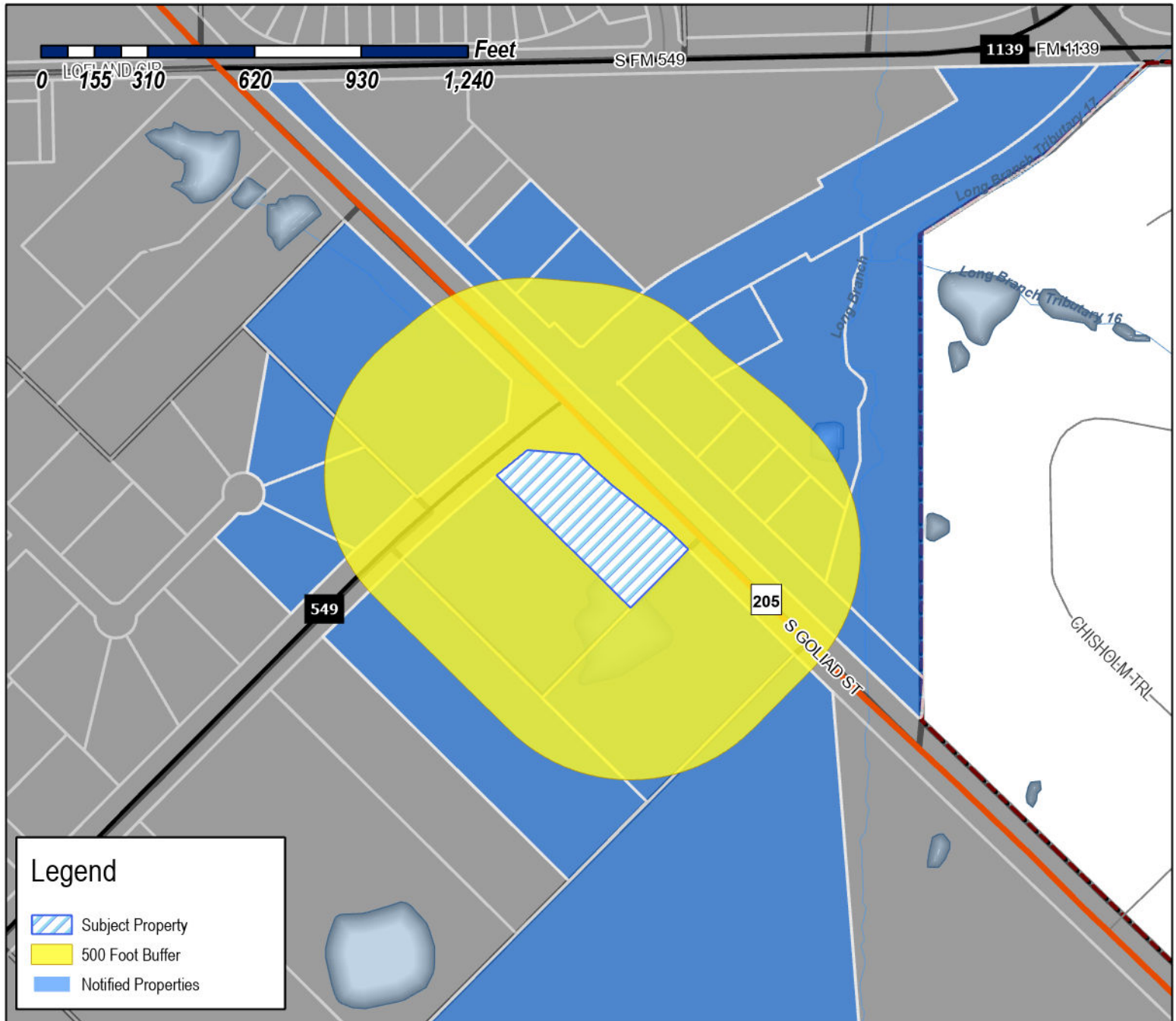
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



City of Rockwall

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Case Name: SUP for a Retail Store with Gasoline Sales
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: SH 205 and FM 549

Date Saved: 9/22/2025

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



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL RD
DALLAS, TX 75238

549 CROSSING LP
10755 SANDHILL ROAD
DALLAS, TX 75238

THE STATE OF TEXAS, BY AND THROUGH THE
TEXAS TRANSPORTATION COMMISSION
125 E 11TH STREET
AUSTIN, TX 78701

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
13155 Noel Rd Ste 900
Dallas, TX 75240

101 HUBBARD DR LLC
2701 Sunset Ridge Dr Ste 610
Rockwall, TX 75032

NWC 205/549 LTD
C/O WEITZMAN
3102 Maple Ave Ste 350
Dallas, TX 75201

BLACKWOOD SCOTT W & GLENITA G
3514 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
4901 S GOLIAD ST
ROCKWALL, TX 75032

RESIDENT
4949 S GOLIAD ST
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

RESIDENT
5133 S FM549
ROCKWALL, TX 75032

PHILIP LIVING TRUST
5160 BEAR CLAW LN
ROCKWALL, TX 75032

RAPIER MICHAEL L AND NAKIA
5165 BEAR CLAW LANE
ROCKWALL, TX 75032

ARNOLD ELISSA THURMOND
5170 BEAR CLAW LN
ROCKWALL, TX 75032

RESIDENT
5205 S FM549
ROCKWALL, TX 75032

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:

Z2025-065: SUP for a Retail Store w/ Gasoline Sales

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an Specific Use Permit (SUP) for a Retail Store with Gasoline Sales that has more than Two (2) Dispensers on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and 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, October 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 20, 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, October 20, 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



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. Z2025-065: SUP for a Retail Store w/ Gasoline Sales

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.

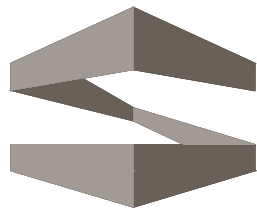
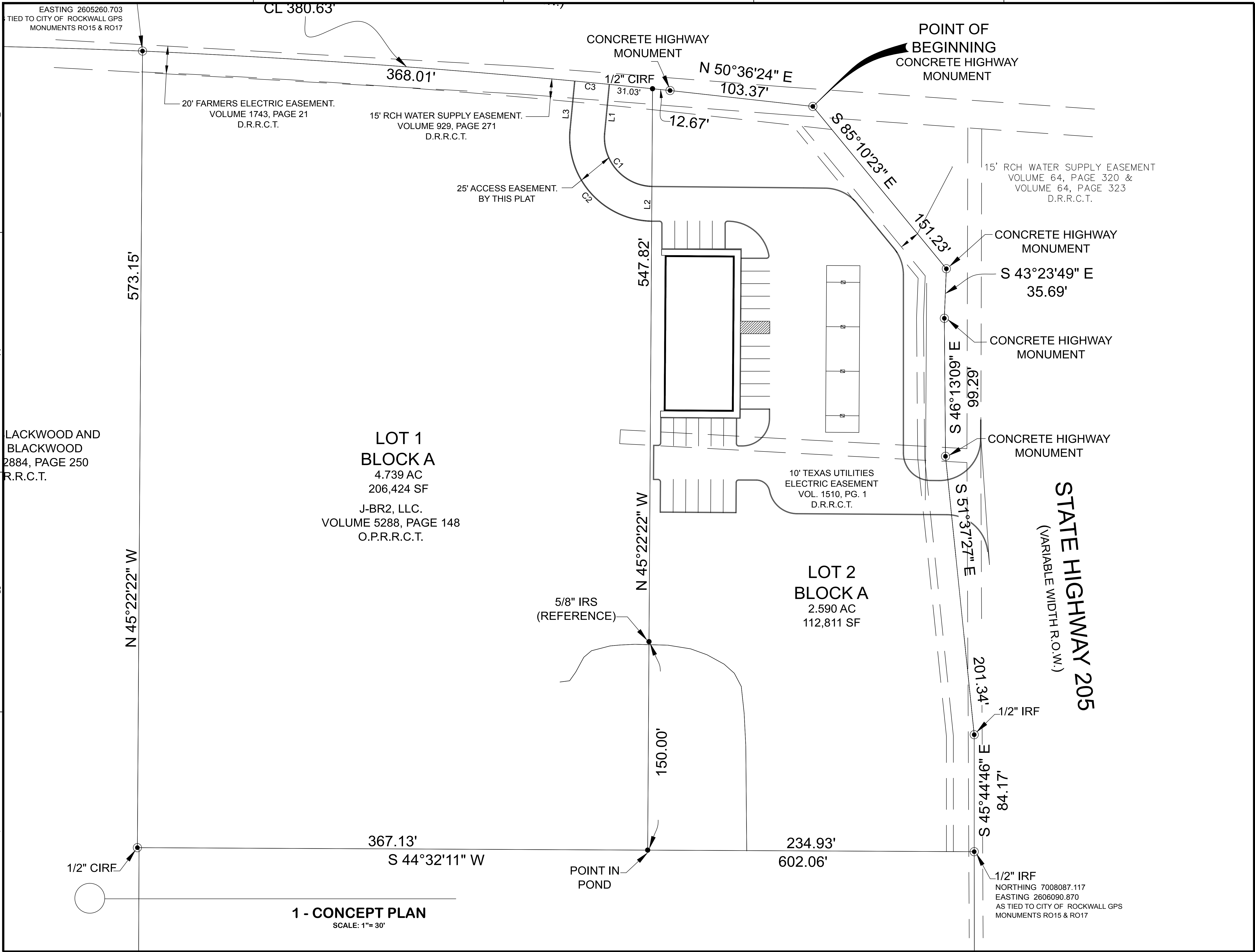
Name:

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](#)

Aug 17, 2016 - 2:33pm User: \$(GETVAR:??)
/tmp/AcPublish_3845/BOBST-549-CONVSTORE.dwg



STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL:

STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

CONCEPT DESIGN

**NOT FOR BIDDING
OR
CONSTRUCTION**

JBR-2

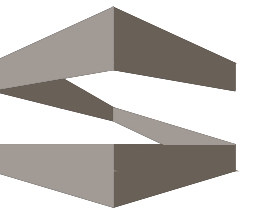
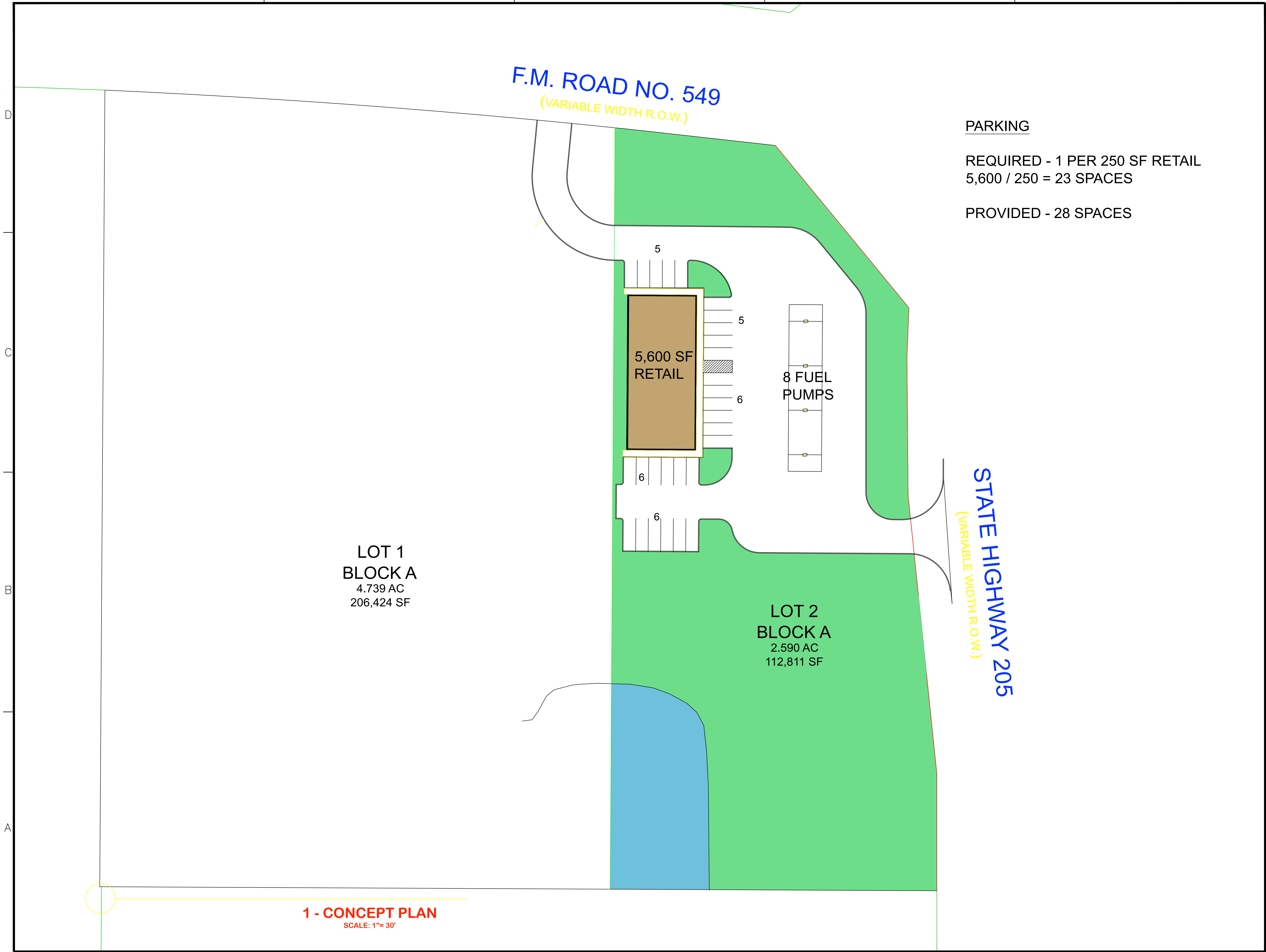
**CONVENIENCE STORE
HWY 549 / HWY 205
ROCKWALL, TX**

Project Number:
Drawing Date: 04/03/2016
Drawn:
Checked:
Scale:
ACAD File: BOBST-549-CONVSTORE.dwg
© 2016 Strohmeier Architects, Inc.

Revisions:

Sheet Title:

Aug 17, 2016 - 2:34pm User: \$(GETVAR:??) /tmp/AcPublish_3845/BOBST-549-CONVSTORE.dwg



STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL:

STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

CONCEPT DESIGN

**NOT FOR BIDDING
OR
CONSTRUCTION**

JBR-2

**CONVENIENCE STORE
HWY 549 / HWY 205
ROCKWALL, TX**

Project Number:
Drawing Date: 04/03/2016
Drawn:
Checked:
Scale:
ACAD File: BOBST-549-CONVSTORE.dwg
© 2016 Strohmeier Architects, Inc.

Revisions:

Sheet Title:

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 [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *RETAIL STORE WITH GASOLINE SALES* ON A 2.59-ACRE PARCEL OF LAND IDENTIFIED LOT 2, BLOCK A, JBR2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Jimmy Strohmeier of Strohmeier Architects on behalf of D. W. Bost of JBR2, LLC for the approval of a *Specific Use Permit (SUP)* for a *Retail Store with Gasoline Sales* on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the southwest corner of the intersection of S. Goliad Street [SH-205] and 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 [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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-56, S-157*; and,

SECTION 2. That the Unified Development Code [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) allowing for the construction of a *Retail Store with Gasoline Sales* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, and Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and

with the following conditions:

4.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Retail Store with Gasoline Sales* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The proposed *Retail Store with Gasoline Sales* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
- 2) All fuel vents associated with the fuel storage tanks at any *Retail Store with Gasoline Sales* shall be located within the gas canopy, and shall be fully screened and not visible from adjacent properties and/or rights-of-way.
- 3) A wrought iron fence with a berm and three (3) tiered landscaping shall be provided along the southern property line.
- 4) The subject property shall be subject to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), and conformance to these requirements shall be verified at the time of *Site Plan* by the Architectural Review Board (ARB) and Planning and Zoning Commission.

4.2 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 business owner 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 Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 5. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 6. 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 7. 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 8. 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 9. 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 3rd DAY OF NOVEMBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: October 20, 2025

2nd Reading: November 3, 2025

Exhibit 'A': Location Map

Legal Description: Lot 2, Block A, JBR2 Addition

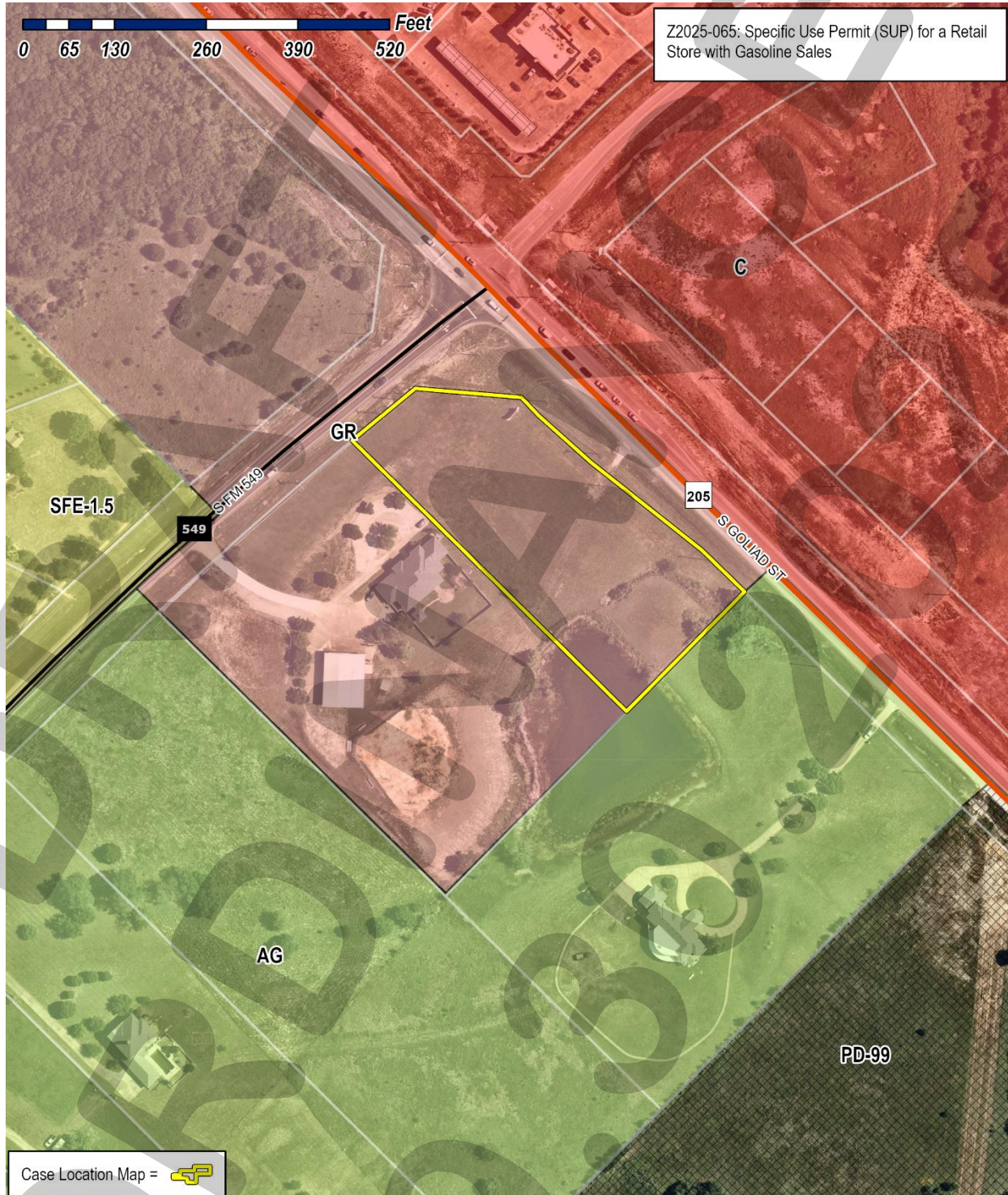
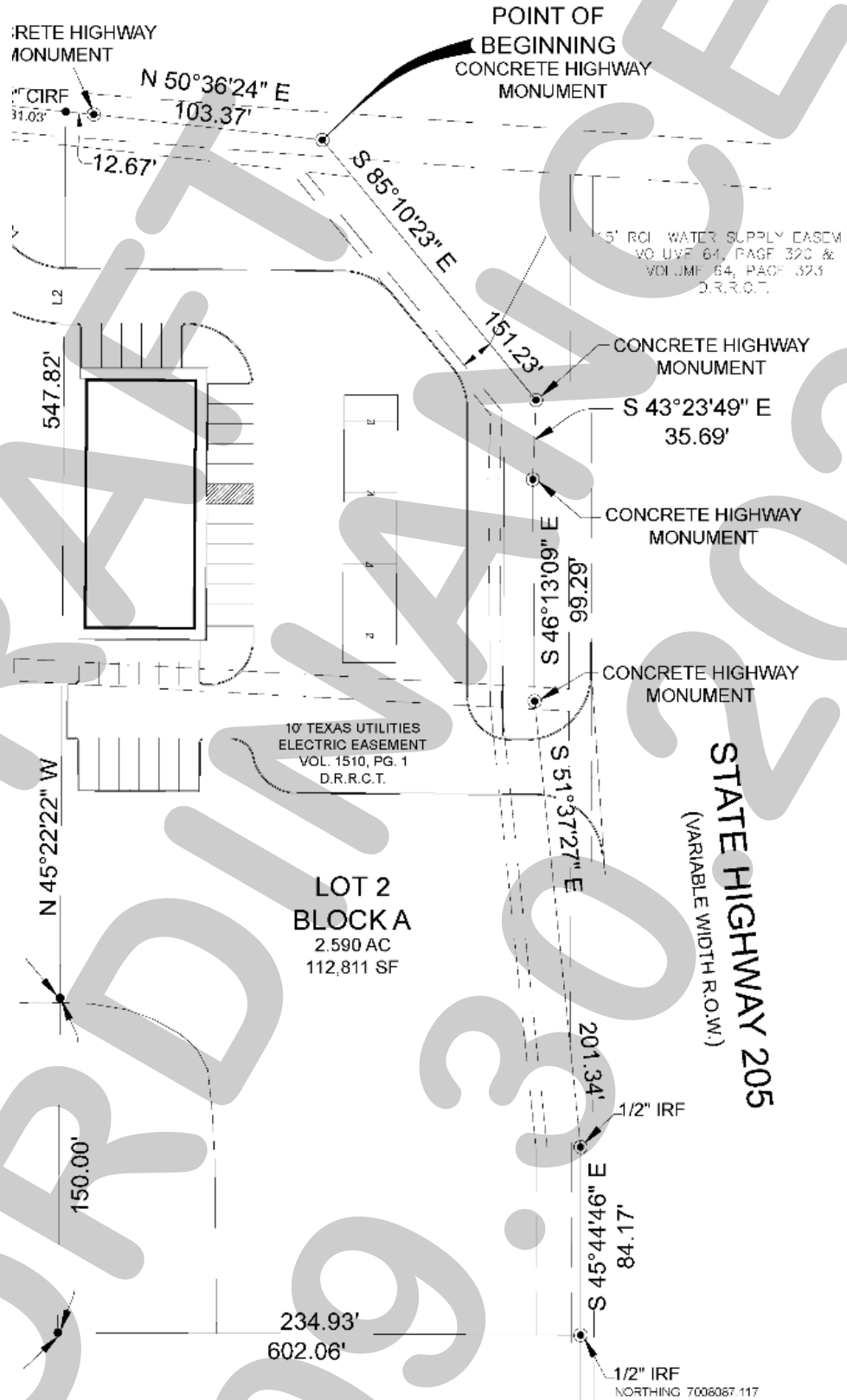
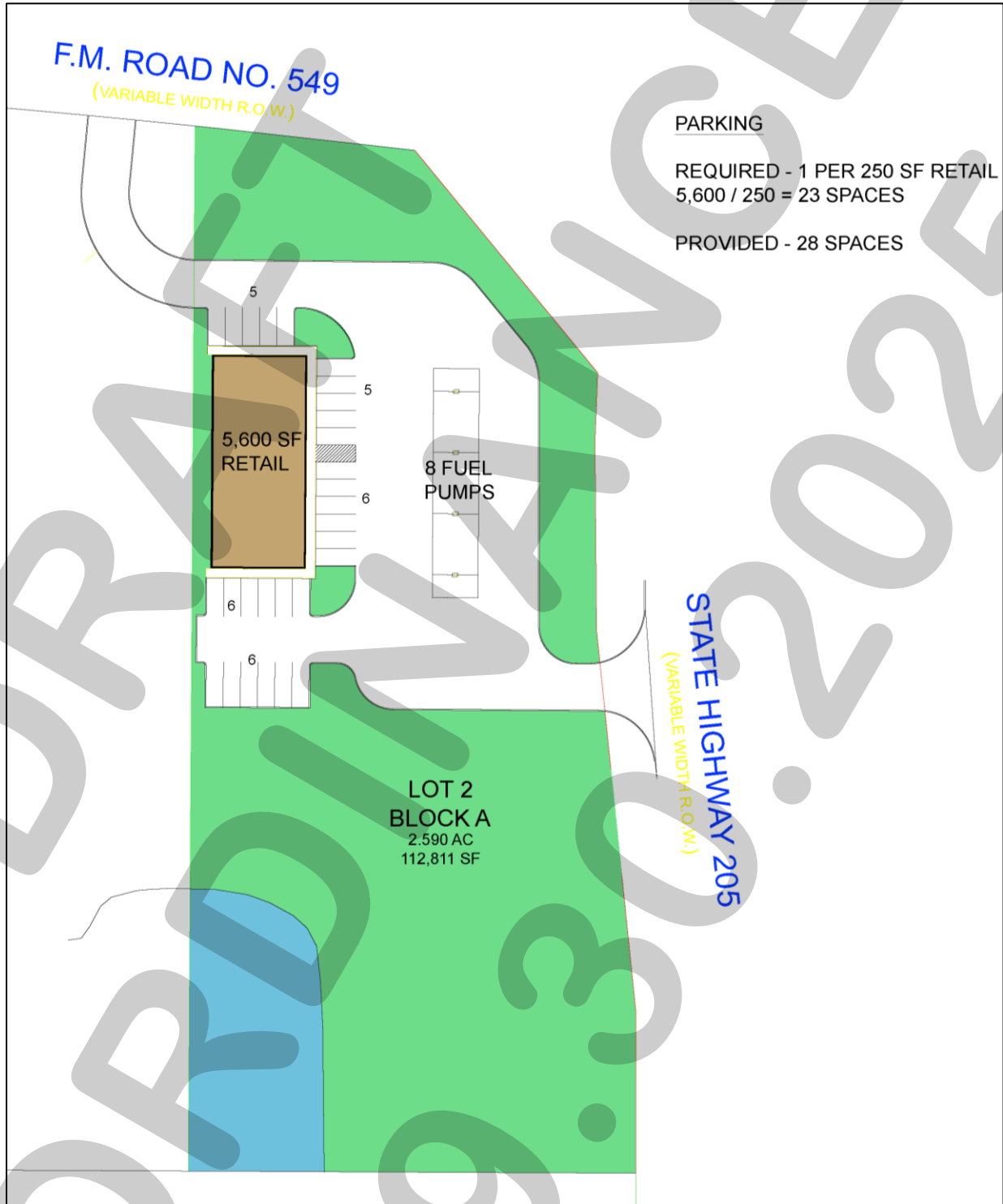


Exhibit 'B':
Survey



**Exhibit 'C':
Concept Plan**





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: October 14, 2025

APPLICANT: Jimmy Strohmeyer; *Strohmeyer Architects*

CASE NUMBER: Z2025-065; *Specific Use Permit (SUP) for a Retail Store with Gasoline Sales*

SUMMARY

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an Specific Use Permit (SUP) for a *Retail Store with Gasoline Sales that has more than Two (2) Dispensers* on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

BACKGROUND

On October 4, 2010, the City Council approved the annexation of the subject property by adopting *Ordinance No. 10-27* [Case No. A2010-001]. On April 4, 2011, the City Council approved a zoning change [Case No. Z2010-021] from an Agricultural (AG) District to a General Retail (GR) District. On February 2, 2015, the City Council approved a final plat [Case No. P2015-001] that establish the subject property as Lot 3, Block A, Buffalo Crossing Addition. On February 1, 2016, the City Council approved a Specific Use Permit (SUP) [Case No. Z2015-028] to allow the construction of two (2) private baseball fields. On May 2, 2016, the City Council approved a final plat [Case No. P2015-015] that establish the subject property as Lot 2, Block A, JBR2 Addition. On October 3, 2016, the City Council approved a Specific Use Permit (SUP) [Case No. Z2016-029] to allow the construction of a *Retail Store with Gasoline Sales*. The approved *Retail Store with Gasoline Sales* was never constructed and subsequently the Specific Use Permit (SUP) expired. The subject property has remained vacant since the time of annexation.

PURPOSE

The applicant -- *Jimmy Strohmeyer of Strohmeyer Architects* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *Retail Store with Gasoline Sales* to be established on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at south corner of the intersection of S. Goliad Street [SH-205] and FM-549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the intersection of S. Goliad Street [SH-205] and FM-549, which are identified as a P6D (i.e. *principle, six [6] lane, divided roadway*) and a A4D (i.e. *arterial, four [4] lane, divided roadway*) respectively, on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.503-acre parcel of land (i.e. *Lot 1, Block A, Creekside Commons Addition*) developed with a *Retail Store with Gasoline Sales* (i.e. 7-11). Following this is a 11.874-acre vacant parcel of land (i.e. *Lot 18, Block A, Creekside Commons Addition*). Both properties are zoned Commercial (C) District.

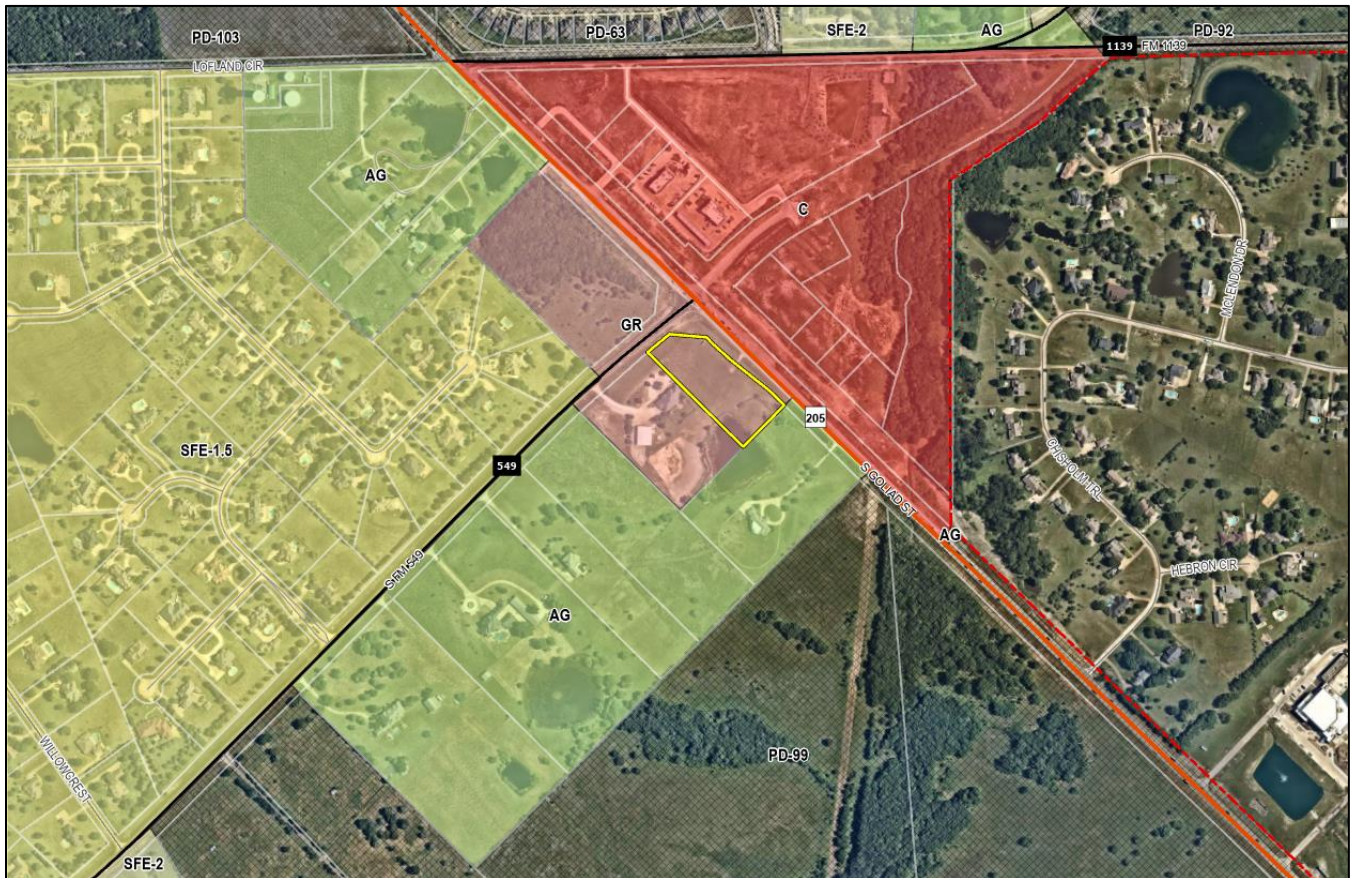
South: Directly south of the subject property is a 6.00-acre tract of land (i.e. *Tract 17-8 of the W. W. Ford Survey, Abstract No. 80*) developed with a single-family home. Beyond this is a 7.493-acre vacant tract of land (i.e. *Tract 17-14 of the W. W. Ford Survey, Abstract No. 80*). Both properties are zoned Agricultural (AG) District. Following

this is the future Southside Hill Subdivision, which is entitled for 384 single-family homes, zoned Planned Development District 99 (PD-99) for Single Family 10 (SF-10) District.

East: Directly east of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (i.e. principle, six [6] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) vacant parcel of land (i.e. Lots 10-13, Block A, Creekside Commons Addition) zoned Commercial (C) District. Following this is the Corporate Limits for the City of Rockwall.

West: Directly west of the subject property is FM-549, which is identified as a A4D (i.e. arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Oaks of Buffalo Way Subdivision, which consists of 60 parcels of land zoned Single Family Estate 1.5 (SFE-1.5) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and concept plan depicting the layout of a *Retail Store with Gasoline Sales*. The proposed *Retail Store with Gasoline Sales* will be approximately 5,600 SF and have eight (8) fuel pumps. The primary building and the fuel canopy will face onto S. Goliad Street [SH-205] and run parallel to the roadway. The subject property will take entry off of S. Goliad Street [SH-205] and through an access easement from the adjacent property. In addition, 33 parking spaces are provided in between the primary building and the roadways.

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Retail Store with Gasoline Sales* requires a Specific Use Permit (SUP) in General Retail (GR) District. In addition, Subsection 02.03(F)(13), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC)

states that “(a)ll fuel vents associated with the fuel storage tanks at any *Retail Store with Gasoline Sales* shall be located within the gas canopy, and shall be fully screened and not visible from adjacent properties and/or rights-of-way.” In this case, the *Conditional Land Use Standard* will be addressed at the time of site plan.

According to Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “parking should not be located between the front façade and the property line.” In this case, the proposed concept plan delineates all of the parking shall be located between the front façade and the front property line. Staff should note, that the subject property is a corner lot and therefore fronts onto two (2) roadways and has two (2) front property lines. The applicant has indicated that this will be requested as an *Exception* at the time of site plan; however -- *if approved* -- the Specific Use Permit (SUP) will generally tie down the site design and effectively grant the *Exception*. Given this, as part of this case the City Council -- *pending a recommendation from the Planning and Zoning Commission* --, must determine whether to approve this *Exception* with this Specific Use Permit (SUP) request.

STAFF ANALYSIS

Properties zoned General Retail (GR) District are generally located near or directly adjacent to residentially zoned and used property. Given this, the permitted land uses within the General Retail (GR) District are restricted and less intense than a Commercial (C) District; however, a Specific Use Permit (SUP) is intended to acknowledge that not all land uses are appropriate in every General Retail (GR) District. In this case, the subject property is zoned General Retail (GR) District, which requires a Specific Use Permit (SUP) for a *Retail Store with Gasoline Sales*. According to Subsection 02.02, *Specific Use Permit* (SUP), of Article 11, *Development Applicants and Review Procedures*, of the Unified Development Code (UDC), “(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions.” In addition, the purpose of specifically requiring a Specific Use Permit (SUP) for the *Retail Store with Gasoline Sales* land use in a General Retail (GR) District is intended to: [1] acknowledge that properties that are zoned General Retail (GR) District are typically closer to residentially zoned land and this type of land use -- *due to how it operates (e.g. traffic generation)* -- is not considered compatible with residential properties, and [2] to prevent the proliferation of this land use along major corridors within the City outside of the IH-30 corridor.

Based on this request, it shall be the discretion of the City Council -- *pending a recommendation from the Planning and Zoning Commission* -- to determine if the subject property is a compatible site for a *Retail Store with Gasoline Sales*. Staff should note, that a notice in opposition was received from the adjacent residential property owner, who also submitted a notice of opposition with the original zoning change [Case No. Z2010-021] from Agricultural (AG) District to General Retail (GR) District, and for the previous Specific Use Permit (SUP) [Case No. Z2016-029]. In addition, the staff report for the original zoning case that changed the property from an Agricultural (AG) District to a General Retail (GR) District indicated that the General Retail (GR) District zoning designation was more appropriate due to the restricted land uses, and due to the oversight provided by the Specific Use Permit (SUP).

The applicant's request is identical to the Specific Use Permit (SUP) approved in 2016 -- *with the exception of an adjustment to the parking location* -- which subsequently expired due to inactivity. Since that time, the tract of land to the north has been rezoned to Commercial (C) District, where a *Retail Store with Gasoline Sales* (i.e. 7-11), a *Restaurant with Drive Through* has been established (i.e. McDonald's), and a *Restaurant with Drive Through* has been entitled (i.e. HTeaO). The being said, the adjacent residentially used property has not had any change in condition. With all that being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the Planning and Zoning Commission choose to recommend approval of the applicant's request staff has included conditions of approval described below and outlined within the *Draft Ordinance* contained in your packet.

NOTIFICATIONS

On September 19, 2025, staff mailed 16 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Oaks of Buffalo Way Homeowners Association (HOA), which is the only HOA's or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. 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 drafted, staff has received one (1) notice in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Retail Store with Gasoline Sales* 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 SUP ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The *Subject Property* shall incorporate and maintain three (3) tiered screening and a berm along the southeast property line adjacent to Tract 17-8 of W. W. Ford Survey, Abstract No. 80.
- (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 TRACK 17-12 OD THE W.W. FORD SURVEY, ABSTRACT NO. 80
SUBDIVISION W.W. FORD SURVEY LOT 2 BLOCK A
GENERAL LOCATION 549/205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GENERAL RETAIL CURRENT USE N/A
PROPOSED ZONING GENERAL RETAIL PROPOSED USE GR WITH MORE THAN 2 FUEL PUMPS
ACREAGE 2.59 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]

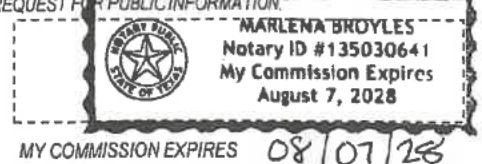
<input type="checkbox"/> OWNER	JBR2, LLC	<input checked="" type="checkbox"/> APPLICANT	STROHMEYER ARCHITECTS
CONTACT PERSON	D.W. BOBST	CONTACT PERSON	JIMMY STROHMEYER
ADDRESS	[REDACTED]	ADDRESS	[REDACTED]
CITY, STATE & ZIP	[REDACTED]	CITY, STATE & ZIP	[REDACTED]
PHONE	[REDACTED]	PHONE	[REDACTED]
E-MAIL	[REDACTED]	E-MAIL	[REDACTED]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED D.W. Bobst [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 \$ 238.85 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF September, 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 12th DAY OF September, 2025
OWNER'S SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





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.

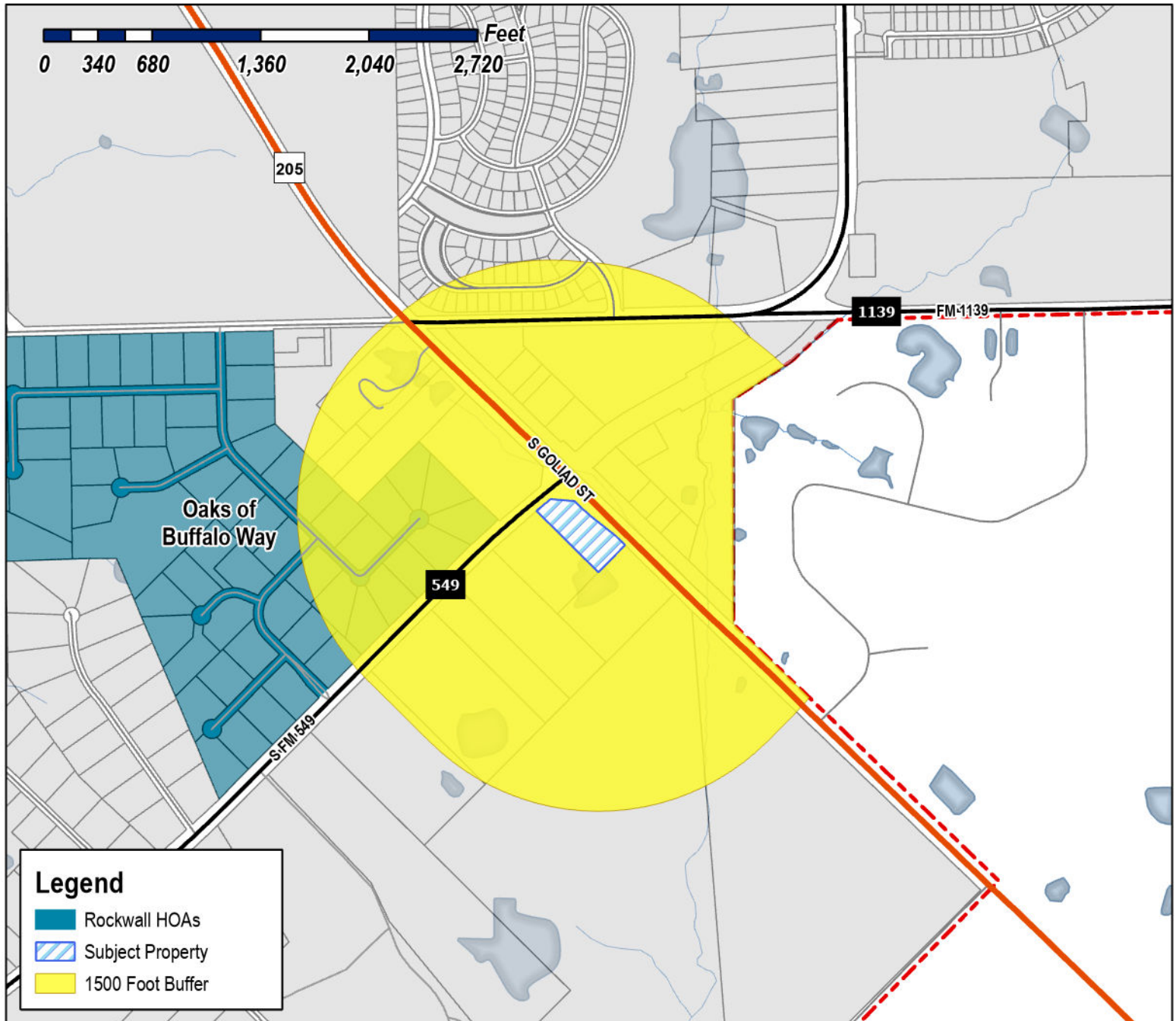




City of Rockwall

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Case Number: Z2025-065
Case Name: SUP for a Retail Store with Gasoline Sales
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: SH 205 and FM 549

Date Saved: 9/22/2025
For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)
Subject: Neighborhood Notification Program [Z2025-065]
Date: Wednesday, September 17, 2025 10:59:38 AM
Attachments: [Public Notice \(09.16.2025\).pdf](#)
[HOA Map \(09.12.2025\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, September 19, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, October 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 20, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

-
Z2025-065: SUP for a Retail Store with Gasoline Sales

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an Specific Use Permit (SUP) for a Retail Store with Gasoline Sales that has more than Two (2) Dispensers on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

Thank you,

Melanie Zavala

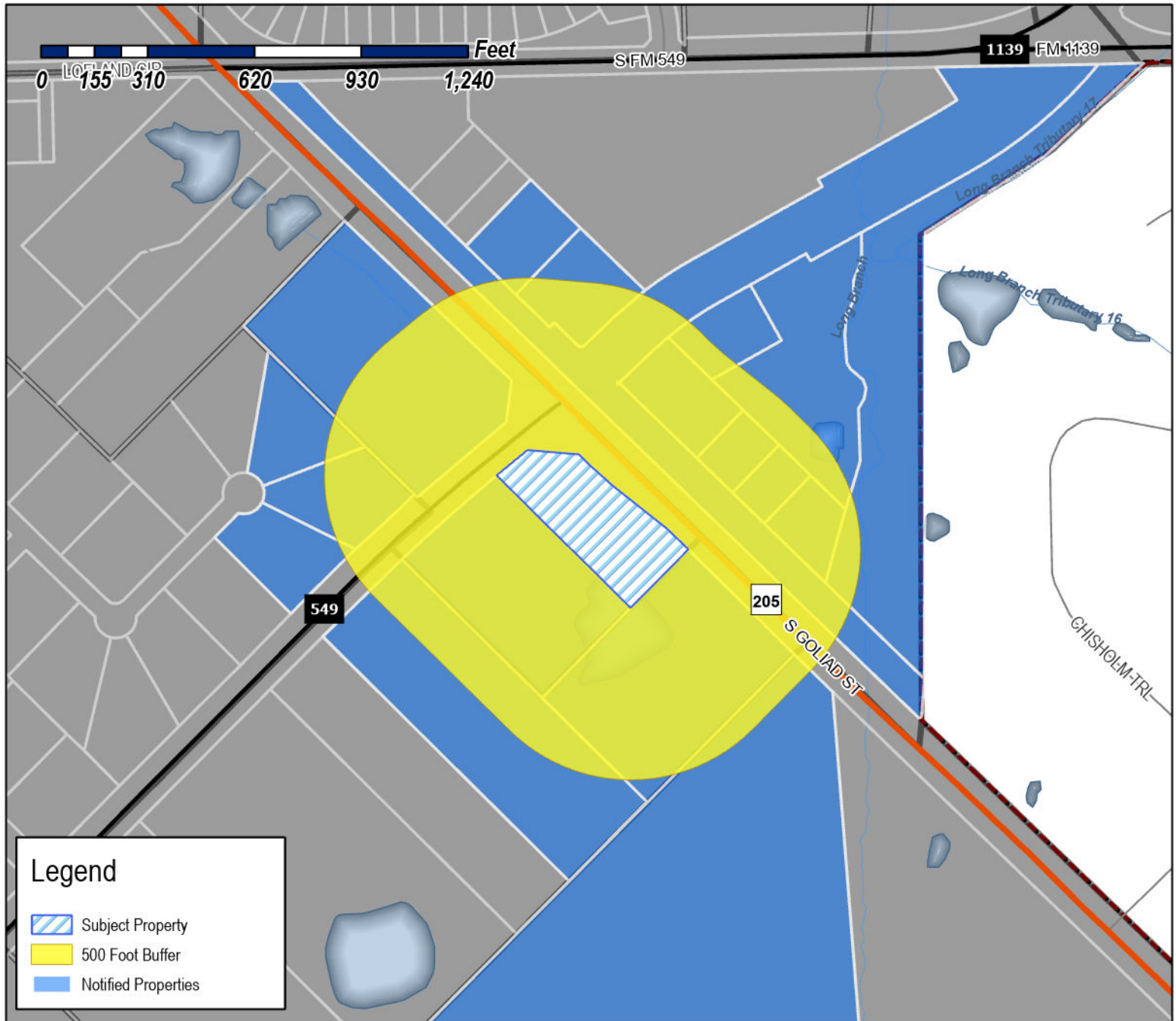
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



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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Case Number: Z2025-065
Case Name: SUP for a Retail Store with Gasoline Sales
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: SH 205 and FM 549

Date Saved: 9/22/2025

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



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL RD
DALLAS, TX 75238

549 CROSSING LP
10755 SANDHILL ROAD
DALLAS, TX 75238

THE STATE OF TEXAS, BY AND THROUGH THE
TEXAS TRANSPORTATION COMMISSION
125 E 11TH STREET
AUSTIN, TX 78701

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
13155 Noel Rd Ste 900
Dallas, TX 75240

101 HUBBARD DR LLC
2701 Sunset Ridge Dr Ste 610
Rockwall, TX 75032

NWC 205/549 LTD
C/O WEITZMAN
3102 Maple Ave Ste 350
Dallas, TX 75201

BLACKWOOD SCOTT W & GLENITA G
3514 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
4901 S GOLIAD ST
ROCKWALL, TX 75032

RESIDENT
4949 S GOLIAD ST
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

RESIDENT
5133 S FM549
ROCKWALL, TX 75032

PHILIP LIVING TRUST
5160 BEAR CLAW LN
ROCKWALL, TX 75032

RAPIER MICHAEL L AND NAKIA
5165 BEAR CLAW LANE
ROCKWALL, TX 75032

ARNOLD ELISSA THURMOND
5170 BEAR CLAW LN
ROCKWALL, TX 75032

RESIDENT
5205 S FM549
ROCKWALL, TX 75032

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:

Z2025-065: SUP for a Retail Store w/ Gasoline Sales

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an Specific Use Permit (SUP) for a Retail Store with Gasoline Sales that has more than Two (2) Dispensers on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and 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, October 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 20, 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, October 20, 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



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. Z2025-065: SUP for a Retail Store w/ Gasoline Sales

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](#)

Case No. Z2025-065: SUP for a Retail Store w/ Gasoline Sales

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.

I don't want this next to our house
cause of privacy + disturbance.

Name:

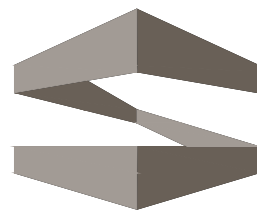
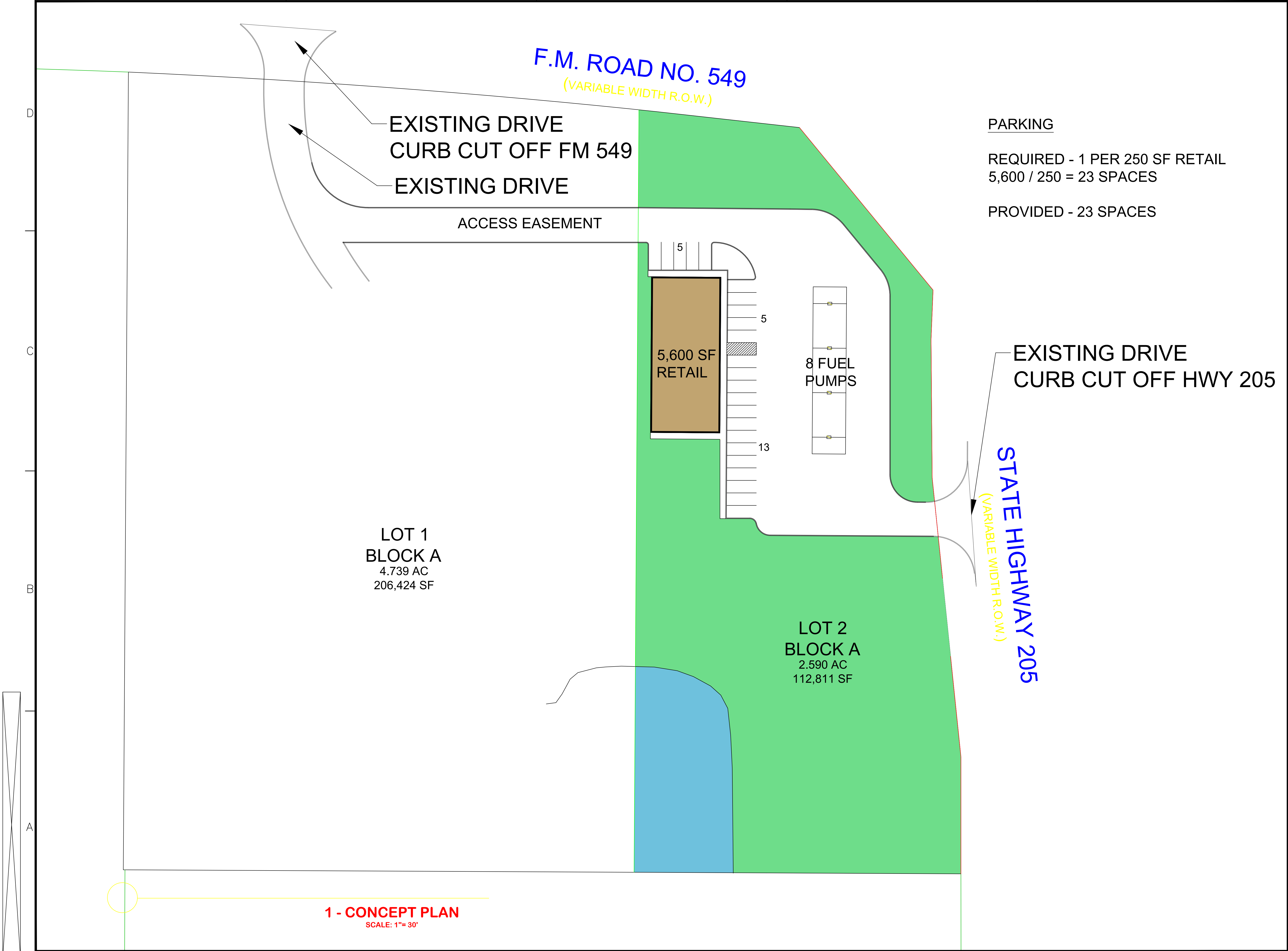
Dr Mohiudin Zeb + Nasreen Zeb

Address:

5128 - S. Hwy 205 Rockwall 75032

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



STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL:

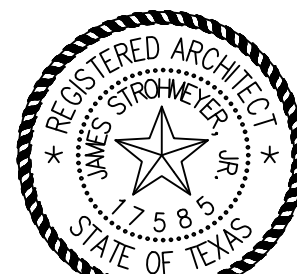
STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

CONCEPT DESIGN



James Strohmeyer, Jr.
10-7-25

JBR-2

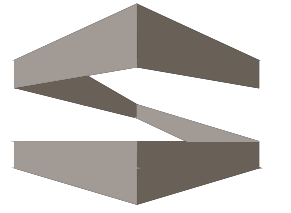
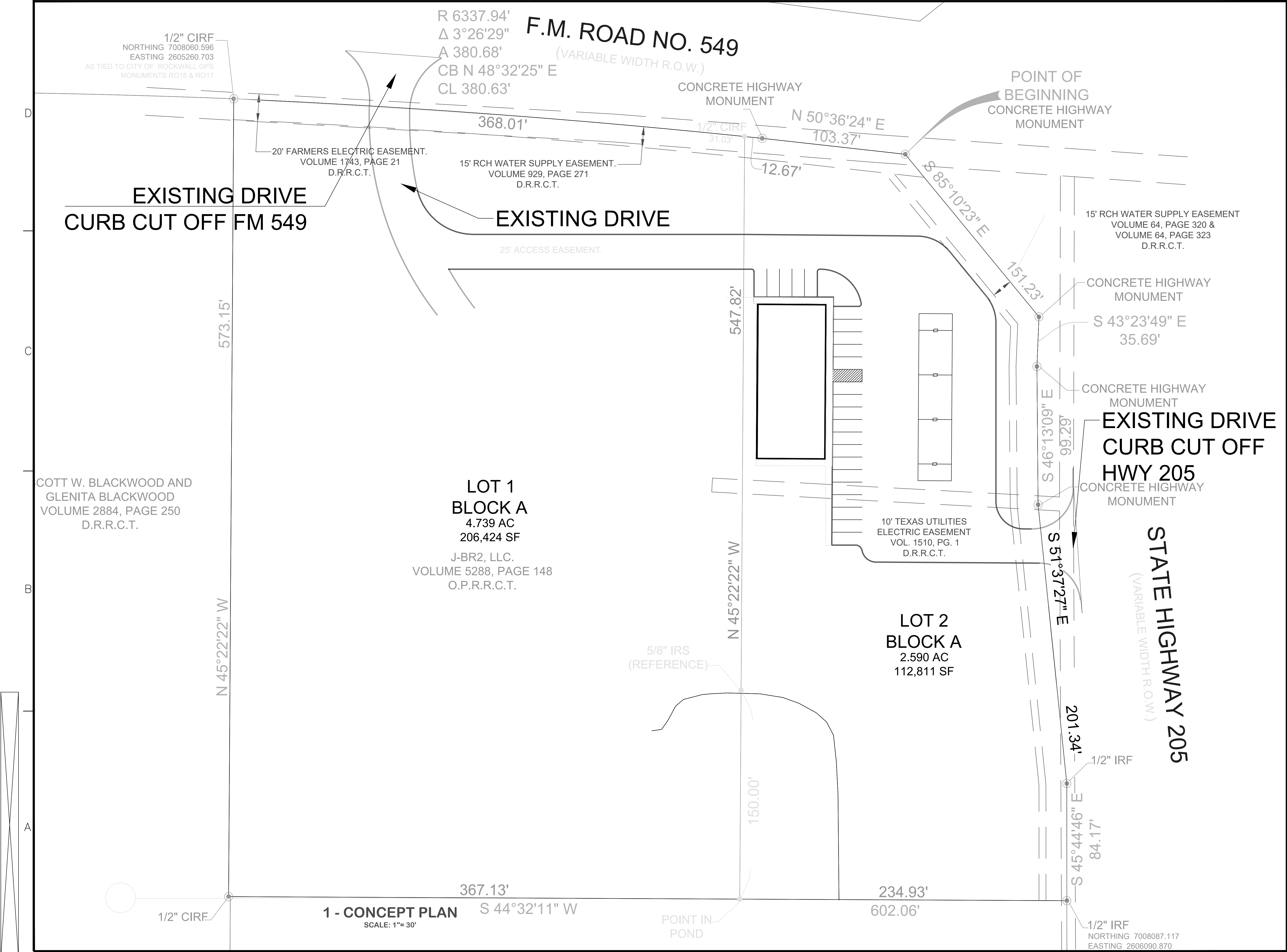
**CONVENIENCE STORE
DRY CLEANERS
HWY 549 / HWY 205
ROCKWALL, TX**

Project Number:
Drawing Date: 10/07/2025
Drawn:
Checked:
Scale:
ACAD File:
© 2025 Strohmeyer Architects, Inc.

Revisions:

Sheet Title:

CASE NUMBER
Z2025-035



STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL:

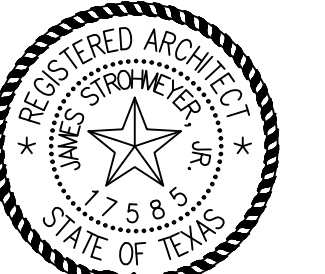
STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

CONCEPT DESIGN



James Strohmeyer Jr.
10-7-25

JBR-2

**CONVENIENCE STORE
DRY CLEANERS
HWY 549 / HWY 205
ROCKWALL, TX**

Project Number:
Drawing Date: 10/07/2025
Drawn:
Checked:
Scale:
ACAD File:
© 2025 Strohmeier Architects, Inc.

Revisions:

Sheet Title:

**CASE NUMBER
Z2025-035**



Consultants:

CIVIL:

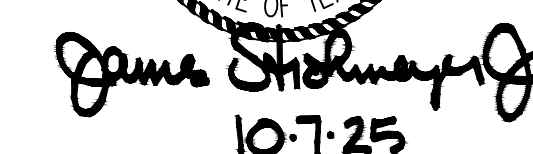
STRUCTURAL:

MEP:

FOOD SERVICE:


LANDSCAPING:

CONCEPT DESIGN



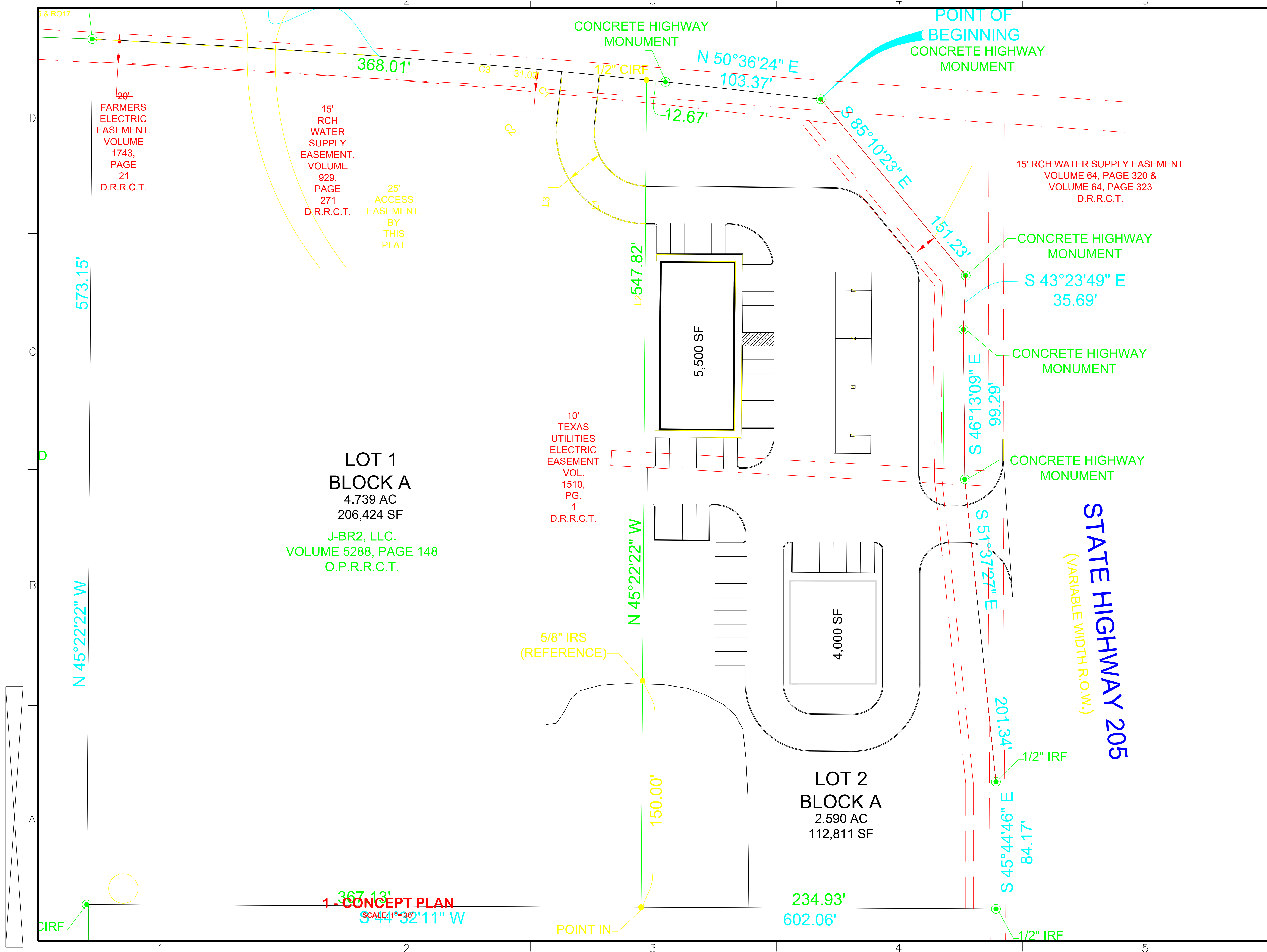
JBR-2

**CONVENIENCE STORE
DRY CLEANERS
HWY 549 / HWY 205
ROCKWALL, TX**

Project Number:
Drawing Date: 10/07/2025
Drawn:
Checked:
Scale:
ACAD File: 
© 2025 Strohmeier Architects, Inc.

Revisions:

^ Sheet Title:



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 [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *RETAIL STORE WITH GASOLINE SALES* ON A 2.59-ACRE PARCEL OF LAND IDENTIFIED LOT 2, BLOCK A, JBR2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Jimmy Strohmeier of Strohmeier Architects on behalf of D. W. Bost of JBR2, LLC for the approval of a *Specific Use Permit (SUP)* for a *Retail Store with Gasoline Sales* on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the southwest corner of the intersection of S. Goliad Street [SH-205] and 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 [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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-56, S-157*; and,

SECTION 2. That the Unified Development Code [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) allowing for the construction of a *Retail Store with Gasoline Sales* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, and Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and

with the following conditions:

4.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Retail Store with Gasoline Sales* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The proposed *Retail Store with Gasoline Sales* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
- 2) All fuel vents associated with the fuel storage tanks at any *Retail Store with Gasoline Sales* shall be located within the gas canopy, and shall be fully screened and not visible from adjacent properties and/or rights-of-way.
- 3) A wrought iron fence with a berm and three (3) tiered landscaping shall be provided along the southern property line.
- 4) The subject property shall be subject to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), and conformance to these requirements shall be verified at the time of *Site Plan* by the Architectural Review Board (ARB) and Planning and Zoning Commission.

4.2 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 business owner 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 Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 5. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 6. 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 7. 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 8. 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 9. 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 3rd DAY OF NOVEMBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: October 20, 2025

2nd Reading: November 3, 2025

Exhibit 'A': Location Map

Legal Description: Lot 2, Block A, JBR2 Addition

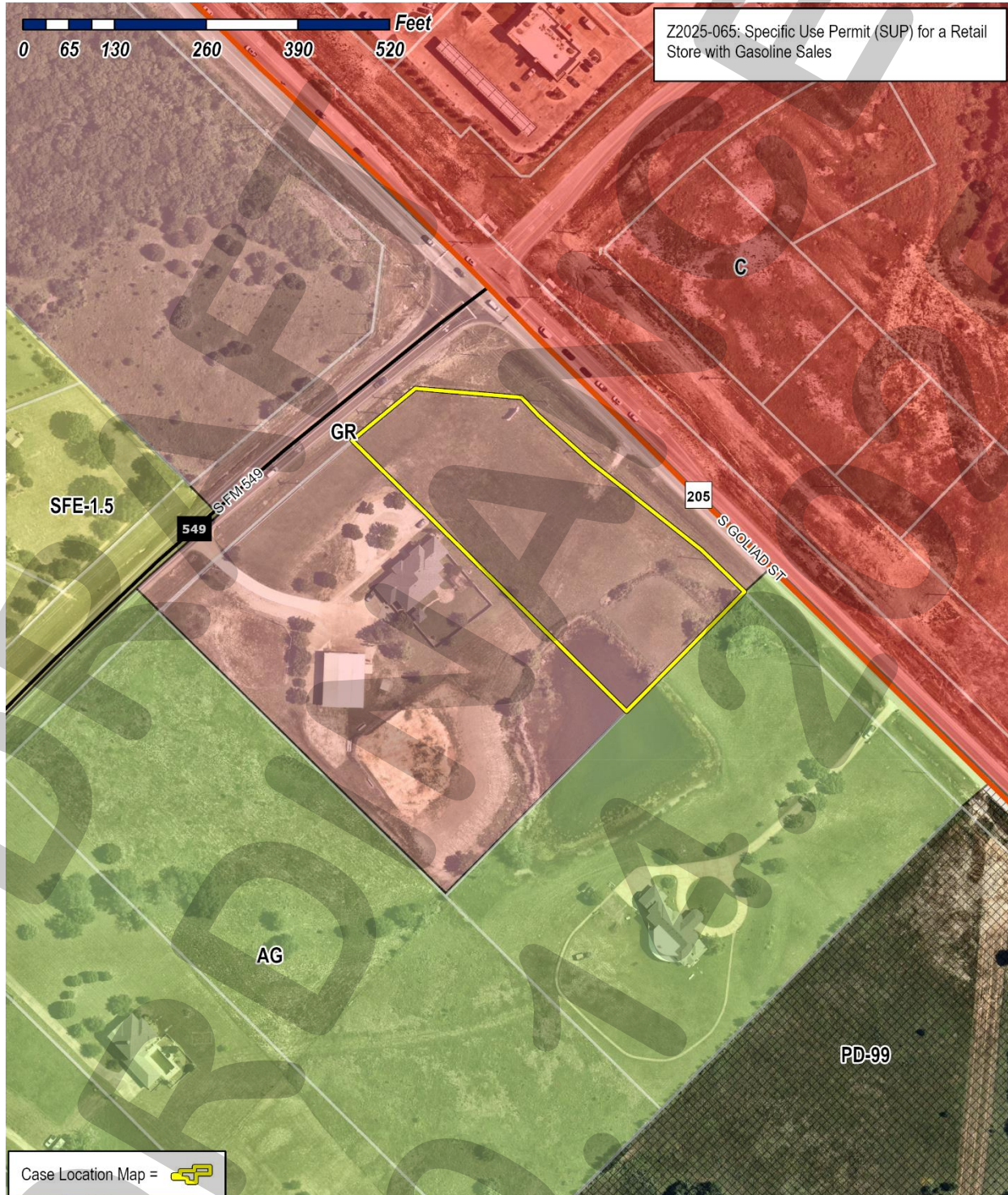


Exhibit 'B':
Survey

549

CRETE HIGHWAY
MONUMENT

N 50°36'24" E
103.37'
12.67'

POINT OF
BEGINNING
CONCRETE HIGHWAY
MONUMENT

15' RCH WATER SUPPLY EASEMENT
VOLUME 64, PAGE 320 &
VOLUME 64, PAGE 323
D.R.R.C.T.

CONCRETE HIGHWAY
MONUMENT

S 43°23'49" E
35.69'

CONCRETE HIGHWAY
MONUMENT

EXISTING DRIVE
CURB CUT OFF
HWY 205

CONCRETE HIGHWAY
MONUMENT

STATE HIGHWAY 205
(VARIABLE WIDTH R.O.W.)

10' TEXAS UTILITIES
ELECTRIC EASEMENT
VOL. 1510, PG. 1
D.R.R.C.T.

LOT 2
BLOCK A
2.590 AC
112,811 SF

N 45°22'22" W

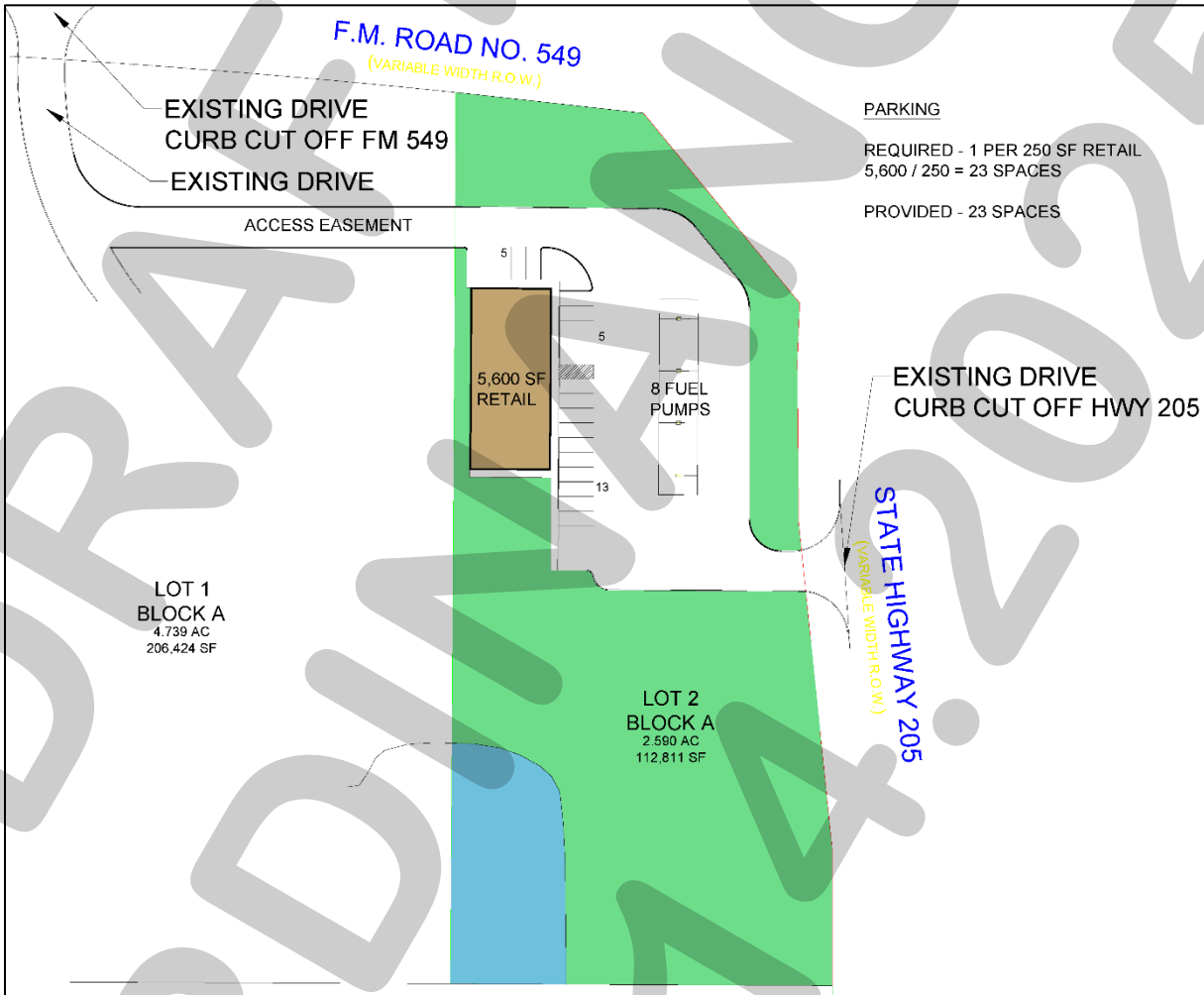
S 46°13'09" E
67.66'

S 51°37'27" E

201.34'

1/2" IRF

Exhibit 'C':
Concept Plan





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: October 20, 2025

APPLICANT: Jimmy Strohmeyer; *Strohmeyer Architects*

CASE NUMBER: Z2025-065; *Specific Use Permit (SUP) for a Retail Store with Gasoline Sales*

SUMMARY

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an Specific Use Permit (SUP) for a *Retail Store with Gasoline Sales that has more than Two (2) Dispensers* on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

BACKGROUND

On October 4, 2010, the City Council approved the annexation of the subject property by adopting *Ordinance No. 10-27* [Case No. A2010-001]. On April 4, 2011, the City Council approved a zoning change [Case No. Z2010-021] from an Agricultural (AG) District to a General Retail (GR) District. On February 2, 2015, the City Council approved a final plat [Case No. P2015-001] that establish the subject property as Lot 3, Block A, Buffalo Crossing Addition. On February 1, 2016, the City Council approved a Specific Use Permit (SUP) [Case No. Z2015-028] to allow the construction of two (2) private baseball fields. On May 2, 2016, the City Council approved a final plat [Case No. P2015-015] that establish the subject property as Lot 2, Block A, JBR2 Addition. On October 3, 2016, the City Council approved a Specific Use Permit (SUP) [Case No. Z2016-029] to allow the construction of a *Retail Store with Gasoline Sales*. The approved *Retail Store with Gasoline Sales* was never constructed and subsequently the Specific Use Permit (SUP) expired. The subject property has remained vacant since the time of annexation.

PURPOSE

The applicant -- *Jimmy Strohmeyer of Strohmeyer Architects* -- is requesting the approval of a Specific Use Permit (SUP) to allow a *Retail Store with Gasoline Sales* to be established on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at south corner of the intersection of S. Goliad Street [SH-205] and FM-549. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the intersection of S. Goliad Street [SH-205] and FM-549, which are identified as a P6D (i.e. *principle, six [6] lane, divided roadway*) and a A4D (i.e. *arterial, four [4] lane, divided roadway*) respectively, on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.503-acre parcel of land (i.e. *Lot 1, Block A, Creekside Commons Addition*) developed with a *Retail Store with Gasoline Sales* (i.e. 7-11). Following this is a 11.874-acre vacant parcel of land (i.e. *Lot 18, Block A, Creekside Commons Addition*). Both properties are zoned Commercial (C) District.

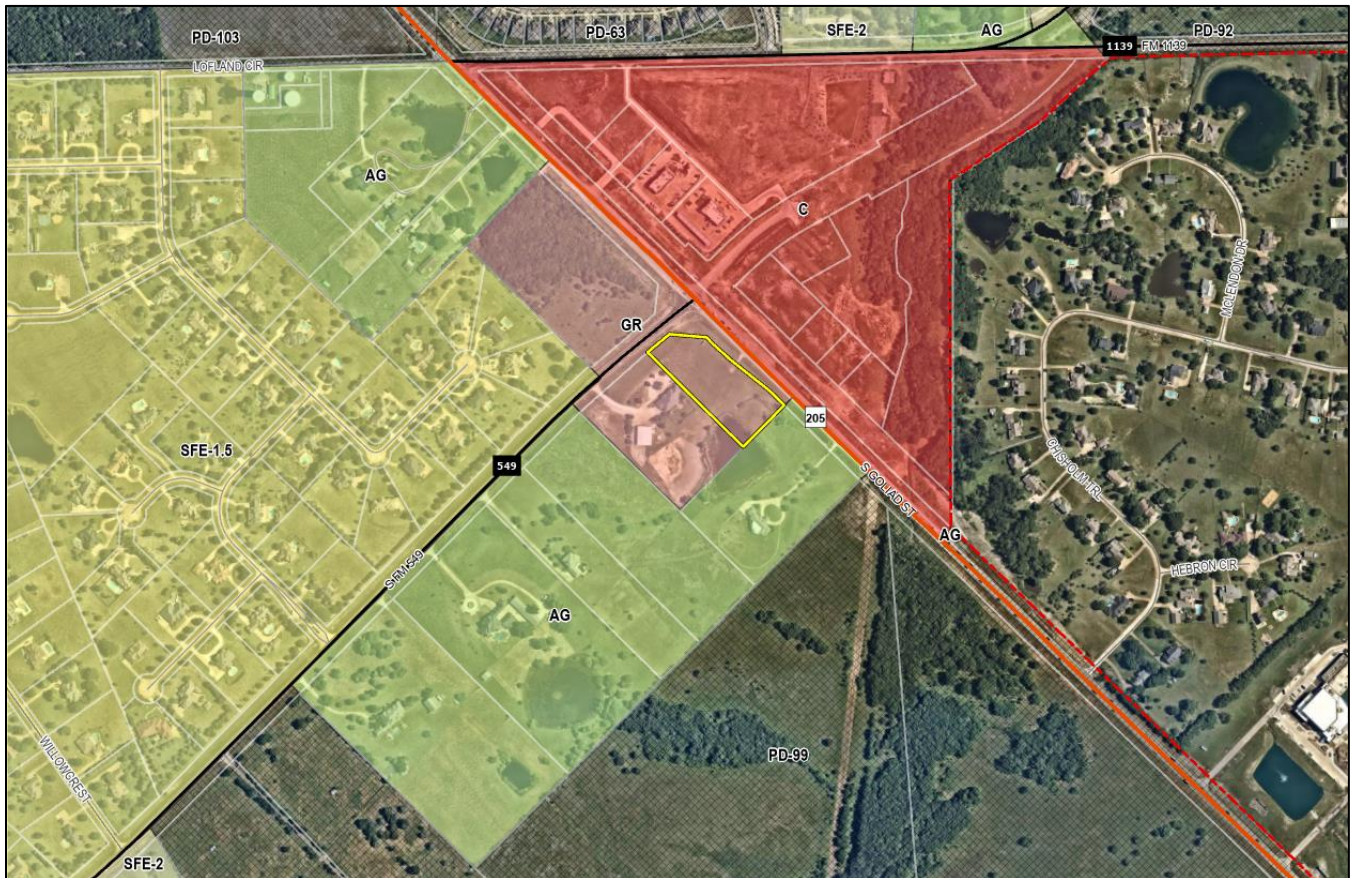
South: Directly south of the subject property is a 6.00-acre tract of land (i.e. *Tract 17-8 of the W. W. Ford Survey, Abstract No. 80*) developed with a single-family home. Beyond this is a 7.493-acre vacant tract of land (i.e. *Tract 17-14 of the W. W. Ford Survey, Abstract No. 80*). Both properties are zoned Agricultural (AG) District. Following

this is the future Southside Hill Subdivision, which is entitled for 384 single-family homes, zoned Planned Development District 99 (PD-99) for Single Family 10 (SF-10) District.

East: Directly east of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (i.e. principle, six [6] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) vacant parcel of land (i.e. Lots 10-13, Block A, Creekside Commons Addition) zoned Commercial (C) District. Following this is the Corporate Limits for the City of Rockwall.

West: Directly west of the subject property is FM-549, which is identified as a A4D (i.e. arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Oaks of Buffalo Way Subdivision, which consists of 60 parcels of land zoned Single Family Estate 1.5 (SFE-1.5) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application and concept plan depicting the layout of a *Retail Store with Gasoline Sales*. The proposed *Retail Store with Gasoline Sales* will be approximately 5,600 SF and have eight (8) fuel pumps. The primary building and the fuel canopy will face onto S. Goliad Street [SH-205] and run parallel to the roadway. The subject property will take entry off of S. Goliad Street [SH-205] and through an access easement from the adjacent property. In addition, 33 parking spaces are provided in between the primary building and the roadways.

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Retail Store with Gasoline Sales* requires a Specific Use Permit (SUP) in General Retail (GR) District. In addition, Subsection 02.03(F)(13), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC)

states that “(a)ll fuel vents associated with the fuel storage tanks at any *Retail Store with Gasoline Sales* shall be located within the gas canopy, and shall be fully screened and not visible from adjacent properties and/or rights-of-way.” In this case, the *Conditional Land Use Standard* will be addressed at the time of site plan.

According to Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “parking should not be located between the front façade and the property line.” In this case, the proposed concept plan delineates all of the parking shall be located between the front façade and the front property line. Staff should note, that the subject property is a corner lot and therefore fronts onto two (2) roadways and has two (2) front property lines. The applicant has indicated that this will be requested as an *Exception* at the time of site plan; however -- *if approved* -- the Specific Use Permit (SUP) will generally tie down the site design and effectively grant the *Exception*. Given this, as part of this case the City Council -- *pending a recommendation from the Planning and Zoning Commission* --, must determine whether to approve this *Exception* with this Specific Use Permit (SUP) request.

STAFF ANALYSIS

Properties zoned General Retail (GR) District are generally located near or directly adjacent to residentially zoned and used property. Given this, the permitted land uses within the General Retail (GR) District are restricted and less intense than a Commercial (C) District; however, a Specific Use Permit (SUP) is intended to acknowledge that not all land uses are appropriate in every General Retail (GR) District. In this case, the subject property is zoned General Retail (GR) District, which requires a Specific Use Permit (SUP) for a *Retail Store with Gasoline Sales*. According to Subsection 02.02, *Specific Use Permit* (SUP), of Article 11, *Development Applicants and Review Procedures*, of the Unified Development Code (UDC), “(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions.” In addition, the purpose of specifically requiring a Specific Use Permit (SUP) for the *Retail Store with Gasoline Sales* land use in a General Retail (GR) District is intended to: [1] acknowledge that properties that are zoned General Retail (GR) District are typically closer to residentially zoned land and this type of land use -- *due to how it operates (e.g. traffic generation)* -- is not considered compatible with residential properties, and [2] to prevent the proliferation of this land use along major corridors within the City outside of the IH-30 corridor.

Based on this request, it shall be the discretion of the City Council -- *pending a recommendation from the Planning and Zoning Commission* -- to determine if the subject property is a compatible site for a *Retail Store with Gasoline Sales*. Staff should note, that a notice in opposition was received from the adjacent residential property owner, who also submitted a notice of opposition with the original zoning change [Case No. Z2010-021] from Agricultural (AG) District to General Retail (GR) District, and for the previous Specific Use Permit (SUP) [Case No. Z2016-029]. In addition, the staff report for the original zoning case that changed the property from an Agricultural (AG) District to a General Retail (GR) District indicated that the General Retail (GR) District zoning designation was more appropriate due to the restricted land uses, and due to the oversight provided by the Specific Use Permit (SUP).

The applicant's request is identical to the Specific Use Permit (SUP) approved in 2016 -- *with the exception of an adjustment to the parking location* -- which subsequently expired due to inactivity. Since that time, the tract of land to the north has been rezoned to Commercial (C) District, where a *Retail Store with Gasoline Sales* (i.e. 7-11), a *Restaurant with Drive Through* has been established (i.e. McDonald's), and a *Restaurant with Drive Through* has been entitled (i.e. HTeaO). The being said, the adjacent residentially used property has not had any change in condition. With all that being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the City Council choose to approve the applicant's request staff has included conditions of approval described below and outlined within the *Draft Ordinance* contained in your packet.

NOTIFICATIONS

On September 19, 2025, staff mailed 16 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Oaks of Buffalo Way Homeowners Association (HOA), which is the only HOA's or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. 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 drafted, staff has received one (1) notice in opposition to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Retail Store with Gasoline Sales* 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 SUP ordinance and which are detailed as follows:
 - (a) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The *Subject Property* shall incorporate and maintain three (3) tiered screening and a berm along the southeast property line adjacent to Tract 17-8 of W. W. Ford Survey, Abstract No. 80.
- (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 October 14, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 7-0.



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 TRACK 17-12 OD THE W.W. FORD SURVEY, ABSTRACT NO. 80
SUBDIVISION W.W. FORD SURVEY LOT 2 BLOCK A
GENERAL LOCATION 549/205

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GENERAL RETAIL CURRENT USE N/A
PROPOSED ZONING GENERAL RETAIL PROPOSED USE GR WITH MORE THAN 2 FUEL PUMPS
ACREAGE 2.59 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

☒ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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]

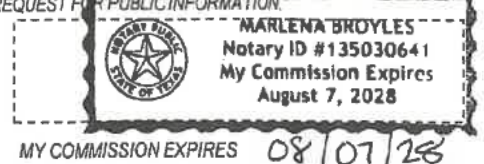
<input type="checkbox"/> OWNER	JBR2, LLC	<input checked="" type="checkbox"/> APPLICANT	STROHMEYER ARCHITECTS
CONTACT PERSON	D.W. BOBST	CONTACT PERSON	JIMMY STROHMEYER
ADDRESS	[REDACTED]	ADDRESS	[REDACTED]
CITY, STATE & ZIP	[REDACTED]	CITY, STATE & ZIP	[REDACTED]
PHONE	[REDACTED]	PHONE	[REDACTED]
E-MAIL	[REDACTED]	E-MAIL	[REDACTED]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED D.W. Bobst [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 \$ 238.85 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12th DAY OF September, 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 12th DAY OF September, 2025
OWNER'S SIGNATURE D.W. Bobst
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS M. Broyles



MY COMMISSION EXPIRES 08/07/28



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.

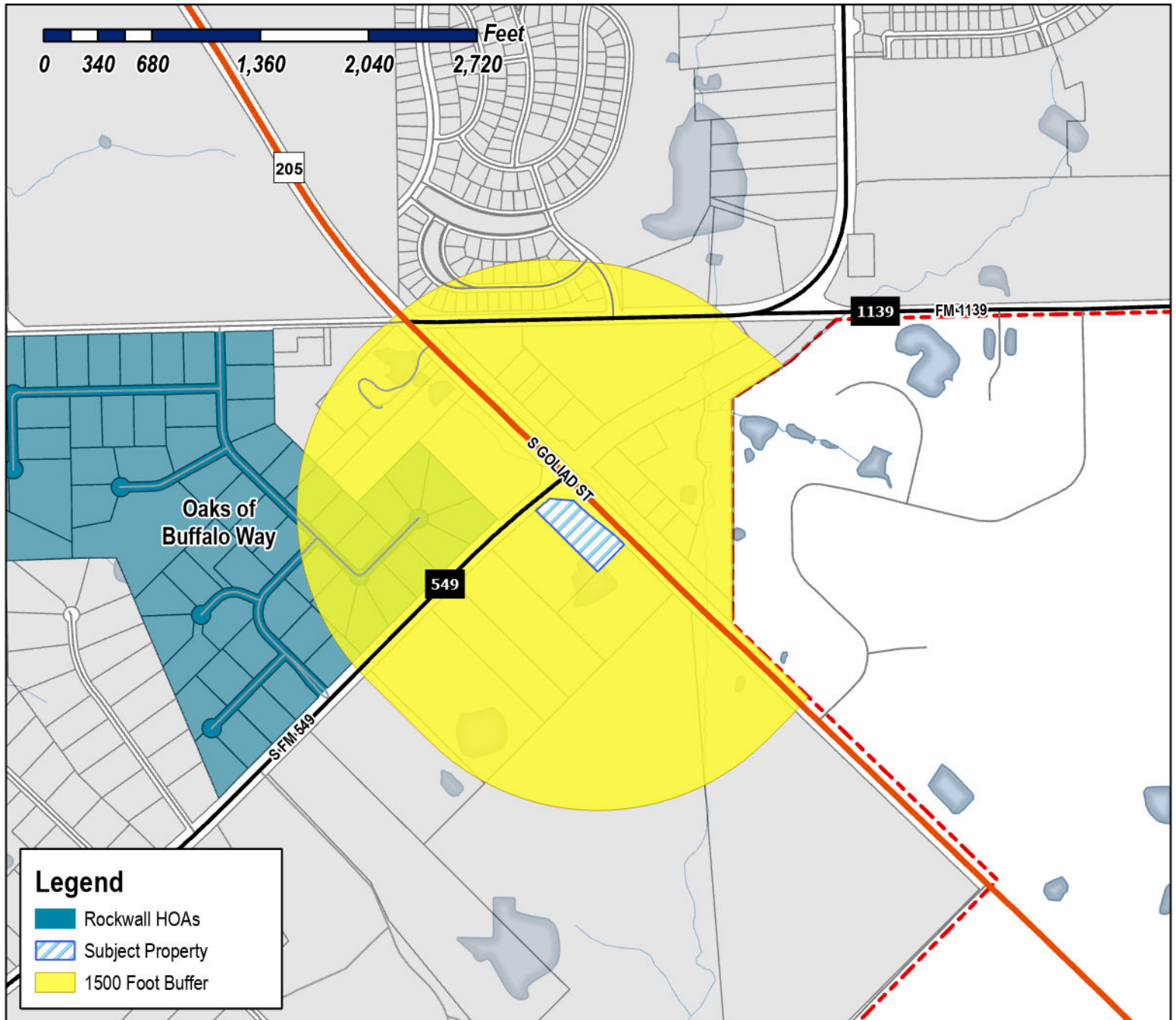




City of Rockwall

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Case Number: Z2025-065
Case Name: SUP for a Retail Store with Gasoline Sales
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: SH 205 and FM 549

Date Saved: 9/22/2025
For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#)
Subject: Neighborhood Notification Program [Z2025-065]
Date: Wednesday, September 17, 2025 10:59:38 AM
Attachments: [Public Notice \(09.16.2025\).pdf](#)
[HOA Map \(09.12.2025\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, September 19, 2025. The Planning and Zoning Commission will hold a public hearing on Tuesday, October 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 20, 2025 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

-
Z2025-065: SUP for a Retail Store with Gasoline Sales

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an Specific Use Permit (SUP) for a Retail Store with Gasoline Sales that has more than Two (2) Dispensers on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

Thank you,

Melanie Zavala

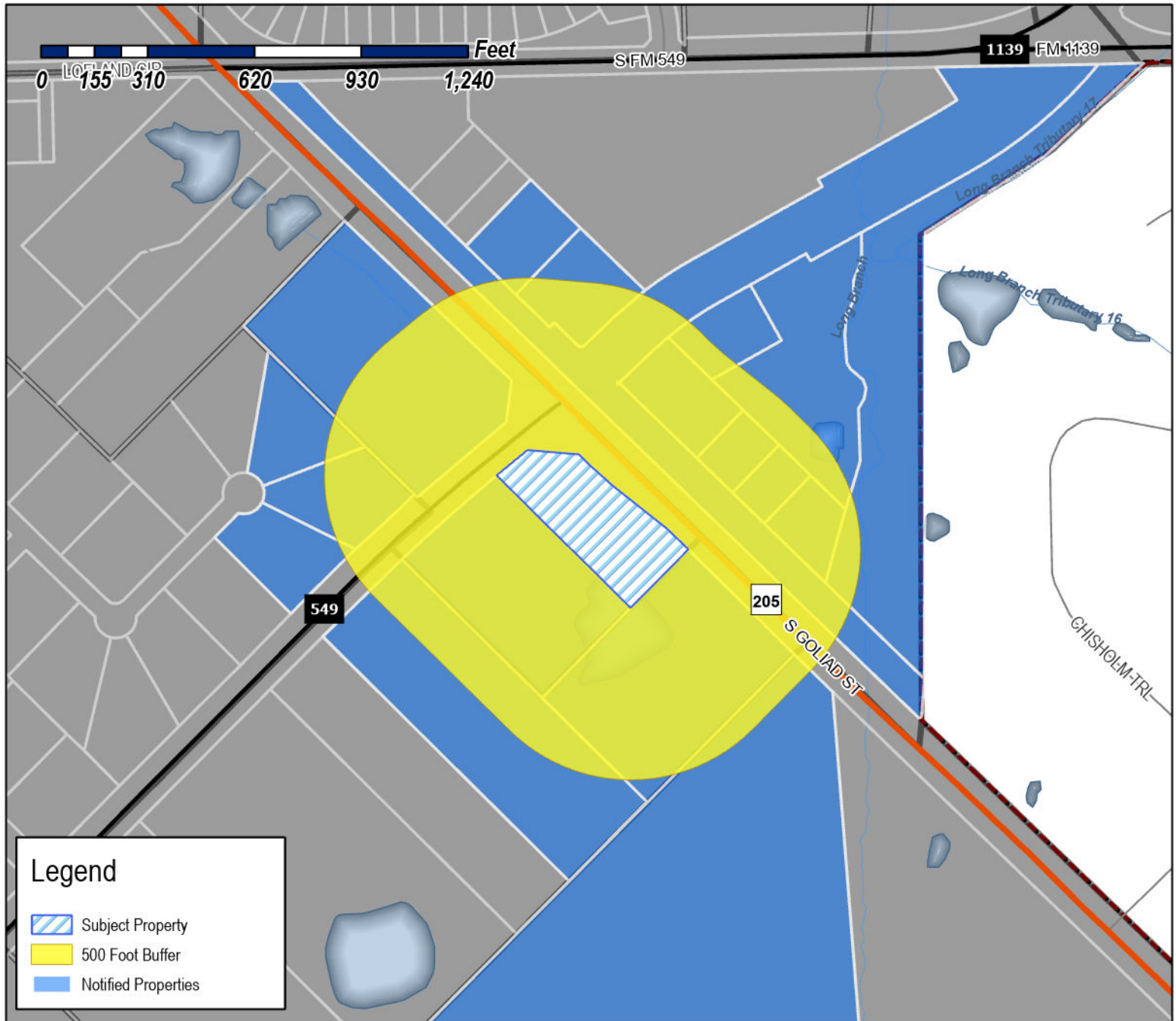
Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087
[Planning & Zoning Rockwall](#)
972-771-7745 Ext. 6568



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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Case Number: Z2025-065
Case Name: SUP for a Retail Store with Gasoline Sales
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: SH 205 and FM 549

Date Saved: 9/22/2025

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



ROCKWALL 205 INVESTORS LLC
1 CANDLELITE TRAIL
HEATH, TX 75032

CREEKSIDE COMMONS CROSSING, LP
10755 SANDHILL RD
DALLAS, TX 75238

549 CROSSING LP
10755 SANDHILL ROAD
DALLAS, TX 75238

THE STATE OF TEXAS, BY AND THROUGH THE
TEXAS TRANSPORTATION COMMISSION
125 E 11TH STREET
AUSTIN, TX 78701

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
13155 Noel Rd Ste 900
Dallas, TX 75240

101 HUBBARD DR LLC
2701 Sunset Ridge Dr Ste 610
Rockwall, TX 75032

NWC 205/549 LTD
C/O WEITZMAN
3102 Maple Ave Ste 350
Dallas, TX 75201

BLACKWOOD SCOTT W & GLENITA G
3514 LAKESIDE DR
ROCKWALL, TX 75087

RESIDENT
4901 S GOLIAD ST
ROCKWALL, TX 75032

RESIDENT
4949 S GOLIAD ST
ROCKWALL, TX 75032

ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

RESIDENT
5133 S FM549
ROCKWALL, TX 75032

PHILIP LIVING TRUST
5160 BEAR CLAW LN
ROCKWALL, TX 75032

RAPIER MICHAEL L AND NAKIA
5165 BEAR CLAW LANE
ROCKWALL, TX 75032

ARNOLD ELISSA THURMOND
5170 BEAR CLAW LN
ROCKWALL, TX 75032

RESIDENT
5205 S FM549
ROCKWALL, TX 75032

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:

Z2025-065: SUP for a Retail Store w/ Gasoline Sales

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an Specific Use Permit (SUP) for a Retail Store with Gasoline Sales that has more than Two (2) Dispensers on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and 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, October 14, 2025 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 20, 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, October 20, 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



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. Z2025-065: SUP for a Retail Store w/ Gasoline Sales

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](#)

Case No. Z2025-065: SUP for a Retail Store w/ Gasoline Sales

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.

I don't want this next to our house
cause of privacy + disturbance.

Name:

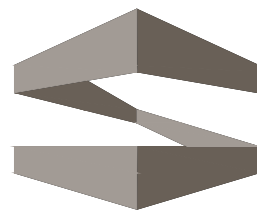
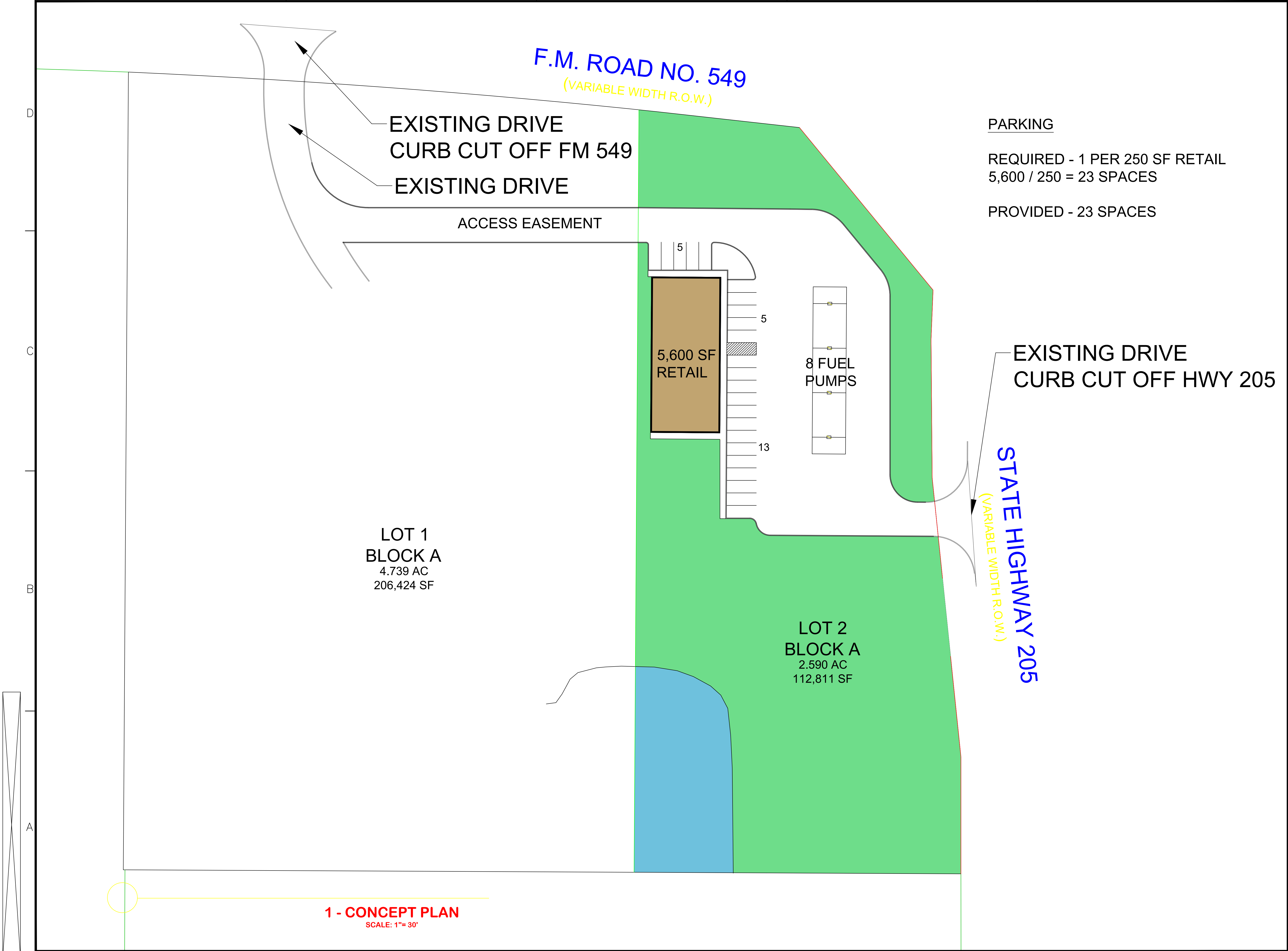
Dr Mohiudin Zeb + Nasreen Zeb

Address:

5128 - S. Hwy 205 Rockwall 75032

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



STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL:

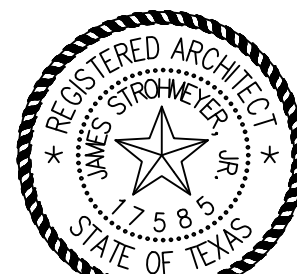
STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

CONCEPT DESIGN



James Strohmeyer, Jr.
10-7-25

JBR-2

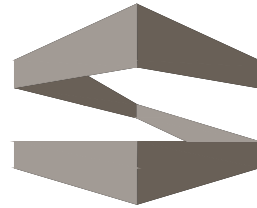
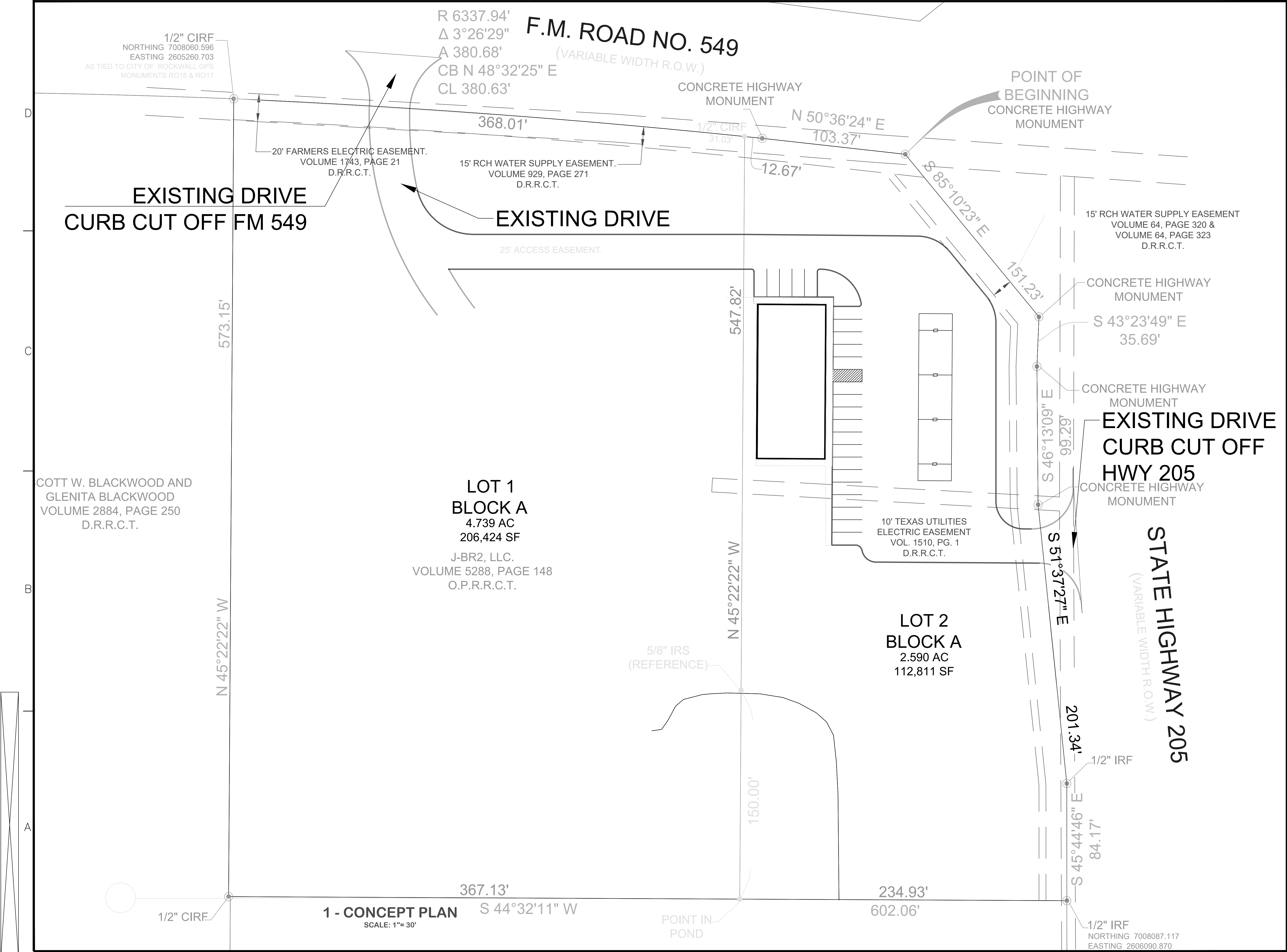
CONVENIENCE STORE
DRY CLEANERS
HWY 549 / HWY 205
ROCKWALL, TX

Project Number:
Drawing Date: 10/07/2025
Drawn:
Checked:
Scale:
ACAD File:
© 2025 Strohmeyer Architects, Inc.

Revisions:

Sheet Title:

CASE NUMBER
Z2025-035



STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL:

STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

CONCEPT DESIGN



James Strohmeyer Jr.
10-7-25

JBR-2

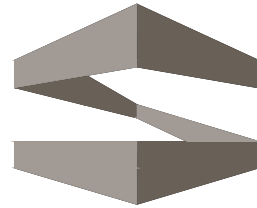
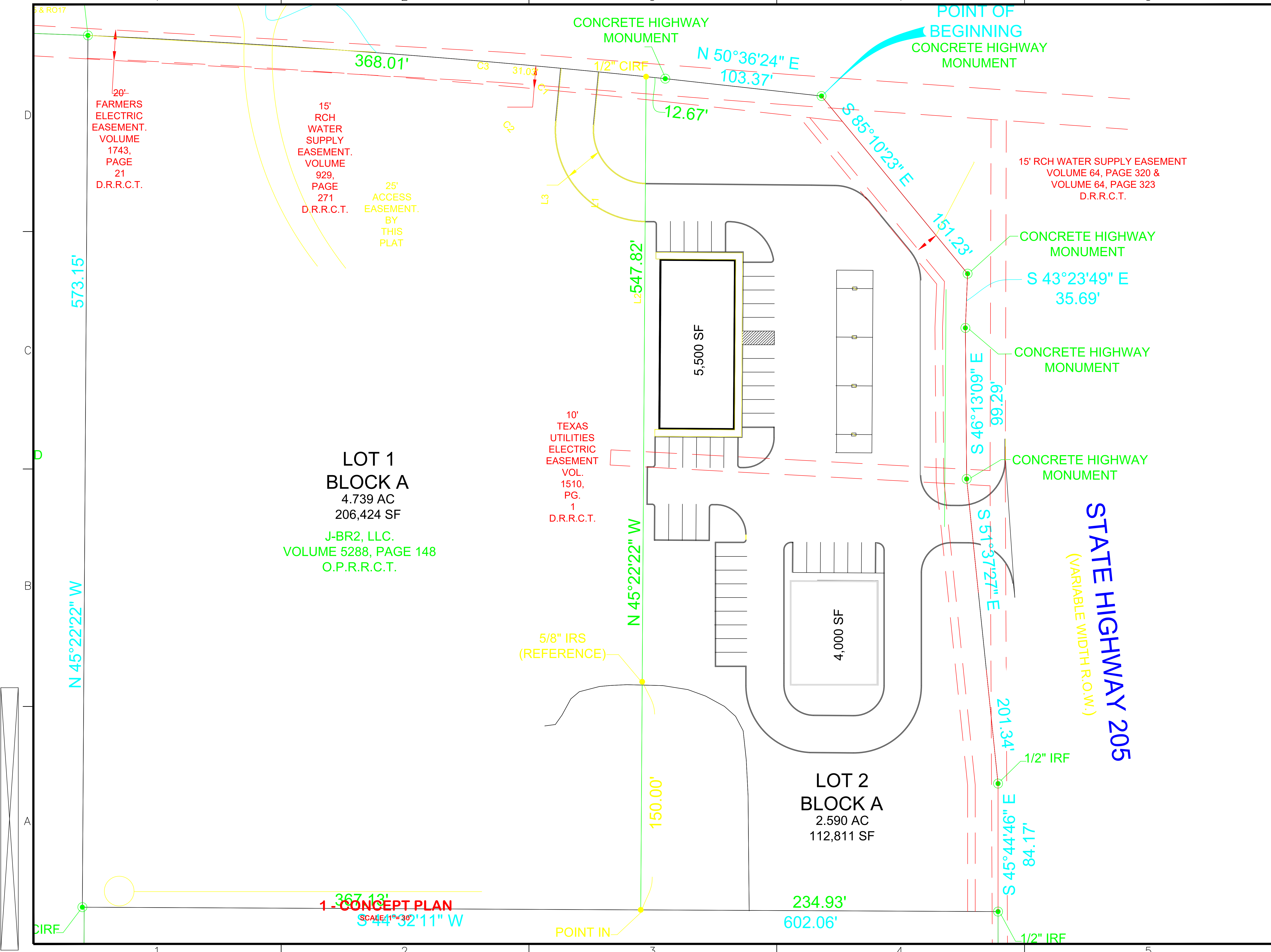
**CONVENIENCE STORE
DRY CLEANERS
HWY 549 / HWY 205
ROCKWALL, TX**

Project Number:
Drawing Date: 10/07/2025
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Scale:
ACAD File:
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Revisions:

Sheet Title:

**CASE NUMBER
Z2025-035**



STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL:

STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

CONCEPT DESIGN



James Strohmeyer, Jr.
10-7-25

JBR-2

**CONVENIENCE STORE
DRY CLEANERS
HWY 549 / HWY 205
ROCKWALL, TX**

Project Number:
Drawing Date: 10/07/2025
Drawn:
Checked:
Scale:
ACAD File:
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Revisions:

Sheet Title:

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 [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *RETAIL STORE WITH GASOLINE SALES* ON A 2.59-ACRE PARCEL OF LAND IDENTIFIED LOT 2, BLOCK A, JBR2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Jimmy Strohmeier of Strohmeier Architects on behalf of D. W. Bost of JBR2, LLC for the approval of a *Specific Use Permit (SUP)* for a *Retail Store with Gasoline Sales* on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the southwest corner of the intersection of S. Goliad Street [SH-205] and 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 [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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-56, S-157*; and,

SECTION 2. That the Unified Development Code [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) allowing for the construction of a *Retail Store with Gasoline Sales* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, and Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and

with the following conditions:

4.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Retail Store with Gasoline Sales* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The proposed *Retail Store with Gasoline Sales* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
- 2) All fuel vents associated with the fuel storage tanks at any *Retail Store with Gasoline Sales* shall be located within the gas canopy, and shall be fully screened and not visible from adjacent properties and/or rights-of-way.
- 3) A wrought iron fence with a berm and three (3) tiered landscaping shall be provided along the southern property line.
- 4) The subject property shall be subject to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), and conformance to these requirements shall be verified at the time of *Site Plan* by the Architectural Review Board (ARB) and Planning and Zoning Commission.

4.2 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 business owner 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 Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 5. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 6. 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 7. 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 8. 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 9. 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 3rd DAY OF NOVEMBER, 2025.**

Tim McCallum, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: October 20, 2025

2nd Reading: November 3, 2025

Exhibit 'A': Location Map

Legal Description: Lot 2, Block A, JBR2 Addition

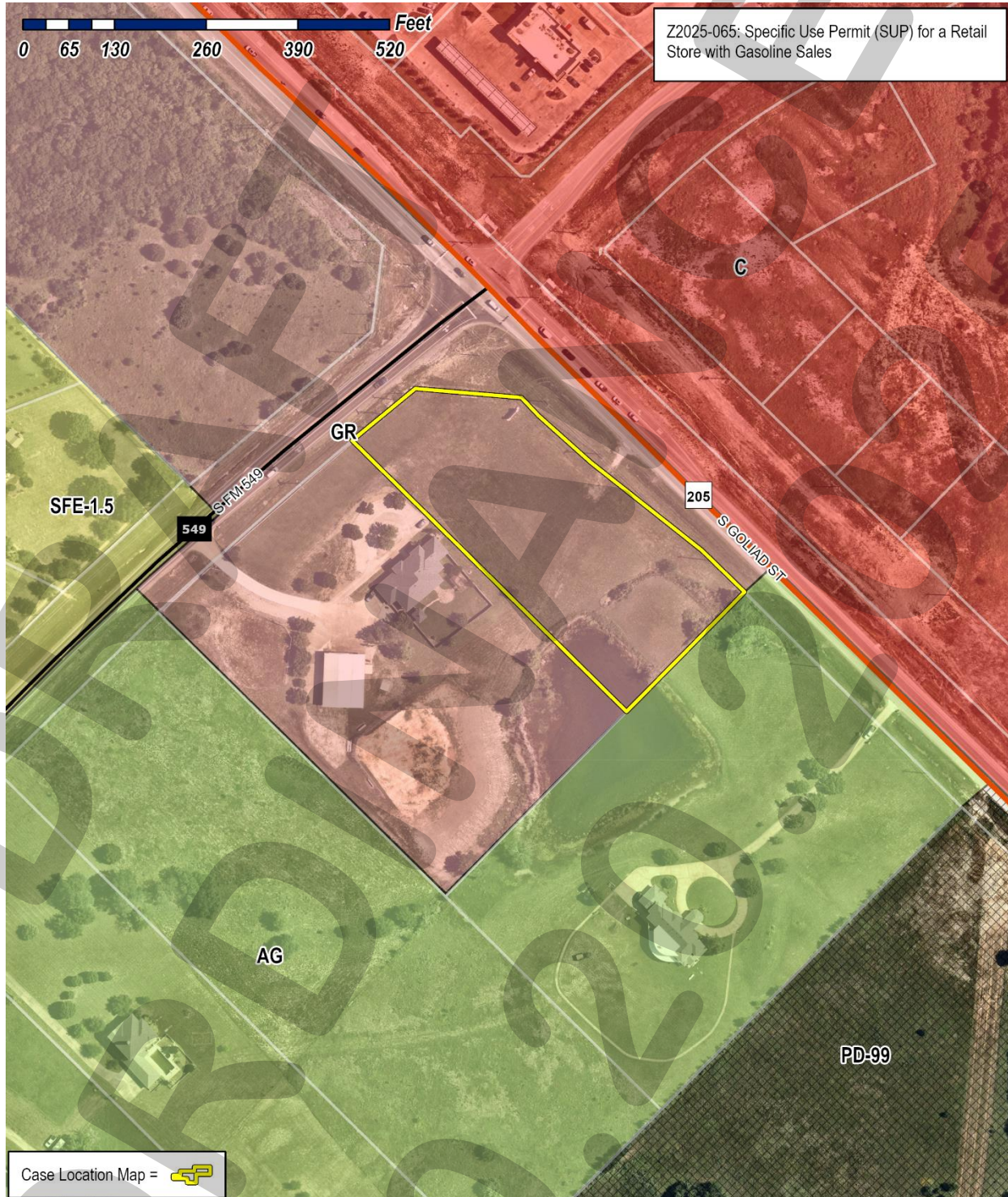


Exhibit 'B':
Survey

549

CRETE HIGHWAY
MONUMENT

N 50°36'24" E
103.37'
12.67'

POINT OF
BEGINNING
CONCRETE HIGHWAY
MONUMENT

15' RCH WATER SUPPLY EASEMENT
VOLUME 64, PAGE 320 &
VOLUME 64, PAGE 323
D.R.R.C.T.

CONCRETE HIGHWAY
MONUMENT

S 43°23'49" E
35.69'

CONCRETE HIGHWAY
MONUMENT

**EXISTING DRIVE
CURB CUT OFF
HWY 205**

CONCRETE HIGHWAY
MONUMENT

STATE HIGHWAY 205
(VARIABLE WIDTH R.O.W.)

10' TEXAS UTILITIES
ELECTRIC EASEMENT
VOL. 1510, PG. 1
D.R.R.C.T.

**LOT 2
BLOCK A**
2.590 AC
112,811 SF

S 51°37'27" E

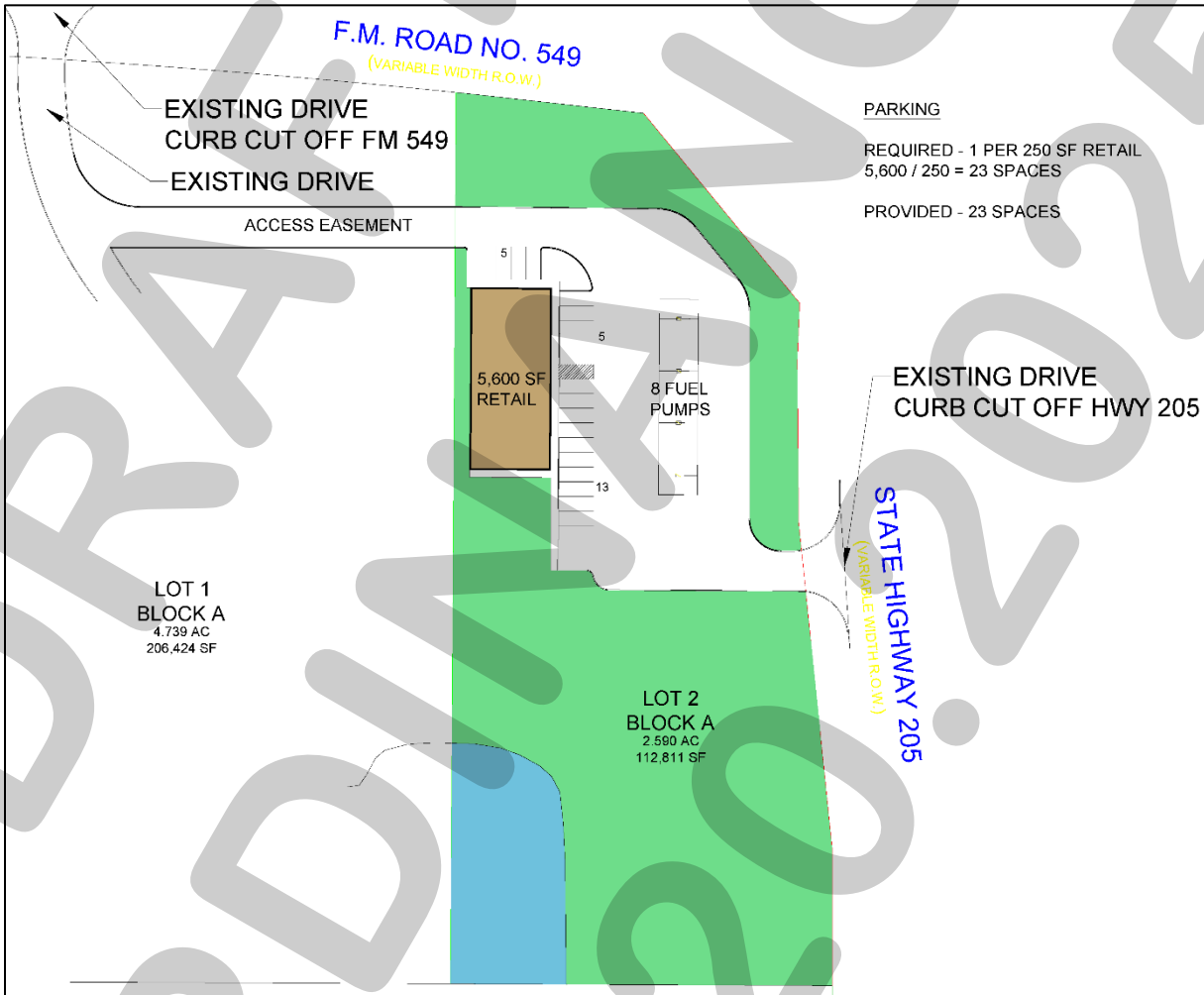
201.34'

1/2" IRF

N 45°22'22" W

547.82'

Exhibit 'C':
Concept Plan



CITY OF ROCKWALL

ORDINANCE NO. 25-74

SPECIFIC USE PERMIT NO. S-386

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *RETAIL STORE WITH GASOLINE SALES* ON A 2.59-ACRE PARCEL OF LAND IDENTIFIED LOT 2, BLOCK A, JBR2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Jimmy Strohmeier of Strohmeier Architects on behalf of D. W. Bost of JBR2, LLC for the approval of a Specific Use Permit (SUP) for a *Retail Store with Gasoline Sales* on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the southwest corner of the intersection of S. Goliad Street [SH-205] and 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 [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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-56, S-157*; and,

SECTION 2. That the Unified Development Code [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) allowing for the construction of a *Retail Store with Gasoline Sales* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, and Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and

with the following conditions:

4.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Retail Store with Gasoline Sales* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The proposed *Retail Store with Gasoline Sales* shall generally conform to the *Concept Plan* depicted in *Exhibit 'C'* of this ordinance.
- 2) All fuel vents associated with the fuel storage tanks at any *Retail Store with Gasoline Sales* shall be located within the gas canopy, and shall be fully screened and not visible from adjacent properties and/or rights-of-way.
- 3) A wrought iron fence with a berm and three (3) tiered landscaping shall be provided along the southern property line.
- 4) The subject property shall be subject to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), and conformance to these requirements shall be verified at the time of *Site Plan* by the Architectural Review Board (ARB) and Planning and Zoning Commission.

4.2 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 business owner 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 Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 5. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 6. 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.

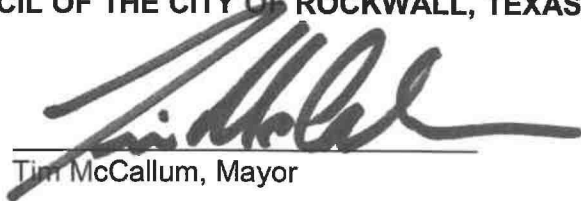
SECTION 7. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 8. 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

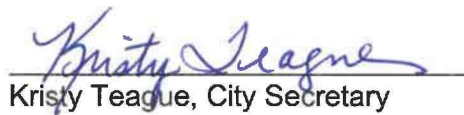
ordinance shall remain in full force and effect.

SECTION 9. 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 3rd DAY OF NOVEMBER, 2025.**

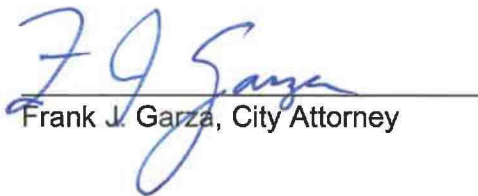

Tim McCallum, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: October 20, 2025

2nd Reading: November 3, 2025

Exhibit 'A': Location Map

Legal Description: Lot 2, Block A, JBR2 Addition

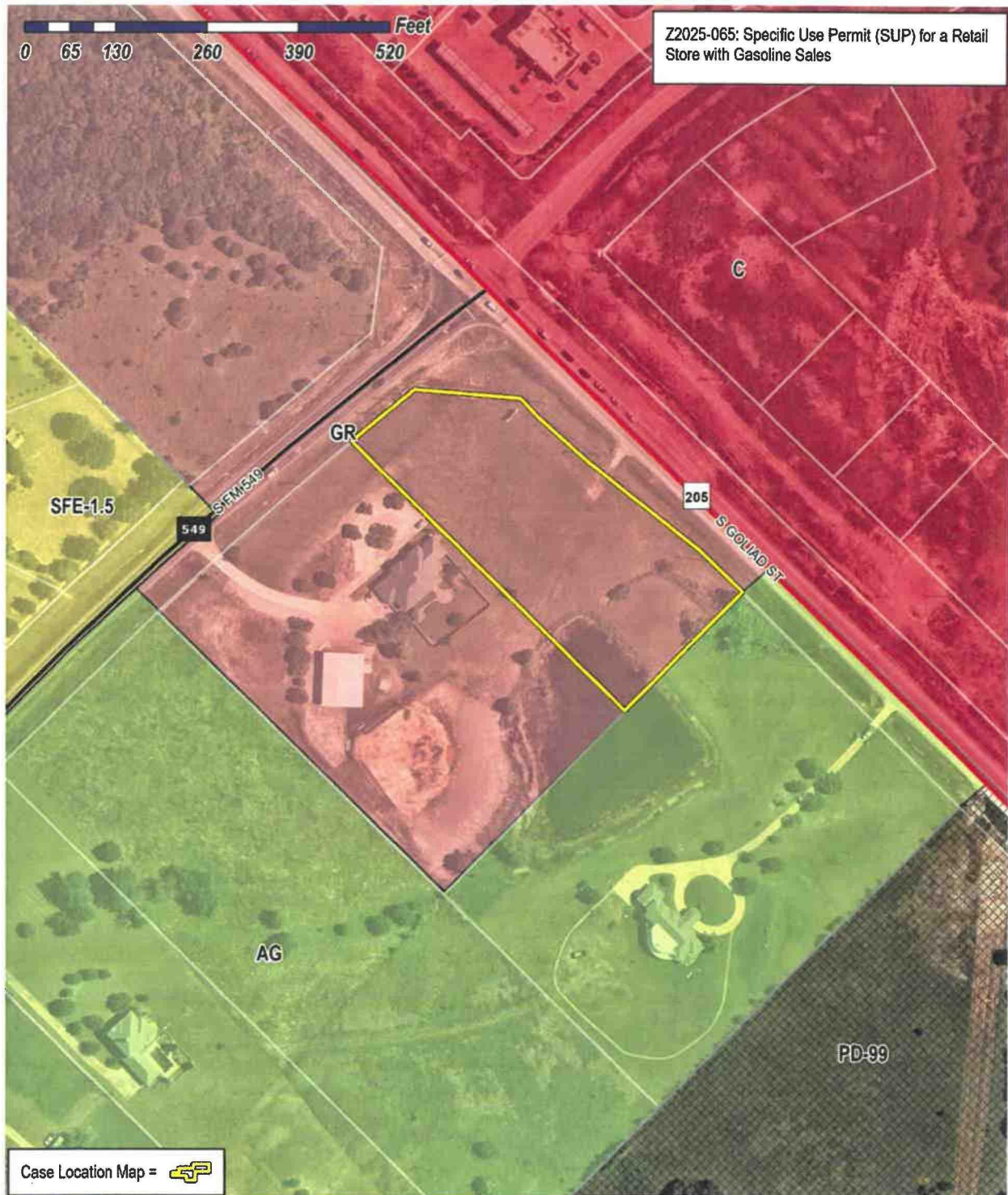
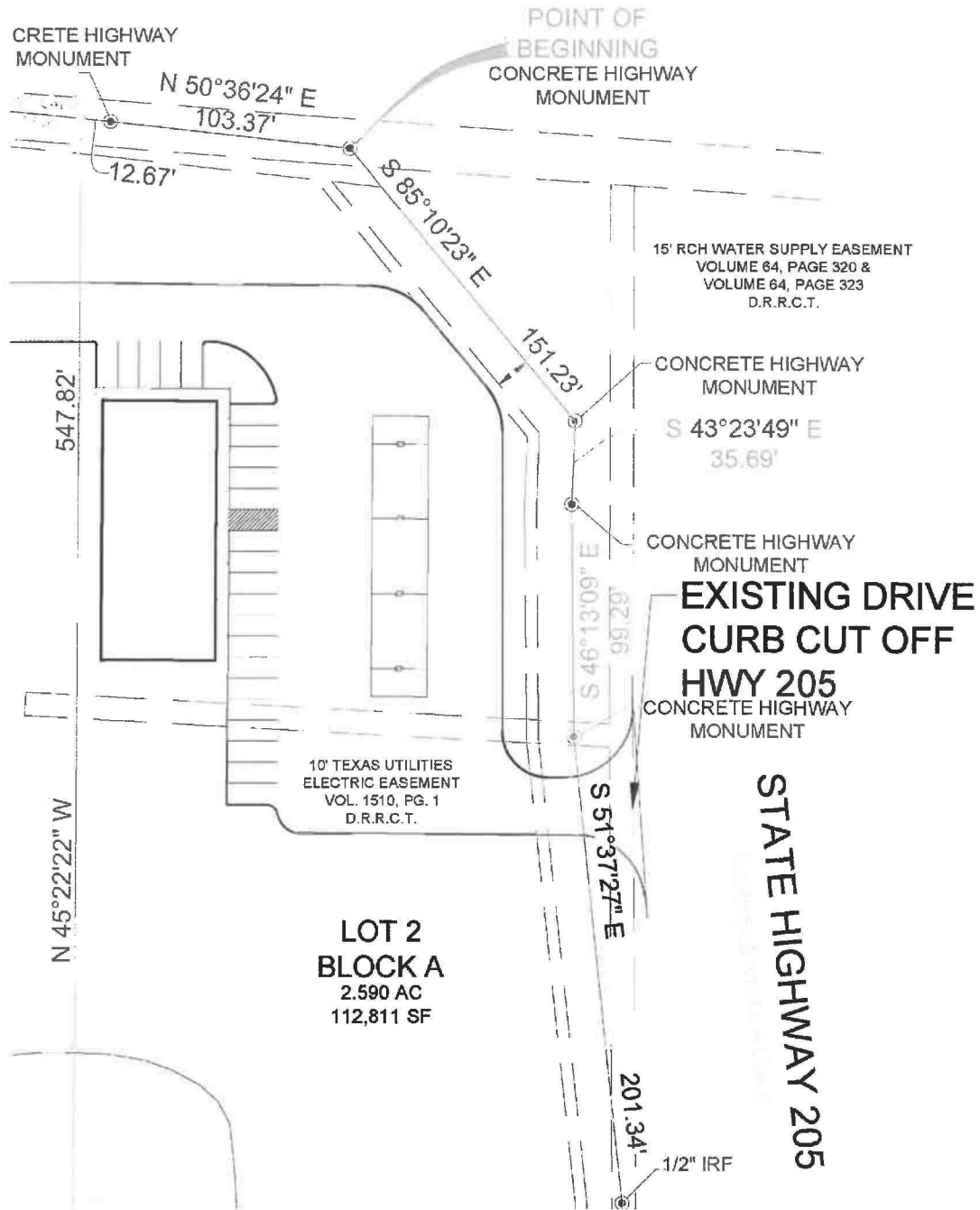
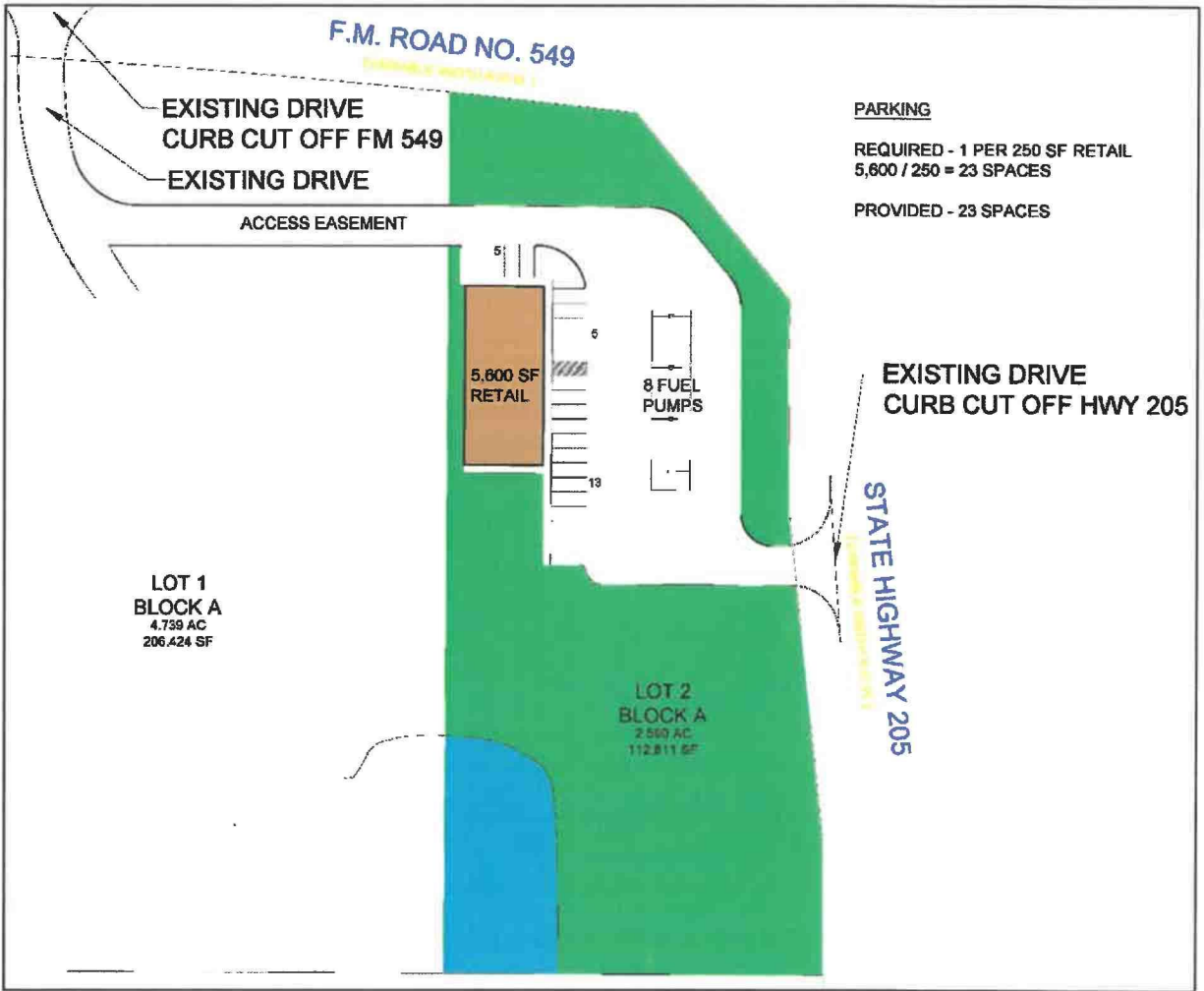


Exhibit 'B':
Survey

549



**Exhibit 'C':
Concept Plan**





DATE: December 4, 2025

TO: Jimmy Strohmeyer
Strohmeyer Architects
2701 Sunset Ridge Drive, Suite 601
Rockwall, Texas 75032

CC: D.W. Bost
JBR2, LLC
2701 Sunset Ridge Drive, Suite 601
Rockwall, Texas 75032

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: Z2025-065; *Specific Use Permit for a Retail Store with Gasoline Sales*

Jimmy Strohmeyer:

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 November 3, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (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 *Site Plan* as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance; and,
 - (b) The Subject Property shall incorporate and maintain three (3) tiered screening and a berm along the southeast property line adjacent to Tract 17-8 of W. W. Ford Survey, Abstract No. 80.
- (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 October 14, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the SUP by a vote of 7-0.

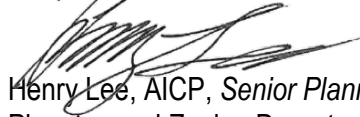
City Council

On October 20, 2025, the City Council approved a motion to approve the SUP by a vote of 7-0.

On November 3, 2025, the City Council approved a motion to approve a Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 25-74, S-386*, 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 at (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over the typed name.

Henry Lee, AICP, *Senior Planner*
Planning and Zoning Department