
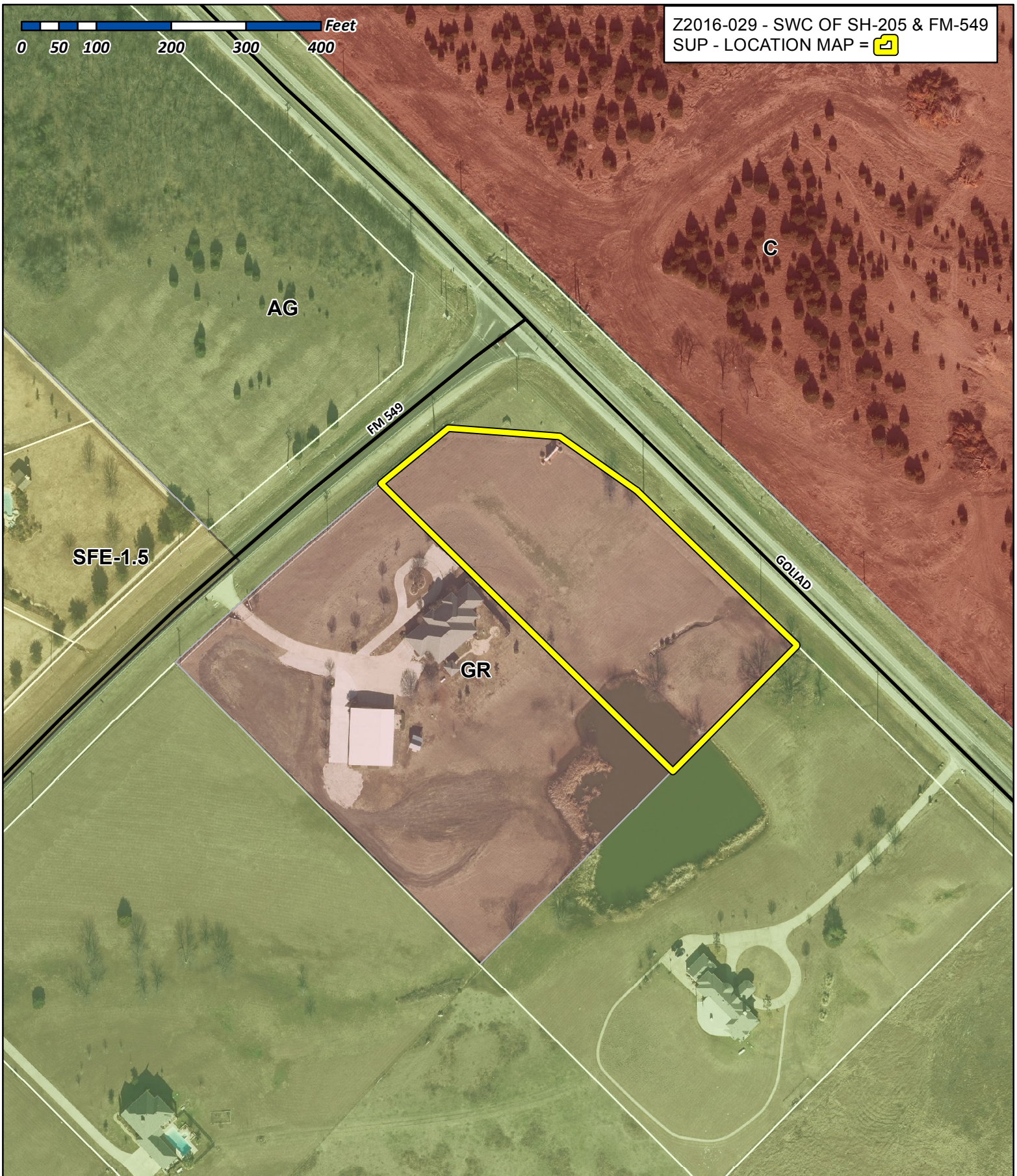


0 50 100 200 300 400 Feet

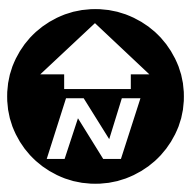
Z2016-029 - SWC OF SH-205 & FM-549
SUP - LOCATION MAP = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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

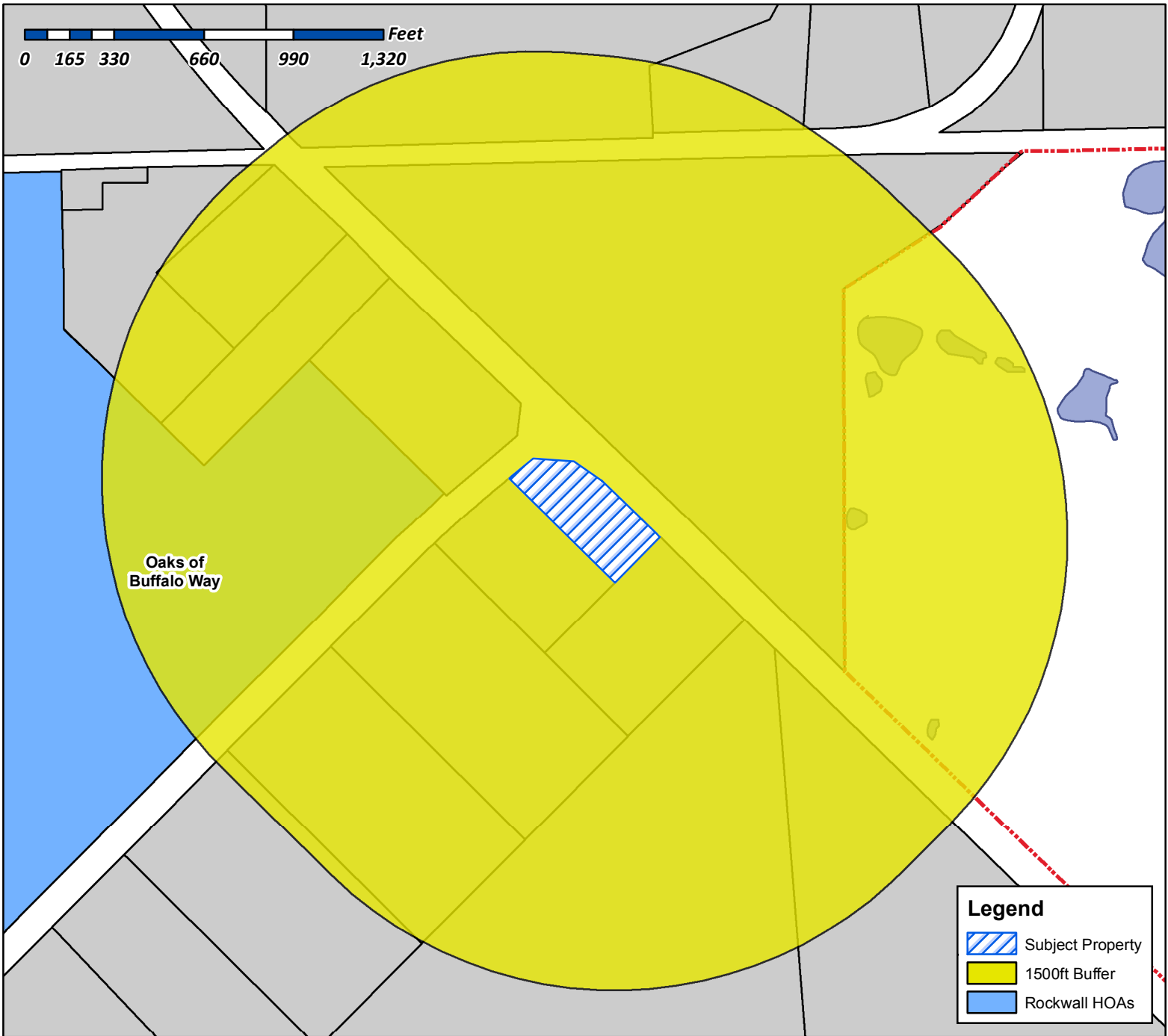
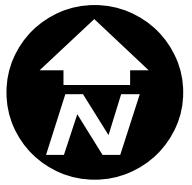




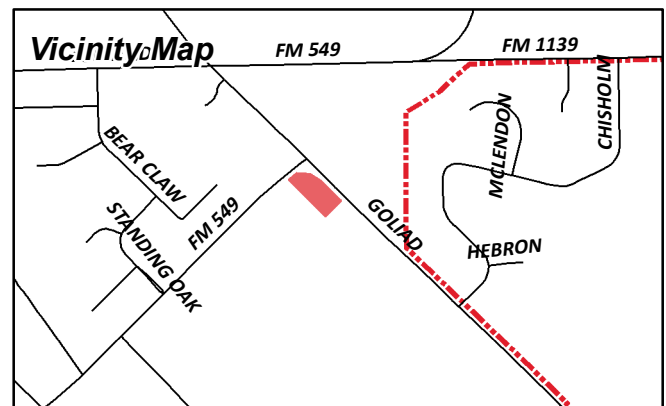
City of Rockwall

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.



Case Number: Z2016-029
Case Name: SW Corner of SH-205 & FM-549
Case Type: Specific Use Permit
Zoning: General Retail (GR) District
Case Address: SW Corner of SH-205 & FM-549



Date Created: 08/16/2016

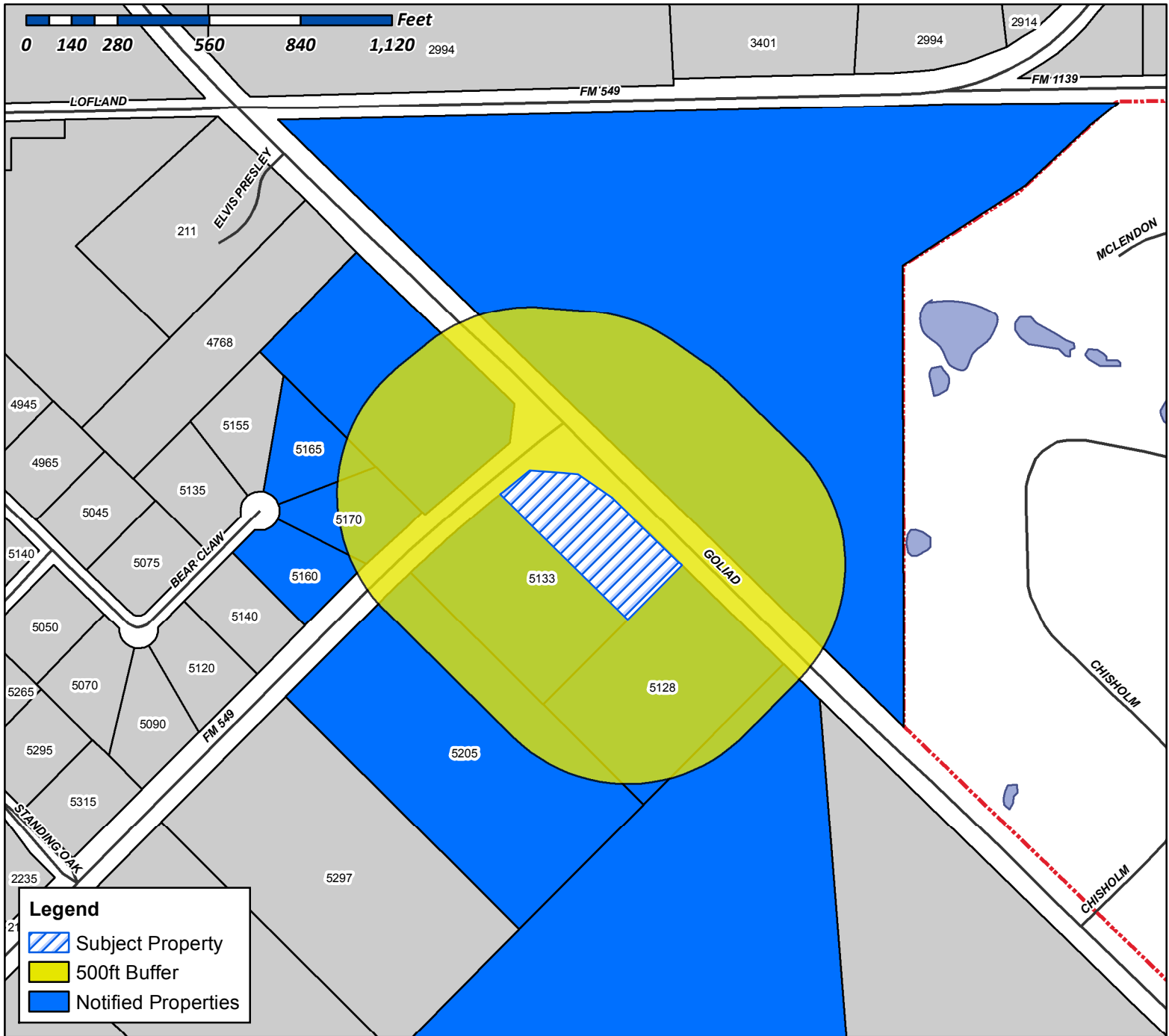
For Questions on this Case Call (972) 771-7745



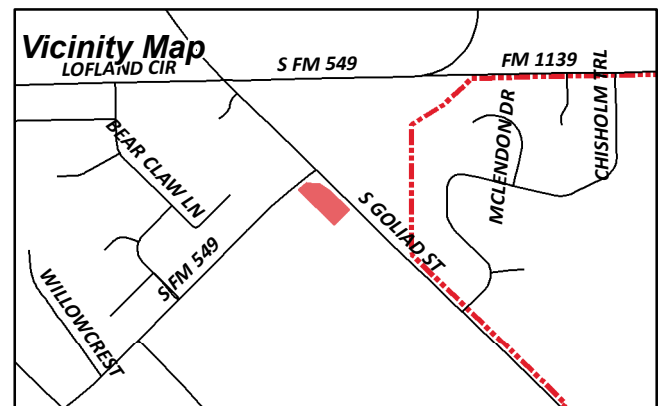
City of Rockwall

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

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.



Case Number: Z2016-029
Case Name: SW Corner of SH-205 & FM-549
Case Type: Specific Use Permit
Zoning: General Retail (GR) District
Case Address: SW Corner of SH-205 & FM-549



Date Created: 08/16/2016

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

J BR2 LLC
2701 SUNSET RIDGE DR SUITE 610
ROCKWALL, TX 75032

ROCKWALL RETAIL INVESTORS LLC
2701 SUNSET RIDGE DR #607
ROCKWALL, TX 75032

HOME BOY ENTERPRISES INC
460 LAWRENCE DR
HEATH, TX 75032

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

CURRENT RESIDENT
5133 S FM549
ROCKWALL, TX 75032

PHILIP LIVING TRUST
5160 BEAR CLAW LN
ROCKWALL, TX 75032

YOUNG BRIAN E & PATTI D
5165 BEAR CLAW LANE
ROCKWALL, TX 75032

CURRENT RESIDENT
5170 BEAR CLAW LN
ROCKWALL, TX 75032

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

THURMOND KATHRYN ESTATE
KENN KAPP INDEPENDENT EXECUTOR
5606 POLO RD
COLLEGE STATION, TX 77845

ROCKWALL HIGHGATE LTD
C/O SCOTT ASBURY
6210 PRESTON CREEK DR
DALLAS, TX 75240

ASTING 2605260.703
TY OF ROCKWALL GPS
MONUMENTS RO15 & RO17

CL 380.63'

CONCRETE HIGHWAY
MONUMENT

POINT OF
BEGINNING
CONCRETE HIGHWAY
MONUMENT

368.01'

N 50°36'24" E
103.37'

20' FARMERS ELECTRIC EASEMENT.
VOLUME 1743, PAGE 21
D.R.R.C.T.

15' RCH WATER SUPPLY EASEMENT.
VOLUME 929, PAGE 271
D.R.R.C.T.

1/2" CIRF
31.03'

12.67'

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

25' ACCESS EASEMENT.
BY THIS PLAT

S 85°10'23" E
151.23'

CONCRETE HIGHWAY
MONUMENT

S 43°23'49" E
35.69'

CONCRETE HIGHWAY
MONUMENT

CONCRETE HIGHWAY
MONUMENT

S 46°13'09" E
99.29'

S 51°37'27" E
201.34'

1/2" IRF

84.17'

1/2" IRF
NORTHING 7008087.117
EASTING 2606090.870
AS TIED TO CITY OF ROCKWALL GPS
MONUMENTS RO15 & RO17

573.15'

LOT 1
BLOCK A

4.739 AC
206,424 SF

J-BR2, LLC.
VOLUME 5288, PAGE 148
O.P.R.R.C.T.

LOT 2
BLOCK A

2.590 AC
112,811 SF

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

5/8" IRS
(REFERENCE)

N 45°22'22" W
547.82'

150.00'

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

201.34'

S 45°44'46" E
84.17'

234.93'
602.06'

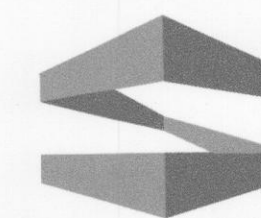
POINT IN
POND

367.13'

S 44°32'11" W

1/2" CIRF

1 - CONCEPT PLAN
SCALE: 1"= 30'



STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL:

STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

CONCEPT DESIGN

NOT FOR BIDDING
OR
CONSTRUCTION

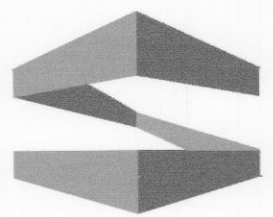
JBR-2

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:



STROHMEYER
ARCHITECTS INC.

Consultants:

CIVIL:

STRUCTURAL:

MEP:

FOOD SERVICE:

LANDSCAPING:

FILE COPY

CONCEPT DESIGN

NOT FOR BIDDING
OR
CONSTRUCTION

JBR-2

CONVENIENCE STORE
HWY 549 / HWY 205
ROCKWALL, TX

Project Number:
Drawing Date: 04/03

Drawn:

Checked:

Scale:

ACAD File: BOBST-549-CONVSTORE

© 2016 Strohmeier Architects, Inc.

Revisions:

Sheet Title:

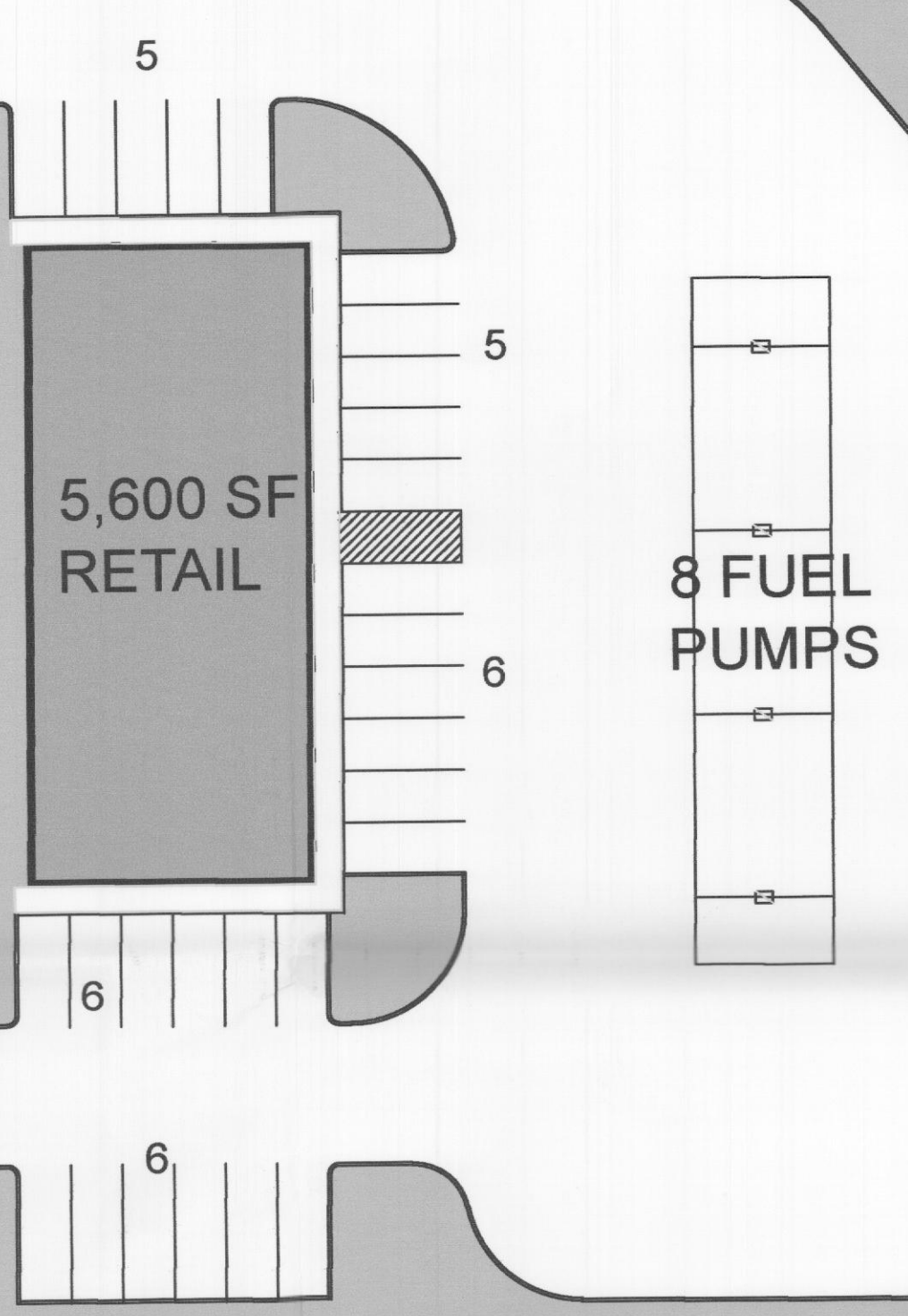
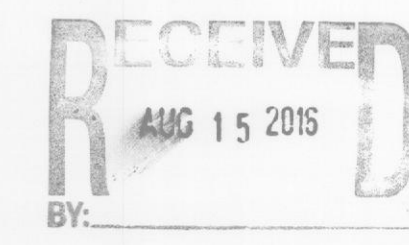
F.M. ROAD NO. 549
(VARIABLE WIDTH R.O.W.)

PARKING

REQUIRED - 1 PER 250 SF RETAIL
5,600 / 250 = 23 SPACES

PROVIDED - 28 SPACES

2016 029



**LOT 1
BLOCK A**
4.739 AC
206,424 SF

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

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

1 - CONCEPT PLAN
SCALE: 1" = 30'