



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 (\$500.00 + \$20.00 ACRE) ¹
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- REPLAT (\$500.00 + \$20.00 ACRE) ^{1&3}
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1&2}
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1&3}
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2&3}
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2&3}
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1&3}
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1&3}

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 **\$2,500.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF **\$150.00** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5133 S Farm to Market 549, Rockwall, TX 75032

SUBDIVISION JBR2 ADDITION

LOT

1

BLOCK

A

GENERAL LOCATION S FM 549, S Goliad St

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GENERAL RETAIL

CURRENT USE OFFICE BUILDING

PROPOSED ZONING GENERAL RETAIL

PROPOSED USE OFFICE OR MEDICAL BUILDING 5,000 SF OR GREATER

ACREAGE 4.739 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER DAN BOBST

APPLICANT STROHMEYER ARCHITECTS INC.

CONTACT PERSON MATHEW SMITH

CONTACT PERSON MATHEW SMITH

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

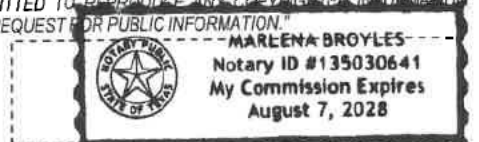
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Daniel W Bobst [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1094.78 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF May, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE

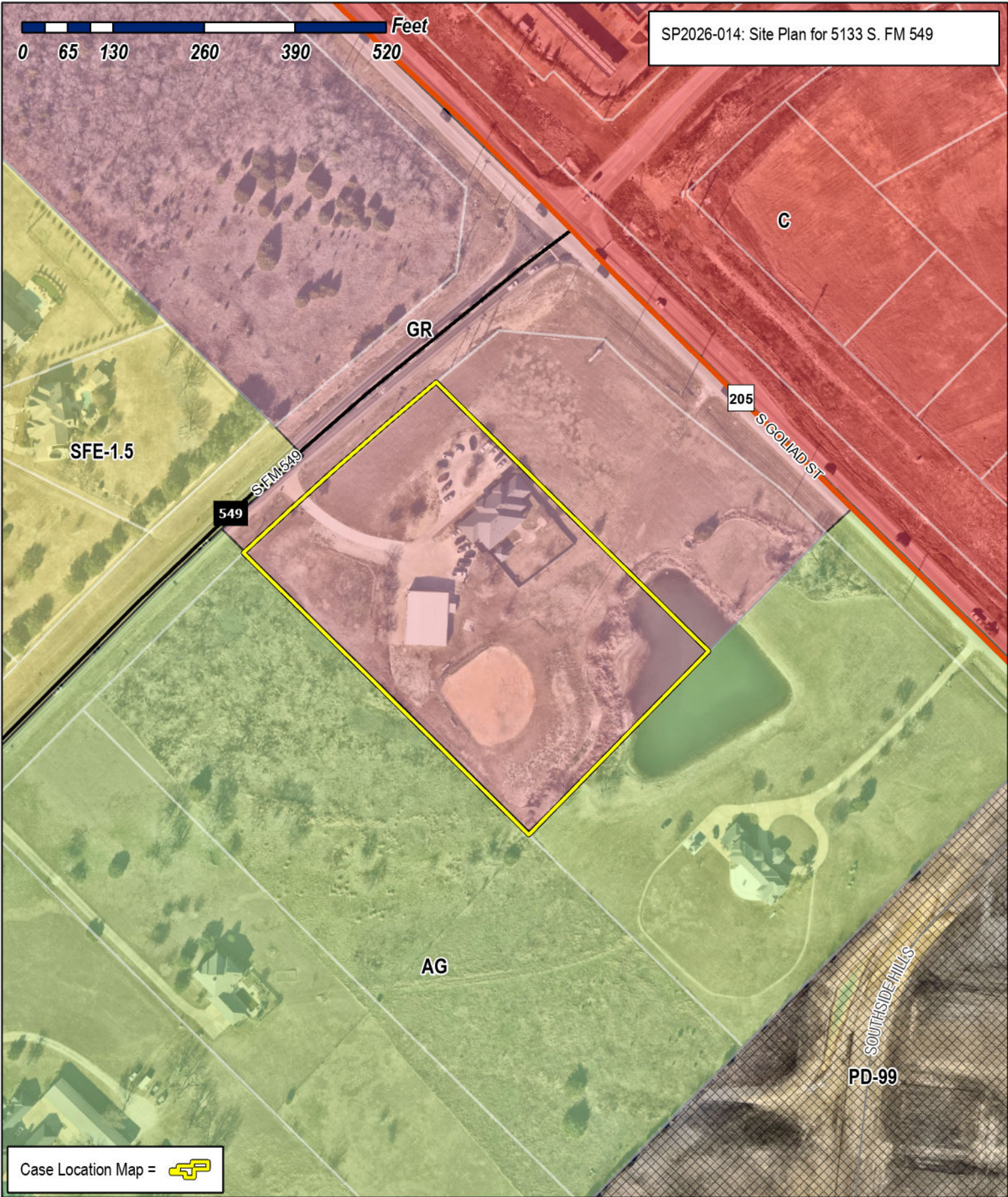
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES

0 65 130 260 390 520 Feet

SP2026-014: Site Plan for 5133 S. FM 549



Case Location Map = 



City of Rockwall

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

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





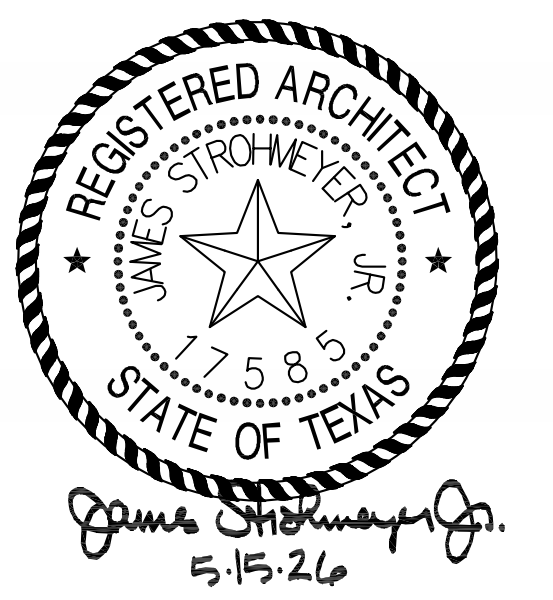
SITE VICINITY MAP

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2026.
 WITNESS OUR HANDS, this ____ day of _____, 2026.

 Planning & Zoning Commission, Chairman Director of Planning and Zoning



2701 SUNSET RIDGE
 SUITE 601
 ROCKWALL, TX 75032
 469.516.7549



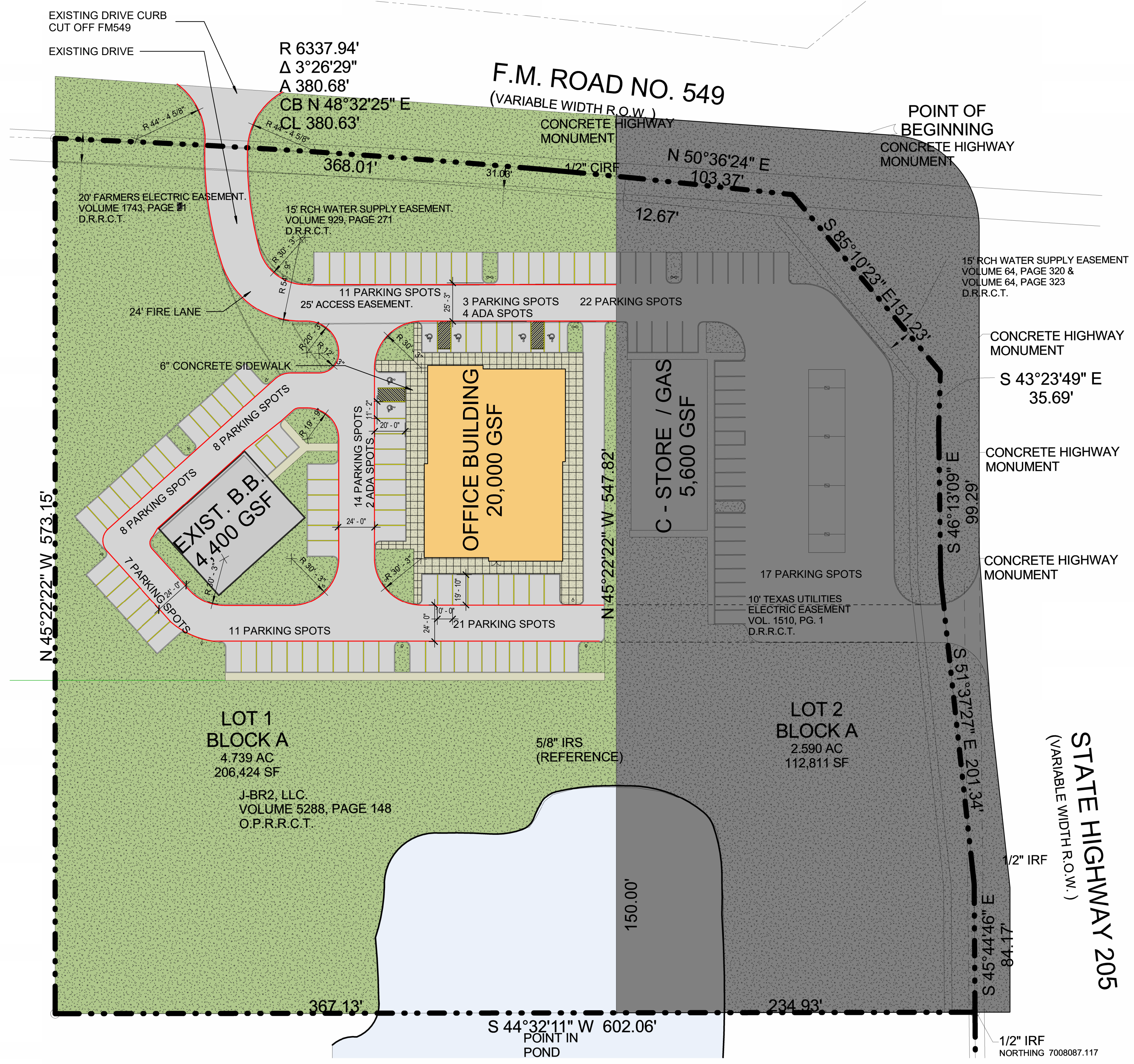
549 OFFICE BUILDING
 5133 S FM549
 ROCKWALL, TX

Project Number: 52603
 Drawing Date: 05.15.2026
 Drawn: LC
 Checked: MS
 © 2026 Strohmeier Architects, Inc.

Revisions:
 # Revision Date Revision Description

SHEET TITLE:
ARCHITECTURAL SITE PLAN

AS101



1 ARCHITECTURAL SITE PLAN
 1" = 40'-0"



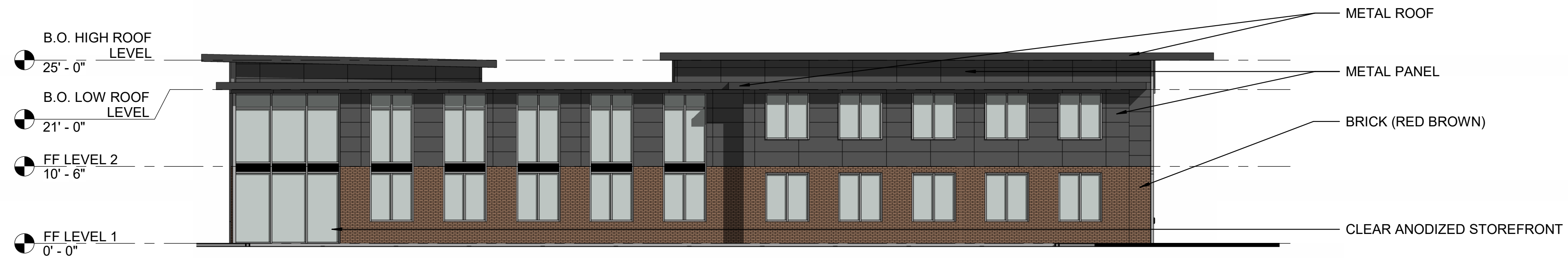
549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.

BUILDING/SITE SPECIFICATIONS			
ZONING CLASSIFICATION:		GR - GENERAL RETAIL	
OCCUPANCY USE:		BUSINESS GROUP-B	
APPRAISAL DISTRICT ACCOUNT #:		#48665	
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'
FRONT SETBACK:		REAR SETBACK:	25'
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205
SIDE SETBACK:			15'
BUILDING AREA - GROUND FLOOR:	10,000 SF	ACRAGE OF SITE:	4.739 ACRES
BUILDING AREA - LEVEL 2:	10,000 SF	SQUARE FOOTAGE OF SITE:	206,424 SF
TOTAL BUILDING AREA:	20,000 SF	LOT COVERAGE:	30%
FLOOR TO AREA RATIO:	2:1	OPEN SPACE:	70%
IMPERVIOUS AREA:	62,838 SF	PERVIOUS AREA:	143,586 SF
MAX IMPERVIOUS AREA:	85-90%	BUILDING MAXIMUM CAPACITY:	133
PARKING SPACES REQUIRED:	111	PARKING SPACES (STANDARD):	105
PARKING SPACES PROVIDED:	111	PARKING SPACES (ACCESSIBLE):	6

5/15/2026 7:32:13 AM Autodesk Docs://549 CONV STORE - BOBST/549 CONV STORE.rvt

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2026.
 WITNESS OUR HANDS, this ____ day of _____, 2026.

 Planning & Zoning Commission, Chairman Director of Planning and Zoning



4 WEST ELEVATION
 3/32" = 1'-0"



3 EAST ELEVATION
 3/32" = 1'-0"



2 SOUTH ELEVATION
 3/32" = 1'-0"

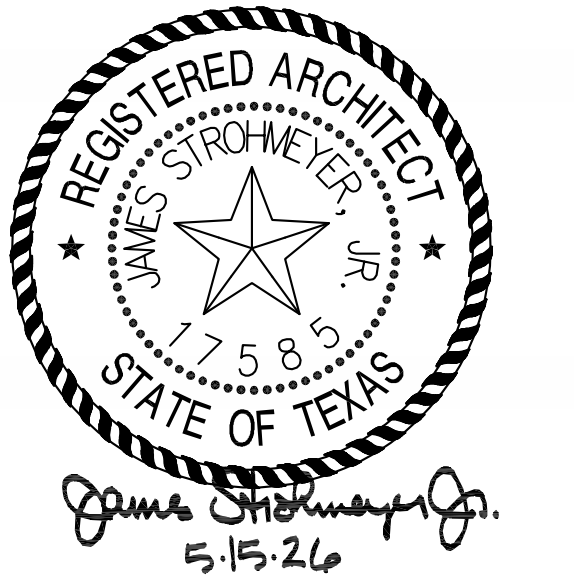


1 NORTH ELEVATION
 3/32" = 1'-0"

EXTERIOR MATERIAL CALCULATIONS		
	SF EA.	% AREA
WEST		
TOTAL	2,676	100%
METAL	808	30%
MASONRY	808	30%
GLASS	1060	40%
EAST		
TOTAL	2,912	100%
METAL	660	22%
MASONRY	760	26%
GLASS	1,490	54%
SOUTH		
TOTAL	2,106	100%
METAL	463	22%
MASONRY	590	28%
GLASS	1053	50%
NORTH		
TOTAL	2,144	100%
METAL	480	22%
MASONRY	480	20%
GLASS	1229	58%



2701 SUNSET RIDGE
 SUITE 601
 ROCKWALL, TX 75032
 469.516.7549



549 OFFICE BUILDING
 5133 S FM549
 ROCKWALL, TX

Project Number: 52603
 Drawing Date: 05.15.2026
 Drawn: LC
 Checked: MS
 © 2026 Strohmeyer Architects, Inc.

Revisions:

#	Revision Date	Revision Description

SHEET TITLE:
ELEVATIONS

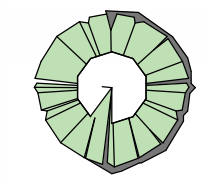

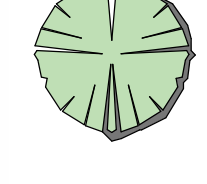
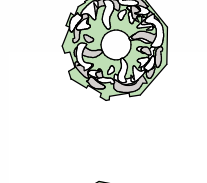

AS104

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2026.
 WITNESS OUR HANDS, this ____ day of _____, 2026.

 Planning & Zoning Commission, Chairman _____
 Director of Planning and Zoning



SITE PLAN LEGEND

-  CEDAR ELM
-  LIVE OAK
-  CADDO MAPLE
-  MEXICAN PLUM
-  CREPE MYRTLE

LANDSCAPE TABLE / ZONE - GR - REQUIRED LANDSCAPING 20%		
PLANT:	CALIPER/GALLON:	QUANTITY:
CEDAR ELM	3"	11
LIVE OAK	3"	11
CADDO MAPLE	2.5"	5
CREPE MYRTLE	30 GALLON	18
MEXICAN PLUM	10 GALLON	24

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.			
BUILDING/SITE SPECIFICATIONS			
ZONING CLASSIFICATION:	GR - GENERAL RETAIL		
OCCUPANCY USE:	BUSINESS GROUP-B		
APPRAISAL DISTRICT ACCOUNT #:	#48665		
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205
BUILDING AREA - GROUND FLOOR:	10,000 SF	ACRAGE OF SITE:	4.739 ACRES
BUILDING AREA - LEVEL 2:	10,000 SF	SQUARE FOOTAGE OF SITE:	206,424 SF
TOTAL BUILDING AREA:	20,000 SF	LOT COVERAGE:	30%
FLOOR TO AREA RATIO:	2:1	OPEN SPACE:	70%
IMPERVIOUS AREA:	62,838 SF	PERVIOUS AREA:	143,586 SF
MAX IMPERVIOUS AREA:	85-90%	BUILDING MAXIMUM CAPACITY:	133
PARKING SPACES REQUIRED:	111	PARKING SPACES (STANDARD):	105
PARKING SPACES PROVIDED:	111	PARKING SPACES (ACCESSIBLE):	6



2701 SUNSET RIDGE
 SUITE 601
 ROCKWALL, TX 75032
 469.516.7549



549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 52603
 Drawing Date: 05.15.2026
 Drawn: LC
 Checked: MS
 © 2026 Strohmeyer Architects, Inc.

Revisions:

#	Revision Date	Revision Description

SHEET TITLE:
LANDSCAPE PLAN

AS102

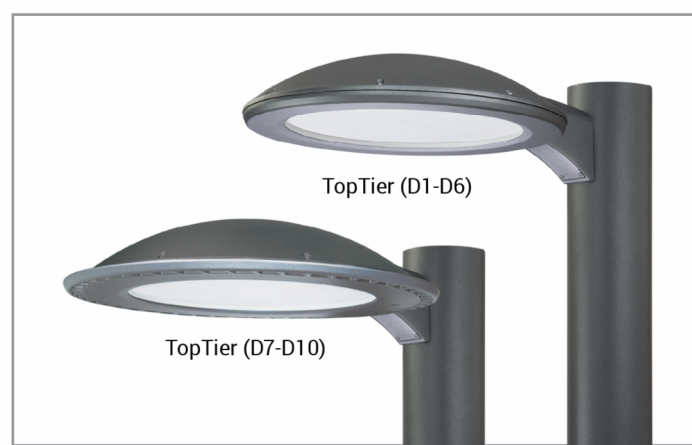
5/15/2026 7:32:20 AM Autodesk Docs://549 CONV STORE - BOBST/549 CONV STORE.rvt

McGraw-Edison

TT TopTier

Area / Site Luminaire

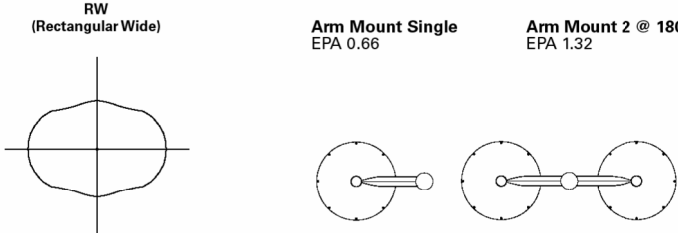
Product Features



Energy and Performance Data

Lumen Package	D1	D2	
Power (Wattage) SCQ, SMQ, SWQ	28.0	39.2	
Power (Wattage) RW Only	28.0	39.2	
Power (Wattage) T4 Only		40.5	
SCQ Concentrated	Lumens	3,618 4,925	
	BUG Rating	B1-U0-G1 B2-U0-G1	
	Lumens per Watt	129 126	
SMQ Medium	Lumens	3,872 5,270	
	BUG Rating	B2-U0-G2 B2-U0-G2	
	Lumens per Watt	138 134	
3500K CCT 70 CRI	SWQ Wide	BUG Rating	B2-U0-G1 B3-U0-G2
		Lumens	3,662 4,984
		Lumens per Watt	131 127
RW Rectangular Wide	T4	Lumens	2,927 3,014
		BUG Rating	B2-U0-G2 B3-U0-G2
		Lumens per Watt	105 102
T4	RW Rectangular Wide	Lumens	3,141 4,230
		BUG Rating	B1-U0-G2 B2-U0-G3
		Lumens per Watt	109 104

Optical Distributions Mounting Configurations and EPAs



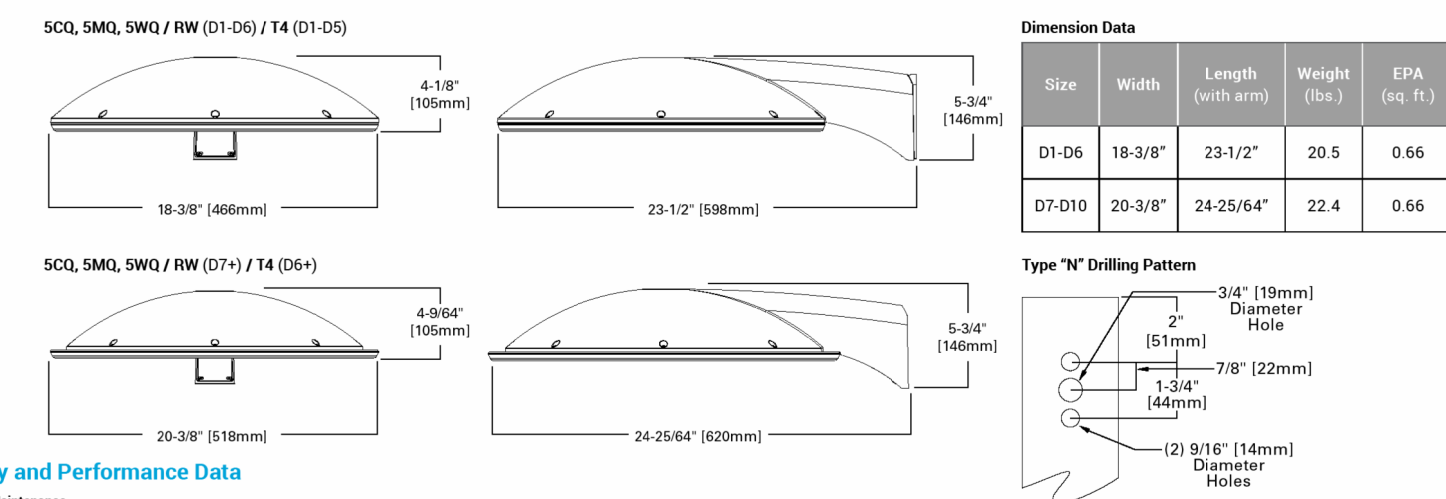
Product Certifications



Quick Facts

- Lumen packages range from 2,757 - 22,831
- Efficacies up to 146 lumens per watt
- Utilizes patented waveguide technology for maximum visual comfort

Dimensional Details



RW Distribution Only

Lumen Package	D1	D2
Power (Wattage)	28.0	39.2
Input Current @ 120V (A)	0.23	0.33
Input Current @ 208V (A)	0.13	0.19
Input Current @ 240V (A)	0.12	0.16
Input Current @ 277V (A)	0.10	0.14
Input Current @ 347V (A)	0.08	0.11
Input Current @ 480V (A)	0.06	0.08

Lumen Maintenance

Lumen Package	25°C	35°C	45°C	55°C	65°C	75°C
D1-D6 (D1-D6/T4)	80%	75%	70%	65%	60%	55%
D7-D10 (D7-D10/T4)	80%	75%	70%	65%	60%	55%

PS50020321 page 1
April 3, 2026 1:27 AM

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2026.
WITNESS OUR HANDS, this ____ day of _____, 2026.

Planning & Zoning Commission, Chairman Director of Planning and Zoning



2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549

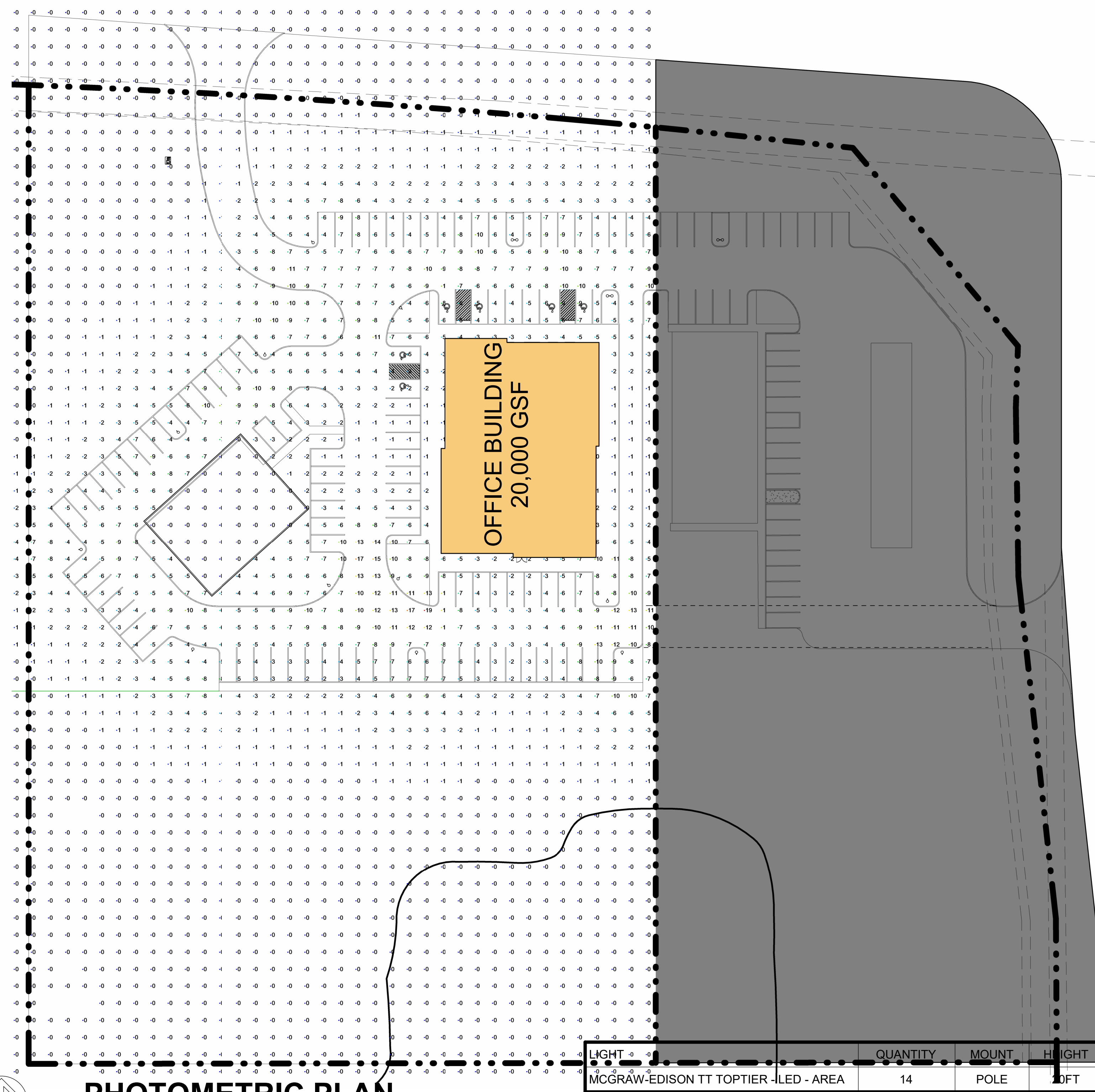


549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.

BUILDING/SITE SPECIFICATIONS

ZONING CLASSIFICATION:	GR - GENERAL RETAIL				
OCCUPANCY USE:	BUSINESS GROUP-B				
APPRaisal DISTRICT ACCOUNT #:	#48665				
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'	FRONT SETBACK:	15'
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'	REAR SETBACK:	25'
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205	SIDE SETBACK:	15'
BUILDING AREA - GROUND FLOOR:	10,000 SF	ACRAGE OF SITE:	4.739 ACRES		
BUILDING AREA - LEVEL 2:	10,000 SF	SQUARE FOOTAGE OF SITE:	206,424 SF		
TOTAL BUILDING AREA:	20,000 SF	LOT COVERAGE:	30%		
FLOOR TO AREA RATIO:	2:1	OPEN SPACE:	70%		
IMPERVIOUS AREA:	62,838 SF	PERVIOUS AREA:	143,586 SF		
MAX IMPERVIOUS AREA:	85-90%	BUILDING MAXIMUM CAPACITY:	133		
PARKING SPACES REQUIRED:	111	PARKING SPACES (STANDARD):	105		
PARKING SPACES PROVIDED:	111	PARKING SPACES (ACCESSIBLE):	6		



1 PHOTOMETRIC PLAN
1" = 40'-0"

LIGHT	QUANTITY	MOUNT	HEIGHT
McGraw-Edison TT TopTier - LED - AREA	14	POLE	20FT

Project Number: 52603
Drawing Date: 05.15.2026
Drawn: LC
Checked: MS
© 2026 Strohmeier Architects, Inc.

Revisions:

#	Revision Date	Revision Description

SHEET TITLE:
PHOTOMETRIC PLAN

AS103