



DEVELOPMENT APPLICATION

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

STAFF USE

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: 207 Ranch Trail, Rockwall, TX 75032
 SUBDIVISION: Part of Tract 12 LOT BLOCK
 GENERAL LOCATION: south of I30 / north of Horizon Rd., in Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: C CURRENT USE: Planning Consultant office/supplies
 PROPOSED ZONING: C PROPOSED USE: Landscape nursery & sales
 ACREAGE: 2.98 LOTS [CURRENT]: 0 LOTS [PROPOSED]: 0

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]

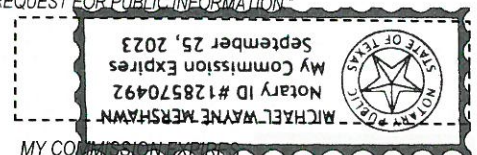
<input type="checkbox"/> OWNER	Mike Ruibal	<input type="checkbox"/> APPLICANT	Mike Ruibal
CONTACT PERSON	SAME	CONTACT PERSON	SAME
ADDRESS	401 SO. PEARL DALLAS 75201	ADDRESS	401 SO. PEARL DALLAS 75201
CITY, STATE & ZIP		CITY, STATE & ZIP	
PHONE	214 415 1352	PHONE	214 415 1352
E-MAIL	Mike@Ruibals.com	E-MAIL	Mike@Ruibals.com

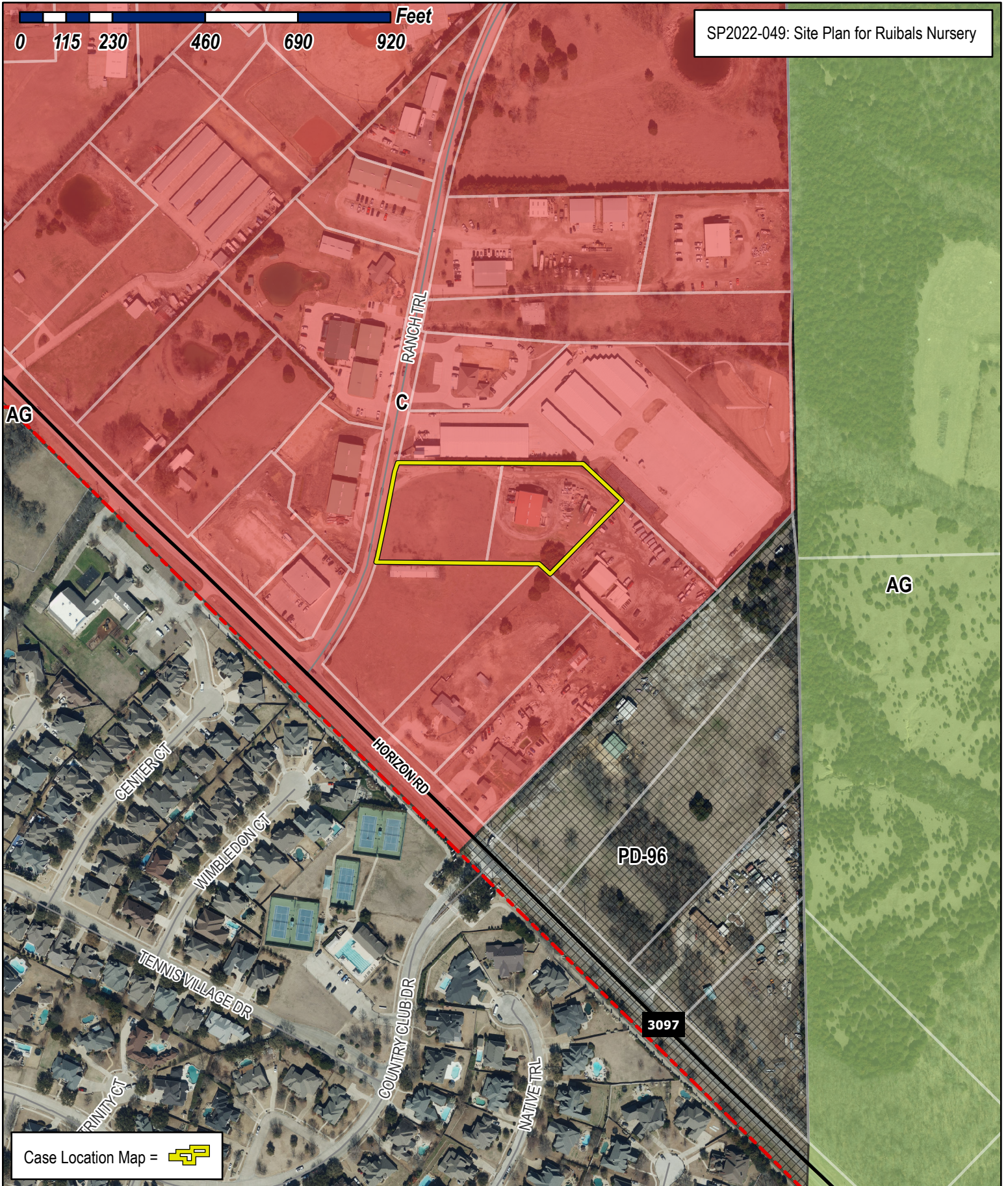
NOTARY VERIFICATION [REQUIRED]


BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Ruibal [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 \$ 319.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 5 DAY OF August, 20 23 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 5 DAY OF August, 20 23
 OWNER'S SIGNATURE: Mike Ruibal
 NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: [Signature]





Case Location Map = 

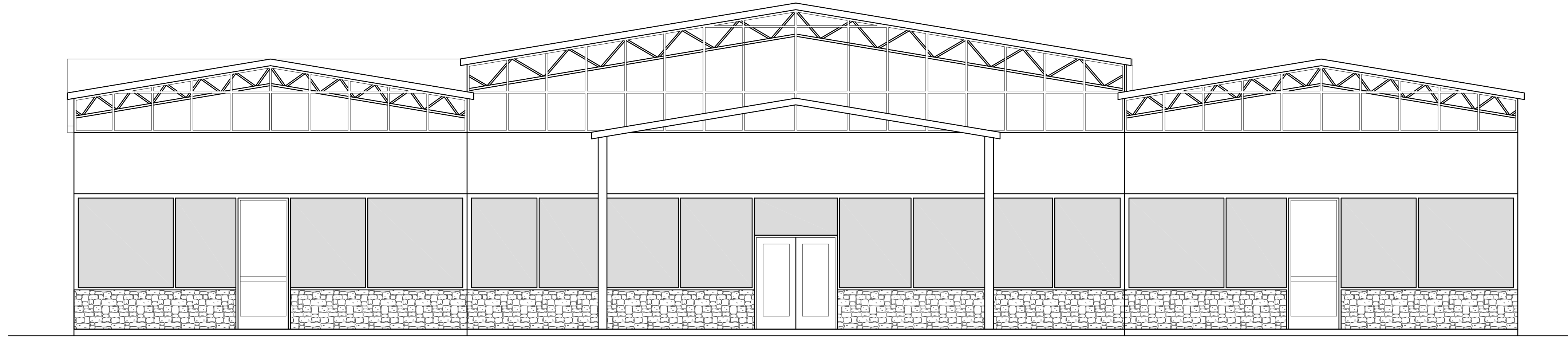


City of Rockwall

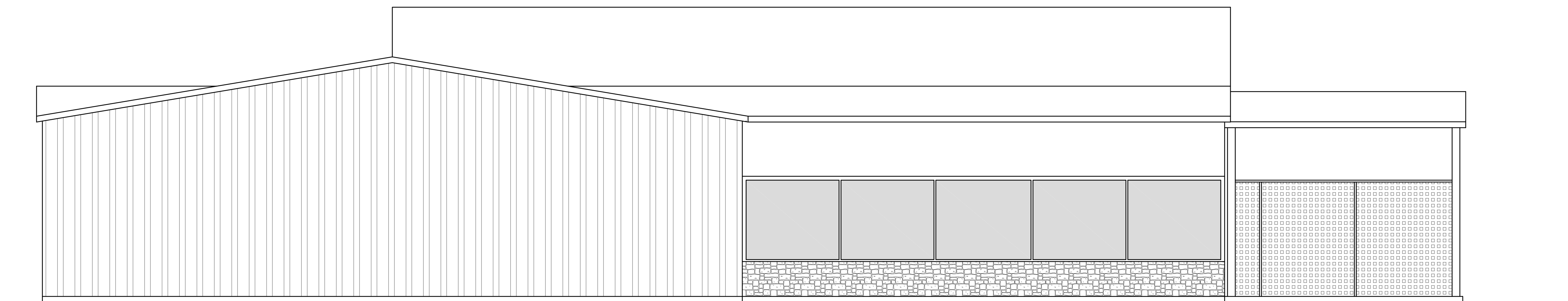
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





FRONT ELEVATION



LEFT ELEVATION

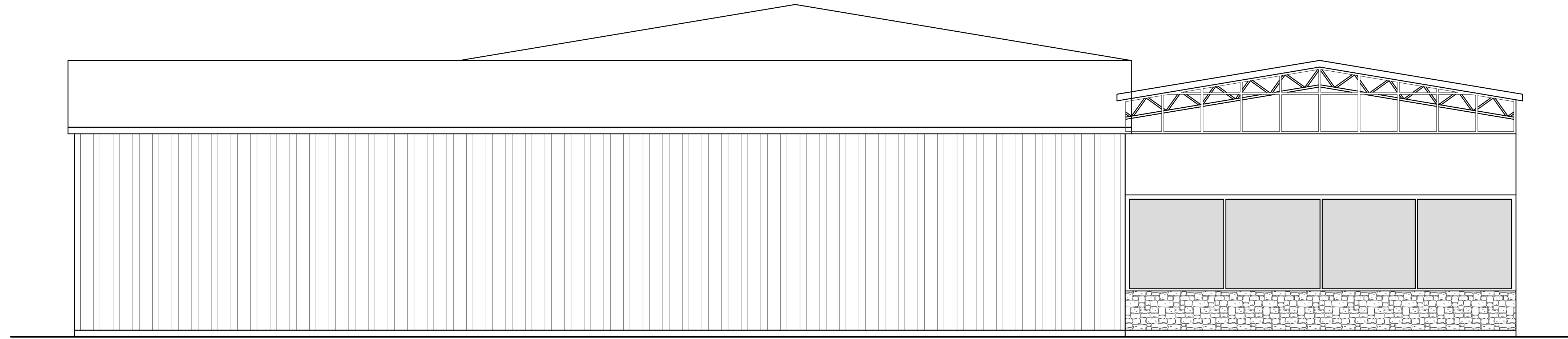
MEDICAL COMMERCIAL CHURCHES
MERSHAWN
RESIDENTIAL RESTAURANTS INSTITUTIONAL
ARCHITECTS
1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 469-745-1701

No.	Date	Revision	By

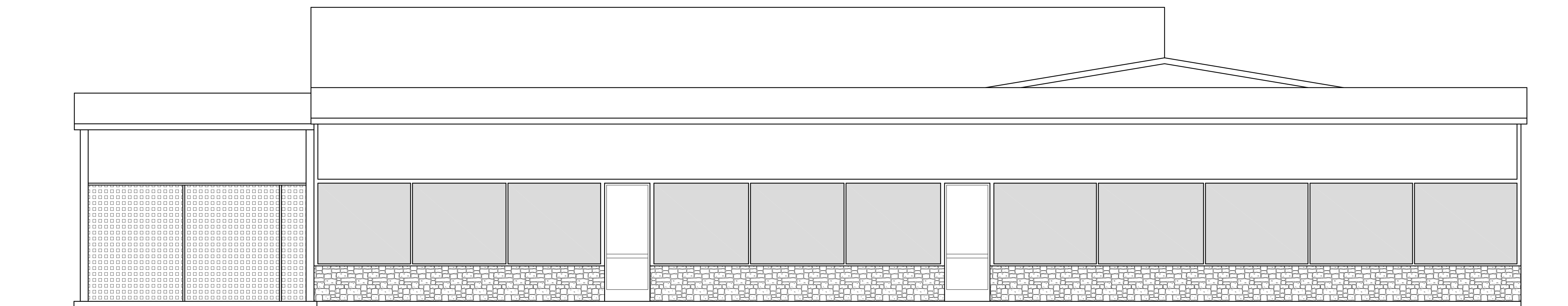
MIKE RUIBAL
RUIBAL'S GARDEN CENTER
PROPOSED ELEVATIONS

Scale: 3/16" = 1'-0"
Date: 02/24/2022
Project No.: TBD
Designed: MM
Drawn: MM
Checked: MM

SHEET
2 OF
3



REAR ELEVATION



RIGHT ELEVATION

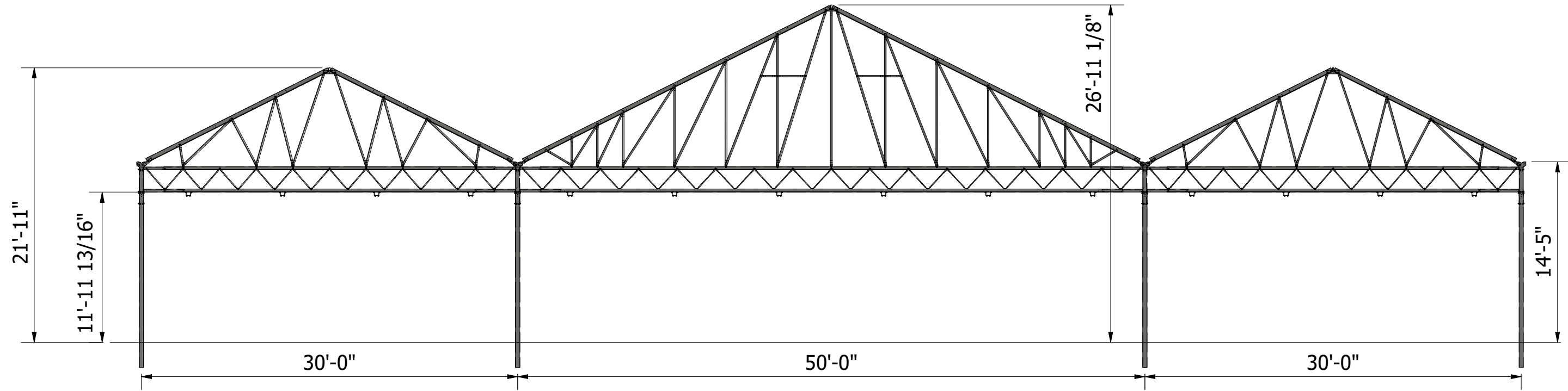
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MIKE RUIBAL
RUIBAL'S GARDEN CENTER
PROPOSED ELEVATIONS

Scale: 3/16" = 1'-0"
Date: 02/24/2022
Project No.: TBD
Designed: MM
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SHEET
3 OF
3



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NEXT G3N™



DATE: 6/2/2022
 SCALE: NTS
 JOB NO:
 DRAWN BY: JOSH COILEY
 APPROVED:

TITLE: MIKE RUIBALS
 ENGINEER

JOB NAME: GARDEN CENTER

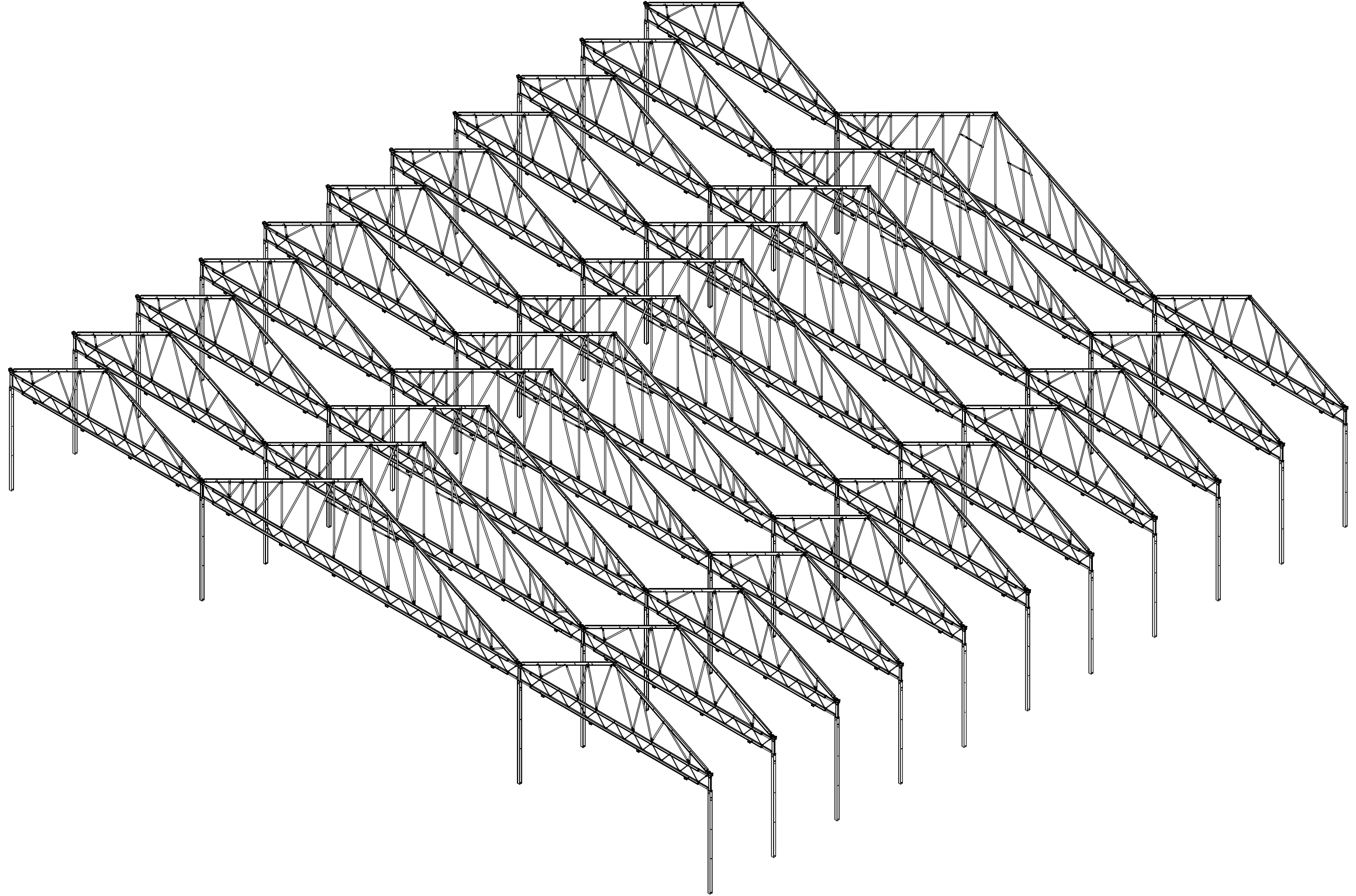
LOADING

DRAWING NO.

DRAWING SET

Sheet 1 of 3

CERTIFICATION



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DATE: 6/2/2022
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 JOB NO:
 DRAWN BY: JOSH COHLEY
 APPROVED:

TITLE:
 ENGINEER:
 JOB NAME:

LOADING:

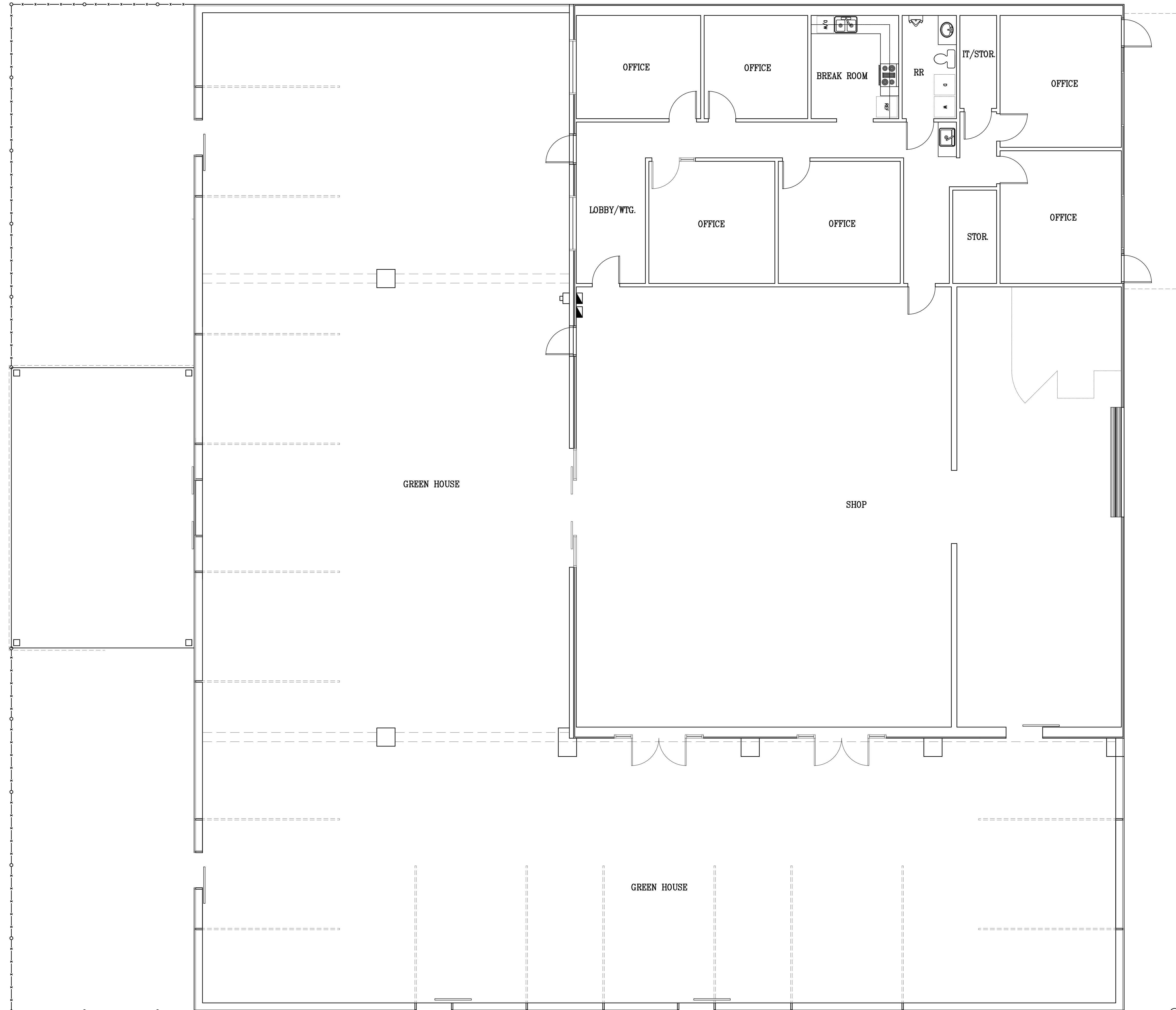
DRAWING NO.:

DRAWING SET:

Sheet 2 of 3

CERTIFICATION

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN

1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 469-745-1701

No.	Date	Revision	By

MIKE RUIBAL
RUIBAL'S GARDEN CENTER
PROPOSED FLOOR PLAN

Scale:	3/16" = 1'-0"
Date:	02/24/2022
Project No.:	TBD
Designed:	MM
Drawn:	MM
Checked:	MM

SHEET
1 OF
3



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 APPROVED:

TITLE:
 ENGINEER:
 JOB NAME:

LOADING:
 DRAWING NO.:
 DRAWING SET: