



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:

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:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 207 Ranch Trail, Rockwall, TX 75032

SUBDIVISION Part of Tract 12 LOT BLOCK

GENERAL LOCATION south of I-20 / north of Horizon Rd., in Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Planning Contractor Office/Supplies

PROPOSED ZONING C

PROPOSED USE Landscape Nursery & Sales

ACREAGE 2.98

LOTS [CURRENT] 0

LOTS [PROPOSED] 0

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

☐ OWNER Mike Ruibal

☐ 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@Ruibal.com

E-MAIL Mike@Ruibal.com

NOTARY VERIFICATION [REQUIRED]

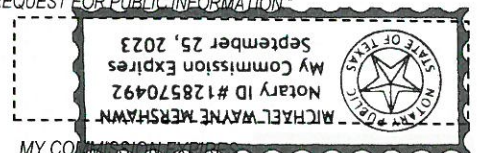
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Ruibal [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

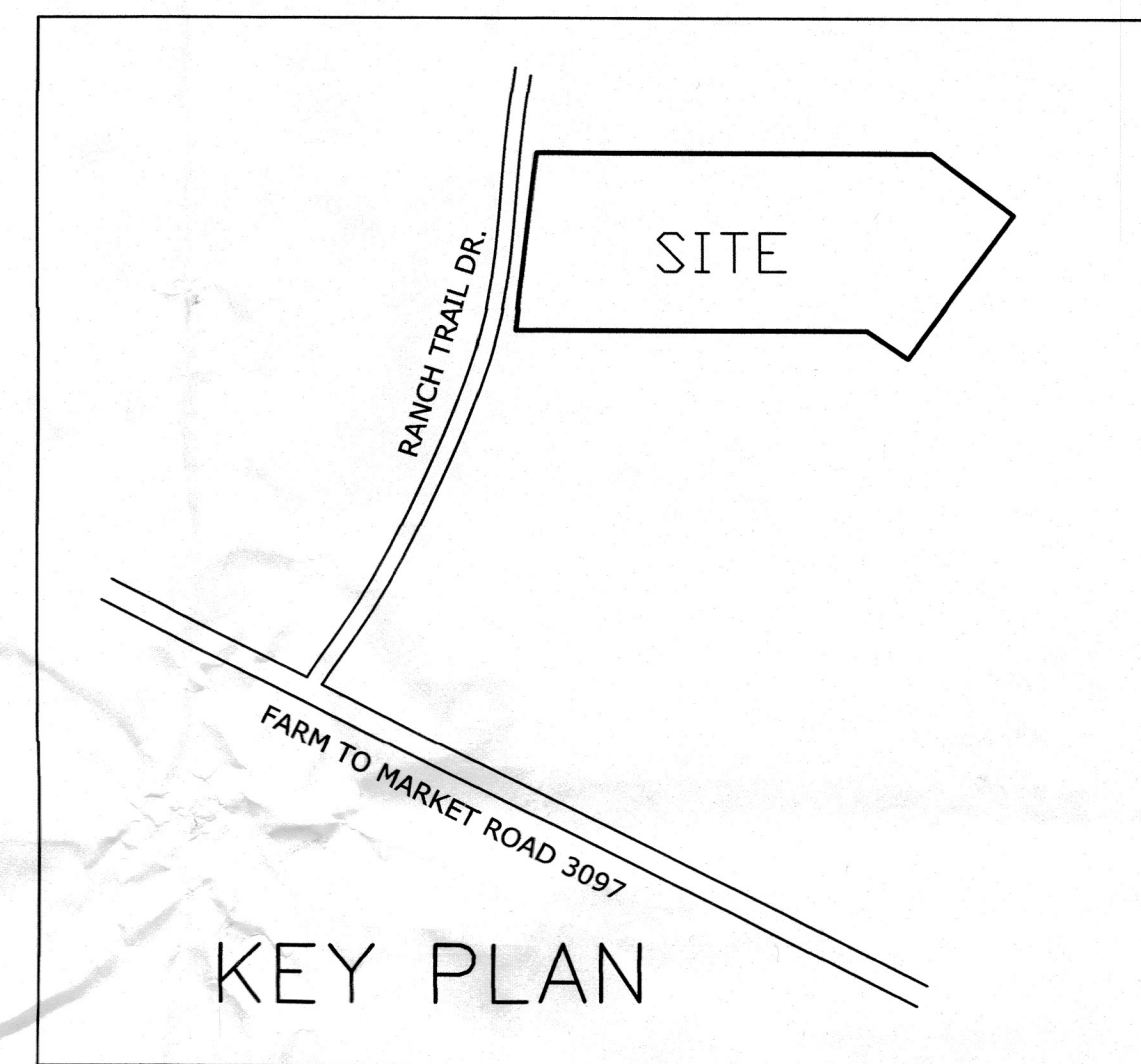
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 23 DAY OF August, 20 23

OWNER'S SIGNATURE Mike Ruibal

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



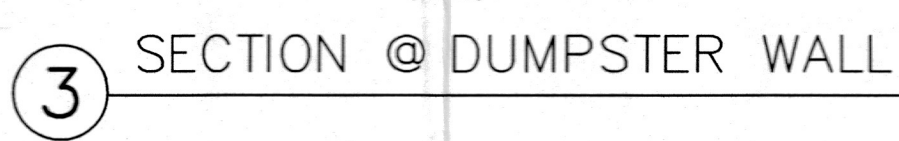


TRACT 12 - 207 RANCH TRAIL

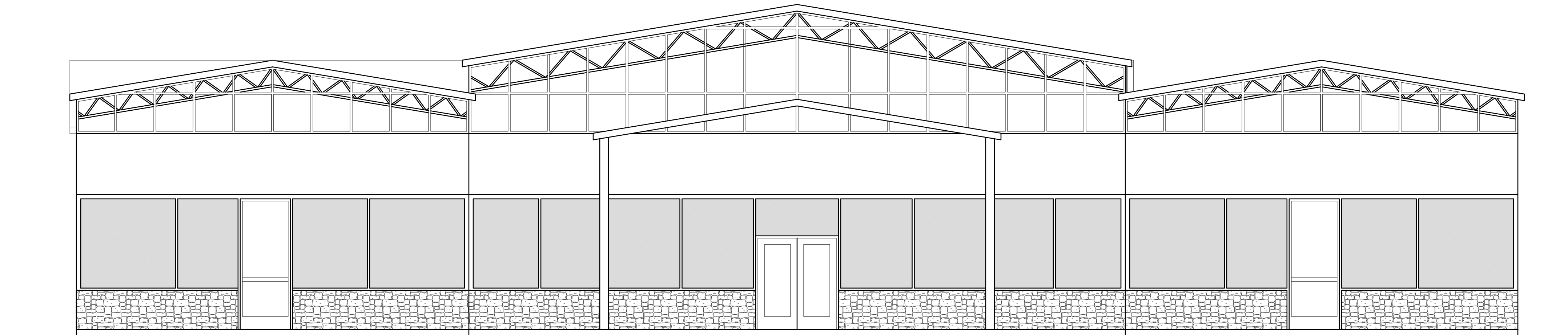
1. ZONING: C
2. PROPOSED USE: NURSERY
3. PROPERTY AREA (GROSS): 129,809 SF 2.98 AC
4. BUILDING AREA: 11,222 SF
5. BUILDING HEIGHT: ONE STORY - 25'-4"
6. LOT COVERAGE: 8.6% F.A.R. = 0.086:1
7. PARKING REQ: 49 NUSERY 11,222/250 = 49
8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED
9. TOTAL PARKING PROVIDED: 50 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 60,349 SF
11. 15% LANDSCAPE REQUIRED = 19,471 SF PROVIDED 69,460 SF

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
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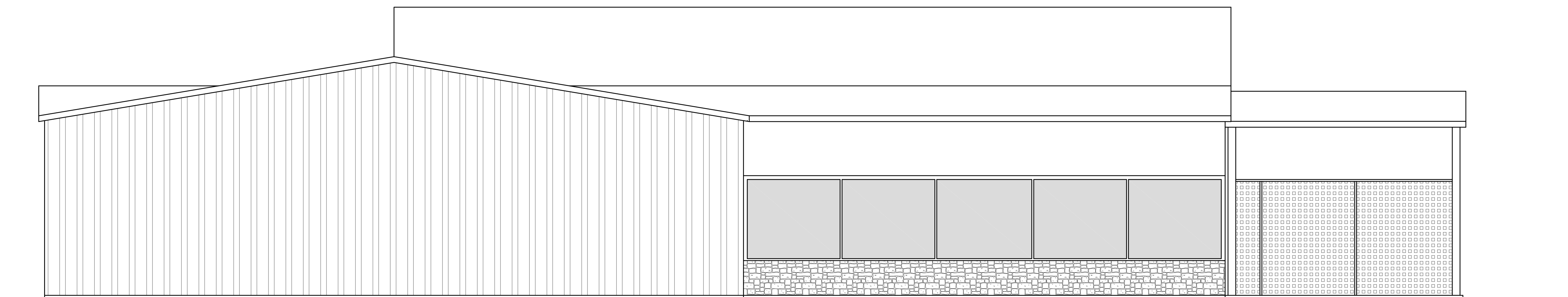
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CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.




FRONT ELEVATION



LEFT ELEVATION

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MEDICAL COMMERCIAL CHURCHES



MERSHAWN ARCHITECTS

RESIDENTIAL RESTAURANTS INSTITUTIONAL

1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087

PHONE: 469-745-1701

[illegible]

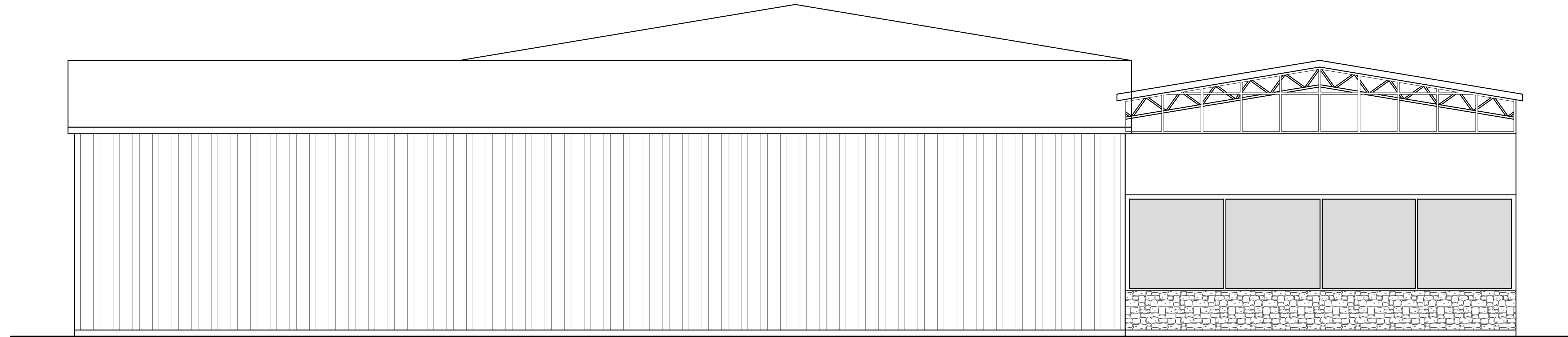
MIKE RUIBAL
RUIBAL'S GARDEN CENTER

PROPOSED ELEVATIONS

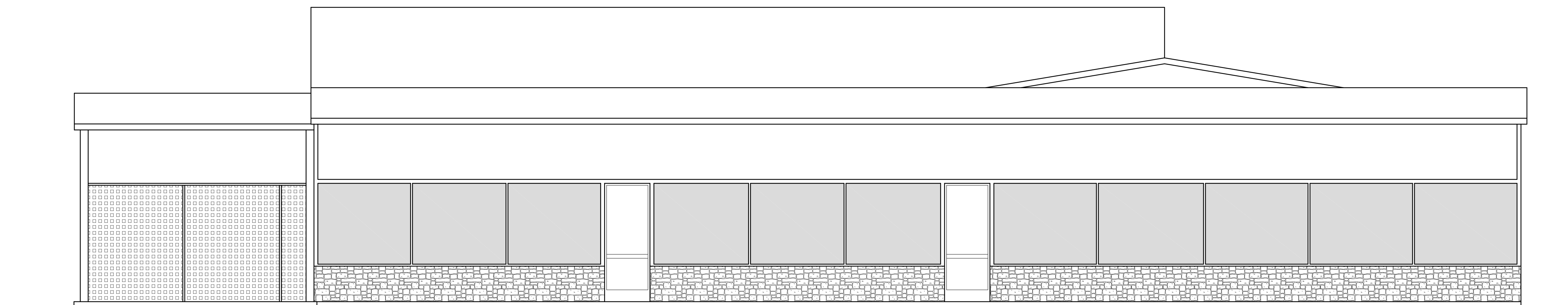
Scale:	3/16" = 1'-0"
Date:	02/24/2022
Project No.:	TBD
Designed:	MM
Drawn:	MM
Checked:	MM

SHEET
2 OF
3

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



REAR ELEVATION




RIGHT ELEVATION

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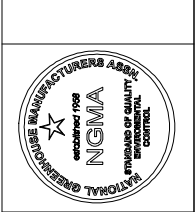
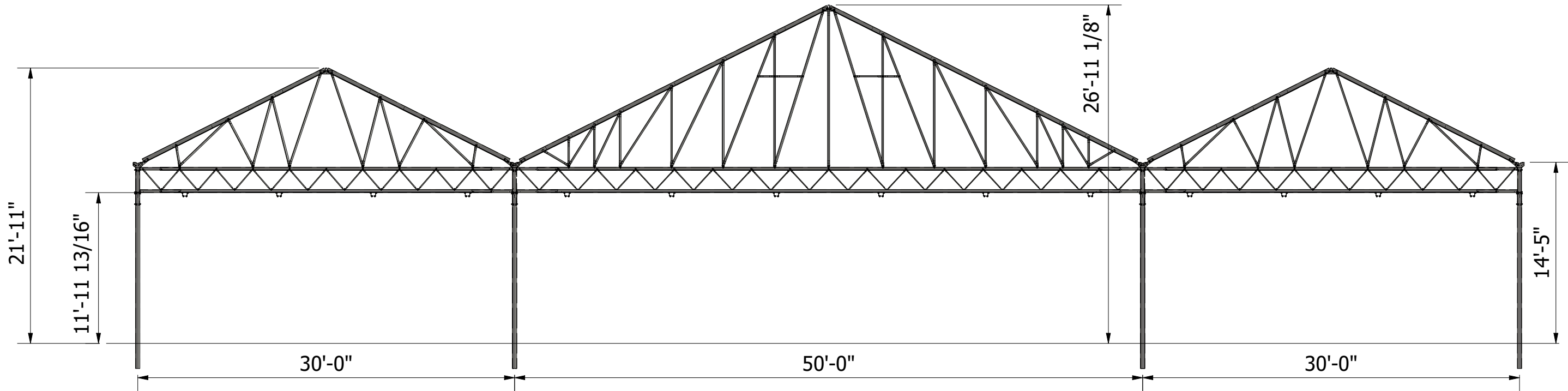
[illegible]

MIKE RUIBAL
RUIBAL'S GARDEN CENTER

PROPOSED ELEVATIONS

Scale:	3/16" = 1'-0"
Date:	02/24/2022
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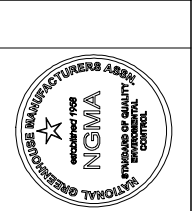
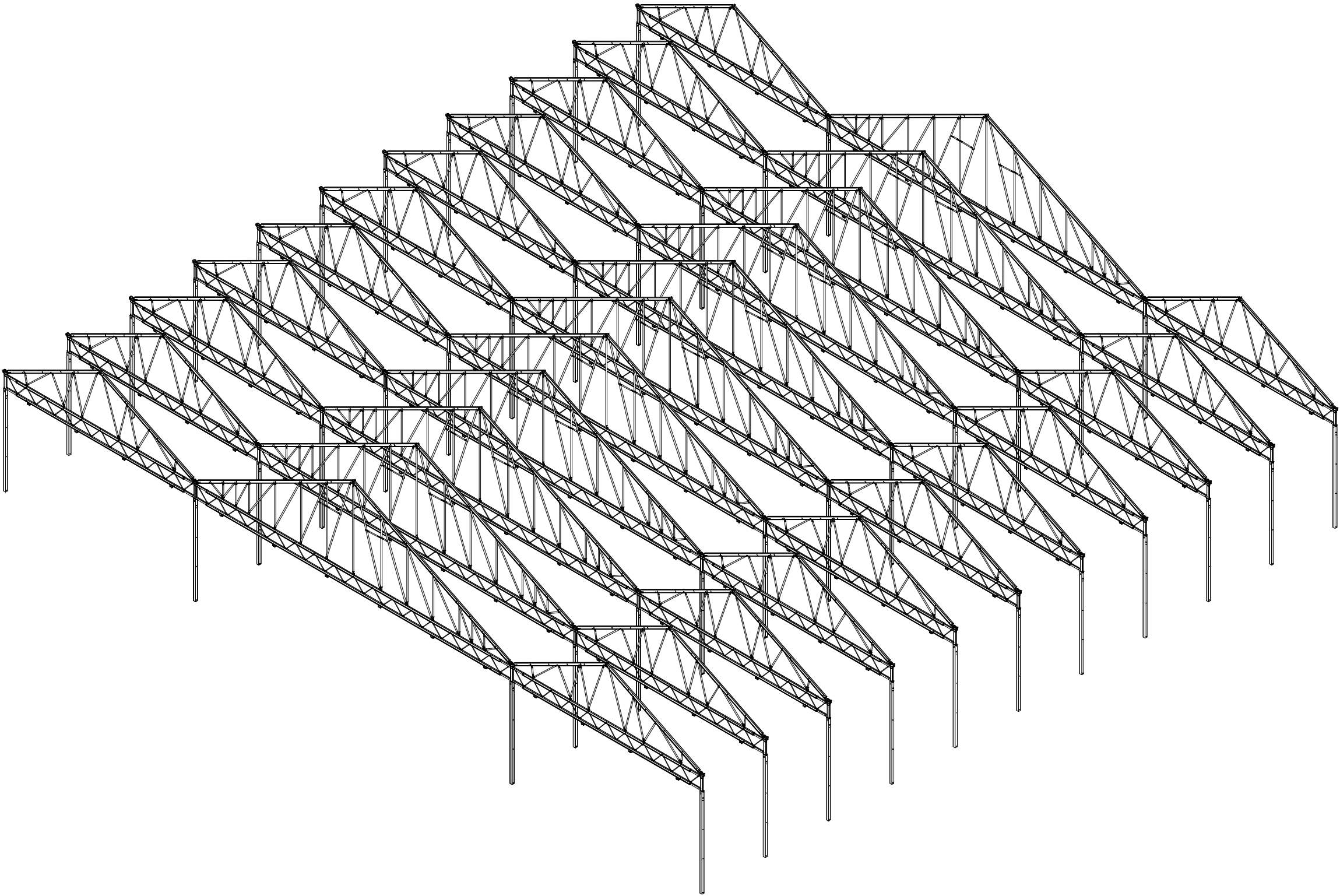
SHEET
3 OF
3



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DATE 6/2/2022 SCALE: NTS JOB NO DRAWN BY JoshConley APPROVED	TITLE MIKE RUIBALS	
	JOB NAME GARDEN CENTER	
	ENGINEER	
	LOADING	
	DRAWING NO.	
	DRAWING SET	
	Sheet 1 of 3	
	CERTIFICATION	



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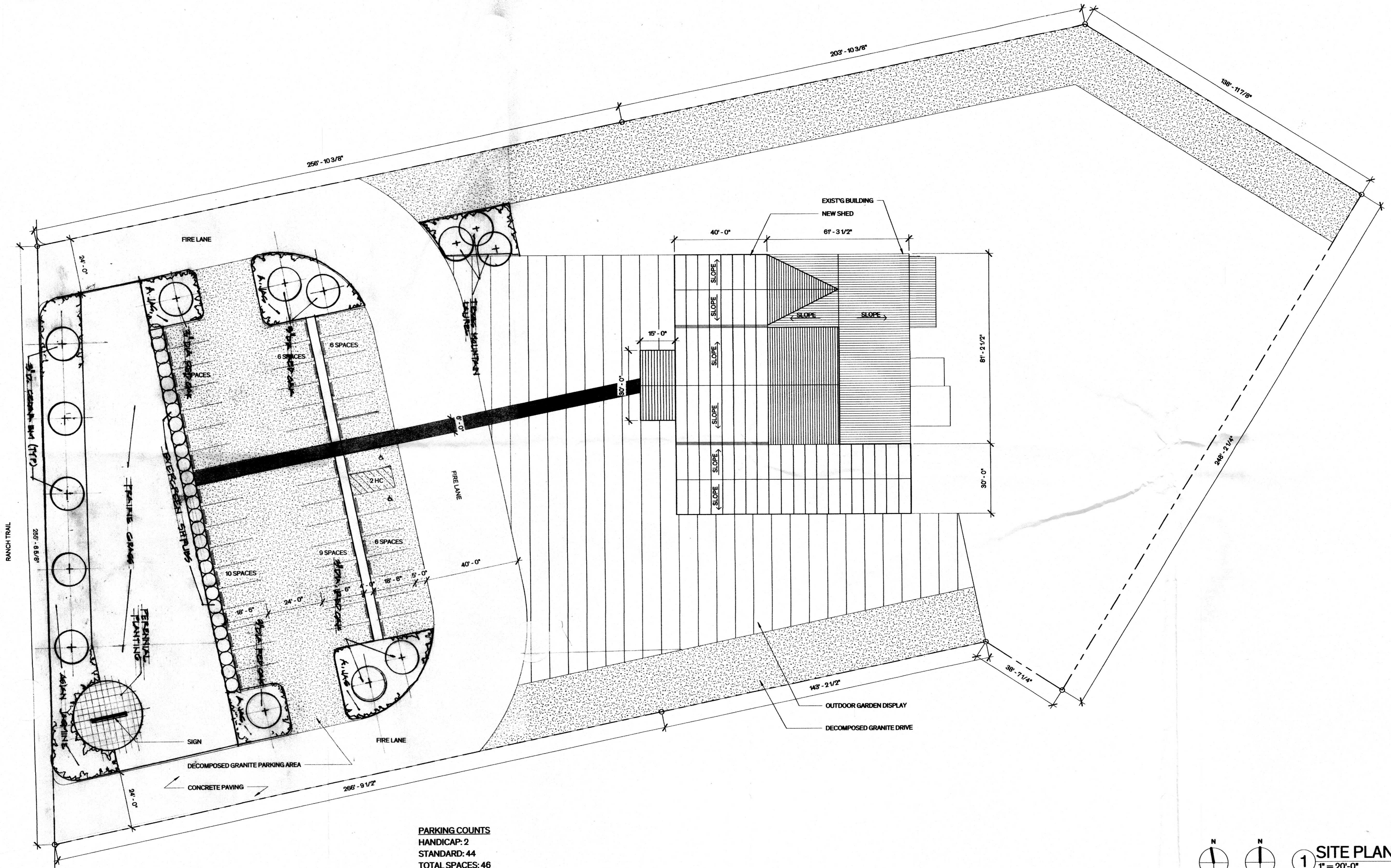
DATE 6/2/2022	SCALE NTS	JOB NO.	DRAWN BY JoshConley
			APPROVED

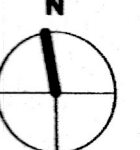
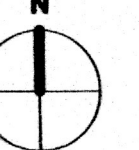
TITLE	JOB NAME
ENGINEER	

LOADING
DRAWING NO.
DRAWING SET

Sheet 2 of 3

CERTIFICATION



 TRUE NORTH
 PLAN NORTH
1 SITE PLAN
 1" = 20'-0"

This architectural floor plan depicts a building layout with several distinct areas. On the left side, there is a large 'GREEN HOUSE' area, which is further divided into a top section and a bottom section by a horizontal corridor. The top 'GREEN HOUSE' section contains a 'LOBBY/WTG.' (Lobby/Waiting) area and two 'OFFICE' spaces. The bottom 'GREEN HOUSE' section is a large, open space. To the right of the top 'GREEN HOUSE' section is a 'SHOP' area. Further right, there is a 'BREAK ROOM' with a kitchenette, a 'RR' (Restroom), and an 'IT/STOR.' (IT/Storage) room. Adjacent to these are two more 'OFFICE' spaces. A 'STOR.' (Storage) room is located between the 'SHOP' and the bottom 'OFFICE'. The plan includes various architectural details such as doors, windows, and furniture like tables and chairs. A north arrow is located in the top right corner, pointing towards the upper right. The overall layout suggests a functional workspace with dedicated areas for different activities.

MERSHAWN CHURCHES
MEDICAL COMMERCIAL
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

1520 E. INTERSTATE 30
ROCKWALL, TEXAS 75087

PHONE: 469-745-1701

				No.	Date	Revision	By

RUIBAL'S GARDEN CENTER

PROPOSED FLOOR PLAN

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

SHEET
1 OF
3



TITLE		DATE 6/2/2022	NGMA NATIONAL GREENHOUSE MANUFACTURERS ASSOCIATION established 1988 a standard of quality and control	
ENGINEER	SCALE: NTS	JOB NO	This document is CONFIDENTIAL and is the property of Next G3N Greenhouse, LLC. This material shall not be used, copied or reproduced in whole or in part nor shall the contents be revealed in any manner to anyone unless written permission is obtained from Next G3N Greenhouse, LLC.	
LOADING		DRAWN BY JoshConley		
DRAWING NO.		APPROVED		
DRAWING SET				
Sheet 3 of 3				
CERTIFICATION				



DEVELOPMENT APPLICATION

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

STAFF USE:

PLANNING & ZONING CASE NO.

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CITY ENGINEER:

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ZONING APPLICATION FEES:

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PROPERTY INFORMATION [PLEASE PRINT]

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SUBDIVISION Part of Tract 12 LOT BLOCK

GENERAL LOCATION south of I-20 / north of Horizon Rd., in Rockwall

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CURRENT ZONING C

CURRENT USE Planning Contractor Office/Supplies

PROPOSED ZONING C

PROPOSED USE Landscape Nursery & Sales

ACREAGE 2.98

LOTS [CURRENT] 0

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☐ OWNER Mike Ruibal

☐ 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@Ruibal.com

E-MAIL Mike@Ruibal.com

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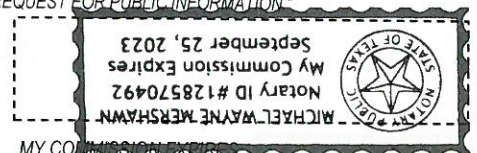
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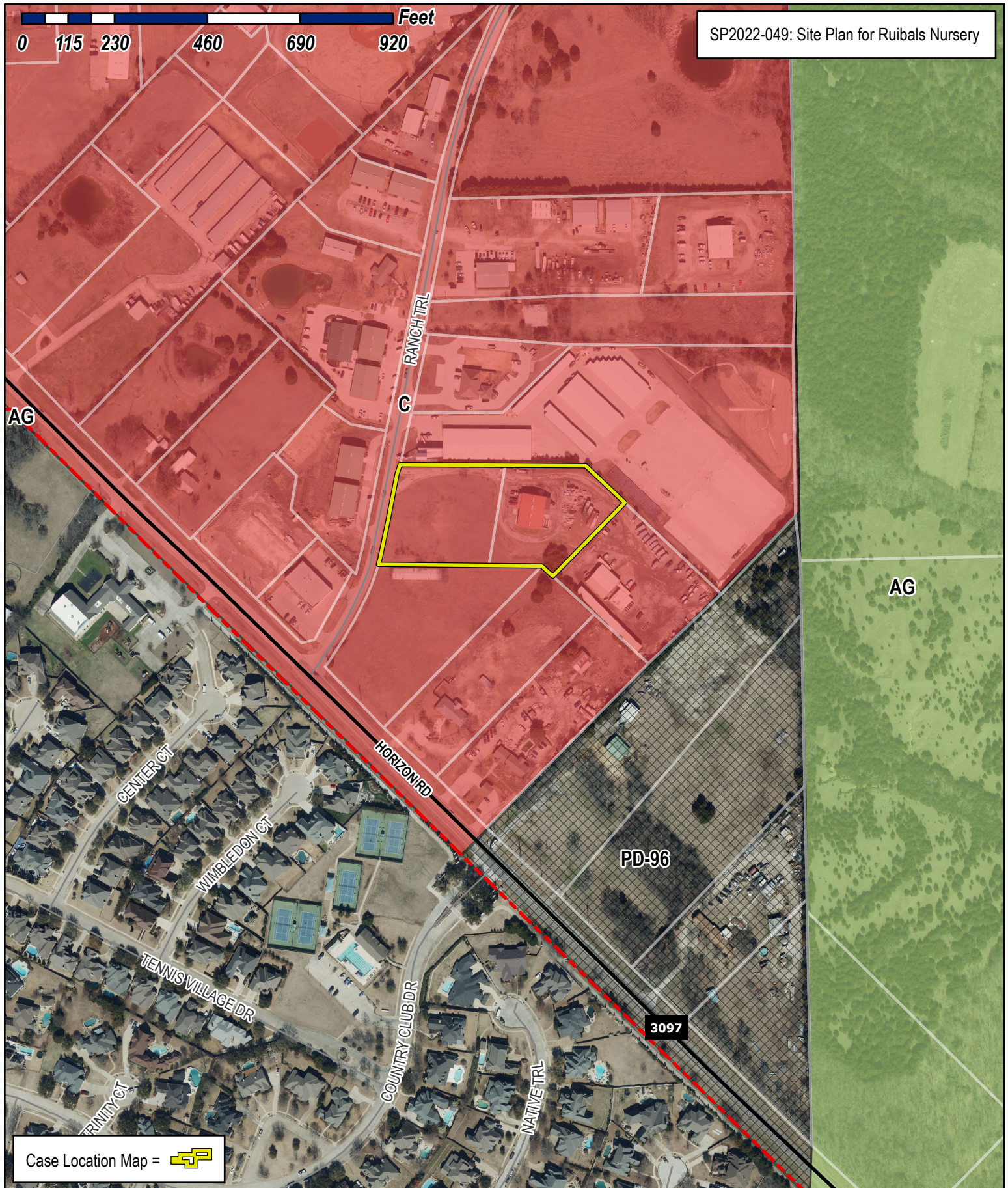
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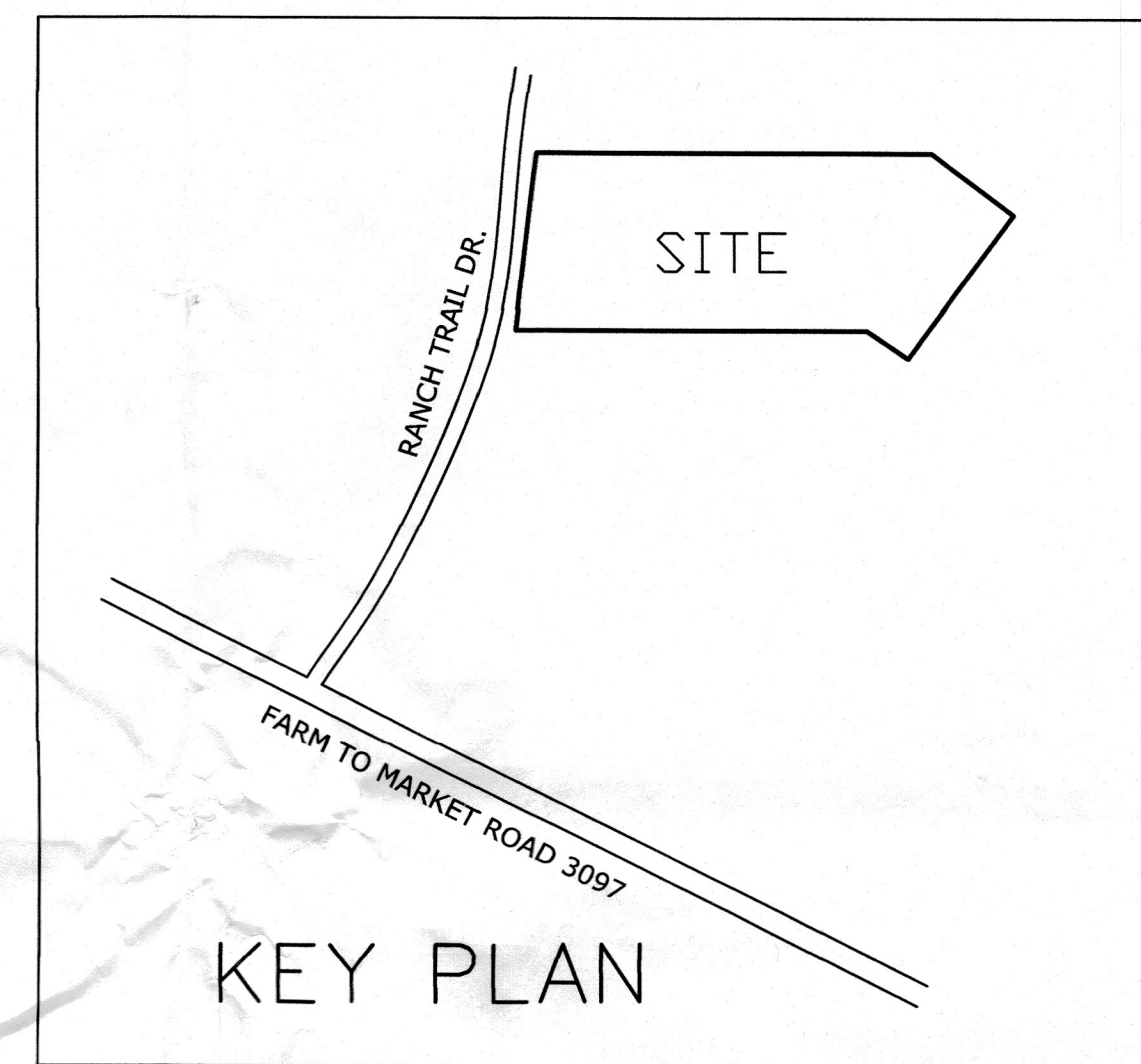


City of Rockwall

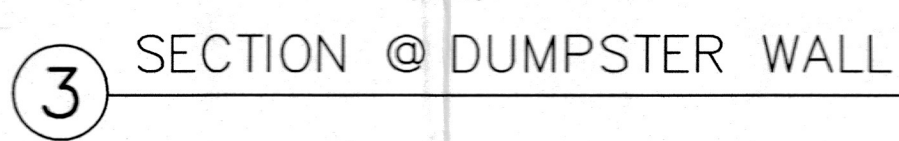
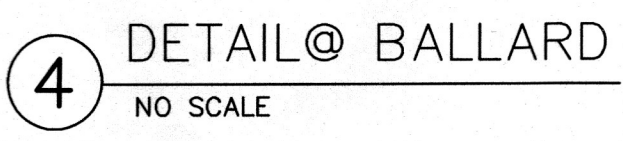
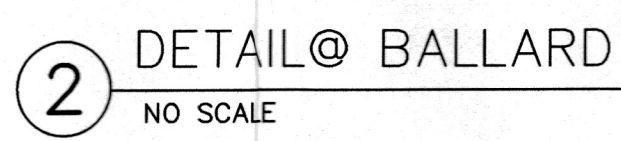
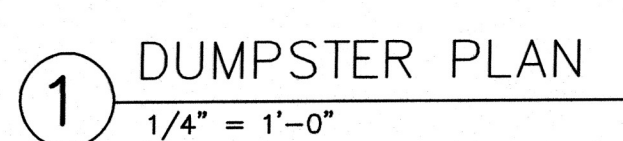
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.





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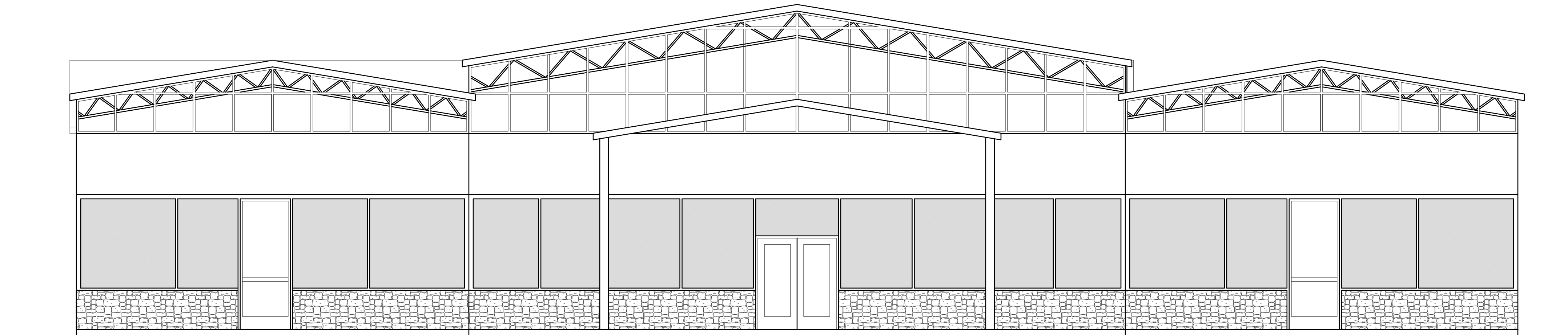
APPROVED: _____
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the _____, 2022.

WITNESS OUR HANDS, this _____ day of _____,

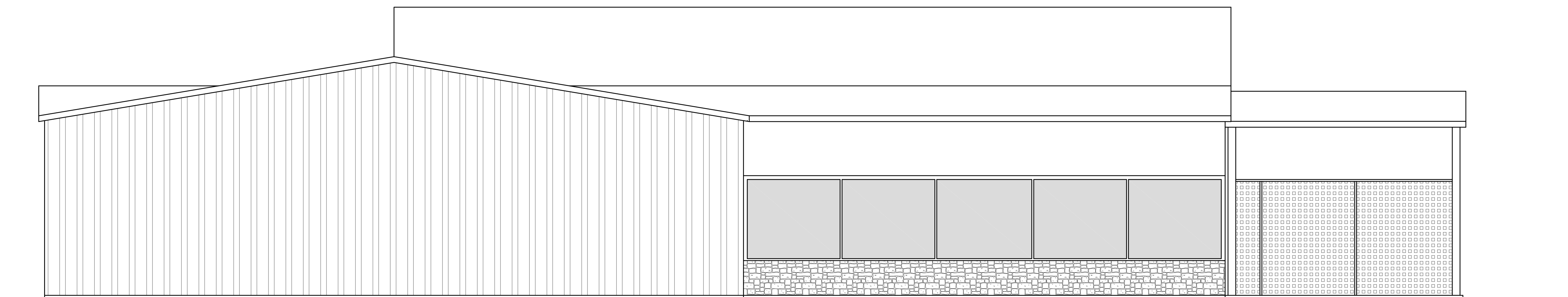
 Planning & Zoning Commission, Chairman Director of Planning and Zoning

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FRONT ELEVATION



LEFT ELEVATION

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MEDICAL COMMERCIAL CHURCHES



MERSHAWN ARCHITECTS

RESIDENTIAL RESTAURANTS INSTITUTIONAL

1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087

PHONE: 469-745-1701

[illegible]

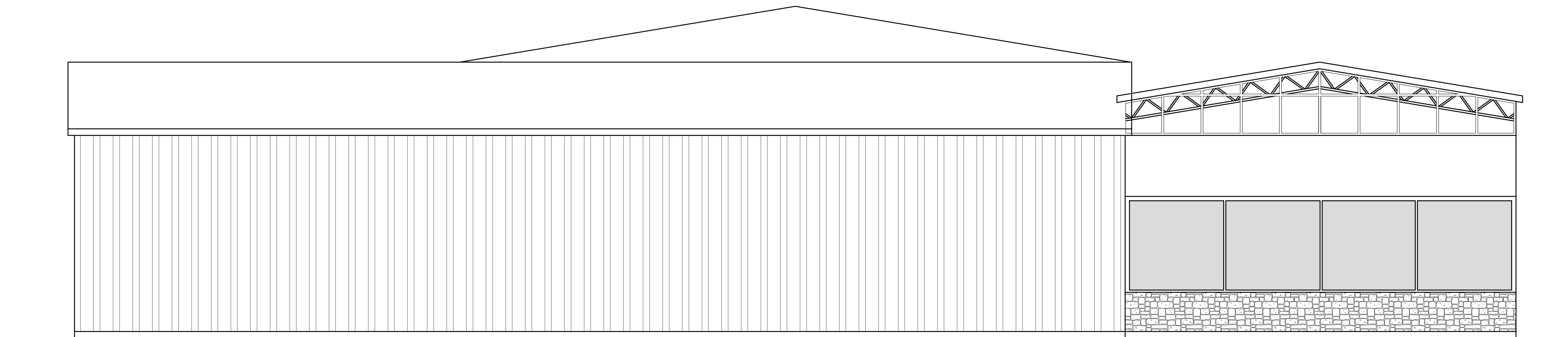
MIKE RUIBAL
RUIBAL'S GARDEN CENTER

PROPOSED ELEVATIONS

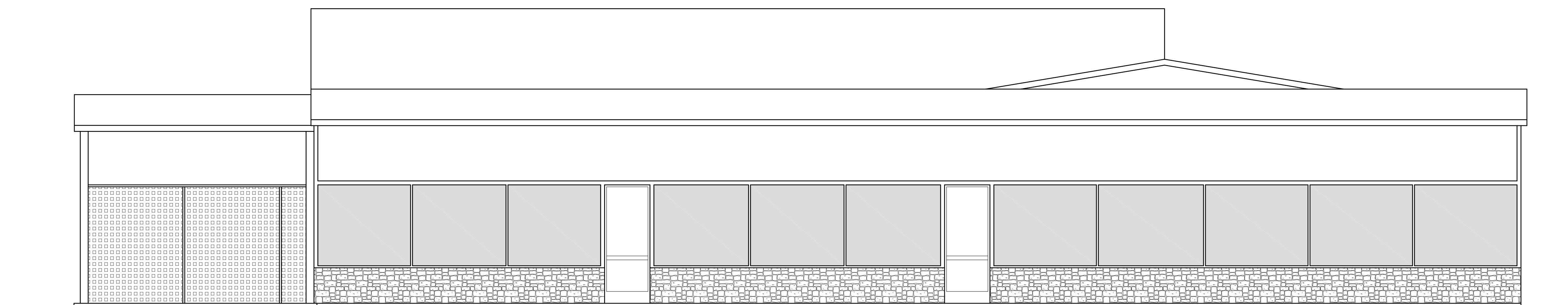
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REAR ELEVATION



RIGHT ELEVATION

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MERSHAWN  **INSTITUTIONAL ARCHITECTS**

CHURCHES **MEDICAL** **COMMERCIAL** **RESIDENTIAL** **RESTAURANTS**

1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087

PHONE: 469-745-1701

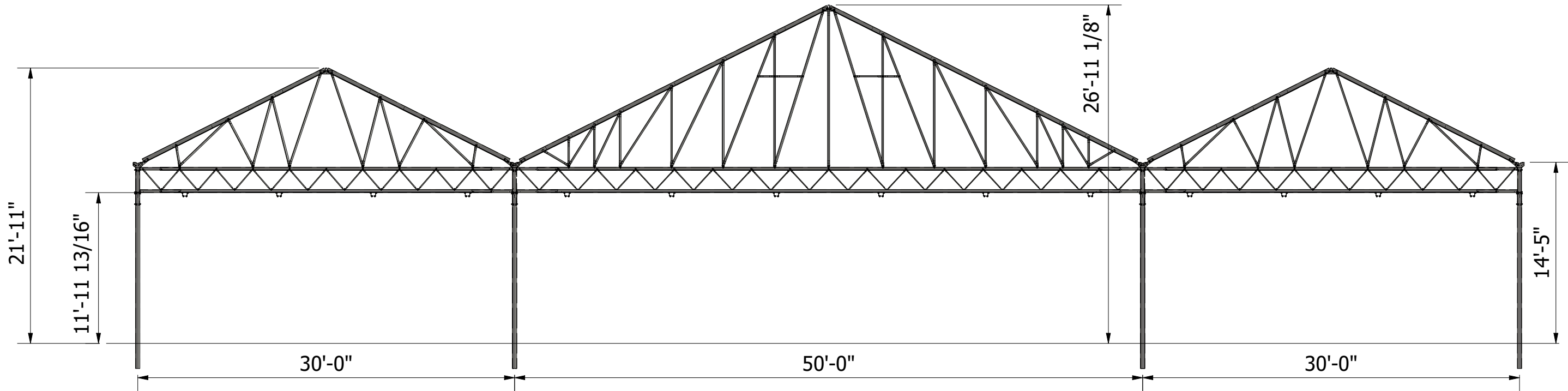
[illegible]

RUIBAL'S GARDEN CENTER

PROPOSED ELEVATIONS

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

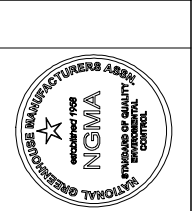
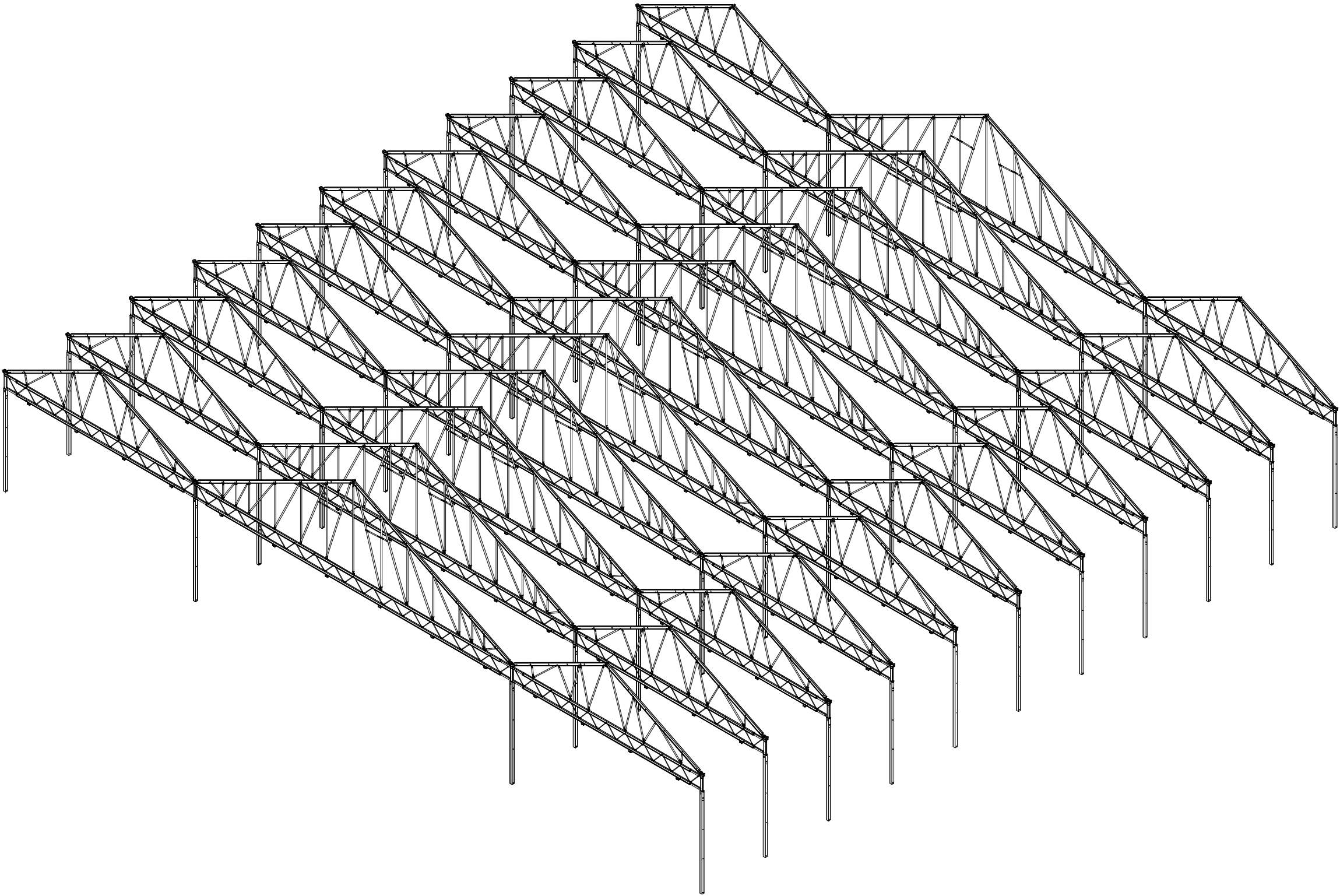
SHEET
3 OF 3



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TITLE MIKE RUIBALS		JOB NAME GARDEN CENTER	
ENGINEER			
LOADING			
DRAWING NO.			
DRAWING SET			
Sheet 1 of 3			
CERTIFICATION			
DATE 6/2/2022	SCALE: NTS	JOB NO	DRAWN BY JoshConley
APPROVED			



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TITLE ENGINEER	DATE 6/2/2022	JOB NO	DRAWN BY JoshConley	APPROVED
	SCALE NTS			
	JOB NAME			
LOADING				
DRAWING NO.				
DRAWING SET				
Sheet 2 of 3				
CERTIFICATION				

This architectural floor plan depicts a building layout with several distinct functional areas. On the right side, there is a cluster of rooms including three offices, a break room equipped with a kitchenette (sink, stove, refrigerator), a rest room (RR), and storage areas (IT/STOR and STOR). A central lobby/wtg. area provides access to these rooms. The bottom right section contains a large shop area. The left and bottom portions of the plan are occupied by two large greenhouses, each featuring a series of vertical structural supports. A central corridor system, indicated by dashed lines, facilitates movement between the various rooms and the greenhouses. The plan also shows exterior walls, doors, and windows, providing a comprehensive view of the building's spatial organization.

MERSHAWN CHURCHES
MEDICAL COMMERCIAL
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

1520 E. INTERSTATE 30
ROCKWALL, TEXAS 75087

PHONE: 469-745-1701

				No.	Date	Revision	By

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



TITLE		DATE 6/2/2022	NGMA NATIONAL GREENHOUSE MANUFACTURERS ASSOCIATION established 1988 a symbol of quality and control	
ENGINEER	SCALE: NTS	JOB NO	This document is CONFIDENTIAL and is the property of Next G3N Greenhouse, LLC. This material shall not be used, copied or reproduced in whole or in part nor shall the contents be revealed in any manner to anyone unless written permission is obtained from Next G3N Greenhouse, LLC.	
LOADING	DRAWN BY JoshConley			
DRAWING NO.	APPROVED			
DRAWING SET	JOB NAME			
Sheet 3 of 3				
CERTIFICATION				

PROJECT COMMENTS



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

DATE: 9/22/2022

PROJECT NUMBER: SP2022-049
PROJECT NAME: Site Plan for Ruibal's
SITE ADDRESS/LOCATIONS: 207 RANCH TRL

CASE MANAGER: Bethany Ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION: Discuss and consider a request by Mike Ruibal of Ruibal's Garden Center for the approval of a Site Plan for a Garden Supply/Plant Nursery on a 2.98-acre tract of land identified as Lots 12 & 12-1 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 207 Ranch Trail, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	09/22/2022	Approved w/ Comments

09/22/2022: SP2022-049; Site Plan for Garden Supply/Plant Nursery

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Mike Ruibal of Ruibal's Garden Center for the approval of a Site Plan for a Garden Supply/Plant Nursery on a 2.98-acre tract of land identified as Lots 12 & 12-1 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 207 Ranch Trail.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com. October 4, 2022 is the deadline to have all comments; please provide staff revised plans before October 4, 2022 to ensure all comments are addressed.

I.3 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.4 For reference, include the case number (SP2022-049) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, UDC)

M.5 Provide a numeric and graphic scale for reference on every page of each plan. (Subsection 03.04.A, of Article 11)

M.6 Provide all specifications and descriptions of each proposed building materials and please provide a physical material sample board that meets the City's submittal requirements before the September 27, 2022 Architecture Review Board meeting. (Subsection 04.01 of Article 5)

M.7 Site Plan

- (1) Indicate the distance between all property lines and existing and planned buildings located on the site. (Subsection 03.04.B, of Article 11)
- (2) Indicate all building setbacks adjacent to the Right-of-Way. (Subsection 03.04. B, of Article 11)
- (3) Indicate all utilities both existing and proposed. (Subsection 03.04.B, of Article 11)
- (4) Indicate all drive/turning radii. (Subsection 03.04.B, Article 11)
- (5) Indicate all drive widths. (Subsection 03.04.B, of Article 11)
- (6) Indicate all sidewalks. A 5-foot sidewalk is required along Ranch Trail Drive. (Subsection 03.04.B, of Article 11)
- (7) Indicate the right-of-way for Ranch Trail Drive (60-foot), (Subsection 03.04.B, of Article 11)

- (8) Indicate the length of the proposed parking spaces. Spaces shall be 9' X 20". (Subsection 05.03, of Article 06)
- (9) Indicate the type and depth of the paving material and provide a detail or cutsheet. (Subsection 03.02, of Article 06)
- (10) Indicate the location and type of all proposed and/or existing signage on the site plan. (Subsection 06.02.F, of Article 05)
- (11) If a fence is proposed, please indicate the height and type of fence proposed. (Subsection 008.02F, of Article 08)
- (12) Are there any roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening (e.g. screening with taller parapets or adding louver screening). (Subsection 01.05. C, of Article 05)
- (13) Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. The current location of the dumpster will not allow for proper access of the service trucks. Please revise.
- (14) Is there going to be outside storage? If so, please indicate the area for outside storage and the required screening for the outside storage areas.

M.8 Landscape Plan:

- (1) Landscape Plan layout of site does not match site plan layout. Please revise.
- (2) Provide the same site data information as required on the site plan.
- (3) Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided. (Subsection 01.01.B, of Article 05)
- (4) Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan. (Subsection 05.03.B, of Article 08)
- (5) Please indicate detention areas. Detention areas shall incorporate a minimum of one e (1) Canopy Tree per 750 SF and one (1) Accent Tree per 1,500 SF of detention area. (Subsection 05.03.D, of Article 08)
- (6) A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way. All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer. Currently the landscape plan shows 5 Canopy. The frontage along Ranch Trail Drive requires 5 Canopy and 5 Accent Trees. Please indicate on Landscape Plan. (Subsection 05.01.B.1, of Article 08)
- (7) All parking spaces shall be within 80' of a tree (Subsection 05.03.E, of Article 08)
- (8) Identify all visibility triangles for all driveway intersections and public streets. (Subsection 01.08, of Article 05)
- (9) Trees must be planted at least five (5) foot from water, sewer, and storm sewer lines. (Subsection 05.03.E, of Article 08)
- (10) Provide a not indicating irrigation will meet requirements of UDC. (Subsection 05.04, Article 08)
- (11) The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City. (Section 4.2, Coverage, Engineering Standards of Design and Construction).
- (12) All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).
- (13) All canopy trees shall be 4" Caliper or larger. (Subsection 07.01, of Article 09)
- (14) What is the additional hatched area around the building?
- (15) Decomposed granite drives are not permitted. These must be concrete.

M.9 Photometric Plan:

- (1) Provide a photometric plan indicating the light levels of any lighting added to the site including wall packs and indicate the light levels throughout the property. (Subsection 03.03, of Article 07)
- (2) The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. (Subsection 03.03.C, of Article 07)
- (3) The maximum outdoor maintained, computed, measured illumination level within any non-residential development shall not exceed 20 FC at any point on the site. (Subsection 03.03.G, of Article 07)
- (4) No light pole, base, or combination thereof shall exceed 30 feet. (Subsection 03.03.D, of Article 07)
- (5) Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. (Subsection 03.03, of Article 07)

M.10 Building Elevations:

- (1) Please provide a numeric and graphic scale as well as horizontal and vertical measurements of each façade.
- (2) Indicate which exterior elevations are adjacent to right-of-way.
- (3) Indicate the surface area of each façade and the square footage of each material used on that façade. (Subsection 04.01, of Article 05)
- (4) Provide all specifications and descriptions of each proposed building materials and please provide a physical material sample board that meets the City's submittal requirements before the September 27, 2022 Architecture Review Board meeting. (Subsection 04.01 of Article 5)
- (5) Indicate the roofing materials and color.
- (6) All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane type roofs that are visible from adjacent properties or public right-of-way shall be prohibited. Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall. In this case, the proposed building has less than a 6:12 roof pitch. This will require an exception. (Subsection 04.01A.1, of Article 05)
- (7) The maximum wall length shall not exceed three (3) times the wall height. In this case, the wall length on both secondary facades exceeds this maximum. This will require an exception to the building articulation standards. (Figure 7, Article 05)
- (8) Indicate all roof mounted mechanical equipment and indicate how these will be screened from the view of all adjacent properties and roadways. (Subsection 01.05.C of Article 05)

I.11 Based on the materials submitted staff has identified the following exceptions for this project:

- (1) Building Articulation on Secondary Building Facades. According to Article 05, Development Standards, of the Unified Development Code (UDC) all secondary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C2. In this case the two (2) secondary facades (i.e. the "rear" and "right" building elevations) do not meet these standards.
- (2) Roof Pitch. According to Article 05, Development Standards, of the Unified Development Code (UDC), "All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch) ..." In this case, the proposed roof pitch is less than 6:12.
- (3) Parking. According to Article 05, Development Standards, of the Unified Development Code (UDC), "(p)arking should not be located between the front façade and the property line". In this case, the existing building has large setbacks from the front property line and it is understandable to put parking in the front. Regardless, this is still an exception and requires 2 compensatory measures.

M.12 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In this case, staff has identified three (3) exceptions. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and the six (6) required compensatory measures.

M.13 Please review and correct all items listed by the Engineering Department.

I.14 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on September 27, 2022.
- (2) Planning & Zoning meeting/public hearing meeting will be held on October 11, 2022.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/21/2022	Needs Review

09/21/2022: - The landscape plan does not match the site plan.

- Call out distance to the driveway to the north. Must have 100' separation between all driveways.

- Show driveway on opposite side of Ranch Trail.

- Can't use a dead end line for more than one "use" Fire hydrant will need to be installed off of a looped line.
- Proposed fire hydrant lead is greater than the allowed 150'. 8" Water line must be looped.
- Dumpster must be skewed to allow trash truck access and backing.
- Water line is on the opposite site of Ranch Trail.
- Parking to be 20'x9'.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is required
- Detention outfall shall be at sheet flow conditions or an off-site drainage easement is required.
- C-value is calculated on zoning type.
- Dumpster to drain to an oil/water separator and then the storm lines.
- Detention pond must drain in a sheet flow condition.

Water and Wastewater Items:

- Must loop min 8" water line on site.
- Water lines used for fire hydrants must be in a minimum 20' wide water easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Show FDC location.
- Minimum public sewer is 8".
- Must tie to 8" on the other side

Roadway Paving Items:

- All paving to be concrete.
- Parking to be 20'x9'.
- Drive isles to be 24' wide.
- No dead-end parking allowed.
- Fire lane to have 20' min radius. Fire lane to be in a platted easement.

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".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/20/2022	Approved

No Comments

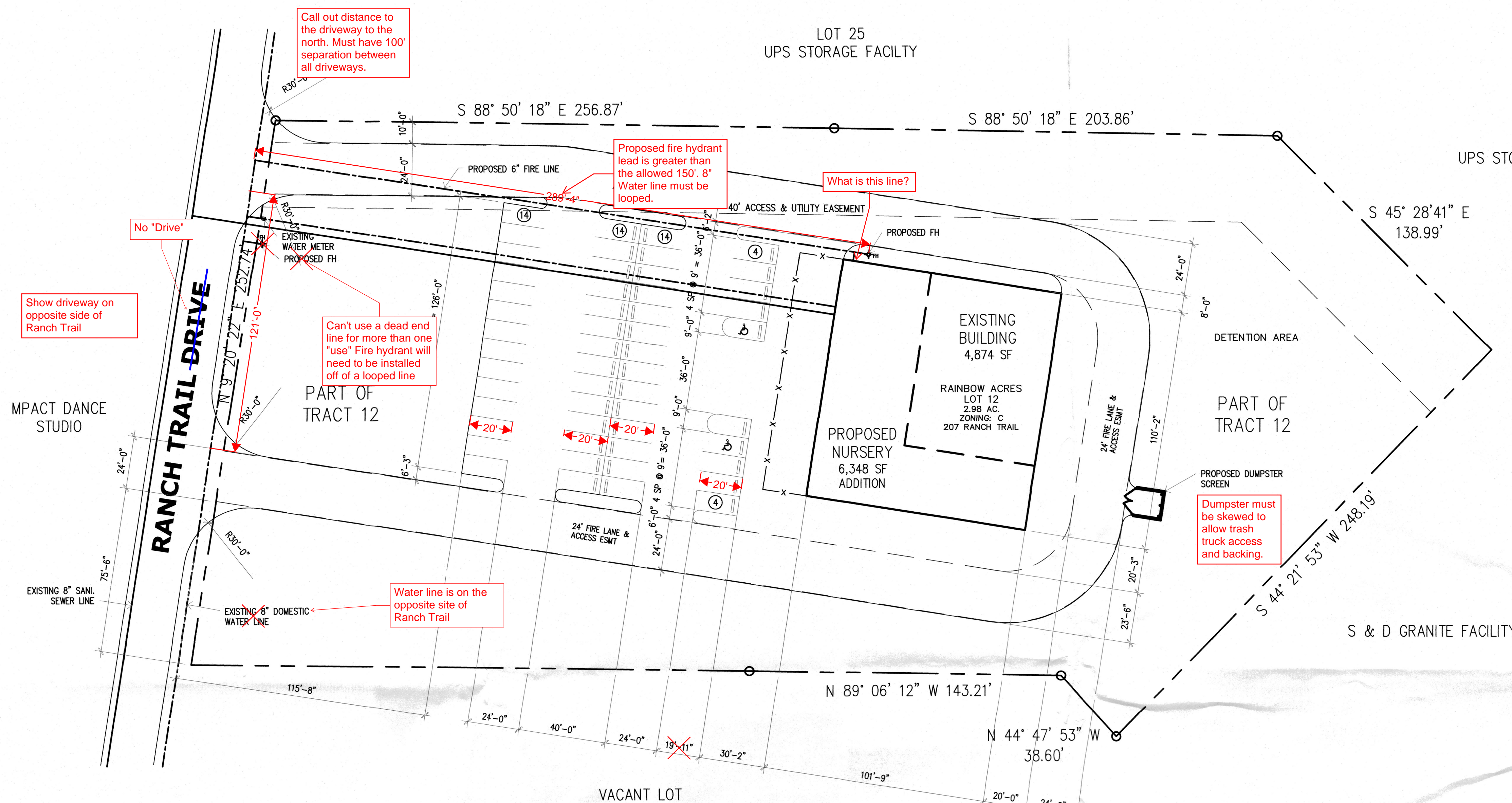
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/20/2022	Approved w/ Comments

09/20/2022: The building shall be provided with a fire sprinkler system throughout.

FDC shall be facing and visible from the fire lane.
FDC must be within 100 feet of a fire hydrant.
The FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from fire lane access.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/19/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/19/2022	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/19/2022	Approved w/ Comments

09/19/2022: Please provide a legend with plant types and sizes.



NOTE: ALL DIMENSIONS ARE TO CENTERLINE UNLESS NOTED OTHERWISE.
ALL SIDEWALKS SHALL BE 5' WIDE.
MIN 5.5 SACK MIX. 5' WIDE.
ALL PAVING RADII ARE 3'

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is required
- Detention outfall shall be at sheet flow conditions or an off-site drainage easement is required.
- C-value is calculated on zoning type.
- Dumpster to drain to an oil/water separator and then the storm lines.
- Detention pond must drain in a sheet flow condition.

Water and Wastewater Items:

- Must loop min 8" water line on site.
- Water lines used for fire hydrants must be in a minimum 20' wide water easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Show FDC location.
- Minimum public sewer is 8".
- Must tie to 8" on the other side

Roadway Paving Items:

- All paving to be concrete.
- Parking to be 20x9'.
- Drive isles to be 24' wide.
- No dead-end parking allowed.
- Fire lane to have 20' min radius. Fire lane to be in a platted easement.

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".

TRACT 12 - 207 RANCH TRAIL

1. ZONING: C
2. PROPOSED USE: NURSERY
3. PROPERTY AREA (GROSS): 129,809 SF
4. BUILDING AREA: 11,222 SF
5. BUILDING HEIGHT: ONE STORY - 25'
6. LOT COVERAGE: 8.6% F.A.R. = 0.08
7. PARKING REQ: 49 NUSERY 11,222/250
8. HANDICAP REQUIRED 2 ACCESSIBLE IN 20-30 SPACES 2 PROVIDED
9. TOTAL PARKING PROVIDED: 50 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 60,349 SF
11. 15% LANDSCAPE REQUIRED = 19,471 SF PROVIDED 69,460 SF

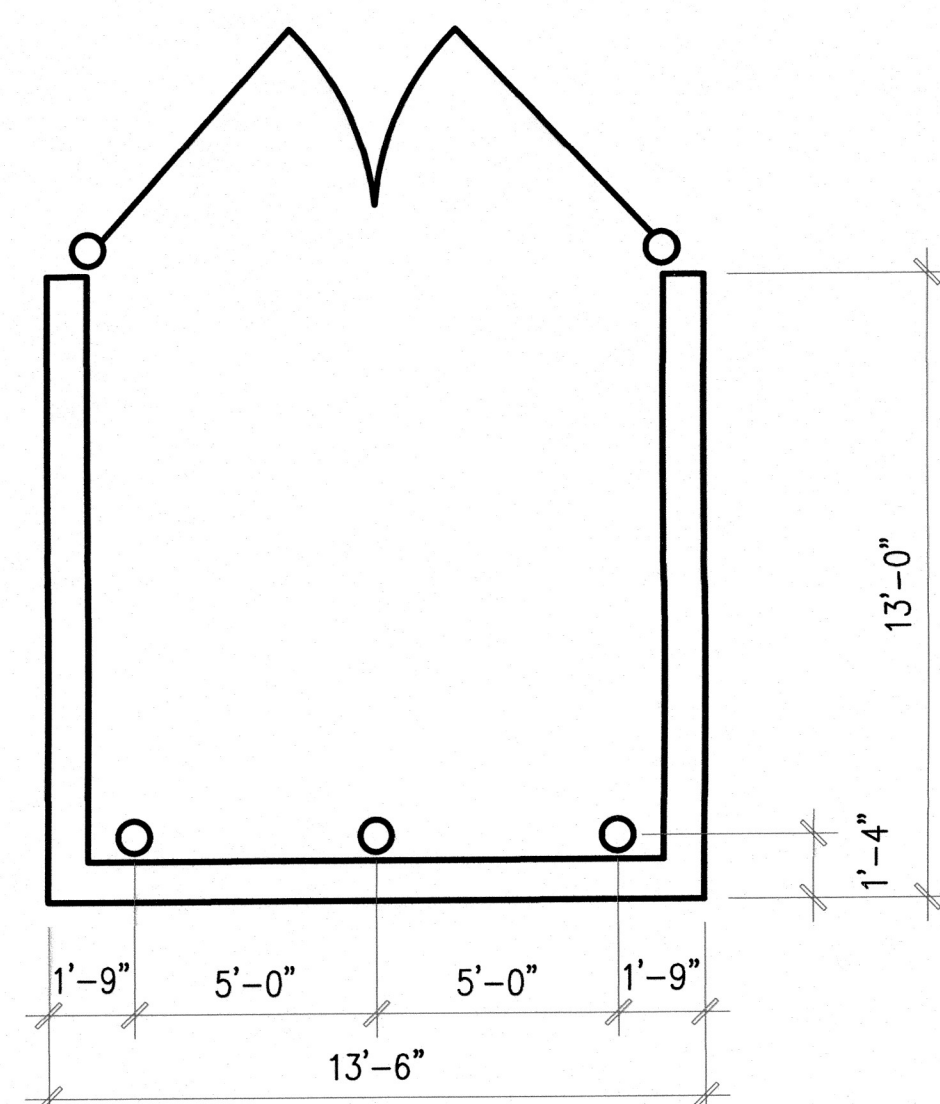
SITE PLAN SIGNATURE BLOCK

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 and zoning commission of the City of Rockwall on the _____, 2022.

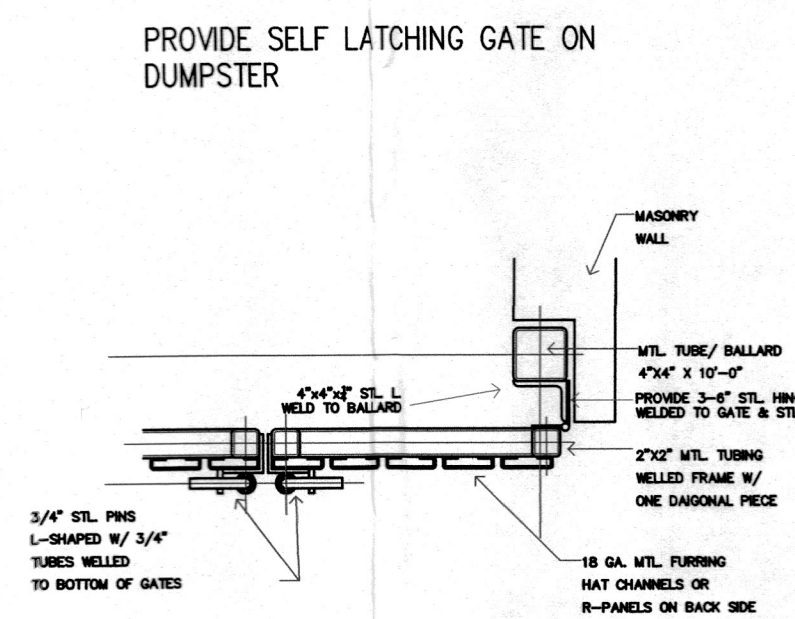
WITNESS OUR HANDS, this _____ day of _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

OWNER
SHARP INSULATION
2578 HWY 87E
ROCKWALL, TEXAS 75086
972-992-0689
CASE #SP2022-000

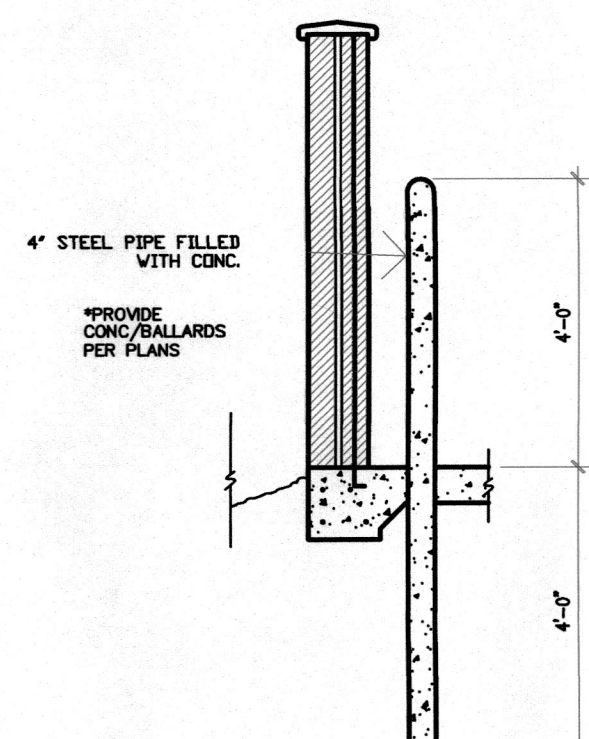
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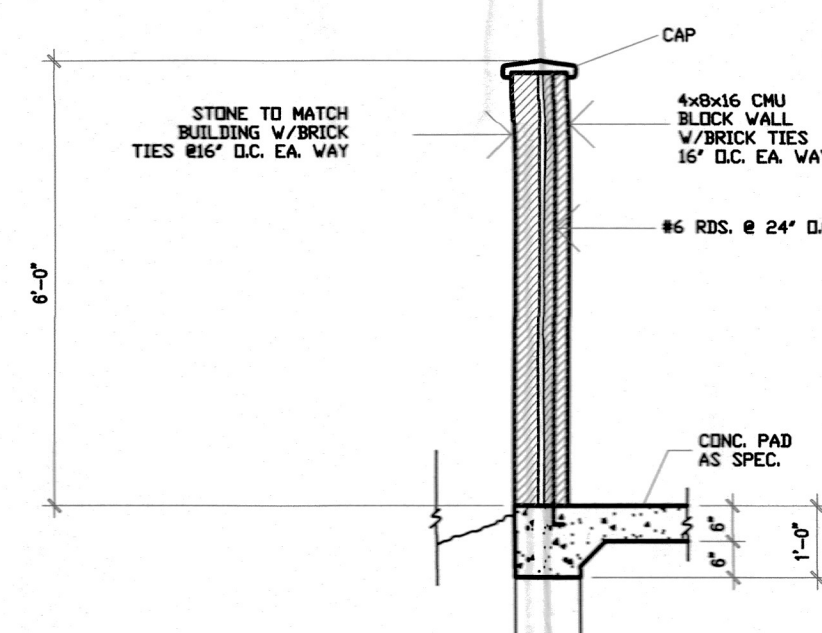
1 DUMPSTER PLAN
1/4" = 1'-0"



2 DETAIL @ BALLARD
NO SCALE



4 DETAIL @ BALLARD
NO SCALE



3 SECTION @ DUMPSTER WALL

No.	Date	Revision	By

Scale:	1" = 30'-0"
Date:	08/09/2022
Project No.:	YMM##
Designed:	GW
Drawn:	GW
Checked:	MM



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 I-20 / north of Horizon Rd., in Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C

CURRENT USE Planning Contractor 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]

☐ OWNER Mike Ruibal

☐ 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@Ruibal.com

E-MAIL Mike@Ruibal.com

NOTARY VERIFICATION [REQUIRED]

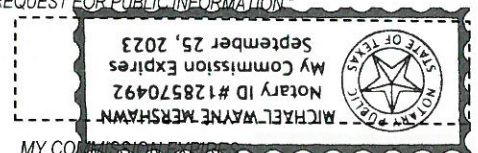
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mike Ruibal [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

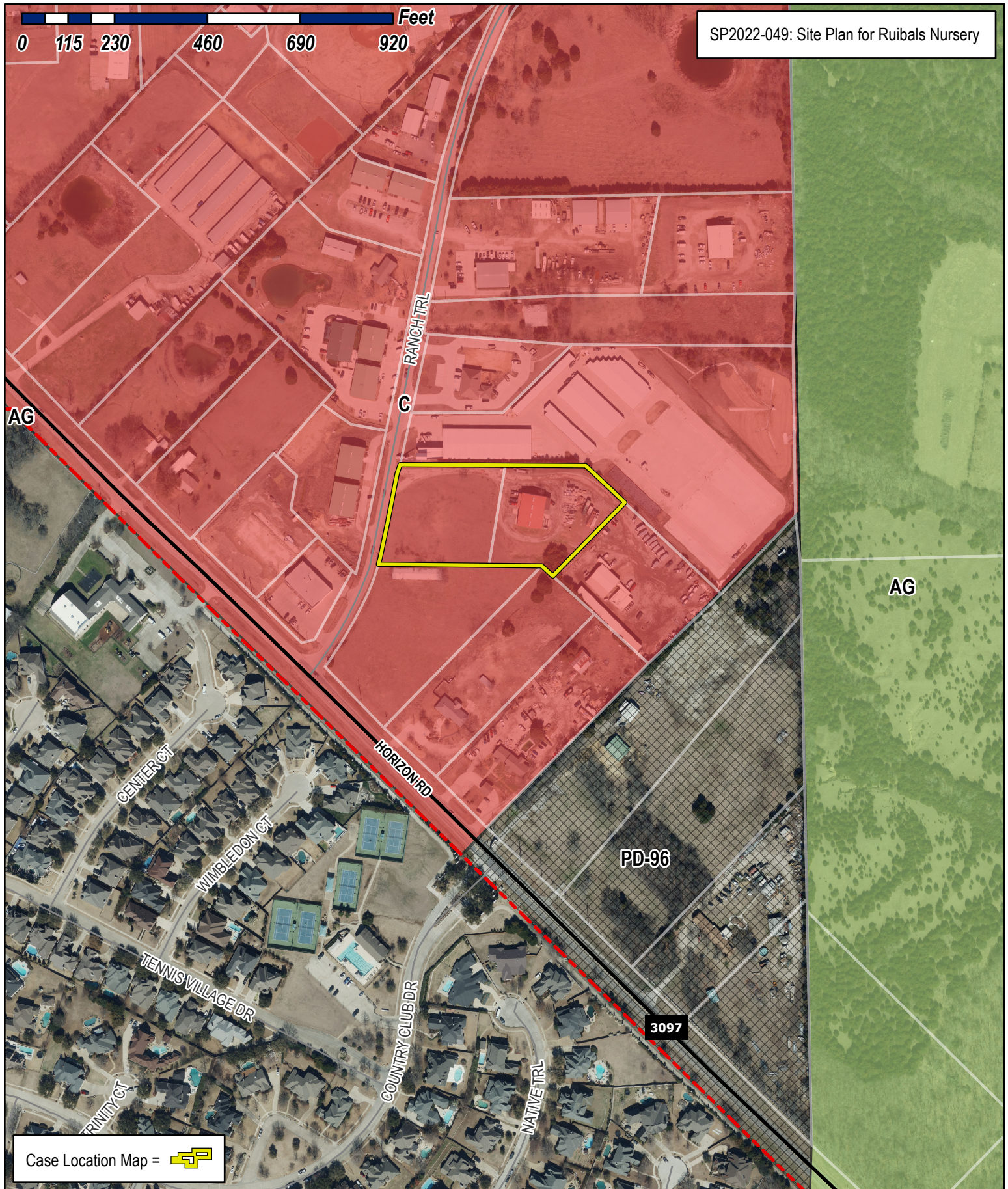
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 318.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 23 DAY OF August, 20 23 BY SIGNING THIS APPLICATION, 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 23 DAY OF August, 20 23

OWNER'S SIGNATURE Mike Ruibal

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



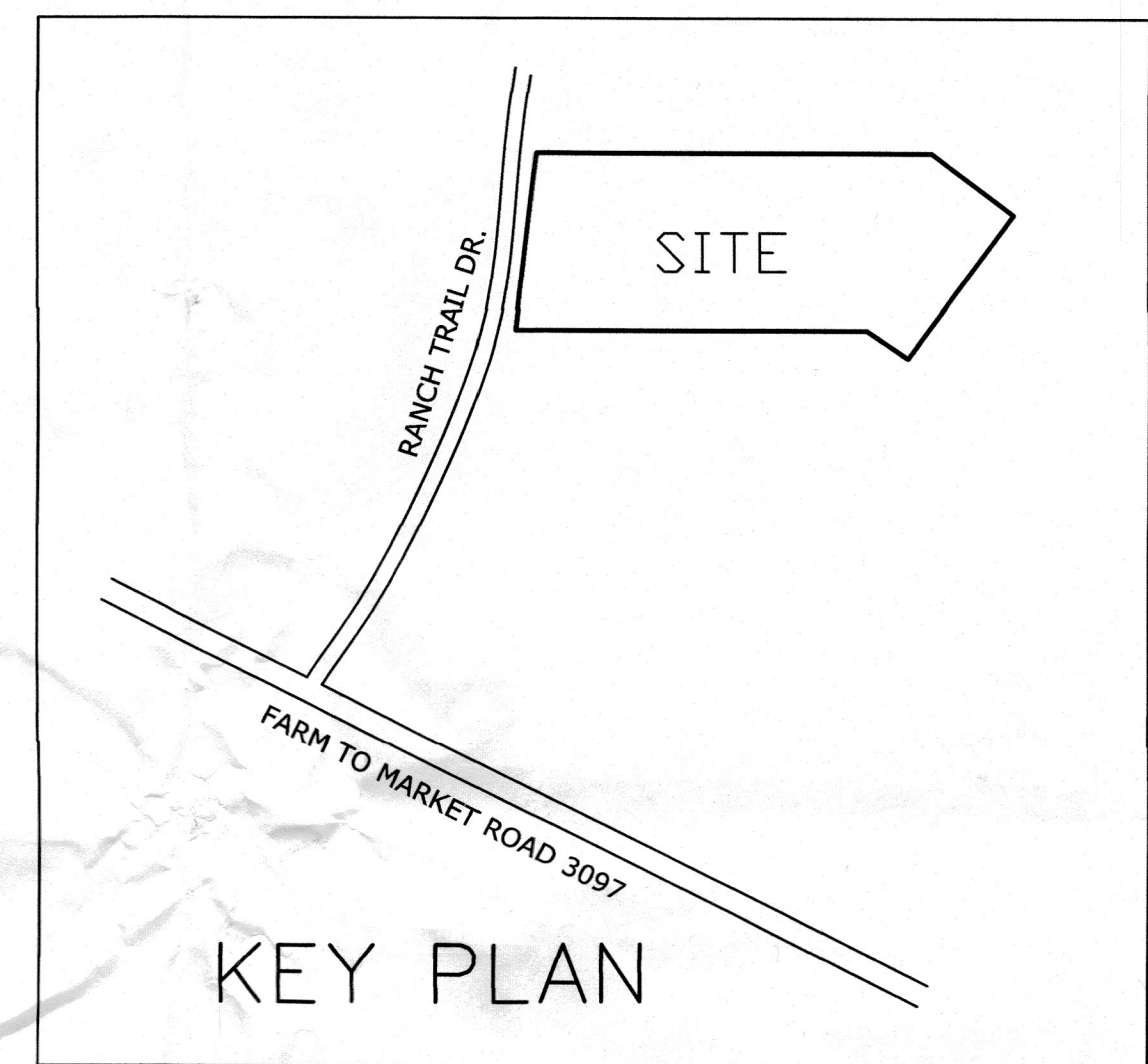


City of Rockwall

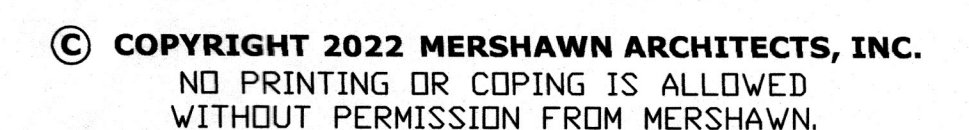
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

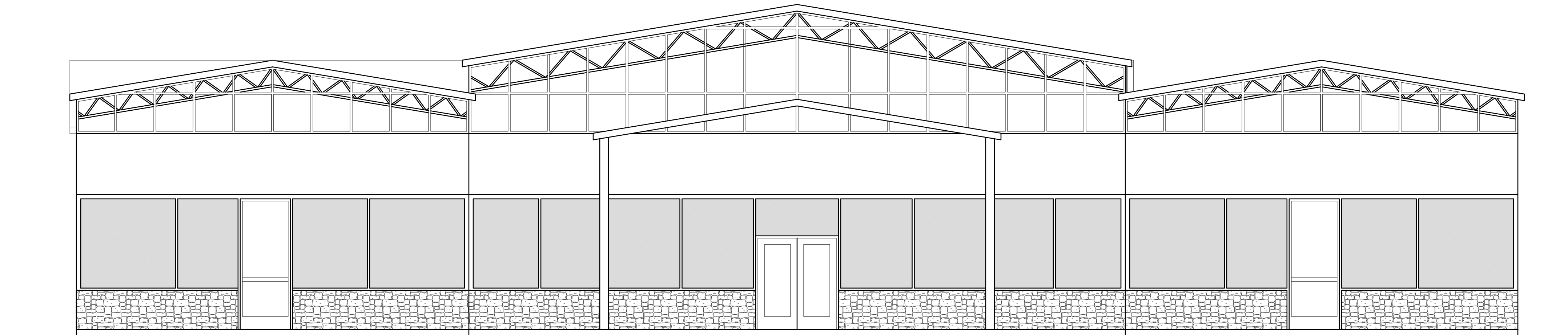




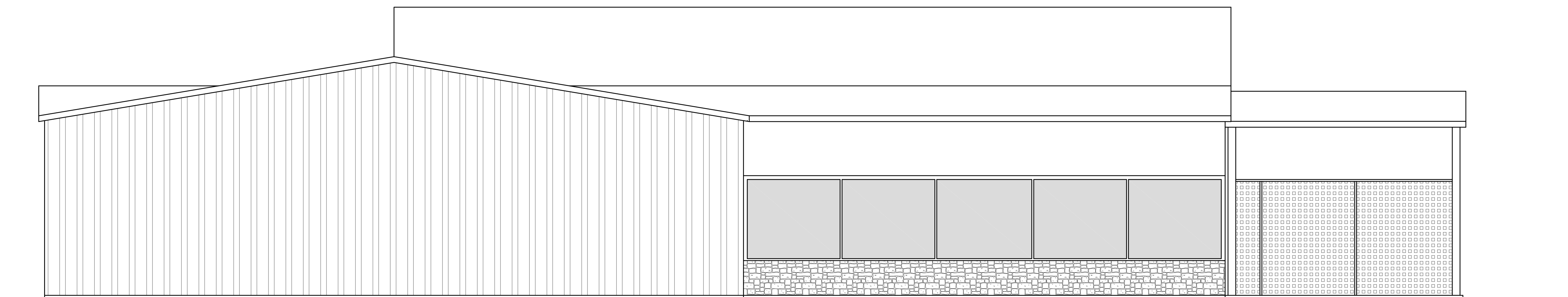
1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE, AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ANY NECESSARY CHANGES TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS. EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE THE INSTALLATION. COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.



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




FRONT ELEVATION



LEFT ELEVATION

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MEDICAL COMMERCIAL CHURCHES



MERSHAWN ARCHITECTS

RESIDENTIAL RESTAURANTS INSTITUTIONAL

1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087

PHONE: 469-745-1701

[illegible]

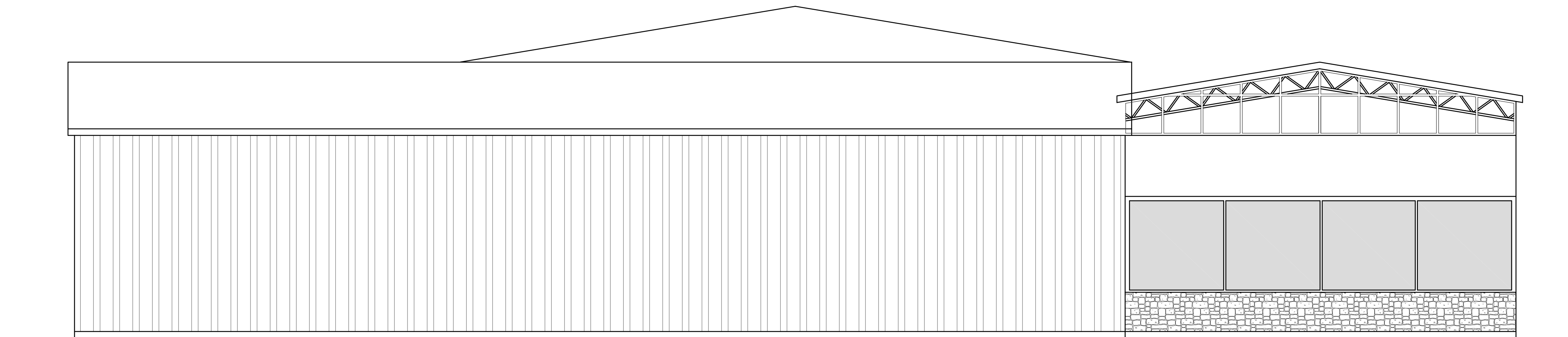
MIKE RUIBAL
RUIBAL'S GARDEN CENTER

PROPOSED ELEVATIONS

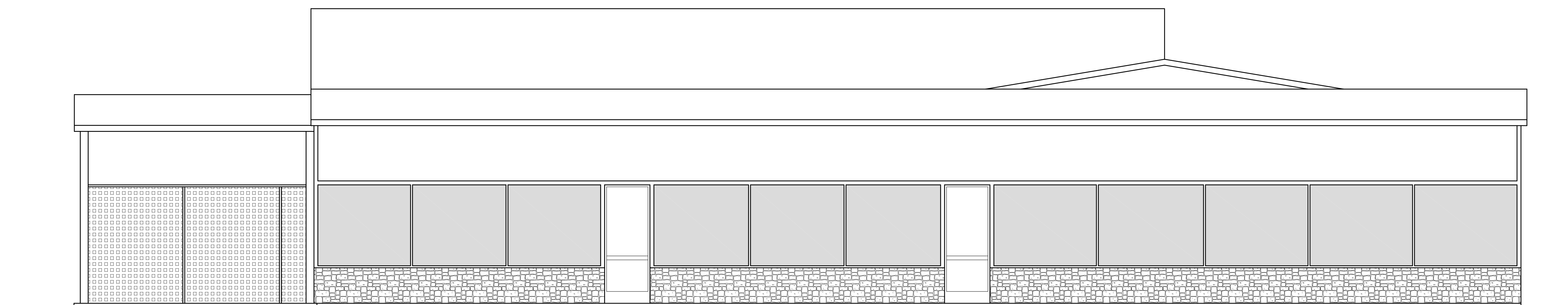
Scale:	3/16" = 1'-0"
Date:	02/24/2022
Project No.:	TBD
Designed:	MM
Drawn:	MM
Checked:	MM

SHEET
2 OF
3

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




REAR ELEVATION



RIGHT ELEVATION

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MERSHAWN  **INSTITUTIONAL ARCHITECTS**

CHURCHES **MEDICAL** **COMMERCIAL** **RESIDENTIAL** **RESTAURANTS**

1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087

PHONE: 469-745-1701

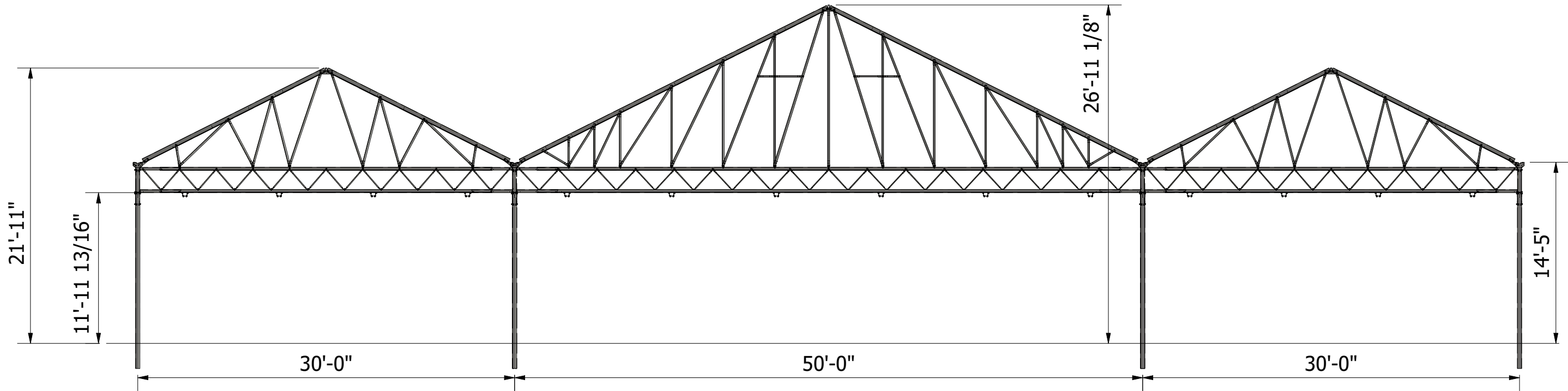
[illegible]

RUIBAL'S GARDEN CENTER

PROPOSED ELEVATIONS

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

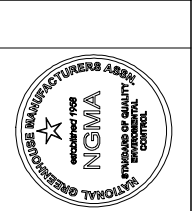
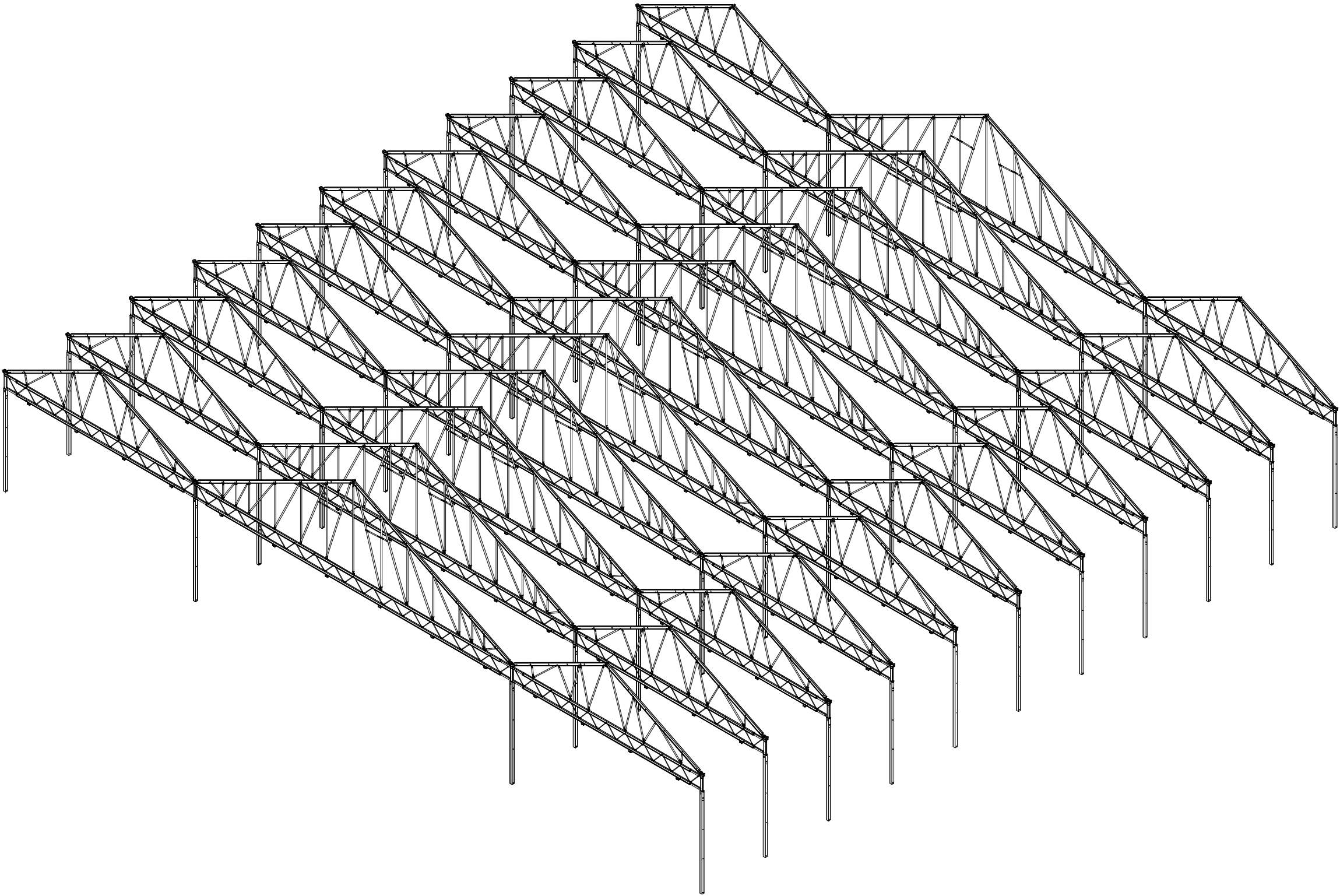
SHEET
3 OF 3



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DATE 6/2/2022 SCALE: NTS JOB NO DRAWN BY JoshConley 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	SCALE NTS	JOB NO.	DRAWN BY JoshConley
			APPROVED

TITLE	JOB NAME
ENGINEER	

LOADING
DRAWING NO.
DRAWING SET

Sheet 2 of 3

CERTIFICATION

This architectural floor plan depicts a building layout with several distinct areas. On the left side, there is a large 'GREEN HOUSE' area, which is further divided into a top section and a bottom section by a horizontal corridor. The top section of the Green House contains horizontal dashed lines and small square symbols. The bottom section contains vertical dashed lines. To the right of the Green House is a 'SHOP' area. Further right, a 'LOBBY/WTG.' (Lobby/Waiting) area is located, featuring a staircase with an upward-pointing arrow. Adjacent to the lobby are several 'OFFICE' spaces. At the top of the plan, there are two more 'OFFICE' spaces, a 'BREAK ROOM' with kitchen fixtures (sink, stove, refrigerator), and a rest area labeled 'RR'. To the right of the RR is an 'IT/STOR.' (IT/Storage) room, followed by another 'OFFICE' space. A 'STOR.' (Storage) room is also located near the center-right. The plan includes various architectural details such as doors, windows, and furniture like tables and chairs.

MERSHAWN CHURCHES
MEDICAL COMMERCIAL
RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

1520 E. INTERSTATE 30
ROCKWALL, TEXAS 75087

PHONE: 469-745-1701

				No.	Date	Revision	By

RUIBAL'S GARDEN CENTER

PROPOSED FLOOR PLAN

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

SHEET
1 OF
3



TITLE		DATE 6/2/2022	NGMA NATIONAL GREENHOUSE MANUFACTURERS ASSOCIATION established 1988 a standard of quality and control	
ENGINEER	SCALE: NTS	JOB NO	This document is CONFIDENTIAL and is the property of Next G3N Greenhouse, LLC. This material shall not be used, copied or reproduced in whole or in part nor shall the contents be revealed in any manner to anyone unless written permission is obtained from Next G3N Greenhouse, LLC.	
JOB NAME		DRAWN BY JoshConley	APPROVED	
LOADING		DRAWING NO.		
DRAWING SET		Sheet 3 of 3		
CERTIFICATION				

Ross, Bethany

From: Mike Ruibals <Mike@ruibals.com>
Sent: Monday, September 26, 2022 8:40 AM
To: Ross, Bethany
Subject: Re: Project Comments SP2022-049: Site Plan for Ruibals
Attachments: Project Comments (09.22.2022).pdf

Bethany thanks for looking at this project. I wish to withdraw my application. I will send somebody to pick up the plans . Thanks Mike Ruibal

Sent from my iPhone

On Sep 23, 2022, at 4:39 PM, Ross, Bethany <bross@rockwall.com> wrote:

Mike... Attached are the project comments, and engineering markups for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: September 27, 2022
Planning and Zoning Commission Public Hearing: October 11, 2022

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is REQUIRED to be at all meetings. Should you have any questions please let me know. Thanks.

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com<mailto:bross@rockwall.com>

<http://www.rockwall.com/planning/><<https://nam12.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.rockwall.com%2Fplanning%2F&data=05%7C01%7Cmike%40ruibals.com%7C90ebc646ab454dc2265e08da9dabf0f3%7C58d004d41c80483db4017622dc8cdb93%7C0%7C0%7C637995659422850362%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzIiLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=hU6uofwhRuHUWYRCNpVvFm4K8KqvMG5OLD%2Bo8IwZwIA%3D&reserved=0>>

Next Out of Office Dates: November 18-25, 2022

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