



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2021-009 P&Z DATE 04/13/21 CC DATE _____ APPROVED/DENIED _____

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☒ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☒ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-009

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
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- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
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- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1480 Justin Rd.

SUBDIVISION SPR Packaging Addition

LOT 2 BLOCK A

GENERAL LOCATION 1/2 mile north of Highway 30 at the intersection of Justin Rd. and Industrial Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Warehouse, Manufacturing, Office

PROPOSED ZONING LI

PROPOSED USE Warehouse, Manufacturing, Office

ACREAGE 10.1893

LOTS [CURRENT]

LOTS [PROPOSED]

☒ **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 Alvaplast US Development LLC (SPR Packaging) ☒ APPLICANT Pross Design Group

CONTACT PERSON Robert Reece

CONTACT PERSON David A. Morales

ADDRESS 1480 Justin Rd.

ADDRESS 5310 Harvest Hill Rd.
Suite 180

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75230

PHONE (469) 402-2159

PHONE 972-759-1400

E-MAIL rreece@sprpackaging.com

E-MAIL dmorales@pdgarch.net

NOTARY VERIFICATION [REQUIRED]

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

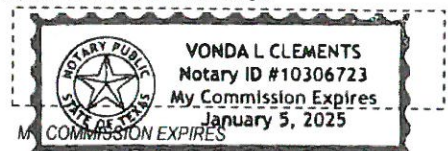
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF MARCH, 2021. BY SIGNING THIS APPLICATION, I 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 18 DAY OF MARCH, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vonda L Clements



March 19, 2021

City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

**RE: SPR HIGH BAY EXPANSION AMENDED SITE PLAN SUBMITTAL REQUESTED VARIANCE
SPR PACKAGING | 1480 JUSTIN RD. | ROCKWALL, TEXAS**

On behalf of SPR Packaging, we wish to submit a variance request to the City of Rockwall Development Codes in connection with our amended site plan (elevations) submittal.

SPR Packaging, located at 1480 Justin Rd., proposes a vertical expansion of three (3) bays of their existing warehouse space to support new high-bay extrusion equipment. This expansion consists of the removal of the existing roof, and the construction of a new roof to match the height of the adjacent high bay portion of the building. The new roof will not exceed 59'-11 3/4". This project would not expand the building floor area, add square footage, nor disturb the site parking, paving, or landscaping.

We request the following variance:

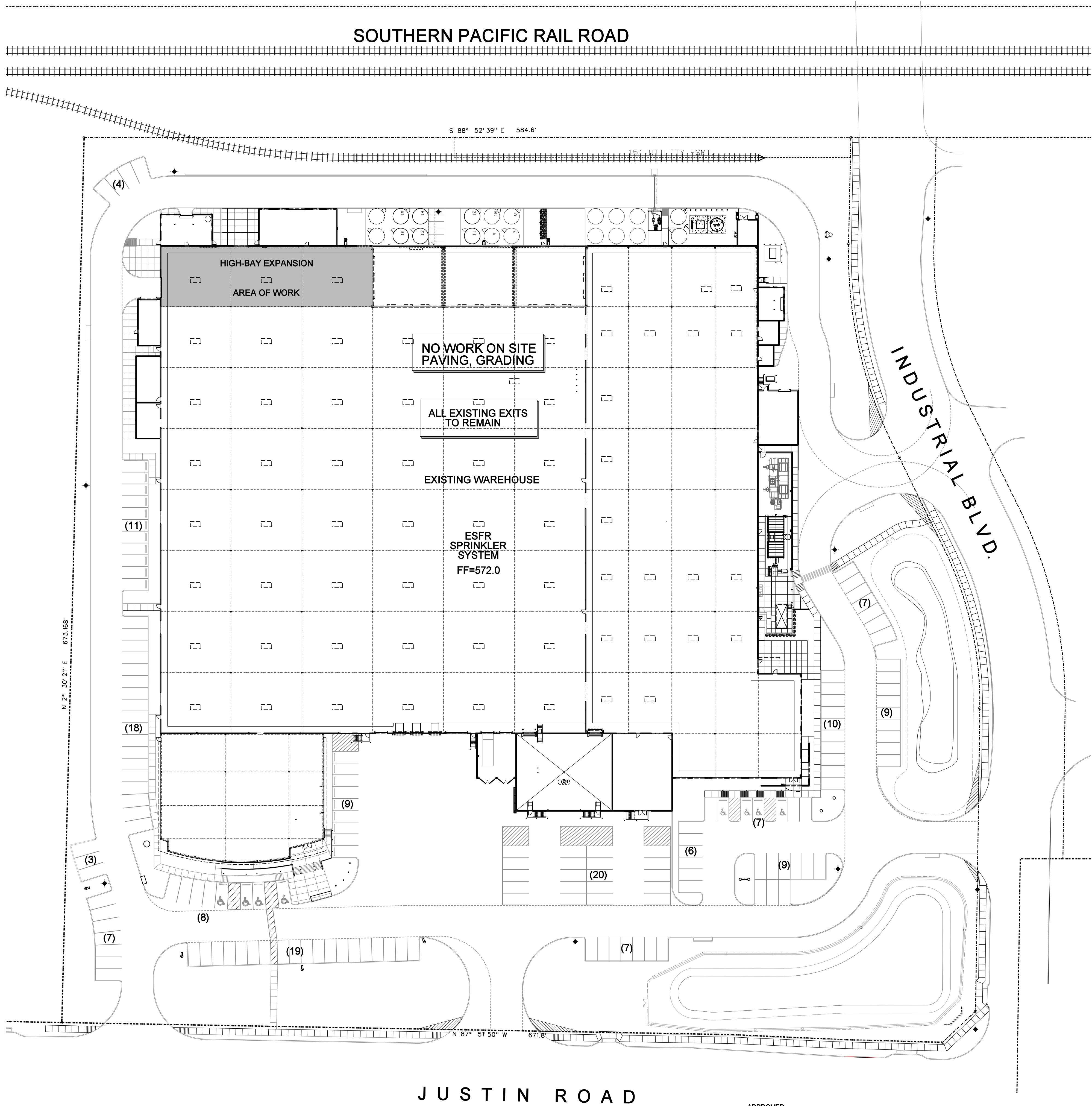
- A. Construction Materials
To match the existing building materials directly adjacent to the proposed expansion area previously approved by variance, and to maintain a consistent and uniform architectural appearance, the Owner wishes to be granted a variance to utilize pre-finished metal panels in excess of the 10% maximum of secondary materials allowed on this building façade.

We appreciate your consideration of this matter.

Sincerely,



David A. Morales
Project Architect



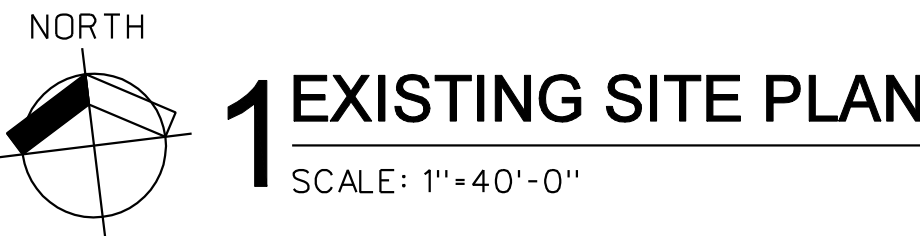
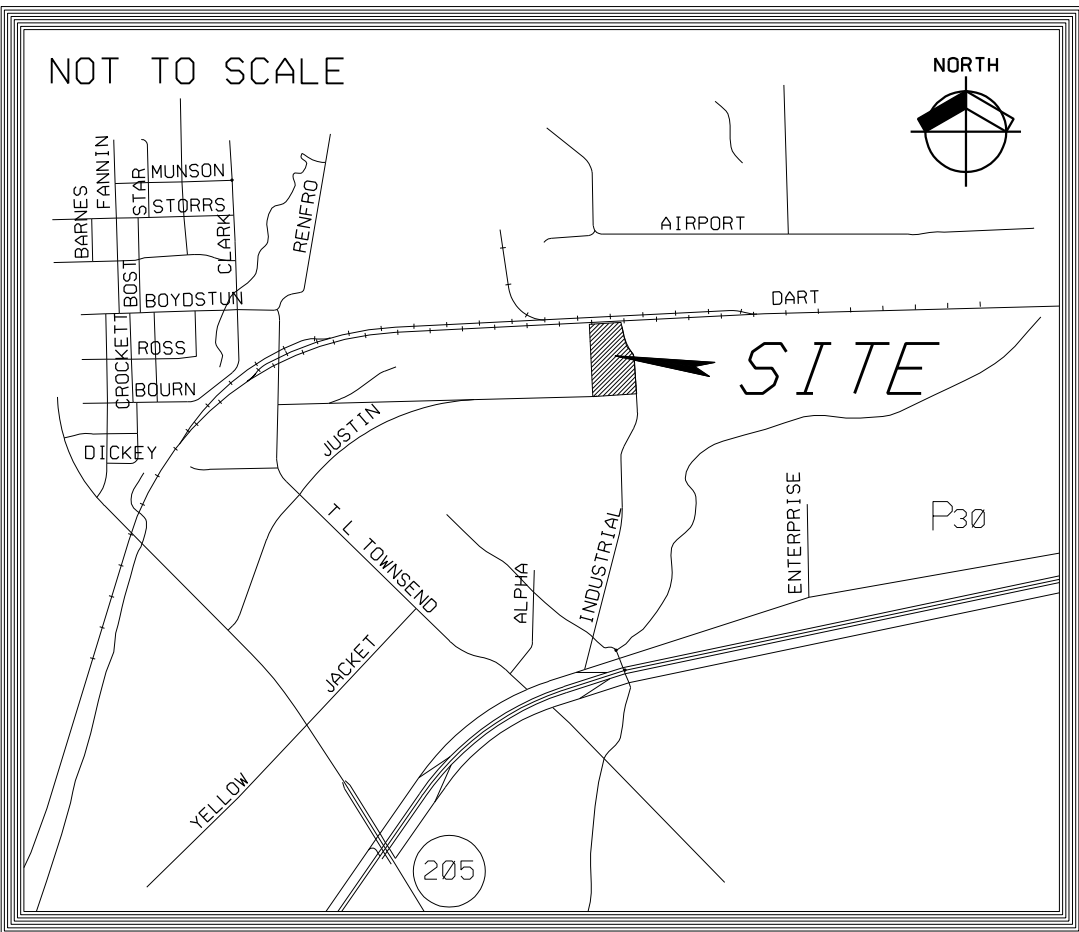
PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
EXISTING BUILDING AREA:	218,126 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	48,802 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	150,719 SF	EXISTING	-
TOTALS			
EXISTING PARKING ON SITE			146
EXISTING ACCESSIBLE PARKING ON SITE			8
TOTAL EXISTING PARKING			154

LOCATION 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 ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

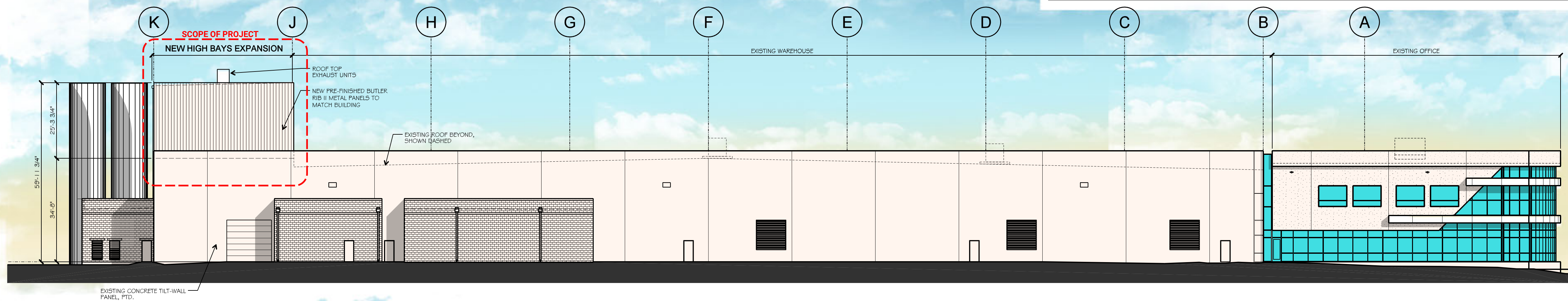
OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

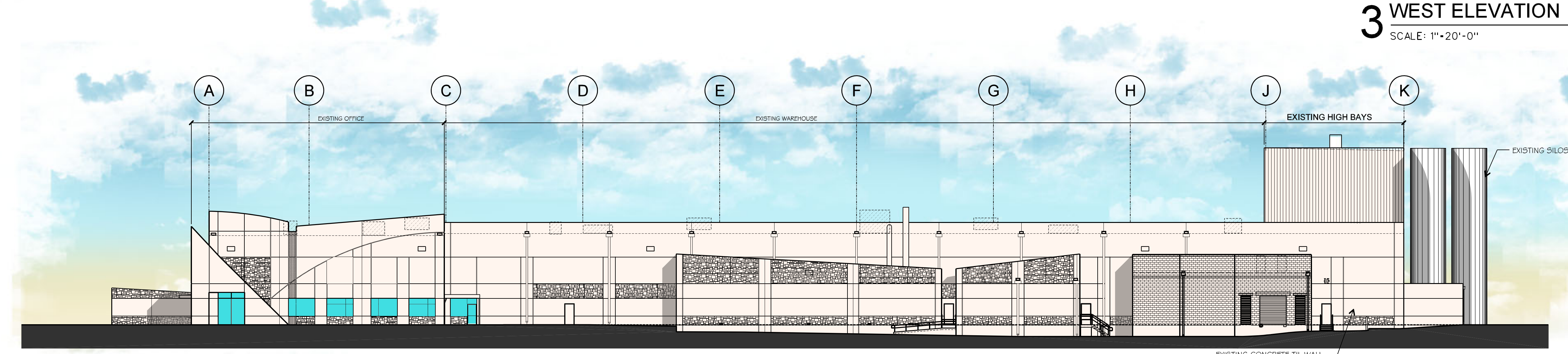
CASE NO:

PAINT SCHEDULE	
BASE BUILDING PAINT COLOR	SW 9085 TOUCH OF SAND
PRE-FINISHED METAL PANELS	BUTLER RIB II PANEL, COLOR: BIRCH WHITE (TO MATCH EXISTING BUILDING)

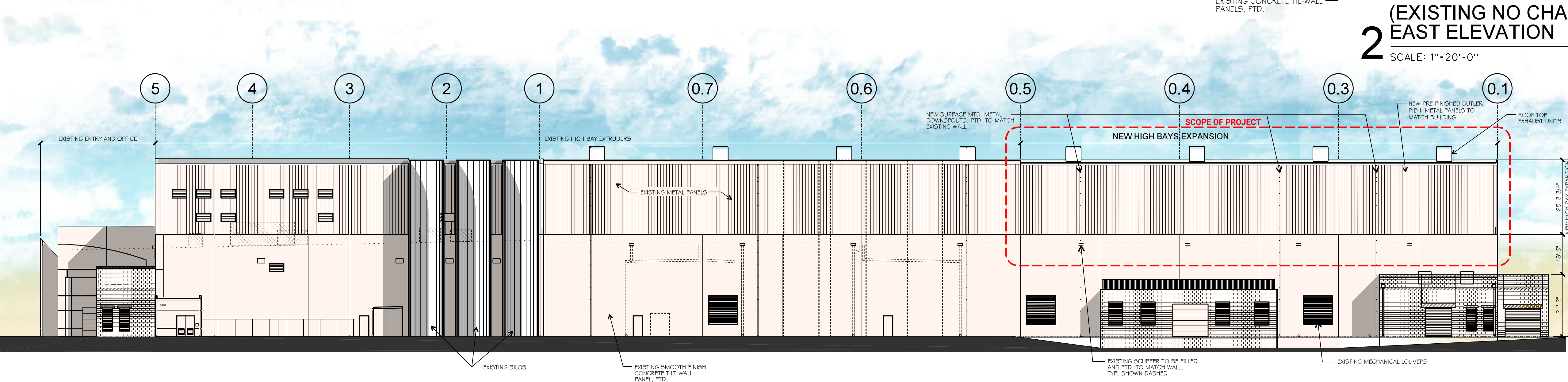
FACADE MATERIAL CALCULATIONS	FACADE MATERIAL CALCULATIONS		
	NORTH ELEVATION	EAST ELEVATION	WEST ELEVATION
MECHANICAL WINDOWS, 4 DOORS	1,178.4 SF	642.6 SF	2,541.04 SF
NET MATERIAL AREA	27,144.8 SF	16,080.4 SF	16,567.06 SF
METAL CANOPIES, METAL PANELS	11,332.9 SF 42%	1,197.1 SF 7%	1,290.2 SF 8%
PAINTED EIFS	0 SF	0 SF	1,865.1 SF 11%
PAINTED CMU	1,382.6 SF 5%	1,294.9 SF 8%	2,531.2 SF 15%
PAINTED FORMLINER	0 SF	1,850.95 SF 12%	0 SF
PAINTED CONCRETE	14,429.3 SF 53%	11,737.45 SF 73%	10,880.56 SF 66%
TOTAL MATERIAL AREA	28,323.2 SF	16,723 SF	19,108.1 SF



3 WEST ELEVATION
SCALE: 1"=20'-0"



2 (EXISTING NO CHANGE)
EAST ELEVATION
SCALE: 1"=20'-0"



1 NORTH ELEVATION
SCALE: 1"=20'-0"

APPROVED

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WITNESS OUR HANDS, THIS ____ DAY OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

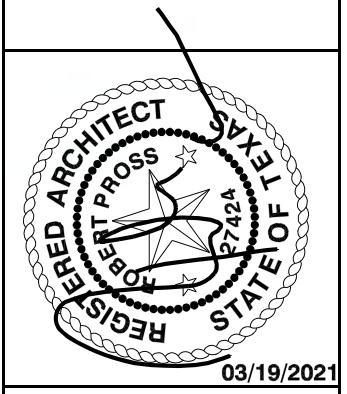
OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-758-1400

CASE NO:

Drawn:
Checked:
Robert Pross
Date:
03/19/2021

#	DATE	DESCRIPTION



pross design group, inc.
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 • 972-758-1400

SPR
PACKAGING
HIGH BAY EXPANSION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no
2049
sheet
A3.0

PROJECT COMMENTS



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

DATE: 3/25/2021

PROJECT NUMBER: SP2021-009
PROJECT NAME: Amended Site Plan for SPR Packaging
SITE ADDRESS/LOCATIONS: 1480 JUSTIN RD, ROCKWALL, 75087

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by David Morales of Pross Design Group on behalf of Alvaplat US Development LLC for the approval of an Amended Site Plan for an expansion to an existing Office/Warehouse/Manufacturing Facility (SPR Manufacturing) on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	03/25/2021	Needs Review

03/25/2021: SP2021-009; Amended Site Plan – Building Elevations for SPR – 1480 Justin Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an expansion to an existing Office/Warehouse/Manufacturing Facility (SPR Manufacturing) on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2021-009) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and the Development Standards of Article 05 that are applicable to the subject property.

M.5 Building Elevations. Based on the building elevation submittal, staff has identified the following that require approval of exceptions to the Unified Development Code (UDC) for modifications within the LI District (§003.06, Art. 11, UDC):

1) Secondary Materials. The revised building elevation exceeds the maximum 10% secondary materials requirement established by the UDC and requires approval of an exception for the use of metal panels as depicted on the rear of the building. (§05.01.A.1.c, Art. 05, UDC)

An applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. The applicant will need to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly off-sets the impact of the exception being requested. Please also note that all of the requested exceptions require approval of a supermajority vote for approval. Refer to Section 09, of Article 11, of the UDC for examples of compensatory measures.

I.6 The Architectural Review Board (ARB) meeting will be held on March 30, 2021 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or

may forward a recommendation to the Planning and Zoning Commission.

I.7 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on March 30, 2021.
- 2) Architectural Review Board (ARB) meeting will be held on March 30, 2021.
- 3) Planning & Zoning regular meeting will be held on April 13, 2021.
- 4) Architectural Review Board (ARB) meeting will be held on April 13, 2021 (if required).

I.8 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City requires that a representative(s) be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	03/25/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved
03/22/2021: No comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-009

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CITY ENGINEER:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1480 Justin Rd.

SUBDIVISION SPR Packaging Addition

LOT 2 BLOCK A

GENERAL LOCATION 1/2 mile north of Highway 30 at the intersection of Justin Rd. and Industrial Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Warehouse, Manufacturing, Office

PROPOSED ZONING LI

PROPOSED USE Warehouse, Manufacturing, Office

ACREAGE 10.1893

LOTS [CURRENT]

LOTS [PROPOSED]

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☐ OWNER Alvaplast US Development LLC (SPR Packaging) ☒ APPLICANT Pross Design Group

CONTACT PERSON Robert Reece

CONTACT PERSON David A. Morales

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PHONE (469) 402-2159

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E-MAIL rreece@sprpackaging.com

E-MAIL dmorales@pdgarch.net

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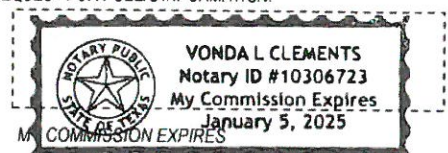
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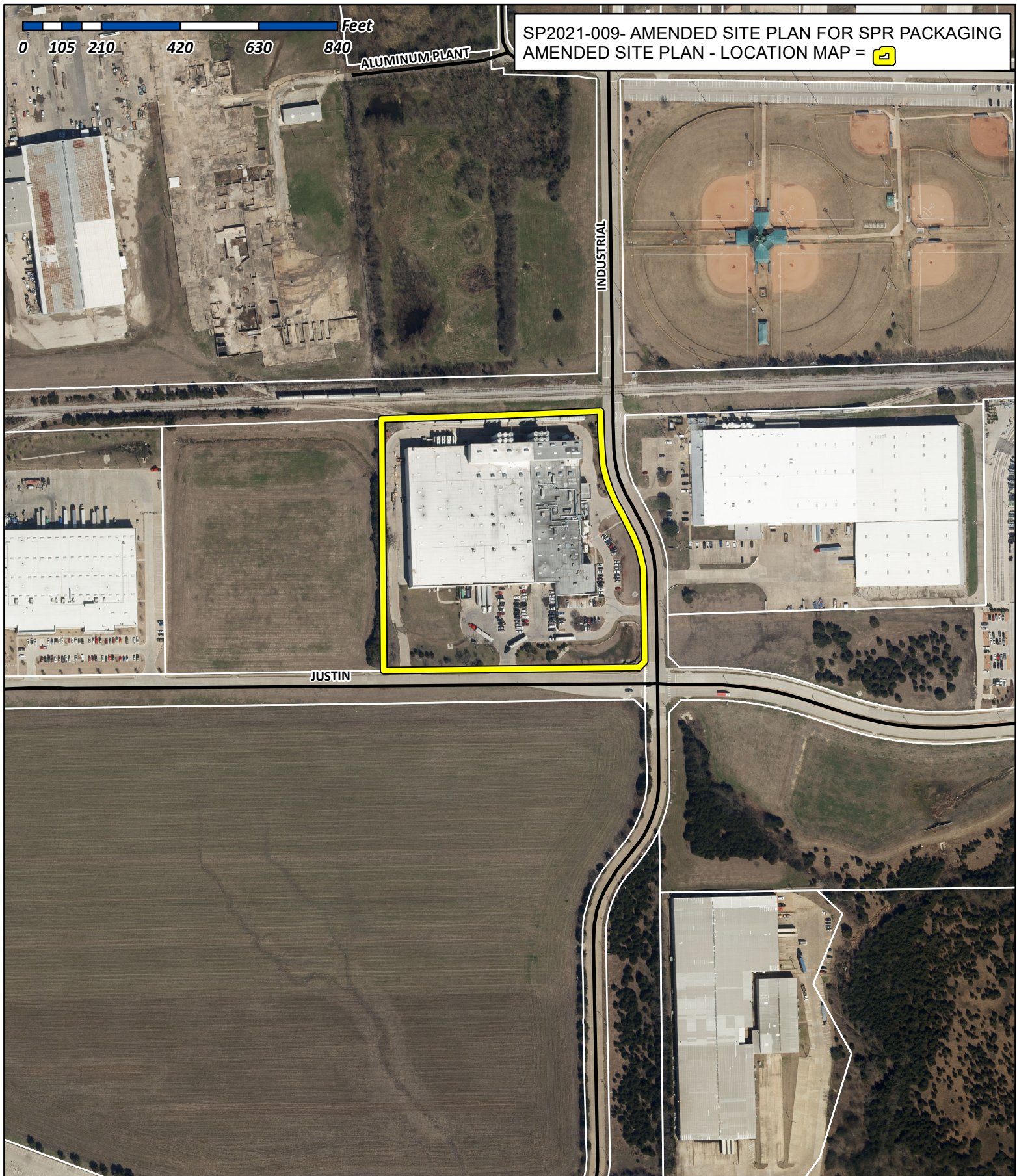
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vonda L Clements

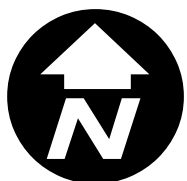




City of Rockwall

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.



March 19, 2021

City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

**RE: SPR HIGH BAY EXPANSION AMENDED SITE PLAN SUBMITTAL REQUESTED VARIANCE
SPR PACKAGING | 1480 JUSTIN RD. | ROCKWALL, TEXAS**

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We appreciate your consideration of this matter.

Sincerely,



David A. Morales
Project Architect

SOUTHERN PACIFIC RAIL ROAD

S 88° 52' 39" E 584.6'

15' UTILITY ESWT

**HIGH-BAY EXPANSION
AREA OF WORK**

**NO WORK ON SITE
PAVING, GRADING**

**ALL EXISTING EXITS
TO REMAIN**

EXISTING WAREHOUSE

**ESFR
SPRINKLER
SYSTEM
FF=572.0**

INDUSTRIAL BLVD.

(4)

(11)

(18)

(9)

(3)

(7)

(8)

(19)

(20)

(6)

(9)

(7)

(10)

(9)

N 2° 30' 21" E 673.168'

N 87° 51' 50" W 671.8'

JUSTIN ROAD

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT
IN THE CITY OF TORRANCE, WAS APPROVED BY THE PLANNING COMMISSION

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC 443,480.8 SF
EXISTING BUILDING AREA:	218,126 SF

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	48,602 SF	EXISTING	-
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TOTALS			
EXISTING PARKING ON SITE			146
EXISTING ACCESSIBLE PARKING ON SITE			8
TOTAL EXISTING PARKING			154

NOT TO SCALE

NORTH

AIRPORT

DART

SITE

INDUSTRIAL

ENTERPRISE

P30

ALPHA

T. L. TOWNSEND

JUSTIN

BOYDSTUN

BOSS

BOCKEST

BARNES

FANNIN

MONSON

GISTORS

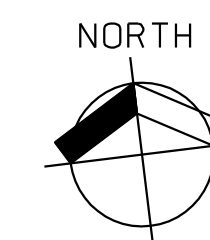
CLARK

DICKY

JACKET

YELLOW

205



SCALE: 1"=40'-0"

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO:

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 ____, ____.

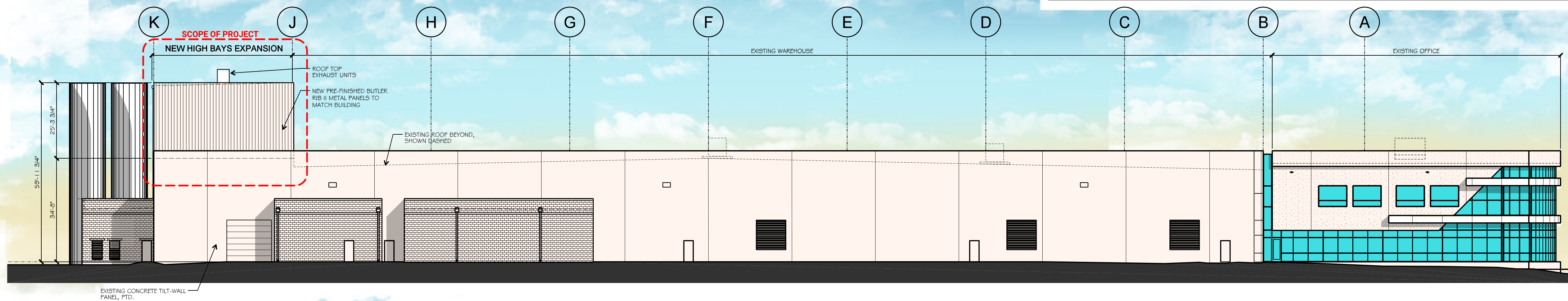
WITNESS OUR HANDS, THIS ____ DAY OF _____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN

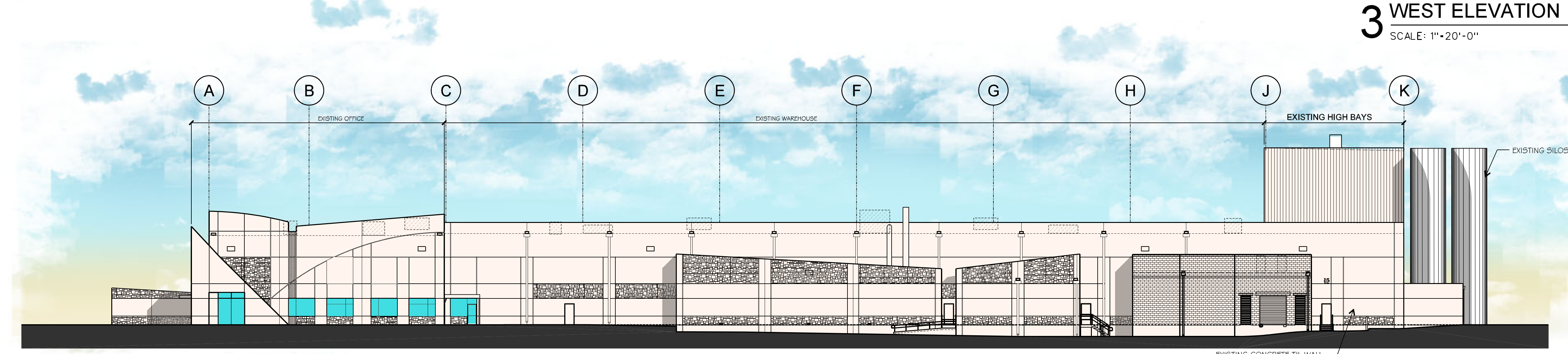
DIRECTOR OF PLANNING AND ZONING

PAINT SCHEDULE	
BASE BUILDING PAINT COLOR	SW 9085 TOUCH OF SAND
PRE-FINISHED METAL PANELS	BUTLER RIB II PANEL, COLOR: BIRCH WHITE (TO MATCH EXISTING BUILDING)

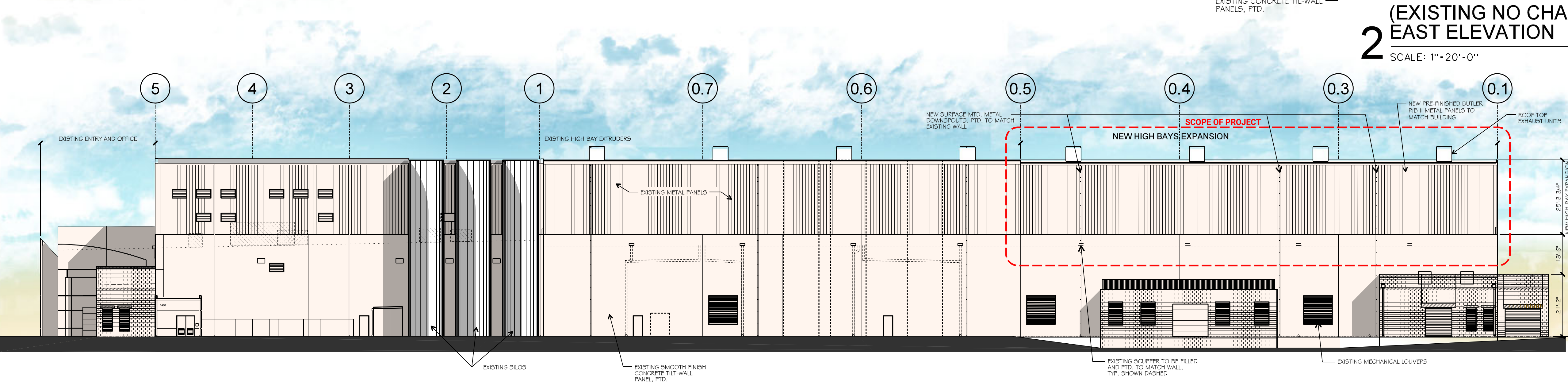
FACADE MATERIAL CALCULATIONS	FACADE MATERIAL CALCULATIONS		
	NORTH ELEVATION	EAST ELEVATION	WEST ELEVATION
MECHANICAL WINDOWS, 4 DOORS	1,178.4 SF	642.6 SF	2,541.04 SF
NET MATERIAL AREA	27,144.8 SF	16,080.4 SF	16,567.06 SF
METAL CANOPIES, METAL PANELS	11,332.9 SF 42%	1,197.1 SF 7%	1,290.2 SF 8%
PAINTED EIFS	0 SF	0 SF	1,865.1 SF 11%
PAINTED CMU	1,382.6 SF 5%	1,294.9 SF 8%	2,531.2 SF 15%
PAINTED FORMLINER	0 SF	1,850.95 SF 12%	0 SF
PAINTED CONCRETE	14,429.3 SF 53%	11,737.45 SF 73%	10,880.56 SF 66%
TOTAL MATERIAL AREA	28,323.2 SF	16,723 SF	19,108.1 SF



3 WEST ELEVATION
SCALE: 1"=20'-0"



2 (EXISTING NO CHANGE)
EAST ELEVATION
SCALE: 1"=20'-0"



1 NORTH ELEVATION
SCALE: 1"=20'-0"

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 ____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

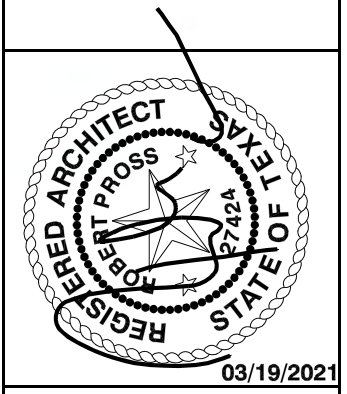
OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-758-1400

CASE NO:

Drawn:
Checked:
Robert Pross
Date:
03/19/2021

#	DATE	DESCRIPTION



pross design group, inc.
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 • 972-758-1400

SPR
PACKAGING
HIGH BAY EXPANSION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no
2049
sheet
A3.0

PROJECT COMMENTS



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

DATE: 3/25/2021

PROJECT NUMBER: SP2021-009
PROJECT NAME: Amended Site Plan for SPR Packaging
SITE ADDRESS/LOCATIONS: 1480 JUSTIN RD, ROCKWALL, 75087

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzales@rockwall.com

CASE CAPTION: Discuss and consider a request by David Morales of Pross Design Group on behalf of Alvaplat US Development LLC for the approval of an Amended Site Plan for an expansion to an existing Office/Warehouse/Manufacturing Facility (SPR Manufacturing) on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	03/25/2021	Needs Review

03/25/2021: SP2021-009; Amended Site Plan – Building Elevations for SPR – 1480 Justin Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an expansion to an existing Office/Warehouse/Manufacturing Facility (SPR Manufacturing) on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2021-009) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and the Development Standards of Article 05 that are applicable to the subject property.

M.5 Building Elevations. Based on the building elevation submittal, staff has identified the following that require approval of exceptions to the Unified Development Code (UDC) for modifications within the LI District (§003.06, Art. 11, UDC):

1) Secondary Materials. The revised building elevation exceeds the maximum 10% secondary materials requirement established by the UDC and requires approval of an exception for the use of metal panels as depicted on the rear of the building. (§05.01.A.1.c, Art. 05, UDC)

An applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. The applicant will need to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly off-sets the impact of the exception being requested. Please also note that all of the requested exceptions require approval of a supermajority vote for approval. Refer to Section 09, of Article 11, of the UDC for examples of compensatory measures.

I.6 The Architectural Review Board (ARB) meeting will be held on March 30, 2021 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will provide comments or

may forward a recommendation to the Planning and Zoning Commission.

I.7 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on March 30, 2021.
- 2) Architectural Review Board (ARB) meeting will be held on March 30, 2021.
- 3) Planning & Zoning regular meeting will be held on April 13, 2021.
- 4) Architectural Review Board (ARB) meeting will be held on April 13, 2021 (if required).

I.8 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 5:00 p.m. (ARB) and 6:00 p.m. (P&Z). The City requires that a representative(s) be present for all meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	03/25/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved
03/22/2021: No comments			



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2021-009

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
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1480 Justin Rd.

SUBDIVISION SPR Packaging Addition

LOT 2 BLOCK A

GENERAL LOCATION 1/2 mile north of Highway 30 at the intersection of Justin Rd. and Industrial Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Warehouse, Manufacturing, Office

PROPOSED ZONING LI

PROPOSED USE Warehouse, Manufacturing, Office

ACREAGE 10.1893

LOTS [CURRENT]

LOTS [PROPOSED]

☒ **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 Alvaplast US Development LLC (SPR Packaging) ☒ APPLICANT Pross Design Group

CONTACT PERSON Robert Reece

CONTACT PERSON David A. Morales

ADDRESS 1480 Justin Rd.

ADDRESS 5310 Harvest Hill Rd.
Suite 180

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75230

PHONE (469) 402-2159

PHONE 972-759-1400

E-MAIL rreece@sprpackaging.com

E-MAIL dmorales@pdgarch.net

NOTARY VERIFICATION [REQUIRED]

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

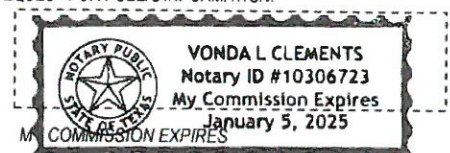
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20 ____ BY SIGNING THIS APPLICATION,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

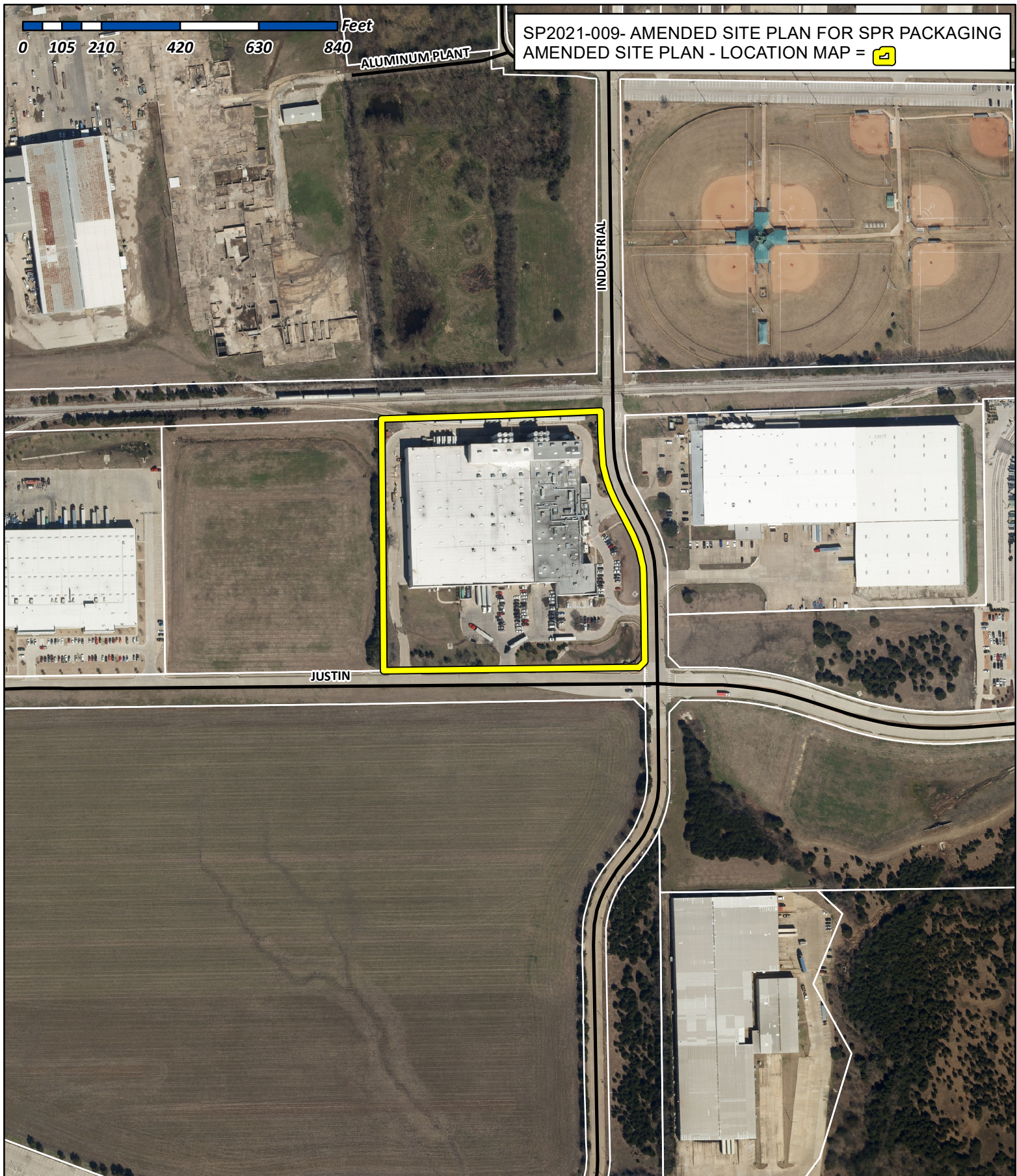
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF MARCH, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vonda L Clements

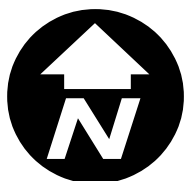




City of Rockwall

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.





pross design group, incorporated

March 25, 2021

City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

**RE: SPR HIGH BAY EXPANSION AMENDED SITE PLAN SUBMITTAL REQUESTED VARIANCE
SPR PACKAGING | 1480 JUSTIN RD. | ROCKWALL, TEXAS**

On behalf of SPR Packaging, we wish to submit a variance request to the City of Rockwall Development Codes in connection with our amended site plan (elevations) submittal.

SPR Packaging, located at 1480 Justin Rd., proposes a vertical expansion of three (3) bays of their existing warehouse space to support new high-bay extrusion equipment. This expansion consists of the removal of the existing roof, and the construction of a new roof to match the height of the adjacent high bay portion of the building. The new roof will not exceed 59'-11 3/4". This project would not expand the building floor area, add square footage, nor disturb the site parking, paving, or landscaping.

We request the following variance:

- A. Construction Materials
To match the existing building materials directly adjacent to the proposed expansion area previously approved by variance, and to maintain a consistent and uniform architectural appearance, the Owner wishes to be granted a variance to utilize pre-finished metal panels in excess of the 10% maximum of secondary materials allowed on this building façade.

If the above variance request is approved, the Owner agrees to plant up to four (4) additional trees fronting the public right of ways to satisfy the Development Code's requirement for two compensatory measures.

We appreciate your consideration of this matter.

Sincerely,

David A. Morales
Project Architect

SOUTHERN PACIFIC RAIL ROAD

S 88° 52' 39" E 584.6'

15' UTILITY ESWT

**HIGH-BAY EXPANSION
AREA OF WORK**

**NO WORK ON SITE
PAVING, GRADING**

**ALL EXISTING EXITS
TO REMAIN**

EXISTING WAREHOUSE

**ESFR
SPRINKLER
SYSTEM
FF=572.0**

INDUSTRIAL BLVD.

JUSTIN ROAD

APPROVED

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT
IN THE CITY OF DOWNEY, CALIF., WAS APPROVED BY THE PLANNING COMMISSION

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC 443,480.8 SF
EXISTING BUILDING AREA:	218,126 SF

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	48,602 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	150,719 SF	EXISTING	-
TOTALS			
EXISTING PARKING ON SITE			146
EXISTING ACCESSIBLE PARKING ON SITE			8
TOTAL EXISTING PARKING			154

NOT TO SCALE

NORTH

AIRPORT

DART

SITE

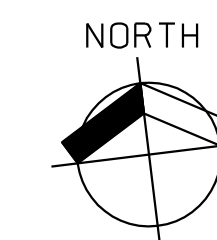
INDUSTRIAL

ENTERPRISE

P30

205

ROADS: BANKS, FRANKLIN, MUNSON, CLAR, GISTBARK, LEMAY, REMOND, BOYDSTON, DART, JUSTIN, F.L. TOWNSEND, ALPHA, JACKET, YELLOW, ENTERPRISE.



SCALE: 1"=40'-0"

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO:

APPROVED

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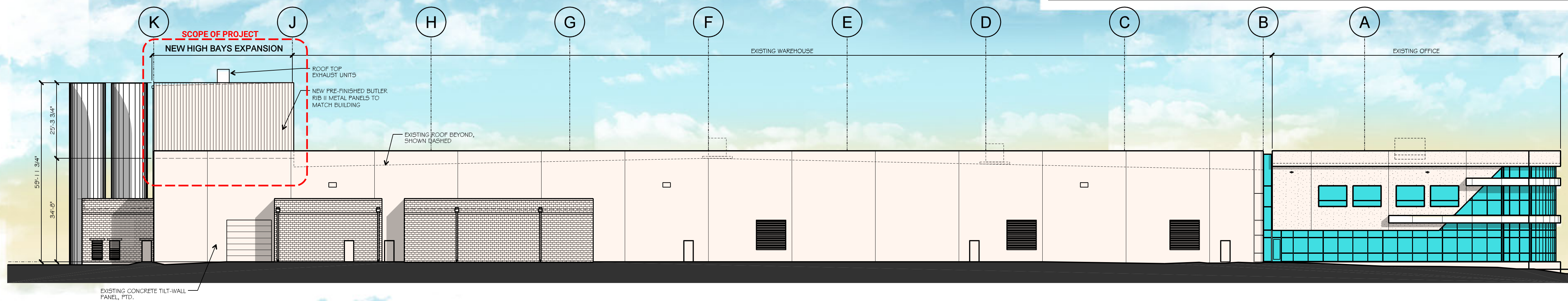
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PLANNING & ZONING COMMISSION, CHAIRMAN

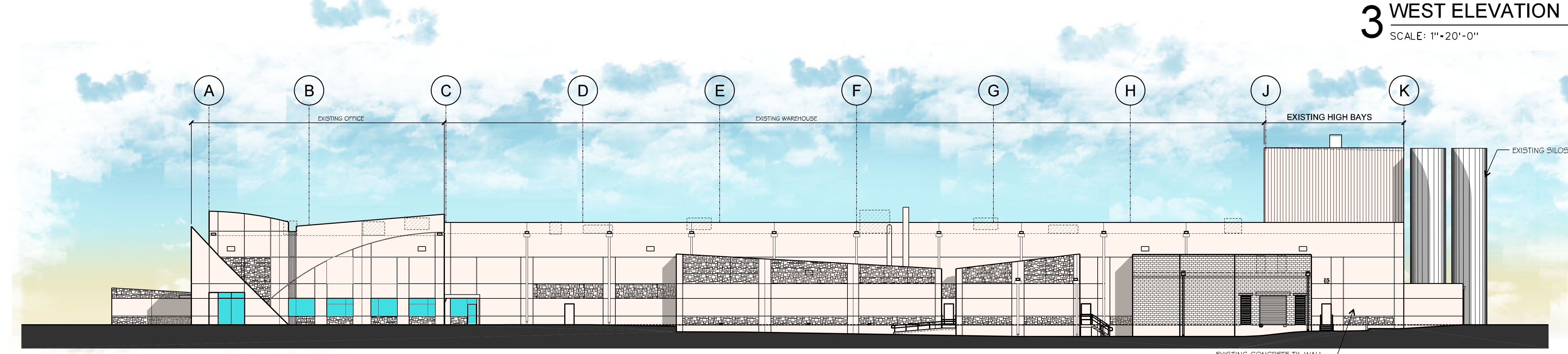
DIRECTOR OF PLANNING AND ZONING

PAINT SCHEDULE	
BASE BUILDING PAINT COLOR	SW 9085 TOUCH OF SAND
PRE-FINISHED METAL PANELS	BUTLER RIB II PANEL, COLOR: BIRCH WHITE (TO MATCH EXISTING BUILDING)

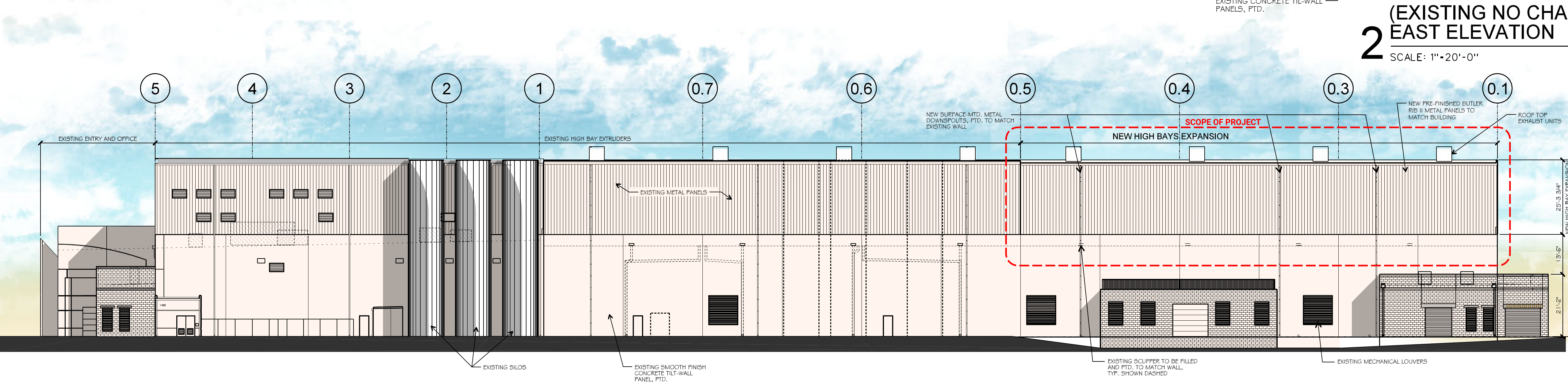
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MECHANICAL WINDOWS, 4 DOORS	1,178.4 SF	642.6 SF	2,541.04 SF
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PAINTED FORMLINER	0 SF	1,850.95 SF 12%	0 SF
PAINTED CONCRETE	14,429.3 SF 53%	11,737.45 SF 73%	10,880.56 SF 66%
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3 WEST ELEVATION
SCALE: 1"=20'-0"



2 (EXISTING NO CHANGE)
EAST ELEVATION
SCALE: 1"=20'-0"



1 NORTH ELEVATION
SCALE: 1"=20'-0"

APPROVED

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WITNESS OUR HANDS, THIS ____ DAY OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

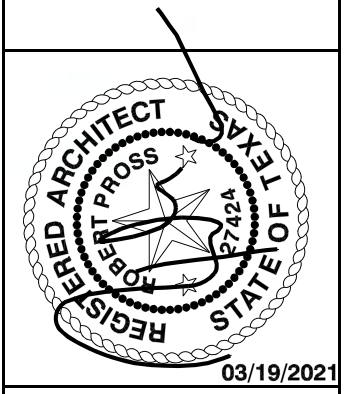
OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-758-1400

CASE NO:

Drawn:
Checked:
Robert Pross
Date:
03/19/2021

#	DATE	DESCRIPTION



pross design group, inc.
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 • 972-758-1400

SPR
PACKAGING
HIGH BAY EXPANSION
1480 JUSTIN RD., ROCKWALL, TEXAS

job no
2049
sheet
A3.0



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Planning and Zoning Manager*

DATE: April 13, 2021

SUBJECT: SP2021-009; *Amended Site Plan for Office/Warehouse/Manufacturing Facility (SPR Manufacturing)*

The applicant, David Morales of Pross Design Group, is requesting the approval of an amended site plan for the purpose allowing an expansion that will incorporate new high-bay extruders at the rear of the existing facility. This expansion area will be clad in pre-finished metal panels, and be visually similar to the previous expansion that was approved by the City Council through a Specific Use Permit (SUP) on September 6, 2016 via *Ordinance No. 16-46 (i.e. Case No. Z2016-022; SUP No. S-155)*. This approval allowed the expansion to extend 71-feet in height and for the use of pre-finished metal panels to be constructed on top of the existing tilt-up wall construction.

With the proposed expansion of the facility, the applicant is proposing to construct the addition to an equal height as the remainder of the rear façade, which was only constructed to a height of ~59.797-feet despite the approval of the Specific Use Permit (SUP). Staff should point out that the proposed pre-finished metal panels will match the existing metal panels. According to Subsection 05.01(A)(1)(c), *General Industrial District Standards*, of *Article 05*, of the Unified Development Code (UDC), pre-finished metal panels are considered secondary materials and are limited to a maximum of ten (10) percent of the buildings' façades. The addition of the metal panels represents an approximately 14.90% increase (i.e. ~4,048 SF) of secondary materials added on the rear façade (i.e. 27,144 SF), and will require approval of an exception to allow the secondary materials to exceed ten (10) percent on the northern façade. Subsection 9.02, *Exceptions to the General Standards*, of *Article 11, Development Applications and Review Procedures*, of the Unified Development Code (UDC), states that "(a)n applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In cases where an exception or exceptions is/are being requested, the applicant shall provide [two (2)] compensatory measures that directly offset the requested exception." In this case, the applicant is proposing to plant four (4) additional trees adjacent to Justin Road as a compensatory measure; however, the approval of this exception is a discretionary decision for the Planning and Zoning Commission. On March 30, 2021, the Architectural Review Board (ARB) reviewed the applicant's request and voted 5-0 to recommend approval to the Planning and Zoning Commission, with Board Members Miller and Avenetti absent. Should the Planning and Zoning Commission have any questions, staff will be available at the April 13, 2021 meeting.

PROJECT COMMENTS



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

DATE: 4/9/2021

PROJECT NUMBER: SP2021-009
PROJECT NAME: Amended Site Plan for SPR Packaging
SITE ADDRESS/LOCATIONS: 1480 JUSTIN RD, ROCKWALL, 75087

CASE MANAGER: David Gonzales
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: dgonzaless@rockwall.com

CASE CAPTION: Discuss and consider a request by David Morales of Pross Design Group on behalf of Alvaplat US Development LLC for the approval of an Amended Site Plan for an expansion to an existing Office/Warehouse/Manufacturing Facility (SPR Manufacturing) on a 10.1893-acre tract of land identified Lot 2, Block A, SPR Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 1480 Justin Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	04/08/2021	Approved
04/08/2021: On March 30, 2021, the Architectural Review Board (ARB) approved a motion to recommend approval of the building elevations by a vote of 5-0, with Board Members Miller and Avenetti absent.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	David Gonzales	04/08/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	David Gonzales	04/08/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	David Gonzales	04/08/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/08/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	04/08/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	David Gonzales	04/08/2021	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	04/08/2021	Approved w/Condition
No Comments			



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
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1480 Justin Rd.

SUBDIVISION SPR Packaging Addition

LOT

2

BLOCK

A

GENERAL LOCATION 1/2 mile north of Highway 30 at the intersection of Justin Rd. and Industrial Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE Warehouse, Manufacturing, Office

PROPOSED ZONING LI

PROPOSED USE Warehouse, Manufacturing, Office

ACREAGE 10.1893

LOTS [CURRENT]

LOTS [PROPOSED]

☒ **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 Alvaplast US Development LLC (SPR Packaging)

☒ APPLICANT Pross Design Group

CONTACT PERSON Robert Reece

CONTACT PERSON David A. Morales

ADDRESS 1480 Justin Rd.

ADDRESS 5310 Harvest Hill Rd.

Suite 180

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75230

PHONE (469) 402-2159

PHONE 972-759-1400

E-MAIL rreece@sprpackaging.com

E-MAIL dmorales@pdgarch.net

NOTARY VERIFICATION [REQUIRED]

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

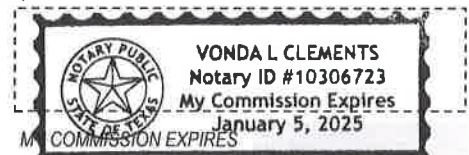
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF , 20 . BY SIGNING THIS APPLICATION, I AGREE THAT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

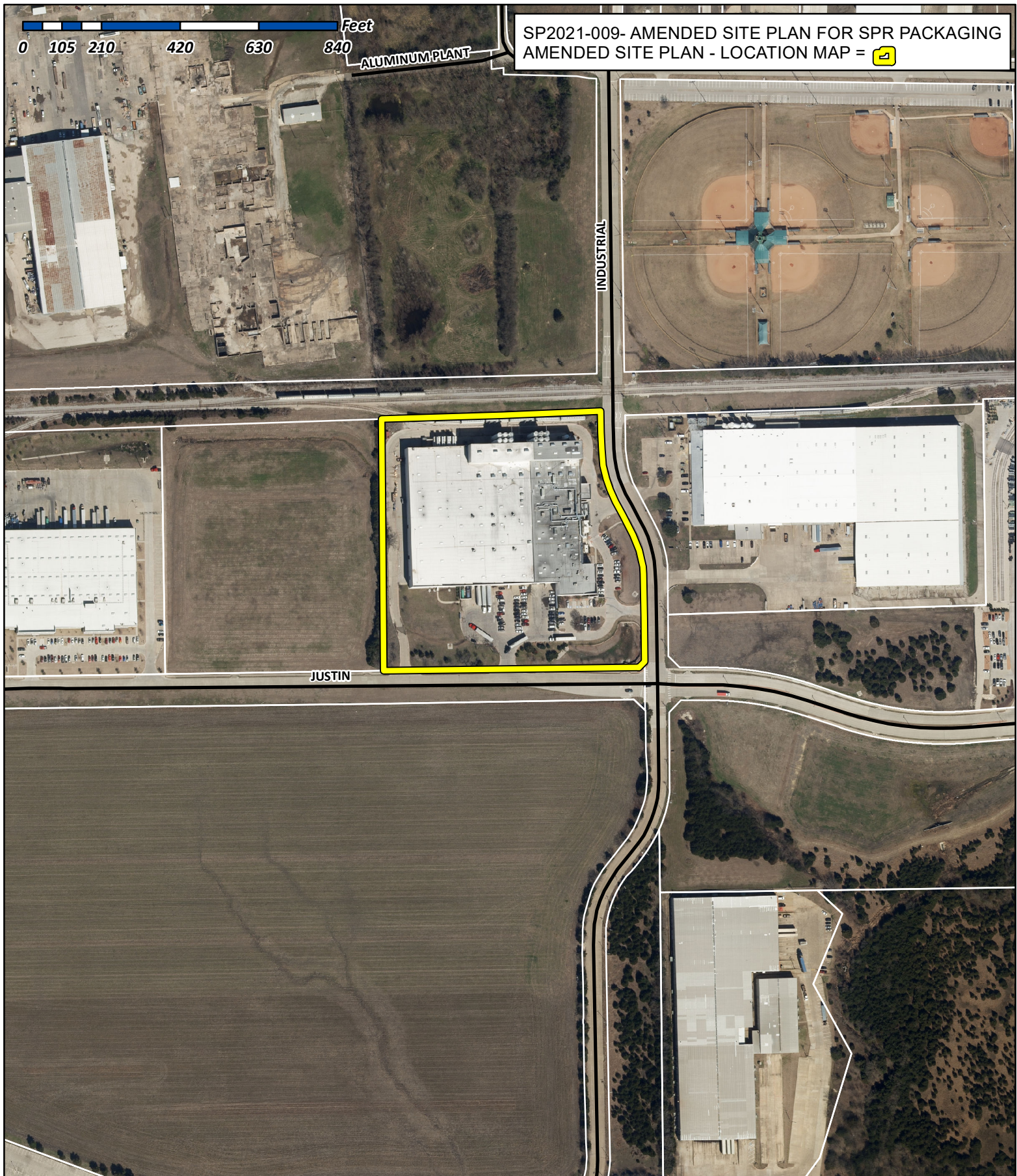
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF MARCH, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vonda L Clements

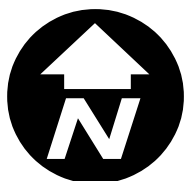




City of Rockwall

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.

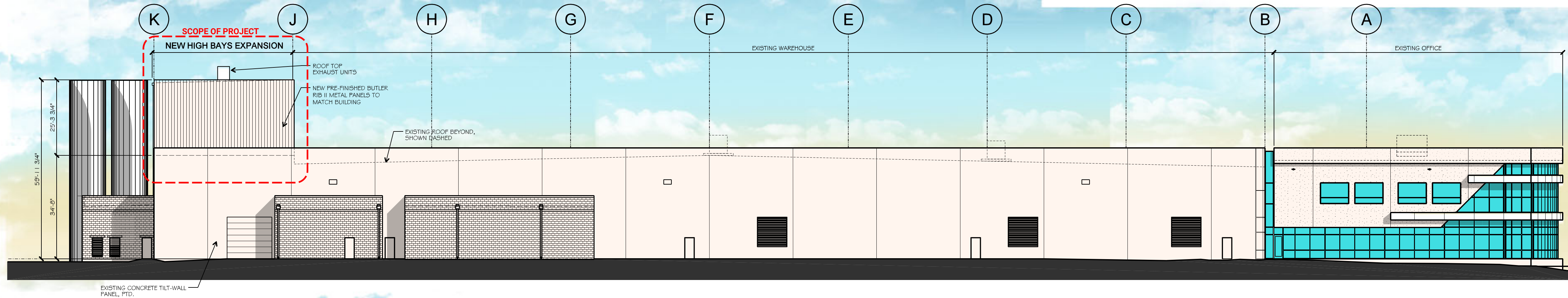


PAINT SCHEDULE

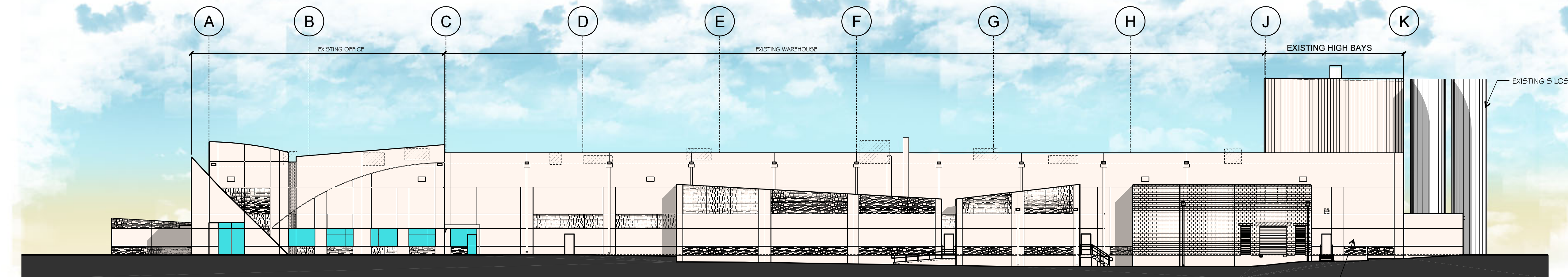
BASE BUILDING PAINT COLOR	SW 9085 TOUCH OF SAND
PRE-FINISHED METAL PANELS	BUTLER RIB II PANEL, COLOR: BIRCH WHITE (TO MATCH EXISTING BUILDING)

FACADE MATERIAL CALCULATIONS

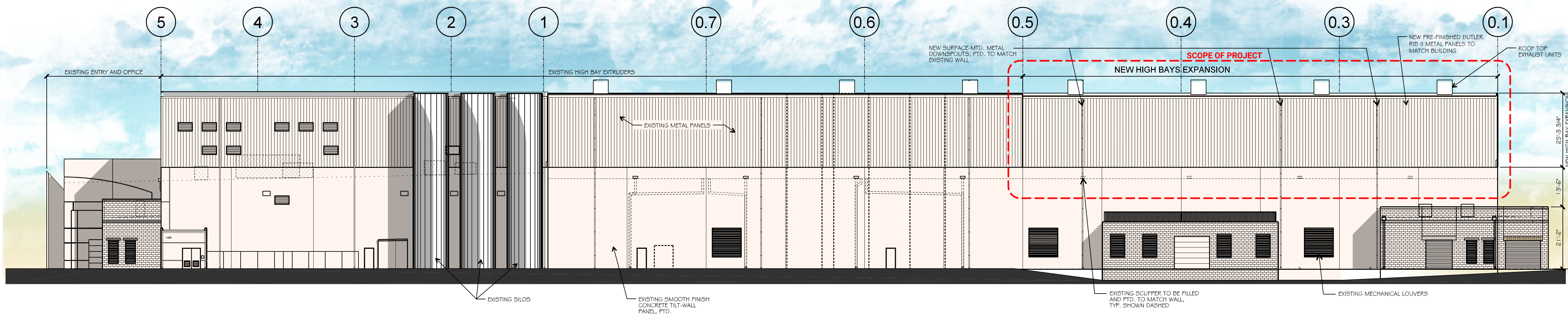
	NORTH ELEVATION	EAST ELEVATION	WEST ELEVATION
MECHANICAL WINDOWS, 4 DOORS	1,178.4 SF	642.6 SF	2,541.04 SF
NET MATERIAL AREA	27,144.8 SF	16,080.4 SF	16,567.06 SF
METAL CANOPIES, METAL PANELS	11,332.9 SF 42%	1,197.1 SF 7%	1,290.2 SF 8%
PAINTED EIFS	0 SF	0 SF	1,865.1 SF 11%
PAINTED CMU	1,382.6 SF 5%	1,294.9 SF 8%	2,531.2 SF 15%
PAINTED FORMLINER	0 SF	1,850.95 SF 12%	0 SF
PAINTED CONCRETE	14,429.3 SF 53%	11,737.45 SF 73%	10,880.56 SF 66%
TOTAL MATERIAL AREA	28,323.2 SF	16,723 SF	19,108.1 SF



3 WEST ELEVATION
SCALE: 1"=20'-0"



2 (EXISTING NO CHANGE) EAST ELEVATION
SCALE: 1"=20'-0"



1 NORTH ELEVATION
SCALE: 1"=20'-0"

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 _____.

WITNESS OUR HANDS, THIS ____ DAY OF _____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

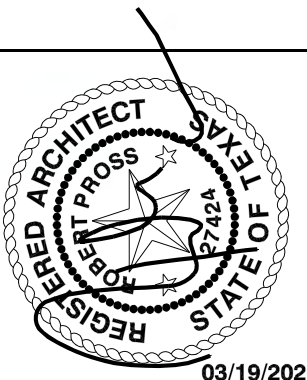
OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-758-1400

CASE NO:

job no
2049
sheet

A3.0

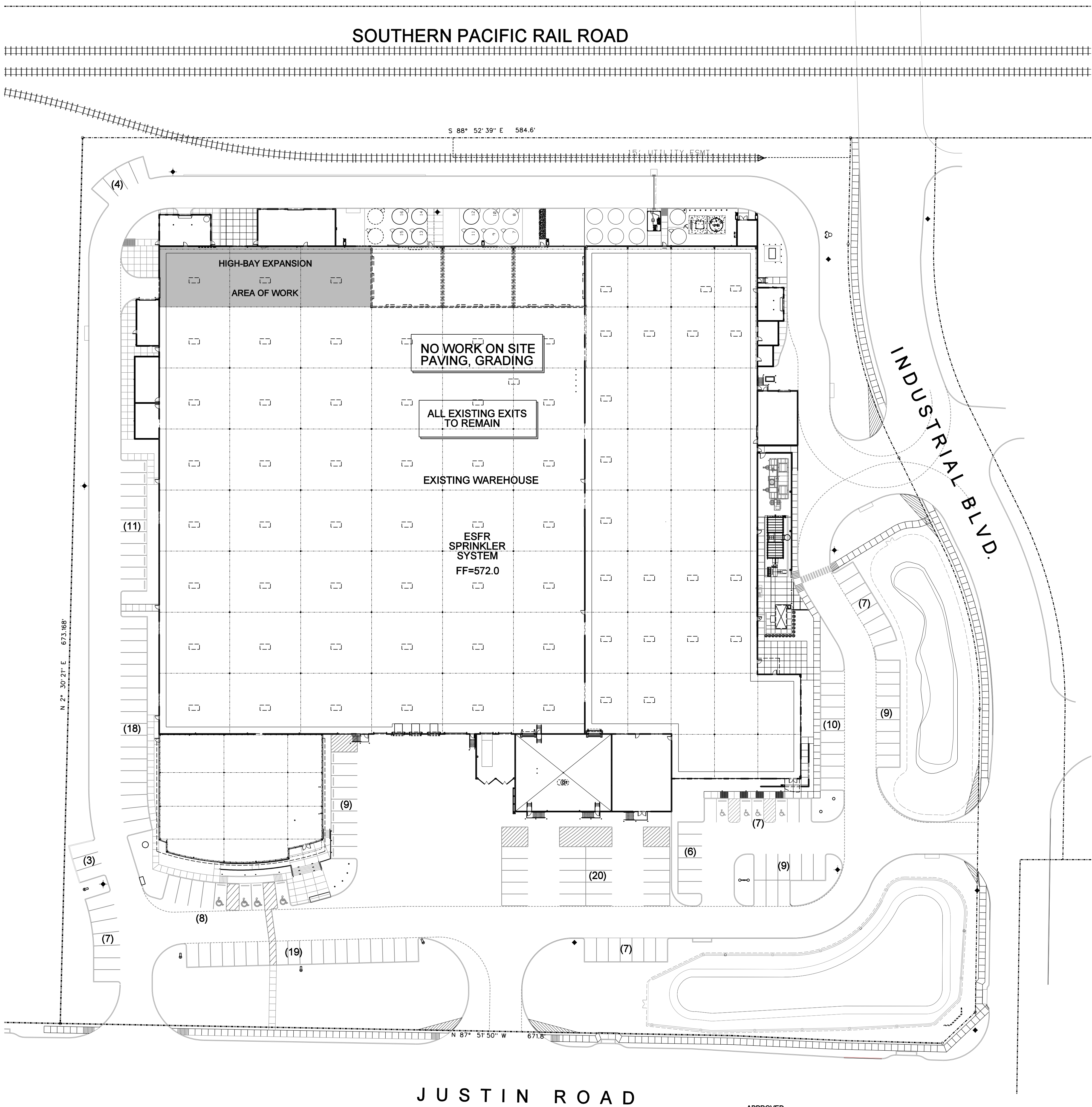


pross design group, inc.
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 • 972-758-1400

SPR
PACKAGING
HIGH BAY EXPANSION
1480 JUSTIN RD., ROCKWALL, TEXAS

Drawn:
Checked:
Robert Pross
Date:
03/19/2021

#	DATE	DESCRIPTION



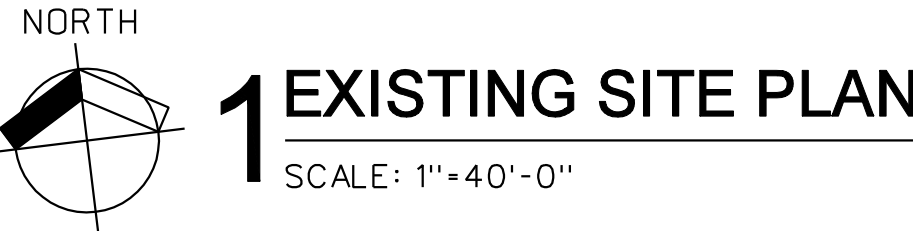
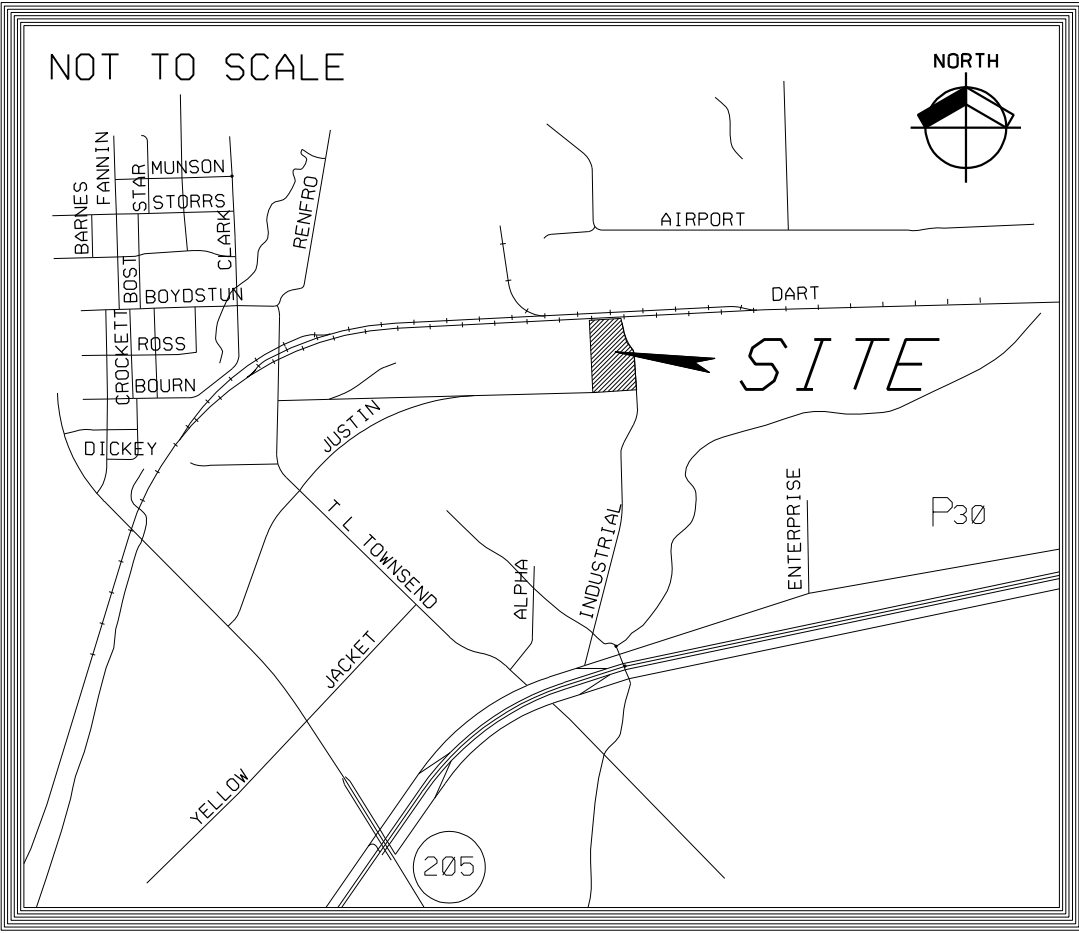
PROJECT DATA

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF. , OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
EXISTING BUILDING AREA:	218,126 SF

PARKING DATA SUMMARY

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	48,802 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	150,719 SF	EXISTING	-
TOTALS			
EXISTING PARKING ON SITE			146
EXISTING ACCESSIBLE PARKING ON SITE			8
TOTAL EXISTING PARKING			154

LOCATION 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 ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

OWNER:
ALVAPLAST US, INC. / SPR PACKAGING
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469-402-1232

ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: BOBBY PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972-759-1400

CASE NO:



pross design group, incorporated

March 25, 2021

City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

**RE: SPR HIGH BAY EXPANSION AMENDED SITE PLAN SUBMITTAL REQUESTED VARIANCE
SPR PACKAGING | 1480 JUSTIN RD. | ROCKWALL, TEXAS**

On behalf of SPR Packaging, we wish to submit a variance request to the City of Rockwall Development Codes in connection with our amended site plan (elevations) submittal.

SPR Packaging, located at 1480 Justin Rd., proposes a vertical expansion of three (3) bays of their existing warehouse space to support new high-bay extrusion equipment. This expansion consists of the removal of the existing roof, and the construction of a new roof to match the height of the adjacent high bay portion of the building. The new roof will not exceed 59'-11 3/4". This project would not expand the building floor area, add square footage, nor disturb the site parking, paving, or landscaping.

We request the following variance:

- A. Construction Materials
To match the existing building materials directly adjacent to the proposed expansion area previously approved by variance, and to maintain a consistent and uniform architectural appearance, the Owner wishes to be granted a variance to utilize pre-finished metal panels in excess of the 10% maximum of secondary materials allowed on this building façade.

If the above variance request is approved, the Owner agrees to plant up to four (4) additional trees fronting the public right of ways to satisfy the Development Code's requirement for two compensatory measures.

We appreciate your consideration of this matter.

Sincerely,

David A. Morales
Project Architect



April 14, 2021

TO: David A. Morales
Pross Design Group
5310 Harvest Hill Road, Suite 180
Dallas, Texas 75230

COPY: Robert Reece
Alvaplast US Development, LLC (SPR Packaging)
1480 Justin Road
Rockwall, TX 75087

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2021-009; *Amended Site Plan for Office/Warehouse/Manufacturing Facility (SPR Manufacturing)*

Mr. Morales:

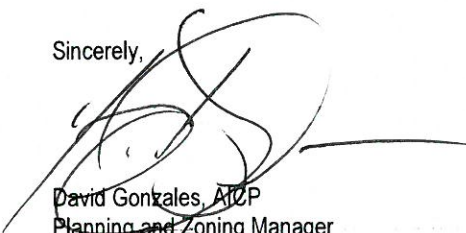
This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on April 13, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning and Zoning Commission

On April 13, 2021, the Planning and Zoning Commission approved a motion to approve the amended site plan, which included approval of a variance to allow the rear (*i.e. north*) elevation to exceed the 10% maximum secondary materials (*i.e. prefinished metal panels*) by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning and Zoning Manager

Gonzales, David

From: Gonzales, David
Sent: Tuesday, March 30, 2021 1:52 PM
To: 'David Morales'
Subject: RE: P&Z Work Session Next Week

The ARB and P&Z both have staff's packet, which was forwarded to you for their review and consideration. I will also have the proposed elevations in the PowerPoint presentation during the meeting. You are welcome to bring anything else you feel is necessary, the PowerPoint is available as well as a visual aid.

Additionally, since this has been included on the consent agenda for ARB, you (or your team) are not required to be present for the 5:00 PM meeting.

Let me know if you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: David Morales [mailto:dmorales@pdgarch.net]
Sent: Tuesday, March 30, 2021 12:31 PM
To: Gonzales, David
Subject: RE: P&Z Work Session Next Week

David,

Will you have the drawings ready for presentation?

Do I need to bring anything else with me?

Thanks,

David Morales
Project Architect
Pross Design Group Inc.
5310 Harvest Hill Rd. Suite 180
Dallas TX 75230
Office: 972-759-1400
Direct: 972-354-1313

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, March 26, 2021 11:15 AM
To: David Morales <dmorales@pdgarch.net>
Cc: Robert Reece <rreece@sprpackaging.com>
Subject: P&Z Work Session Next Week

David,

Please find attached staff's comments for your site plan request in the link below. The Planning Commission will be conducting a work session on Tuesday, March 30, 2021. As the applicant, you will be presenting your case before the commission and to discuss your project. You will also receive feedback from the Commission. The Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers. Prior to the P&Z meeting, the ARB will meet to review and discuss the building elevations. This meeting will begin at 5:00 p.m.

Please be sure that you and/or your representative(s) are present for both meetings to answer any questions the ARB and Planning Commission may have regarding your request. Please see dates for all meetings in staff comments.

Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

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Gonzales, David

From: Gonzales, David
Sent: Monday, March 29, 2021 9:15 AM
To: 'Bobby Pross'
Subject: RE: P&Z Work Session Next Week

No we do not, the City of Rockwall has been doing in person meetings for some time now and in the process, has moved away from Zoom meetings at the same time.



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Bobby Pross [mailto:bpross@pdgarch.net]
Sent: Friday, March 26, 2021 1:48 PM
To: Gonzales, David
Subject: P&Z Work Session Next Week

David,

Do you guys not have an option to call into these meetings? This really surprises me that Rockwall would be ok with crowding people in a room. Not many Cities are operating this way as a precaution.

Thanks,

Bobby Pross
President
Pross Design Group Inc.
5310 Harvest Hill Rd. Suite 180
Dallas TX 75230
Office: 972-759-1400
Direct: 972-354-1326

David Morales
Project Architect
Pross Design Group Inc.
5310 Harvest Hill Rd. Suite 180
Dallas TX 75230
Office: 972-759-1400
Direct: 972-354-1313

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, March 26, 2021 11:15 AM
To: David Morales <dmorales@pdgarch.net>
Cc: Robert Reece <rreece@sprpackaging.com>
Subject: P&Z Work Session Next Week

David,

Please find attached staff's comments for your site plan request in the link below. The Planning Commission will be conducting a work session on Tuesday, March 30, 2021. As the applicant, you will be presenting your case before the commission and to discuss your project. You will also receive feedback from the Commission. The Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers. Prior to the P&Z meeting, the ARB will meet to review and discuss the building elevations. This meeting will begin at 5:00 p.m.

Please be sure that you and/or your representative(s) are present for both meetings to answer any questions the ARB and Planning Commission may have regarding your request. Please see dates for all meetings in staff comments.

Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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Gonzales, David

From: Gonzales, David
Sent: Monday, April 12, 2021 9:21 AM
To: 'David Morales'
Cc: Robert Reece
Subject: P&Z Meeting Tomorrow Night
Attachments: Packet [P&Z] (04.13.2021).pdf

David,

Please find attached staff's memo regarding your request. The Planning Commission will be taking action at tomorrow's night's meeting , Tuesday, April 13, 2021. Staff requests that you and/or your representative be present should the commission have any questions regarding your project. The Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers.

Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

Gonzales, David

From: Gonzales, David
Sent: Friday, March 26, 2021 11:15 AM
To: 'David Morales'
Cc: Robert Reece
Subject: P&Z Work Session Next Week
Attachments: Packet [WS] (03.30.2021).pdf

David,

Please find attached staff's comments for your site plan request in the link below. The Planning Commission will be conducting a work session on Tuesday, March 30, 2021. As the applicant, you will be presenting your case before the commission and to discuss your project. You will also receive feedback from the Commission. The Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers. Prior to the P&Z meeting, the ARB will meet to review and discuss the building elevations. This meeting will begin at 5:00 p.m.

Please be sure that you and/or your representative(s) are present for both meetings to answer any questions the ARB and Planning Commission may have regarding your request. Please see dates for all meetings in staff comments.

Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL

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385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

Gonzales, David

From: David Morales <dmorales@pdgarch.net>
Sent: Thursday, March 25, 2021 4:47 PM
To: Gonzales, David
Cc: Bobby Pross; Robert Reece
Subject: SPR Packaging High Bay Expansion - Amended Site Plan - Variance Request Revision
Attachments: 2049 SPR High Bay Expansion - Amended Site Variance Rev 3-25-21.pdf

Dear Mr. Gonzales,

Please find our revised variance request attached. The letter has been revised to include compensatory measures in the form of additional landscaping.

If anything further is required to process our submittal, please let me know.

Regards,

David Morales
Project Architect
Pross Design Group Inc.
5310 Harvest Hill Rd. Suite 180
Dallas TX 75230
Office: 972-759-1400
Direct: 972-354-1313

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