



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # P2019-044 P&Z DATE 12/10/2019 CC DATE 12/16/2019 APPROVED/DENIED \_\_\_\_\_

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2019-044

**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]:

### Plotting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre) †
- Preliminary Plat (\$200.00 + \$15.00 Acre) †
- Final Plat (\$300.00 + \$20.00 Acre) †
- Replat (\$300.00 + \$20.00 Acre) †
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre) †
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre) †
- Specific Use Permit (\$200.00 + \$15.00 Acre) †
- PD Development Plans (\$200.00 + \$15.00 Acre) †

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

†: 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 Road**

Subdivision **SPR Packaging Addition**

Lot **2** Block **A**

General Location **NWC Justin Road at Industrial Blvd.**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **Light Industrial**

Current Use **Warehouse, Manufacturing, Office**

Proposed Zoning **No Change**

Proposed Use **No Change**

Acreage **10.2**

Lots [Current] **1**

Lots [Proposed] **1**

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner **SPR Packaging**

Applicant **Westwood Professional Services**

Contact Person **Carolina Molina**

Contact Person **Arlyn Samuelson**

Address **1480 Justin Road**

Address **2740 Dallas Parkway  
Suite 280**

City, State & Zip **Rockwall, Texas 75087**

City, State & Zip **Plano, Texas 75093**

Phone **(469) 402-1232**

Phone **(972) 265-4860**

E-Mail **cmolina@sprpackaging.com**

E-Mail **arlyn.samuelson@westwoodps.com**

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Carolina Molina [Owner] the undersigned, who stated the information on this application to be true and certified the following:

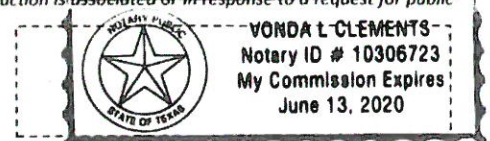
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 504, to cover the cost of this application, has been paid to the City of Rockwall on this the 29th day of October, 20 19. By signing this application, 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 29th day of October, 20 19.

Owner's Signature

Caroline Haine

Notary Public In and for the State of Texas



My Commission Expires

June 13, 2020



**DEVELOPMENT REVIEW COMMITTEE (DRC)  
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745  
Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

External Review: Wayne Carter, Charter Communications  
Jim Friske, Charter Communications  
Dinah Wood, Atmos  
Randy Voight, Oncor  
Phillip Dickerson, Oncor  
Brian Duncan, AT&T  
Javier Fernandez, RISD  
Brenda Callaway, TXDOT  
Stephen Geiger, Farmer's Electric  
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering  
John Shannon, Building Inspections  
Ariana Hargrove, Fire  
Andy Hesser, Parks  
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 11/15/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 11/21/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 11/26/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 11/26/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number: P2019-044**  
**Project Name: Lot 2, Block A, SPR Packaging Addition**  
**Project Type: PLAT**  
**Applicant Name: WESTWOOD PROFESSIONAL SERVICES**  
**Owner Name: SPR PACKAGING**  
**Project Description:**



# RECEIPT

Project Number: P2019-044  
Job Address: 1480 JUSTIN RD  
ROCKWALL, TX 75087


Receipt Number: B87439  
Printed: 11/18/2019 2:19 pm

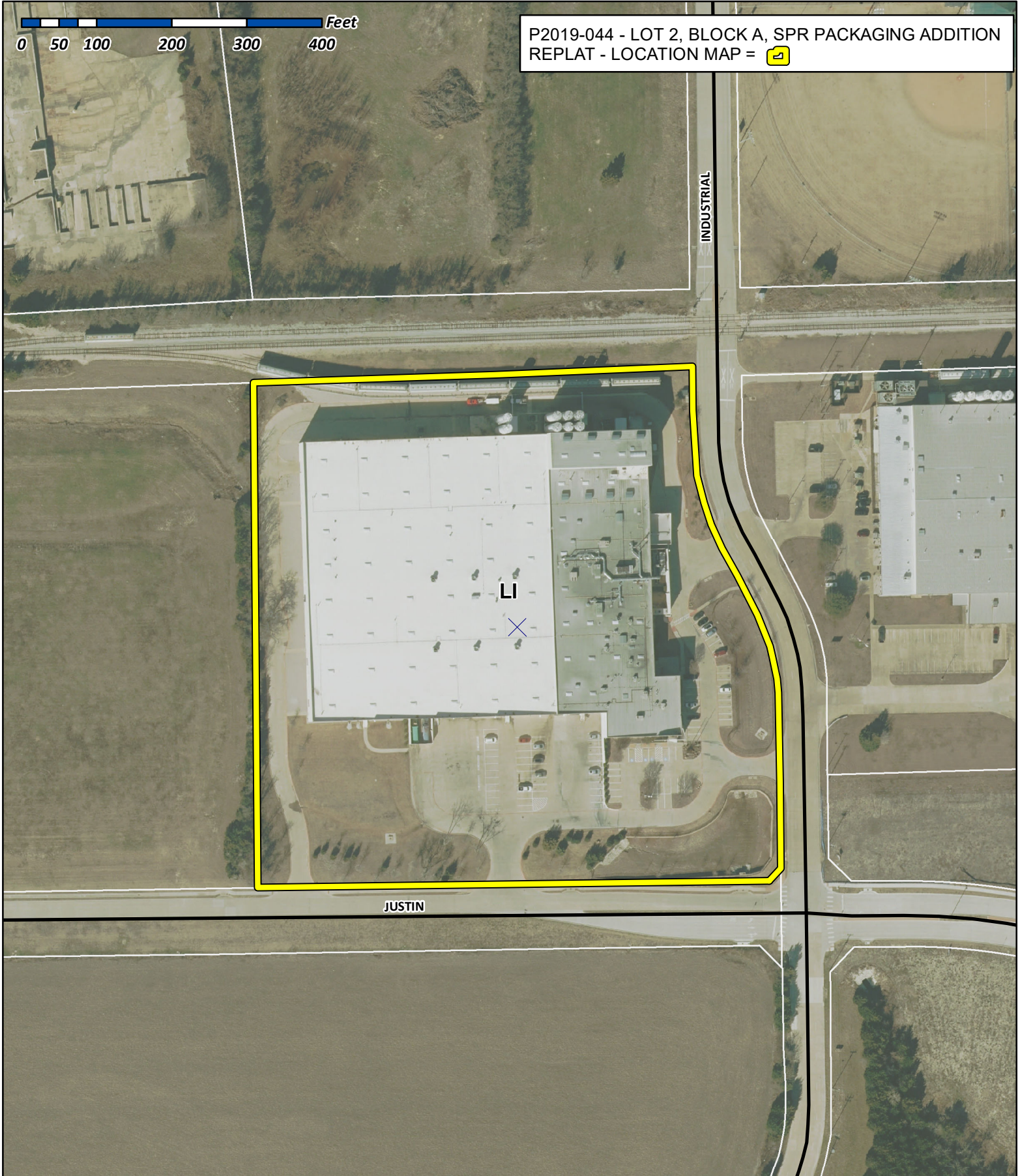
Fee Description	Account Number	Fee Amount
PLATTING	01-4280	\$ 504.00

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**Total Fees Paid:** \$ 504.00  
Date Paid: 11/18/2019 12:00:00AM  
Paid By: WESTWOOD PROFESSIONAL SERVICES  
Pay Method: CHECK 173234  
Received By: LM

0 50 100 200 300 400 Feet

P2019-044 - LOT 2, BLOCK A, SPR PACKAGING ADDITION  
REPLAT - LOCATION MAP = 

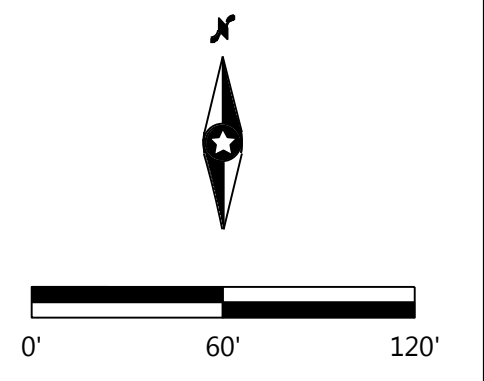
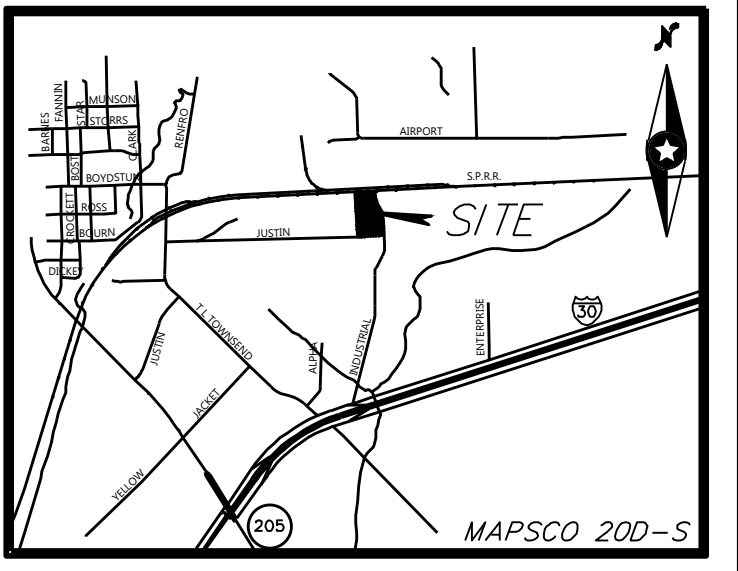
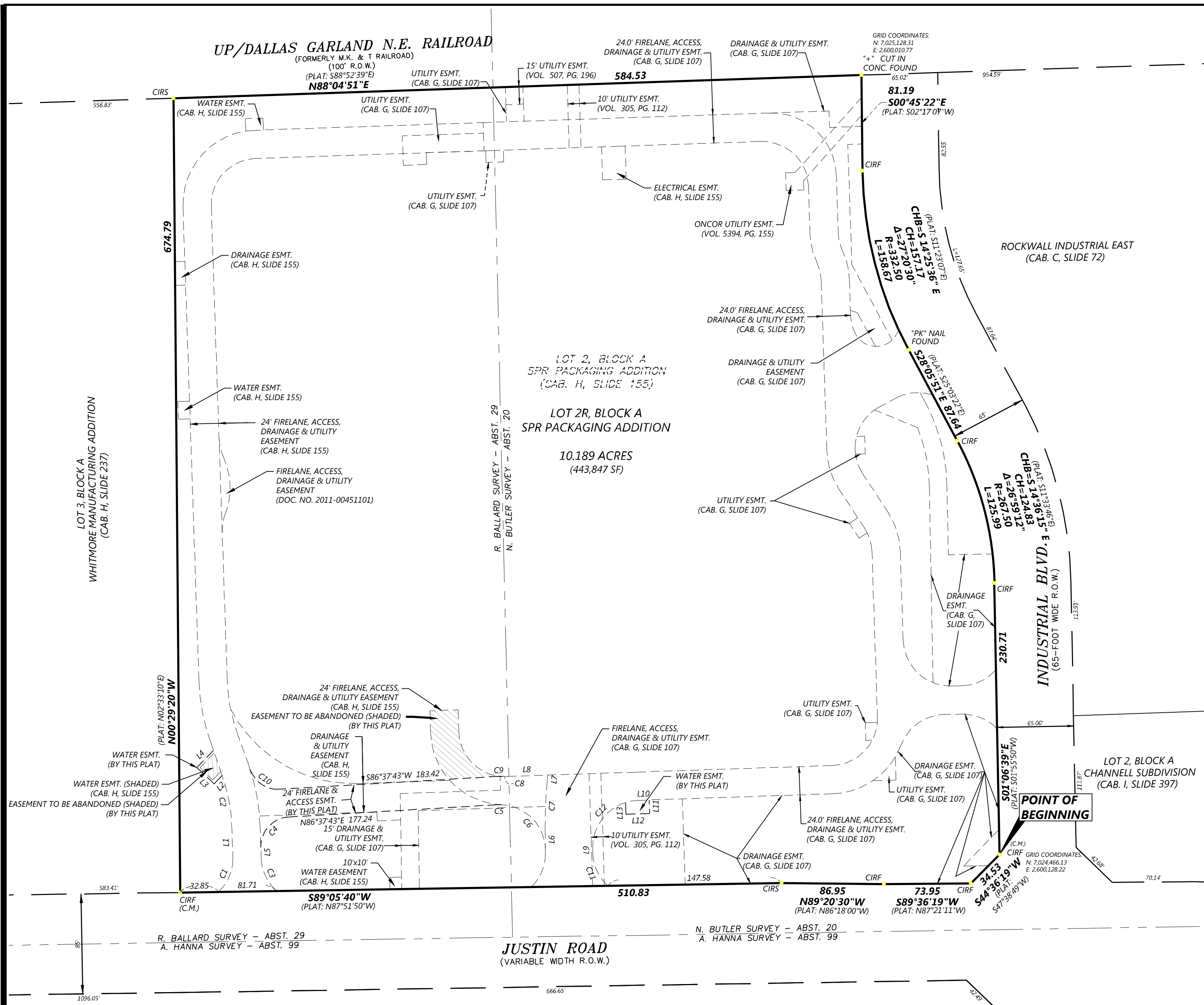


## City of Rockwall

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





- GENERAL NOTES:
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
  2. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

Line Table		
Line #	Length	Direction
L1	25.86	N01°55'54"W
L2	10.00	S43°34'53"W
L3	20.00	N46°25'07"W
L4	20.20	N43°34'53"E
L5	8.25	N01°55'54"W
L6	17.68	N00°54'20"W
L7	5.92	N05°38'33"E
L8	35.33	S88°04'06"W
L9	3.16	N00°54'20"W
L10	9.37	N88°04'51"E
L11	11.44	S01°55'09"E
L12	20.00	S88°04'51"W
L13	10.00	N01°55'09"W

Curve Table			
Curve #	Length	Radius	Delta
C1	32.21	40.00	046°07'59"
C2	45.20	150.00	017°16'00"
C3	32.43	40.00	046°26'53"
C4	38.64	25.00	088°33'38"
C5	3.95	39.00	005°48'12"
C6	58.99	39.00	086°39'42"
C7	40.00	350.00	006°32'53"
C8	2.97	39.00	004°21'54"
C9	6.38	63.00	005°48'12"
C10	32.77	25.00	075°06'01"
C11	32.44	40.00	046°28'08"
C12	62.12	40.00	088°59'11"

LEGEND	
○	PROPERTY CORNER
CIRS	5/8" IRON ROD "WESTWOOD PS" CAP SET
CIRF	5/8" IRON ROD "POGUE ENG & DEV" CAP SET
FIR	FOUND IRON ROD
(CM)	CONTROLLING MONUMENT
ESMT.	EASEMENT
VOL. PG.	VOLUME, PAGE
CAB.	CABINET
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
ABST.	ABSTRACT

OWNER  
**FLEXLAND, L.P.**  
 1480 JUSTIN ROAD,  
 ROCKWALL, TEXAS 75087  
 (469) 252-1070

**Westwood**  
 (214) 473-4640 2740 Dallas Parkway, Suite 280  
 Toll Free (888) 937-5150 Plano, TX 75093  
 westwoodps.com  
 Westwood Professional Services, Inc.  
 TBP# FIRM REGISTRATION NO. F-11756  
 TBP# FIRM REGISTRATION NO. 30074901

REPLAT  
**LOT 2R, BLOCK A**  
**SPR PACKAGING ADDITION**  
 BEING A REPLAT OF LOT 2, BLOCK A, SPR PACKAGING  
 ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
 AND BEING OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20  
 AND R. BALLARD SURVEY, ABSTRACT NO. 29  
 ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Flexland, L.P. is the owner of a 10.189 acre tract of land situated in the N. Butler Survey, Abstract No. 20 and the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas; said tract being all of Lot 2, Block A, SPR Packaging Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 155 of the Plat Records of Rockwall County, Texas; said 10.189 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner at the north end of a right-of-way corner clip at the intersection of the northerly right-of-way line of Justin Road (a variable width right-of-way) and the westerly right-of-way line of Industrial Boulevard (a 65-foot right-of-way);

THENCE, South 44 degrees, 36 minutes, 19 seconds West, along the said right-of-way corner clip, a distance of 34.53 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner in the said northerly line of Justin Road; said point also being at the south end of said corner clip;

THENCE, along the said northerly line of Justin Road, the following three (3) calls:

South 89 degrees, 36 minutes, 19 seconds West, a distance of 73.95 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at an angle point;

North 89 degrees, 20 minutes, 30 seconds West, a distance of 86.95 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set at an angle point;

South 89 degrees, 05 minutes, 40 seconds West, a distance of 510.83 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the southwest corner of said Lot 2, Block A; said point also being the southeast corner of Lot 3, Block A, Whitmore Manufacturing Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 237 of the said Plat Records;

THENCE, North 00 degrees, 29 minutes, 20 seconds West, departing the said northerly line of Justin Road and along the west line of said Lot 2, Block A and the east line of the said Lot 3, Block A, a distance of 674.79 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set in the southerly right-of-way line of UP/Dallas Garland N.E. Rail Road (a 100-foot wide right-of-way); said point being the northwest corner of said Lot 2, Block A and also being the northeast corner of said Lot 3, Block A;

THENCE, North 88 degrees, 04 minutes, 51 seconds East, departing the said west line of Lot 2, Block A and the said east line of Lot 3, Block A and along the north line of said Lot 2, Block A and the said southerly line of UP/Dallas Garland N.E. Rail Road, a distance of 584.53 feet to a "+" cut in concrete found at the intersection of said southerly line of UP/Dallas Garland N.E. Rail Road and the said westerly line of Industrial Boulevard; said point being the northeast corner of said Lot 2, Block A;

THENCE, departing the said north line of Lot 2, Block A and the said southerly line of UP/Dallas Garland N.E. Rail Road and along the said westerly line of Industrial Boulevard, the following five (5) calls:

South 00 degrees, 45 minutes, 22 seconds East, a distance of 81.19 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 27 degrees, 20 minutes, 30 seconds, a radius of 332.50 feet, a chord bearing and distance of South 14 degrees, 25 minutes, 36 seconds East, 157.17 feet, an arc distance of 158.67 feet to a "PK" nail found at the end of said curve;

South 28 degrees, 05 minutes, 51 seconds East, a distance of 87.64 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 26 degrees, 59 minutes, 12 seconds, a radius of 267.50 feet, a chord bearing and distance of South 14 degrees, 36 minutes, 15 seconds East, 124.83 feet, an arc distance of 125.99 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the end of said curve;

South 01 degrees, 06 minutes, 39 seconds East, a distance of 230.71 feet to the POINT OF BEGINNING;

CONTAINING, 443,847 square feet or 10.189 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **SPR PACKAGING ADDITION, LOT 2R, BLOCK A**, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the SPR PACKAGING ADDITION have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; Our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

\_\_\_\_\_  
NAME

\_\_\_\_\_  
TITLE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:\_\_\_\_\_

\_\_\_\_\_  
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:\_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2011.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary City of Rockwall

\_\_\_\_\_  
City of Rockwall Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

**PRELIMINARY PLAT  
NOT FOR RECORDING**

Roman L. Groysman  
Registered Professional Land Surveyor  
No. 5864

OWNER  
FLEXLAND, L.P.  
1480 JUSTIN ROAD,  
ROCKWALL, TEXAS 75087  
(469) 252-1070

**Westwood**

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280  
Toll Free (888) 937-5150 Plano, TX 75093  
westwoodps.com

Westwood Professional Services, Inc.  
TBPB FIRM REGISTRATION NO. F-11756  
TBPB FIRM REGISTRATION NO. 30079303

REPLAT  
LOT 2R, BLOCK A  
SPR PACKAGING ADDITION  
BEING A REPLAT OF LOT 2, BLOCK A, SPR PACKAGING  
ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
AND BEING OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20  
AND R. BALLARD SURVEY, ABSTRACT NO. 29  
ROCKWALL COUNTY, TEXAS

OCTOBER 28, 2019 JOB No. 0014830.20 SPR PACKAGING ADDITION

**SOUTHERN PACIFIC RAIL ROAD**  
(100' R.O.W.)

LOT 2, BLOCK A  
SPR PACKAGING ADDITION  
(CAB. H, SLIDE 155)  
  
10.1893 ACRES  
(443,847 SF)

**PROJECT DATA**

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF., OFFICE
SITE AREA:	10.18 AC
	443,840.8 SF
BUILDING AREA:	188,516 SF
EXISTING BUILDING:	
OFFICE ADDITION:	11,628 SF
FIRST FLOOR:	10,936 SF
SECOND FLOOR:	22,564 SF
TOTAL:	22,564 SF
INK ROOM / LOCKER ROOM ADDITION:	7,046 SF

**PARKING DATA SUMMARY**

PROPOSED USE	AREA	FACTOR	REQ. SPACES
<b>EXISTING BUILDING</b>			
OFFICE	26,036 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	143,673 SF	EXISTING	-
<b>PROPOSED ADDITION</b>			
OFFICE (2-STORIES)	22,564 SF	1:300	75
INK ROOM (WAREHOUSE)	7,046 SF	1:1000	7
<b>TOTALS</b>			
- REQUIRED FOR ADDITION			82
- PROVIDED WITH ADDITION (NEW ONLY)			74
<b>TOTAL PARKING VARIANCE REQUESTED</b>			<b>8</b>
<b>ACCESSIBLE PARKING REQUIREMENTS</b>			
- REQUIRED FOR ADDITION			*4
- PROVIDED FOR ADDITION			4

\*BASED ON NEW PLUS EXISTING PARKING THAT WILL BE ASSOCIATED WITH THE PARKING LOT SERVING THIS ADDITION

PROPOSED 22,564 S.F  
2-STORY BUILDING ADDITION  
FF 572.3:1  
(MATCH EX. BLDG.)

**JUSTIN ROAD**  
(VARIABLE WIDTH R.O.W.)

**INDUSTRIAL BLVD.**  
(VARIABLE WIDTH R.O.W.)

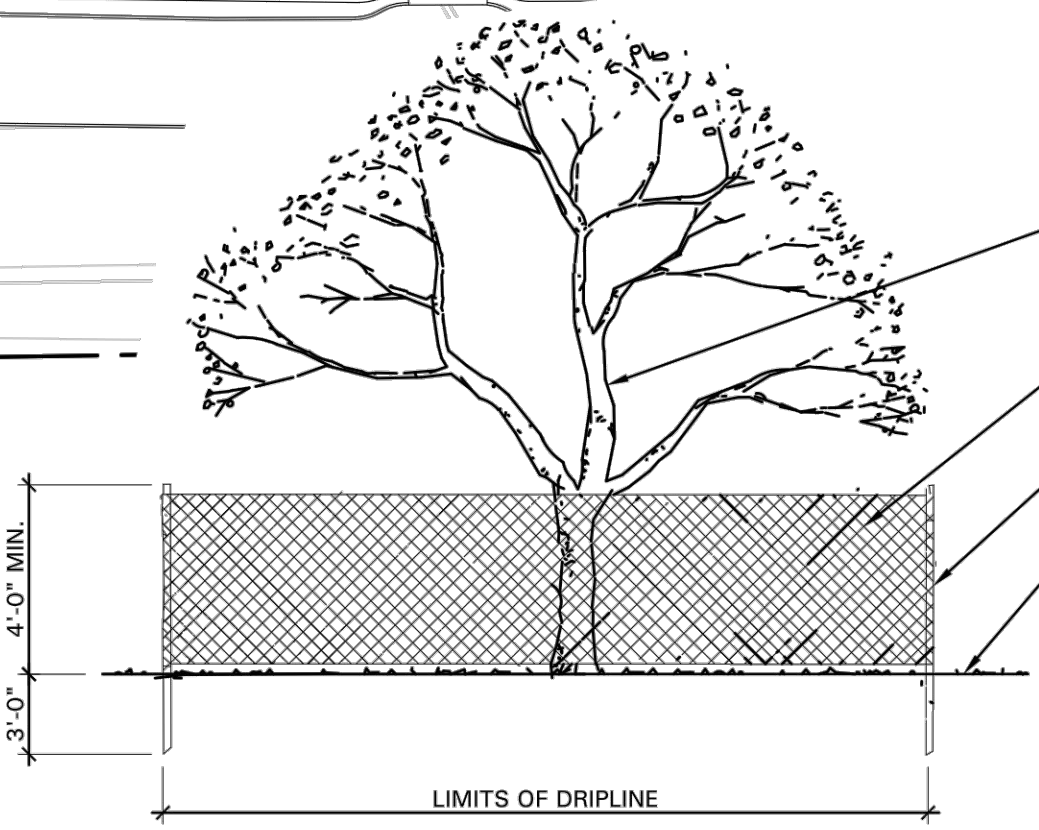
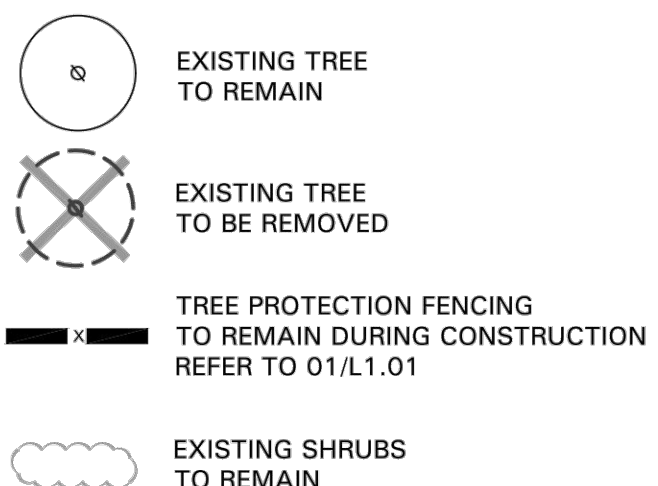
TREE SURVEY FIELD DATA				
No.	Di. (inches)	Species (common name)	Status	Remarks
1	5	CEDAR ELM	TO BE REMOVED	PROTECTED
2	3	LACEBARK ELM	TO BE REMOVED	NOT PROTECTED
3	7	LACEBARK ELM	TO BE REMOVED	PROTECTED
4	5.5	LACEBARK ELM	TO REMAIN	
5	3.5	LACEBARK ELM	TO REMAIN	
6	6	LACEBARK ELM	TO REMAIN	
7	4	CEDAR	TO REMAIN	
8	4	CEDAR	TO REMAIN	
9	6	LACEBARK ELM	TO REMAIN	
10	6	CEDAR	TO REMAIN	
11	7	CEDAR ELM	TO REMAIN	
12	4	CEDAR	TO BE REMOVED	NOT PROTECTED
13	6	CEDAR ELM	TO REMAIN	
14	6	CEDAR ELM	TO REMAIN	
15	5.5	CEDAR ELM	TO REMAIN	
16	5	CEDAR	TO REMAIN	
17	7	CEDAR ELM	TO REMAIN	
18	5.5	BALD CYPRESS	TO REMAIN	
19	6	BALD CYPRESS	TO BE REMOVED	DEAD
20	5	BALD CYPRESS	TO REMAIN	
21	5	CEDAR ELM	TO REMAIN	
22	8	BALD CYPRESS	TO REMAIN	
23	5	BALD CYPRESS	TO REMAIN	
24	8	BALD CYPRESS	TO REMAIN	
25	6	BALD CYPRESS	TO REMAIN	
26	3	BALD CYPRESS	TO REMAIN	
27	3	BALD CYPRESS	TO REMAIN	
28	5	BALD CYPRESS	TO REMAIN	
29	5	BALD CYPRESS	TO REMAIN	
30	6	BALD CYPRESS	TO REMAIN	
31	6	BALD CYPRESS	TO REMAIN	
32	4	BALD CYPRESS	TO REMAIN	
33	9	BALD CYPRESS	TO REMAIN	
34	8	BALD CYPRESS	TO REMAIN	
35	7	BALD CYPRESS	TO REMAIN	
36	5	BALD CYPRESS	TO REMAIN	
37	6	BALD CYPRESS	TO REMAIN	
38	3	BALD CYPRESS	TO REMAIN	
39	4	BALD CYPRESS	TO REMAIN	
40	12	LACEBARK ELM	TO REMAIN	
41	12	LACEBARK ELM	TO REMAIN	
42	11	LACEBARK ELM	TO REMAIN	
43	11	LACEBARK ELM	TO REMAIN	
44	10	CREPE MYRTLE	TO REMAIN	
45	11	CREPE MYRTLE	TO REMAIN	
46	6	CREPE MYRTLE	TO REMAIN	
47	6	BALD CYPRESS	TO REMAIN	
48	8	BALD CYPRESS	TO REMAIN	
49	7	BALD CYPRESS	TO REMAIN	
50	4	LACEBARK ELM	TO REMAIN	
51	6	BALD CYPRESS	TO REMAIN	
52	6	BALD CYPRESS	TO REMAIN	
53	3	BALD CYPRESS	TO REMAIN	
54	5	BALD CYPRESS	TO REMAIN	
55	5	BALD CYPRESS	TO REMAIN	
56	5	BALD CYPRESS	TO REMAIN	
57	3	BALD CYPRESS	TO REMAIN	
58	6	BALD CYPRESS	TO REMAIN	
59	7	BALD CYPRESS	TO REMAIN	
60	8	BALD CYPRESS	TO REMAIN	
61	7	BALD CYPRESS	TO REMAIN	
62	4	LIVE OAK	TO REMAIN	
63	4	LIVE OAK	TO REMAIN	
64	5	LIVE OAK	TO REMAIN	
65	9	BALD CYPRESS	TO REMAIN	
66	10	BALD CYPRESS	TO REMAIN	
67	10	BALD CYPRESS	TO REMAIN	
68	11	LIVE OAK	TO REMAIN	
69	5	LIVE OAK	TO REMAIN	
70	10	LIVE OAK	TO REMAIN	
1113	6	CYPRESS	TO REMAIN	
1117	10	CEDAR	TO BE REMOVED	DEAD
1118	6	CYPRESS	TO REMAIN	
1120	12	CEDAR	TO REMAIN	
1123	8	CEDAR	TO REMAIN	
1125	8	CEDAR	TO REMAIN	
1127	8	CEDAR	TO REMAIN	
1165	8	LACEBARK ELM	TO REMAIN	
1622	6	CEDAR	TO BE REMOVED	NOT PROTECTED
1623	6	CEDAR	TO REMAIN	
1624	6	CEDAR ELM	TO REMAIN	
1625	6	CEDAR ELM	TO REMAIN	
1626	27	HACKBERRY	TO REMAIN	
1627	6	CEDAR	TO REMAIN	
1628	6	CEDAR	TO REMAIN	
1629	10	HACKBERRY	TO BE REMOVED	NOT PROTECTED
1630	12	HACKBERRY	TO REMAIN	
1631	12	HACKBERRY	TO REMAIN	
1648	8	HACKBERRY	TO REMAIN	
1649	10	HACKBERRY	TO REMAIN	
1650	8	HACKBERRY	TO REMAIN	
1651	18	HACKBERRY	TO REMAIN	
1652	15	HACKBERRY	TO REMAIN	
1653	9	HACKBERRY	TO REMAIN	
1654	30	BOIS D'ARC	TO REMAIN	
1655	12	HACKBERRY	TO REMAIN	
1656	8	HACKBERRY	TO REMAIN	
1657	8	HACKBERRY	TO REMAIN	
1658	27	MULBERRY	TO REMAIN	

Total Caliper Inches on Site	762
Total Caliper Inches Removed	51
Total Mitigation Inches Required	12
Total Mitigation Inches Provided (Refer to Landscape Plan)	12

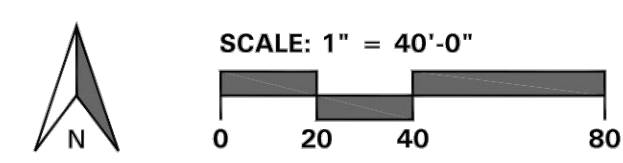
**TREE PRESERVATION NOTES**

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4") FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT OPTIMUM HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

**EXISTING TREE LEGEND**



**01 TREE PROTECTIVE FENCING**  
NOT TO SCALE



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

**TREE PRESERVATION PLAN**

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office

drawn: NAY  
checked: KAH  
date: 08/14/19

DESCRIPTION



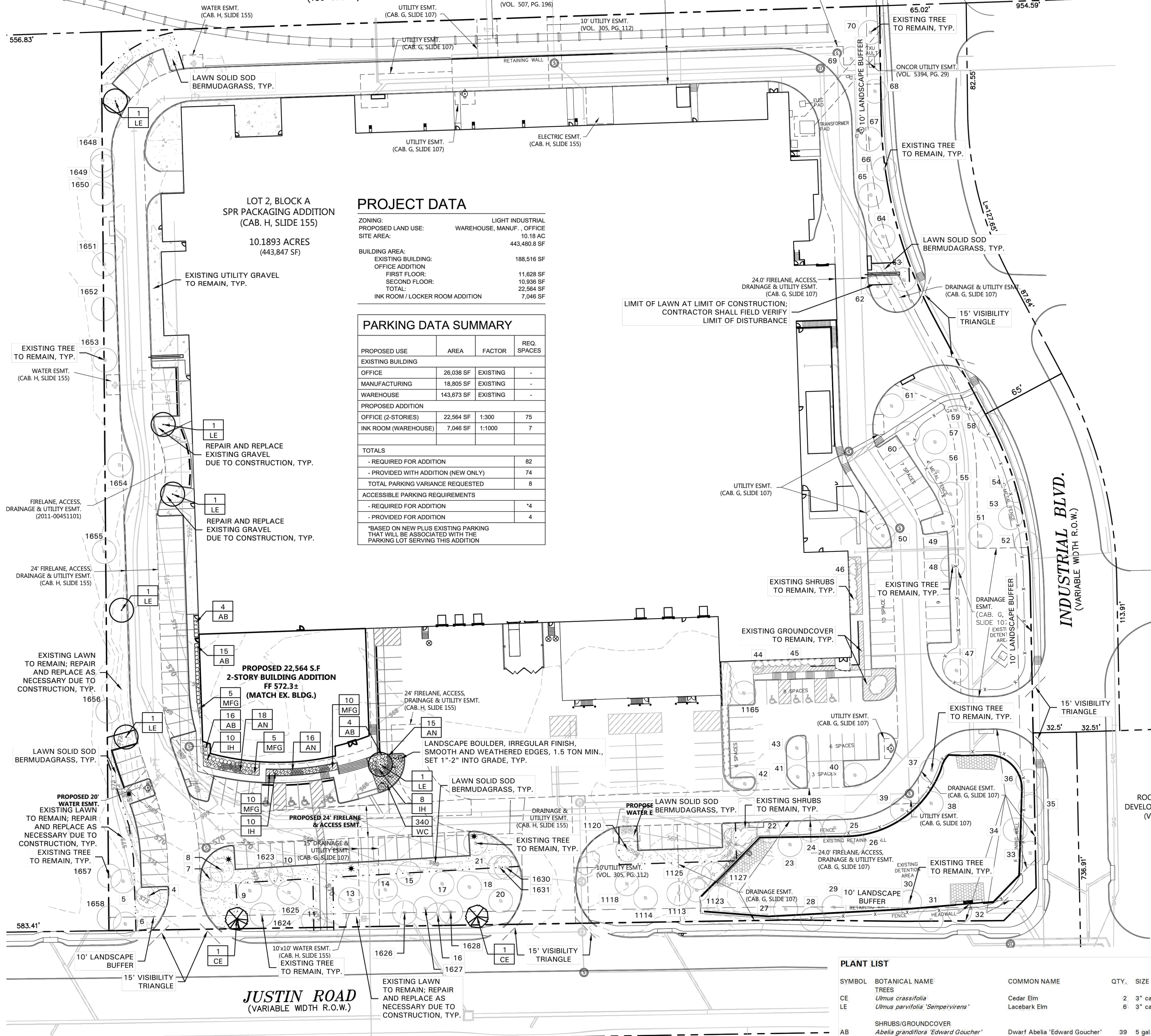
pross design group, incorporated  
5010 Harvest Hill Road, Suite 180, Dallas, Texas 75230-1400

**SPR PACKAGING**  
OFFICE ADDITION  
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854  
sheet  
**L1.01**



**SOUTHERN PACIFIC RAIL ROAD**  
(100' R.O.W.)



**PROJECT DATA**

ZONING:	LIGHT INDUSTRIAL
PROPOSED LAND USE:	WAREHOUSE, MANUF., OFFICE
SITE AREA:	10.18 AC
	443,480.8 SF
BUILDING AREA:	188,516 SF
EXISTING BUILDING:	
OFFICE ADDITION:	11,628 SF
FIRST FLOOR:	10,936 SF
SECOND FLOOR:	22,564 SF
TOTAL:	22,564 SF
INK ROOM / LOCKER ROOM ADDITION:	7,046 SF

**PARKING DATA SUMMARY**

PROPOSED USE	AREA	FACTOR	REQ. SPACES
EXISTING BUILDING			
OFFICE	26,036 SF	EXISTING	-
MANUFACTURING	18,805 SF	EXISTING	-
WAREHOUSE	143,673 SF	EXISTING	-
PROPOSED ADDITION			
OFFICE (2-STORIES)	22,564 SF	1:300	75
INK ROOM (WAREHOUSE)	7,046 SF	1:1000	7
TOTALS			
- REQUIRED FOR ADDITION			82
- PROVIDED WITH ADDITION (NEW ONLY)			74
TOTAL PARKING VARIANCE REQUESTED			8
ACCESSIBLE PARKING REQUIREMENTS			
- REQUIRED FOR ADDITION			*4
- PROVIDED FOR ADDITION			4

\*BASED ON NEW PLUS EXISTING PARKING THAT WILL BE ASSOCIATED WITH THE PARKING LOT SERVING THIS ADDITION

**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

**CITY OF ROCKWALL NOTES**

- NO TREES WITHIN 5'-0" OF ANY UTILITIES
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOOLS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

**SOLID SOD NOTES**

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**LANDSCAPE TABULATIONS**  
THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING

- 10' wide landscape buffer with one tree per 50 l.f.

INDUSTRIAL BLVD.: 684 l.f.  
Required (14) trees, 3" cal. Provided (14) existing trees, 4" cal. +

JUSTIN RD.: 671 l.f.  
Required (14) trees, 3" cal. Provided (2) trees, 3" cal. (12) existing trees, 4" cal. +

PARKING LOT LANDSCAPING

- 5% of the interior parking lot shall be landscape.
- One (1) tree for every ten (10) parking spaces.
- All parking spaces shall be a minimum eighty (80) feet from a tree.

Total interior parking lot area: 47,792 s.f.  
Total parking spaces: 125 spaces

Required 2,340 s.f. (5%) (13) trees  
Provided 7,611 s.f. (16%) (6) trees, 3" cal. (11) existing trees

SITE LANDSCAPING

- 10% of the total site shall be landscaped for LIGHT INDUSTRIAL.
- 100% of the total requirements shall be located in the front of and along side buildings for LIGHT INDUSTRIAL.

Total site: 10.18 AC; 443,480 s.f.

Required 44,348 s.f. (10%)  
Provided 109,932 s.f. (25%)  
44,348 s.f. (100%) 76,460 s.f.

DETENTION BASIN REQUIREMENTS

- A minimum of one (1) tree for every 750 s.f. of dry land area.

Dry Land Area: 26,232 s.f.  
Required (35) trees  
Provided (35) existing trees

**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
CE	TREES				
LE	<i>Ulmus crassifolia</i>	Cedar Elm	2	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	6	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
AB	SHRUBS/GROUNDCOVER				
AB	<i>Abelia grandiflora 'Edward Goucher'</i>	Dwarf Abelia 'Edward Goucher'	39	5 gal.	container full, 24" spread, 36" o.c.
AN	<i>Juniperus tobiira 'Andorra'</i>	Andorra Juniper	49	5 gal.	container full, 20" spread, 24" o.c.
IH	<i>Rhus glabra 'Clara'</i>	Indian Hawthorne 'Clara'	28	5 gal.	container full, 20" spread, 36" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass	30	1 gal.	container full, 24" o.c.
WC	<i>Euonymus fortunei 'Coloratus'</i>	Wintercreeper	340	4" pots	container (3) 12" runners min., 12" o.c.
WC	<i>Cynodon dactylon</i>	Common Bermudagrass			solid sod, refer to Solid Sod Notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

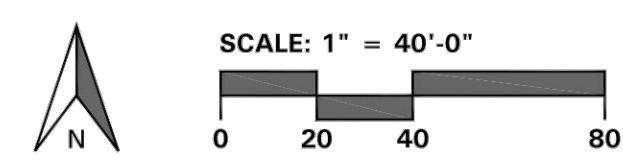
OWNER: ALVAPLAST US, INC. / SPR PACKAGING  
CONTACT: CAROLINA MOLINA  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087  
469-402-1232

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

CASE NO: SP2019-030

**LANDSCAPE PLAN**

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office



Drawn: NAY  
Checked: KAH  
Date: 08/14/19

#	DATE	DESCRIPTION



09/27/19

**pross design group, incorporated**  
5010 Harvest Hill Road, Suite 180, Dallas, Texas 75230-9727  
972-759-1400

**SPR PACKAGING**  
OFFICE ADDITION  
1480 JUSTIN RD., ROCKWALL, TEXAS

job no 1854  
sheet  
**L2.01**

**SECTION 32 9300 - LANDSCAPE**

**PART 1 - GENERAL**

**1.1 REFERENCED DOCUMENTS**

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

**1.2 DESCRIPTION OF WORK**

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
  1. Planting (trees, shrubs and grasses)
  2. Bed preparation and fertilization
  3. Notification of sources
  4. Water and maintenance until final acceptance
  5. Guarantee

**1.3 REFERENCE STANDARDS**

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

**1.4 NOTIFICATION OF SOURCES AND SUBMITTALS**

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

**1.5 JOB CONDITIONS**

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

**1.6 MAINTENANCE AND GUARANTEE**

- A. Maintenance:
  1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
  2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
  - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
  - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
  - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

**1.7 QUALITY ASSURANCE**

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
  1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
  2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
  3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
  4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

**1.8 PRODUCT DELIVERY, STORAGE AND HANDLING**

- A. Preparation:
  1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
  2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
  1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
  2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
  3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
  4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
  5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
  6. Remove rejected plant material immediately from job site.
  7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

**PART 2 - PRODUCTS**

**2.1 PLANTS**

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

**2.2 SOIL PREPARATION MATERIALS**

- A. Sandy Loam:
    1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
    2. Physical properties as follows:
      - a. Clay - between 7-27 percent
      - b. Silt - between 15-25 percent
      - c. Sand - less than 52 percent
    3. Organic matter shall be 3%-10% of total dry weight.
    4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
  - B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
  - C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Nursery Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
  - D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
  - E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
  - F. Organic Fertilizer: Fertiland, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
  - G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
  - H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.
- 2.3 MISCELLANEOUS MATERIALS**
- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDEGE Heavy Duty Steel.
  - B. Staking Material for Shade Trees: refer to details.
  - C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
  - D. Filter Fabric: 'Mirafi Mirascape' by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
  - E. River Rock: 'Colorado' or native river rock, 2" - 4" dia.

- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

**PART 3 - EXECUTION**

**3.1 BED PREPARATION & FERTILIZATION**

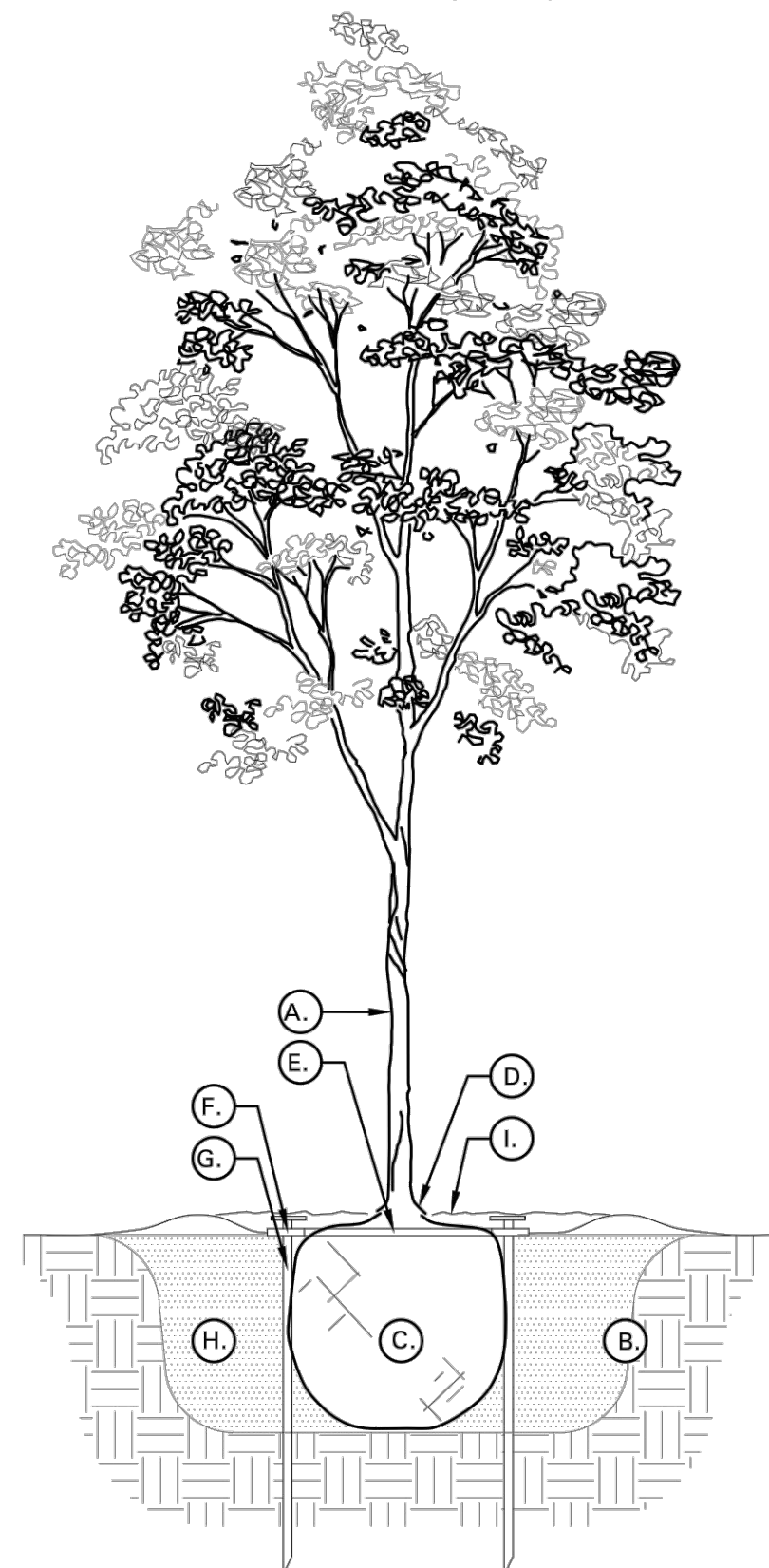
- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
  1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  2. All planting areas shall receive a two (2") inch layer of specified mulch.
  3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
  1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass area to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

**3.2 INSTALLATION**

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

tree planting detail as approved by the Landscape Architect if the percolation test fails.

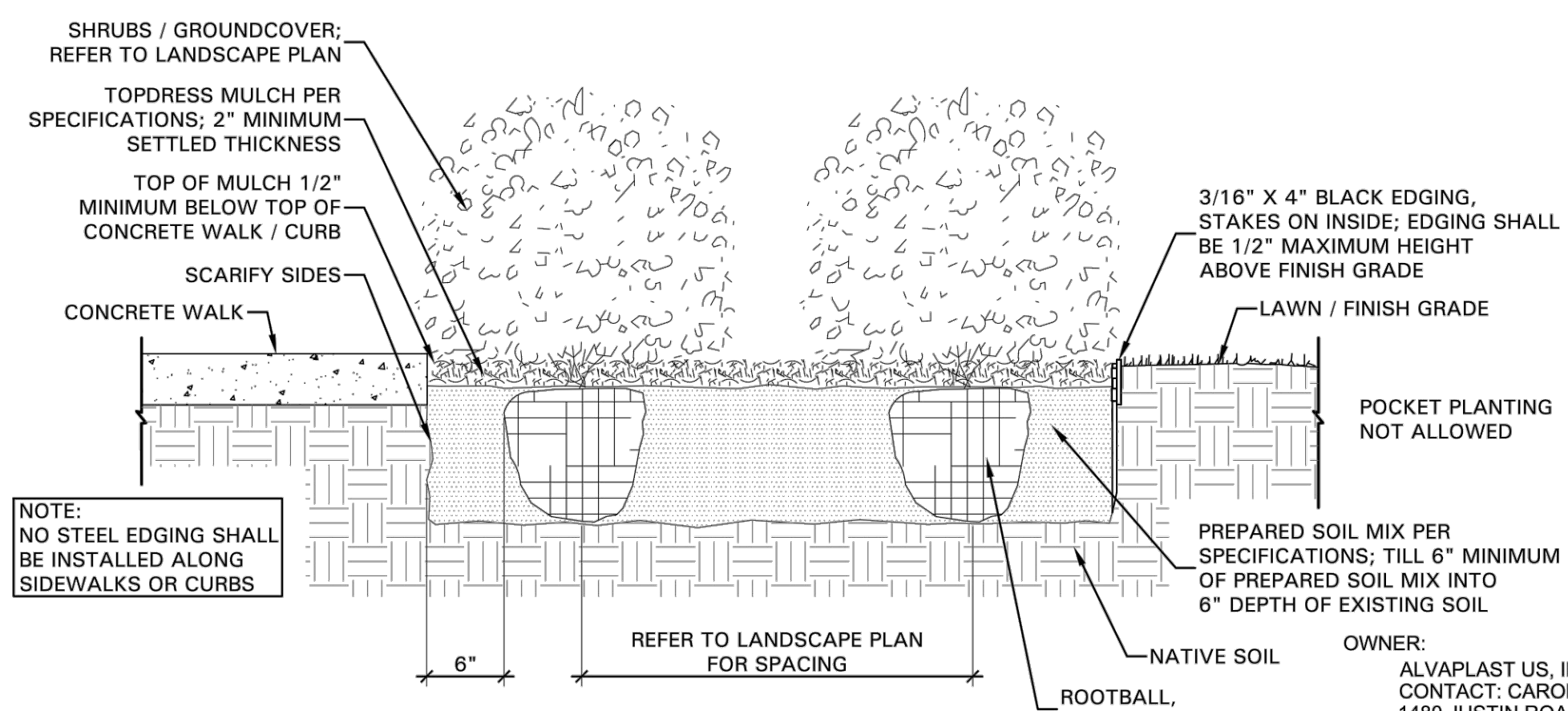
- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".
  - J. Do not wrap trees.
  - K. Do not over prune.
  - L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
  - M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
  - N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
  - O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
  - P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
    1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
    2. Pruning shall be done with clean, sharp tools.
    3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
  - Q. Steel Curbing Installation:
    1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
    2. All steel curbing shall be free of kinks and abrupt bends.
    3. Top of curbing shall be 1/2" maximum height above final finished grade.
    4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
    5. Do not install steel edging along sidewalks or curbs.
    6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.
- 3.3 CLEANUP AND ACCEPTANCE**
- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.
- END OF SECTION**



**01 TREE PLANTING DETAIL**  
NOT TO SCALE

**TREE PLANTING DETAIL LEGEND AND NOTES**

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "J" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



**02 SHRUB / GROUND COVER DETAIL**  
NOT TO SCALE

CASE NO: SP2019-030  
OWNER: ALVAFLAST US, INC. / SPR PACKAGING  
CONTACT: BOBBY 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

**LANDSCAPE SPECIFICATIONS AND DETAILS**

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office



DATE: 09/27/19  
DESCRIPTION: LANDSCAPE ARCHITECTURE  
DRAWN: NAY, Checked: KAH, Date: 08/14/19

DATE	DESCRIPTION



09/27/19

**SPR PACKAGING**  
PROSS DESIGN GROUP, INCORPORATED  
5310 HARVEST HILL ROAD, SUITE 180, DALLAS, TEXAS 75230-9727  
1480 JUSTIN RD., ROCKWALL, TEXAS

**OFFICE ADDITION**

job no 1854  
sheet  
**L2.02**

lot closure.txt

Lot Closure

Course: S44°36'19"W	Distance: 34.53	Northing: 7024466.13	Easting: 2600128.22
Course: S89°36'19"W	Distance: 73.95	Northing: 7024441.55	Easting: 2600103.97
Course: N89°20'30"W	Distance: 86.95	Northing: 7024441.04	Easting: 2600030.03
Course: S89°05'40"W	Distance: 510.83	Northing: 7024442.04	Easting: 2599943.08
Course: N0°29'20"W	Distance: 674.79	Northing: 7024433.97	Easting: 2599432.32
Course: N88°04'51"E	Distance: 584.53	Northing: 7025108.73	Easting: 2599426.56
Course: S0°45'22"E	Distance: 81.19	Northing: 7025128.31	Easting: 2600010.77
		Northing: 7025047.12	Easting: 2600011.84

Arc length: 158.67      Radius: 332.50      Delta angle: 27°20'29.9999"  
Tangent: 80.88      Chord: 157.17      Chord course: S14°25'36"E  
Tangent Course in: S0°45'21"E      Tangent Course out: S28°05'51"E  
Course in to RP: N89°14'39"E      Course out from RP: S61°54'09"W

Course: S28°05'51"E	Distance: 87.64	Northing: 7024894.91	Easting: 2600051.00
		Northing: 7024817.60	Easting: 2600092.27

Arc length: 125.99      Radius: 267.50      Delta angle: 26°59'11.9999"  
Tangent: 64.19      Chord: 124.83      Chord course: S14°36'15"E  
Tangent Course in: S28°05'51"E      Tangent Course out: S1°06'39"E  
Course in to RP: S61°54'09"W      Course out from RP: N88°53'21"E

		Northing: 7024696.80	Easting: 2600123.75
Course: S1°06'39"E	Distance: 230.71	Northing: 7024466.13	Easting: 2600128.22

Error of closure: 0.0000      Course: South  
Precision - 1:355646162552

Polyline Area = 443849 s.f.      10.189 acres.  
Polyline Perimeter = 2649.77



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** November 26, 2019  
**APPLICANT:** Arlyn Samuelson; *Westwood Professional Services*  
**CASE NUMBER:** P2019-044; *Lot 3, Block A, SPR Packaging Addition*

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### **SUMMARY**

Consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of SPR Packaging for the approval of Lot 3, Block A, SPR Packaging Addition being a replat of a 10.189-acre parcel of land identified as 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.

### **PLAT INFORMATION**

- The applicant is requesting the approval of a replat for a 10.189-acre parcel of land [i.e. *Lot 3, Block A, SPR Packaging Addition*] that will abandon a portion of a 24-foot firelane, drainage, and utility easement and a water easement for the purpose of constructing an office addition to the existing office/warehouse/manufacturing facility. The *subject property* is zoned Light Industrial (LI) District and is addressed as 1480 Justin Road.
- On August 15, 2019, David A. Morales of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) submitted a site plan [i.e. *Case No. SP2019-030*] proposing the construction of a ~22,564 SF, two (2) story office addition to the existing office/warehouse/manufacturing facility. Additionally, the site will incorporate a ~7,046 SF, one (1) story ink/locker room that is located on the south facing façade. On September 10, 2019, the Planning and Zoning Commission approved the site plan and all exceptions requested.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 3, Block A, SPR Packaging Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

## City of Rockwall Project Plan Review History



<b>Project Number</b>	P2019-044	<b>Owner</b>	SPR PACKAGING	<b>Applied</b>	11/15/2019	LM
<b>Project Name</b>	Lot 2, Block A, SPR Packaging Addition	<b>Applicant</b>	WESTWOOD PROFESSIONAL SERVICES	<b>Approved</b>		
<b>Type</b>	PLAT			<b>Closed</b>		
<b>Subtype</b>	REPLAT			<b>Expired</b>		
<b>Status</b>	Staff Review			<b>Status</b>		
<b>Site Address</b>		<b>City, State Zip</b>				
1480 JUSTIN RD		ROCKWALL, TX 75087		<b>Zoning</b>		
<b>Subdivision</b>		<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>
SPR PACKAGING		1	A	1	5045-000A-0001-00-OR	


Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	11/15/2019	11/22/2019				
ENGINEERING	Sarah Johnston	11/15/2019	11/22/2019	11/22/2019	7	COMMENTS	(11/22/2019 9:40 AM SJ) M - Must redefine the water line easement since the line is not in the easement. Standards of Design 5.1.3 M - Add note, "3. Property owner shall be responsible for all maintenance, repairs, and reconstruction of facilities in drainage and detention easements on-site."
FIRE	Ariana Hargrove	11/15/2019	11/22/2019	11/20/2019	5	APPROVED	
GIS	Lance Singleton	11/15/2019	11/22/2019	11/20/2019	5	APPROVED	
PLANNING	David Gonzales	11/15/2019	11/22/2019	11/20/2019	5	COMMENTS	See comments

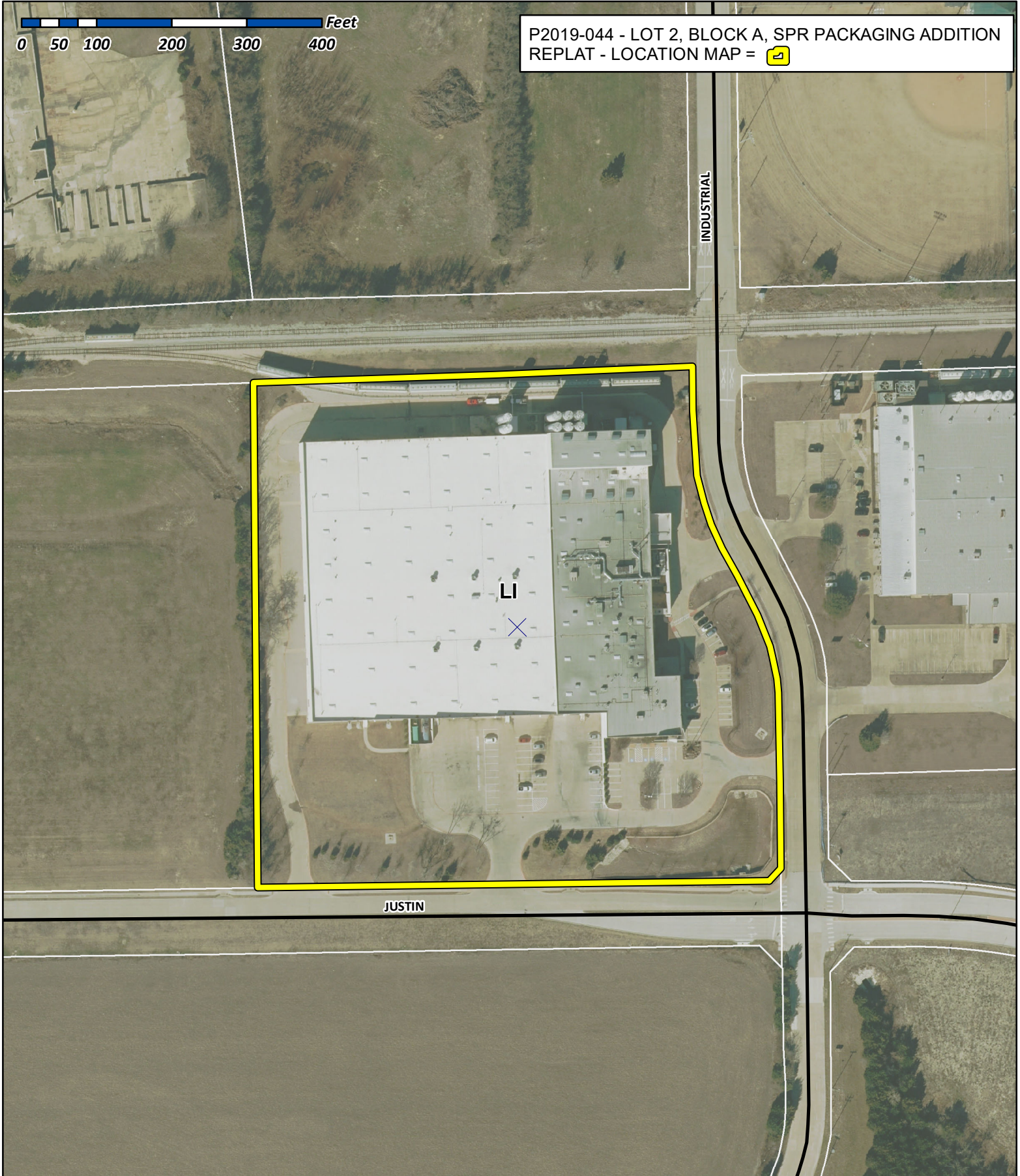
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(11/20/2019 12:05 PM DG)						
P2019-044: Replat – SPR Packaging Addition						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1						This is a request for the approval of a replat for Lot3, Block A, SPR Packaging Addition being a 10.189-acre parcel of land identified as 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.
I.3						For reference, include the case number (P2019-044) in the lower right hand corner of all pages on future submittals
I.4						The final plat shall conform to all standards and requirements of Chapter38 of the Rockwall Code of Ordinances, the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document
I.5						Correct Title Block to read as follows: Final Plat SPR PACKAGING ADDITION Lot 3, Block A Being a replat of Lot 2, Block A, SPR Packaging Addition, Being 10.189-Acres and being an addition to the City of Rockwall, Texas And being out of the N. Butler Survey, Abstract No. 20 and R. Ballard Survey, Abstract No. 29 City of Rockwall, Rockwall County, Texas
I.6						Correct the Lot number on the plat to “Lot 3”. Additionally, change the lot number to “Lot 3” where Lot 2R may appear (i.e. Certificate of Approval, Owners Certificate, Title Block, etc.) on the plat.
M.7						Refer to the standard City Signature Block for wording of the City Council approval as found in the application package and provide in its entirety as applicable (Section 38-10, of Chapter 38, of the Municipal Code of Ordinances)
I.8						Provide a center line for the right-of-way for Industrial Blvd
I.9						Consider changing all year dates on page 2 of the plat to a blank line to fill in the year or 2020. This is for filing purposes as the plat may be filed in the year 2020.
M.10						Correct the Owner’s Certification by including statement number 7 as found on the application package, which reads as follows:  7. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements (Section 38-10, of Chapter 38, of the Municipal Code of Ordinances)
I.11						Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 3, 2019; however, it is encouraged for the applicants to submit revisions as

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
soon as possible to give staff ample time to review the case for compliance						Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a final review by staff.
I.12 The Planning and Zoning meeting will be held on November 26, 2019. This case will be on the Consent Agenda.						
I.13 The City Council meeting will be held on December 2, 2019. This case will be on the Consent Agenda.						
I.14 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing						
I.15 Staff recommends that a representative be present for the meetings as scheduled above. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.						



0 50 100 200 300 400 Feet

P2019-044 - LOT 2, BLOCK A, SPR PACKAGING ADDITION  
REPLAT - LOCATION MAP = 

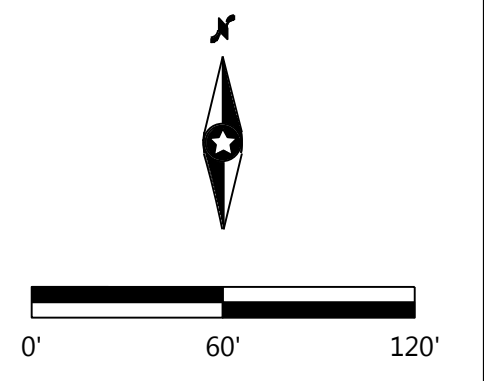
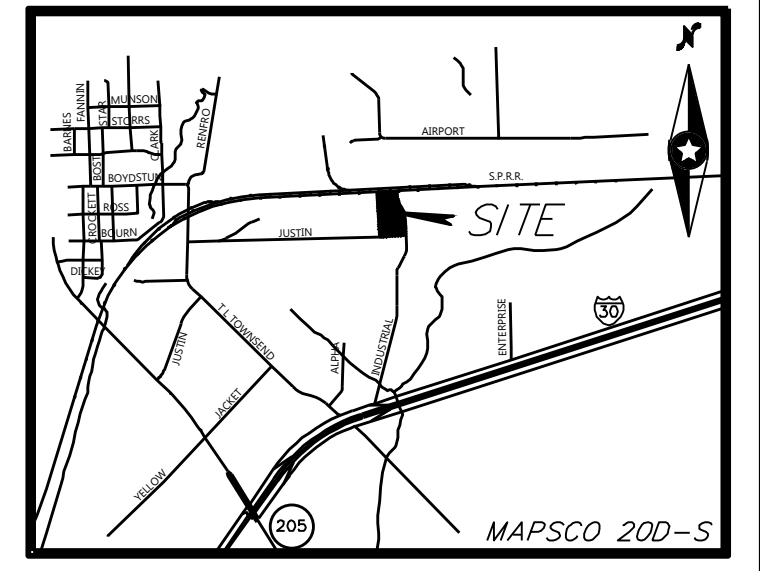
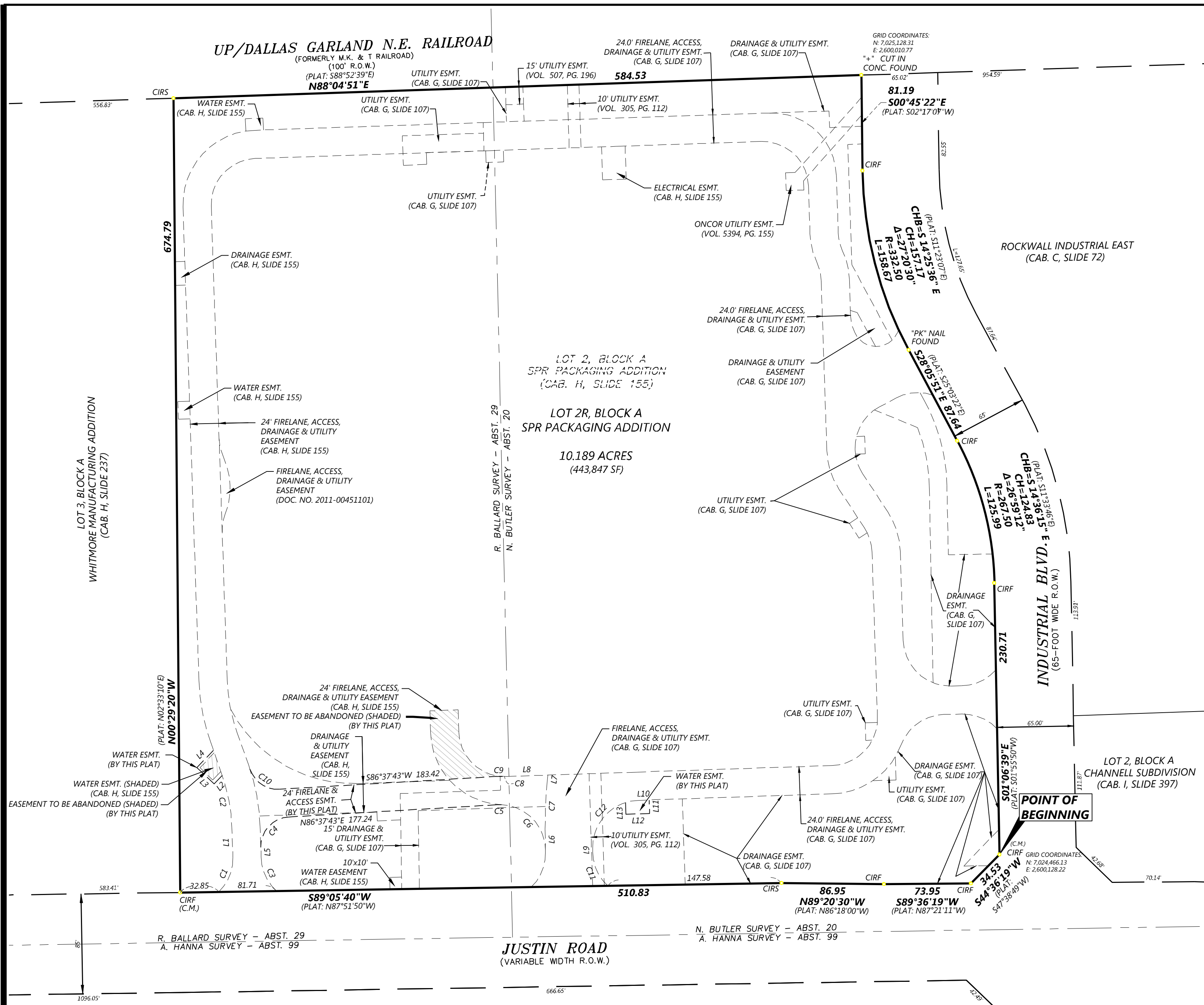


## City of Rockwall

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





- GENERAL NOTES:
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

Line Table		
Line #	Length	Direction
L1	25.86	N01°55'54"W
L2	10.00	S43°34'53"W
L3	20.00	N46°25'07"W
L4	20.20	N43°34'53"E
L5	8.25	N01°55'54"W
L6	17.68	N00°54'20"W
L7	5.92	N05°38'33"E
L8	35.33	S88°04'06"W
L9	3.16	N00°54'20"W
L10	9.37	N88°04'51"E
L11	11.44	S01°55'09"E
L12	20.00	S88°04'51"W
L13	10.00	N01°55'09"W

Curve Table			
Curve #	Length	Radius	Delta
C1	32.21	40.00	046°07'59"
C2	45.20	150.00	017°16'00"
C3	32.43	40.00	046°26'53"
C4	38.64	25.00	088°33'38"
C5	3.95	39.00	005°48'12"
C6	58.99	39.00	086°39'42"
C7	40.00	350.00	006°32'53"
C8	2.97	39.00	004°21'54"
C9	6.38	63.00	005°48'12"
C10	32.77	25.00	075°06'01"
C11	32.44	40.00	046°28'08"
C12	62.12	40.00	088°59'11"

LEGEND	
○	PROPERTY CORNER
CIRS	5/8" IRON ROD "WESTWOOD PS" CAP SET
CIRF	5/8" IRON ROD "POGUE ENG & DEV" CAP SET
FIR	FOUND IRON ROD
(CM)	CONTROLLING MONUMENT
ESMT.	EASEMENT
VOL. PG.	VOLUME, PAGE
CAB.	CABINET
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
ABST.	ABSTRACT

OWNER  
**FLEXLAND, L.P.**  
 1480 JUSTIN ROAD,  
 ROCKWALL, TEXAS 75087  
 (469) 252-1070

**Westwood**  
 (214) 473-4640 2740 Dallas Parkway, Suite 280  
 Toll Free (888) 937-5150 Plano, TX 75093  
 westwoodps.com  
 Westwood Professional Services, Inc.  
 TBP# FIRM REGISTRATION NO. F-11756  
 TBP# FIRM REGISTRATION NO. 30074901

REPLAT  
**LOT 2R, BLOCK A**  
**SPR PACKAGING ADDITION**  
 BEING A REPLAT OF LOT 2, BLOCK A, SPR PACKAGING  
 ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
 AND BEING OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20  
 AND R. BALLARD SURVEY, ABSTRACT NO. 29  
 ROCKWALL COUNTY, TEXAS

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Flexland, L.P. is the owner of a 10.189 acre tract of land situated in the N. Butler Survey, Abstract No. 20 and the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas; said tract being all of Lot 2, Block A, SPR Packaging Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 155 of the Plat Records of Rockwall County, Texas; said 10.189 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner at the north end of a right-of-way corner clip at the intersection of the northerly right-of-way line of Justin Road (a variable width right-of-way) and the westerly right-of-way line of Industrial Boulevard (a 65-foot right-of-way);

THENCE, South 44 degrees, 36 minutes, 19 seconds West, along the said right-of-way corner clip, a distance of 34.53 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner in the said northerly line of Justin Road; said point also being at the south end of said corner clip;

THENCE, along the said northerly line of Justin Road, the following three (3) calls:

South 89 degrees, 36 minutes, 19 seconds West, a distance of 73.95 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at an angle point;

North 89 degrees, 20 minutes, 30 seconds West, a distance of 86.95 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set at an angle point;

South 89 degrees, 05 minutes, 40 seconds West, a distance of 510.83 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the southwest corner of said Lot 2, Block A; said point also being the southeast corner of Lot 3, Block A, Whitmore Manufacturing Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 237 of the said Plat Records;

THENCE, North 00 degrees, 29 minutes, 20 seconds West, departing the said northerly line of Justin Road and along the west line of said Lot 2, Block A and the east line of the said Lot 3, Block A, a distance of 674.79 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set in the southerly right-of-way line of UP/Dallas Garland N.E. Rail Road (a 100-foot wide right-of-way); said point being the northwest corner of said Lot 2, Block A and also being the northeast corner of said Lot 3, Block A;

THENCE, North 88 degrees, 04 minutes, 51 seconds East, departing the said west line of Lot 2, Block A and the said east line of Lot 3, Block A and along the north line of said Lot 2, Block A and the said southerly line of UP/Dallas Garland N.E. Rail Road, a distance of 584.53 feet to a "+" cut in concrete found at the intersection of said southerly line of UP/Dallas Garland N.E. Rail Road and the said westerly line of Industrial Boulevard; said point being the northeast corner of said Lot 2, Block A;

THENCE, departing the said north line of Lot 2, Block A and the said southerly line of UP/Dallas Garland N.E. Rail Road and along the said westerly line of Industrial Boulevard, the following five (5) calls:

South 00 degrees, 45 minutes, 22 seconds East, a distance of 81.19 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 27 degrees, 20 minutes, 30 seconds, a radius of 332.50 feet, a chord bearing and distance of South 14 degrees, 25 minutes, 36 seconds East, 157.17 feet, an arc distance of 158.67 feet to a "PK" nail found at the end of said curve;

South 28 degrees, 05 minutes, 51 seconds East, a distance of 87.64 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 26 degrees, 59 minutes, 12 seconds, a radius of 267.50 feet, a chord bearing and distance of South 14 degrees, 36 minutes, 15 seconds East, 124.83 feet, an arc distance of 125.99 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the end of said curve;

South 01 degrees, 06 minutes, 39 seconds East, a distance of 230.71 feet to the POINT OF BEGINNING;

CONTAINING, 443,847 square feet or 10.189 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **SPR PACKAGING ADDITION, LOT 2R, BLOCK A**, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the SPR PACKAGING ADDITION have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; Our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

\_\_\_\_\_  
NAME

\_\_\_\_\_  
TITLE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:\_\_\_\_\_

\_\_\_\_\_  
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:\_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

\_\_\_\_\_  
Planning and Zoning Commission

\_\_\_\_\_  
Date

**APPROVED**

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2011.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary City of Rockwall

\_\_\_\_\_  
City of Rockwall Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

**PRELIMINARY PLAT  
NOT FOR RECORDING**

Roman L. Groysman  
Registered Professional Land Surveyor  
No. 5864

OWNER  
FLEXLAND, L.P.  
1480 JUSTIN ROAD,  
ROCKWALL, TEXAS 75087  
(469) 252-1070

**Westwood**

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280  
Toll Free (888) 937-5150 Plano, TX 75093  
westwoodps.com

Westwood Professional Services, Inc.  
TBPB FIRM REGISTRATION NO. F-11756  
TBPB FIRM REGISTRATION NO. 30079301

REPLAT  
LOT 2R, BLOCK A  
SPR PACKAGING ADDITION  
BEING A REPLAT OF LOT 2, BLOCK A, SPR PACKAGING  
ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
AND BEING OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20  
AND R. BALLARD SURVEY, ABSTRACT NO. 29  
ROCKWALL COUNTY, TEXAS

OCTOBER 28, 2019 JOB No. 0014830.20 SPR PACKAGING ADDITION



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** December 2, 2019  
**APPLICANT:** Arlyn Samuelson; *Westwood Professional Services*  
**CASE NUMBER:** P2019-044; *Lot 3, Block A, SPR Packaging Addition*

---

### **SUMMARY**

Consider a request by Arlyn Samuelson of Westwood Professional Services on behalf of Carolina Molina of SPR Packaging for the approval of Lot 3, Block A, SPR Packaging Addition being a replat of a 10.189-acre parcel of land identified as 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.

### **PLAT INFORMATION**

- The applicant is requesting the approval of a replat for a 10.189-acre parcel of land [i.e. *Lot 3, Block A, SPR Packaging Addition*] that will abandon a portion of a 24-foot firelane, drainage, and utility easement and a water easement for the purpose of constructing an office addition to the existing office/warehouse/manufacturing facility. The *subject property* is zoned Light Industrial (LI) District and is addressed as 1480 Justin Road.
- On August 15, 2019, David A. Morales of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) submitted a site plan [i.e. *Case No. SP2019-030*] proposing the construction of a ~22,564 SF, two (2) story office addition to the existing office/warehouse/manufacturing facility. Additionally, the site will incorporate a ~7,046 SF, one (1) story ink/locker room that is located on the south facing façade. On September 10, 2019, the Planning and Zoning Commission approved the site plan and all exceptions requested.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for final plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the replat for *Lot 3, Block A, SPR Packaging Addition*, staff would propose the following conditions of approval:


- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;

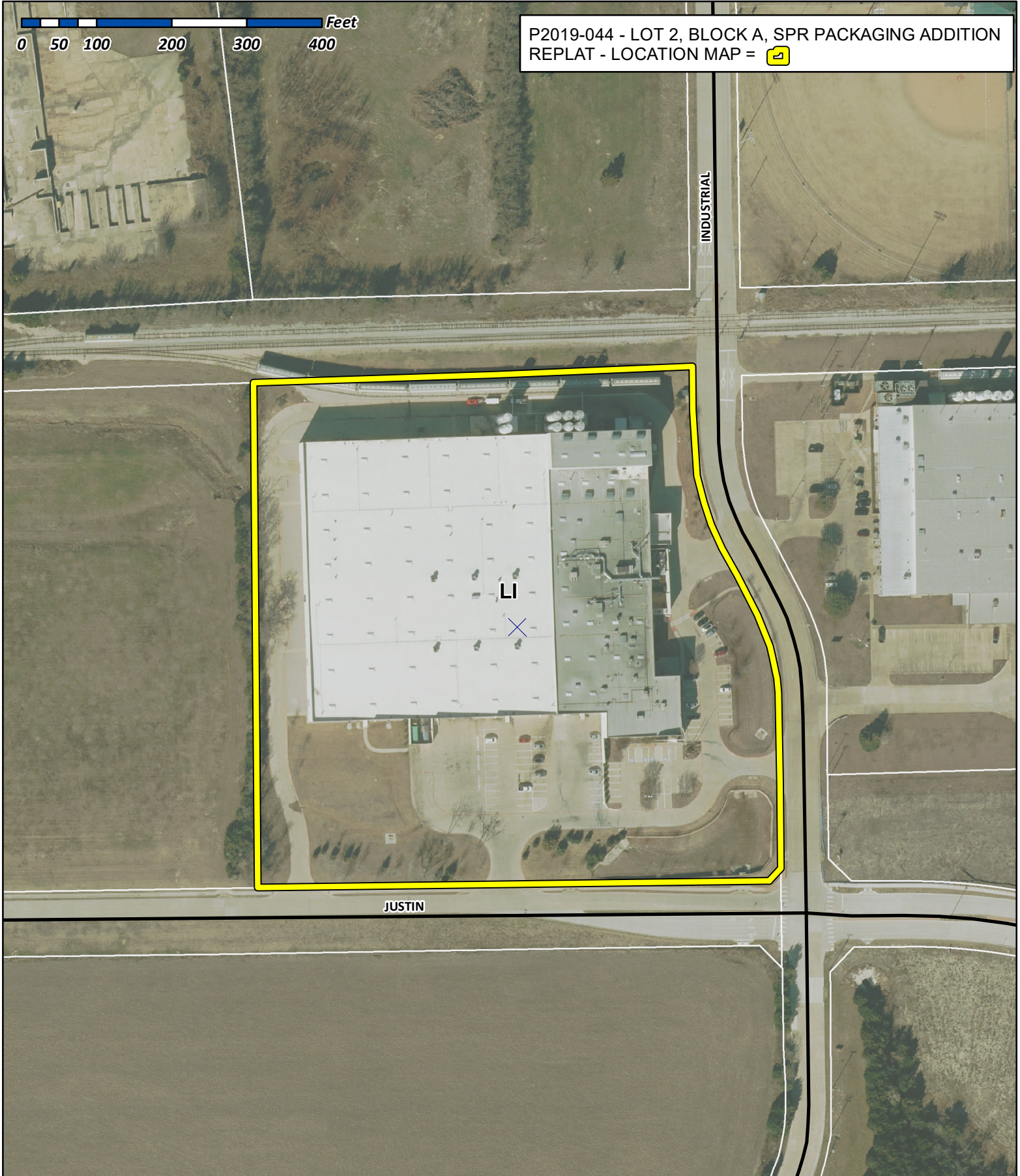
(2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

On November 26, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 4-0, with Commissioners Chodun, Logan, and Fishman absent.

0 50 100 200 300 400 Feet

P2019-044 - LOT 2, BLOCK A, SPR PACKAGING ADDITION  
REPLAT - LOCATION MAP = 

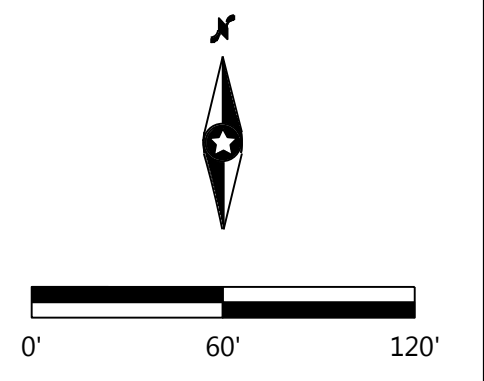
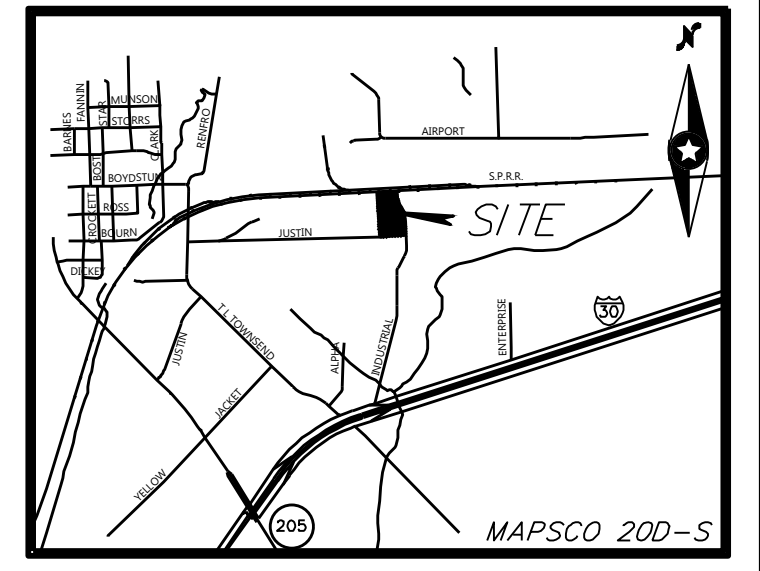
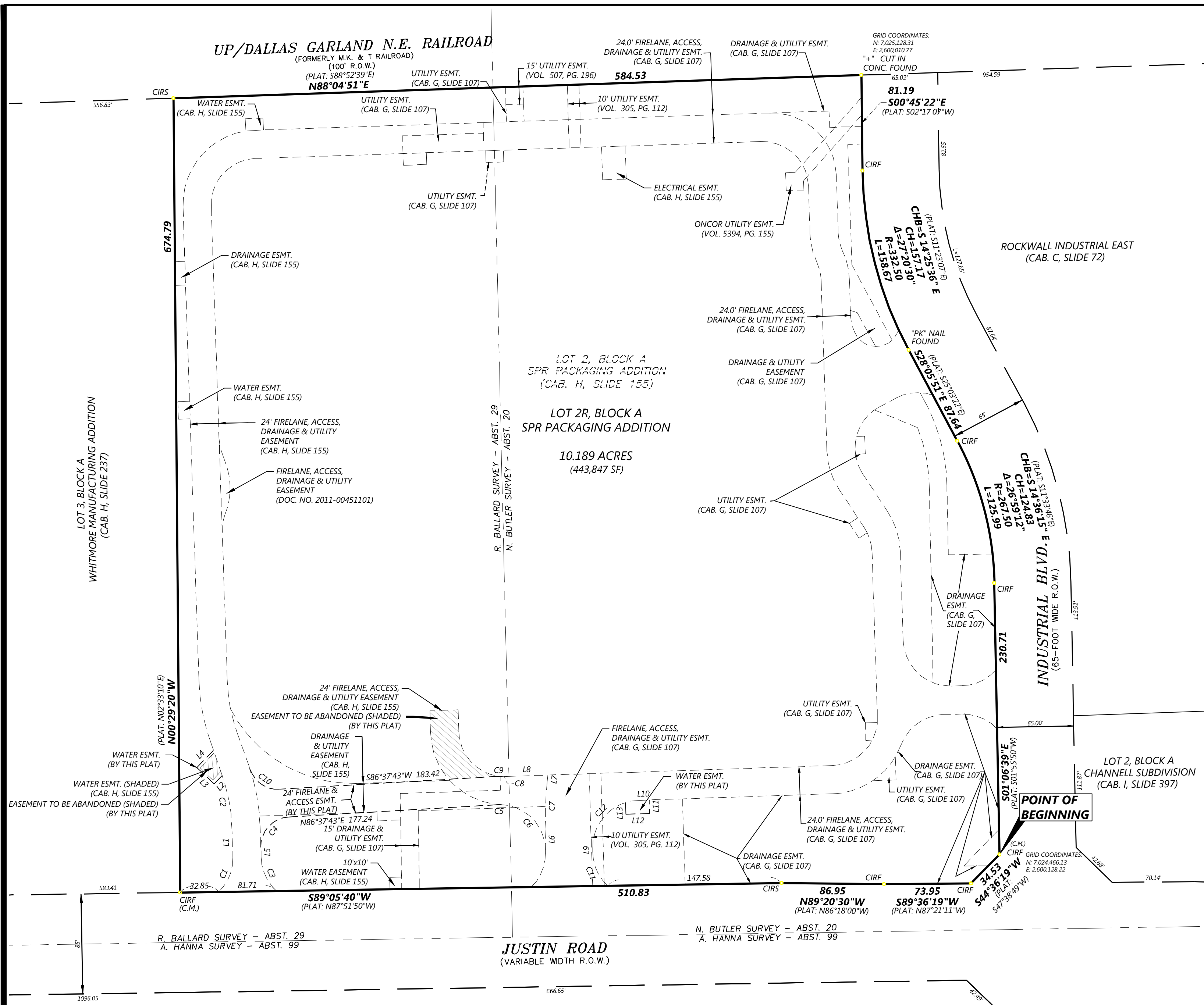


## City of Rockwall

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





- GENERAL NOTES:
- THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
  - COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

Line Table		
Line #	Length	Direction
L1	25.86	N01°55'54"W
L2	10.00	S43°34'53"W
L3	20.00	N46°25'07"W
L4	20.20	N43°34'53"E
L5	8.25	N01°55'54"W
L6	17.68	N00°54'20"W
L7	5.92	N05°38'33"E
L8	35.33	S88°04'06"W
L9	3.16	N00°54'20"W
L10	9.37	N88°04'51"E
L11	11.44	S01°55'09"E
L12	20.00	S88°04'51"W
L13	10.00	N01°55'09"W

Curve Table			
Curve #	Length	Radius	Delta
C1	32.21	40.00	046°07'59"
C2	45.20	150.00	017°16'00"
C3	32.43	40.00	046°26'53"
C4	38.64	25.00	088°33'38"
C5	3.95	39.00	005°48'12"
C6	58.99	39.00	086°39'42"
C7	40.00	350.00	006°32'53"
C8	2.97	39.00	004°21'54"
C9	6.38	63.00	005°48'12"
C10	32.77	25.00	075°06'01"
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**LEGEND**

○	PROPERTY CORNER
CIRS	5/8" IRON ROD "WESTWOOD PS" CAP SET
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REPLAT  
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 BEING A REPLAT OF LOT 2, BLOCK A, SPR PACKAGING  
 ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
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THENCE, South 44 degrees, 36 minutes, 19 seconds West, along the said right-of-way corner clip, a distance of 34.53 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner in the said northerly line of Justin Road; said point also being at the south end of said corner clip;

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South 89 degrees, 05 minutes, 40 seconds West, a distance of 510.83 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the southwest corner of said Lot 2, Block A; said point also being the southeast corner of Lot 3, Block A, Whitmore Manufacturing Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 237 of the said Plat Records;

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I the undersigned owner of the land shown on this plat, and designated herein as the **SPR PACKAGING ADDITION, LOT 2R, BLOCK A**, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the SPR PACKAGING ADDITION have been notified and signed this plat.

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- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
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Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; Our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

\_\_\_\_\_  
NAME

\_\_\_\_\_  
TITLE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:\_\_\_\_\_

\_\_\_\_\_  
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:\_\_\_\_\_

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission \_\_\_\_\_ Date \_\_\_\_\_

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2011.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_ 2019.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary City of Rockwall

\_\_\_\_\_  
City of Rockwall Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

**PRELIMINARY PLAT  
NOT FOR RECORDING**

Roman L. Groysman  
Registered Professional Land Surveyor  
No. 5864

OWNER  
FLEXLAND, L.P.  
1480 JUSTIN ROAD,  
ROCKWALL, TEXAS 75087  
(469) 252-1070

**Westwood**

Phone (214) 473-4640 2740 Dallas Parkway, Suite 280  
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westwoodps.com

Westwood Professional Services, Inc.  
TBPB FIRM REGISTRATION NO. F-11756  
TBPB FIRM REGISTRATION NO. 30079303

REPLAT  
LOT 2R, BLOCK A  
SPR PACKAGING ADDITION  
BEING A REPLAT OF LOT 2, BLOCK A, SPR PACKAGING  
ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
AND BEING OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20  
AND R. BALLARD SURVEY, ABSTRACT NO. 29  
ROCKWALL COUNTY, TEXAS

OCTOBER 28, 2019 JOB No. 0014830.20 SPR PACKAGING ADDITION





December 3, 2019

TO: Arlyn Samuelson  
Westwood Professional Services  
2740 Dallas Parkway  
Plano, TX 75093

CC: Carolina Molina  
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: P2019-044; Lot 3, Block A, SPR Packaging Addition

Arlyn Samuelson:

This letter serves to notify you that the above referenced platting case that you submitted for consideration by the City of Rockwall was approved by the City Council on December 2, 2019. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Conditions of Approval:

If the City Council chooses to approve the replat for Lot 3, Block A, SPR Packaging Addition, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Outstanding Staff Comments:

- (1) For reference, include the case number (P2019-044) in the lower right hand corner of all pages on future submittals. (*Chapter 38, Municipal Code of Ordinances*)
- (2) The final plat shall conform to all standards and requirements of Chapter 38 of the Rockwall Code of Ordinances, the Unified Development Code (UDC), and staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document. (*Chapter 38, Municipal Code of Ordinances*)
- (3) Correct Title Block to read as follows(*Chapter 38, Municipal Code of Ordinances*):  
Final Plat  
SPR PACKAGING ADDITION  
Lot 3, Block A  
Being a replat of Lot 2, Block A, SPR Packaging Addition,  
Being 10.189-Acres and being an addition to the City of Rockwall, Texas  
And being out of the N. Butler Survey, Abstract No. 20

and R. Ballard Survey, Abstract No. 29  
City of Rockwall, Rockwall County, Texas

- (4) Correct the Lot number on the plat to "Lot 3". Additionally, change the lot number to "Lot 3" where Lot 2R may appear (i.e. *Certificate of Approval, Owners Certificate, Title Block, etc.*) on the plat. (*Chapter 38, Municipal Code of Ordinances*)
- (5) Refer to the standard City Signature Block for wording of the City Council approval as found in the application package and provide in its entirety as applicable. (*Section 38-10, of Chapter 38, of the Municipal Code of Ordinances*)
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#### Planning and Zoning Commission

On November 26, 2019, the Planning and Zoning Commission's motion to recommend approval of the replat with staff conditions passed by a vote of 4-0, with Commissioners Chodun, Logan, and Fishman absent.

#### City Council

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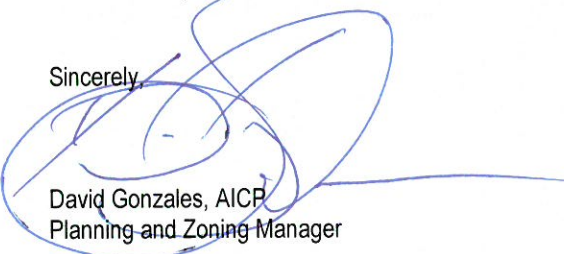
Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) Two (2) sets of mylar copies of the plat [18" x 24"].
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- (3) A check for \$130.00 for the filing fees made out to the *Rockwall County Clerk's Office*.

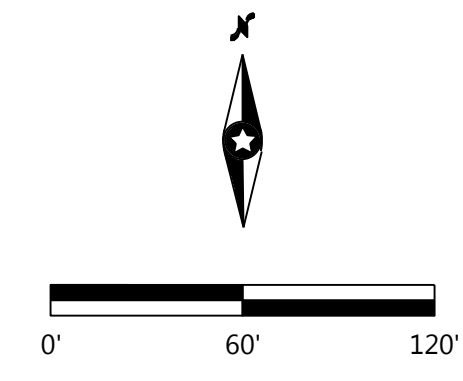
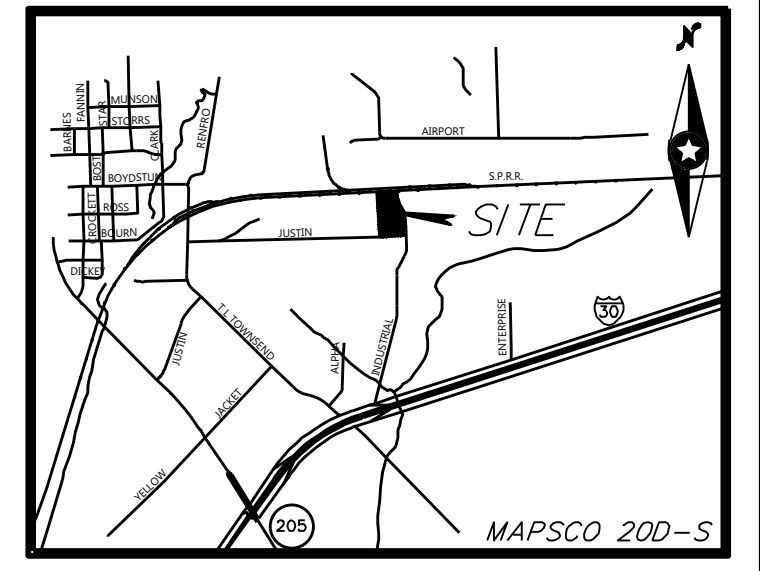
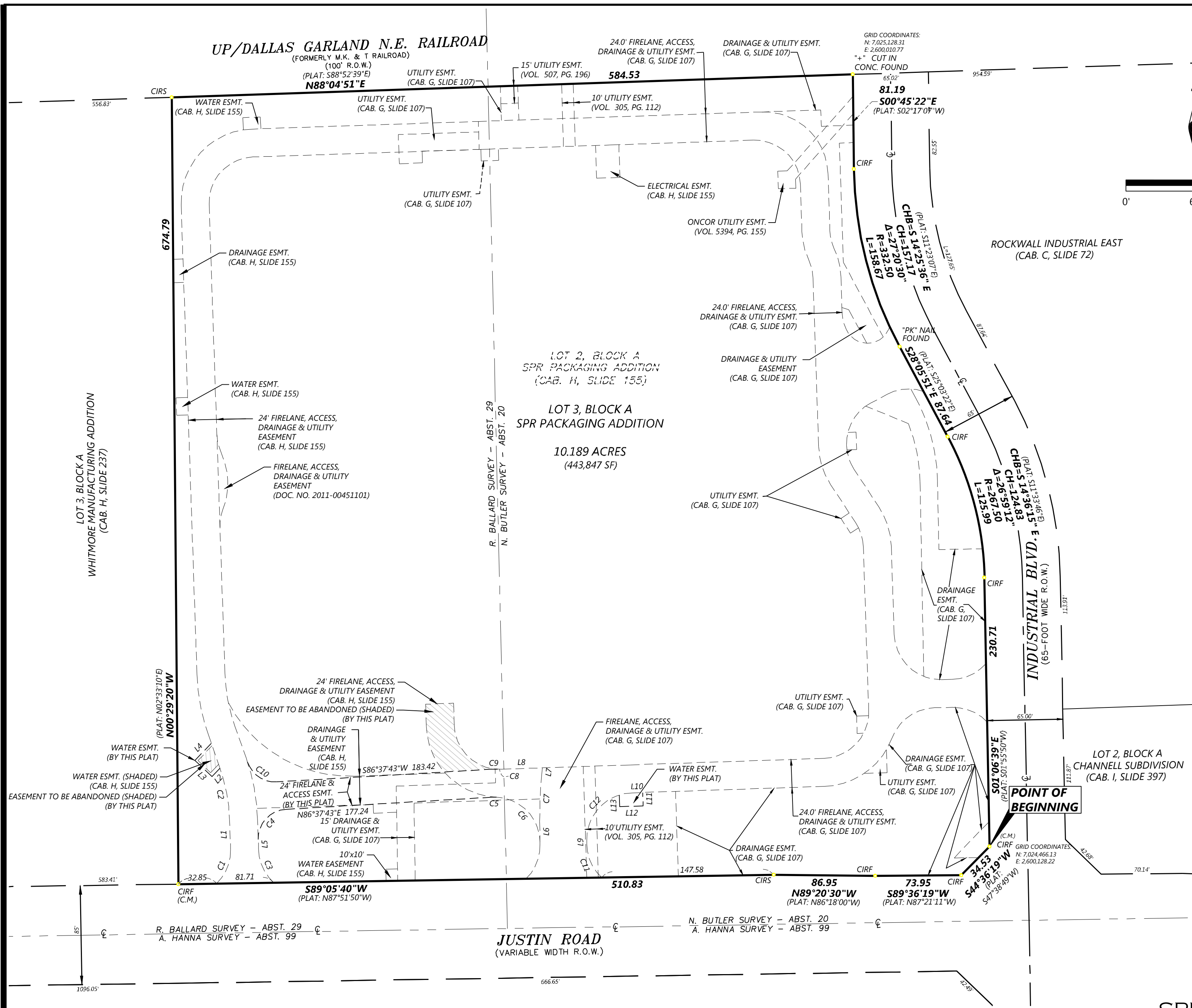
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All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP  
Planning and Zoning Manager



- GENERAL NOTES:
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO GRID NORTH, TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 TEXAS NORTH CENTRAL ZONE (4202) (2011).
  2. COORDINATES SHOWN ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
  3. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF A PLAT BY THE CITY DOES NOT CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, AUTHORIZED OR PERMIT THEREFORE ISSUED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER ORDINANCE 83-54.

Line Table		
Line #	Length	Direction
L1	25.86	N01°55'54"W
L2	10.00	S43°34'53"W
L3	20.00	N46°25'07"W
L4	20.20	N43°34'53"E
L5	8.25	N01°55'54"W
L6	17.68	N00°54'20"W
L7	5.92	N05°38'33"E
L8	35.33	S88°04'06"W
L9	3.16	N00°54'20"W
L10	9.37	N88°04'51"E
L11	11.44	S01°55'09"E
L12	20.00	S88°04'51"W
L13	10.00	N01°55'09"W

Curve Table			
Curve #	Length	Radius	Delta
C1	32.21	40.00	046°07'59"
C2	45.20	150.00	017°16'00"
C3	32.43	40.00	046°26'53"
C4	38.64	25.00	088°33'38"
C5	3.95	39.00	005°48'12"
C6	58.99	39.00	086°39'42"
C7	40.00	350.00	006°32'53"
C8	2.97	39.00	004°21'54"
C9	6.38	63.00	005°48'12"
C10	32.77	25.00	075°06'01"
C11	32.44	40.00	046°28'08"
C12	62.12	40.00	088°59'11"

**LEGEND**

○	PROPERTY CORNER
CIRS	5/8" IRON ROD "WESTWOOD PS" CAP SET
CIRF	5/8" IRON ROD "POGUE ENG & DEV" CAP FOUND
FIR	FOUND IRON ROD
(CM)	CONTROLLING MONUMENT
ESMT.	EASEMENT
VOL. PG.	VOLUME, PAGE
CAB.	CABINET
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY
ABST.	ABSTRACT

**OWNER**  
 FLEXLAND, L.P.  
 1480 JUSTIN ROAD,  
 ROCKWALL, TEXAS 75087  
 (469) 252-1070

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 TBPB FIRM REGISTRATION NO. F-11756  
 TBPB FIRM REGISTRATION NO. 30074901

CASE NO. P2019-044  
 FINAL PLAT  
**SPR PACKAGING ADDITION**  
**LOT 3, BLOCK A**  
 BEING A REPLAT OF LOT 2, BLOCK A,  
 SPR PACKAGING ADDITION,  
 BEING 10.189-ACRES AND BEING  
 AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
 AND BEING OUT OF THE N. BUTLER SURVEY, ABSTRACT NO. 20  
 AND R. BALLARD SURVEY, ABSTRACT NO. 29  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OCTOBER 28, 2019 JOB No. 0014830.20 SPR PACKAGING ADDITION

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, Flexland, L.P. is the owner of a 10.189 acre tract of land situated in the N. Butler Survey, Abstract No. 20 and the R. Ballard Survey, Abstract No. 29, Rockwall County, Texas; said tract being all of Lot 2, Block A, SPR Packaging Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 155 of the Plat Records of Rockwall County, Texas; said 10.189 acre tract being more particularly described as follows:

BEGINNING, at a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner at the north end of a right-of-way corner clip at the intersection of the northerly right-of-way line of Justin Road (a variable width right-of-way) and the westerly right-of-way line of Industrial Boulevard (a 65-foot right-of-way);

THENCE, South 44 degrees, 36 minutes, 19 seconds West, along the said right-of-way corner clip, a distance of 34.53 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found for corner in the said northerly line of Justin Road; said point also being at the south end of said corner clip;

THENCE, along the said northerly line of Justin Road, the following three (3) calls:

South 89 degrees, 36 minutes, 19 seconds West, a distance of 73.95 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at an angle point;

North 89 degrees, 20 minutes, 30 seconds West, a distance of 86.95 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set at an angle point;

South 89 degrees, 05 minutes, 40 seconds West, a distance of 510.83 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the southwest corner of said Lot 2, Block A; said point also being the southeast corner of Lot 3, Block A, Whitmore Manufacturing Addition, an addition to the City of Rockwall, Texas according to the plat recorded in Cabinet H, Slide 237 of the said Plat Records;

THENCE, North 00 degrees, 29 minutes, 20 seconds West, departing the said northerly line of Justin Road and along the west line of said Lot 2, Block A and the east line of the said Lot 3, Block A, a distance of 674.79 feet to a 5/8-inch iron rod with "WESTWOOD PS" cap set in the southerly right-of-way line of UP/Dallas Garland N.E. Rail Road (a 100-foot wide right-of-way); said point being the northwest corner of said Lot 2, Block A and also being the northeast corner of said Lot 3, Block A;

THENCE, North 88 degrees, 04 minutes, 51 seconds East, departing the said west line of Lot 2, Block A and the said east line of Lot 3, Block A and along the north line of said Lot 2, Block A and the said southerly line of UP/Dallas Garland N.E. Rail Road, a distance of 584.53 feet to a "+" cut in concrete found at the intersection of said southerly line of UP/Dallas Garland N.E. Rail Road and the said westerly line of Industrial Boulevard; said point being the northeast corner of said Lot 2, Block A;

THENCE, departing the said north line of Lot 2, Block A and the said southerly line of UP/Dallas Garland N.E. Rail Road and along the said westerly line of Industrial Boulevard, the following five (5) calls:

South 00 degrees, 45 minutes, 22 seconds East, a distance of 81.19 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the left;

In a southeasterly direction, along said curve to the left, having a central angle of 27 degrees, 20 minutes, 30 seconds, a radius of 332.50 feet, a chord bearing and distance of South 14 degrees, 25 minutes, 36 seconds East, 157.17 feet, an arc distance of 158.67 feet to a "PK" nail found at the end of said curve;

South 28 degrees, 05 minutes, 51 seconds East, a distance of 87.64 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the beginning of a tangent curve to the right;

In a southeasterly direction, along said curve to the right, having a central angle of 26 degrees, 59 minutes, 12 seconds, a radius of 267.50 feet, a chord bearing and distance of South 14 degrees, 36 minutes, 15 seconds East, 124.83 feet, an arc distance of 125.99 feet to a 5/8-inch iron rod with "Pogue Eng & Dev" cap found at the end of said curve;

South 01 degrees, 06 minutes, 39 seconds East, a distance of 230.71 feet to the POINT OF BEGINNING;

CONTAINING, 443,847 square feet or 10.189 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as the **SPR PACKAGING ADDITION, LOT 3, BLOCK A**, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the SPR PACKAGING ADDITION have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall.
- Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; Our successors and assigns hereby waive any claim, damage, or cause of action that We may have as a result of the dedication of exactions made herein.

\_\_\_\_\_  
NAME

\_\_\_\_\_  
TITLE:

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public in and for the State of Texas  
My Commission Expires:\_\_\_\_\_

\_\_\_\_\_  
Signature of Party with Mortgage or Lien Interest

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this \_\_\_\_day of \_\_\_\_\_, 20\_\_.

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Notary Public in and for the State of Texas  
My Commission Expires:\_\_\_\_\_

CITY COUNCIL APPROVAL

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_ 20\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
City Secretary

\_\_\_\_\_  
City Engineer

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Roman L. Groysman, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

**PRELIMINARY PLAT  
NOT FOR RECORDING**

Roman L. Groysman  
Registered Professional Land Surveyor  
No. 5864

OWNER  
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TBPB FIRM REGISTRATION NO. F-11756  
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CASE NO. P2019-044  
FINAL PLAT  
**SPR PACKAGING ADDITION  
LOT 3, BLOCK A**  
BEING A REPLAT OF LOT 2, BLOCK A,  
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AN ADDITION TO THE CITY OF ROCKWALL, TEXAS  
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OCTOBER 28, 2019 JOB No. 0014830.20 SPR PACKAGING ADDITION



December 3, 2019

TO: Arlyn Samuelson  
Westwood Professional Services  
2740 Dallas Parkway  
Plano, TX 75093

CC: Carolina Molina  
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: P2019-044; Lot 3, Block A, SPR Packaging Addition

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Staff Recommendations

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Outstanding Staff Comments:

- (1) For reference, include the case number (P2019-044) in the lower right hand corner of all pages on future submittals. (*Chapter 38, Municipal Code of Ordinances*)
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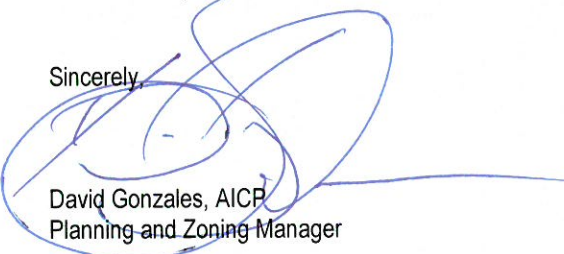
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- (3) A check for \$130.00 for the filing fees made out to the *Rockwall County Clerk's Office*.

Please note that the filing fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*. In addition, if you are submitting mylars between September 1<sup>st</sup> and December 31<sup>st</sup>, you will be required to submit the current year's tax receipt showing that all assessed taxes have been paid. If taxes have not been assessed on the property being platted, a letter from the *Rockwall County Clerk's Office* and an additional \$4.00 filing fee will be required to be submitted to staff.

All plats must be submitted to the City with the required filing fees and tax certificates a minimum of 180-days from the approval date. Failure to miss this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP  
Planning and Zoning Manager