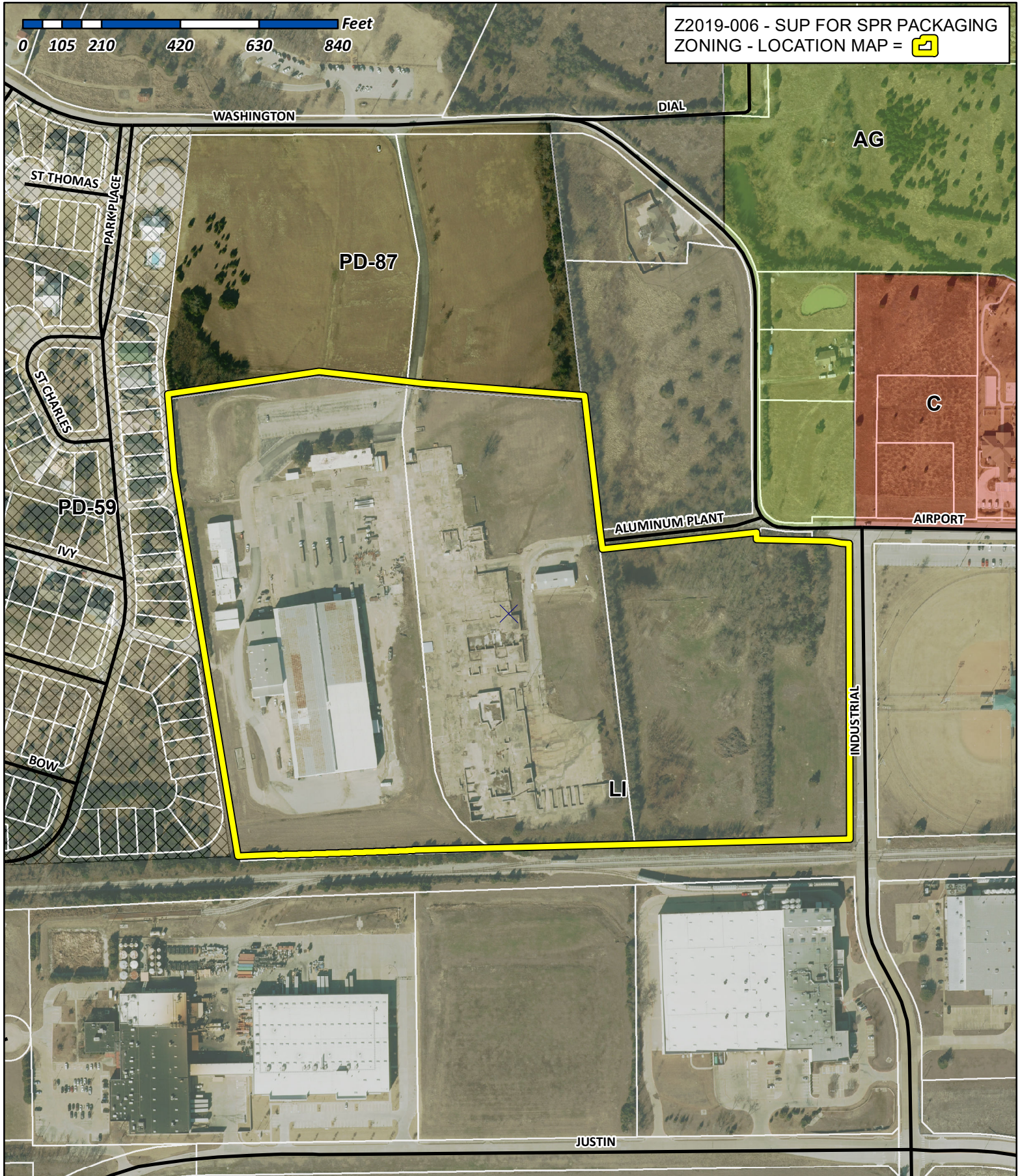




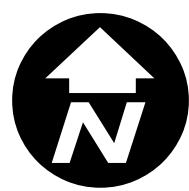
Z2019-006 - SUP FOR SPR PACKAGING
ZONING - LOCATION MAP =



City of Rockwall

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

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

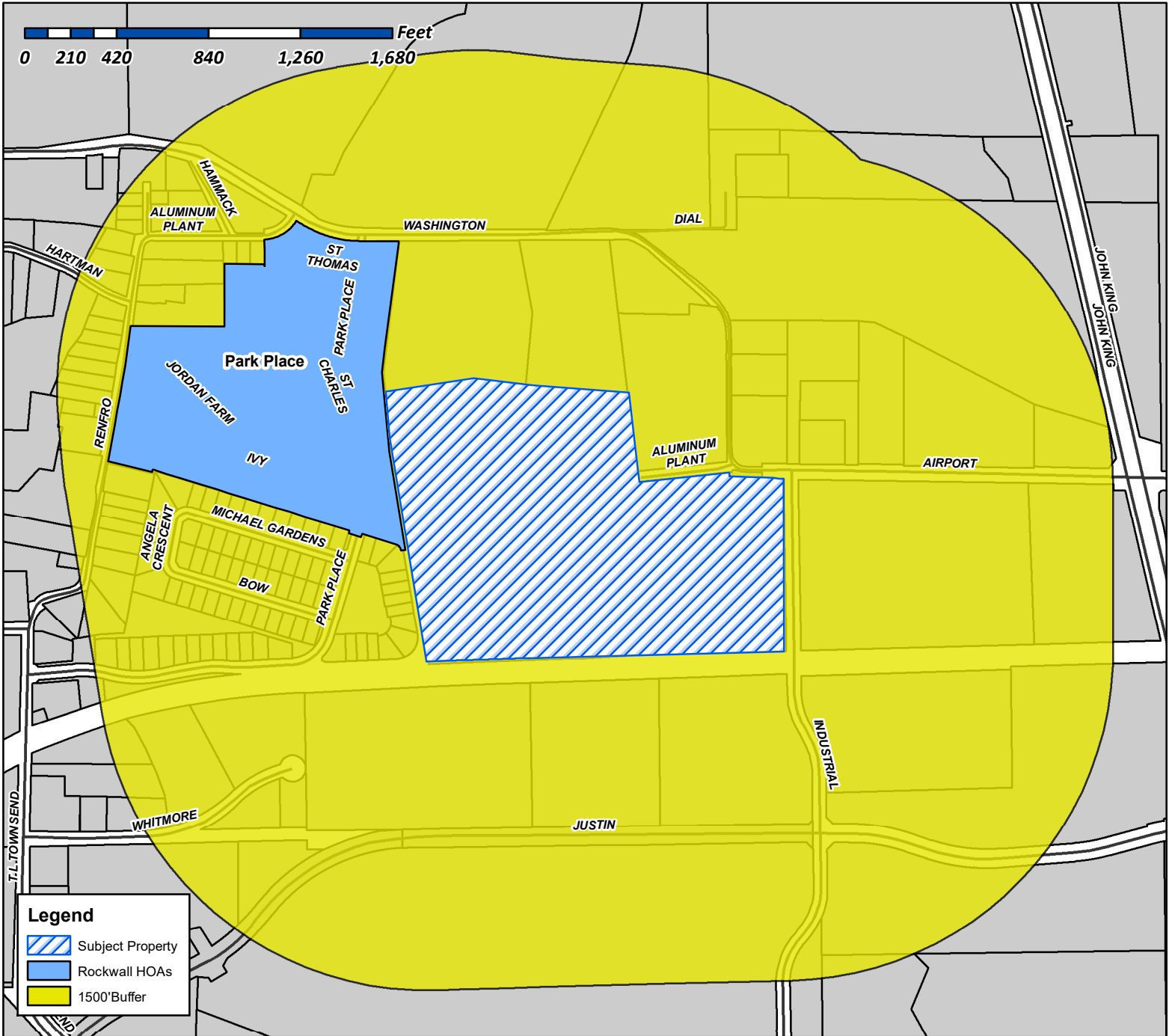




City of Rockwall

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

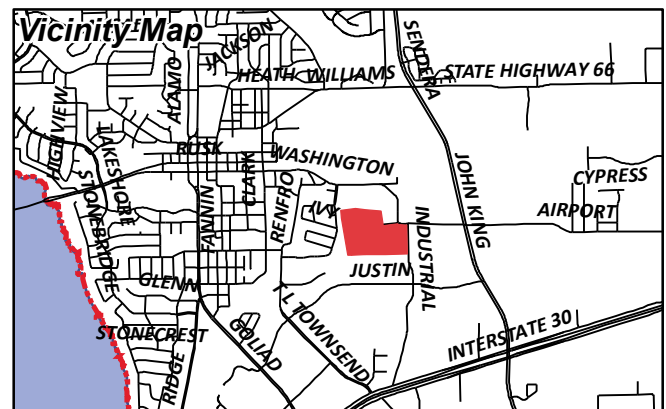
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Case Number: Z2019-006
Case Name: SUP for SPR Packaging
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SW Corner of Industrial Blvd. and Airport Road

Date Created: 3/18/2019

For Questions on this Case Call (972) 771-7745

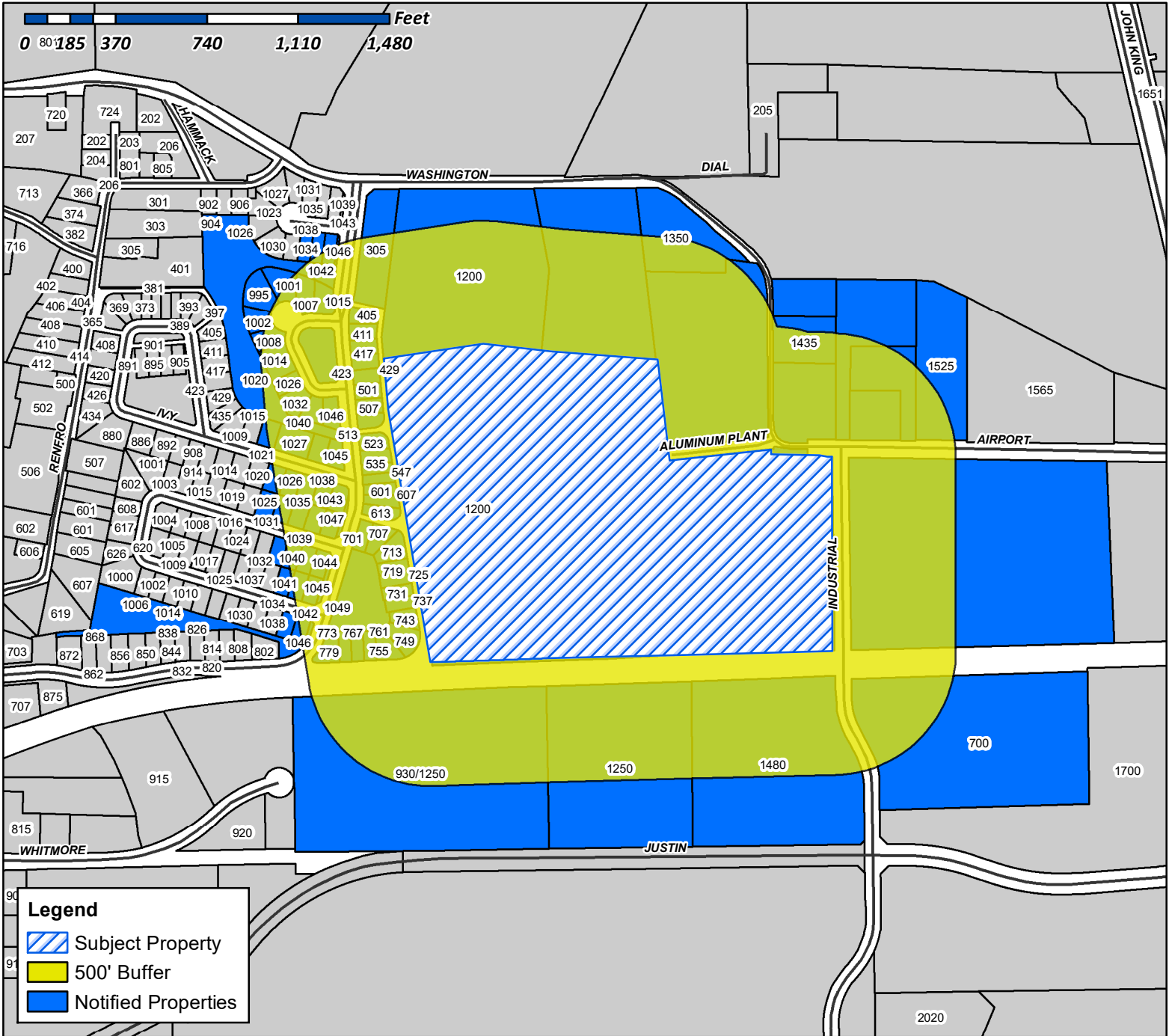




City of Rockwall

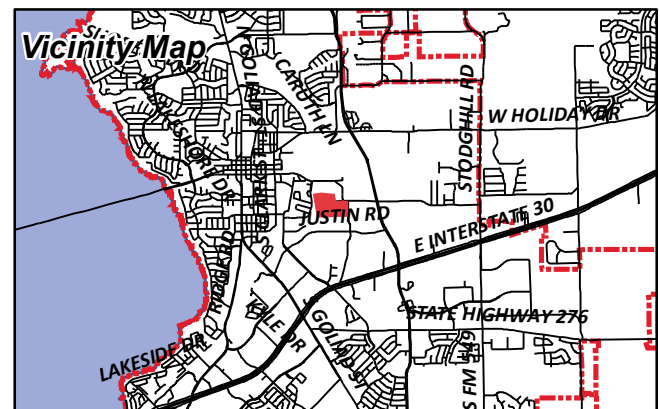
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-006
Case Name: SUP for SPR Packaging
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: SW Corner of Industrial Blvd. and Airport Road

Date Created: 3/18/2019
For Questions on this Case Call (972) 771-7745



CURRENT RESIDENT
1001 ST CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1002 ST CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

TROSPER MARK AND GLORIA
1007 ST. CHARLES CT
ROCKWALL, TX 75087

ROLLINS DANNY & JONNA
1008 SAINT CHARLES CT
ROCKWALL, TX 75087

PODINA HERB AND LAURA
1014 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1015 ST CHARLES CT
ROCKWALL, TX 75087

DAVID DAVID A AND CHRISTINE A
1020 SAINT CHARLES CT
ROCKWALL, TX 75087

DAVIS SHAUNTE AND JACOB
1021 IVY LN
ROCKWALL, TX 75087

FECHT JARED W & JULIE
1026 IVY LN
ROCKWALL, TX 75087

YOUNG PHIL & KATHY
1026 SAINT CHARLES COURT
ROCKWALL, TX 75087

CURRENT RESIDENT
1027 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1031 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1032 IVY LN
ROCKWALL, TX 75087

FIELDS SHAY AND JONI
1032 ST CHARLES COURT
ROCKWALL, TX 75087

EDWARDS EDWINA W REVOCABLE TRUST
1034 ST THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1035 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1036 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1038 ST THOMAS CT
ROCKWALL, TX 75087

ALMQUIST DANA
1038 IVY LANE
ROCKWALL, TX 75087

CURRENT RESIDENT
1039 MICHAEL GARDENS
ROCKWALL, TX 75087

KRAEMER TERESA A
1039 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1040 MICHAEL GARDENS
ROCKWALL, TX 75087

HOULE GARY AND AYURNI NAKAMURA
1040 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1041 BOW ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1042 BOW ST
ROCKWALL, TX 75087

SOMMER RICHELLE AND RICHARD
1042 SAINT THOMAS CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1043 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1044 MICHAEL GARDENS
ROCKWALL, TX 75087

SMITH TAMMY WILLIAMS AND RICHARD
1044 IVY LN
ROCKWALL, TX 75087

SMITH RICHARD AND TAMMY
1044 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1045 BOW ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1045 IVY LN
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 BOW ST
ROCKWALL, TX 75087

CURRENT RESIDENT
1046 ST THOMAS CT
ROCKWALL, TX 75087

VRANA MARK AND
1046 SAINT CHARLES CT
ROCKWALL, TX 75087

CURRENT RESIDENT
1047 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1048 MICHAEL GARDENS
ROCKWALL, TX 75087

CURRENT RESIDENT
1049 BOW ST
ROCKWALL, TX 75087

CONFIDENTIAL
1050 IVY LANE
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES LLC
1125 WATERSIDE CIR
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES LLC
1125 WATERSIDE CIR
ROCKWALL, TX 75087

ZAPH & ATH PROPERTIES LLC
1125 WATERSIDE CIR
ROCKWALL, TX 75087

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1200 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1250 JUSTIN RD
ROCKWALL, TX 75087

CURRENT RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

CURRENT RESIDENT
1435 E WASHINGTON ST
ROCKWALL, TX 75087

ALVAPLAST US INC
1480 JUSTIN RD
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087

CURRENT RESIDENT
1525 AIRPORT RD
ROCKWALL, TX 75087

JACKSON JOEY W AND ANITA L
1725 SHEFFIELD DR
GARLAND, TX 75040

LAKEVIEW SUMMIT PROPERTIES LLC
1870 HILLCROFT DR
ROCKWALL, TX 75087

P & P ENTERPRISES
230 MYERS RD
HEATH, TX 75032

SHERMAN JOCELYN D
233 WILLINGHAM DR
COPPELL, TX 75019

COLUMBIA EXTRUSION CORP
305 PARK PLACE BLVD
ROCKWALL, TX 75087

COLUMBIA DEVELOPMENT CO LLC
305 PARK PLACE BLVD
ROCKWALL, TX 75087

LAKES REGIONAL MHMR CENTER
400 AIRPORT RD
TERRELL, TX 75160

BARRON GARY S AND DELL S
405 PARK PLACE BLVD
ROCKWALL, TX 75087

JONES KENNETH AND CINDY
411 PARK PLACE BLVD
ROCKWALL, TX 75087

COLBERT PHILIP AND MARGIE
417 PARK PLACE BLVD
ROCKWALL, TX 75087

HARGROVE ADRIANA
423 PARK PLACE BOULEVARD
ROCKWALL, TX 75087

MORGAN WILBUR J AND NANCY F
429 PARK PLACE BLVD
ROCKWALL, TX 75087

LOVOI JOSEPH J SR AND VELMA J
501 PARK PLACE BLVD
ROCKWALL, TX 75087

CONFIDENTIAL
507 PARK PLACE BLVD
ROCKWALL, TX 75087

GARCIA MELISSA P AND
513 PARK PLACE BLVD
ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G
5205 S FM 549
ROCKWALL, TX 75032

MOORE CONNIE JO
523 PARK PLACE BLVD
ROCKWALL, TX 75087

EMERT BLAKE AND HANNAH
535 PARK PLACE BLVD
ROCKWALL, TX 75087

HENRY PATRICIA A
541 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
547 PARK PLACE BLVD
ROCKWALL, TX 75087

BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

DUKE JERI L
5911 PINEY BIRCH COURT
KINGWOOD, TX 77345

CURRENT RESIDENT
601 PARK PLACE BLVD
ROCKWALL, TX 75087

SCHRADE JAMES E AND MITZY H
607 PARK PLACE BLVD
ROCKWALL, TX 75087

ROCKWALL COMMUNITY PLAYHOUSE
609 E RUSK ST
ROCKWALL, TX 75087

CURRENT RESIDENT
613 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
700 INDUSTRIAL
ROCKWALL, TX 75087

CONTINENTAL PET TECHNOLOGY
700 INDIAN SPRINGS DR STE 100
LANCASTER, PA 17601

CURRENT RESIDENT
701 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
707 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
713 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
719 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
725 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
731 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
737 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
743 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
749 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
755 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
761 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
767 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
773 PARK PLACE BLVD
ROCKWALL, TX 75087

CURRENT RESIDENT
779 PARK PLACE BLVD
ROCKWALL, TX 75087

BENEDETTO MATT
907 W HOLIDAY RD
ROCKWALL, TX 75087

WHITMORE MANUFACTURING CO
930 WHITMORE DRIVE
ROCKWALL, TX 75087

CURRENT RESIDENT
930/1250 JUSTIN RD
ROCKWALL, TX 75087

MARTIN CHARLES TED & RHONDA K
995 ST CHARLES CT
ROCKWALL, TX 75087

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

**SPECIAL USE PERMIT DESIGN REQUEST NARRATIVE
SPR NORTH PHASE 2**

On behalf of SPR Packaging, we are representing the Owner in the design of the new facility, SPR Packaging North, which will be north of their current facility at 1480 Justin Road. As you are aware, SPR's business involves the production of flexible packaging products through a process called extrusion. The extrusion of plastic requires height to process the film and depending on the width of the film, technology improvements and number of layers, that height may vary. In order to be able to accommodate new equipment that will allow SPR Packaging to compete in new markets and expand their business, a maximum height of 100 feet above finish floor in a specific area of the property is required. This exceeds the current allowable height for buildings by 40', therefore the Owner requests a variance to allow the 100' maximum. This variance would apply to the Phase 2 portion of the building, as well as future expansion phases within the extrusion area defined in the site drawings. SPR Packaging had previously received a Special Use Permit for the 75' high extruder section for their existing building on Justin Road. See Elevations and Site Plan.

Based on initial Zoning Commission concerns, I have provided additional Exhibits for consideration.

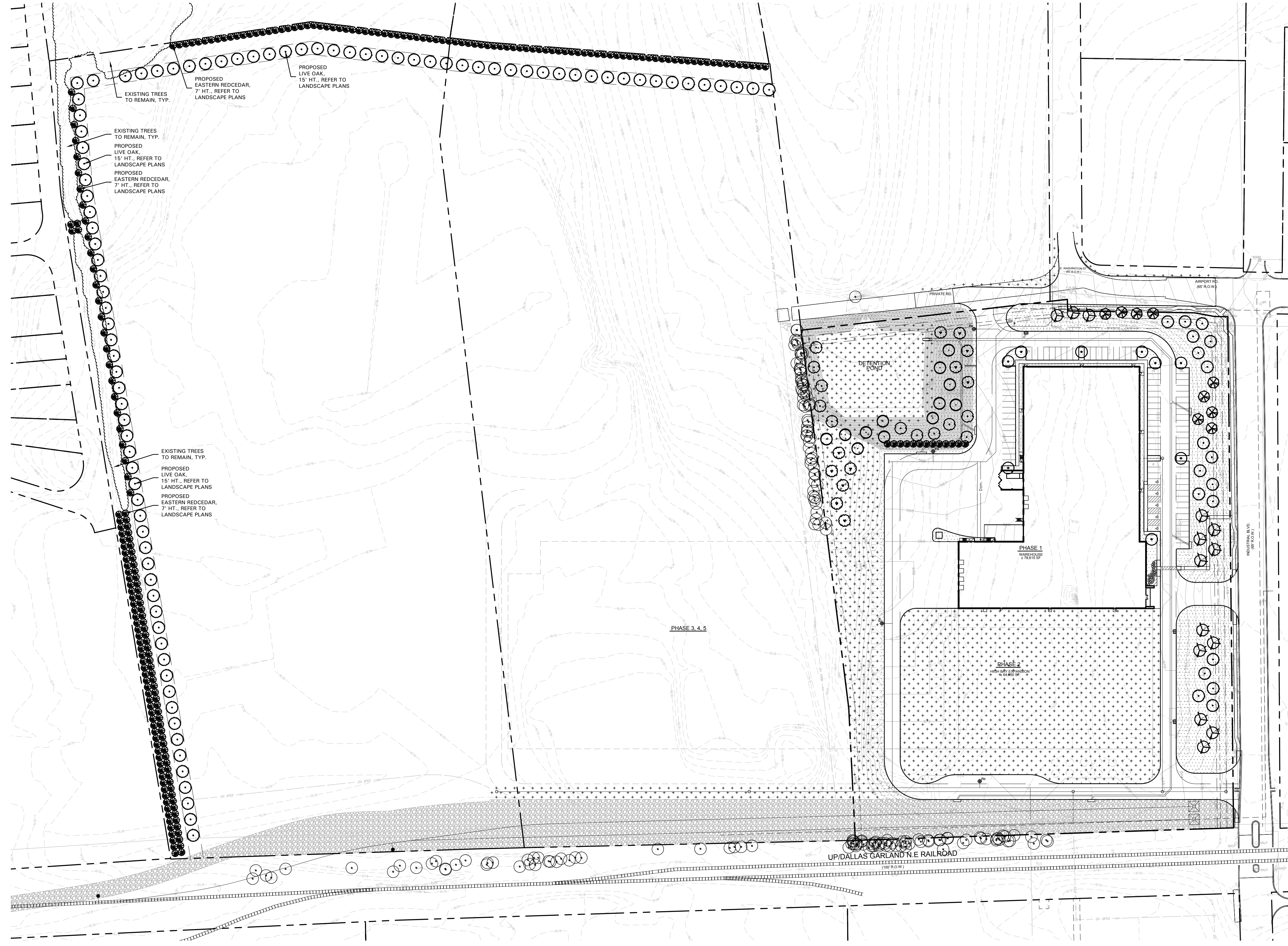
1. As part of the Phase 1 Building project, the Owner is willing to provide screening from the far west property line abutting the adjacent residential use and the commercial zone to the north. We propose to add fast growing, tall, screening trees to close the open gap between the southeast corner of the residential property and well past the existing aluminum Warehouse, which is to be renovated in the future, and extend it to cover the north fence line.
2. A visual impact study was conducted to evaluate estimated building visibility from the most significant points of view. See 'Line of Site' Exhibits.
3. Elevation drawings showing the requested height of the extruder roof to 100' maximum.
4. Architectural Site Plan.
5. Site drawing showing Extrusion area limited to 500 feet away from Park Place Neighborhood and future development, 132 feet away from Industrial Road and 500 feet from south property line.
6. Building Entry Rendering.

Sincerely,


Mark Pross
President

Attachment: Line of Site Exhibits
Revised Site and Elevation Drawings

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OVERALL LANDSCAPE PLAN



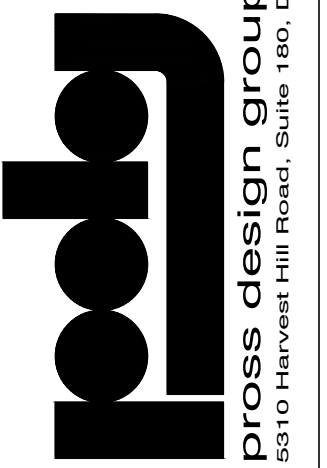
SCALE: 1" = 80'-0"
0 40 80 160



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

job no
sheet
L1.00

SPR
PACKAGING
SPR NORTH
ROCKWALL, TEXAS



pross design group, incorporated
3610 Harvest Hill Road, Suite 100, Dallas, Texas 75226 972/726-1400

PROGRESS SET - FOR REVIEW ONLY
ISSUED
03.04.19
These documents are NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION. They were prepared by, or under the supervision of, Kari Ann Haug, TX Registered Landscape Architect #2246

#	DATE	DESCRIPTION	CITY COMMENTS
	02/14/19		

drawn:
NAY
checked:
KAY
date:
01/15/19

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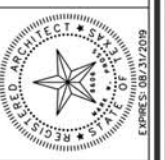
BTW:MS
 8/24/15
 8/24/15



1 AERIAL PERSPECTIVE SITE PLAN
 SCALE: N.T.S.

drawn:
 SF
 checked
 MARK W. PROSS
 date:

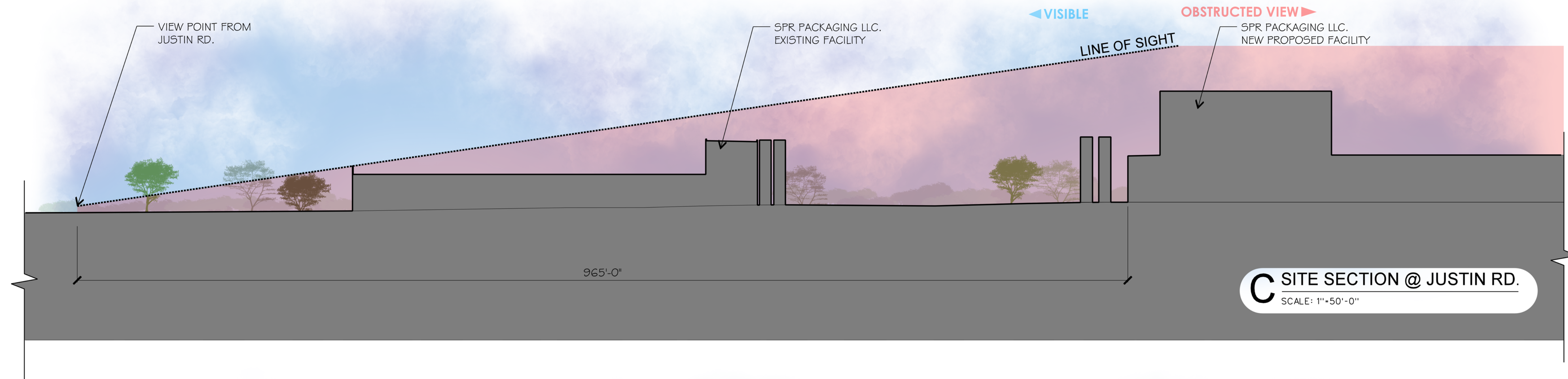
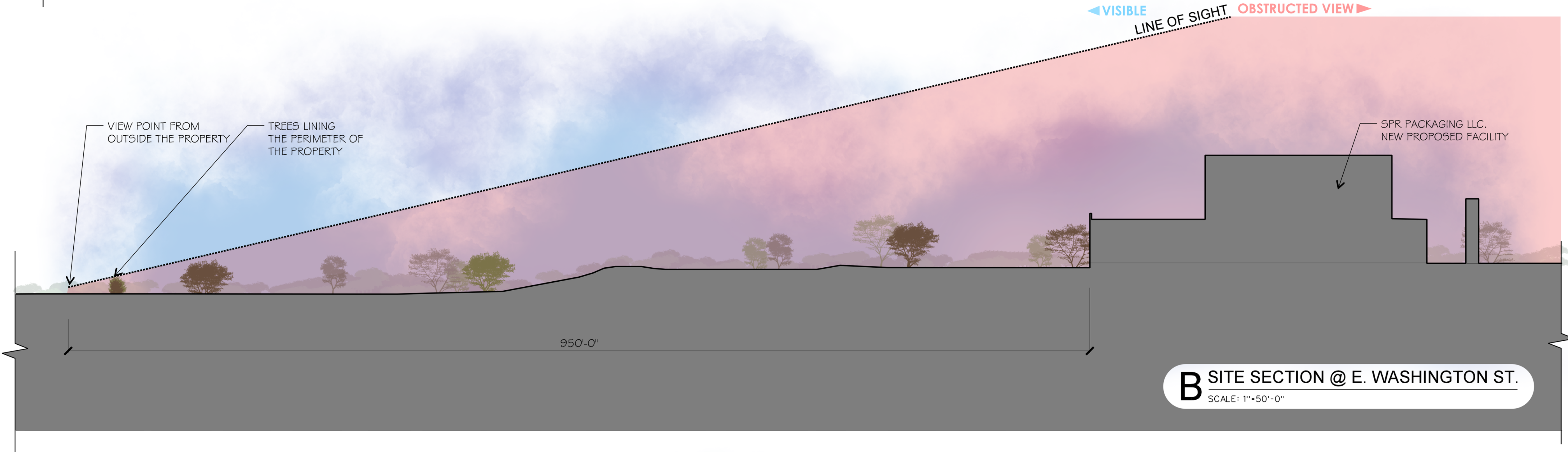
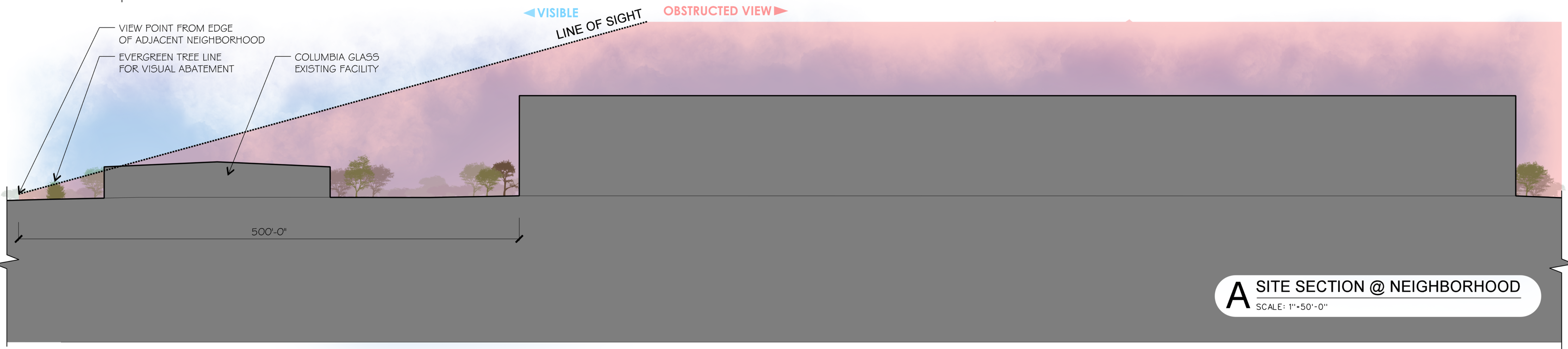
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pross design group, incorporated
 6310 Harvest Hill Road, Suite 100, Dallas, Texas 75220 972/759-1400

SPR
 PACKAGING
 SPR NORTH
 ROCKWALL, TEXAS

job no
 1850
 sheet
 SITE PLAN



#	DATE	DESCRIPTION



VIEW 01
PHASES 1,2



VIEW 01
PHASES 3,4,5



VIEW 02
PHASES (ALL)



VIEW 03
PHASES 3,4,5



VIEW 04
PHASES 1,2

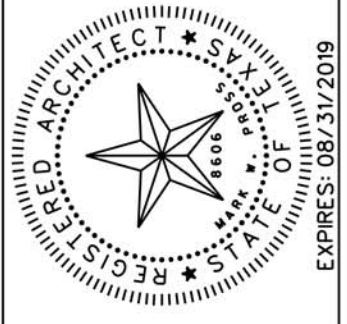


VIEW 04
PHASES 3,4,5



VIEW 05
PHASES (ALL)

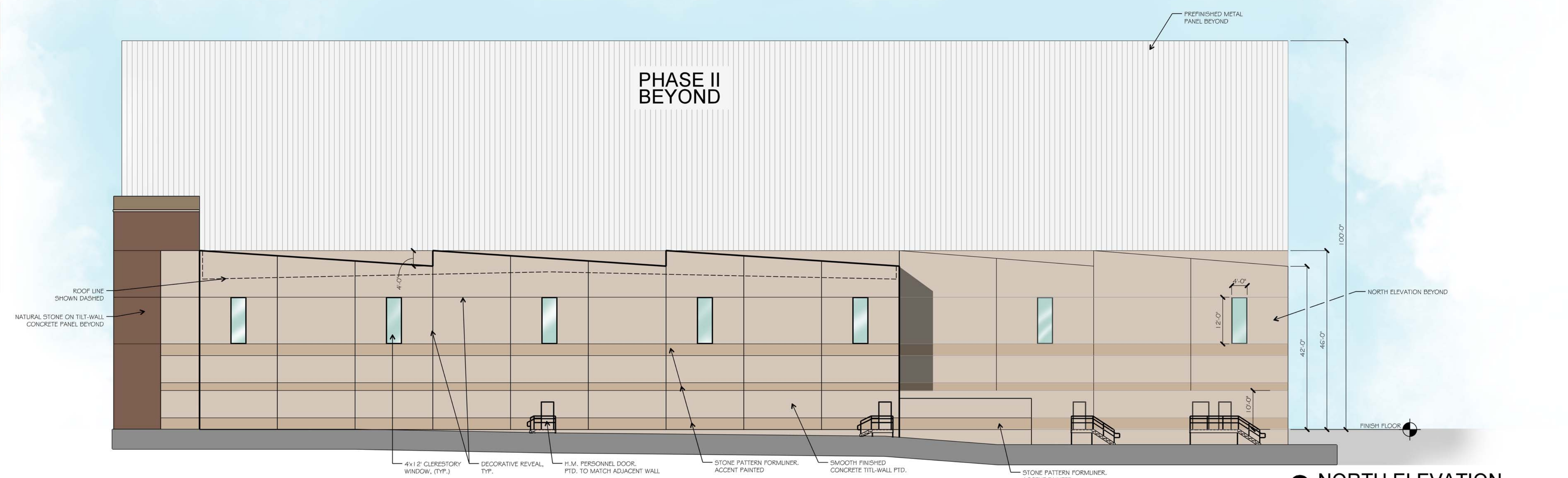
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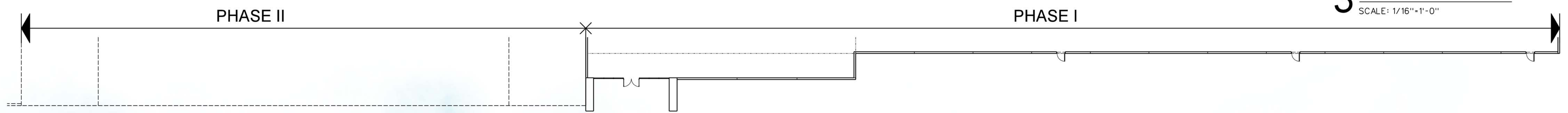
pross design group, incorporated
2810 Harkness Hill Road, Suite 100, Dallas, Texas 75229, 972/759-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

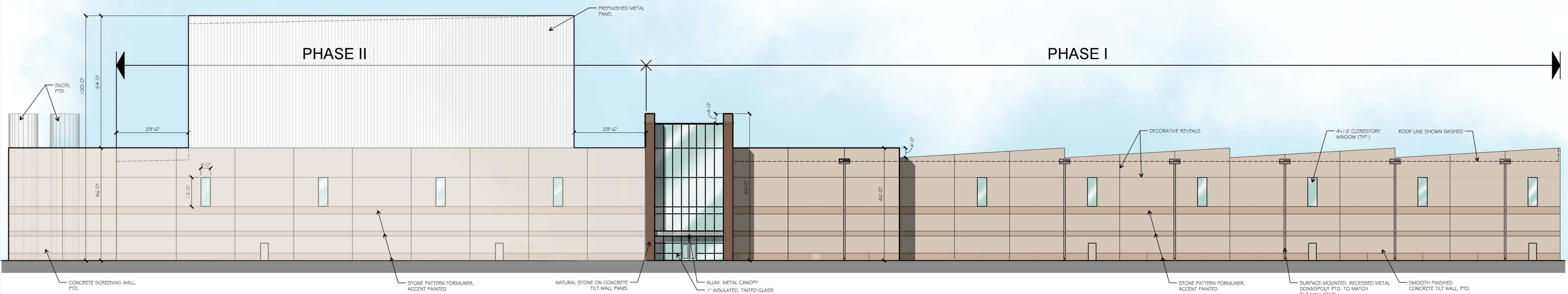
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A - BASE COLOR				
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND				
B - ACCENT COLOR 01				
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE				
C - ACCENT COLOR 02				
SHERWIN WILLIAMS - SW 7550 RESORT TAN				
FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE SQ. FT.	13,651 FT²	29,029 FT²	37,516 FT²	36,610 FT²
2. FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	13,186 FT²	28,669 FT²	35,301 FT²	34,912 FT²
3. DOORS AND WINDOWS	463 FT²	360 FT²	2,217 FT²	1,698 FT²
4. METAL	0 FT²	16,872 FT²	6,561 FT²	6,506 FT²
5. PRIMARY MASONRY TOTALS	13,186 FT² 100% OF (2.)	11,797 FT² 41% OF (2.)	26,740 FT² 76% OF (2.)	26,406 FT² 76% OF (2.)



3 NORTH ELEVATION
SCALE: 1/16"=1'-0"

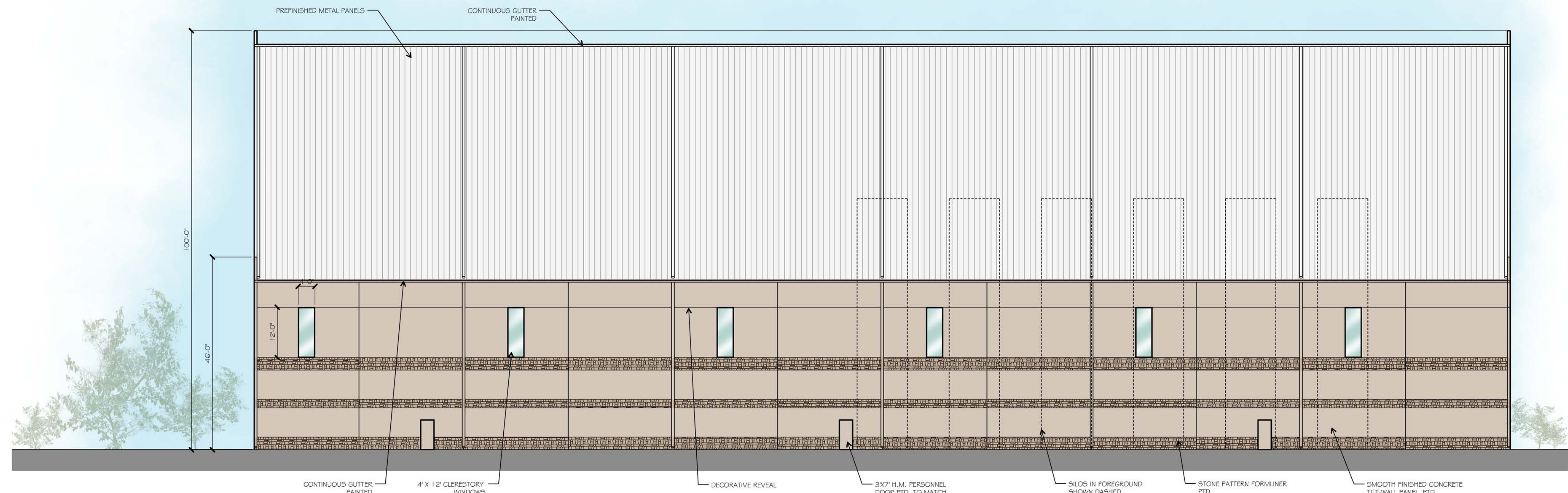


2 PARTIAL FLOOR PLAN
SCALE: 1/20"=1'-0"

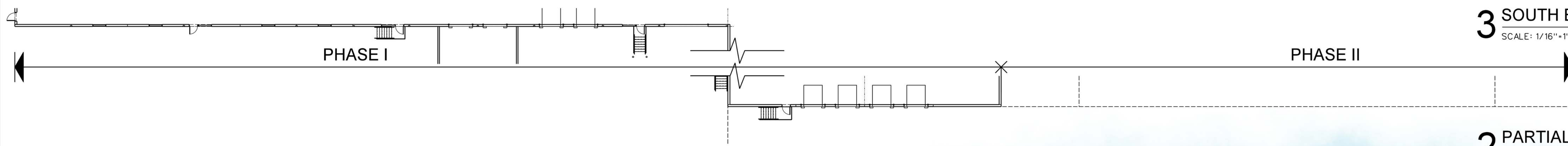


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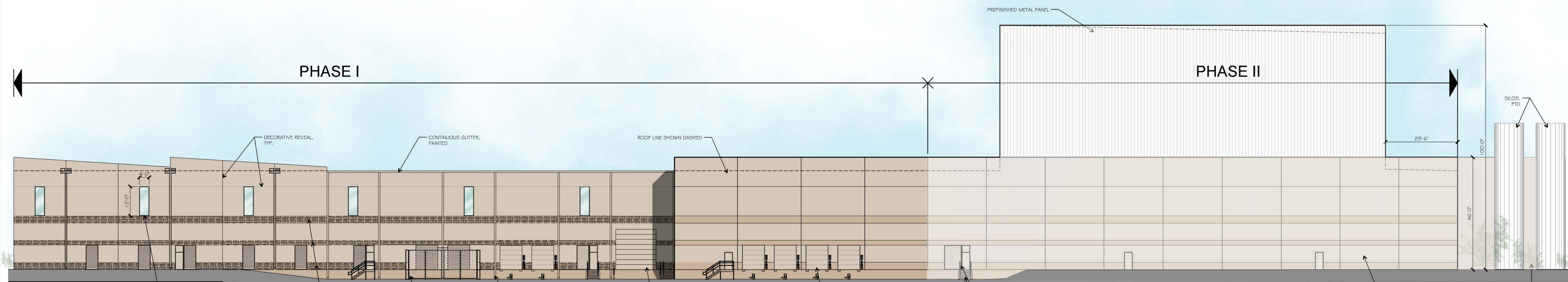
PAINT SCHEME LEGEND				
A - BASE COLOR				
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND				
B - ACCENT COLOR 01				
SHERWIN WILLIAMS - SW 7518 BEACH HOUSE				
C - ACCENT COLOR 02				
SHERWIN WILLIAMS - SW 7550 RESORT TAN				
FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE SQ. FT.	13,651 FT ²	29,029 FT ²	37,516 FT ²	36,610 FT ²
2. FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	13,186 FT ²	28,669 FT ²	35,301 FT ²	34,912 FT ²
3. DOORS AND WINDOWS	465 FT ²	360 FT ²	2,217 FT ²	1,698 FT ²
4. METAL	0 FT ²	16,872 FT ²	8,561 FT ²	8,506 FT ²
5. PRIMARY MASONRY TOTALS	13,186 FT ² 100% OF (2.)	11,797 FT ² 41% OF (2.)	26,740 FT ² 76% OF (2.)	26,406 FT ² 76% OF (2.)



3 SOUTH ELEVATION
SCALE: 1/16"=1'-0"

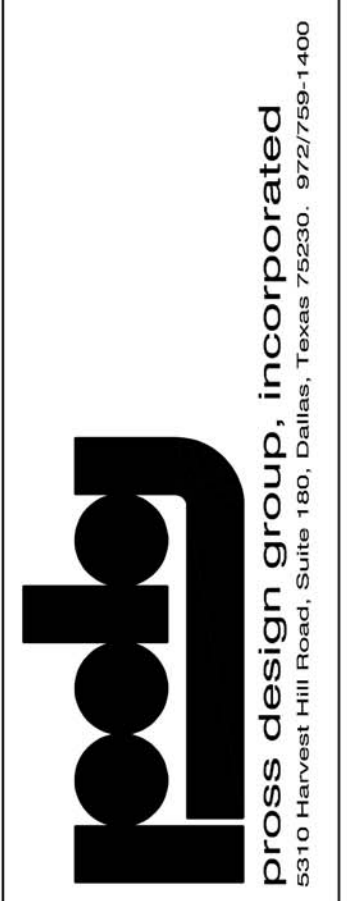
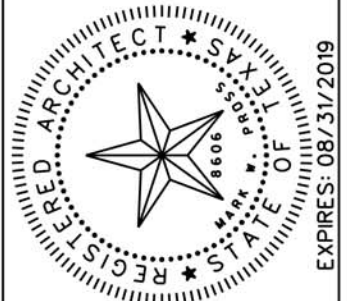


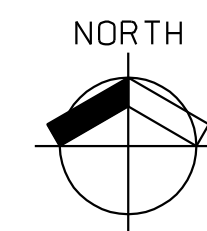
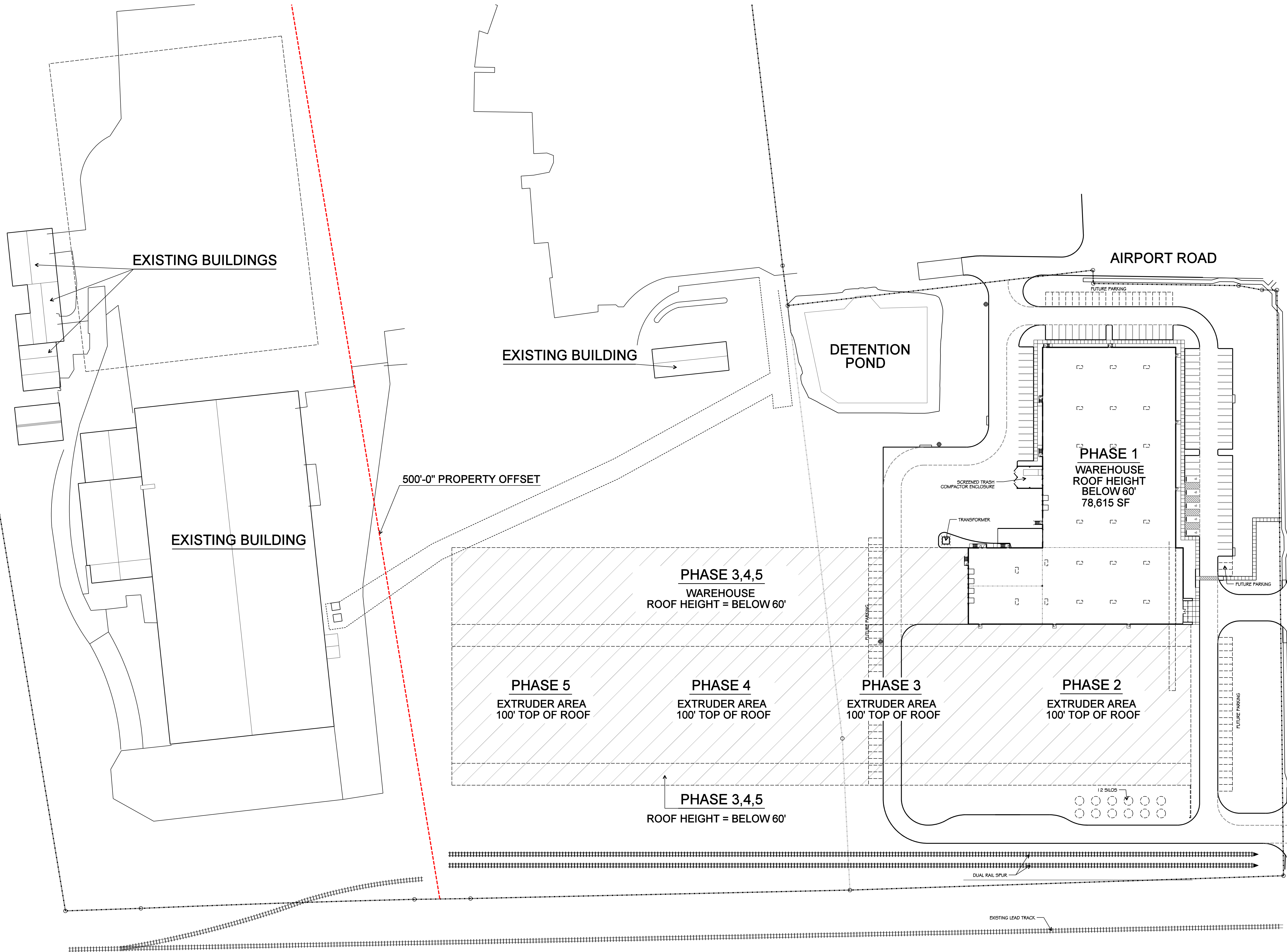
2 PARTIAL FLOOR PLAN
SCALE: 1/20"=1'-0"



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

#	DATE	DESCRIPTION



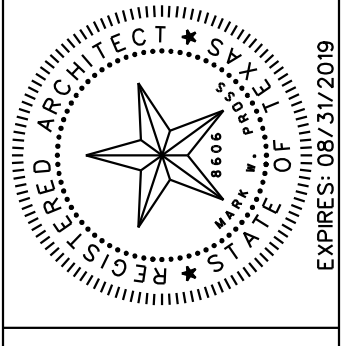


1 SITE PLAN
SCALE: 1"=60'-0"

job no
1850
sheet
A1.0

SPR
PACKAGING
SPR NORTH
ROCKWALL, TEXAS

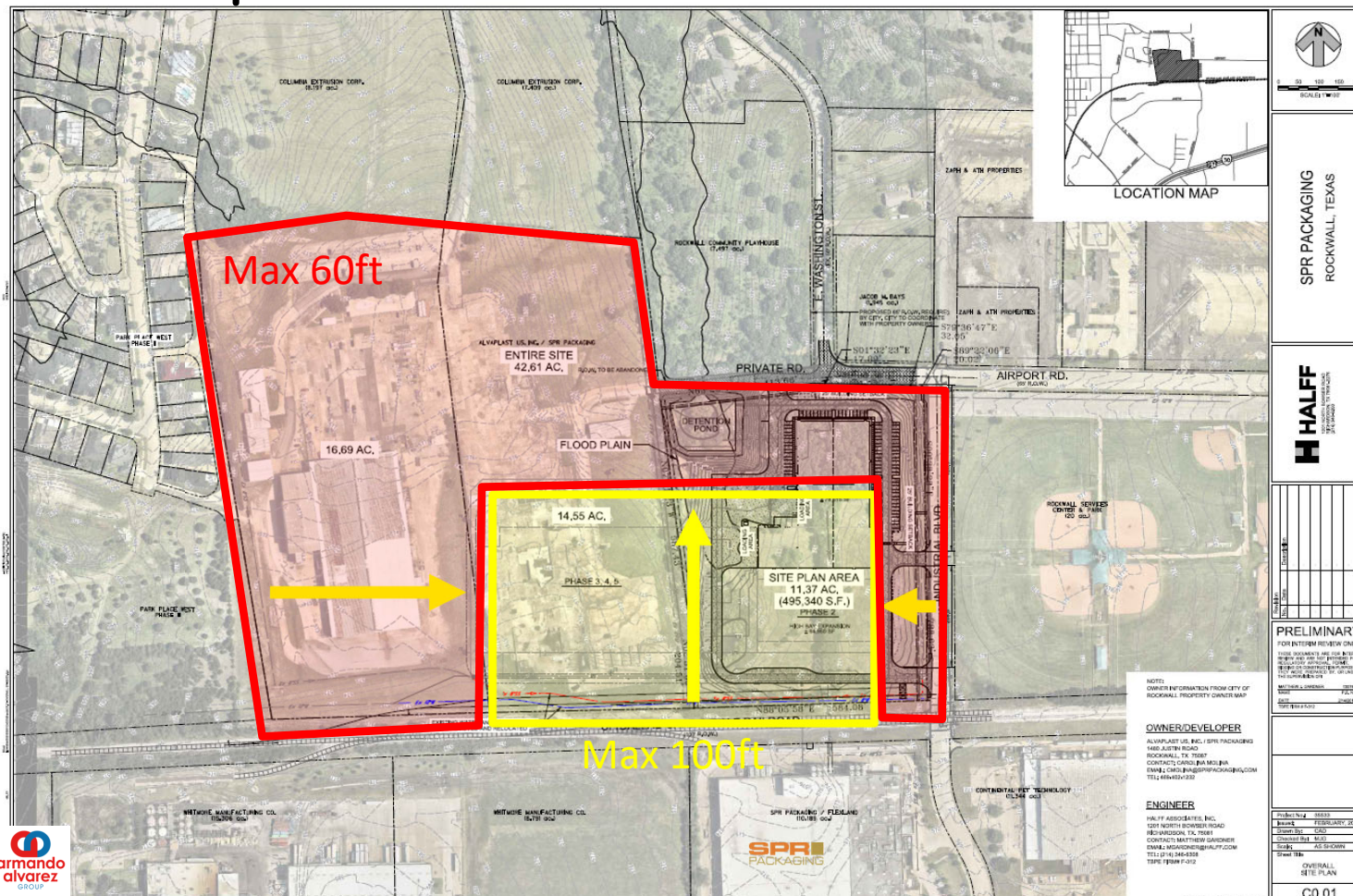
pross design group, incorporated
2610 Harvest Hill Road, Suite 100, Dallas, Texas 75228 972/758-1400



#	DATE	DESCRIPTION

Drawn:
Checked:
MARY W. PROSS
Date:
03/15/2019

Development Plan



Area where we will apply the SUP (documented in application)

- 500 ft off west property line
- 132 feet off east property line
- Within 500 ft of south property line towards the north

