

# PROJECT COMMENTS



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

DATE: 3/25/2021

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

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

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

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

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

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

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

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

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

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

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

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

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

may forward a recommendation to the Planning and Zoning Commission.

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

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

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/22/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/24/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/22/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	03/25/2021	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/22/2021	Approved
03/22/2021: No comments			



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-009

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1480 Justin Rd.

SUBDIVISION SPR Packaging Addition

LOT 2 BLOCK A

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

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

CURRENT ZONING LI

CURRENT USE Warehouse, Manufacturing, Office

PROPOSED ZONING LI

PROPOSED USE Warehouse, Manufacturing, Office

ACREAGE 10.1893

LOTS [CURRENT]

LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

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

CONTACT PERSON Robert Reece

CONTACT PERSON David A. Morales

ADDRESS 1480 Justin Rd.

ADDRESS 5310 Harvest Hill Rd.  
Suite 180

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Dallas, TX 75230

PHONE (469) 402-2159

PHONE 972-759-1400

E-MAIL rreece@sprpackaging.com

E-MAIL dmorales@pdgarch.net

## NOTARY VERIFICATION [REQUIRED]

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

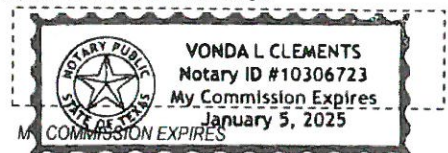
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

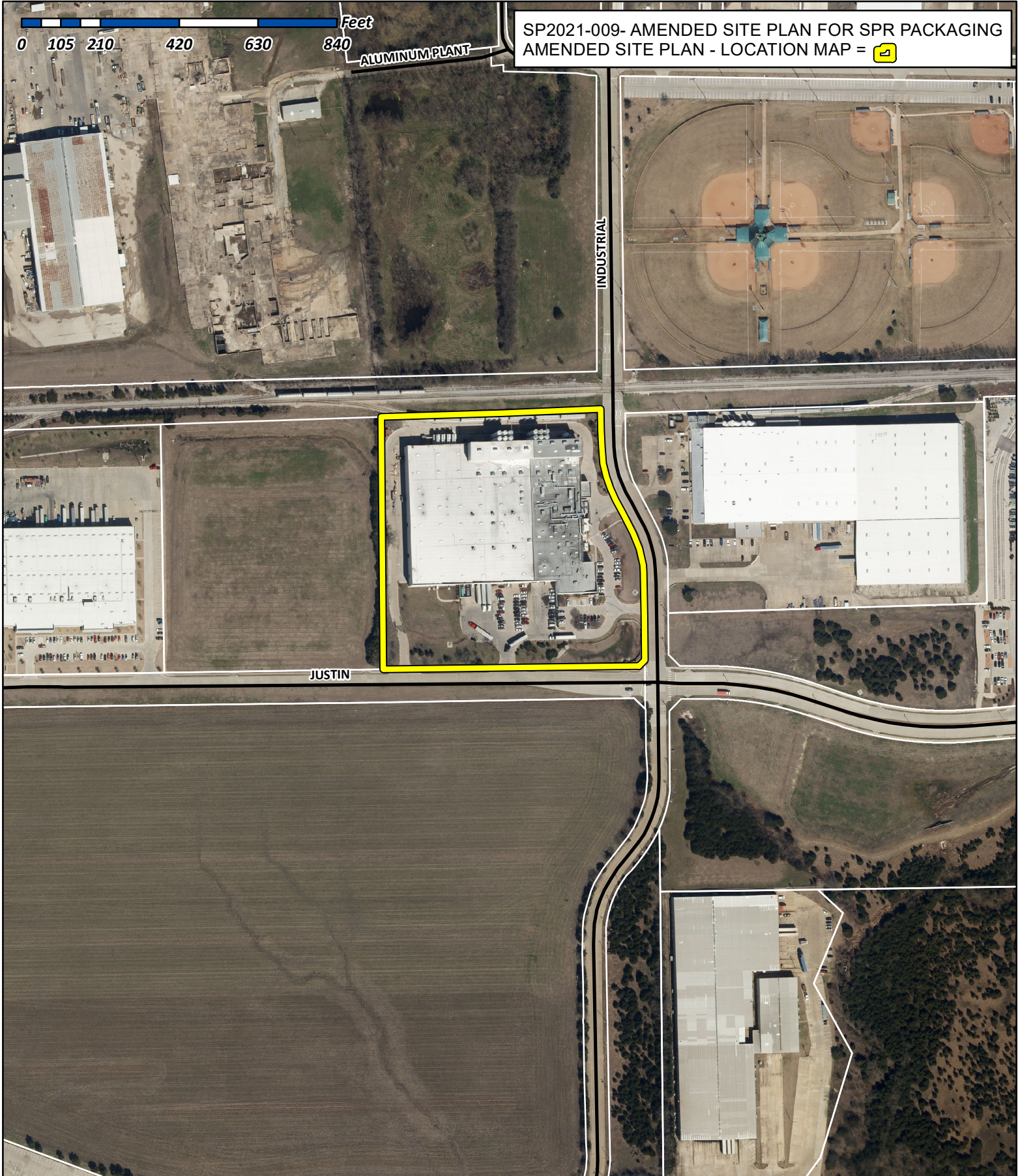
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF MARCH, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vonda L Clements





# City of Rockwall

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





pross design group, incorporated

March 25, 2021

City of Rockwall  
385 South Goliad Street  
Rockwall, Texas 75087

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

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

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

We request the following variance:

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

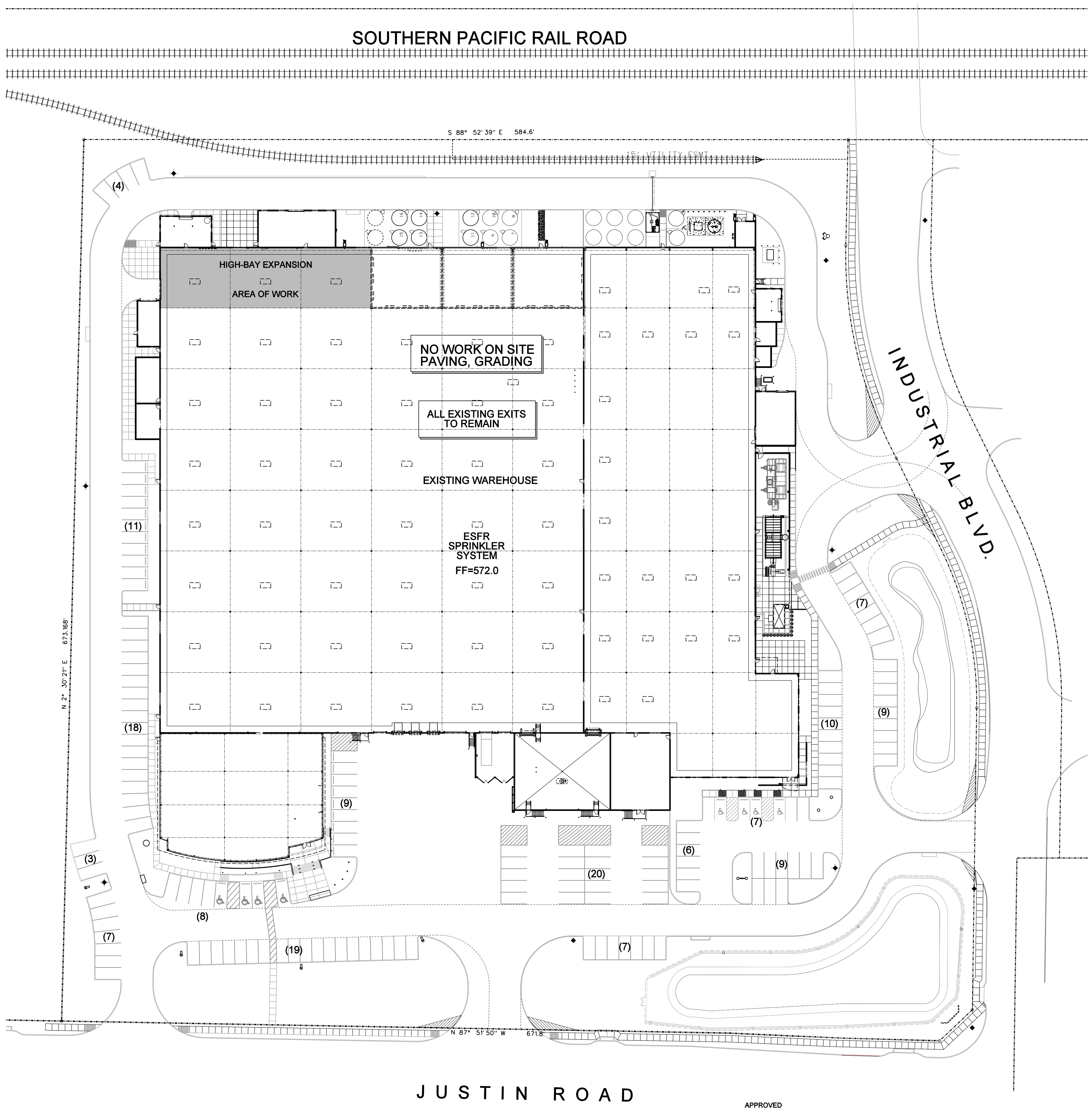
If the above variance request is approved, the Owner agrees to plant up to four (4) additional trees fronting the public right of ways to satisfy the Development Code's requirement for two compensatory measures.

We appreciate your consideration of this matter.

Sincerely,

David A. Morales  
Project Architect

SOUTHERN PACIFIC RAIL ROAD



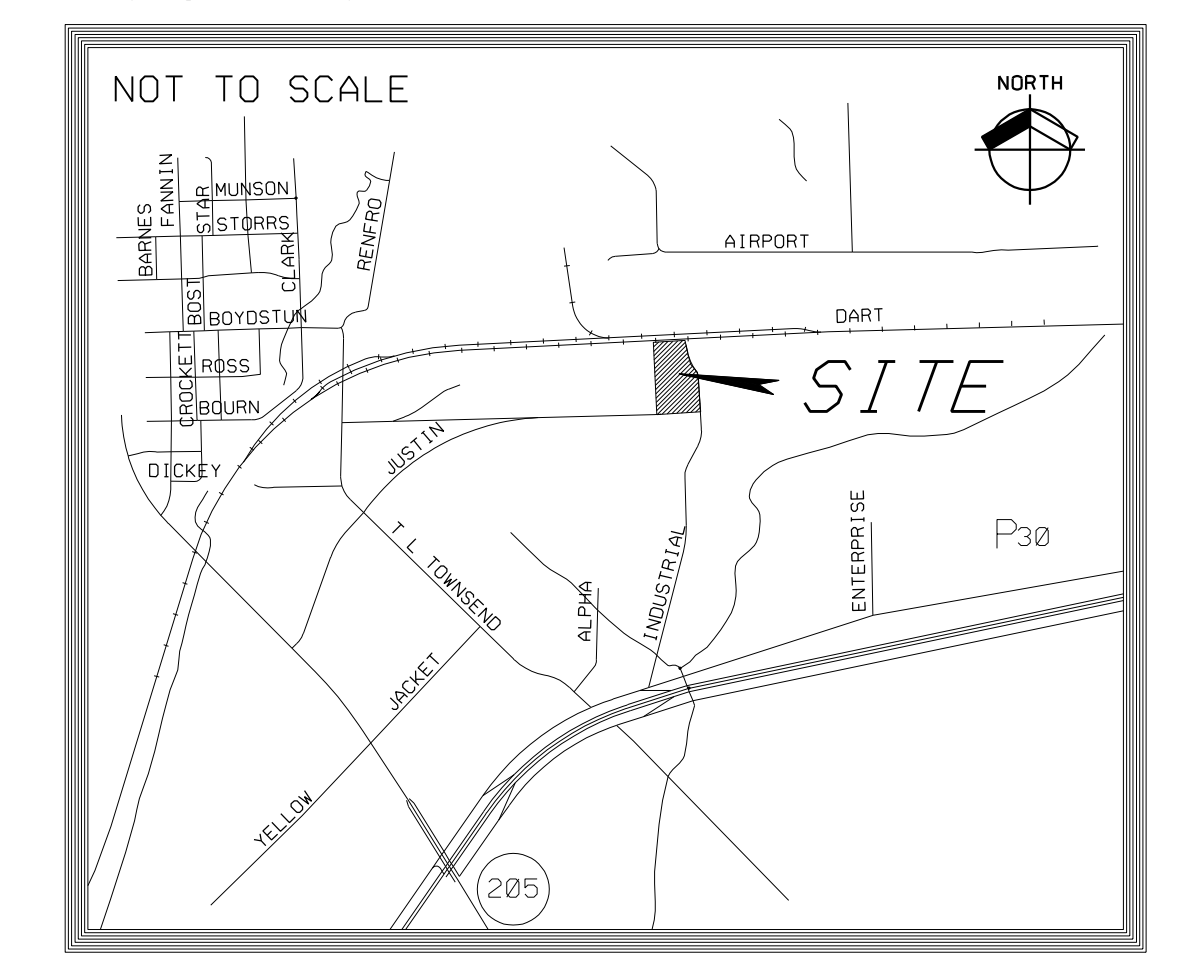
PROJECT DATA

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

PARKING DATA SUMMARY

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

LOCATION MAP



1 EXISTING SITE PLAN  
SCALE: 1"=40'-0"

APPROVED  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_\_\_.  
WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_\_\_.  
\_\_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN      DIRECTOR OF PLANNING AND ZONING

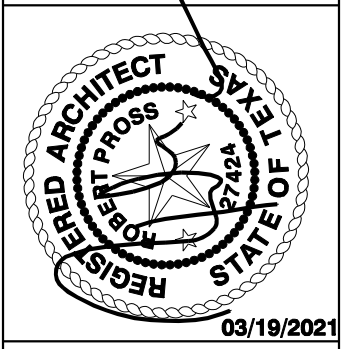
OWNER:  
ALVAPLAST US, INC. / SPR PACKAGING  
CONTACT: CAROLINA MOLINA  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087  
469-402-1232

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

CASE NO:

drawn:  
checked:  
ROBERT PROSS  
CIT.E  
03/19/2021

#	DATE	DESCRIPTION



**pross design group, incorporated**  
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230, 972-759-1400

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

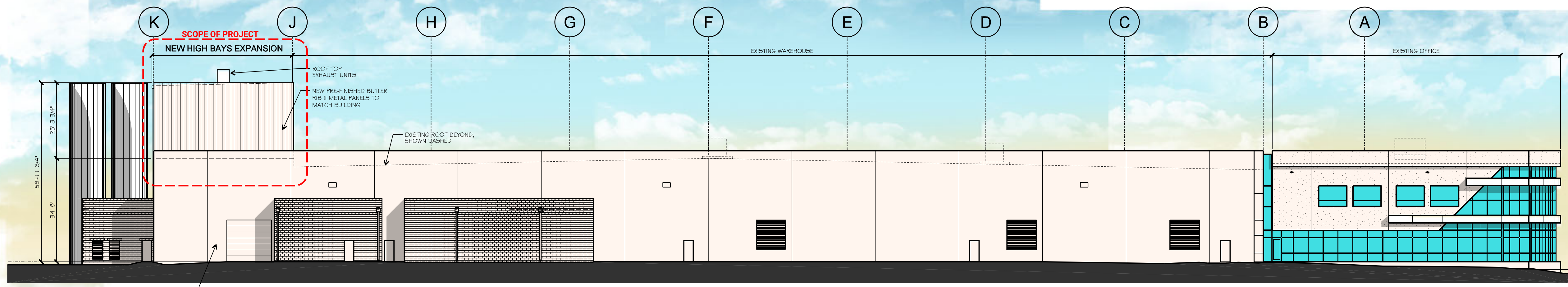
job no  
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sheet  
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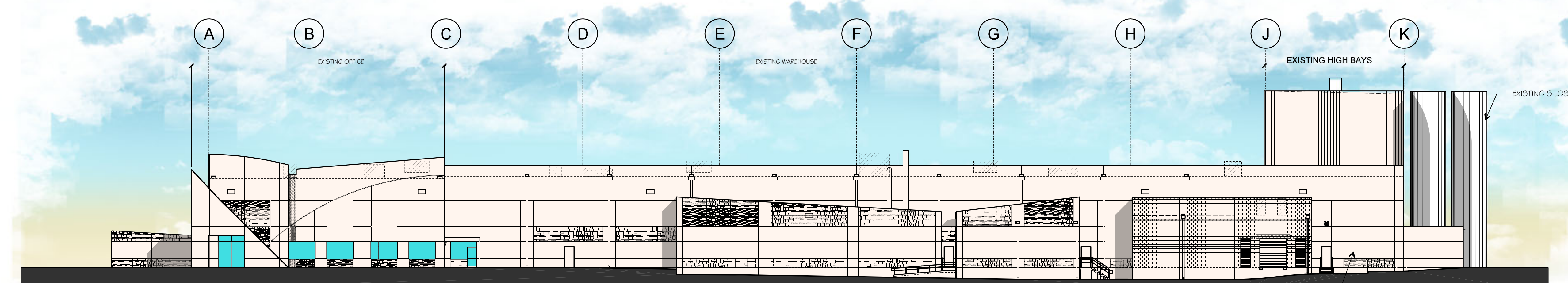
8 TIMES \$  
30 STATES  
57 FILES

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

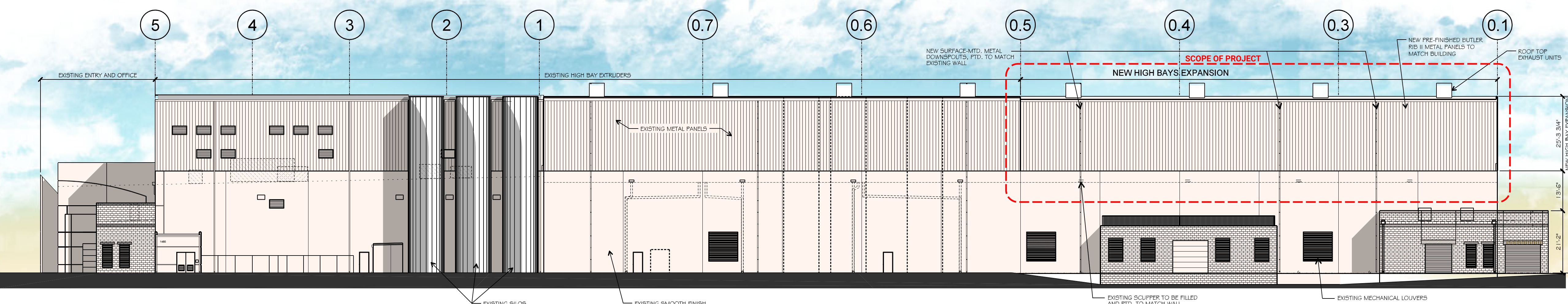
FACADE MATERIAL CALCULATIONS			
	NORTH ELEVATION	EAST ELEVATION	WEST ELEVATION
MECHANICAL WINDOWS, 4 DOORS	1,178.4 SF	642.6 SF	2,541.04 SF
NET MATERIAL AREA	27,144.8 SF	16,080.4 SF	16,567.06 SF
METAL CANOPIES, METAL PANELS	11,332.9 SF 42%	1,197.1 SF 7%	1,290.2 SF 8%
PAINTED EIFS	0 SF	0 SF	1,865.1 SF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



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



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



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

APPROVED

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WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_.

\_\_\_\_\_  
PLANNING & ZONING COMMISSION, CHAIRMAN

\_\_\_\_\_  
DIRECTOR OF PLANNING AND ZONING

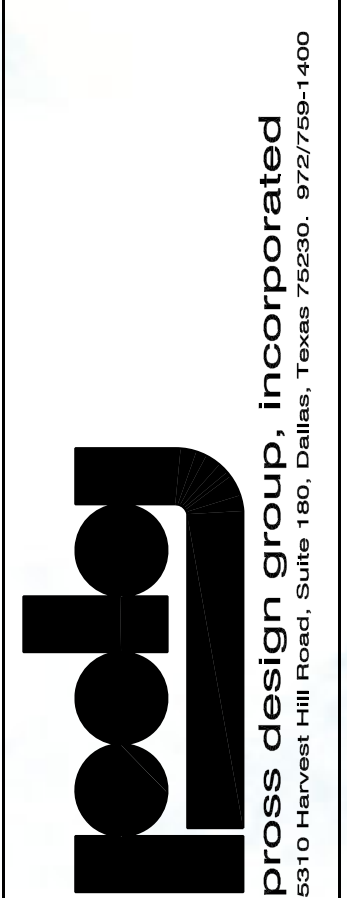
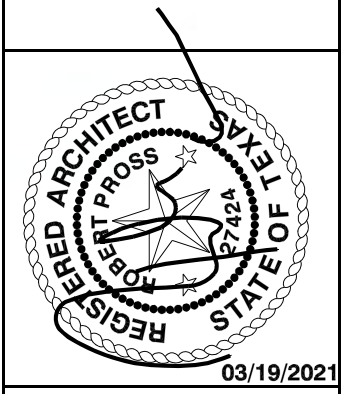
OWNER:  
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CONTACT: CAROLINA MOLINA  
1480 JUSTIN ROAD  
ROCKWALL, TX 75087  
469-402-1232

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

CASE NO:

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

#	DATE	DESCRIPTION



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

job no  
2049  
sheet  
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\$ TIMES \$  
\$ DATES \$  
\$ FILE \$