

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT PRELIMINARY PLAT FINAL PLAT REPLAT

AMENDING OR MINOR PLAT PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE SPECIFIC USE PERMIT PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL

VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD	CITY COUNCIL READING #2
PLANNING AND ZONING COMMISSION	CONDITIONS OF APPROVAL
CITY COUNCIL READING #1	NOTES



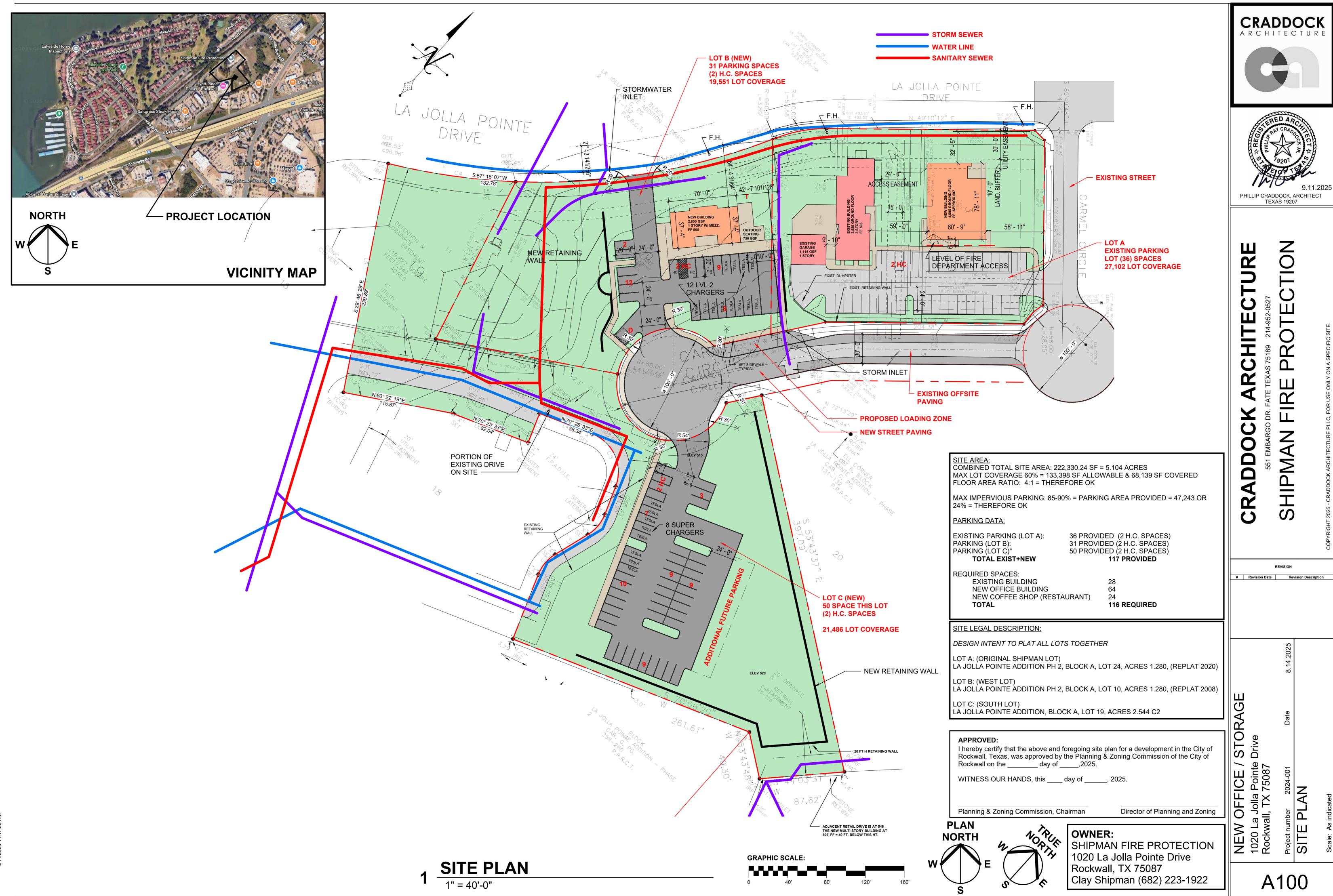
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

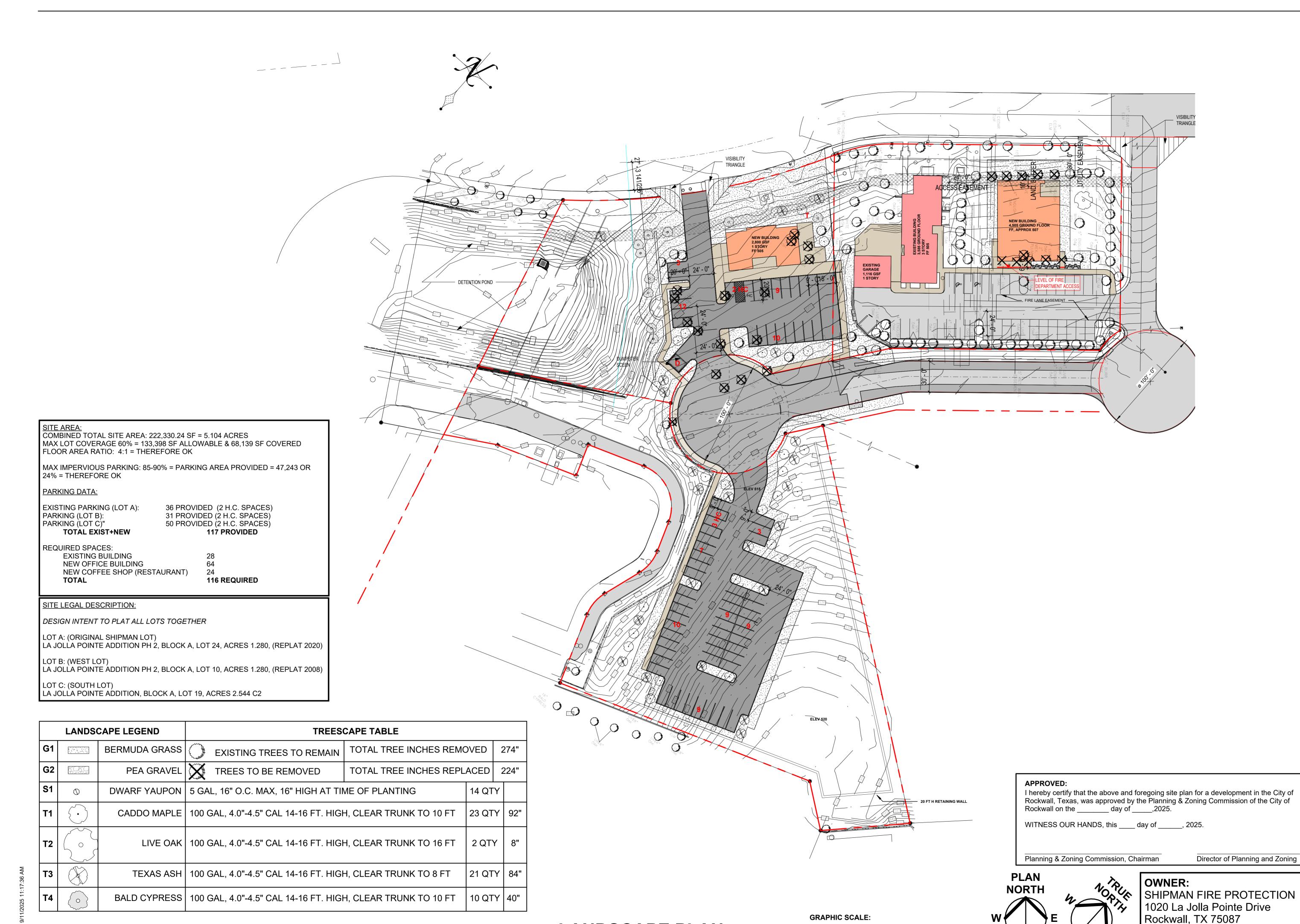
City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PLANNING & ZONING	CASE NO.
	ON IS NOT CONSIDERED ACCEPTED BY THE NING DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANN	ING:
OLTY ENGINEED	

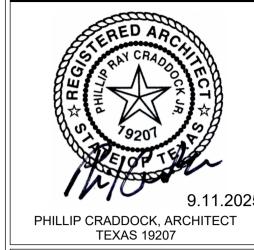
	Rockwall, Texas 75087		CITYE	NGINEER:			
PLEASE CHECK THE AP	PROPRIATE BOX BELOW TO INDICATE THE TYPE	OF DEVELOPME	NT REQU	JEST [SELECT (ONLY ONE BOX]	:	
PLATTING APPLICATION MASTER PLAT (\$1 PRELIMINARY PLAT (\$300 FINAL PLAT (\$300.00 AMENDING OR MI PLAT REINSTATE SITE PLAN APPLICA SITE PLAN (\$250.00	TION FEES: 100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 .00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 NOR PLAT (\$150.00) MENT REQUEST (\$100.00) TION FEES:	ZONING ZONING ZONING SPEC PD DE OTHER A TREE VARIA NOTES: IN DETER PER ACRE A 2: A \$1,000	APPLICANG CHAN IFIC USE EVELOPM APPLICA REMOVA ANCE RE MINING THE MOUNT. FO	ATION FEES: NGE (\$200.00 + \$ E PERMIT (\$200.00 + \$ E PERMIT (\$200.00 + \$ E PERMIT (\$200.00 + \$ E FEE, PLEASE USE TOOR REQUESTS ON LE LL BE ADDED TO TOOR NOT	S15.00 ACRE) 1 00 + \$15.00 ACR 200.00 + \$15.00 ACR L EXCEPTIONS THE EXACT ACREAGE SES THAN ONE ACRE, HE APPLICATION FE	E) 1 8 2 ACRE) 1 (\$100.00) 2 E WHEN MULTIP ROUND UP TO 0 E FOR ANY RI	ONE (1) ACRE. EQUEST THAT
	RMATION [PLEASE PRINT]						
ADDRESS	1020 LA JOLLA POINTE DRIVE,	ROCKWA	LL IE)	(AS, 7508)			
SUBDIVISION	LA JOLLA POINTE ADDITION			LOT	24,10,19	BLOCK	Α
GENERAL LOCATION	NORTH OF 1-30 EAST OF HORIZON ROAD						
ZONING, SITE PLA	AN AND PLATTING INFORMATION [PLEA	ASE PRINT]					
CURRENT ZONING	C - COMMERCIAL	CURREN	NT USE	OFFICE "B"			
PROPOSED ZONING	C - COMMÉRCIAL	PROPOSE	D USE	OFFICE BUILI	DING / COFFEE	SHOP	
ACREAGE	5,104 TOTAL LOTS [CURREN	IT] 3	ı	LOTS	[PROPOSED]		1
REGARD TO ITS AP RESULT IN THE DEN	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE PROVAL PROCESS, AND FAILURE TO ADDRESS ANY O NIAL OF YOUR CASE.	F STAFF'S COMME	NTS BY	THE DATE PROVI	DED ON THE DEV	ELOPMENT (EXIBILITY WITH CALENDAR WILL
	NT/AGENT INFORMATION [PLEASE PRINT/	NIN	100	ACT/ORIGINAL SI	GNATURES ARE	REQUIRED]	
□ OWNER	SHIPMAN FIRE PROTECTION	APPLI			ARCHITECTUR	E, PLLC	
CONTACT PERSON	CLAY SHIPMAN	CONTACT PE		PHILLIP CRA			
ADDRESS	1020 LA JOLLA POINTE DRIVE	ADD	RESS	551 EMBAR	GO DR		
CITY, STATE & ZIP	ROCKWALL, TEXAS 75087	CITY, STATE	& ZIP	FATE, TEXA	S 75189		
PHONE	682-223-1922	Pl	HONE	214-952-05	527		
E-MAIL	CLAY@SHIPMAN-FIRE.COM	E	-MAIL	PHILLIP@C	RADDOCKARO	CHITECTURE	СОМ
	ATION [REQUIRED] IGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAF N ON THIS APPLICATION TO BE TRUE AND CERTIFIED TI	(LD	CLAY SH	IPMAN	[OWNER]	THE UNDER	RSIGNED, WHO
\$ 276.56 SEPT	M THE OWNER FOR THE PURPOSE OF THIS APPLICATION, TO COVER THE COST OF THIS APPLICATION, 20 BY SIGNING THIS APPLICATION, I AG WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY WITH THIS APPLICATION, IF SUCH REPRODUCTION IS AS	HAS BEEN PAID TO GREE THAT THE CIT IS ALSO AUTHORI	THE CITY Y OF ROC ZED AND	OF ROCKWALL ON CKWALL (I.E. "CITY PERMITTED TO F	THIS THE	AND PERMIT	DAY_OF
GIVEN UNDER MY HAND A	ND SEAL OF OFFICE ON THIS THE 10 DAY OF SE	PTEMBER	, 20 <u>2</u>	5	My Cor	per Peabonmission Ex 5/9/2028	



/11/2025 11·17·33 AN



CRADDOCK ARCHITECTURE



CRA

Revision Date Revision Description

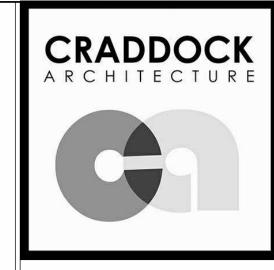
STORAGE Drive

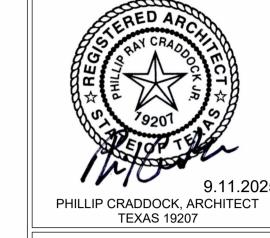
OFFICE

Clay Shipman (682) 223-1922

Point 7508

S AND





ARCHITEC

0 CRAD SHIPN

Revision Date Revision Description

STORAGE Drive

XTERIOR ELEVATIONS Pointe 75087

OFFICE

OWNER:

SOUTH ELEVATION

MATERIAL CALCULA	TIONS	AREA	%		AREA	%
NORTH ELEVATION		5,531		SOUTH ELEVATION	4,701	
MASONRY				MASONRY		
	BRICK & CAST STONE	5,066	91.6%	BRICK & CAST STONE	4,432	94.39
	3 PART STUCCO	464	8.4%	3 PART STUCCO	269	5.79
EAST ELEVATION		6,551		WEST ELEVATION	6,625	
MASONRY				MASONRY		
	BRICK & CAST STONE	6,188	94.5%	BRICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	363	5.5%	3 PART STUCCO	609	9 29

SHIPMAN FIRE PROTECTION

IAL CALCULA	TIONS	AREA	%			AREA	%
LEVATION		5,531		SOUTH ELEVATION		4,701	
MASONRY				MASONRY			
	BRICK & CAST STONE	5,066	91.6%	В	RICK & CAST STONE	4,432	94.3%
	3 PART STUCCO	464	8.4%	3	PART STUCCO	269	5.7%
VATION		6,551		WEST ELEVATION		6,625	
MASONRY				MASONRY			
	BRICK & CAST STONE	6,188	94.5%	В	RICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	363	5.5%	3	PART STUCCO	609	9.2%
					•		

1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922

A600

STANDING SEAM METAL

ROOF (BLACK) -

BRICK #3 (BLACK)

3 PART STUCCO #1 (GRAY)

METAL ROOF TRIM (BLACK)

3 PART STUCCO (WHITE) —

3 PART STUCCO #1 (GRAY)

BRICK #1 (RED) -

BRICK #2 (GRAY)

DARK BRONZE STOREFRONT

BRICK #1 (RED)

BRICK #1 (RED)

BRICK #2 (GRAY) -

BRICK #2 (GRAY)

CAST STONE #2 (GRAY)

3 PART STUCCO #1 (GRAY) -

CAST STONE #1 (WHITE)

CAST STONE #1 (WHITE)

3 PART STUCCO #2 (WHITE)

WEST SIDE ELEVATION

- 3 PART STUCCO (WHITE)

TOWER EAVE 81' - 0"

T.O.S. ROOF 72' - 8"

LEVEL 4 54' - 8"

LEVEL 3 36' - 8"

LEVEL 2 18' - 8"

LEVEL 1 0' - 0"

LEVEL 0 -BASEMENT -12' - 0"

T.O.S. PATIO 51' - 8"

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 _____,2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Director of Planning and Zoning Planning & Zoning Commission, Chairman

STANDING SEAM METAL

— 3 PART STUCCO #2 (WHITE)

➤ 3 PART STUCCO #1 (GRAY)

─ 3 PART STUCCO #2 (WHITE)

~ 3 PART STUCCO #1 (GRAY)

DARK BRONZE STOREFRONT SYSTEM

LEVEL 3 36' - 8"

LEVEL 2 18' - 8"

LEVEL 1 0' - 0"

LEVEL 0 BASEMENT
-12' - 0"

BRICK #1 (RED)

BRICK #1 (RED)

CAST STONE #1 (WHITE)

CAST STONE #2 (GRAY)

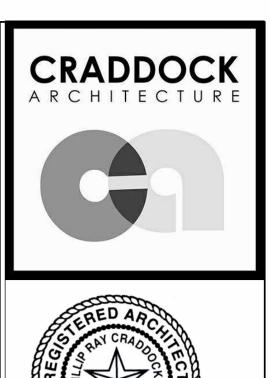
- BRICK #1 (RED)

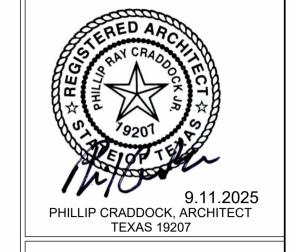
- BRICK #2 (GRAY)

- BRICK #2 (GRAY)

ROOF (BLACK)

- BRICK #3 (BLACK)





ARCHITECTURE

1 SHIPN CRAD

DOC

REVISION # Revision Date Revision Description

STORAGE

XTERIOR ELEVATIONS

Pointe 75087 NEW OF 1020 La Jc Rockwall, ⁻

OFFICE

A601

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922

Director of Planning and Zoning



MATERIAL CALCULATIONS AREA % AREA % MASONRY 4,432 94.39 269 5.79 **BRICK & CAST STONE BRICK & CAST STONE** 5,066 3 PART STUCCO **BRICK & CAST STONE** 6,188 3 PART STUCCO

GRAPHIC SCALE:

Planning & Zoning Commission, Chairman

OWNER:







APPROVED:

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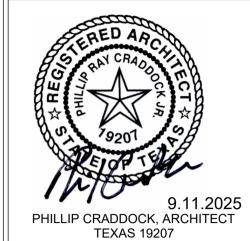
WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922



Revision Date Revision Description

PERSPECTIVES



2 **SOUTH ELEVATION**1/4" = 1'-0"

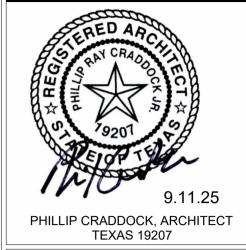


MATERIAL CALCULA	ATIONS	AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.49
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.99
WOOD		231	21.19
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.19
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.49

Rockwall on the day of,2025.	nission of the City o
WITNESS OUR HANDS, this day of, 2025.	

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

CRADDOCK ARCHITECTURE



ARCHITECTURE

CRADDOCK
551 EMBARGO DR. FATE TEXAS 751

SHIPMAN'S

Revision Date Revision Description

Architectural Building Elevations SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087



₂ NORTH ELEVATION **1**/4" = 1'-0"

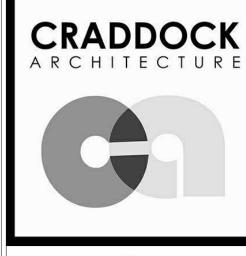


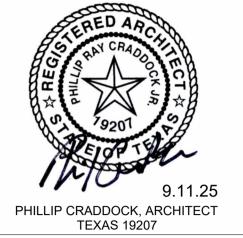
MATERIAL CALCULA	TIONS	AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
WOOD		231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.1%
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.4%

	proved by the Planning	e plan for a development in the City & Zoning Commission of the City
WITNESS OUR HANDS,	this day of	, 2025.

OWNER:

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922





ARCHITECTURE

CRADDOCK
551 EMBARGO DR. FATE TEXAS 751

SHIPMAN'S

Revision Date Revision Description

Architectural Building Elevations

SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087







CRADDOCK 551 EMBARGO DR. FATE TEXAS 751

Revision Date Revision Description

SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087 **PERSPECTIVES**

A605



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 _____,2025.

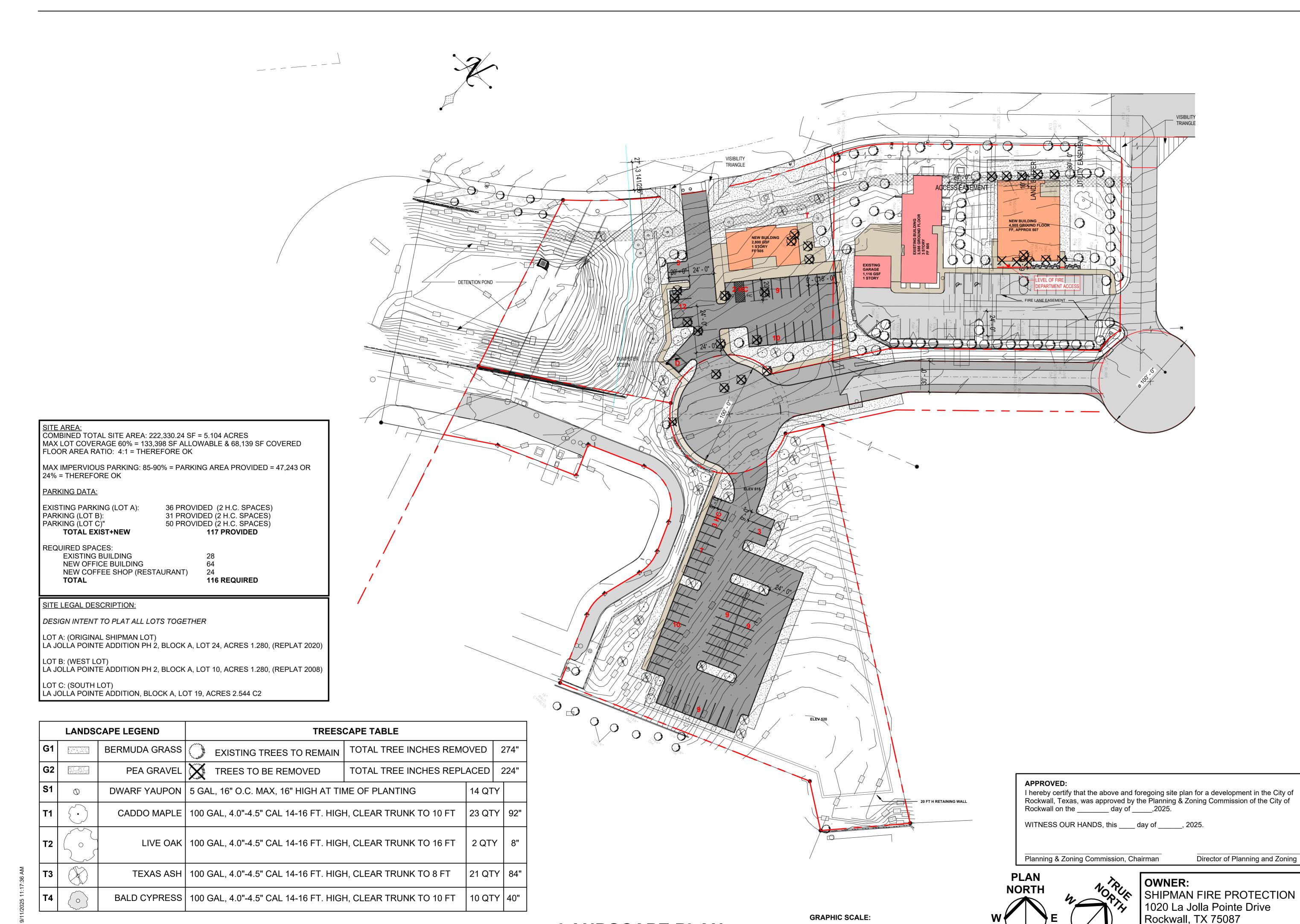
WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

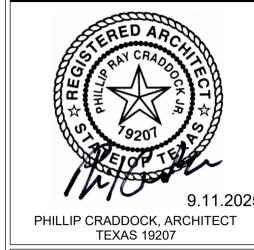
Director of Planning and Zoning

OWNER:

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922



CRADDOCK ARCHITECTURE



CRA

Revision Date Revision Description

STORAGE Drive

OFFICE

Clay Shipman (682) 223-1922

Point 7508

S AND



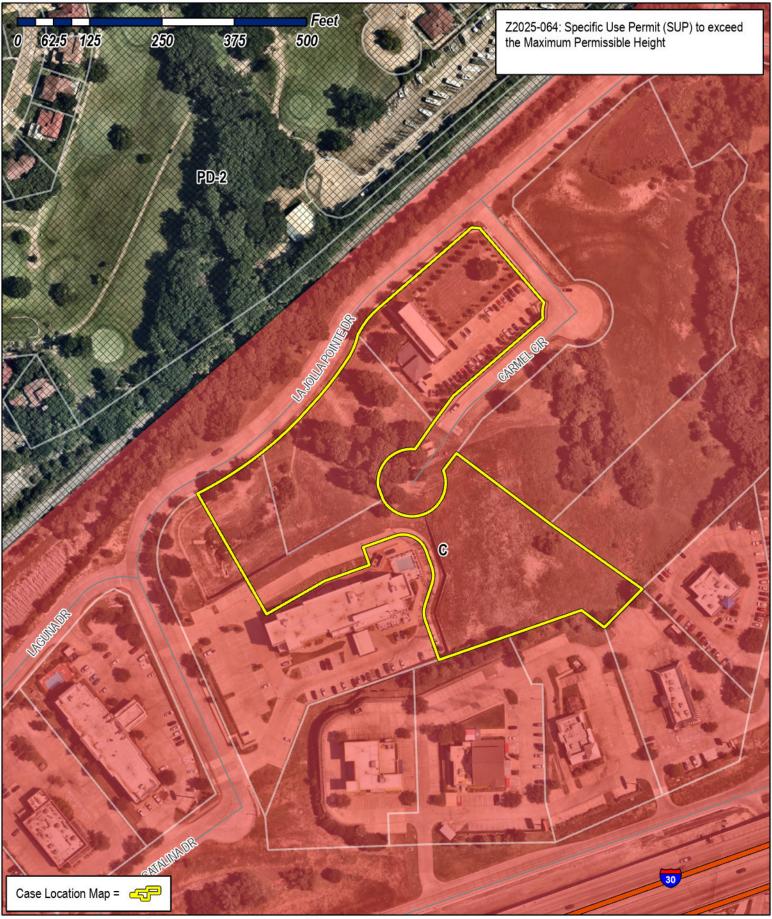
DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE	E NO.
	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
CITY ENGINEER:	gar agreement water

	Rockwall, Texas 75087		CITY E	NGINEER:			
PLEASE CHECK THE API	PROPRIATE BOX BELOW TO INDICATE THE T	YPE OF DEVELOPME	NT REQU	JEST [SELECT (ONLY ONE BOX]:	
☐ PRELIMINARY PLA ☐ FINAL PLAT (\$300. ☐ REPLAT (\$300.00 → ☐ AMENDING OR MII ☐ PLAT REINSTATEM SITE PLAN APPLICAT ☐ SITE PLAN (\$250.0	00.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 NOR PLAT (\$150.00) MENT REQUEST (\$100.00)	☐ ZONIII SPEC ☐ PD DI OTHER A ☐ TREE ☐ VARIA NOTES: ¹: IN DETER PER ACRE. PER ACRE. ?: A \$1,000	NG CHAN IFIC USE EVELOPN APPLICA REMOVA ANCE REI MINING THE AMOUNT. FO OO FEE WIL	MENT PLANS (\$7 TION FEES: AL (\$75.00) QUEST/SPECIA FEE, PLEASE USE: OR REQUESTS ON LE LL BE ADDED TO T	\$15.00 ACRE) 1 00 + \$15.00 ACF 200.00 + \$15.00 L EXCEPTIONS THE EXACT ACREAG SS THAN ONE ACRE. HE APPLICATION FI NOT IN COMPLIANCE	ACRE) 1 (\$100.00) 2 E WHEN MULTIPL' ROUND UP TO ON EE FOR ANY REC	NE (1) ACRE. QUEST THAT
PROPERTY INFOR	MATION [PLEASE PRINT]						
ADDRESS	1020 LA JOLLA POINTE DRI	VE, ROCKWA	LL TEX	AS, 75087	7		
SUBDIVISION	LA JOLLA POINTE ADDITION			LOT	24,10,19	BLOCK	Α
GENERAL LOCATION	NORTH OF 1-30 EAST OF HORIZON ROAD)					
ZONING, SITE PLA	N AND PLATTING INFORMATION	[PLEASE PRINT]					
CURRENT ZONING	C - COMMERCIAL	CURRE	IT USE	OFFICE "B"	9250		
PROPOSED ZONING	C - COMMERCIAL	PROPOSE	D USE	OFFICE BUIL	DING / COFFE	E SHOP	
ACREAGE	5,104 TOTAL LOTS [CUF	RRENT] 3	l	LOTS	S [PROPOSED]		1
SITE PLANS AND P. REGARD TO ITS API RESULT IN THE DEN	LATS: BY CHECKING THIS BOX YOU ACKNOWLE PROVAL PROCESS, AND FAILURE TO ADDRESS A IIAL OF YOUR CASE.	EDGE THAT DUE TO TH NY OF STAFF'S COMME	IE PASSA ENTS BY T	GE OF <u>HB3167</u> T THE DATE PROVI	THE CITY NO LOI DED ON THE DEV	NGER HAS FLE /ELOPMENT C/	EXIBILITY WITH ALENDAR WILL
OWNER/APPLICAN	NT/AGENT INFORMATION [PLEASE PR	RINT/CHECK THE PRIMA	RY CONT	ACT/ORIGINAL S	IGNATURES ARE	REQUIRED]	
☐ OWNER	SHIPMAN FIRE PROTECTION	M APPLI	CANT	CRADDOCK	ARCHITECTUR	RE, PLLC	
CONTACT PERSON	CLAY SHIPMAN	CONTACT PE		PHILLIP CRA			
ADDRESS	1020 LA JOLLA POINTE DRIVE	ADD	RESS	551 EMBAR	GO DR		
CITY, STATE & ZIP	ROCKWALL, TEXAS 75087	CITY, STATE	& ZIP	FATE, TEXA	S 75189		
PHONE	682-223-1922	Р	HONE	214-952-05	527		
E-MAIL	CLAY@SHIPMAN-FIRE.COM	Е	-MAIL	PHILLIP@C	RADDOCKAR	CHITECTURE.	СОМ
STATED THE INFORMATION "I HEREBY CERTIFY THAT I A. "— 276.56 INFORMATION CONTAINED	GNED AUTHORITY, ON THIS DAY PERSONALLY AF NON THIS APPLICATION TO BE TRUE AND CERTIFI M THE OWNER FOR THE PURPOSE OF THIS APPLICA TO COVER THE COST OF THIS APPLICATION WITHIN THIS APPLICATION TO THE PUBLIC. THE N WITH THIS APPLICATION, IF SUCH REPRODUCTION	ED THE FOLLOWING: TION; ALL INFORMATION TION, HAS BEEN PAID TO I, I AGREE THAT THE CIT CITY IS ALSO AUTHORI IS ASSOCIATED OR IN RE	THE CITY (Y OF ROC ZED AND ESPONSE	ED HEREIN IS TRU OF ROCKWALL ON KWALL (I.E. "CITY PERMITTED TO I TO A REQUEST FO	E AND CORRECT: I THIS THE TO I) IS AUTHORIZED REPRODUCE ANY OR PUBLIC INFORM	AND THE APPLI AND PERMITTE COPYRIGHTED MATION."	DAY OF TO PROVIDE INFORMATION
GIVEN UNDER MY HAND AN	ND SEAL OF OFFICE ON THIS THE 10 DAY OF SOUNDER'S SIGNATURE	<u>Septembel</u> ^	_, 20		My Co	ber Peaboo mmission Exp 5/9/2028 by ID1306526	pires

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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

(P): (972) 771-7745 (W): www.rockwall.com

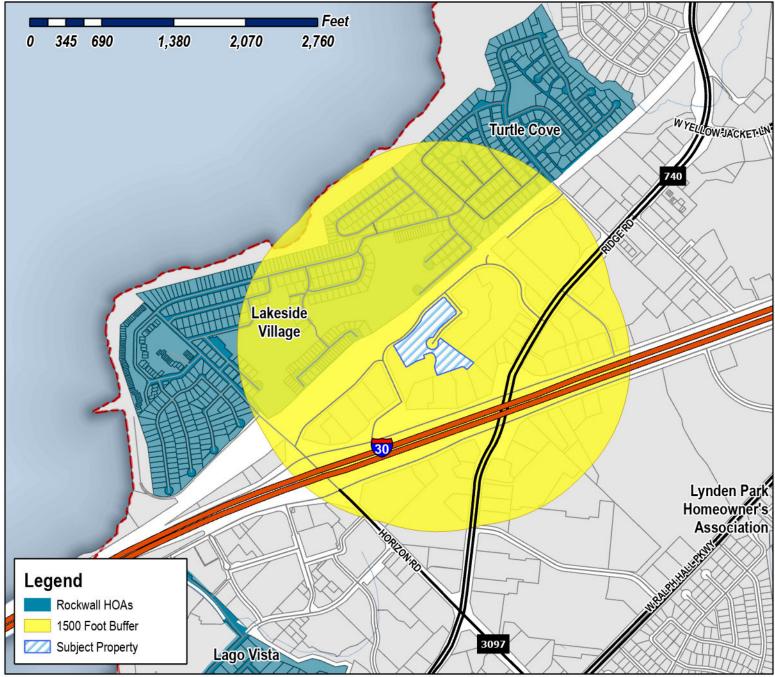
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2025-064

Case Name: SUP to exceed the Maximum

Permissible Height

Case Type: Zoning

Zoning: Commercial (C) District 1020 La Jolla Drive

Date Saved: 9/12/2025

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





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Case Name: SUP to exceed the Maximum

Permissible Height

Case Type: Zoning

Zoning: Commercial (C) District 1020 La Jolla Drive

Date Saved: 9/12/2025

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



FIRE HOUSE RE LLC 1020 LA JOLLA POINTE DR ROCKWALL, TX 75087 SHIPMAN FIRE GROUP INC 1020 LA JOLLA POINTE DRIVE ROCKWALL, TX 75087 ROCKWALL RMKP LP 1033 KINGSBRIDGE LN ROCKWALL, TX 75032

STEAK N SHAKE OPERATIONS, INC C/O THE STEAK N SHAKE COMPANY 107 S Pennsylvania St Ste 400 Indianapolis, IN 46204

RESIDENT 1549 LAGUNA DR ROCKWALL, TX 75087 RESIDENT 1599 LAGUNA DR ROCKWALL, TX 75087

RESIDENT 1600 LA JOLLA POINTE DR ROCKWALL, TX 75087 SHIPMAN CLAY 16001 LA JOLLA POINT DR ROCKWALL, TX 75087 DROBLYN JOHN 16178 COUNTY ROAD 431 LINDALE, TX 75771

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST RICHARD AND JUDY HARRIS- TRUSTEES 210 GLENN AVENUE ROCKWALL, TX 75087

BROOKS TIM 2602 Ridge Rd Ste 1 Rockwall, TX 75087 RESIDENT 2604 RIDGE RD ROCKWALL, TX 75087

RESIDENT 2608 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2610 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2616 RIDGE RD ROCKWALL, TX 75087

RESIDENT 3002 PRESTON TR ROCKWALL, TX 75087 ROGERS GENTRY 3003 PRESTON COURT ROCKWALL, TX 75087 RESIDENT 3004 PRESTON TR ROCKWALL, TX 75087

MILLER KATHLEEN PALMER 3004 PRESTON CT ROCKWALL, TX 75087 RESIDENT 3005 PRESTON CT ROCKWALL, TX 75087 RESIDENT 3006 PRESTON TR ROCKWALL, TX 75087

HAMBLEY DAVID L JR & CAROL A 3006 PRESTON COURT ROCKWALL, TX 75087 BURK CATHERINE & HOWARD T 3007 PRESTON CT ROCKWALL, TX 75087 RESIDENT 3008 PRESTON TR ROCKWALL, TX 75087

ZUMWALT HAROLD J & VICKY 3009 PRESTON CT ROCKWALL, TX 75087 GANCI GLENN 305 DREW LN HEATH, TX 75032 LOTL HOLDINGS LLC 320 PORTVIEW PLACE ROCKWALL, TX 75032

NERKOWSKI FRANK A & PAMELA JO 3304 AUGUSTA BLVD ROCKWALL, TX 75087 DANIELS BENNIE & GLORIA 3308 AUGUST BLVD ROCKWALL, TX 75087 CYNTHIA AND DOUGLAS BALZER LIVING TRUST DOUGLAS A BALZER AND CYNTHIA S BALZER -TRUSTEES 3312 AUGUSTA BLVD ROCKWALL, TX 75087 REED FRANCES GEAN 3316 AUGUSTA BLVD ROCKWALL, TX 75087 DAVIS LARRY DEAN & KAREN RENEE 3317 Augusta Blvd Rockwall, TX 75087 2024 D E GYER REVOCABLE TRUST
DAVID RAYE GYER & EVELYN CONSTANCE LILLY
GYER - TRUSTEES
3318 AUGUSTA BLVD
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J 3319 AUGUSTA BLVD ROCKWALL, TX 75087 HOLLAND CHARLES A & BARBARA K 3321 AUGUSTA BLVD ROCKWALL, TX 75087 RESIDENT 3323 AUGUSTA BLVD ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY
MANAGEMENT LLC
3325 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT 4100 VILLAGE DR ROCKWALL, TX 75087 BT CAYMAN LLC 5430 Lyndon B Johnson Fwy Ste 1050 Dallas, TX 75240

RESIDENT 550 LA JOLLA DR ROCKWALL, TX 75087 RESIDENT 550 E 130 ROCKWALL, TX 75087 RESIDENT 560 E I30 ROCKWALL, TX 75087

RESIDENT 568 E 130 ROCKWALL, TX 75087 RESIDENT 578 E 130 ROCKWALL, TX 75087 SL ROCK RIDGE, LP 5950 BERKSHIRE LN STE 700 DALLAS, TX 75225

ROCKWALL CORNER CORPORATION 600 E I-30 ROCKWALL, TX 75087 ROCKWALL INNKEEPERS I LTD 6176 FM 2011 LONGVIEW, TX 75603 PJYK PROPERTIES LLC 6708 EAGLE POINT COURT PLANO, TX 75024

ALLEN TEXAS WHITE TIGER CORPORATION 853 BEAR CROSSING DRIVE ALLEN, TX 75013 ROCKWALL ECONOMIC DEVELOPMENT CORPORATION P O BOX 968 ROCKWALL, TX 75087

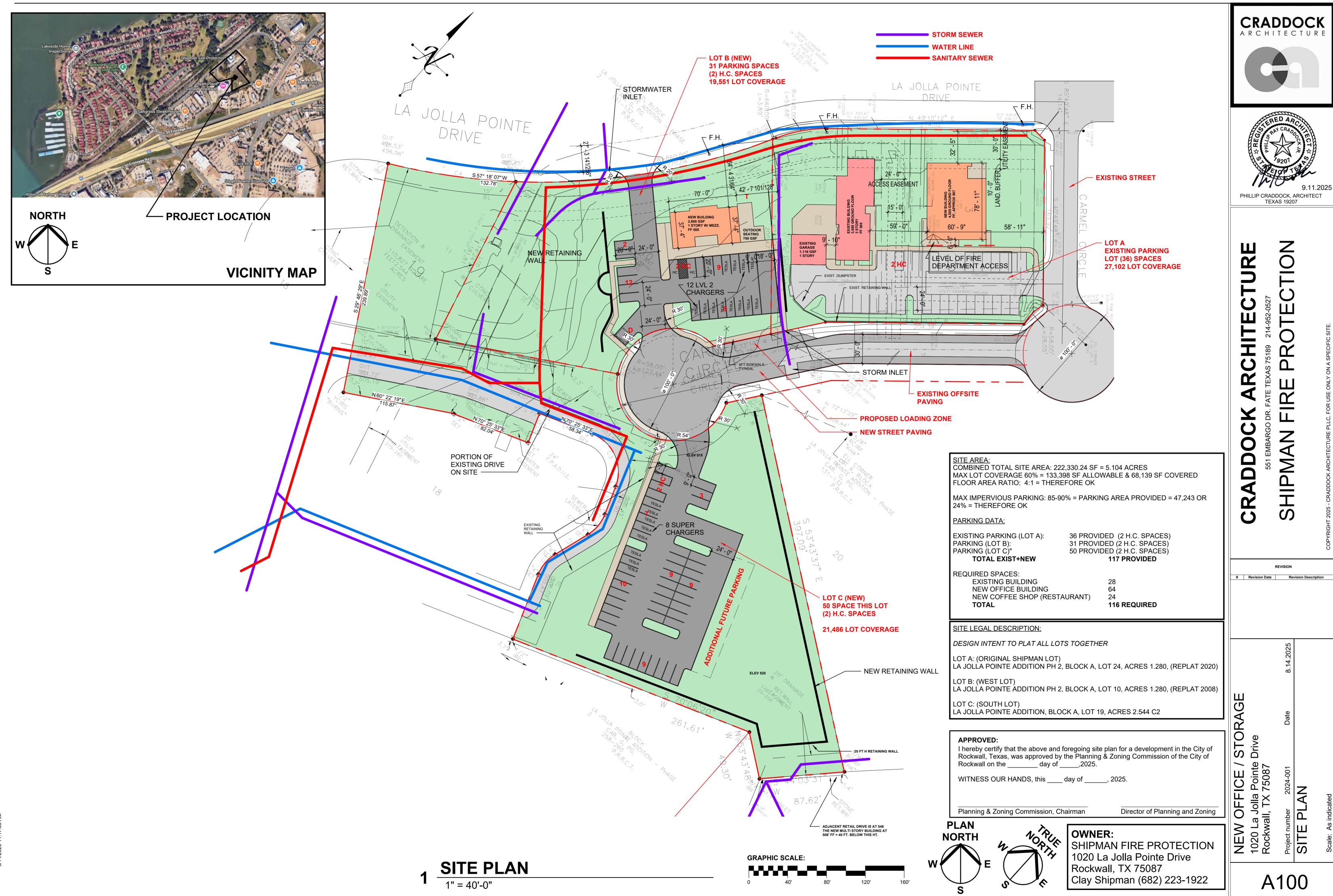
LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265

LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265 LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265 LAKESIDE VILLAGE H O ASSOC P.O. BOX 650255 DALLAS, TX 75265

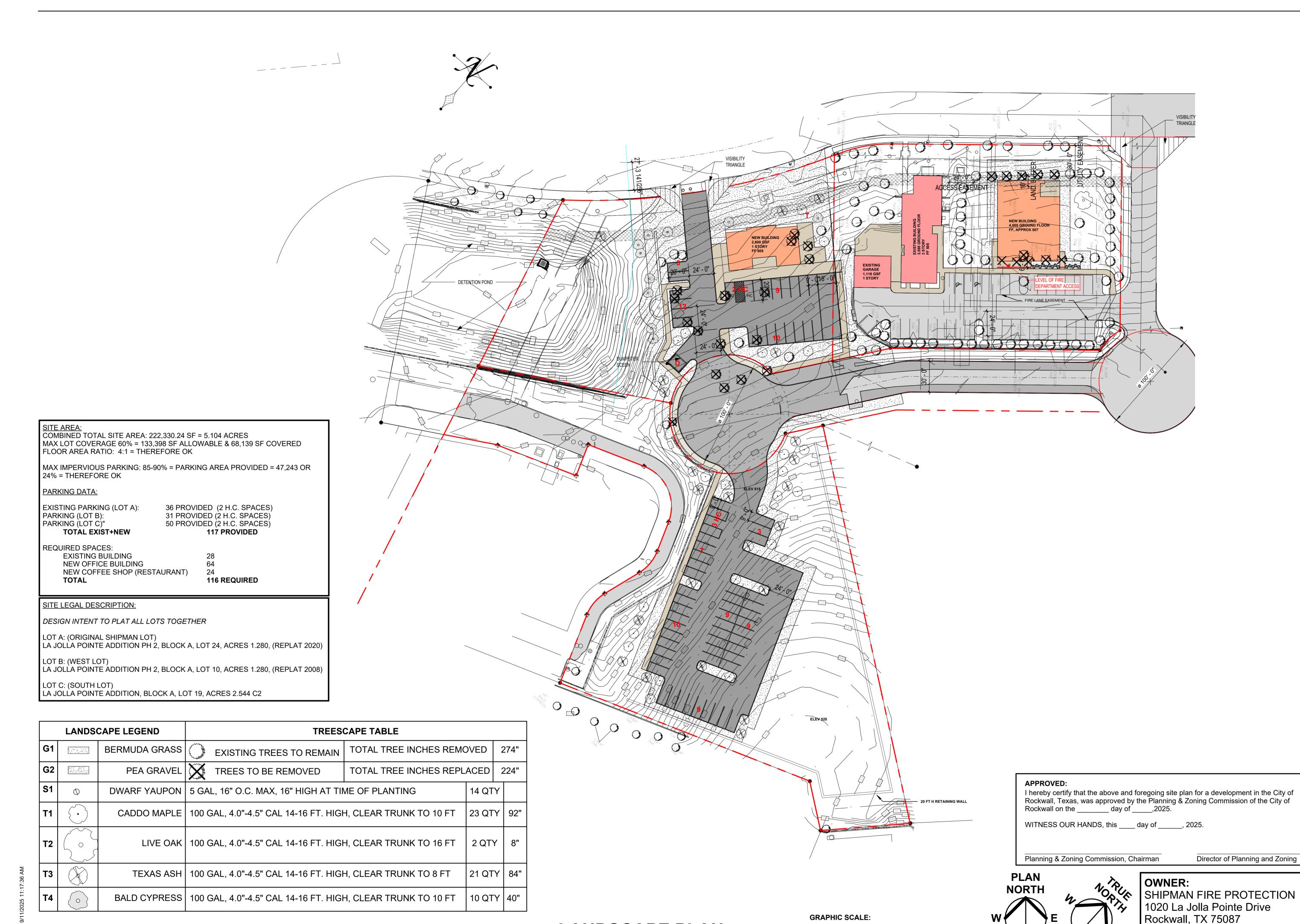
ROBERT H FAMILY TRUST AND BMK FIN CORP AND SHERRI LANE HEWETT AND SUSA C/O IHOP ATTN HAKIM REMA PO Box 12168 Dallas, TX 75225

B&M ALPHA INC PO Box 171754 Arlington, TX 76003 WAFFLE HOUSE INC ATTN: TAX DEPT PO BOX 6450 NORCROSS, GA 30091

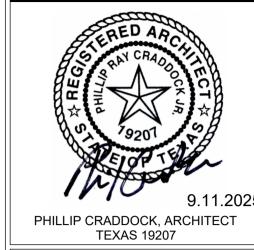
ROCKWALL ECONOMICS DEVELOPMENT
CORPORATION
PO BOX 968
ROCKWALL, TX 75087



/11/2025 11·17·33 AN



CRADDOCK ARCHITECTURE



CRA

Revision Date Revision Description

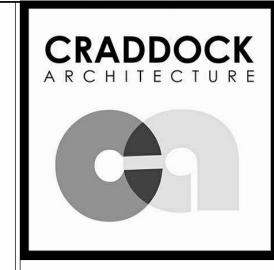
STORAGE Drive

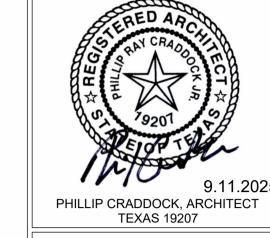
OFFICE

Clay Shipman (682) 223-1922

Point 7508

S AND





ARCHITEC

0 CRAD SHIPN

Revision Date Revision Description

STORAGE Drive

XTERIOR ELEVATIONS Pointe 75087

OFFICE

OWNER:

SOUTH ELEVATION

MATERIAL CALCULA	TIONS	AREA	%		AREA	%
NORTH ELEVATION		5,531		SOUTH ELEVATION	4,701	
MASONRY				MASONRY		
	BRICK & CAST STONE	5,066	91.6%	BRICK & CAST STONE	4,432	94.39
	3 PART STUCCO	464	8.4%	3 PART STUCCO	269	5.79
EAST ELEVATION		6,551		WEST ELEVATION	6,625	
MASONRY				MASONRY		
	BRICK & CAST STONE	6,188	94.5%	BRICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	363	5.5%	3 PART STUCCO	609	9 29

SHIPMAN FIRE PROTECTION

IAL CALCULA	TIONS	AREA	%			AREA	%
LEVATION		5,531		SOUTH ELEVATION		4,701	
MASONRY				MASONRY			
	BRICK & CAST STONE	5,066	91.6%	В	RICK & CAST STONE	4,432	94.3%
	3 PART STUCCO	464	8.4%	3	PART STUCCO	269	5.7%
VATION		6,551		WEST ELEVATION		6,625	
MASONRY				MASONRY			
	BRICK & CAST STONE	6,188	94.5%	В	RICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	363	5.5%	3	PART STUCCO	609	9.2%
					•		

1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922

A600

STANDING SEAM METAL

ROOF (BLACK) -

BRICK #3 (BLACK)

3 PART STUCCO #1 (GRAY)

METAL ROOF TRIM (BLACK)

3 PART STUCCO (WHITE) —

3 PART STUCCO #1 (GRAY)

BRICK #1 (RED) -

BRICK #2 (GRAY)

DARK BRONZE STOREFRONT

BRICK #1 (RED)

BRICK #1 (RED)

BRICK #2 (GRAY) -

BRICK #2 (GRAY)

CAST STONE #2 (GRAY)

3 PART STUCCO #1 (GRAY) -

CAST STONE #1 (WHITE)

CAST STONE #1 (WHITE)

3 PART STUCCO #2 (WHITE)

WEST SIDE ELEVATION

- 3 PART STUCCO (WHITE)

TOWER EAVE 81' - 0"

T.O.S. ROOF 72' - 8"

LEVEL 4 54' - 8"

LEVEL 3 36' - 8"

LEVEL 2 18' - 8"

LEVEL 1 0' - 0"

LEVEL 0 -BASEMENT -12' - 0"

T.O.S. PATIO 51' - 8"

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 _____,2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Director of Planning and Zoning Planning & Zoning Commission, Chairman

STANDING SEAM METAL

— 3 PART STUCCO #2 (WHITE)

➤ 3 PART STUCCO #1 (GRAY)

─ 3 PART STUCCO #2 (WHITE)

~ 3 PART STUCCO #1 (GRAY)

DARK BRONZE STOREFRONT SYSTEM

LEVEL 3 36' - 8"

LEVEL 2 18' - 8"

LEVEL 1 0' - 0"

LEVEL 0 BASEMENT
-12' - 0"

BRICK #1 (RED)

BRICK #1 (RED)

CAST STONE #1 (WHITE)

CAST STONE #2 (GRAY)

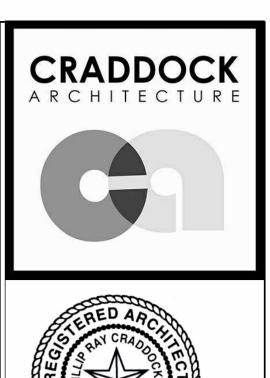
- BRICK #1 (RED)

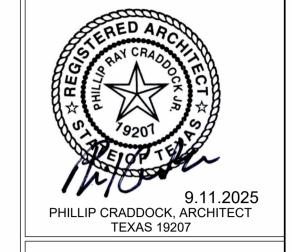
- BRICK #2 (GRAY)

- BRICK #2 (GRAY)

ROOF (BLACK)

- BRICK #3 (BLACK)





ARCHITECTURE

1 SHIPN CRAD

DOC

REVISION # Revision Date Revision Description

STORAGE

XTERIOR ELEVATIONS

Pointe 75087 NEW OF 1020 La Jc Rockwall, ⁻

OFFICE

A601

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922

Director of Planning and Zoning



MATERIAL CALCULATIONS AREA % AREA % MASONRY 4,432 94.39 269 5.79 **BRICK & CAST STONE BRICK & CAST STONE** 5,066 3 PART STUCCO **BRICK & CAST STONE** 6,188 3 PART STUCCO

GRAPHIC SCALE:

Planning & Zoning Commission, Chairman

OWNER:







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 _____,2025.

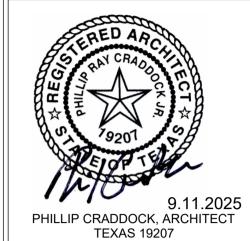
WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922



Revision Date Revision Description

PERSPECTIVES



2 **SOUTH ELEVATION**1/4" = 1'-0"

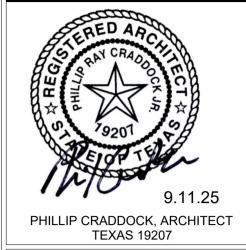


MATERIAL CALCULA	ATIONS	AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.49
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.99
WOOD		231	21.19
SOUTH ELEVATION		231 2 2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.19
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.49

Rockwall on the day of,2025.	nission of the City o
WITNESS OUR HANDS, this day of, 2025.	

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

CRADDOCK ARCHITECTURE



ARCHITECTURE

CRADDOCK
551 EMBARGO DR. FATE TEXAS 751

SHIPMAN'S

Revision Date Revision Description

Architectural Building Elevations SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087



₂ NORTH ELEVATION **1**/4" = 1'-0"

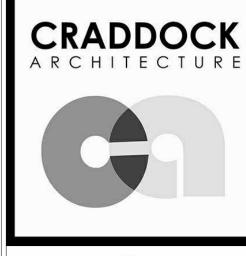


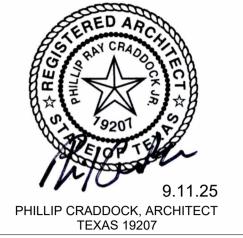
MATERIAL CALCULA	TIONS	AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
WOOD		231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.1%
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.4%

	proved by the Planning	e plan for a development in the City & Zoning Commission of the City
WITNESS OUR HANDS,	this day of	, 2025.

OWNER:

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922





ARCHITECTURE

CRADDOCK
551 EMBARGO DR. FATE TEXAS 751

SHIPMAN'S

Revision Date Revision Description

Architectural Building Elevations

SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087







APPROVED:					
hereby certify that the al Rockwall, Texas, was ap		0	•	•	,
Rockwall on the	day of		· ·		,

WITNESS OUR HANDS, this ____ day of ____, 2025.

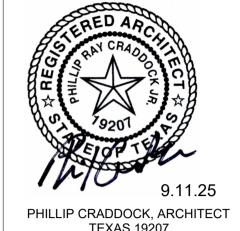
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:

SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087 Clay Shipman (682) 223-1922

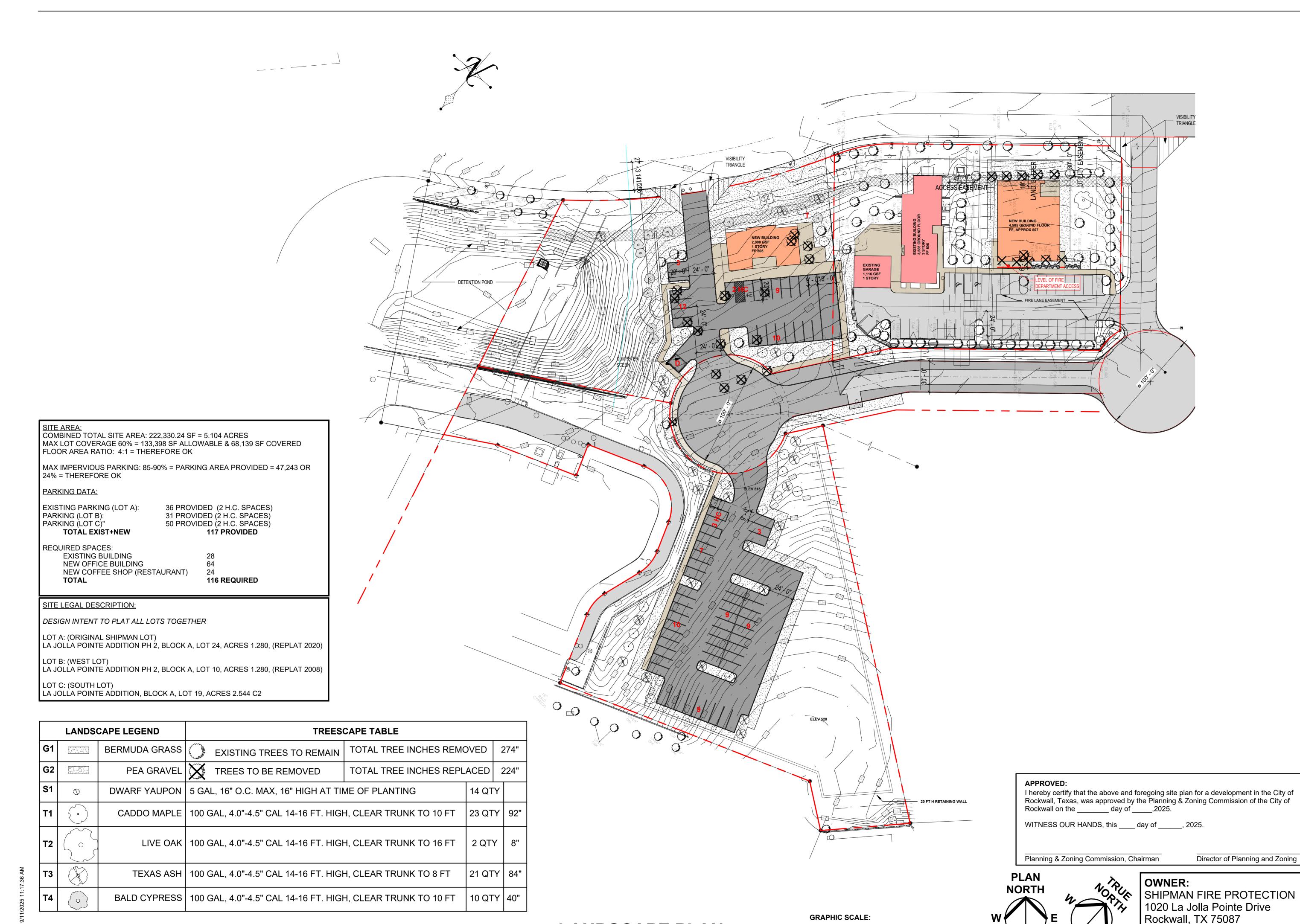
CRADDOCK ARCHITECTURE



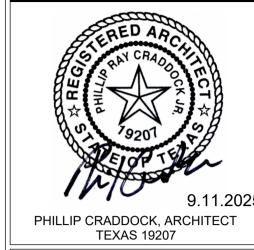
PHILLIP CRADDOCK, ARCHITECT TEXAS 19207

CRADDOCK 551 EMBARGO DR. FATE TEXAS 7518

Revision Date Revision Description



CRADDOCK ARCHITECTURE



CRA

Revision Date Revision Description

STORAGE Drive

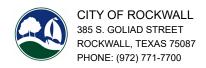
OFFICE

Clay Shipman (682) 223-1922

Point 7508

S AND

PROJECT COMMENTS



DATE: 9/19/2025

PROJECT NUMBER: Z2025-064

PROJECT NAME: SUP for Exceeding the Height Requirements in the Scenic Overlay District

SITE ADDRESS/LOCATIONS: 1020 La Jolla Pointe Drive, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay

Shipman of Shipman Fire Protection for the approval of a Specific Use Permit (SUP) to exceed the Maximum Permissible Height in a Commercial (C) District on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the

Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
	Bethany Ross	09/19/2025	Approved w/ Comments	

09/19/2025: Z2025-064; Specific Use Permit (SUP) for 1020 La Jolla Drive

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

- I.1 This request is for the approval of a Specific Use Permit (SUP) to exceed the Maximum Permissible Height in a Commercial (C) District on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive.
- 1.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (Z2025-064) in the lower right-hand corner of all pages on future submittals.
- I.4 According to Subsection 07.03, Non-Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the maximum height for a structure in a Commercial (C) District is 60-feet; however, the City Council may grant a Specific Use Permit (SUP) for a structure up to 240-feet through a Specific Use Permit (SUP). In this case, the applicant is requesting an Office Building which is 90-feet tall exceeding the Commercial (C) District standards by 30-feet.
- M.5 The parking depicted on the current concept plan is deficient by 17 parking spaces (see table below). Please correct this so that the parking meets the minimum requirements.

	SF	REQUIREMENT	REQUIRED PARKING
EXISTING BUILDING	10,755 SF	1/300 SF	36
EXISTING GARAGE	1,116 SF	1/1,000 SF	2
COFFEE SHOP/RESTAURANT	2,800 SF	1/100 SF	28
OUTDOOR SEATING	750 SF	1/100 SF	8
NEW OFFICE BUILDING	18,000 SF	1/300 SF	60
		TOTAL	134
		PROVIDED	117
		DEFICIENT PARKING	17

M.6 Please review the attached Draft Ordinance prior to the September 30, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than October 7, 2025.

- I.7 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 October 7, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 14, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on September 30, 2025.
- I.8 The projected City Council meeting dates for this case will be October 20, 2025 (1st Reading) and November 3, 2025 (2nd Reading).

REVIEWER

I.9 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). A representative(s) must be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

ENGINEERING	Madelyn Price	09/17/2025	Approved w/ Comments	
09/17/2025: Add note that the	site plan that is attached isn't approved. All en	gineering standards must be met at time of site plan.		
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Craig Foshee	09/19/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	09/17/2025	Approved w/ Comments	

DATE OF REVIEW

STATUS OF PROJECT

09/17/2025: Notes:

DEPARTMENT

(IFC D104.1) Buildings exceeding 30 feet or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

(IFC D105.1) Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.(IFC D105.3) One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	09/15/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	09/15/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	09/15/2025	Approved	

No Comments



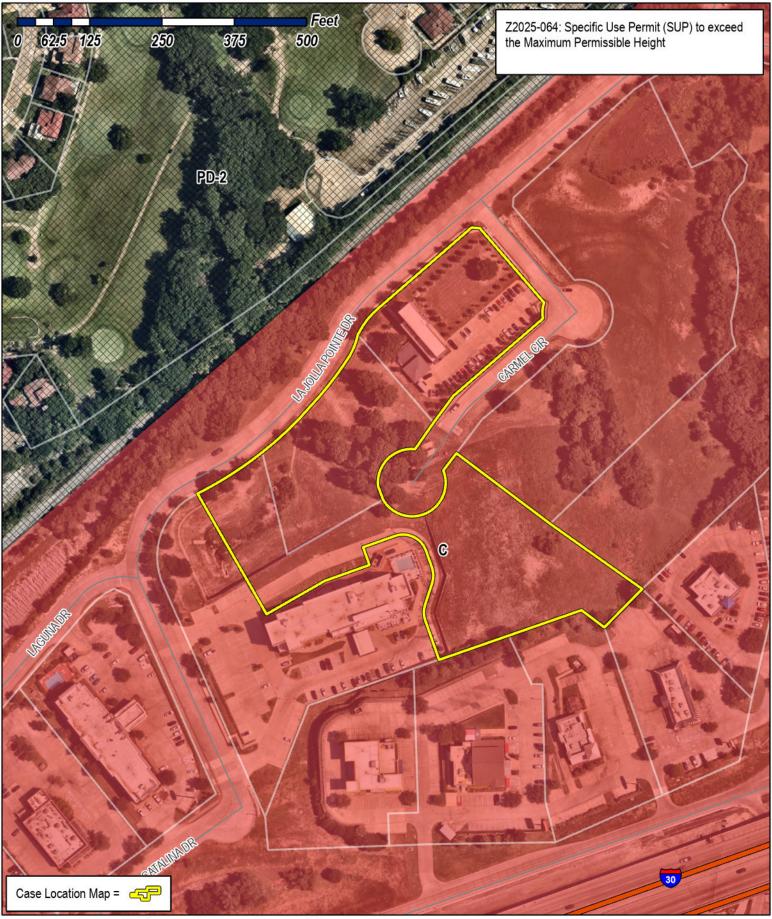
DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE	E NO.
	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
CITY ENGINEER:	gar agreement water

	Rockwall, Texas 75087		CITY E	NGINEER:				
PLEASE CHECK THE API	PROPRIATE BOX BELOW TO INDICATE THE T	YPE OF DEVELOPME	NT REQU	JEST [SELECT (ONLY ONE BOX]:		
PLATTING APPLICATION FEES: ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$2(□) ACRE) ¹ ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)			ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☑ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ ☑ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² NOTES: ¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY TIPER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (¹) ACR ²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST TH INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDIN PERMIT.					
PROPERTY INFOR	MATION [PLEASE PRINT]							
ADDRESS	1020 LA JOLLA POINTE DRI	VE, ROCKWA	LL TEX	AS, 75087	7			
SUBDIVISION	LA JOLLA POINTE ADDITION			LOT	24,10,19	BLOCK	Α	
GENERAL LOCATION	NORTH OF 1-30 EAST OF HORIZON ROAD)						
ZONING, SITE PLA	N AND PLATTING INFORMATION	[PLEASE PRINT]						
CURRENT ZONING	C - COMMERCIAL	CURRE	IT USE	OFFICE "B"	9250			
PROPOSED ZONING	C - COMMERCIAL	PROPOSE	D USE	OFFICE BUILDING / COFFEE SHOP				
ACREAGE	5,104 TOTAL LOTS [CUF	RRENT] 3	l	LOTS	S [PROPOSED]		1	
SITE PLANS AND P. REGARD TO ITS API RESULT IN THE DEN	LATS: BY CHECKING THIS BOX YOU ACKNOWLE PROVAL PROCESS, AND FAILURE TO ADDRESS A IIAL OF YOUR CASE.	EDGE THAT DUE TO TH NY OF STAFF'S COMME	IE PASSA ENTS BY T	GE OF <u>HB3167</u> T THE DATE PROVI	THE CITY NO LOI DED ON THE DEV	NGER HAS FLE /ELOPMENT C/	EXIBILITY WITH ALENDAR WILL	
OWNER/APPLICAN	NT/AGENT INFORMATION [PLEASE PR	RINT/CHECK THE PRIMA	RY CONT	ACT/ORIGINAL S	IGNATURES ARE	REQUIRED]		
☐ OWNER	SHIPMAN FIRE PROTECTION	M APPLI	CANT	CRADDOCK	ARCHITECTUR	RE, PLLC		
CONTACT PERSON	CLAY SHIPMAN	CONTACT PE		PHILLIP CRA				
ADDRESS	1020 LA JOLLA POINTE DRIVE	ADD	RESS	551 EMBAR	GO DR			
CITY, STATE & ZIP	ROCKWALL, TEXAS 75087	CITY, STATE	& ZIP	FATE, TEXA	S 75189			
PHONE	682-223-1922	Р	HONE	214-952-05	527			
E-MAIL	CLAY@SHIPMAN-FIRE.COM	Е	-MAIL	PHILLIP@C	RADDOCKAR	CHITECTURE.	СОМ	
STATED THE INFORMATION "I HEREBY CERTIFY THAT I A. "— 276.56 INFORMATION CONTAINED	GNED AUTHORITY, ON THIS DAY PERSONALLY AF NON THIS APPLICATION TO BE TRUE AND CERTIFI M THE OWNER FOR THE PURPOSE OF THIS APPLICA TO COVER THE COST OF THIS APPLICATION WITHIN THIS APPLICATION TO THE PUBLIC. THE N WITH THIS APPLICATION, IF SUCH REPRODUCTION	ED THE FOLLOWING: TION; ALL INFORMATION TION, HAS BEEN PAID TO I, I AGREE THAT THE CIT CITY IS ALSO AUTHORI IS ASSOCIATED OR IN RE	THE CITY (Y OF ROC ZED AND ESPONSE	ED HEREIN IS TRU OF ROCKWALL ON KWALL (I.E. "CITY PERMITTED TO I TO A REQUEST FO	E AND CORRECT: I THIS THE TO I) IS AUTHORIZED REPRODUCE ANY OR PUBLIC INFORM	AND THE APPLI AND PERMITTE COPYRIGHTED MATION."	DAY OF TO PROVIDE INFORMATION	
GIVEN UNDER MY HAND AN	ND SEAL OF OFFICE ON THIS THE 10 DAY OF SOUNDER'S SIGNATURE	<u>Septembel</u> ^	_, 20		My Co	ber Peaboo mmission Exp 5/9/2028 by ID1306526	pires	

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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

(P): (972) 771-7745 (W): www.rockwall.com

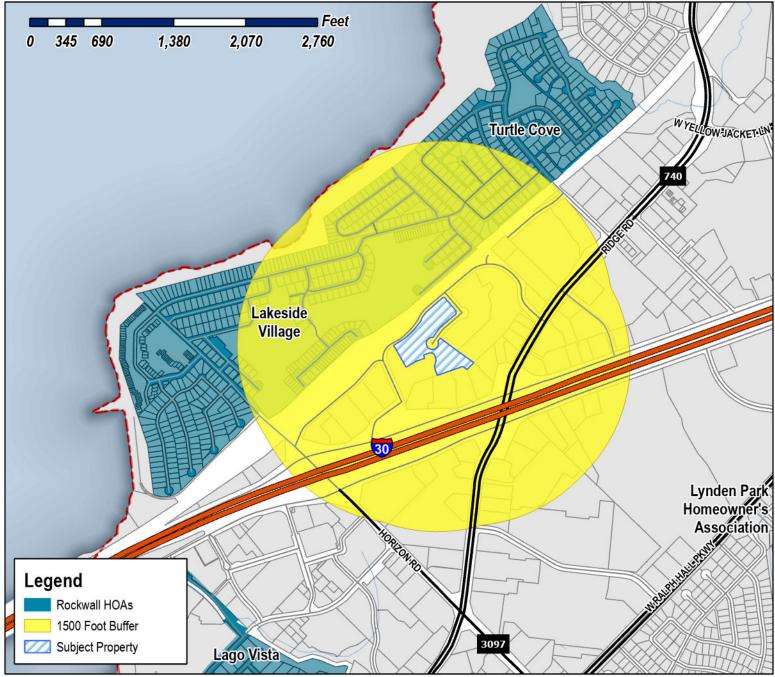
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2025-064

Case Name: SUP to exceed the Maximum

Permissible Height

Case Type: Zoning

Zoning: Commercial (C) District 1020 La Jolla Drive

Date Saved: 9/12/2025

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



From: Zavala, Melanie

Cc:Miller, Ryan; Lee, Henry; Ross, BethanySubject:Neighborhood Notification Program [Z2025-064]Date:Wednesday, September 17, 2025 11:05:33 AM

Attachments: Public Notice (08.19.2025).pdf

HOA Map (09.16.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on <u>Friday, September 19, 2025</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, October 14, 2025 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, October 20, 2025 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2025-064: SUP to Exceed the Maximum Permissible Height in a Commercial (C) District Hold a public hearing to discuss and consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of a Specific Use Permit (SUP) to exceed the Maximum Permissible Height in a Commercial (C) District on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept.| City of Rockwall 385 S. Goliad Street | Rockwall, TX 75087

Planning & Zoning Rockwall

972-771-7745 Ext. 6568



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.





Case Number: Z2025-064

Case Name: SUP to exceed the Maximum

Permissible Height

Case Type: Zoning

Zoning: Commercial (C) District 1020 La Jolla Drive

Date Saved: 9/12/2025

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



FIRE HOUSE RE LLC 1020 LA JOLLA POINTE DR ROCKWALL, TX 75087 SHIPMAN FIRE GROUP INC 1020 LA JOLLA POINTE DRIVE ROCKWALL, TX 75087 ROCKWALL RMKP LP 1033 KINGSBRIDGE LN ROCKWALL, TX 75032

STEAK N SHAKE OPERATIONS, INC C/O THE STEAK N SHAKE COMPANY 107 S Pennsylvania St Ste 400 Indianapolis, IN 46204

RESIDENT 1549 LAGUNA DR ROCKWALL, TX 75087 RESIDENT 1599 LAGUNA DR ROCKWALL, TX 75087

RESIDENT 1600 LA JOLLA POINTE DR ROCKWALL, TX 75087 SHIPMAN CLAY 16001 LA JOLLA POINT DR ROCKWALL, TX 75087 DROBLYN JOHN 16178 COUNTY ROAD 431 LINDALE, TX 75771

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST RICHARD AND JUDY HARRIS- TRUSTEES 210 GLENN AVENUE ROCKWALL, TX 75087

BROOKS TIM 2602 Ridge Rd Ste 1 Rockwall, TX 75087 RESIDENT 2604 RIDGE RD ROCKWALL, TX 75087

RESIDENT 2608 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2610 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2616 RIDGE RD ROCKWALL, TX 75087

RESIDENT 3002 PRESTON TR ROCKWALL, TX 75087 ROGERS GENTRY 3003 PRESTON COURT ROCKWALL, TX 75087 RESIDENT 3004 PRESTON TR ROCKWALL, TX 75087

MILLER KATHLEEN PALMER 3004 PRESTON CT ROCKWALL, TX 75087 RESIDENT 3005 PRESTON CT ROCKWALL, TX 75087 RESIDENT 3006 PRESTON TR ROCKWALL, TX 75087

HAMBLEY DAVID L JR & CAROL A 3006 PRESTON COURT ROCKWALL, TX 75087 BURK CATHERINE & HOWARD T 3007 PRESTON CT ROCKWALL, TX 75087 RESIDENT 3008 PRESTON TR ROCKWALL, TX 75087

ZUMWALT HAROLD J & VICKY 3009 PRESTON CT ROCKWALL, TX 75087 GANCI GLENN 305 DREW LN HEATH, TX 75032 LOTL HOLDINGS LLC 320 PORTVIEW PLACE ROCKWALL, TX 75032

NERKOWSKI FRANK A & PAMELA JO 3304 AUGUSTA BLVD ROCKWALL, TX 75087 DANIELS BENNIE & GLORIA 3308 AUGUST BLVD ROCKWALL, TX 75087 CYNTHIA AND DOUGLAS BALZER LIVING TRUST DOUGLAS A BALZER AND CYNTHIA S BALZER -TRUSTEES 3312 AUGUSTA BLVD ROCKWALL, TX 75087 REED FRANCES GEAN 3316 AUGUSTA BLVD ROCKWALL, TX 75087 DAVIS LARRY DEAN & KAREN RENEE 3317 Augusta Blvd Rockwall, TX 75087 2024 D E GYER REVOCABLE TRUST
DAVID RAYE GYER & EVELYN CONSTANCE LILLY
GYER - TRUSTEES
3318 AUGUSTA BLVD
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J 3319 AUGUSTA BLVD ROCKWALL, TX 75087 HOLLAND CHARLES A & BARBARA K 3321 AUGUSTA BLVD ROCKWALL, TX 75087 RESIDENT 3323 AUGUSTA BLVD ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY

MANAGEMENT LLC

3325 AUGUSTA BLVD

ROCKWALL, TX 75087

RESIDENT 4100 VILLAGE DR ROCKWALL, TX 75087 BT CAYMAN LLC 5430 Lyndon B Johnson Fwy Ste 1050 Dallas, TX 75240

RESIDENT 550 LA JOLLA DR ROCKWALL, TX 75087 RESIDENT 550 E 130 ROCKWALL, TX 75087 RESIDENT 560 E I30 ROCKWALL, TX 75087

RESIDENT 568 E 130 ROCKWALL, TX 75087 RESIDENT 578 E 130 ROCKWALL, TX 75087 SL ROCK RIDGE, LP 5950 BERKSHIRE LN STE 700 DALLAS, TX 75225

ROCKWALL CORNER CORPORATION 600 E I-30 ROCKWALL, TX 75087 ROCKWALL INNKEEPERS I LTD 6176 FM 2011 LONGVIEW, TX 75603 PJYK PROPERTIES LLC 6708 EAGLE POINT COURT PLANO, TX 75024

ALLEN TEXAS WHITE TIGER CORPORATION 853 BEAR CROSSING DRIVE ALLEN, TX 75013 ROCKWALL ECONOMIC DEVELOPMENT CORPORATION P O BOX 968 ROCKWALL, TX 75087

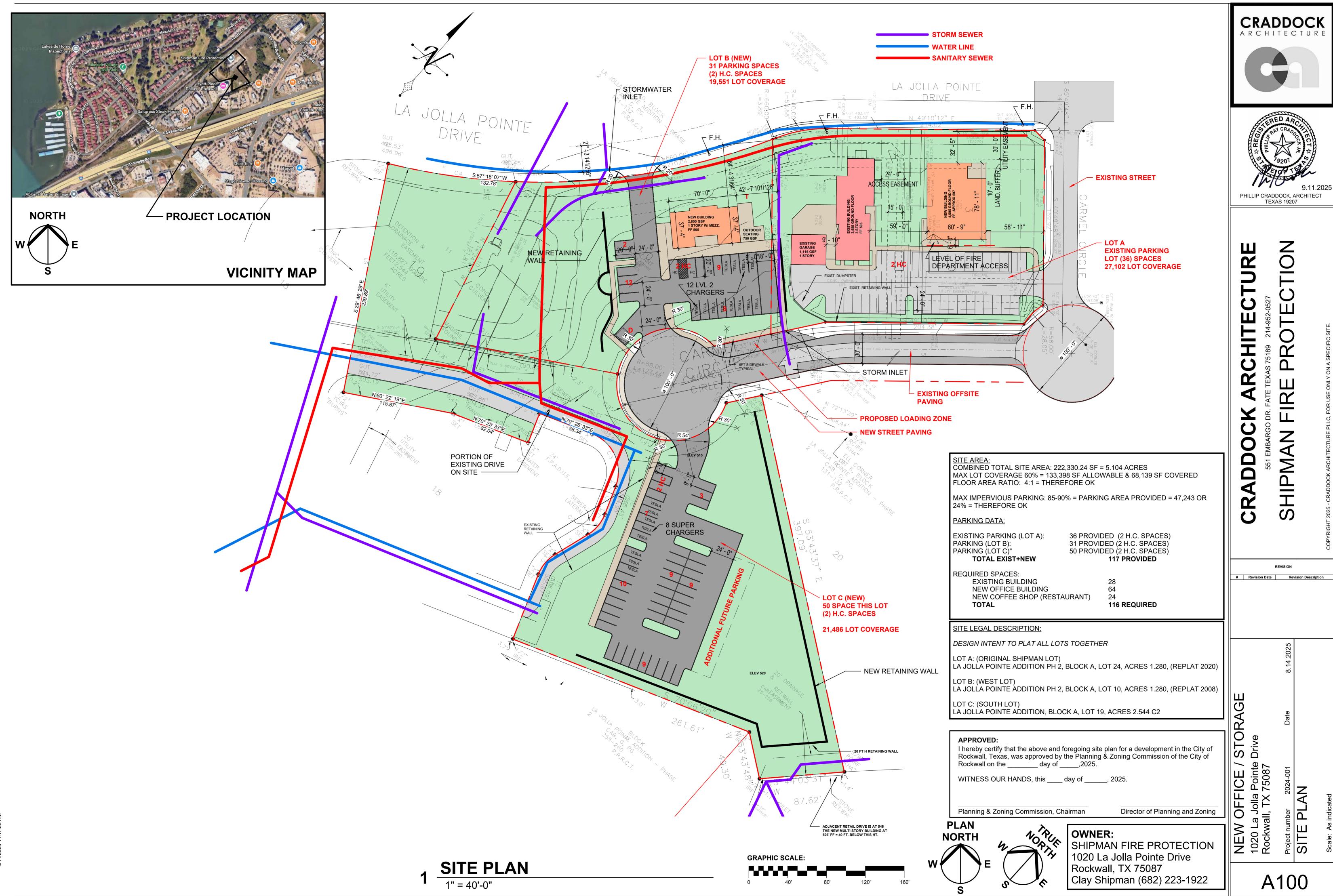
LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265

LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265 LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265 LAKESIDE VILLAGE H O ASSOC P.O. BOX 650255 DALLAS, TX 75265

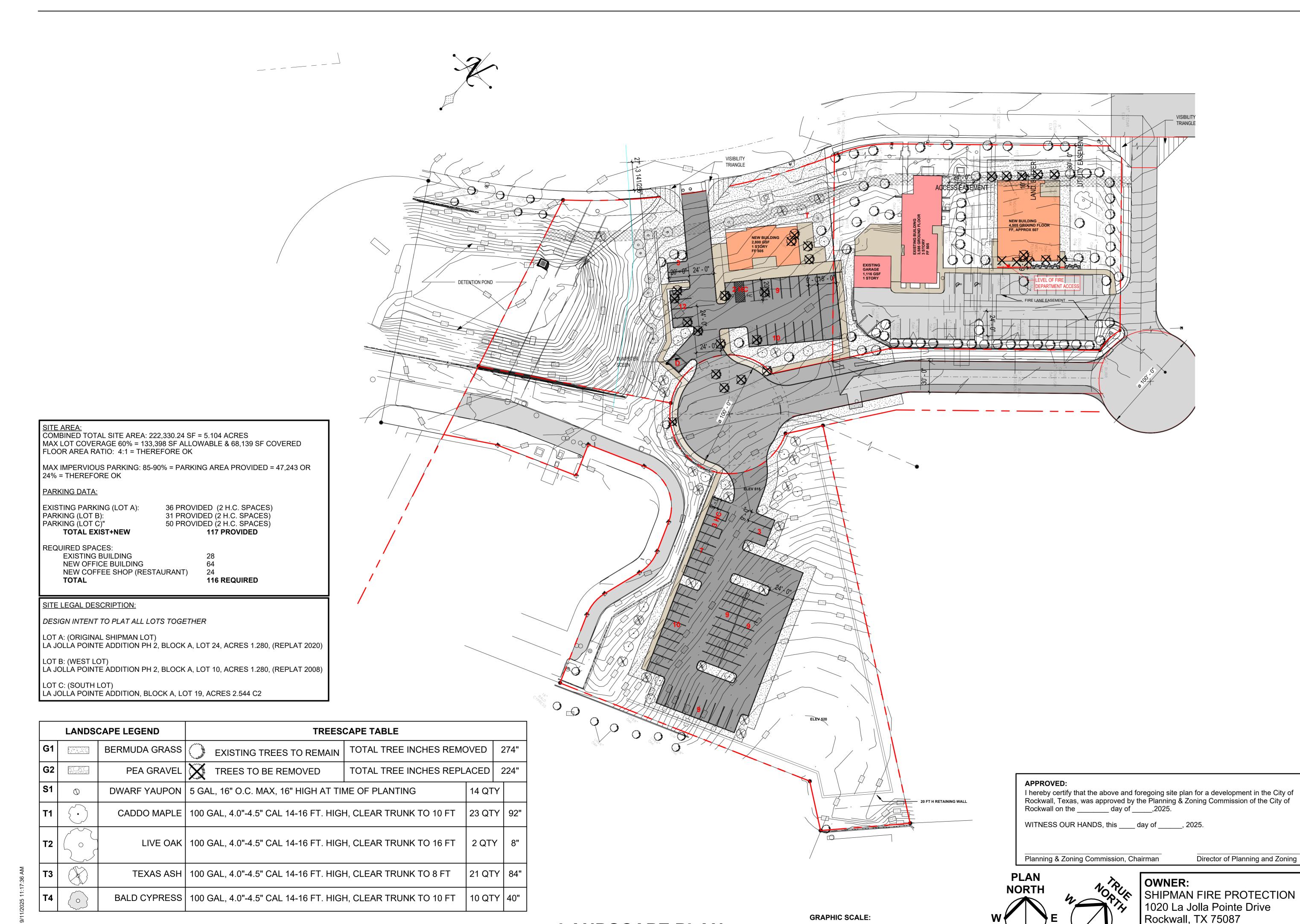
ROBERT H FAMILY TRUST AND BMK FIN CORP AND SHERRI LANE HEWETT AND SUSA C/O IHOP ATTN HAKIM REMA PO Box 12168 Dallas, TX 75225

B&M ALPHA INC PO Box 171754 Arlington, TX 76003 WAFFLE HOUSE INC ATTN: TAX DEPT PO BOX 6450 NORCROSS, GA 30091

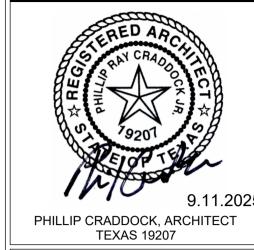
ROCKWALL ECONOMICS DEVELOPMENT
CORPORATION
PO BOX 968
ROCKWALL, TX 75087



/11/2025 11·17·33 AN



CRADDOCK ARCHITECTURE



CRA

Revision Date Revision Description

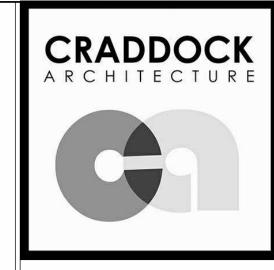
STORAGE Drive

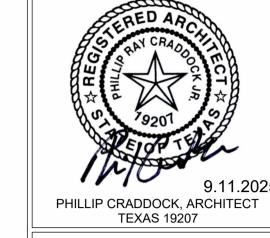
OFFICE

Clay Shipman (682) 223-1922

Point 7508

S AND





ARCHITEC

0 CRAD SHIPN

Revision Date Revision Description

STORAGE Drive

XTERIOR ELEVATIONS Pointe 75087

OFFICE

OWNER:

SOUTH ELEVATION

MATERIAL CALCULA	TIONS	AREA	%		AREA	%
NORTH ELEVATION		5,531		SOUTH ELEVATION	4,701	
MASONRY				MASONRY		
	BRICK & CAST STONE	5,066	91.6%	BRICK & CAST STONE	4,432	94.39
	3 PART STUCCO	464	8.4%	3 PART STUCCO	269	5.79
EAST ELEVATION		6,551		WEST ELEVATION	6,625	
MASONRY				MASONRY		
	BRICK & CAST STONE	6,188	94.5%	BRICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	363	5.5%	3 PART STUCCO	609	9 29

SHIPMAN FIRE PROTECTION

IAL CALCULA	TIONS	AREA	%			AREA	%
LEVATION		5,531		SOUTH ELEVATION		4,701	
MASONRY				MASONRY			
	BRICK & CAST STONE	5,066	91.6%	В	RICK & CAST STONE	4,432	94.3%
	3 PART STUCCO	464	8.4%	3	PART STUCCO	269	5.7%
VATION		6,551		WEST ELEVATION		6,625	
MASONRY				MASONRY			
	BRICK & CAST STONE	6,188	94.5%	В	RICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	363	5.5%	3	PART STUCCO	609	9.2%
					•		

1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922

A600

STANDING SEAM METAL

ROOF (BLACK) -

BRICK #3 (BLACK)

3 PART STUCCO #1 (GRAY)

METAL ROOF TRIM (BLACK)

3 PART STUCCO (WHITE) —

3 PART STUCCO #1 (GRAY)

BRICK #1 (RED) -

BRICK #2 (GRAY)

DARK BRONZE STOREFRONT

BRICK #1 (RED)

BRICK #1 (RED)

BRICK #2 (GRAY) -

BRICK #2 (GRAY)

CAST STONE #2 (GRAY)

3 PART STUCCO #1 (GRAY) -

CAST STONE #1 (WHITE)

CAST STONE #1 (WHITE)

3 PART STUCCO #2 (WHITE)

WEST SIDE ELEVATION

- 3 PART STUCCO (WHITE)

TOWER EAVE 81' - 0"

T.O.S. ROOF 72' - 8"

LEVEL 4 54' - 8"

LEVEL 3 36' - 8"

LEVEL 2 18' - 8"

LEVEL 1 0' - 0"

LEVEL 0 -BASEMENT -12' - 0"

T.O.S. PATIO 51' - 8"

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 _____,2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Director of Planning and Zoning Planning & Zoning Commission, Chairman

STANDING SEAM METAL

— 3 PART STUCCO #2 (WHITE)

➤ 3 PART STUCCO #1 (GRAY)

─ 3 PART STUCCO #2 (WHITE)

~ 3 PART STUCCO #1 (GRAY)

DARK BRONZE STOREFRONT SYSTEM

LEVEL 3 36' - 8"

LEVEL 2 18' - 8"

LEVEL 1 0' - 0"

LEVEL 0 BASEMENT
-12' - 0"

BRICK #1 (RED)

BRICK #1 (RED)

CAST STONE #1 (WHITE)

CAST STONE #2 (GRAY)

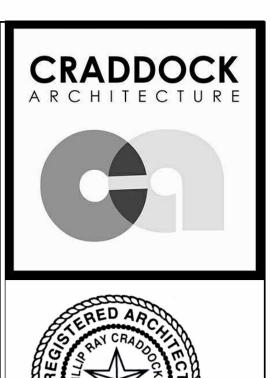
- BRICK #1 (RED)

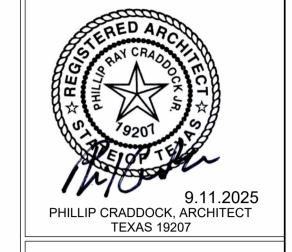
- BRICK #2 (GRAY)

- BRICK #2 (GRAY)

ROOF (BLACK)

- BRICK #3 (BLACK)





ARCHITECTURE

1 SHIPN CRAD

DOC

REVISION # Revision Date Revision Description

STORAGE

XTERIOR ELEVATIONS

Pointe 75087 NEW OF 1020 La Jc Rockwall, ⁻

OFFICE

A601

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922

Director of Planning and Zoning



MATERIAL CALCULATIONS AREA % AREA % MASONRY 4,432 94.39 269 5.79 **BRICK & CAST STONE BRICK & CAST STONE** 5,066 3 PART STUCCO **BRICK & CAST STONE** 6,188 3 PART STUCCO

GRAPHIC SCALE:

Planning & Zoning Commission, Chairman

OWNER:







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 _____,2025.

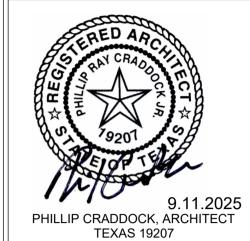
WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922



Revision Date Revision Description

PERSPECTIVES



2 **SOUTH ELEVATION**1/4" = 1'-0"

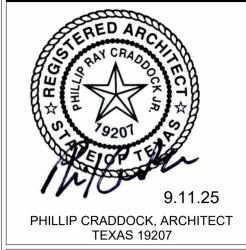


MATERIAL CALCULA	ATIONS	AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.49
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.99
WOOD		231	21.19
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.19
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.49

Rockwall on the day of,2025.	nission of the City o
WITNESS OUR HANDS, this day of, 2025.	

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

CRADDOCK ARCHITECTURE



ARCHITECTURE

CRADDOCK
551 EMBARGO DR. FATE TEXAS 751

SHIPMAN'S

Revision Date Revision Description

Architectural Building Elevations SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087



₂ NORTH ELEVATION **1**/4" = 1'-0"

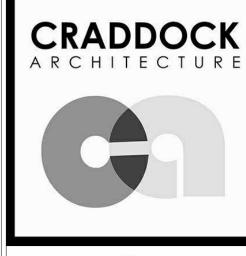


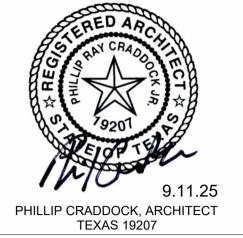
MATERIAL CALCULA	TIONS	AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
WOOD		231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.19
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.4%

	proved by the Planning	e plan for a development in the City & Zoning Commission of the City
WITNESS OUR HANDS,	this day of	, 2025.

OWNER:

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922





ARCHITECTURE

CRADDOCK
551 EMBARGO DR. FATE TEXAS 751

SHIPMAN'S

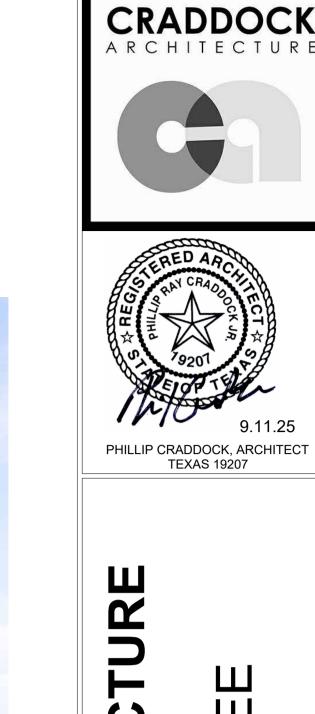
Revision Date Revision Description

Architectural Building Elevations

SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087







CRADDOCK 551 EMBARGO DR. FATE TEXAS 751

Revision Date Revision Description

SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087 **PERSPECTIVES**

A605



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 _____,2025.

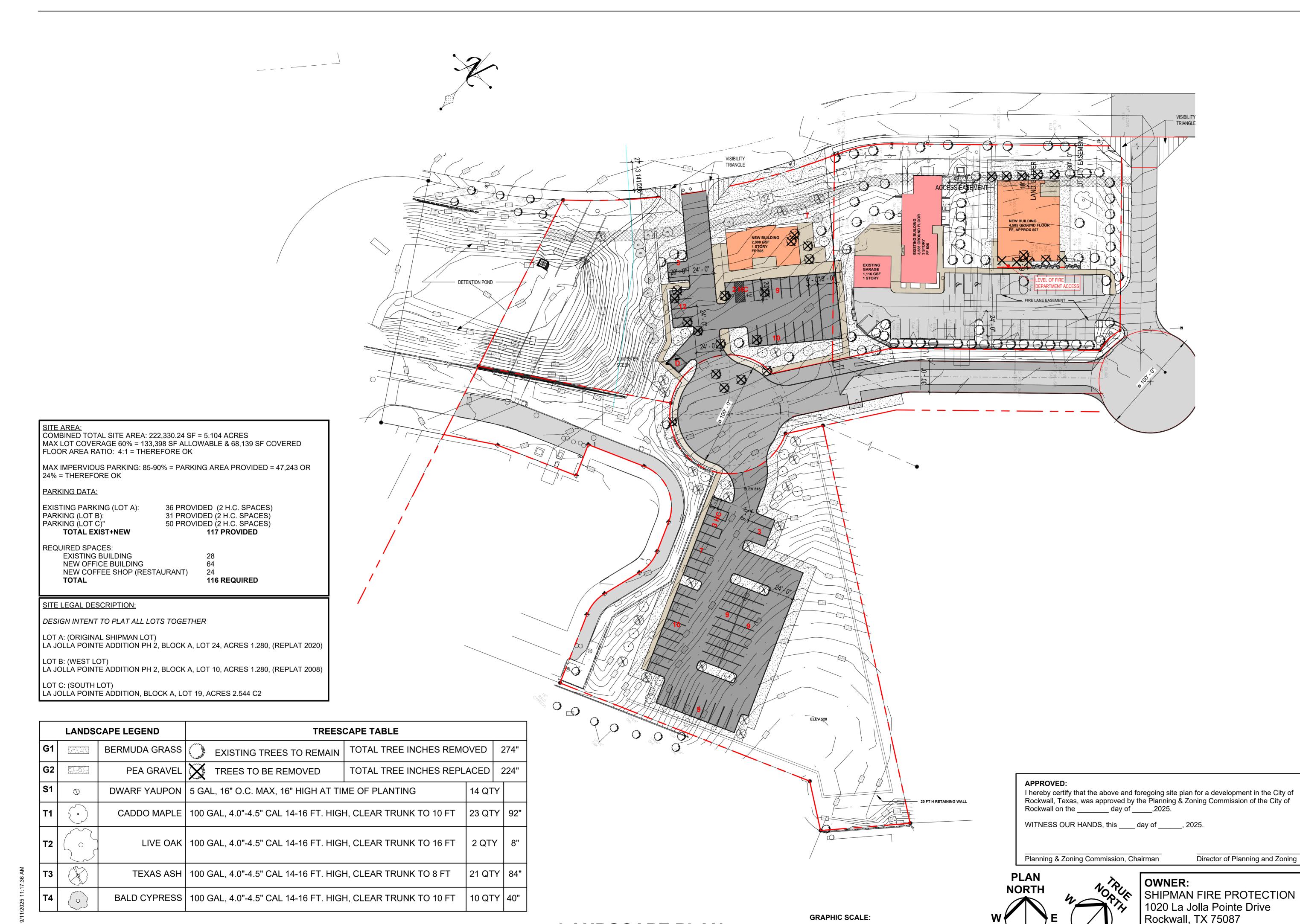
WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

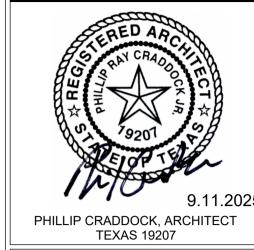
Director of Planning and Zoning

OWNER:

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922



CRADDOCK ARCHITECTURE



CRA

Revision Date Revision Description

STORAGE Drive

OFFICE

Clay Shipman (682) 223-1922

Point 7508

S AND

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, **AMENDING** THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC (SUP) TO EXCEED THE MAXIMUM USE PERMIT PERMISSIBLE HEIGHT IN A COMMERCIAL (C) DISTRICT ON A 5.104-ACRE TRACT OF LAND IDENTIFIED AS LOT 19. **BLOCK A, LA JOLLA POINTE ADDITION AND LOTS 10 & 24, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF** ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE: PROVIDING FOR A REPEALER **CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City has received a request from Alan Wyatt for the approval of a Specific Use Permit (SUP) to Exceed the Maximum Permissible Height in a Commercial (C) District on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla pointe addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas and being more specifically described and depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the Subject Property and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to Exceed the Maximum Permissible Height in a Commercial (C) District in accordance with Article 04, Permissible Uses, and Article 05, District Development Standards, the Unified Development Code (UDC) [Ordinance No. 20-02] on the Subject Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of an *Office Building* that *Exceeds the Maximum Permissible Height in a Commercial (C) District* and the continued operation of an *Office Building* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of a flag pole on the *Subject Property* shall generally conform to the <u>Site Plan</u> as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of an *Office Building* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The proposed *Office Building* shall not exceed a maximum overall height of 91.00-feet as measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].
- **SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.
- **SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.
- **SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.
- **SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.
- **SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE $3^{\rm RD}$ DAY OF NOVEMBER, 2025.

	Tim McCallum, <i>Mayor</i>
ATTEST:	
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, <i>City Attorney</i>	
1st Reading: October 20, 2025	

2nd Reading: *November 3, 2025*

Exhibit 'A'
Location Map

Address: 1020 La Jolla Pointe Drive

<u>Legal Description:</u> Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition

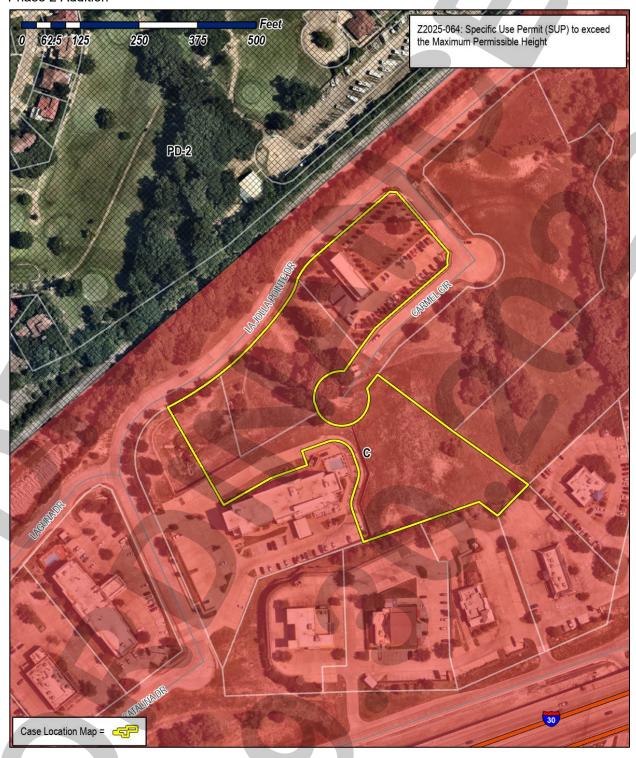


Exhibit 'B'
Site Plan

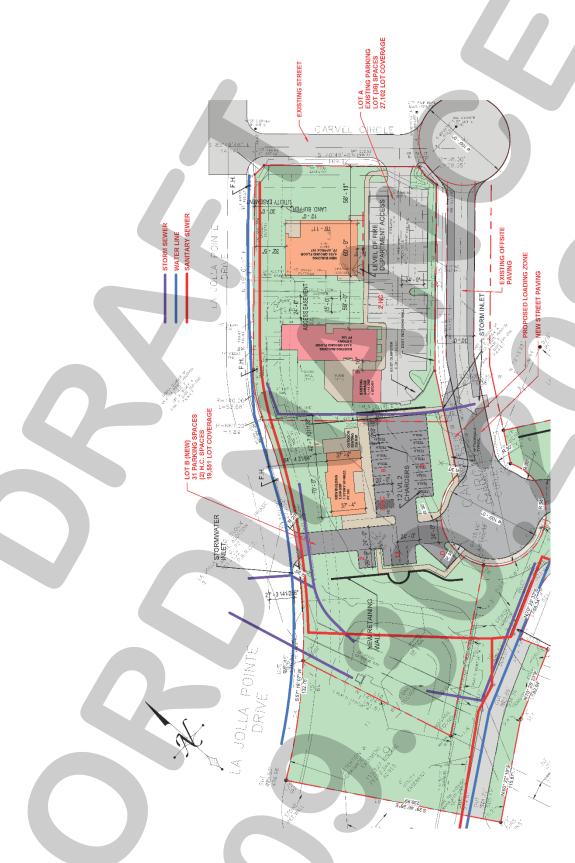


Exhibit 'C':Building Elevations



Exhibit 'C':
Building Elevations



TO: Planning and Zoning Commission

DATE: October 14, 2025

APPLICANT: Phillip Craddock; Craddock Architecture, PLLC

CASE NUMBER: Z2025-064; Specific Use Permit (SUP) for 1020 La Jolla Pointe Drive

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

SUMMARY

Hold a public hearing to discuss and consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of a <u>Specific Use Permit (SUP)</u> to exceed the <u>Maximum Permissible Height in a Commercial (C) District</u> on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive.

BACKGROUND

The subject property was annexed by the City Council on November 7, 1960 by *Ordinance No. 60-04* [Case No. A1960-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. At some point between the time of annexation and January 3, 1972, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District. On July 17, 2018, the City Council approved a site plan [*i.e. Case No. SP2018-016*] for the subject property depicting the location of a three (3) story office building and one (1) story garage. On December 3, 2018, the City Council approved a replat [Case No. P2018-039] for the subject property creating Lot 3, Block A, La Jolla Pointe Addition, Phase 2. According to the Rockwall Central Appraisal District (RCAD), there is a three (3) story office building that was built in 2019 and a 1,116 SF parking garage situated on the subject property. Since 2019, the subject property has remained the same.

PURPOSE

On September 12, 2025, the applicant -- *Phillip Craddock of Craddock Architecture, PLLC* -- submitted an application requesting a Specific Use Permit (SUP) for an *Office Building* that will exceed 60-feet in height on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1020 La Jolla Pointe Drive. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* on Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this is Phase 3 of the Lakeside Village Subdivision, which consists of 118 single-family residential lots. This subdivision was established in 1972 and is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

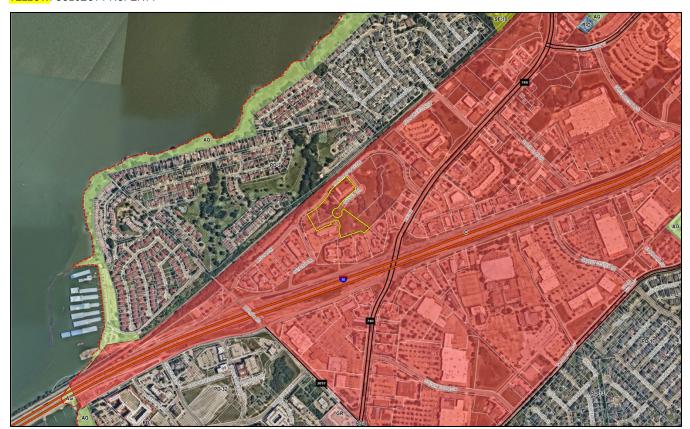
South:

Directly south of the subject property is a 4.584-acre parcel of land (*i.e.* Lot 22, Block A, La Jolla Pointe Addition), which is zoned Commercial (C) District and is currently vacant. Beyond this are several parcels of land developed with restaurants (*i.e.* Steak N Shake, IHOP, Waffle House, Velvet Taco, and Snuffers) that are zoned Commercial (C) District. Beyond that is the westbound frontage road of IH-30, followed by the main lanes of IH-30, and the eastbound frontage road for IH-30.

<u>East</u>: Directly east of the subject property is a 4.584-acre parcel of land (*i.e.* Lot 22, Block A, La Jolla Pointe Addition) which is zoned Commercial (C) District and is currently vacant. Beyond this are three (3) parcels of land developed with Office Buildings (*i.e.* Ebby Halliday, Allstate, Epstein & Kolacz) and zoned Commercial (C) District. Beyond this is Ridge Road, which is identified as a A4D (*i.e.* major arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are several parcels of land developed with commercial/retail land uses that are zoned Commercial (C) District.

<u>West</u>: Directly west of the subject property is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Following this is Phase 3 of the Lakeside Village Subdivision, which consists of 118 single-family residential lots. This subdivision was established in 1972 and is zoned Planned Development District 2 (PD-2) for single-family residential land uses. Beyond that is the take line for Lake Ray Hubbard which is zoned Agricultural (AG) District, followed by the corporate city limits for the City of Rockwall.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and conceptual building elevations indicating that the proposed development will consist of a multi-story *Office Building* and a *Restaurant*. Based on the conceptual plans, the intent of the requested Specific Use Permit (SUP) is to develop the subject property with one (1) *Office Building* that exceeds the height requirement of 60-feet stipulated by the Commercial (C) District. According to the submitted building elevations, the proposed structure consists of four (4) occupied levels with a partial basement, achieving a total building height of approximately 91-feet to the tower top and 81-feet to the tower eaves. As mentioned earlier, the Commercial (C) District establishes a maximum height of 60-feet; therefore, the applicant is requesting a Specific Use Permit (SUP) to exceed this limit by approximately 31-feet. Architecturally, the building incorporates a combination of brick masonry in red, gray, and black tones, white and gray three (3) part stucco finishes, cast stone accents, and a standing seam metal roof with black metal trim. The design features a tower element that provides vertical articulation and serves as a defining architectural feature rather than an occupied upper story. This is similar in style to the existing three (3) story office building that was built in 2019. The applicant has also indicated that an allowed by-right *restaurant* that meets the height requirement of the Commercial (C) District will be constructed on the subject property.

CONFORMANCE WITH THE CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), an *Office Building* is defined as "(a) facility that provides executive, management, administrative, or professional services... not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices." In this case, the proposed concept plan indicates the development of an *Office Building* on the subject property, which is in conformance with this definition. In addition, according to Subsection 04.01, *General Commercial (C) District Standards*, Article 05, *District Development Standards*, of the Unified Development Code (UDC), any building over 60-feet in height requires a Specific Use Permit (SUP). This requirement prompted the applicant to submit for the proposed Specific Use Permit (SUP).

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the IH-30 Corridor District. All of the property located within the IH-30 Corridor District is designated for the Special Commercial (SC) Corridor land use. The OURHometown Vision 2040 Comprehensive Plan describes the Special Commercial (SC) Corridor as being reserved for Regional Centers, which are described as being one (1) of the following four (4) models: Strip Retail Center, Mixed-Use Center, Town Center, or Regional Designation Center, however, the Primary Land Uses identified for this land use designation include Corporate Office. Based on this, the applicant's request is in conformance with the Future Land Use Plan. Staff should also note that the IH-30 Corridor District is divided into three (3) Corridor Zones (i.e. the Preservation, Opportunity, and Transitional Zones). In this case, the subject property is located within a Transitional Zone, which is defined as "(a) segment of the existing corridor that is currently underutilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize tax potential." The subject property is currently vacant and is surrounded by single-story, single-tenant Office Buildings and Restaurants. Based on this, the proposed future development would appear to better conform to the IH-30 Corridor Plan contained in Appendix 'B', Corridor Plans, of the OURHometown Vision 2040 Comprehensive Plan than the existing development in the area.

STAFF ANALYSIS

In this case, the proposed concept plan and conceptual building elevations appear to conform with all of the density and dimensional requirements applicable to properties located within the Commercial (C) District, with the exception of the maximum height requirement. The applicant's proposal also appears to align with the intent of the OURHometown Vision 2040 Comprehensive Plan, which encourages high-quality, visually appealing development along major corridors and gateway entries into the City. Staff has included provisions in the Specific Use Permit (SUP) ordinance that will require general conformance with the concept plan and conceptual elevations at the time of site plan approval, and that the proposed buildings shall not exceed 91-feet in height, as depicted in the conceptual building height exhibit.

To provide context, there are two (2) recent approvals -- directly adjacent to the subject property -- for similar Specific Use Permits (SUPs) allowing building heights exceeding the 36-foot limit within the Scenic Overlay (SOV) District. On August 7, 2017, the City Council approved a Specific Use Permit (SUP) for a hotel located within the Scenic Overlay (SOV) District southwest of the subject property that exceeded the 36-foot height standard under similar circumstances. This Specific Use Permit (SUP) permitted the hotel -- now known as the Hyatt Rockwall Hotel -- to a total height of 60-feet. On January 2, 2024, the City Council approved a Specific Use Permit (SUP) for the Rockwall Economic Development Corporation (REDC) pertaining to a 9.94-acre site northeast of the subject property. This Specific Use Permit (SUP) permitted office buildings up to 120-feet in height, subject to conformance with the approved concept plan and conceptual building height exhibit, and incorporated an expiration clause requiring reauthorization after ten (10) years. These prior cases demonstrate that the City Council has historically utilized the Specific Use Permit (SUP) process within the Scenic Overlay (SOV) District to allow limited height increases where warranted by site context, architectural design quality, and consistency with adopted long-range planning documents. In this case, the Commercial (C) District, has a similar height restriction of 60-feet. With that being said, a request for a Specific Use Permit (SUP) remains a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On September 19, 2025 staff mailed 58 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village and Turtle Cove Homeowner's Association (HOA), which are the only Homeowners' Associations (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any property owner notifications in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a <u>Specific Use Permit</u> (<u>SUP</u>) for an <u>Office Building</u> that exceeds 60-feet in height on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of an *Office Building* on the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit 'B'* of this ordinance.
 - (b) The construction of an Office Building on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
 - (c) The proposed *Office Building* shall not exceed a maximum overall height of 91.00-feet as measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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.



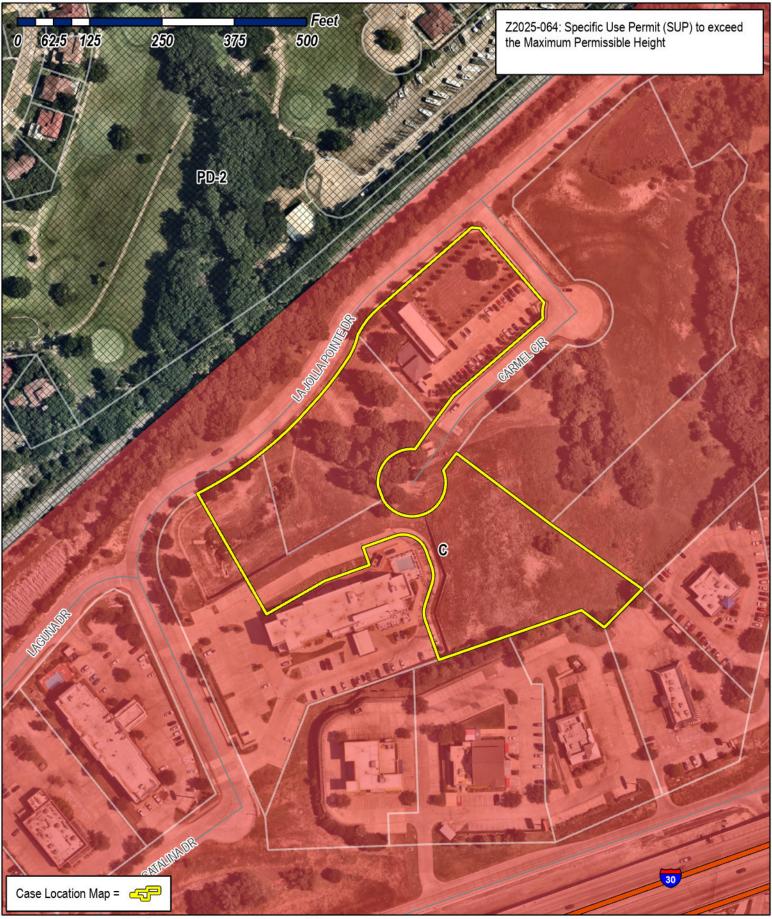
DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE	E NO.
	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
CITY ENGINEER:	gar agreement water

	Rockwall, Texas 75087		CITY E	NGINEER:			
PLEASE CHECK THE API	PROPRIATE BOX BELOW TO INDICATE THE T	YPE OF DEVELOPME	NT REQU	JEST [SELECT (ONLY ONE BOX]:	
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PROPERTY INFOR	MATION [PLEASE PRINT]						
ADDRESS	1020 LA JOLLA POINTE DRI	VE, ROCKWA	LL TEX	AS, 75087	7		
SUBDIVISION	LA JOLLA POINTE ADDITION			LOT	24,10,19	BLOCK	Α
GENERAL LOCATION	NORTH OF 1-30 EAST OF HORIZON ROAD)					
ZONING, SITE PLA	N AND PLATTING INFORMATION	[PLEASE PRINT]					
CURRENT ZONING	C - COMMERCIAL	CURRE	IT USE	OFFICE "B"	9250		
PROPOSED ZONING	C - COMMERCIAL	PROPOSE	D USE	OFFICE BUIL	DING / COFFE	E SHOP	
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CONTACT PERSON	CLAY SHIPMAN	CONTACT PE		PHILLIP CRA			
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CITY, STATE & ZIP	ROCKWALL, TEXAS 75087	CITY, STATE	& ZIP	FATE, TEXA	S 75189		
PHONE	682-223-1922	Р	HONE	214-952-05	527		
E-MAIL	CLAY@SHIPMAN-FIRE.COM	Е	-MAIL	PHILLIP@C	RADDOCKAR	CHITECTURE.	СОМ
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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

(P): (972) 771-7745 (W): www.rockwall.com

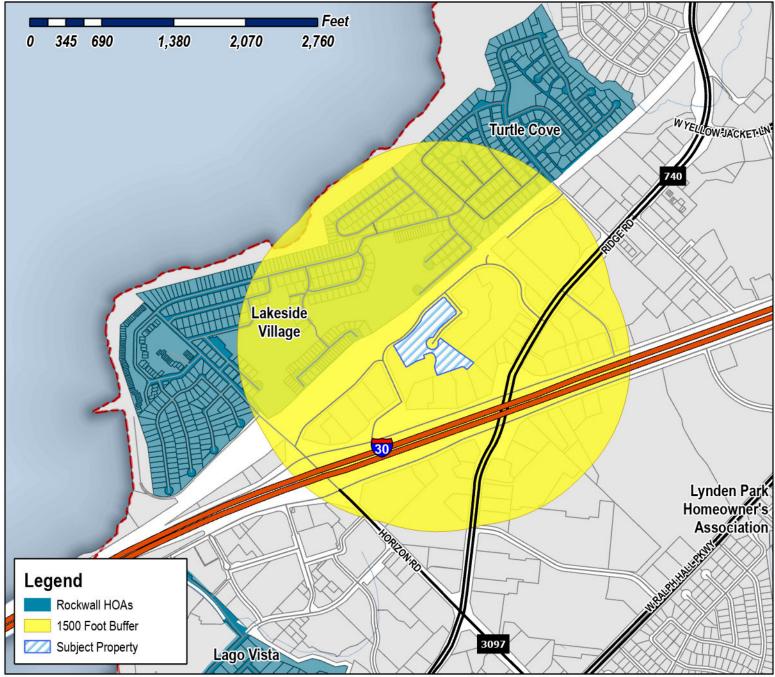
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2025-064

Case Name: SUP to exceed the Maximum

Permissible Height

Case Type: Zoning

Zoning: Commercial (C) District 1020 La Jolla Drive

Date Saved: 9/12/2025

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



From: Zavala, Melanie

Cc:Miller, Ryan; Lee, Henry; Ross, BethanySubject:Neighborhood Notification Program [Z2025-064]Date:Wednesday, September 17, 2025 11:05:33 AM

Attachments: Public Notice (08.19.2025).pdf

HOA Map (09.16.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on <u>Friday, September 19, 2025</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, October 14, 2025 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, October 20, 2025 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2025-064: SUP to Exceed the Maximum Permissible Height in a Commercial (C) District Hold a public hearing to discuss and consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of a Specific Use Permit (SUP) to exceed the Maximum Permissible Height in a Commercial (C) District on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept.| City of Rockwall 385 S. Goliad Street | Rockwall, TX 75087

Planning & Zoning Rockwall

972-771-7745 Ext. 6568



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Date Saved: 9/12/2025

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



FIRE HOUSE RE LLC 1020 LA JOLLA POINTE DR ROCKWALL, TX 75087 SHIPMAN FIRE GROUP INC 1020 LA JOLLA POINTE DRIVE ROCKWALL, TX 75087 ROCKWALL RMKP LP 1033 KINGSBRIDGE LN ROCKWALL, TX 75032

STEAK N SHAKE OPERATIONS, INC C/O THE STEAK N SHAKE COMPANY 107 S Pennsylvania St Ste 400 Indianapolis, IN 46204

RESIDENT 1549 LAGUNA DR ROCKWALL, TX 75087 RESIDENT 1599 LAGUNA DR ROCKWALL, TX 75087

RESIDENT 1600 LA JOLLA POINTE DR ROCKWALL, TX 75087 SHIPMAN CLAY 16001 LA JOLLA POINT DR ROCKWALL, TX 75087 DROBLYN JOHN 16178 COUNTY ROAD 431 LINDALE, TX 75771

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST RICHARD AND JUDY HARRIS- TRUSTEES 210 GLENN AVENUE ROCKWALL, TX 75087

BROOKS TIM 2602 Ridge Rd Ste 1 Rockwall, TX 75087 RESIDENT 2604 RIDGE RD ROCKWALL, TX 75087

RESIDENT 2608 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2610 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2616 RIDGE RD ROCKWALL, TX 75087

RESIDENT 3002 PRESTON TR ROCKWALL, TX 75087 ROGERS GENTRY 3003 PRESTON COURT ROCKWALL, TX 75087 RESIDENT 3004 PRESTON TR ROCKWALL, TX 75087

MILLER KATHLEEN PALMER 3004 PRESTON CT ROCKWALL, TX 75087 RESIDENT 3005 PRESTON CT ROCKWALL, TX 75087 RESIDENT 3006 PRESTON TR ROCKWALL, TX 75087

HAMBLEY DAVID L JR & CAROL A 3006 PRESTON COURT ROCKWALL, TX 75087 BURK CATHERINE & HOWARD T 3007 PRESTON CT ROCKWALL, TX 75087 RESIDENT 3008 PRESTON TR ROCKWALL, TX 75087

ZUMWALT HAROLD J & VICKY 3009 PRESTON CT ROCKWALL, TX 75087 GANCI GLENN 305 DREW LN HEATH, TX 75032 LOTL HOLDINGS LLC 320 PORTVIEW PLACE ROCKWALL, TX 75032

NERKOWSKI FRANK A & PAMELA JO 3304 AUGUSTA BLVD ROCKWALL, TX 75087 DANIELS BENNIE & GLORIA 3308 AUGUST BLVD ROCKWALL, TX 75087 CYNTHIA AND DOUGLAS BALZER LIVING TRUST DOUGLAS A BALZER AND CYNTHIA S BALZER -TRUSTEES 3312 AUGUSTA BLVD ROCKWALL, TX 75087 REED FRANCES GEAN 3316 AUGUSTA BLVD ROCKWALL, TX 75087 DAVIS LARRY DEAN & KAREN RENEE 3317 Augusta Blvd Rockwall, TX 75087 2024 D E GYER REVOCABLE TRUST
DAVID RAYE GYER & EVELYN CONSTANCE LILLY
GYER - TRUSTEES
3318 AUGUSTA BLVD
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J 3319 AUGUSTA BLVD ROCKWALL, TX 75087 HOLLAND CHARLES A & BARBARA K 3321 AUGUSTA BLVD ROCKWALL, TX 75087 RESIDENT 3323 AUGUSTA BLVD ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY

MANAGEMENT LLC

3325 AUGUSTA BLVD

ROCKWALL, TX 75087

RESIDENT 4100 VILLAGE DR ROCKWALL, TX 75087 BT CAYMAN LLC 5430 Lyndon B Johnson Fwy Ste 1050 Dallas, TX 75240

RESIDENT 550 LA JOLLA DR ROCKWALL, TX 75087 RESIDENT 550 E 130 ROCKWALL, TX 75087 RESIDENT 560 E I30 ROCKWALL, TX 75087

RESIDENT 568 E 130 ROCKWALL, TX 75087 RESIDENT 578 E 130 ROCKWALL, TX 75087 SL ROCK RIDGE, LP 5950 BERKSHIRE LN STE 700 DALLAS, TX 75225

ROCKWALL CORNER CORPORATION 600 E I-30 ROCKWALL, TX 75087 ROCKWALL INNKEEPERS I LTD 6176 FM 2011 LONGVIEW, TX 75603 PJYK PROPERTIES LLC 6708 EAGLE POINT COURT PLANO, TX 75024

ALLEN TEXAS WHITE TIGER CORPORATION 853 BEAR CROSSING DRIVE ALLEN, TX 75013 ROCKWALL ECONOMIC DEVELOPMENT CORPORATION P O BOX 968 ROCKWALL, TX 75087

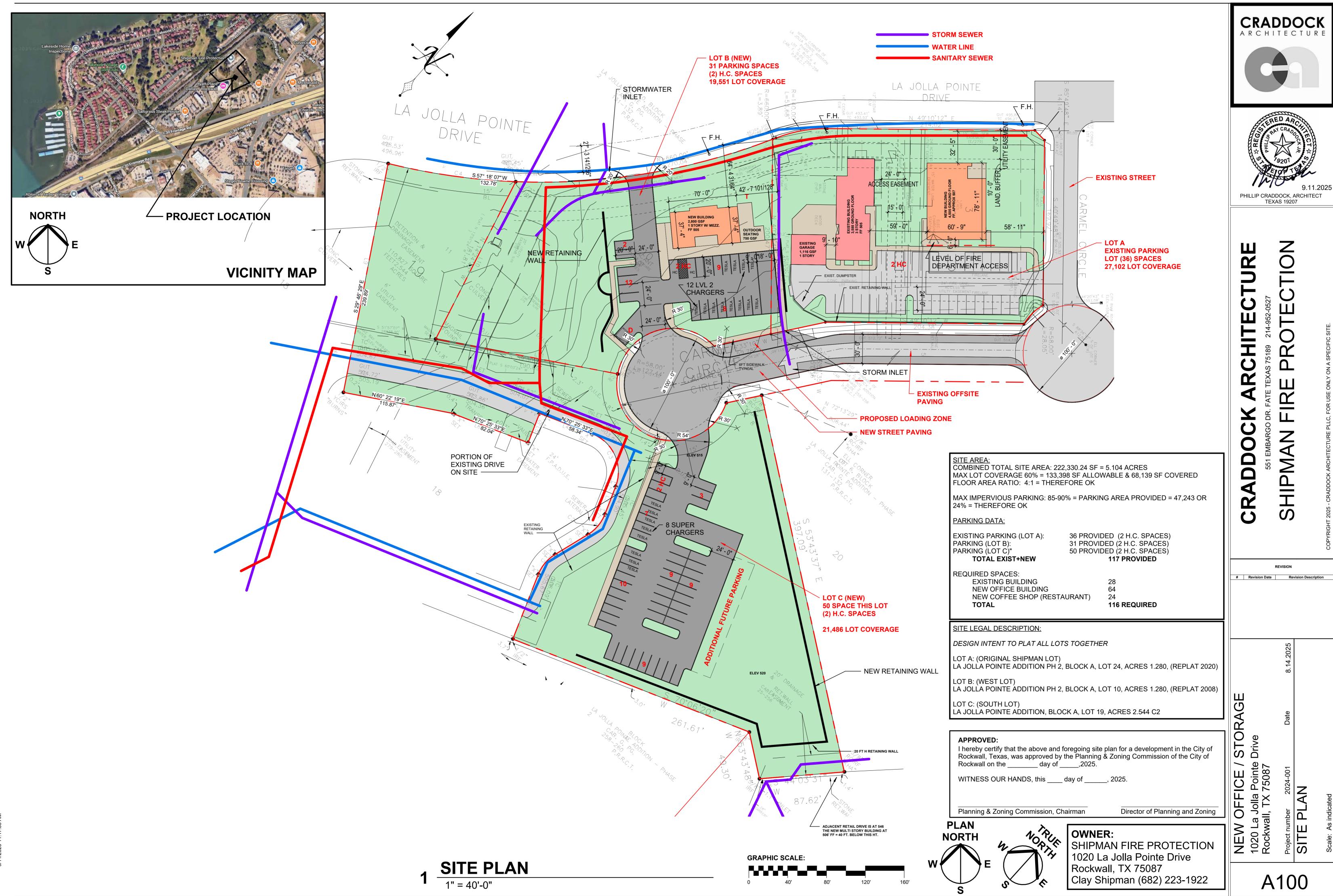
LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265

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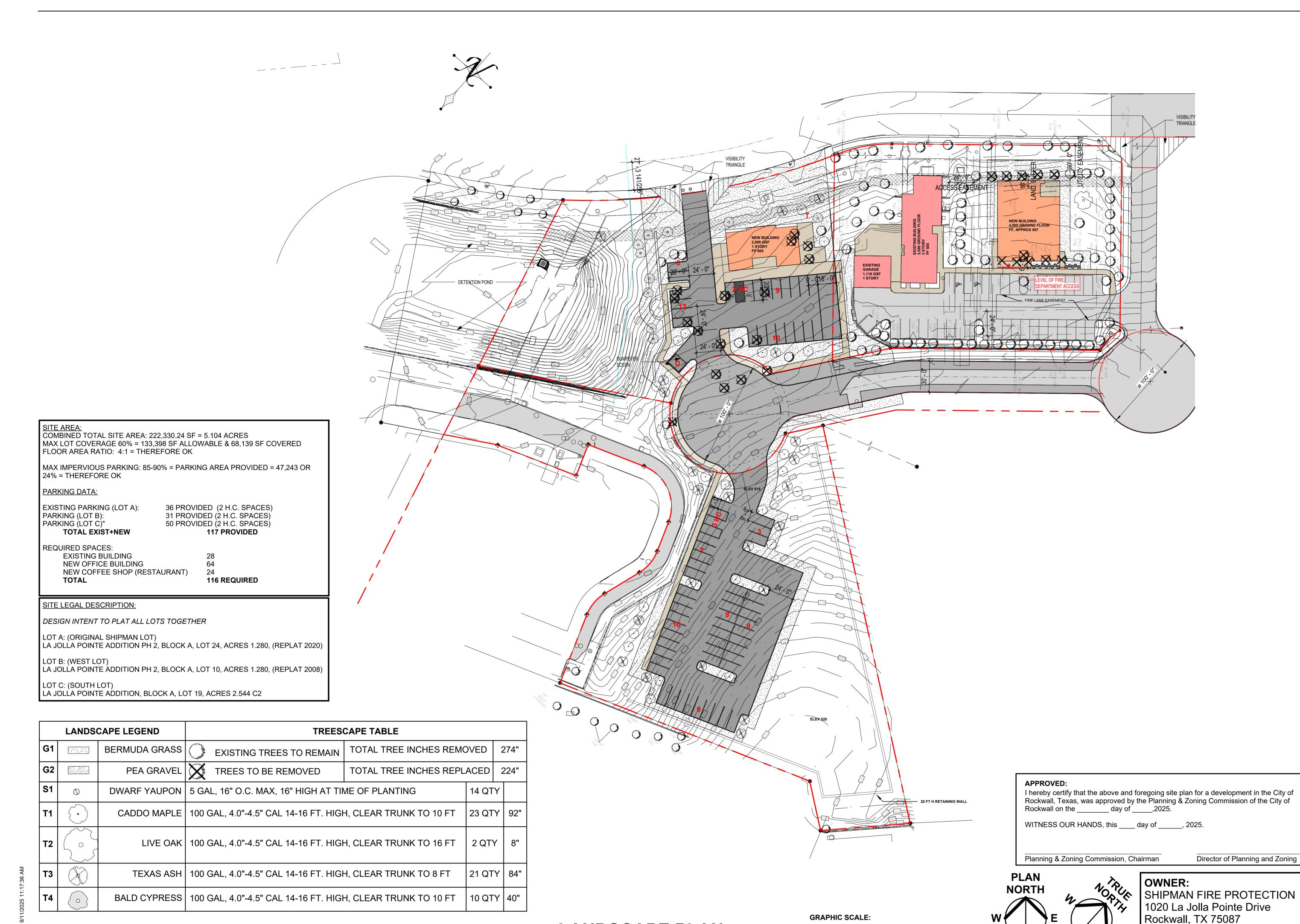
ROBERT H FAMILY TRUST AND BMK FIN CORP AND SHERRI LANE HEWETT AND SUSA C/O IHOP ATTN HAKIM REMA PO Box 12168 Dallas, TX 75225

B&M ALPHA INC PO Box 171754 Arlington, TX 76003 WAFFLE HOUSE INC ATTN: TAX DEPT PO BOX 6450 NORCROSS, GA 30091

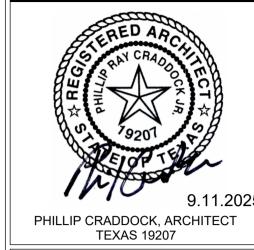
ROCKWALL ECONOMICS DEVELOPMENT
CORPORATION
PO BOX 968
ROCKWALL, TX 75087



/11/2025 11·17·33 AN



CRADDOCK ARCHITECTURE



CRA

Revision Date Revision Description

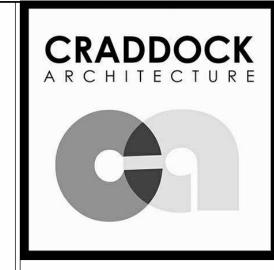
STORAGE Drive

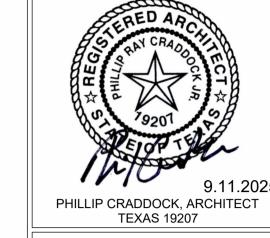
OFFICE

Clay Shipman (682) 223-1922

Point 7508

S AND





ARCHITEC

0 CRAD SHIPN

Revision Date Revision Description

STORAGE Drive

XTERIOR ELEVATIONS Pointe 75087

OFFICE

OWNER:

SOUTH ELEVATION

MATERIAL CALCULA	TIONS	AREA	%		AREA	%
NORTH ELEVATION		5,531		SOUTH ELEVATION	4,701	
MASONRY				MASONRY		
	BRICK & CAST STONE	5,066	91.6%	BRICK & CAST STONE	4,432	94.39
	3 PART STUCCO	464	8.4%	3 PART STUCCO	269	5.79
EAST ELEVATION		6,551		WEST ELEVATION	6,625	
MASONRY				MASONRY		
	BRICK & CAST STONE	6,188	94.5%	BRICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	363	5.5%	3 PART STUCCO	609	9 29

SHIPMAN FIRE PROTECTION

IAL CALCULA	TIONS	AREA	%			AREA	%
LEVATION		5,531		SOUTH ELEVATION		4,701	
MASONRY				MASONRY			
	BRICK & CAST STONE	5,066	91.6%	В	RICK & CAST STONE	4,432	94.3%
	3 PART STUCCO	464	8.4%	3	PART STUCCO	269	5.7%
VATION		6,551		WEST ELEVATION		6,625	
MASONRY				MASONRY			
	BRICK & CAST STONE	6,188	94.5%	В	RICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	363	5.5%	3	PART STUCCO	609	9.2%
					•		

1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922

A600

STANDING SEAM METAL

ROOF (BLACK) -

BRICK #3 (BLACK)

3 PART STUCCO #1 (GRAY)

METAL ROOF TRIM (BLACK)

3 PART STUCCO (WHITE) —

3 PART STUCCO #1 (GRAY)

BRICK #1 (RED) -

BRICK #2 (GRAY)

DARK BRONZE STOREFRONT

BRICK #1 (RED)

BRICK #1 (RED)

BRICK #2 (GRAY) -

BRICK #2 (GRAY)

CAST STONE #2 (GRAY)

3 PART STUCCO #1 (GRAY) -

CAST STONE #1 (WHITE)

CAST STONE #1 (WHITE)

3 PART STUCCO #2 (WHITE)

WEST SIDE ELEVATION

- 3 PART STUCCO (WHITE)

TOWER EAVE 81' - 0"

T.O.S. ROOF 72' - 8"

LEVEL 4 54' - 8"

LEVEL 3 36' - 8"

LEVEL 2 18' - 8"

LEVEL 1 0' - 0"

LEVEL 0 -BASEMENT -12' - 0"

T.O.S. PATIO 51' - 8"

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 _____,2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Director of Planning and Zoning Planning & Zoning Commission, Chairman

STANDING SEAM METAL

— 3 PART STUCCO #2 (WHITE)

➤ 3 PART STUCCO #1 (GRAY)

─ 3 PART STUCCO #2 (WHITE)

~ 3 PART STUCCO #1 (GRAY)

DARK BRONZE STOREFRONT SYSTEM

LEVEL 3 36' - 8"

LEVEL 2 18' - 8"

LEVEL 1 0' - 0"

LEVEL 0 BASEMENT
-12' - 0"

BRICK #1 (RED)

BRICK #1 (RED)

CAST STONE #1 (WHITE)

CAST STONE #2 (GRAY)

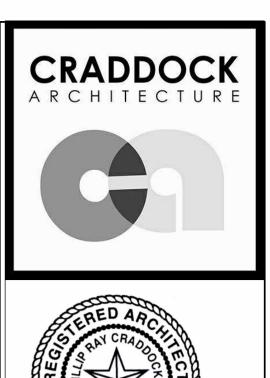
- BRICK #1 (RED)

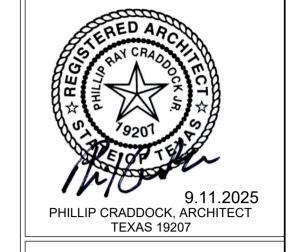
- BRICK #2 (GRAY)

- BRICK #2 (GRAY)

ROOF (BLACK)

- BRICK #3 (BLACK)





ARCHITECTURE

1 SHIPN CRAD

DOC

REVISION # Revision Date Revision Description

STORAGE

XTERIOR ELEVATIONS

Pointe 75087 NEW OF 1020 La Jc Rockwall, ⁻

OFFICE

A601

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922

Director of Planning and Zoning



MATERIAL CALCULATIONS AREA % AREA % MASONRY 4,432 94.39 269 5.79 **BRICK & CAST STONE BRICK & CAST STONE** 5,066 3 PART STUCCO **BRICK & CAST STONE** 6,188 3 PART STUCCO

GRAPHIC SCALE:

Planning & Zoning Commission, Chairman

OWNER:







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 _____,2025.

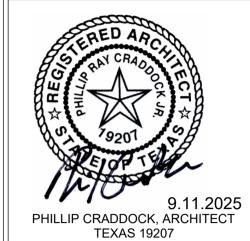
WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922



Revision Date Revision Description

PERSPECTIVES



2 **SOUTH ELEVATION**1/4" = 1'-0"

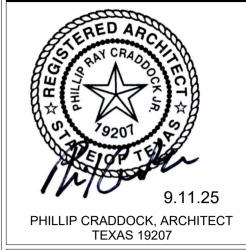


MATERIAL CALCULA	ATIONS	AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.49
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.99
WOOD		231	21.19
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.19
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.49

Rockwall on the day of,2025.	ission of the City o
WITNESS OUR HANDS, this day of, 2025.	

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

CRADDOCK ARCHITECTURE



ARCHITECTURE

CRADDOCK
551 EMBARGO DR. FATE TEXAS 751

SHIPMAN'S

Revision Date Revision Description

Architectural Building Elevations SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087



2 NORTH ELEVATION **1**/4" = 1'-0"

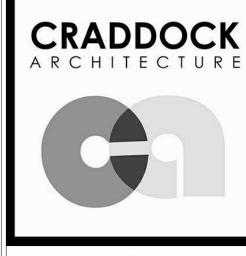


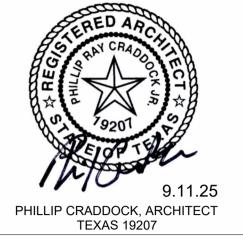
MATERIAL CALCULA	TIONS	AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
WOOD		231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.19
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.4%

	proved by the Planning	e plan for a development in the g & Zoning Commission of the	
WITNESS OUR HANDS,	this day of	, 2025.	

OWNER:

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922





ARCHITECTURE

CRADDOCK
551 EMBARGO DR. FATE TEXAS 751

SHIPMAN'S

Revision Date Revision Description

Architectural Building Elevations

SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087







CRADDOCK 551 EMBARGO DR. FATE TEXAS 751

Revision Date Revision Description

SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087 **PERSPECTIVES**

A605



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 _____,2025.

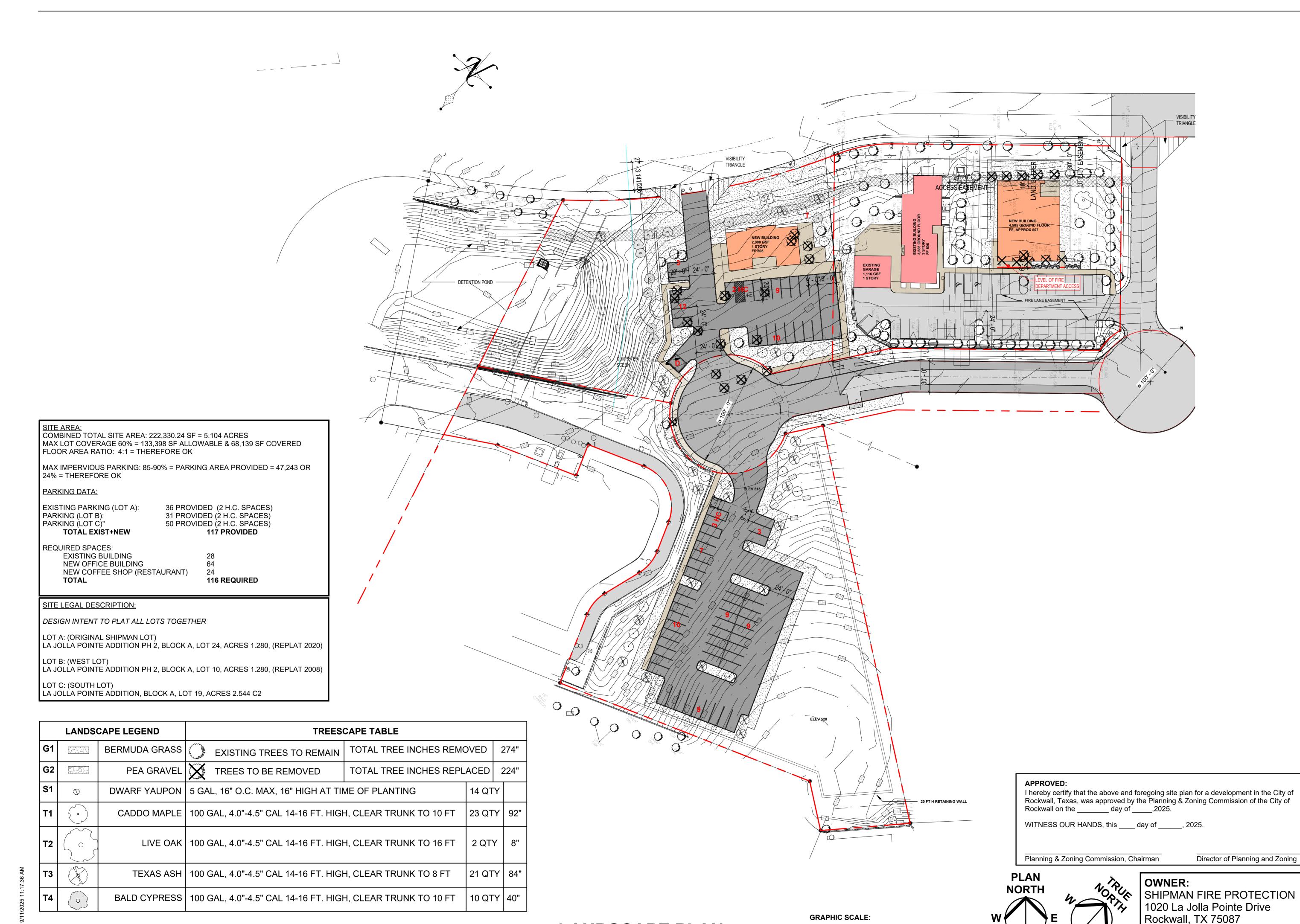
WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

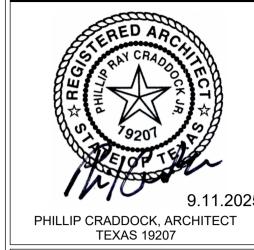
Director of Planning and Zoning

OWNER:

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922



CRADDOCK ARCHITECTURE



CRA

Revision Date Revision Description

STORAGE Drive

OFFICE

Clay Shipman (682) 223-1922

Point 7508

S AND

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, **AMENDING** THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC (SUP) TO EXCEED THE MAXIMUM USE PERMIT PERMISSIBLE HEIGHT IN A COMMERCIAL (C) DISTRICT ON A 5.104-ACRE TRACT OF LAND IDENTIFIED AS LOT 19. **BLOCK A, LA JOLLA POINTE ADDITION AND LOTS 10 & 24, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF** ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE: PROVIDING FOR A REPEALER **CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City has received a request from Alan Wyatt for the approval of a Specific Use Permit (SUP) to *Exceed the Maximum Permissible Height in a Commercial (C) District* on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla pointe addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to Exceed the Maximum Permissible Height in a Commercial (C) District in accordance with Article 04, Permissible Uses, and Article 05, District Development Standards, the Unified Development Code (UDC) [Ordinance No. 20-02] on the Subject Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of an *Office Building* that *Exceeds the Maximum Permissible Height in a Commercial (C) District* and the continued operation of an *Office Building* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of an *Office Building* on the *Subject Property* shall generally conform to the <u>Site Plan</u> as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of an *Office Building* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The proposed *Office Building* shall not exceed a maximum overall height of 91.00-feet as measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].
- **SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.
- **SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.
- **SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.
- **SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.
- **SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF NOVEMBER, 2025.

	Tim McCallum, Mayor
ATTEST:	
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	
1 st Reading: <u>October 20, 2025</u>	
2 nd Reading: <i>November 3, 2025</i>	

Exhibit 'A'
Location Map

Address: 1020 La Jolla Pointe Drive

<u>Legal Description:</u> Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition

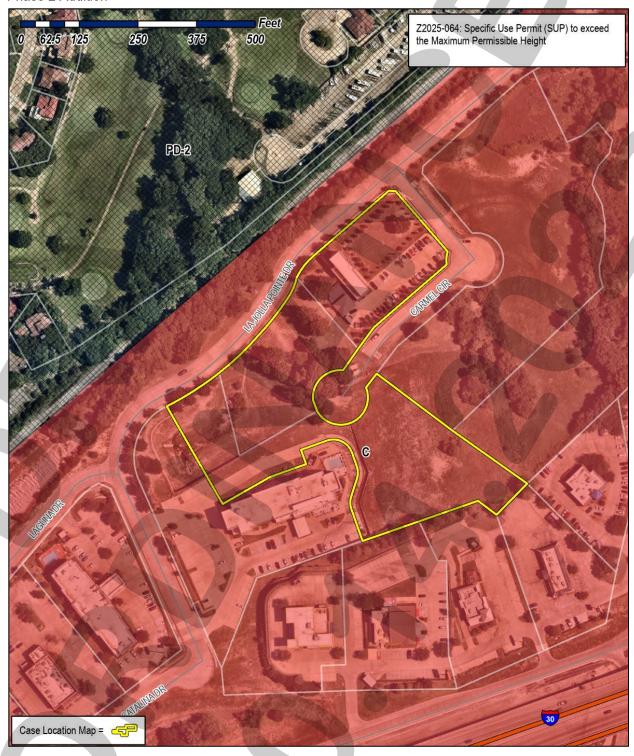


Exhibit 'B'
Site Plan

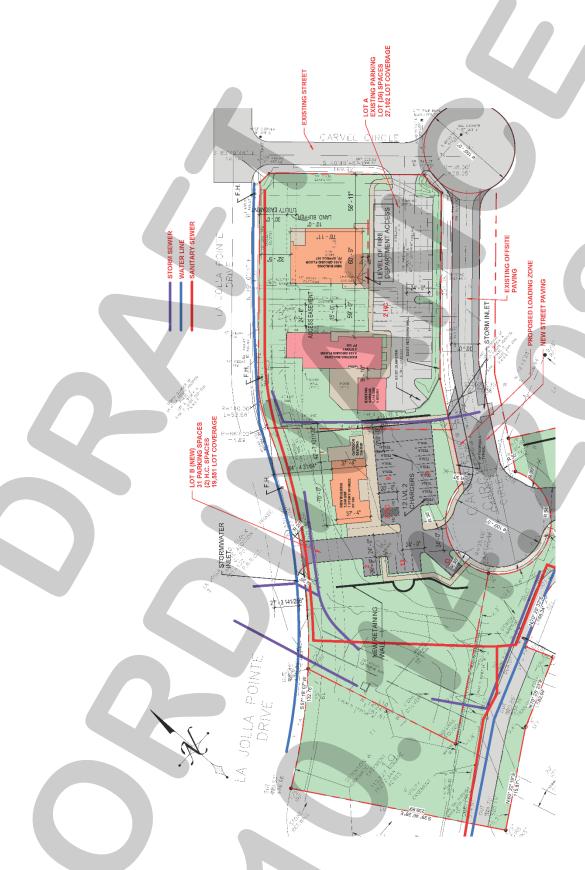
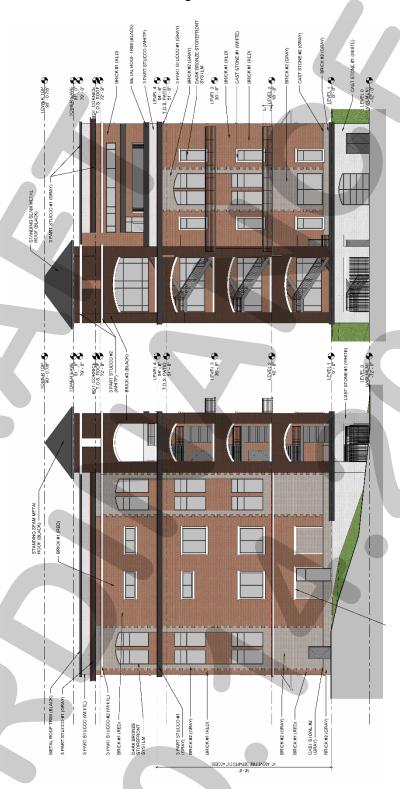
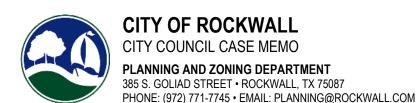


Exhibit 'C':Building Elevations



Exhibit 'C': Building Elevations





TO: Mayor and City Council

DATE: October 20, 2025

APPLICANT: Phillip Craddock; Craddock Architecture, PLLC

CASE NUMBER: Z2025-064; Specific Use Permit (SUP) for 1020 La Jolla Pointe Drive

SUMMARY

Hold a public hearing to discuss and consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of a <u>Specific Use Permit (SUP)</u> to exceed the <u>Maximum Permissible Height in a Commercial (C) District</u> on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive.

BACKGROUND

The subject property was annexed by the City Council on November 7, 1960 by *Ordinance No. 60-04* [Case No. A1960-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. At some point between the time of annexation and January 3, 1972, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District. On July 17, 2018, the City Council approved a site plan [i.e. Case No. SP2018-016] for the subject property depicting the location of a three (3) story office building and one (1) story garage. On December 3, 2018, the City Council approved a replat [Case No. P2018-039] for the subject property creating Lot 3, Block A, La Jolla Pointe Addition, Phase 2. According to the Rockwall Central Appraisal District (RCAD), there is a three (3) story office building that was built in 2019 and a 1,116 SF parking garage situated on the subject property. Since 2019, the subject property has remained the same.

PURPOSE

On September 12, 2025, the applicant -- *Phillip Craddock of Craddock Architecture, PLLC* -- submitted an application requesting a Specific Use Permit (SUP) for an *Office Building* that will exceed 60-feet in height on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1020 La Jolla Pointe Drive. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* on Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this is Phase 3 of the Lakeside Village Subdivision, which consists of 118 single-family residential lots. This subdivision was established in 1972 and is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

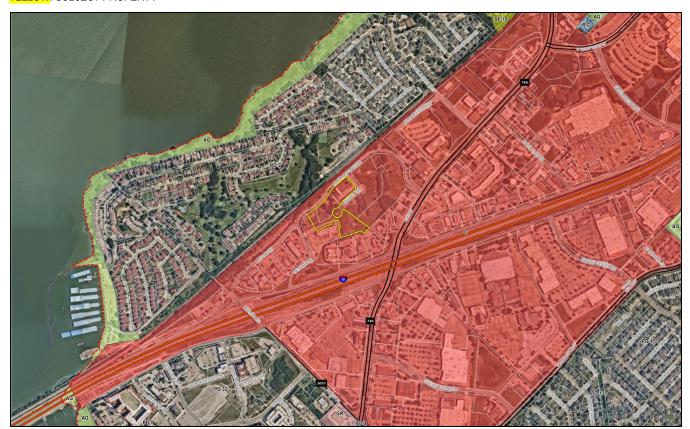
South:

Directly south of the subject property is a 4.584-acre parcel of land (*i.e.* Lot 22, Block A, La Jolla Pointe Addition), which is zoned Commercial (C) District and is currently vacant. Beyond this are several parcels of land developed with restaurants (*i.e.* Steak N Shake, IHOP, Waffle House, Velvet Taco, and Snuffers) that are zoned Commercial (C) District. Beyond that is the westbound frontage road of IH-30, followed by the main lanes of IH-30, and the eastbound frontage road for IH-30.

<u>East</u>: Directly east of the subject property is a 4.584-acre parcel of land (*i.e.* Lot 22, Block A, La Jolla Pointe Addition) which is zoned Commercial (C) District and is currently vacant. Beyond this are three (3) parcels of land developed with Office Buildings (*i.e.* Ebby Halliday, Allstate, Epstein & Kolacz) and zoned Commercial (C) District. Beyond this is Ridge Road, which is identified as a A4D (*i.e.* major arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are several parcels of land developed with commercial/retail land uses that are zoned Commercial (C) District.

<u>West</u>: Directly west of the subject property is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Following this is Phase 3 of the Lakeside Village Subdivision, which consists of 118 single-family residential lots. This subdivision was established in 1972 and is zoned Planned Development District 2 (PD-2) for single-family residential land uses. Beyond that is the take line for Lake Ray Hubbard which is zoned Agricultural (AG) District, followed by the corporate city limits for the City of Rockwall.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and conceptual building elevations indicating that the proposed development will consist of a multi-story *Office Building* and a *Restaurant*. Based on the conceptual plans, the intent of the requested Specific Use Permit (SUP) is to develop the subject property with one (1) *Office Building* that exceeds the height requirement of 60-feet stipulated by the Commercial (C) District. According to the submitted building elevations, the proposed structure consists of four (4) occupied levels with a partial basement, achieving a total building height of approximately 91-feet to the tower top and 81-feet to the tower eaves. As mentioned earlier, the Commercial (C) District establishes a maximum height of 60-feet; therefore, the applicant is requesting a Specific Use Permit (SUP) to exceed this limit by approximately 31-feet. Architecturally, the building incorporates a combination of brick masonry in red, gray, and black tones, white and gray three (3) part stucco finishes, cast stone accents, and a standing seam metal roof with black metal trim. The design features a tower element that provides vertical articulation and serves as a defining architectural feature rather than an occupied upper story. This is similar in style to the existing three (3) story office building that was built in 2019. The applicant has also indicated that an allowed by-right *restaurant* that meets the height requirement of the Commercial (C) District will be constructed on the subject property.

CONFORMANCE WITH THE CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), an *Office Building* is defined as "(a) facility that provides executive, management, administrative, or professional services... not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices." In this case, the proposed concept plan indicates the development of an *Office Building* on the subject property, which is in conformance with this definition. In addition, according to Subsection 04.01, *General Commercial (C) District Standards*, Article 05, *District Development Standards*, of the Unified Development Code (UDC), any building over 60-feet in height requires a Specific Use Permit (SUP). This requirement prompted the applicant to submit for the proposed Specific Use Permit (SUP).

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the IH-30 Corridor District. All of the property located within the IH-30 Corridor District is designated for the Special Commercial (SC) Corridor land use. The OURHometown Vision 2040 Comprehensive Plan describes the Special Commercial (SC) Corridor as being reserved for Regional Centers, which are described as being one (1) of the following four (4) models: Strip Retail Center, Mixed-Use Center, Town Center, or Regional Designation Center, however, the Primary Land Uses identified for this land use designation include Corporate Office. Based on this, the applicant's request is in conformance with the Future Land Use Plan. Staff should also note that the IH-30 Corridor District is divided into three (3) Corridor Zones (i.e. the Preservation, Opportunity, and Transitional Zones). In this case, the subject property is located within a Transitional Zone, which is defined as "(a) segment of the existing corridor that is currently underutilized due to incompatible land uses, building design, commercial densities, and/or land uses that do not maximize tax potential." The subject property is currently vacant and is surrounded by single-story, single-tenant Office Buildings and Restaurants. Based on this, the proposed future development would appear to better conform to the IH-30 Corridor Plan contained in Appendix 'B', Corridor Plans, of the OURHometown Vision 2040 Comprehensive Plan than the existing development in the area.

STAFF ANALYSIS

In this case, the proposed concept plan and conceptual building elevations appear to conform with all of the density and dimensional requirements applicable to properties located within the Commercial (C) District, with the exception of the maximum height requirement. The applicant's proposal also appears to align with the intent of the OURHometown Vision 2040 Comprehensive Plan, which encourages high-quality, visually appealing development along major corridors and gateway entries into the City. Staff has included provisions in the Specific Use Permit (SUP) ordinance that will require general conformance with the concept plan and conceptual elevations at the time of site plan approval, and that the proposed buildings shall not exceed 91-feet in height, as depicted in the conceptual building height exhibit.

To provide context, there are two (2) recent approvals -- directly adjacent to the subject property -- for similar Specific Use Permits (SUPs) allowing building heights exceeding the 36-foot limit within the Scenic Overlay (SOV) District. On August 7, 2017, the City Council approved a Specific Use Permit (SUP) for a hotel located within the Scenic Overlay (SOV) District southwest of the subject property that exceeded the 36-foot height standard under similar circumstances. This Specific Use Permit (SUP) permitted the hotel -- now known as the Hyatt Rockwall Hotel -- to a total height of 60-feet. On January 2, 2024, the City Council approved a Specific Use Permit (SUP) for the Rockwall Economic Development Corporation (REDC) pertaining to a 9.94-acre site northeast of the subject property. This Specific Use Permit (SUP) permitted office buildings up to 120-feet in height, subject to conformance with the approved concept plan and conceptual building height exhibit, and incorporated an expiration clause requiring reauthorization after ten (10) years. These prior cases demonstrate that the City Council has historically utilized the Specific Use Permit (SUP) process within the Scenic Overlay (SOV) District to allow limited height increases where warranted by site context, architectural design quality, and consistency with adopted long-range planning documents. In this case, the Commercial (C) District, has a similar height restriction of 60-feet. With that being said, a request for a Specific Use Permit (SUP) remains a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On September 19, 2025 staff mailed 58 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village and Turtle Cove Homeowner's Association (HOA), which are the only Homeowners' Associations (HOAs) and/or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has not received any property owner notifications in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a <u>Specific Use Permit (SUP)</u> for an Office Building that exceeds 60-feet in height on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of an *Office Building* on the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit* 'B' of this ordinance.
 - (b) The construction of an *Office Building* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit* 'C' of this ordinance.
 - (c) The proposed *Office Building* shall not exceed a maximum overall height of 91.00-feet as measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 October 14, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the *Specific Use Permit (SUP)* by a vote of 7-0.



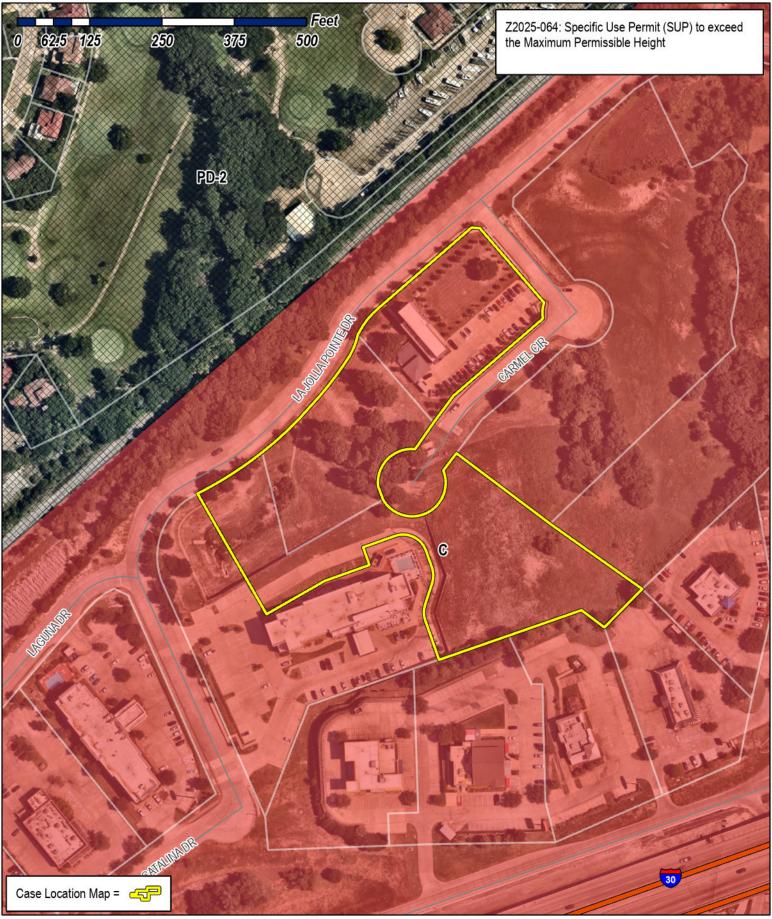
DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE	E NO.
	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
CITY ENGINEER:	gar agreement water

	Rockwall, Texas 75087		CITY E	NGINEER:			
PLEASE CHECK THE API	PROPRIATE BOX BELOW TO INDICATE THE T	YPE OF DEVELOPME	NT REQU	JEST [SELECT (ONLY ONE BOX]:	
☐ PRELIMINARY PLA ☐ FINAL PLAT (\$300. ☐ REPLAT (\$300.00 → ☐ AMENDING OR MII ☐ PLAT REINSTATEM SITE PLAN APPLICAT ☐ SITE PLAN (\$250.0	00.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 NOR PLAT (\$150.00) MENT REQUEST (\$100.00)	☐ ZONIII SPEC ☐ PD DI OTHER A ☐ TREE ☐ VARIA NOTES: ¹: IN DETER PER ACRE. PER ACRE. ?: A \$1,000	NG CHAN IFIC USE EVELOPN APPLICA REMOVA ANCE REI MINING THE AMOUNT. FO OO FEE WIL	MENT PLANS (\$7 TION FEES: AL (\$75.00) QUEST/SPECIA FEE, PLEASE USE: OR REQUESTS ON LE LL BE ADDED TO T	\$15.00 ACRE) 1 00 + \$15.00 ACF 200.00 + \$15.00 L EXCEPTIONS THE EXACT ACREAGES THAN ONE ACRE. HE APPLICATION FI NOT IN COMPLIANCE	ACRE) 1 (\$100.00) 2 E WHEN MULTIPL' ROUND UP TO ON EE FOR ANY REC	NE (1) ACRE. QUEST THAT
PROPERTY INFOR	MATION [PLEASE PRINT]						
ADDRESS	1020 LA JOLLA POINTE DRI	VE, ROCKWA	LL TEX	AS, 75087	7		
SUBDIVISION	LA JOLLA POINTE ADDITION			LOT	24,10,19	BLOCK	Α
GENERAL LOCATION	NORTH OF 1-30 EAST OF HORIZON ROAD)					
ZONING, SITE PLA	N AND PLATTING INFORMATION	[PLEASE PRINT]					
CURRENT ZONING	C - COMMERCIAL	CURRE	IT USE	OFFICE "B"	9250		
PROPOSED ZONING	C - COMMERCIAL	PROPOSE	D USE	OFFICE BUIL	DING / COFFE	E SHOP	
ACREAGE	5,104 TOTAL LOTS [CUF	RRENT] 3	l	LOTS	S [PROPOSED]		1
SITE PLANS AND P. REGARD TO ITS APPLIES RESULT IN THE DEN	LATS: BY CHECKING THIS BOX YOU ACKNOWLE PROVAL PROCESS, AND FAILURE TO ADDRESS A IIAL OF YOUR CASE.	EDGE THAT DUE TO TH NY OF STAFF'S COMME	IE PASSA ENTS BY T	GE OF <u>HB3167</u> T THE DATE PROVI	THE CITY NO LOI DED ON THE DEV	NGER HAS FLE /ELOPMENT C/	EXIBILITY WITH ALENDAR WILL
OWNER/APPLICAN	NT/AGENT INFORMATION [PLEASE PR	RINT/CHECK THE PRIMA	RY CONT	ACT/ORIGINAL S	IGNATURES ARE	REQUIRED]	
☐ OWNER	SHIPMAN FIRE PROTECTION	M APPLI	CANT	CRADDOCK	ARCHITECTUR	RE, PLLC	
CONTACT PERSON	CLAY SHIPMAN	CONTACT PE		PHILLIP CRA			
ADDRESS	1020 LA JOLLA POINTE DRIVE	ADD	RESS	551 EMBAR	GO DR		
CITY, STATE & ZIP	ROCKWALL, TEXAS 75087	CITY, STATE	& ZIP	FATE, TEXA	S 75189		
PHONE	682-223-1922	Р	HONE	214-952-05	527		
E-MAIL	CLAY@SHIPMAN-FIRE.COM	Е	-MAIL	PHILLIP@C	RADDOCKAR	CHITECTURE.	СОМ
STATED THE INFORMATION "I HEREBY CERTIFY THAT I A. "— 276.56 INFORMATION CONTAINED	GNED AUTHORITY, ON THIS DAY PERSONALLY AF NON THIS APPLICATION TO BE TRUE AND CERTIFI M THE OWNER FOR THE PURPOSE OF THIS APPLICA TO COVER THE COST OF THIS APPLICATION WITHIN THIS APPLICATION TO THE PUBLIC. THE N WITH THIS APPLICATION, IF SUCH REPRODUCTION	ED THE FOLLOWING: TION; ALL INFORMATION TION, HAS BEEN PAID TO I, I AGREE THAT THE CIT CITY IS ALSO AUTHORI IS ASSOCIATED OR IN RE	THE CITY (Y OF ROC ZED AND ESPONSE	ED HEREIN IS TRU OF ROCKWALL ON KWALL (I.E. "CITY PERMITTED TO I TO A REQUEST FO	E AND CORRECT: I THIS THE TO I) IS AUTHORIZED REPRODUCE ANY OR PUBLIC INFORM	AND THE APPLI AND PERMITTE COPYRIGHTED MATION."	DAY OF TO PROVIDE INFORMATION
GIVEN UNDER MY HAND AN	ND SEAL OF OFFICE ON THIS THE 10 DAY OF SOUNDER'S SIGNATURE	<u>Septembel</u> ^	_, 20		My Co	ber Peaboo mmission Exp 5/9/2028 by ID1306526	pires

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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

(P): (972) 771-7745 (W): www.rockwall.com

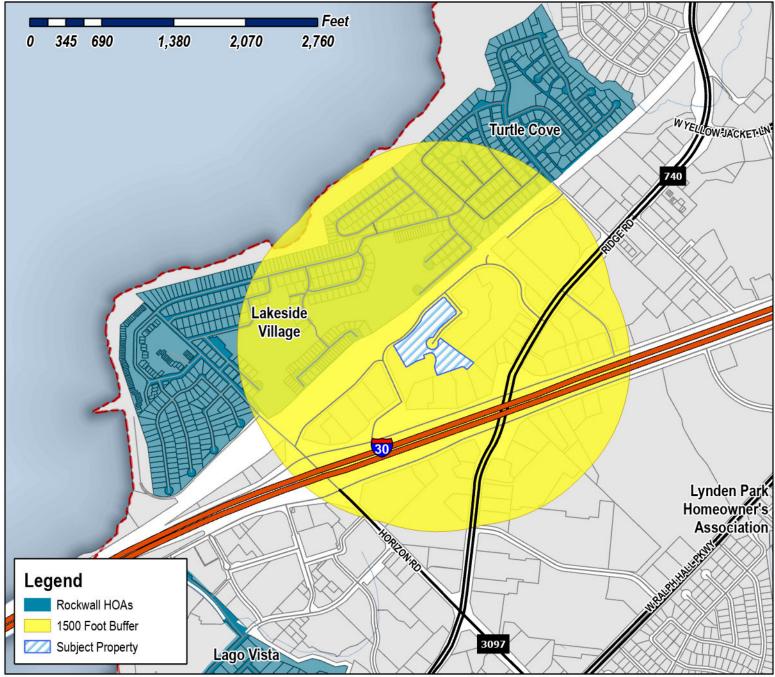
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2025-064

Case Name: SUP to exceed the Maximum

Permissible Height

Case Type: Zoning

Zoning: Commercial (C) District 1020 La Jolla Drive

Date Saved: 9/12/2025

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



From: Zavala, Melanie

Cc:Miller, Ryan; Lee, Henry; Ross, BethanySubject:Neighborhood Notification Program [Z2025-064]Date:Wednesday, September 17, 2025 11:05:33 AM

Attachments: Public Notice (08.19.2025).pdf

HOA Map (09.16.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on <u>Friday, September 19, 2025</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, October 14, 2025 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, October 20, 2025 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2025-064: SUP to Exceed the Maximum Permissible Height in a Commercial (C) District Hold a public hearing to discuss and consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of a Specific Use Permit (SUP) to exceed the Maximum Permissible Height in a Commercial (C) District on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept.| City of Rockwall 385 S. Goliad Street | Rockwall, TX 75087

Planning & Zoning Rockwall

972-771-7745 Ext. 6568



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Case Name: SUP to exceed the Maximum

Permissible Height

Case Type: Zoning

Zoning: Commercial (C) District 1020 La Jolla Drive

Date Saved: 9/12/2025

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



FIRE HOUSE RE LLC 1020 LA JOLLA POINTE DR ROCKWALL, TX 75087 SHIPMAN FIRE GROUP INC 1020 LA JOLLA POINTE DRIVE ROCKWALL, TX 75087 ROCKWALL RMKP LP 1033 KINGSBRIDGE LN ROCKWALL, TX 75032

STEAK N SHAKE OPERATIONS, INC C/O THE STEAK N SHAKE COMPANY 107 S Pennsylvania St Ste 400 Indianapolis, IN 46204

RESIDENT 1549 LAGUNA DR ROCKWALL, TX 75087 RESIDENT 1599 LAGUNA DR ROCKWALL, TX 75087

RESIDENT 1600 LA JOLLA POINTE DR ROCKWALL, TX 75087 SHIPMAN CLAY 16001 LA JOLLA POINT DR ROCKWALL, TX 75087 DROBLYN JOHN 16178 COUNTY ROAD 431 LINDALE, TX 75771

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST RICHARD AND JUDY HARRIS- TRUSTEES 210 GLENN AVENUE ROCKWALL, TX 75087

BROOKS TIM 2602 Ridge Rd Ste 1 Rockwall, TX 75087 RESIDENT 2604 RIDGE RD ROCKWALL, TX 75087

RESIDENT 2608 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2610 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2616 RIDGE RD ROCKWALL, TX 75087

RESIDENT 3002 PRESTON TR ROCKWALL, TX 75087 ROGERS GENTRY 3003 PRESTON COURT ROCKWALL, TX 75087 RESIDENT 3004 PRESTON TR ROCKWALL, TX 75087

MILLER KATHLEEN PALMER 3004 PRESTON CT ROCKWALL, TX 75087 RESIDENT 3005 PRESTON CT ROCKWALL, TX 75087 RESIDENT 3006 PRESTON TR ROCKWALL, TX 75087

HAMBLEY DAVID L JR & CAROL A 3006 PRESTON COURT ROCKWALL, TX 75087 BURK CATHERINE & HOWARD T 3007 PRESTON CT ROCKWALL, TX 75087 RESIDENT 3008 PRESTON TR ROCKWALL, TX 75087

ZUMWALT HAROLD J & VICKY 3009 PRESTON CT ROCKWALL, TX 75087 GANCI GLENN 305 DREW LN HEATH, TX 75032 LOTL HOLDINGS LLC 320 PORTVIEW PLACE ROCKWALL, TX 75032

NERKOWSKI FRANK A & PAMELA JO 3304 AUGUSTA BLVD ROCKWALL, TX 75087 DANIELS BENNIE & GLORIA 3308 AUGUST BLVD ROCKWALL, TX 75087 CYNTHIA AND DOUGLAS BALZER LIVING TRUST DOUGLAS A BALZER AND CYNTHIA S BALZER -TRUSTEES 3312 AUGUSTA BLVD ROCKWALL, TX 75087 REED FRANCES GEAN 3316 AUGUSTA BLVD ROCKWALL, TX 75087 DAVIS LARRY DEAN & KAREN RENEE 3317 Augusta Blvd Rockwall, TX 75087 2024 D E GYER REVOCABLE TRUST
DAVID RAYE GYER & EVELYN CONSTANCE LILLY
GYER - TRUSTEES
3318 AUGUSTA BLVD
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J 3319 AUGUSTA BLVD ROCKWALL, TX 75087 HOLLAND CHARLES A & BARBARA K 3321 AUGUSTA BLVD ROCKWALL, TX 75087 RESIDENT 3323 AUGUSTA BLVD ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY

MANAGEMENT LLC

3325 AUGUSTA BLVD

ROCKWALL, TX 75087

RESIDENT 4100 VILLAGE DR ROCKWALL, TX 75087 BT CAYMAN LLC 5430 Lyndon B Johnson Fwy Ste 1050 Dallas, TX 75240

RESIDENT 550 LA JOLLA DR ROCKWALL, TX 75087 RESIDENT 550 E 130 ROCKWALL, TX 75087 RESIDENT 560 E I30 ROCKWALL, TX 75087

RESIDENT 568 E 130 ROCKWALL, TX 75087 RESIDENT 578 E 130 ROCKWALL, TX 75087 SL ROCK RIDGE, LP 5950 BERKSHIRE LN STE 700 DALLAS, TX 75225

ROCKWALL CORNER CORPORATION 600 E I-30 ROCKWALL, TX 75087 ROCKWALL INNKEEPERS I LTD 6176 FM 2011 LONGVIEW, TX 75603 PJYK PROPERTIES LLC 6708 EAGLE POINT COURT PLANO, TX 75024

ALLEN TEXAS WHITE TIGER CORPORATION 853 BEAR CROSSING DRIVE ALLEN, TX 75013 ROCKWALL ECONOMIC DEVELOPMENT CORPORATION P O BOX 968 ROCKWALL, TX 75087

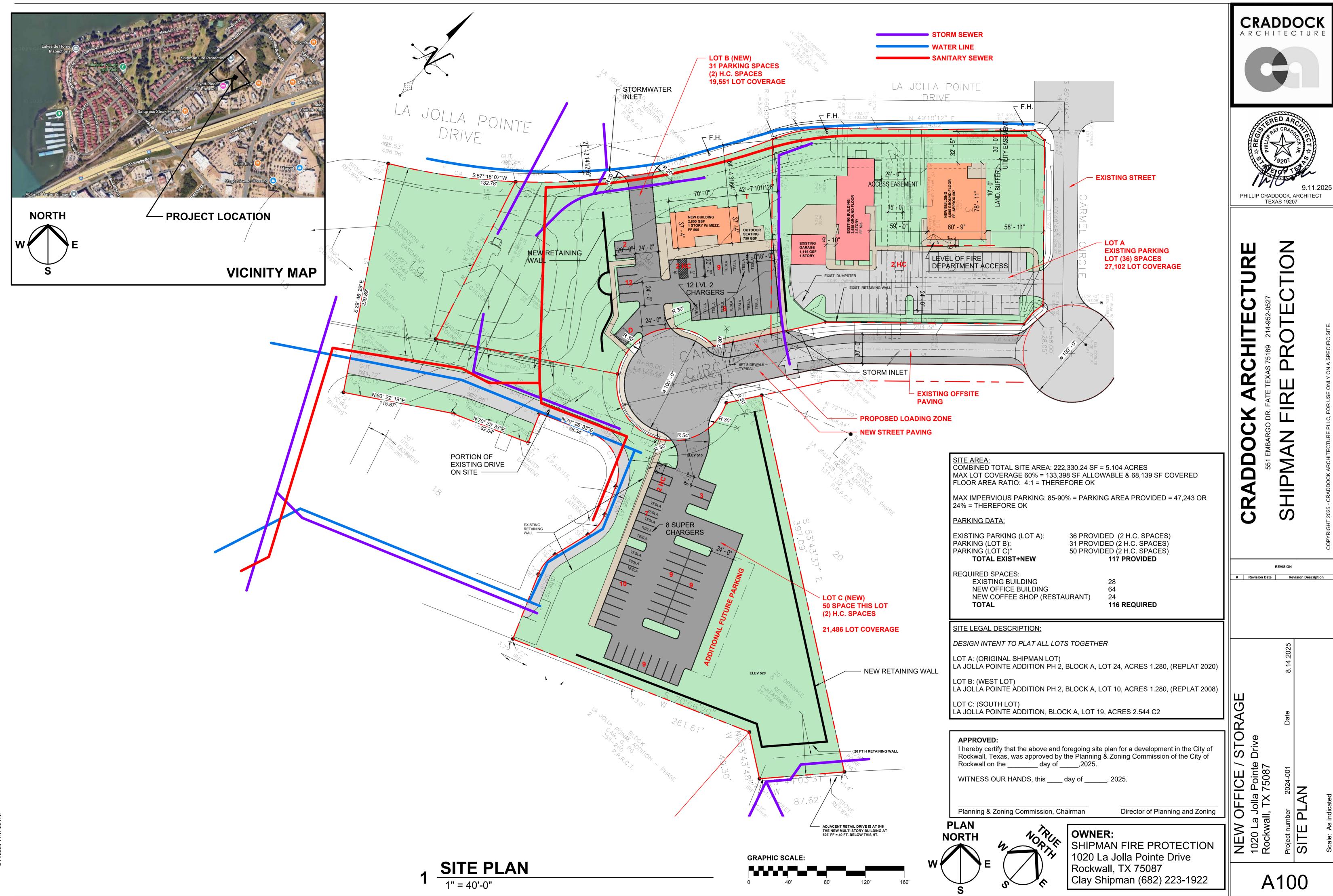
LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265

LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265 LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265 LAKESIDE VILLAGE H O ASSOC P.O. BOX 650255 DALLAS, TX 75265

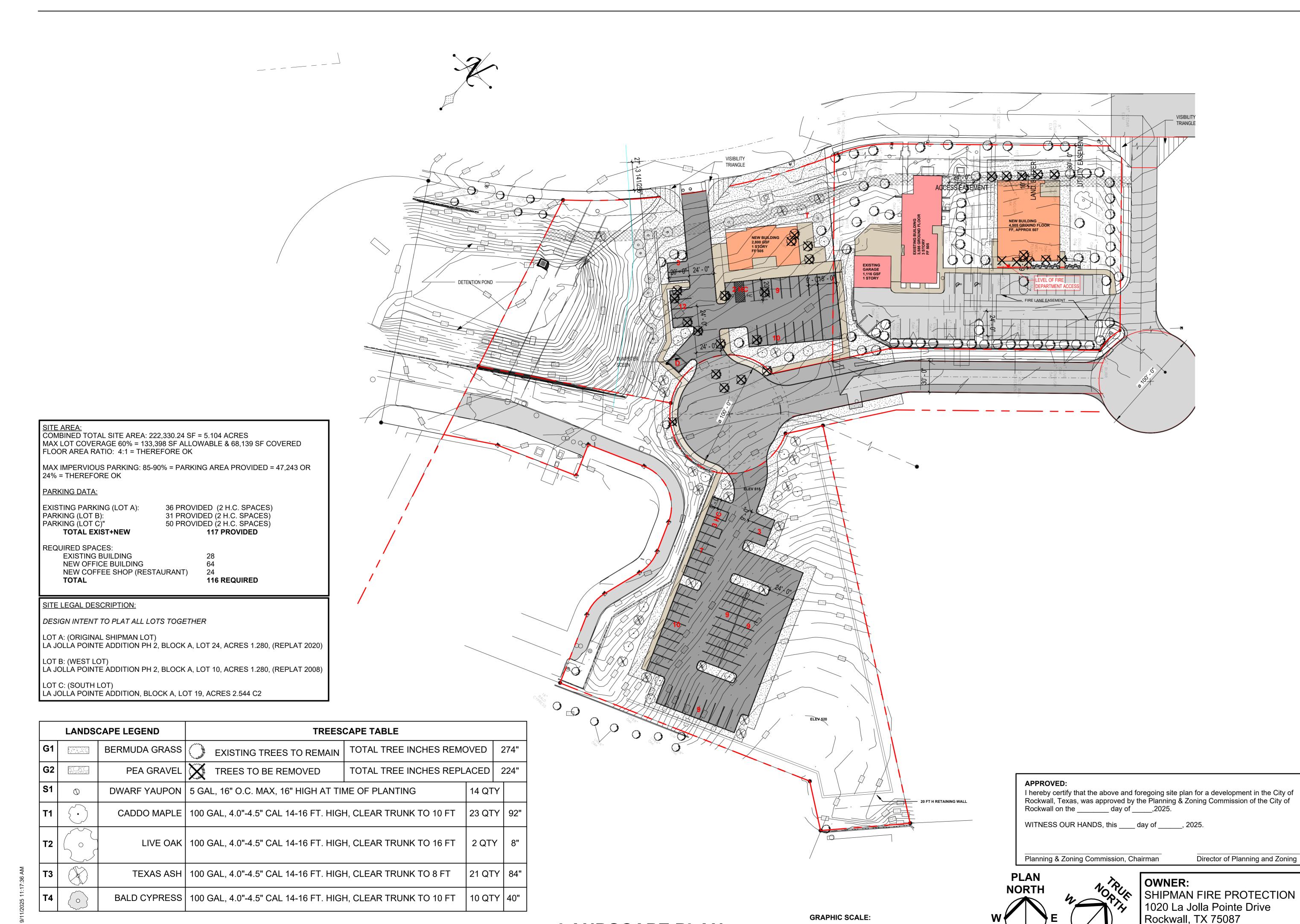
ROBERT H FAMILY TRUST AND BMK FIN CORP AND SHERRI LANE HEWETT AND SUSA C/O IHOP ATTN HAKIM REMA PO Box 12168 Dallas, TX 75225

B&M ALPHA INC PO Box 171754 Arlington, TX 76003 WAFFLE HOUSE INC ATTN: TAX DEPT PO BOX 6450 NORCROSS, GA 30091

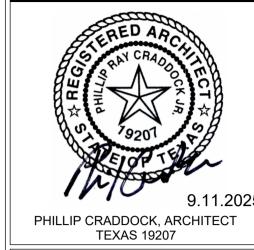
ROCKWALL ECONOMICS DEVELOPMENT
CORPORATION
PO BOX 968
ROCKWALL, TX 75087



/11/2025 11·17·33 AN



CRADDOCK ARCHITECTURE



CRA

Revision Date Revision Description

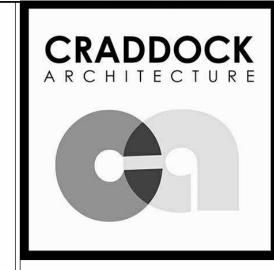
STORAGE Drive

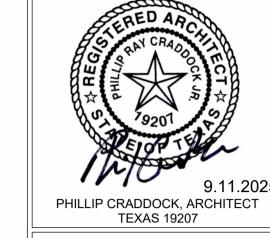
OFFICE

Clay Shipman (682) 223-1922

Point 7508

S AND





ARCHITEC

0 CRAD SHIPN

Revision Date Revision Description

STORAGE Drive

XTERIOR ELEVATIONS Pointe 75087

OFFICE

OWNER:

SOUTH ELEVATION

MATERIAL CALCULA	TIONS	AREA	%		AREA	%
NORTH ELEVATION		5,531		SOUTH ELEVATION	4,701	
MASONRY				MASONRY		
	BRICK & CAST STONE	5,066	91.6%	BRICK & CAST STONE	4,432	94.39
	3 PART STUCCO	464	8.4%	3 PART STUCCO	269	5.79
EAST ELEVATION		6,551		WEST ELEVATION	6,625	
MASONRY				MASONRY		
	BRICK & CAST STONE	6,188	94.5%	BRICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	363	5.5%	3 PART STUCCO	609	9 29

SHIPMAN FIRE PROTECTION

IAL CALCULA	TIONS	AREA	%		AREA	%
LEVATION		5,531		SOUTH ELEVATION	4,701	
MASONRY				MASONRY		
	BRICK & CAST STONE	5,066	91.6%	BRICK & CAS	ST STONE 4,432	94.3%
	3 PART STUCCO	464	8.4%	3 PART STUC	CCO 269	5.7%
VATION		6,551		WEST ELEVATION	6,625	
MASONRY				MASONRY		
	BRICK & CAST STONE	6,188	94.5%	BRICK & CAS	ST STONE 6,016	90.8%
	3 PART STUCCO	363	5.5%	3 PART STUC	CCO 609	9.2%

1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922

A600

STANDING SEAM METAL

ROOF (BLACK) -

BRICK #3 (BLACK)

3 PART STUCCO #1 (GRAY)

METAL ROOF TRIM (BLACK)

3 PART STUCCO (WHITE) —

3 PART STUCCO #1 (GRAY)

BRICK #1 (RED) -

BRICK #2 (GRAY)

DARK BRONZE STOREFRONT

BRICK #1 (RED)

BRICK #1 (RED)

BRICK #2 (GRAY) -

BRICK #2 (GRAY)

CAST STONE #2 (GRAY)

3 PART STUCCO #1 (GRAY) -

CAST STONE #1 (WHITE)

CAST STONE #1 (WHITE)

3 PART STUCCO #2 (WHITE)

WEST SIDE ELEVATION

- 3 PART STUCCO (WHITE)

TOWER EAVE 81' - 0"

T.O.S. ROOF 72' - 8"

LEVEL 4 54' - 8"

LEVEL 3 36' - 8"

LEVEL 2 18' - 8"

LEVEL 1 0' - 0"

LEVEL 0 -BASEMENT -12' - 0"

T.O.S. PATIO 51' - 8"

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 _____,2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Director of Planning and Zoning Planning & Zoning Commission, Chairman

STANDING SEAM METAL

— 3 PART STUCCO #2 (WHITE)

➤ 3 PART STUCCO #1 (GRAY)

─ 3 PART STUCCO #2 (WHITE)

~ 3 PART STUCCO #1 (GRAY)

DARK BRONZE STOREFRONT SYSTEM

LEVEL 3 36' - 8"

LEVEL 2 18' - 8"

LEVEL 1 0' - 0"

LEVEL 0 BASEMENT
-12' - 0"

BRICK #1 (RED)

BRICK #1 (RED)

CAST STONE #1 (WHITE)

CAST STONE #2 (GRAY)

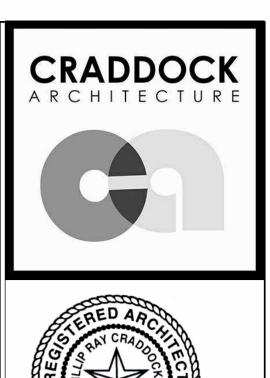
- BRICK #1 (RED)

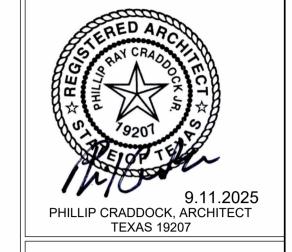
- BRICK #2 (GRAY)

- BRICK #2 (GRAY)

ROOF (BLACK)

- BRICK #3 (BLACK)





ARCHITECTURE

1 SHIPN CRAD

DOC

REVISION # Revision Date Revision Description

STORAGE

XTERIOR ELEVATIONS

Pointe 75087 NEW OF 1020 La Jc Rockwall, ⁻

OFFICE

A601

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922

Director of Planning and Zoning



MATERIAL CALCULATIONS AREA % AREA % MASONRY 4,432 94.39 269 5.79 **BRICK & CAST STONE BRICK & CAST STONE** 5,066 3 PART STUCCO **BRICK & CAST STONE** 6,188 3 PART STUCCO

GRAPHIC SCALE:

Planning & Zoning Commission, Chairman

OWNER:







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 _____,2025.

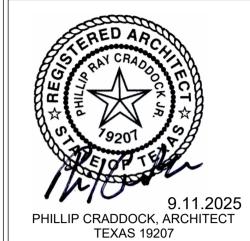
WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922



Revision Date Revision Description

PERSPECTIVES



2 **SOUTH ELEVATION**1/4" = 1'-0"

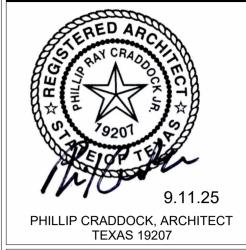


MATERIAL CALCULA	TIONS	AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
WOOD		231	21.19
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.1%
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.49

Rockwall on the day of,2025.	ission of the City o
WITNESS OUR HANDS, this day of, 2025.	

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

CRADDOCK ARCHITECTURE



ARCHITECTURE

CRADDOCK
551 EMBARGO DR. FATE TEXAS 751

SHIPMAN'S

Revision Date Revision Description

Architectural Building Elevations SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087



₂ NORTH ELEVATION **1**/4" = 1'-0"

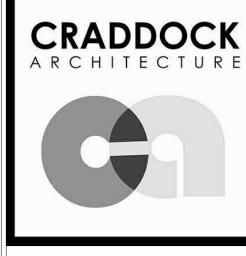


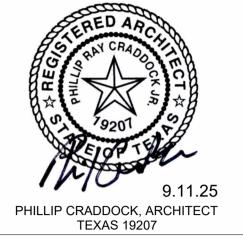
MATERIAL CALCULA	TIONS	AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
WOOD		231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.19
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.4%

	proved by the Planning	plan for a development in the City of & Zoning Commission of the City of
WITNESS OUR HANDS,	this day of	_, 2025.

OWNER:

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922





ARCHITECTURE

CRADDOCK
551 EMBARGO DR. FATE TEXAS 751

SHIPMAN'S

Revision Date Revision Description

Architectural Building Elevations

SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087







APPROVED:					
hereby certify that the al		0	•	•	,
Rockwall on the	day of		· ·		,

WITNESS OUR HANDS, this ____ day of ____, 2025.

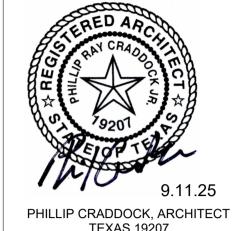
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:

SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087 Clay Shipman (682) 223-1922

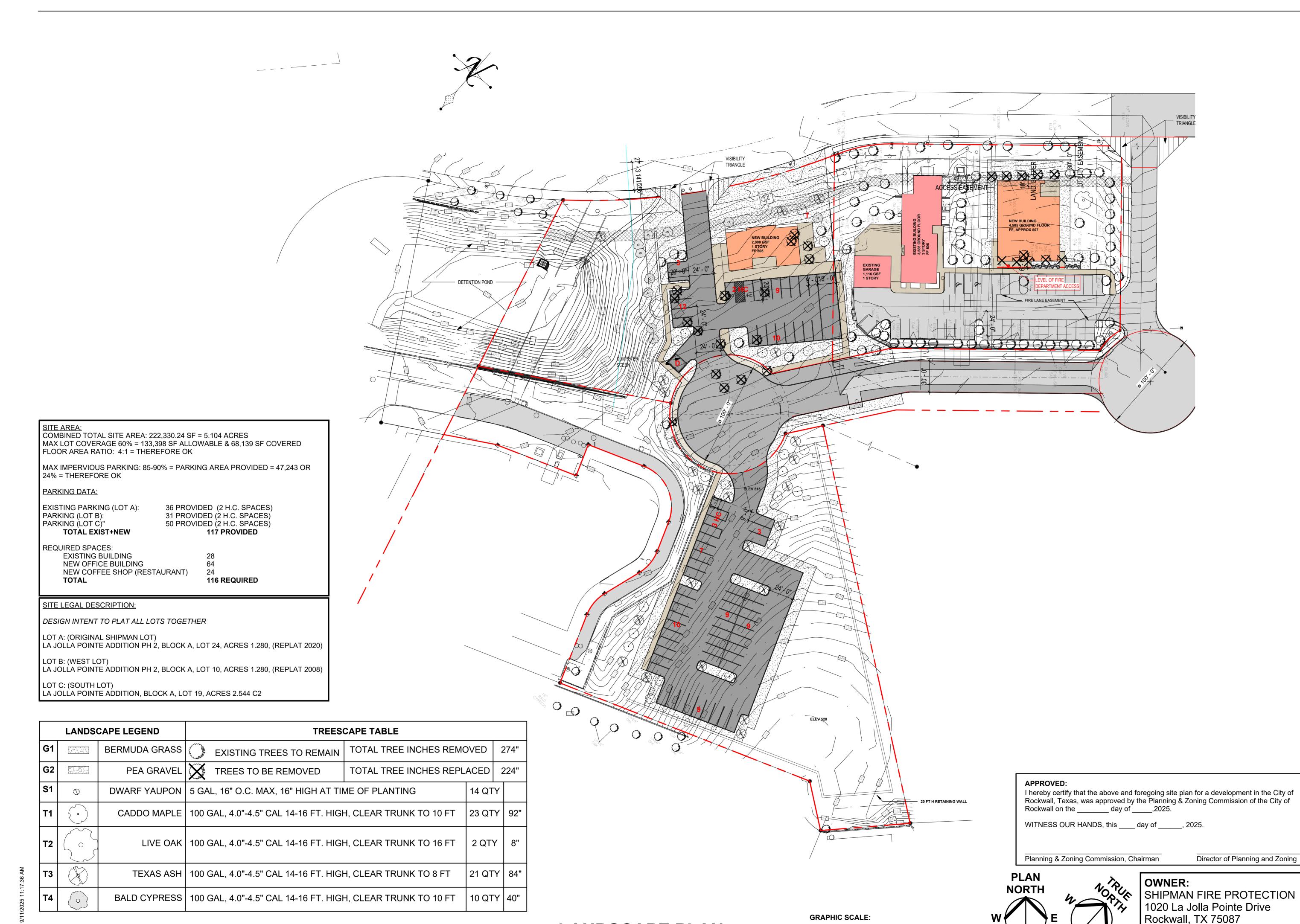
CRADDOCK ARCHITECTURE



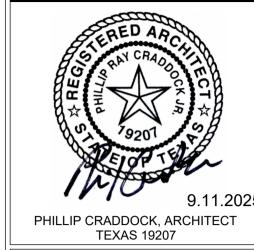
PHILLIP CRADDOCK, ARCHITECT TEXAS 19207

CRADDOCK 551 EMBARGO DR. FATE TEXAS 7518

Revision Date Revision Description



CRADDOCK ARCHITECTURE



CRA

Revision Date Revision Description

STORAGE Drive

OFFICE

Clay Shipman (682) 223-1922

Point 7508

S AND

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, **AMENDING** THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC (SUP) TO EXCEED THE MAXIMUM USE PERMIT PERMISSIBLE HEIGHT IN A COMMERCIAL (C) DISTRICT ON A 5.104-ACRE TRACT OF LAND IDENTIFIED AS LOT 19. **BLOCK A, LA JOLLA POINTE ADDITION AND LOTS 10 & 24, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF** ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE: PROVIDING FOR A REPEALER **CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City has received a request from Alan Wyatt for the approval of a Specific Use Permit (SUP) to Exceed the Maximum Permissible Height in a Commercial (C) District on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla pointe addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas and being more specifically described and depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the Subject Property and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to *Exceed the Maximum Permissible Height in a Commercial (C) District* in accordance with Article 04, *Permissible Uses*, and Article 05, *District Development Standards*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of an *Office Building* that *Exceeds the Maximum Permissible Height in a Commercial (C) District* and the continued operation of an *Office Building* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of an *Office Building* on the *Subject Property* shall generally conform to the <u>Site Plan</u> as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of an *Office Building* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) The proposed *Office Building* shall not exceed a maximum overall height of 91.00-feet as measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].
- **SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.
- **SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.
- **SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.
- **SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.
- **SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE $3^{\rm RD}$ DAY OF NOVEMBER, 2025.

	Tim McCallum, <i>Mayor</i>
ATTEST:	
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	
1 st Reading: <u>October 20, 2025</u>	
2 nd Reading: <i>November</i> 3, 2025	

Exhibit 'A'
Location Map

Address: 1020 La Jolla Pointe Drive

<u>Legal Description:</u> Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition

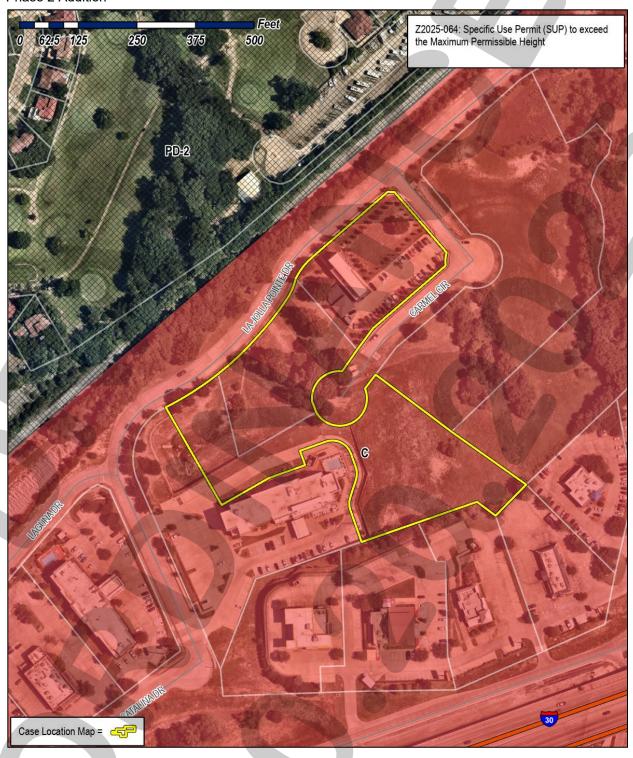


Exhibit 'B'
Site Plan



Exhibit 'C':Building Elevations



Exhibit 'C': Building Elevations





November 12, 2025

TO:

Phillip Craddock 551 Embargo Drive

Fate, Texas 75189

CC:

Clay Shipman

1000 La Jolla Pointe Drive Rockwall, Texas 75087

FROM:

Bethany Ross

City of Rockwall Planning and Zoning Department

385 S. Goliad Street Rockwall, Texas 75087

SUBJECT:

Z2025-064; Specific Use Permit for 1020 La Jolla Pointe Drive

Phillip:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on November 3, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of an *Office Building* on the *Subject Property* shall generally conform to the *Site Plan* as depicted in *Exhibit* 'B' of this ordinance.
 - (b) The construction of an Office Building on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance.
 - (c) The proposed Office Building shall not exceed a maximum overall height of 91.00-feet as measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 October 14, 2025, the Planning and Zoning Commission approved a motion to approve the <u>Specific Use Permit</u> (SUP) by a vote of 7-0.

City Council

On October 20, 2025, the City Council approved a motion to approve the <u>Specific Use Permit (SUP)</u> by a vote of 7-0.

On November 3, 2025, the City Council approved a motion to approve the <u>Specific Use Permit (SUP)</u> by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 25-73, S-385*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross Senior Planner

Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 25-73

SPECIFIC USE PERMIT NO. <u>S-385</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY ROCKWALL. TEXAS. AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC PERMIT (SUP) TO EXCEED THE MAXIMUM PERMISSIBLE HEIGHT IN A COMMERCIAL (C) DISTRICT ON A 5.104-ACRE TRACT OF LAND IDENTIFIED AS LOT 19. **BLOCK A, LA JOLLA POINTE ADDITION AND LOTS 10 & 24,** BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE: PROVIDING FOR A SEVERABILITY CLAUSE: PROVIDING FOR A REPEALER CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Phill Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of a Specific Use Permit (SUP) to Exceed the Maximum Permissible Height in a Commercial (C) District on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla pointe addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas and being more specifically described and depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the Subject Property and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

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SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be

amended in the future -- and with the following conditions:

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- 1) The development of an *Office Building* on the *Subject Property* shall generally conform to the <u>Site Plan</u> as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of an *Office Building* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit* 'C' of this ordinance.
- 3) The proposed Office Building shall not exceed a maximum overall height of 91.00-feet as measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, Specific Use Permits (SUP) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC) will require the Subject Property to comply with the following:

- 1) Upon obtaining a Building Permit, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), Revocation, of Article 11, Development Applications and Revision Procedures, of the Unified Development Code (UDC) [Ordinance No. 20-02].
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- **SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.
- **SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE $3^{\rm RD}$ DAY OF NOVEMBER, 2025.

m McCallum, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza City Afforney

1st Reading: October 20, 2025

2nd Reading: November 3, 2025

Exhibit 'A'
Location Map

Address: 1020 La Jolla Pointe Drive

<u>Legal Description:</u> Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition

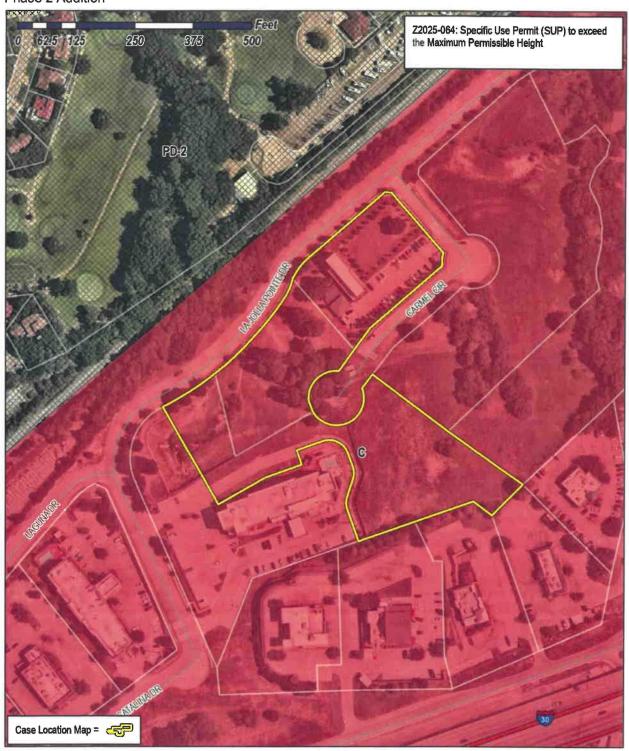


Exhibit 'B' Site Plan



Exhibit 'C': Building Elevations



Exhibit 'C':
Building Elevations

