DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ 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 THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
[2]: A $1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1020 LA JOLLA POINTE DRIVE, ROCKWALL TEXAS, 75087				
SUBDIVISION	LA JOLLA POINTE ADDITION	LOT	24,10,19	BLOCK	A
GENERAL LOCATION	NORTH OF I-30 EAST OF HORIZON ROAD				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	C - COMMERCIAL	CURRENT USE	OFFICE "B"		
PROPOSED ZONING	C - COMMERCIAL	PROPOSED USE	OFFICE BUILDING / COFFEE SHOP		
ACREAGE	5.104 TOTAL	LOTS [CURRENT]	3	LOTS [PROPOSED]	1

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

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

☐ OWNER	SHIPMAN FIRE PROTECTION	☒ APPLICANT	CRADDOCK ARCHITECTURE, PLLC
CONTACT PERSON	CLAY SHIPMAN	CONTACT PERSON	PHILLIP CRADDOCK
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF $ $352.08 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13TH DAY OF AUGUST, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

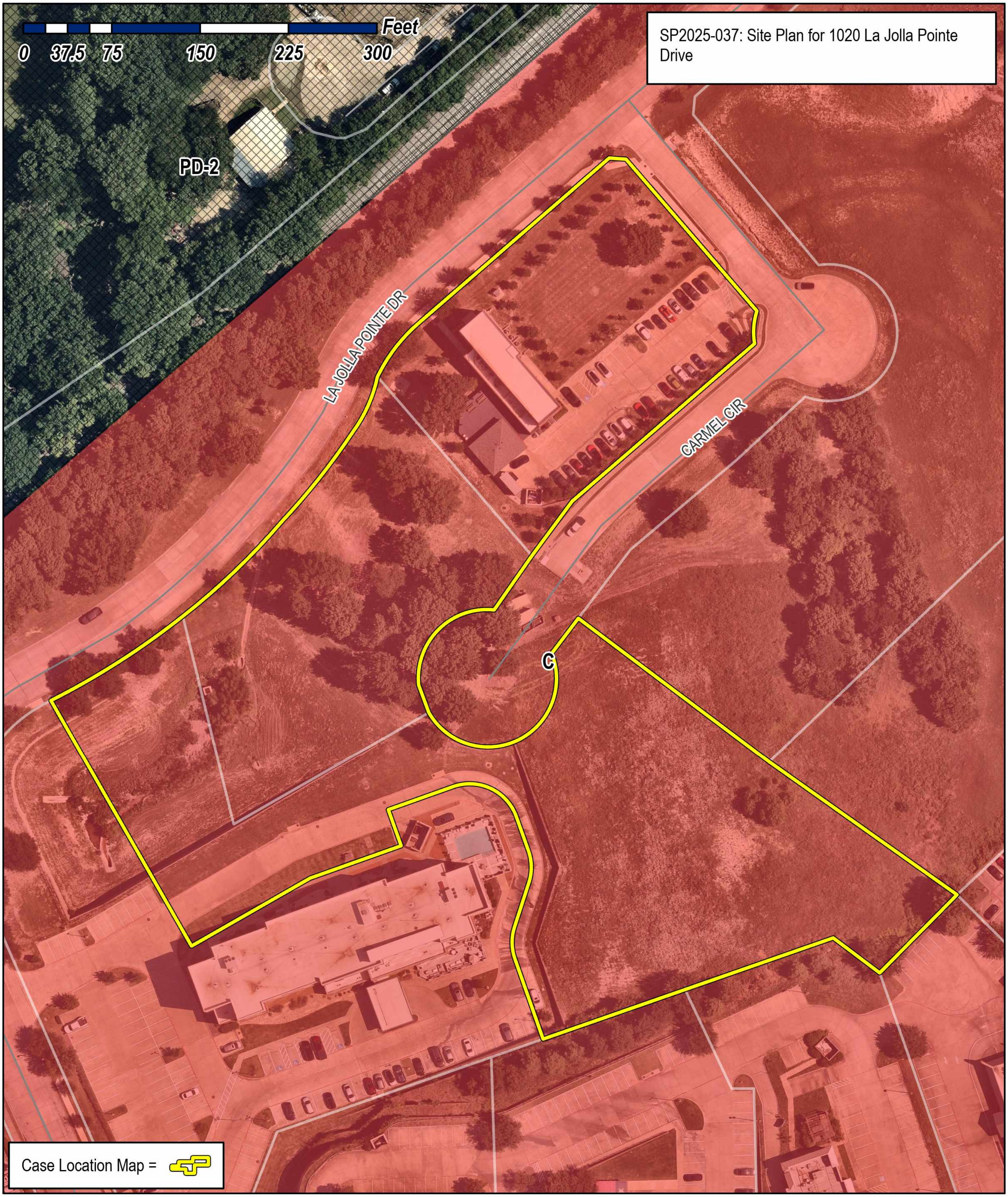
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13TH *DAY OF* AUGUST, *20*25

Amber Peabody
My Commission Expires
5/9/2028
Notary ID 130652676

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Amber Peabody

MY COMMISSION EXPIRES 5-9-28



SP2025-037: Site Plan for 1020 La Jolla Pointe Drive

Case Location Map =

City of Rockwall

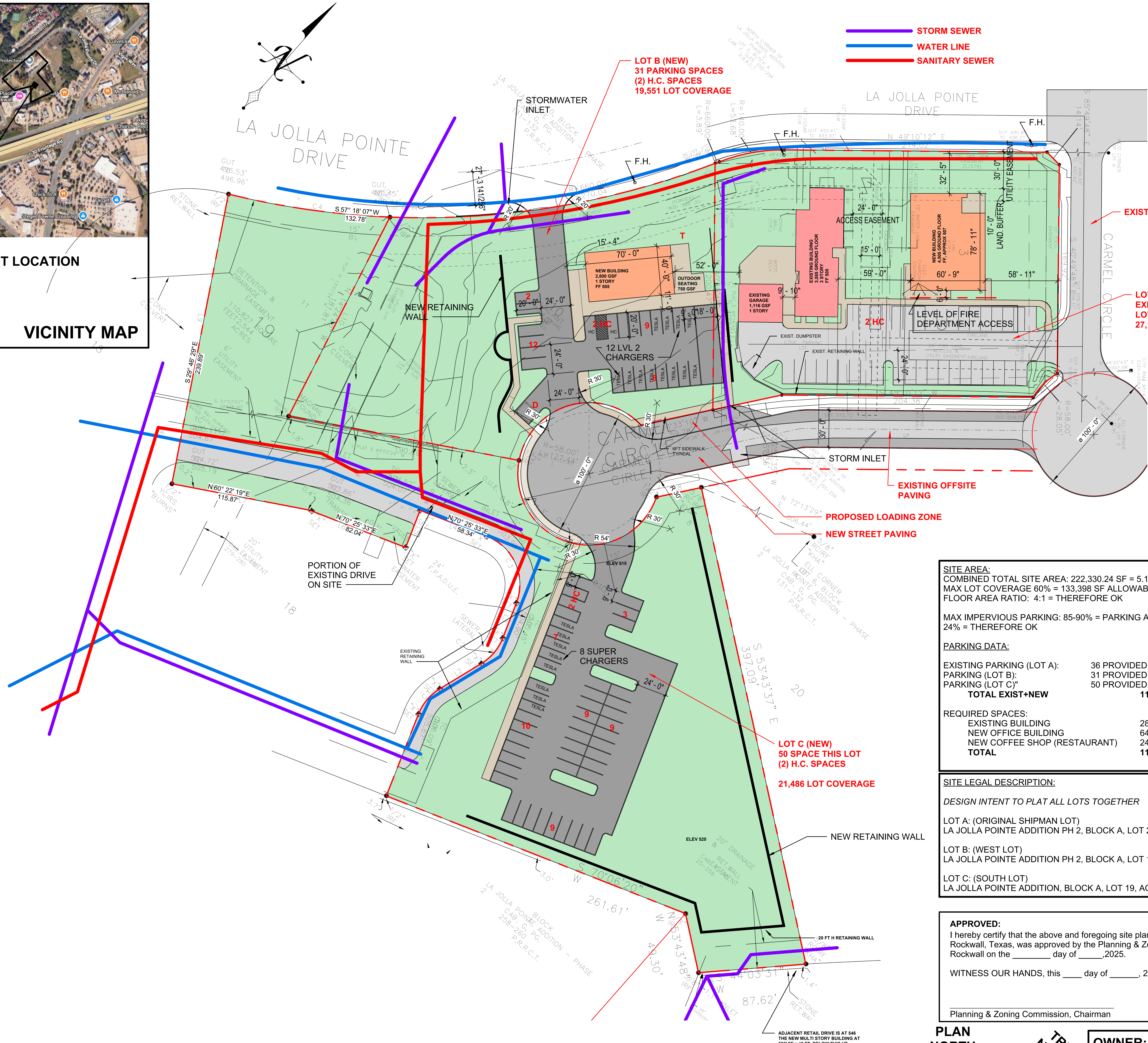
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

NORTH

W E S

PROJECT LOCATION

VICINITY MAP



1 SITE PLAN

1" = 40'-0"

GRAPHIC SCALE:

0 40' 80' 120' 160'

SITE AREA:
COMBINED TOTAL SITE AREA: 222,330.24 SF = 5.104 ACRES
MAX LOT COVERAGE 60% = 133,398 SF ALLOWABLE & 68,139 SF COVERED
FLOOR AREA RATIO: 4:1 = THEREFORE OK

MAX IMPERVIOUS PARKING: 85-90% = PARKING AREA PROVIDED = 47,243 OR 24% = THEREFORE OK

PARKING DATA:

EXISTING PARKING (LOT A):	36 PROVIDED (2 H.C. SPACES)
PARKING (LOT B):	31 PROVIDED (2 H.C. SPACES)
PARKING (LOT C)"	50 PROVIDED (2 H.C. SPACES)
TOTAL EXIST+NEW	**117 PROVIDED**

REQUIRED SPACES:

EXISTING BUILDING	28
NEW OFFICE BUILDING	64
NEW COFFEE SHOP (RESTAURANT)	24
TOTAL	**116 REQUIRED**

SITE LEGAL DESCRIPTION:

DESIGN INTENT TO PLAT ALL LOTS TOGETHER

LOT A: (ORIGINAL SHIPMAN LOT)
LA JOLLA POINTE ADDITION PH 2, BLOCK A, LOT 24, ACRES 1.280, (REPLAT 2020)

LOT B: (WEST LOT)
LA JOLLA POINTE ADDITION PH 2, BLOCK A, LOT 10, ACRES 1.280, (REPLAT 2008)

LOT C: (SOUTH LOT)
LA JOLLA POINTE ADDITION, BLOCK A, LOT 19, ACRES 2.544 C2

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

PLAN NORTH

TRUE NORTH

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

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR. 19207 STATE OF TEXAS

8.14.2025
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527
SHIPMAN FIRE PROTECTION

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

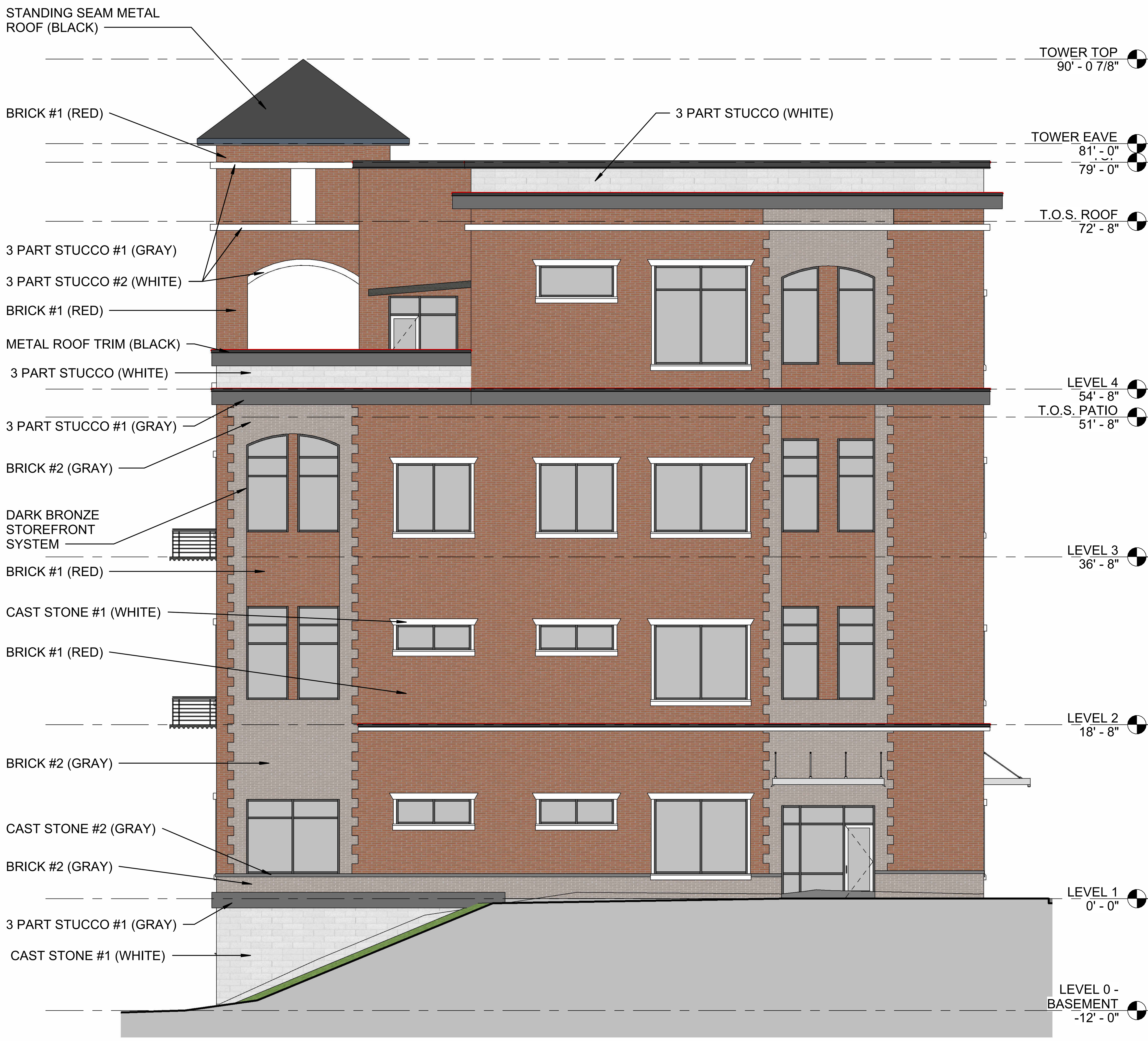
Project number 2024-001
Date 8.14.2025

SITE PLAN

Scale: As indicated

A100

8/15/2025 10:57:17 AM



2 WEST SIDE ELEVATION

1/8" = 1'-0"

1 SOUTH ELEVATION

1/8" = 1'-0"

APPROVED:
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WITNESS OUR HANDS, this ____ day of ______, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

MATERIAL CALCULATIONS		AREA	%			AREA	%
NORTH ELEVATION		5,531		SOUTH ELEVATION		4,701	
MASONRY				MASONRY			
	BRICK & CAST STONE	5,066	91.6%		BRICK & CAST STONE	4,432	94.3%
	3 PART STUCCO	464	8.4%		3 PART STUCCO	269	5.7%
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	9.2%

GRAPHIC SCALE:
0 8' 16' 24' 32'

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

CRADDOCK ARCHITECTURE

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8.14.2025
PHILLIP CRADDOCK, ARCHITECT
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CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Date 8.14.2025
Project number 2024-001

EXTERIOR ELEVATIONS

Scale: As indicated

A600

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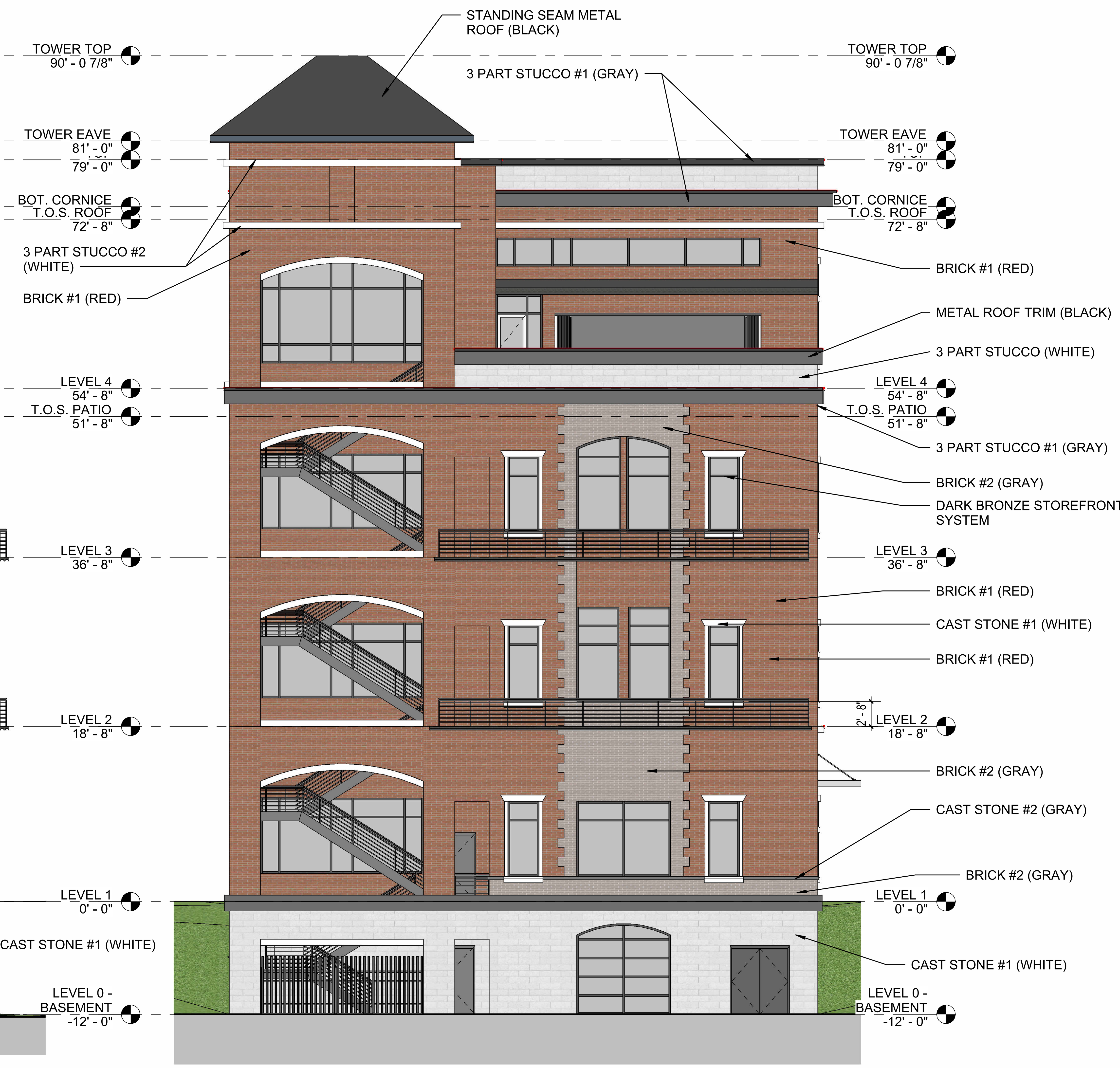
2 EAST SIDE ELEVATION

1/8" = 1'-0"



1 NORTH ELEVATION

1/8" = 1'-0"

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Rockwall, TX 75087
Clay Shipman (682) 223-1922

CRADDOCK ARCHITECTURE

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8.14.2025
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

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551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

REVISION		
#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 8.14.2025

EXTERIOR ELEVATIONS

Scale: As indicated

A601

8/15/2025 10:57:38 AM

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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

8.14.2025
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001

Date 8.14.2025

PERSPECTIVES

Scale: 1" = 1'-0"

A602

8/15/2025 10:57:38 AM

SITE AREA:
COMBINED TOTAL SITE AREA: 222,330.24 SF = 5.104 ACRES
MAX LOT COVERAGE 60% = 133,398 SF ALLOWABLE & 68,139 SF COVERED
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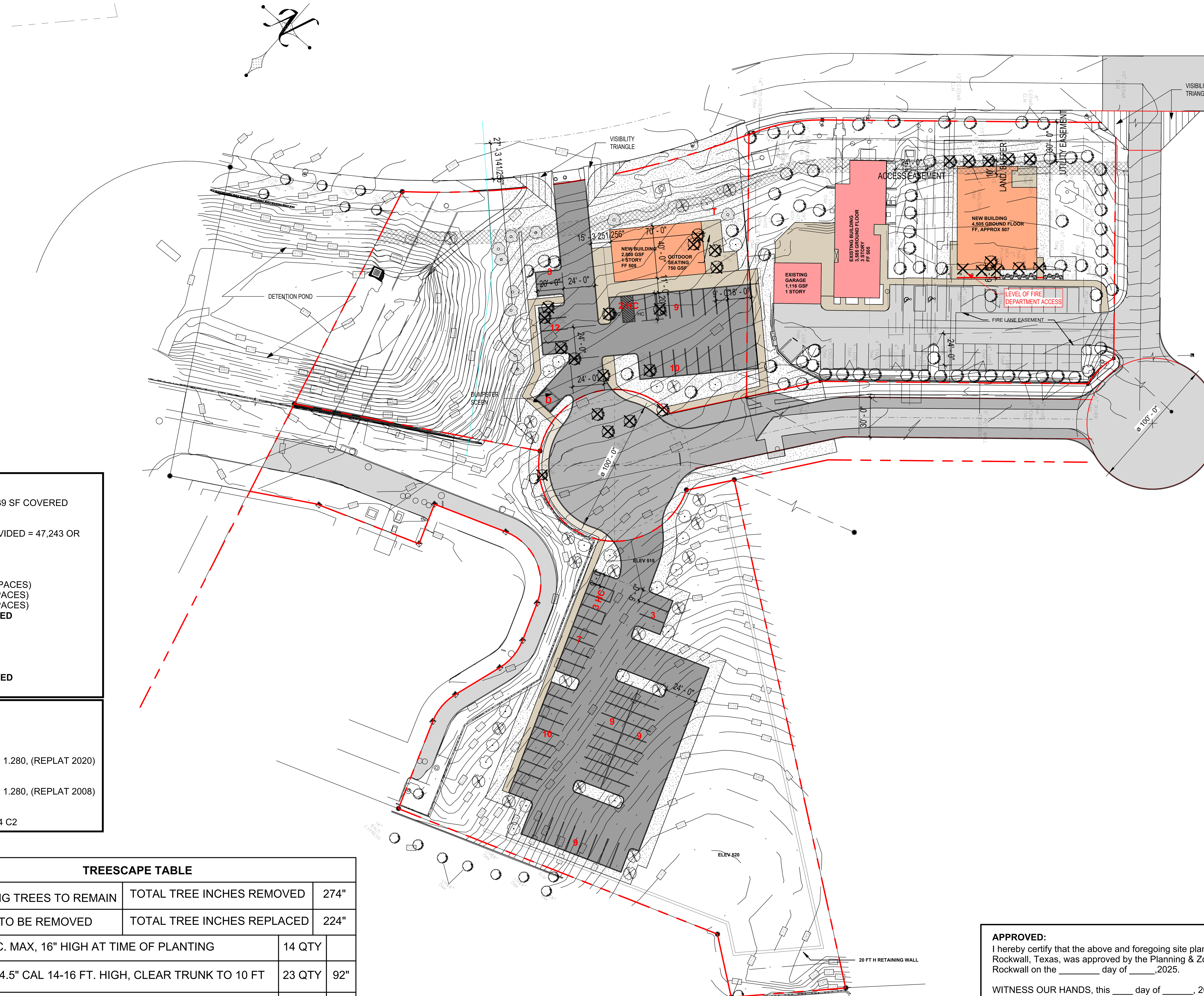

LANDSCAPE LEGEND			TREESCAPE TABLE			
G1		BERMUDA GRASS	EXISTING TREES TO REMAIN	TOTAL TREE INCHES REMOVED		274"
G2		PEA GRAVEL	TREES TO BE REMOVED	TOTAL TREE INCHES REPLACED		224"
S1		DWARF YAUPON	5 GAL, 16" O.C. MAX, 16" HIGH AT TIME OF PLANTING		14 QTY	
T1		CADDO MAPLE	100 GAL, 4.0"-4.5" CAL 14-16 FT. HIGH, CLEAR TRUNK TO 10 FT		23 QTY	92"
T2		LIVE OAK	100 GAL, 4.0"-4.5" CAL 14-16 FT. HIGH, CLEAR TRUNK TO 16 FT		2 QTY	8"
T3		TEXAS ASH	100 GAL, 4.0"-4.5" CAL 14-16 FT. HIGH, CLEAR TRUNK TO 8 FT		21 QTY	84"
T4		BALD CYPRESS	100 GAL, 4.0"-4.5" CAL 14-16 FT. HIGH, CLEAR TRUNK TO 10 FT		10 QTY	40"

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

GRAPHIC SCALE: 0 40' 80' 120' 160'

PLAN NORTH — W E S

TRUE NORTH — W S E

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

1 LANDSCAPE PLAN
1" = 40'-0"

8/15/2025 10:57:18 AM

CRADDOCK ARCHITECTURE

REGISTERED ARCHITECT PHILLIP RAY CRADDOCK JR 19207 STATE OF TEXAS

8.14.2025
PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE
551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

REVISION

#	Revision Date	Revision Description

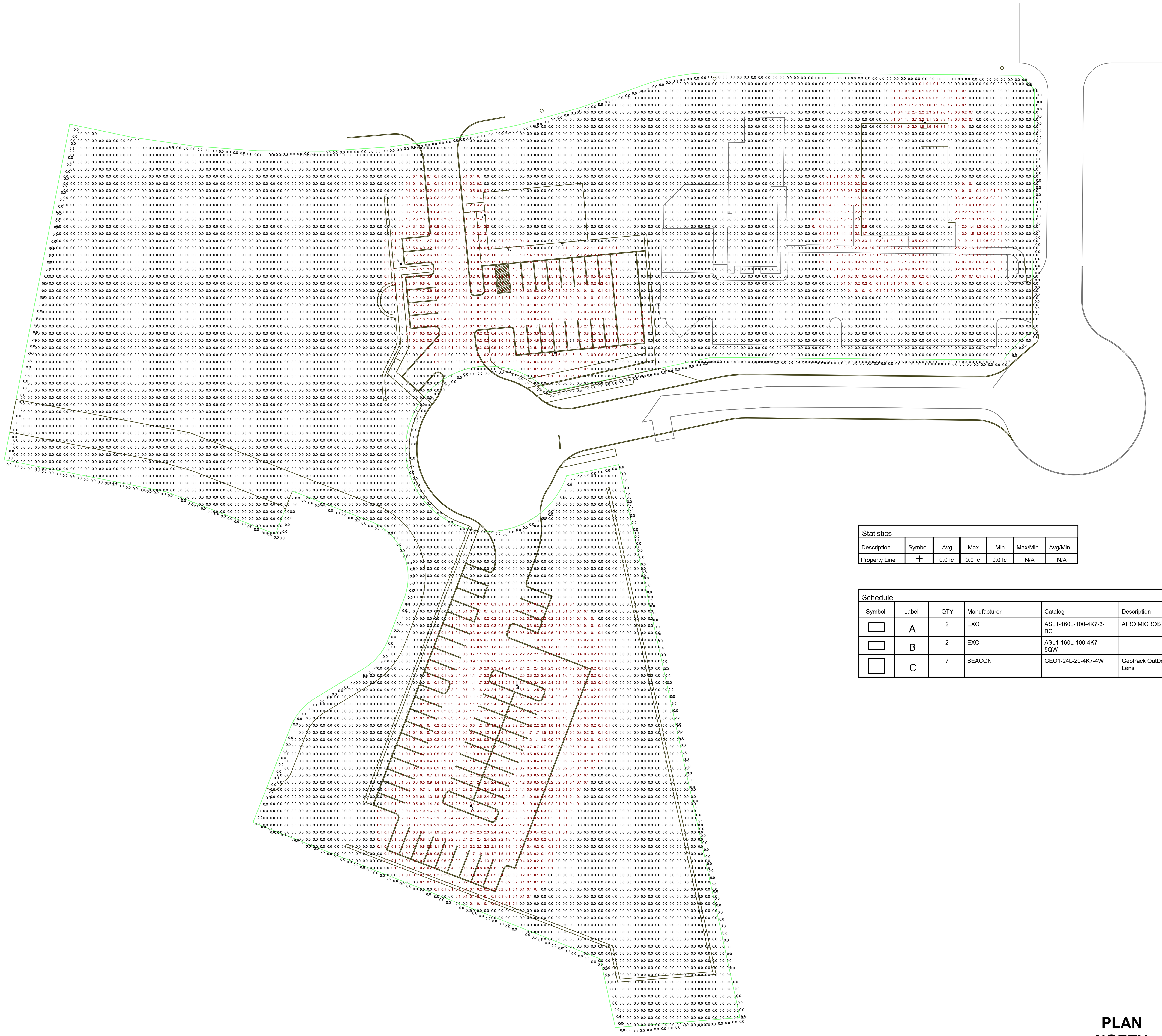
NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 8.14.2025

LANDSCAPE PLAN

Scale: As indicated

A101



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Property Line	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A

Schedule

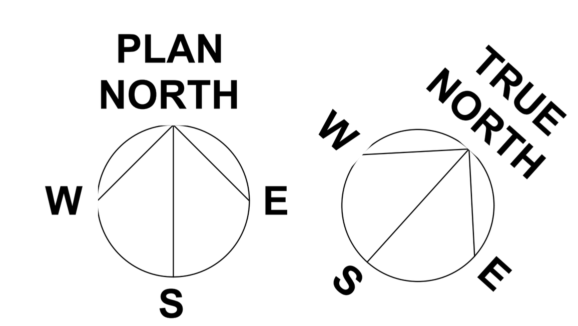
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
▭	A	2	EXO	ASL1-160L-100-4K7-3-BC	AIRO MICROSTRIKE	1	8270	0.8	90
▭	B	2	EXO	ASL1-160L-100-4K7-5QW		1	12073	1	87.6
□	C	7	BEACON	GEO1-24L-20-4K7-4W	GeoPack OutDoor Wall-Pack w/ Type IV Lens	1	2465	0.8	19.9

1 SITE PLAN - PHOTOMETRICS

1" = 40'-0"

GRAPHIC SCALE:

0 40' 80' 120' 160'



STATE OF TEXAS
KAYDEE PARKER
133630
LICENSED
PROFESSIONAL ENGINEER
Kaydee Parker
8-13-2025

FINCHER ENGINEERING, LLC
FINCHER ENGINEERING, LLC TX
FIRM #F-16408
5621 114TH ST., SUITE 100
LUBBOCK, TX 79424
PH: 806-701-5109
WWW.FINCHERENG.COM

CRADDOCK ARCHITECTURE

PHILLIP CRADDOCK, ARCHITECT
TEXAS 19207

CRADDOCK ARCHITECTURE

551 EMBARGO DR. FATE TEXAS 75189 214-952-0527

SHIPMAN FIRE PROTECTION

REVISION

#	Revision Date	Revision Description

NEW OFFICE / STORAGE
1020 La Jolla Pointe Drive
Rockwall, TX 75087

Project number 2024-001
Date 7.29.2025

SITE PLAN - PHOTOMETRICS

Scale: As indicated

E101