

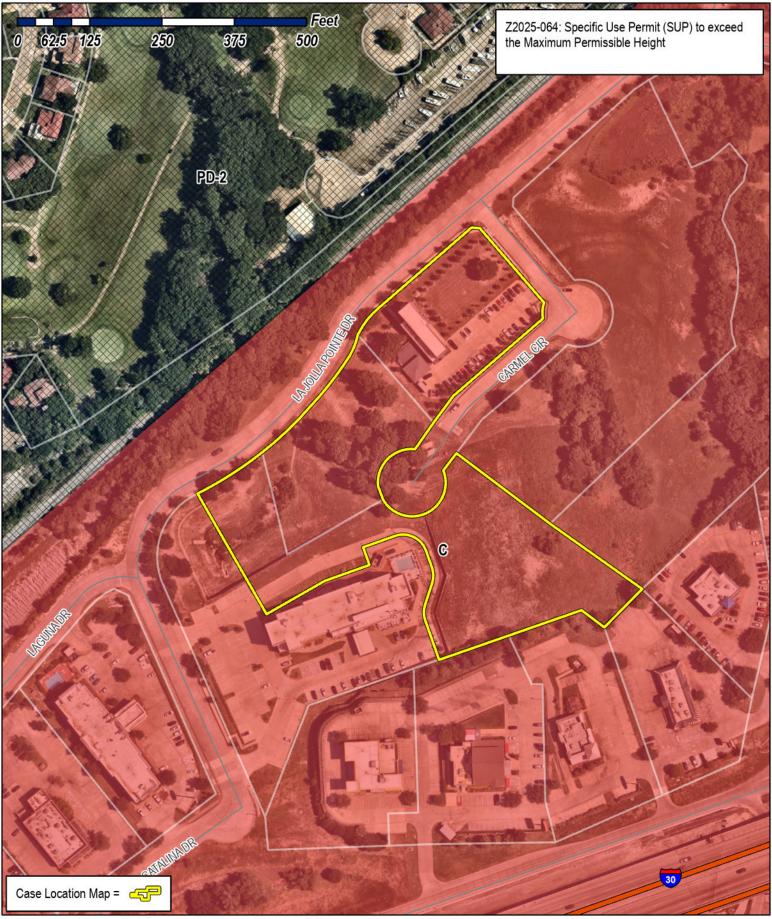
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

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

PLANNING & ZONING CAS	E NO.
	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
OLTY ENGINEED	

	Rockwall, Texas 75087		CITYE	NGINEER:			
PLEASE CHECK THE AP	PROPRIATE BOX BELOW TO INDICATE THE TYPE	OF DEVELOPME	NT REQ	JEST [SELECT (ONLY ONE BOX]	:	
PLATTING APPLICATOR MASTER PLAT (\$1 DEPLAT PLAT (\$300 DEPLAT (\$300 DEPLAT REINSTATE) SITE PLAN APPLICA SITE PLAN (\$250.0	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 DI OTHER A TREE VARIA NOTES: IN DETER PER ACRE A \$1,000	APPLICA NG CHAN IFIC USE EVELOPI APPLICA REMOVA NCE RE MINING THE AMOUNT. F	ATION FEES: NGE (\$200.00 + \$ E PERMIT (\$200. MENT PLANS (\$ TION FEES: AL (\$75.00) QUEST/SPECIA E FEE, PLEASE USE: OR REQUESTS ON LE LL BE ADDED TO T		E) 1 8 2 ACRE) 1 (\$100.00) 2 E WHEN MULTIP ROUND UP TO C 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"	4.1		
PROPOSED ZONING	C - COMMÉRCIAL	PROPOSE	ED USE	OFFICE BUIL	DING / COFFEE	SHOP	
ACREAGE	5,104 TOTAL LOTS [CURREN	T] 3	}	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	ENTS BY	THE DATE PROVI	DED ON THE DEV	ELOPMENT (EXIBILITY WITH CALENDAR WILL
	NT/AGENT INFORMATION [PLEASE PRINT/O	888	100	ACT/ORIGINAL S	IGNATURES 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	P	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 TH	(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, I , 20 BY SIGNING THIS APPLICATION, I AG WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IN WITH THIS APPLICATION, IF SUCH REPRODUCTION IS AS	HAS BEEN PAID TO REE THAT THE CIT IS ALSO AUTHORI	THE CITY Y OF ROO ZED AND	OF ROCKWALL ON CKWALL (I.E. "CITY PERMITTED TO I	ITHIS THE	AND PERMIT	DAY_OF TED TO PROVIDE
GIVEN UNDER MY HAND AI	ND SEAL OF OFFICE ON THIS THE 10 DAY OF SE	PTEMBE	2	5	My Cor	per Peabonmission Ex 5/9/2028	





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

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

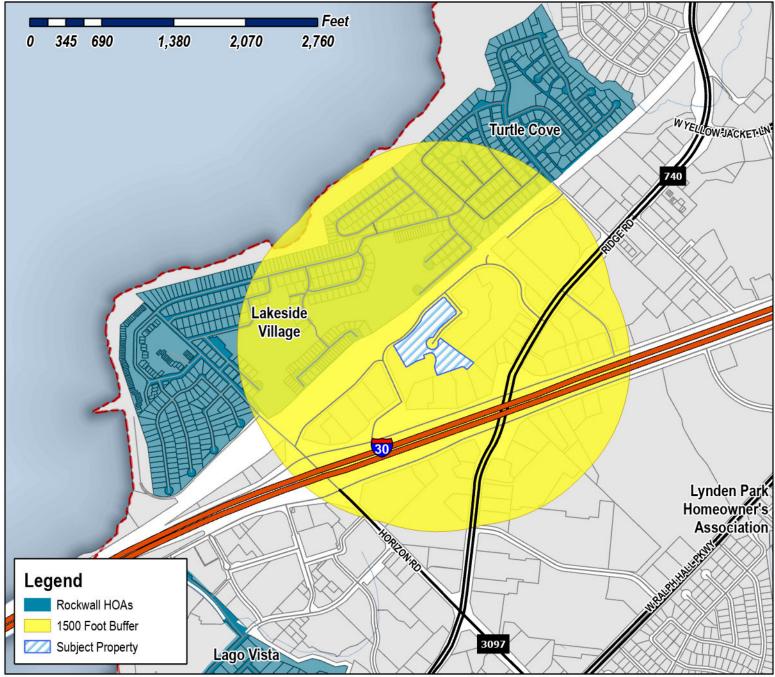
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and 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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Permissible Height

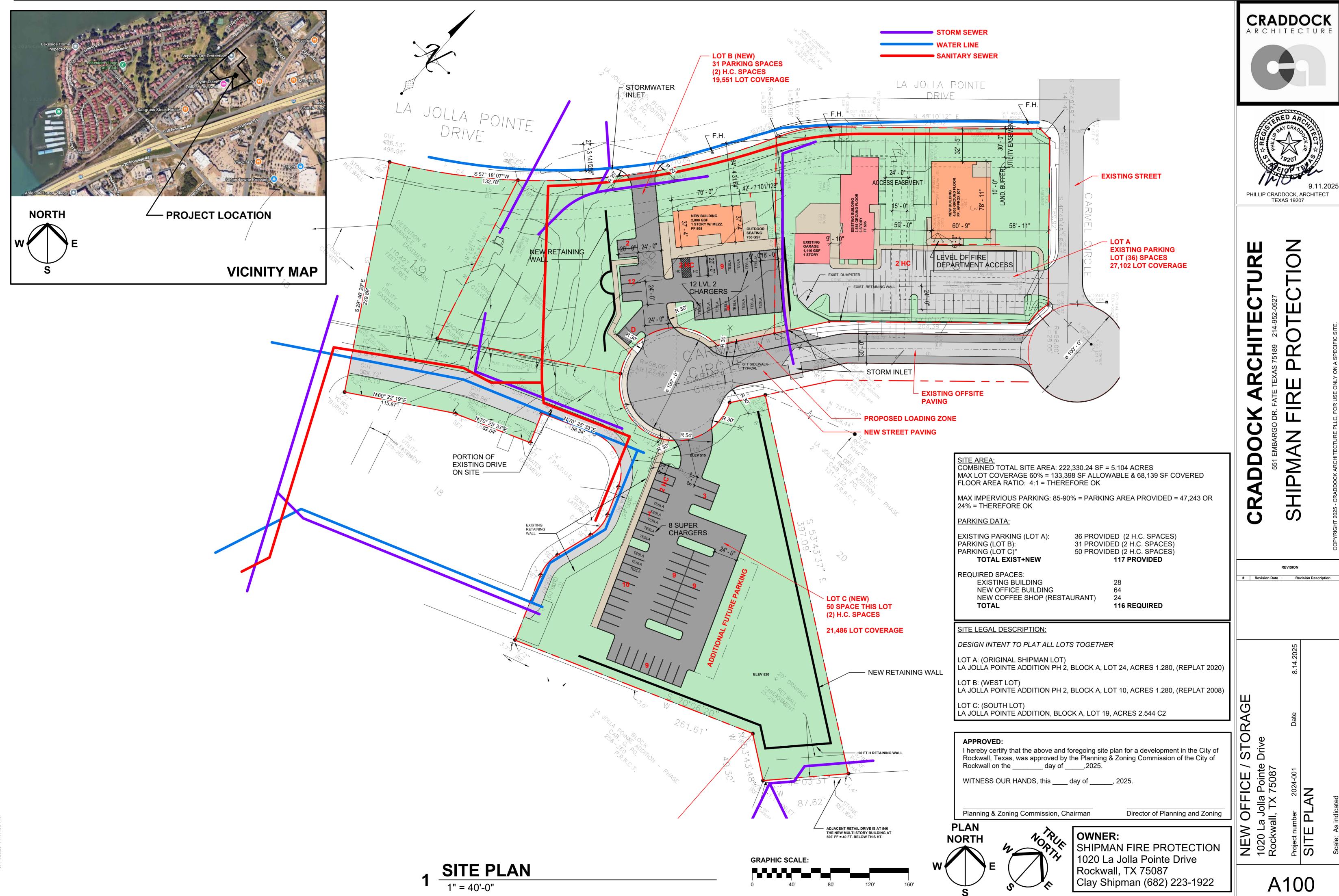
Case Type: Zoning

Zoning: Commercial (C) District 1020 La Jolla Drive

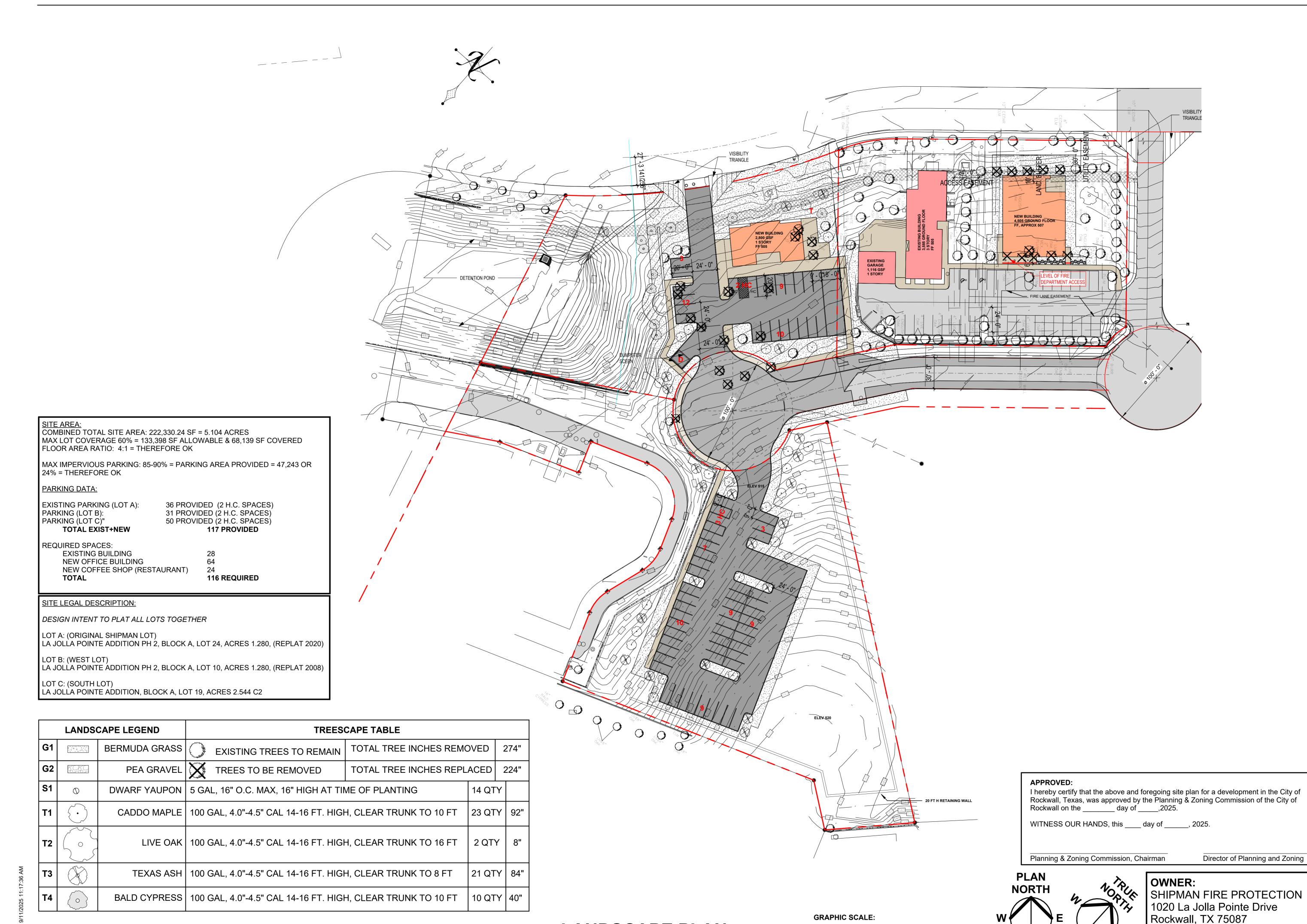
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For Questions on this Case Call: (972) 771-7745

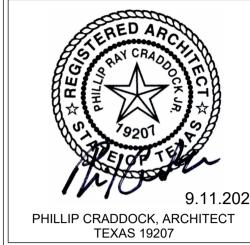




3/11/2025 11:17:33 AM



CRADDOCK ARCHITECTURE



CRA

Revision Date Revision Description

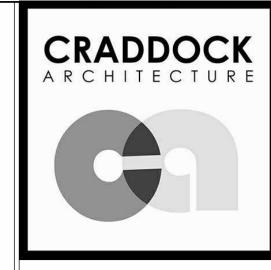
STORAGE Drive

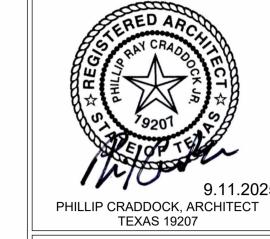
OFFICE

Clay Shipman (682) 223-1922

Point 7508

S AND





STANDING SEAM METAL

ROOF (BLACK)

APPROVED:

SOUTH ELEVATION

BRICK & CAST STONE

BRICK & CAST STONE 3 PART STUCCO

3 PART STUCCO

4,432 94.3% 269 5.7%

6,016 90.8% 609 9.2%

GRAPHIC SCALE:

AREA %

5,066

6,188 363

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.

OWNER:

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

Planning & Zoning Commission, Chairman

ARCHITEC

0

CRAD

REVISION

Revision Date Revision Description

STORAGE Drive

XTERIOR ELEVATIONS Pointe 75087

OFFICE

Director of Planning and Zoning

SHIPMAN FIRE PROTECTION

Clay Shipman (682) 223-1922

1020 La Jolla Pointe Drive

Rockwall, TX 75087

A600



MATERIAL CALCULATIONS

BRICK & CAST STONE

BRICK & CAST STONE

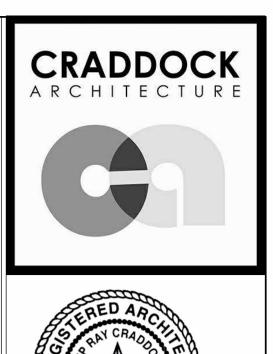
3 PART STUCCO

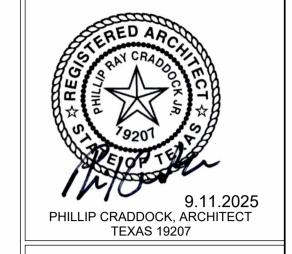
3 PART STUCCO

WEST SIDE ELEVATION

STANDING SEAM METAL

ROOF (BLACK) -





ARCHITECTURE

1 SHIPN CRAD

DOC

REVISION # Revision Date Revision Description

STORAGE Drive

XTERIOR ELEVATIONS Pointe 75087 NEW OF 1020 La Jc Rockwall, ⁻

OFFICE

OWNER:

SHIPMAN FIRE PROTECTION

Clay Shipman (682) 223-1922

1020 La Jolla Pointe Drive

Rockwall, TX 75087

A601



MASONRY

BRICK & CAST STONE

BRICK & CAST STONE

3 PART STUCCO

AREA %

4,432 94.39 269 5.79

GRAPHIC SCALE:

BRICK & CAST STONE

3 PART STUCCO

AREA %

5,066

6,188







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"

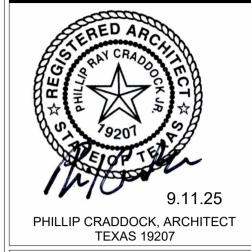


MATERIAL CALCULATIONS	AREA	%
NORTH ELEVATION	2,192	
MASONRY		
BRICK	1,678	76.
WOOD	514	23.
EAST ELEVATION	1,096	
MASONRY		
BRICK	865	78.
WOOD	231	21.
SOUTH ELEVATION	2,196	
MASONRY		
BRICK	1,470	66.
WOOD	726	33.
WEST ELEVATION	1,213	
MASONRY		
BRICK	954	78.
WOOD	259	21.

, ,	proved by the Planni	ite plan for a development in the Cit ng & 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

CRADDOCK ARCHITECTURE



ARCHITECTURE

CRADDOCK
551 EMBARGO DR. FATE TEXAS 751

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"



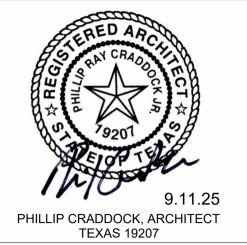
MATERIAL CALCULA	TIONS	AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
WOOD		231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.1%
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.4%

Rockwall, Texas, wa		site plan for a development in the City of ing & Zoning Commission of the City of 5.
WITNESS OUR HAN	IDS, this day of	, 2025.

OWNER:

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

CRADDOCK ARCHITECTURE



SHIPMAN'S

ARCHITECTURE

CRADDOCK
551 EMBARGO DR. FATE TEXAS 751

Revision Date Revision Description

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









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.

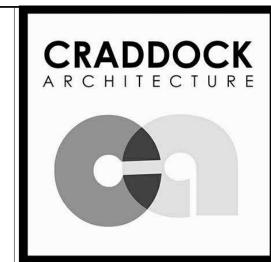
WITNESS OUR HANDS, this ____ day of ____, 2025.

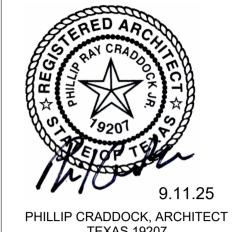
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:

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



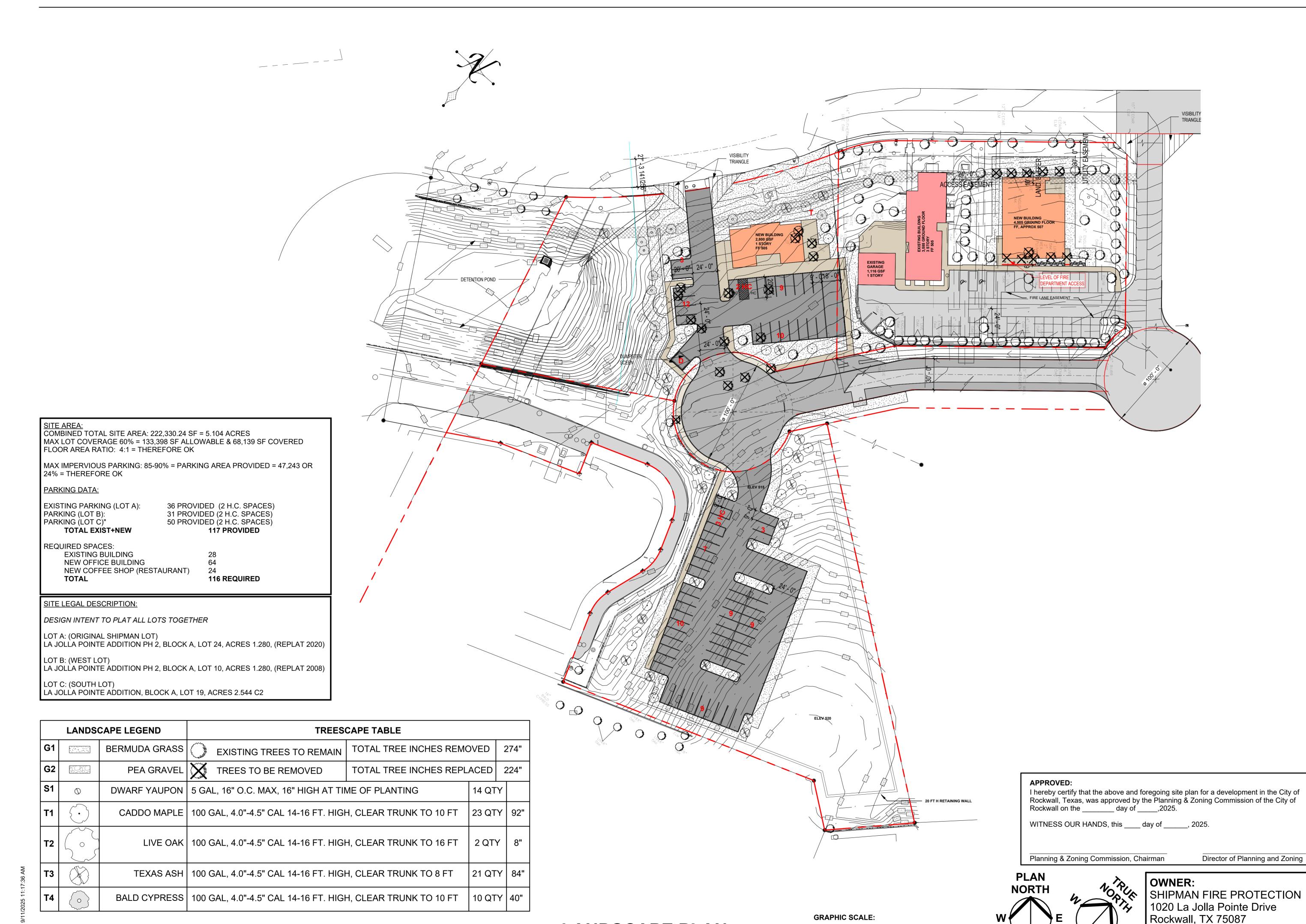


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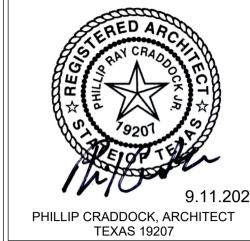
CRADDOCK
551 EMBARGO DR. FATE TEXAS 751

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

PERSPECTIVES



CRADDOCK ARCHITECTURE



CRA

Revision Date Revision Description

STORAGE Drive Point 7508

OFFICE

Clay Shipman (682) 223-1922

S AND