



**CASE COVER SHEET**

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

**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**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# 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)<sup>1</sup>
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### NOTES:

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 309 E. Interstate 30, Rockwall, TX 75087

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING Not applying for change in zoning

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

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

OWNER Culpepper Real Estate, LLC

APPLICANT Murphy Sayre

CONTACT PERSON Murphy Sayre

CONTACT PERSON \_\_\_\_\_

ADDRESS PO Box 2410

ADDRESS PO Box 2410

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Rockwall, Texas 75087

PHONE 512-484-1127

PHONE 512-484-1127

E-MAIL murphy@unco.com

E-MAIL murphy@unco.com

## NOTARY VERIFICATION [REQUIRED]

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

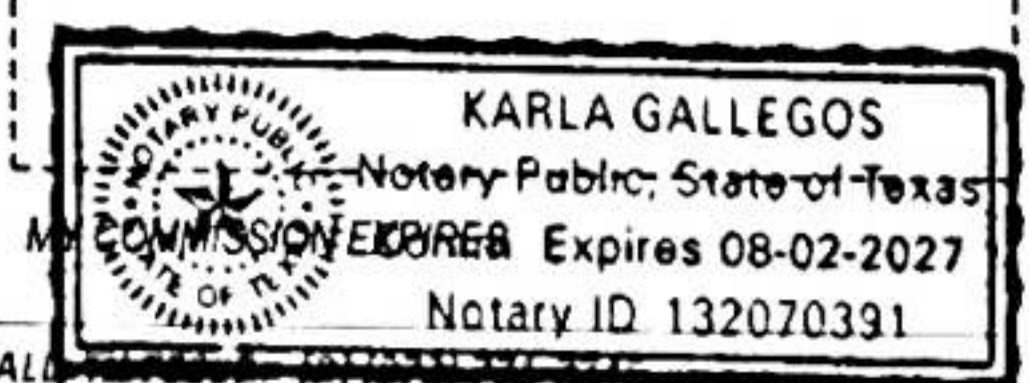
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF February, 2025. BY SIGNING 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."

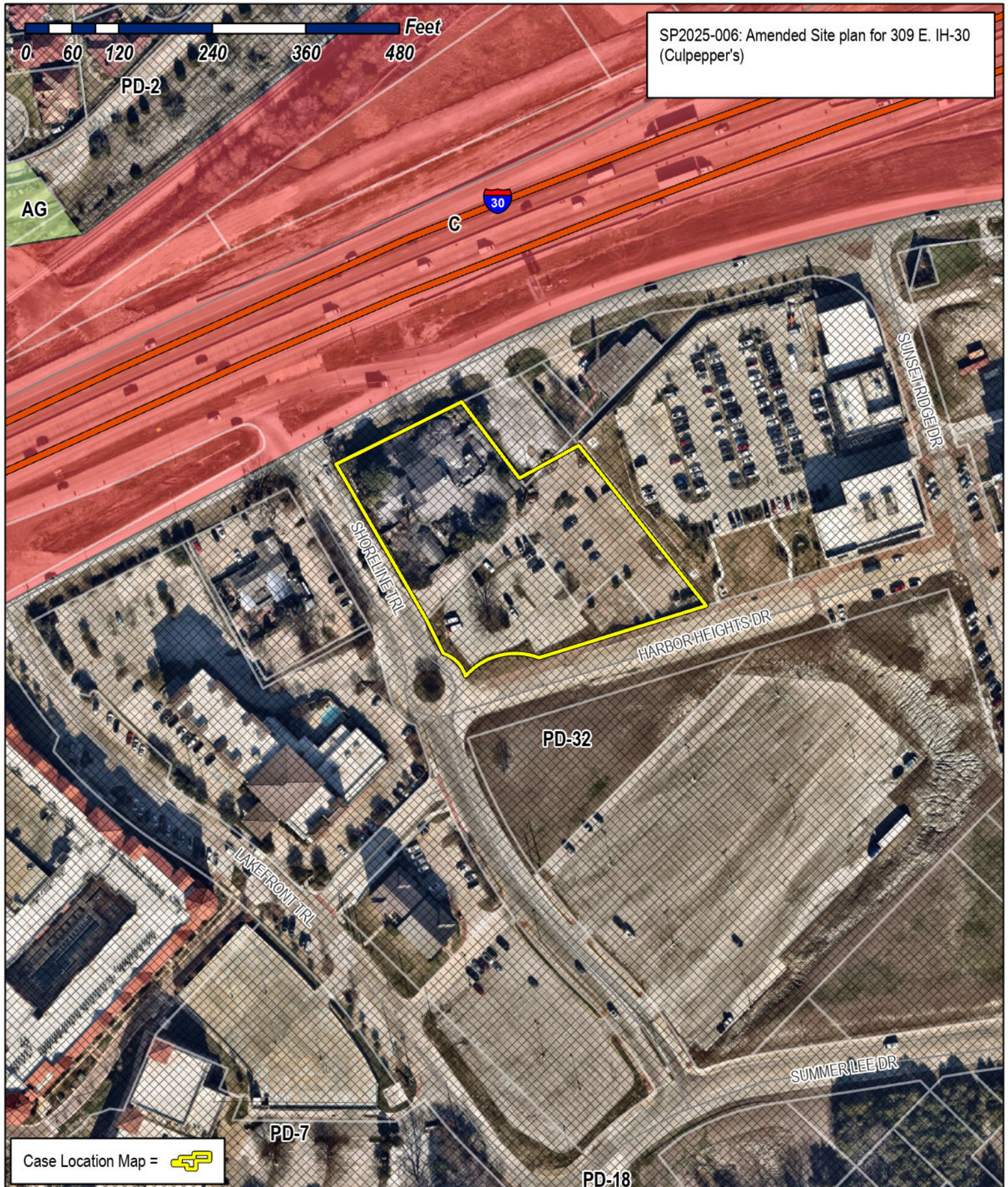
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Murphy Sayre*  
*Karla Gallegos*





SP2025-006: Amended Site plan for 309 E. IH-30 (Culpepper's)

Case Location Map = 

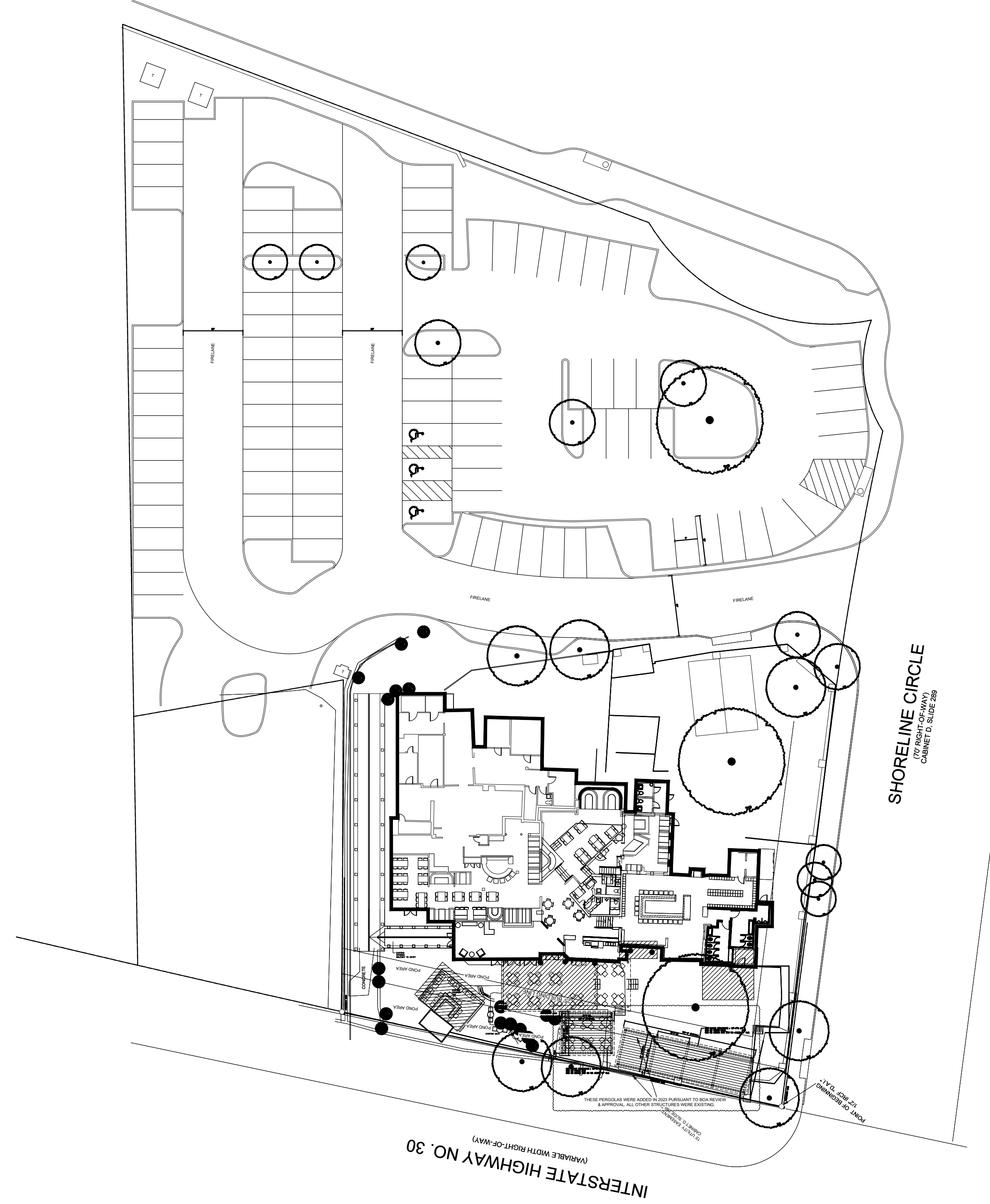


# City of Rockwall

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.



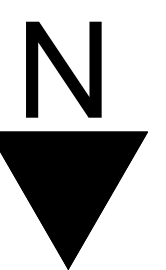


PROJECT NO. : 2313  
 DATE : 1/8/2025  
 DRAWN BY : MS  
 SCALE : AS NOTED

REVISIONS :

SITE  
PLAN

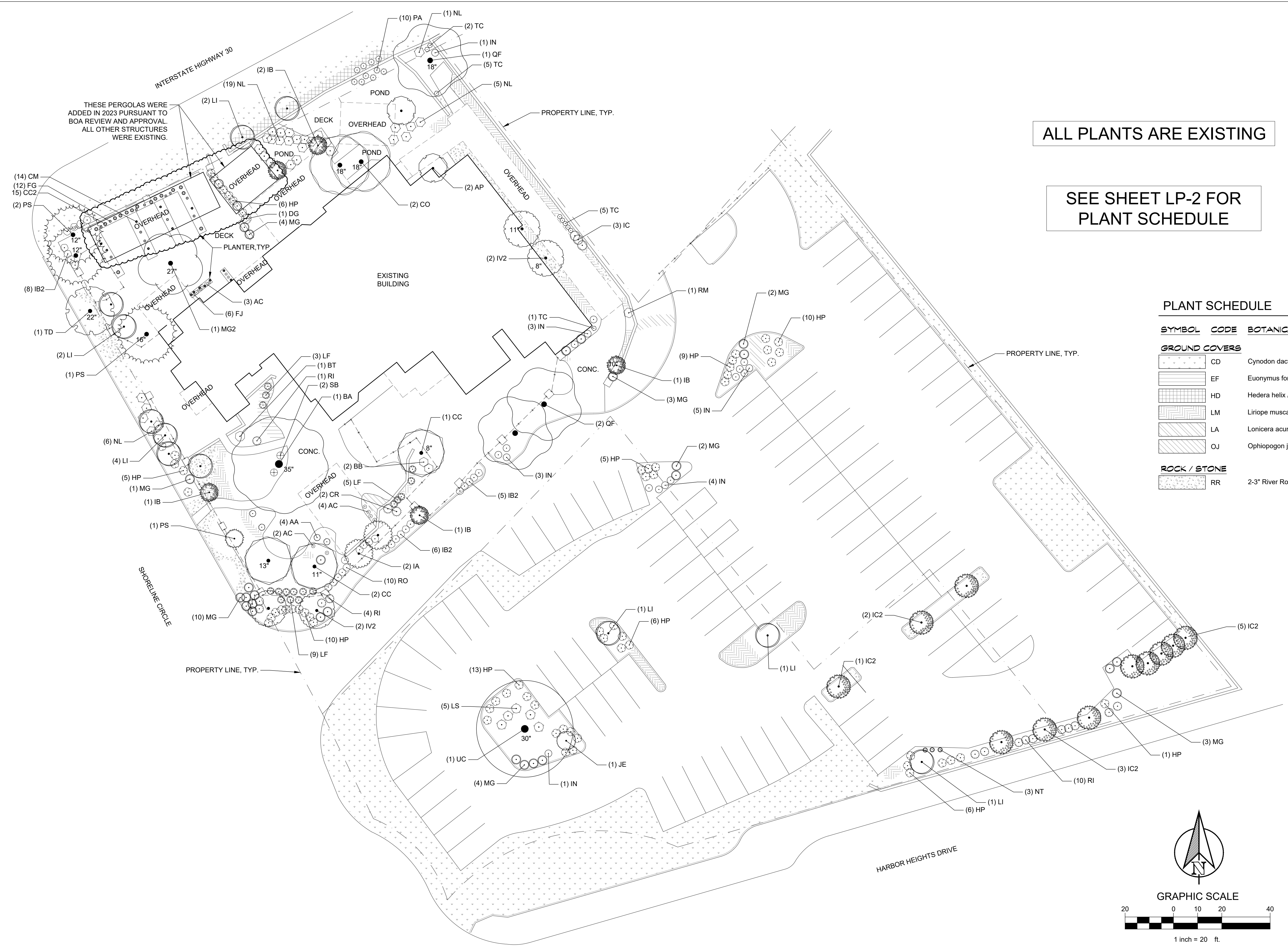
CCC - CULPEPPER  
 309 EAST INTERSTATE 30  
 ROCKWALL, TX 75087



C101

Date	Comment

Project Number	
Date	02/12/2025
Drawn By	JML
Checked By	SS

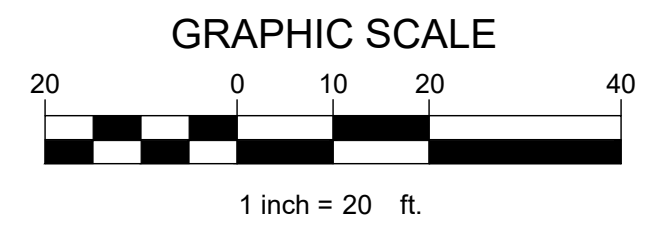
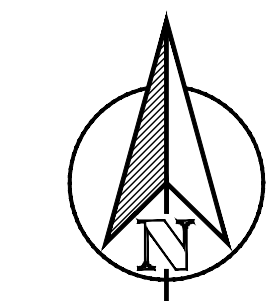


ALL PLANTS ARE EXISTING

SEE SHEET LP-2 FOR  
PLANT SCHEDULE

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>GROUND COVERS</b>			
	CD	Cynodon dactylon x transvaalensis 'DT-1' / Sod	11,538 sf
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	RR	2-3" River Rock / Ornamental Aggregate	773 sf

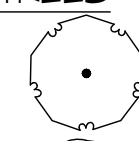
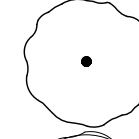
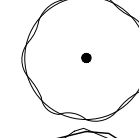
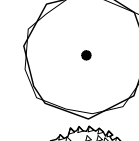
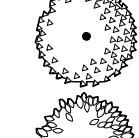
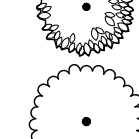
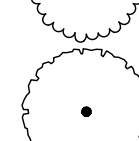
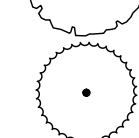
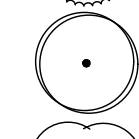
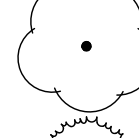
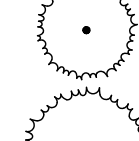
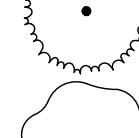
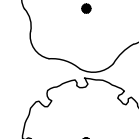
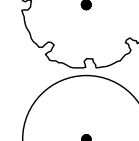
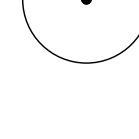



PLANT SCHEDULE


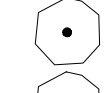
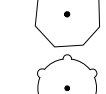


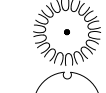
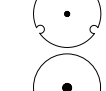
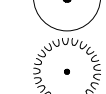
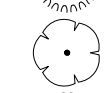
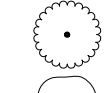
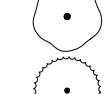


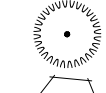

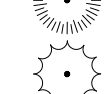
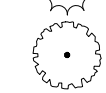

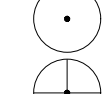
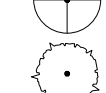





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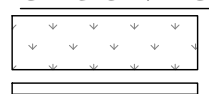
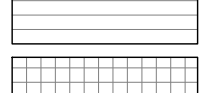
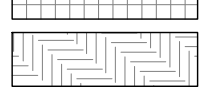




PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>TREES</b>			
	AP	Acer palmatum / Japanese Maple	2
	BA	Brachychiton australis / Broadleaf Bottle Tree	1
	CO	Celtis occidentalis / Common Hackberry	2
	CC	Cercis canadensis / Eastern Redbud	3
	IC2	Ilex cornuta / Chinese Holly	11
	IB	Ilex cornuta 'Burfordii' / Burford Holly	5
	IA	Ilex opaca / American Holly	2
	IV2	Ilex vomitoria / Yaupon Holly	4
	JE	Juniperus virginiana / Eastern Redcedar	1
	LI	Lagerstroemia indica / Crape Myrtle	11
	MG2	Magnolia grandiflora / Southern Magnolia	1
	PS	Pinus spp. / Pine	1
	PS	Pinus spp. / Pine	3
	QF	Quercus fusiformis / Oak	3
	TD	Taxodium distichum / Bald Cypress	1
	UC	Ulmus crassifolia / Cedar Elm	1

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>SHRUBS</b>			
	AA	Agave americana / Century Plant	4
	AC	Aspidistra caespitosa / Cast Iron Plant	9
	BT	Blepharoneuron tricholepis / Pine Dropseed	1
	BB	Buxus microphylla / Littleleaf Boxwood	2
	CM	Carex morrowii / Japanese Sedge	14
	CR	Cortaderia richardii / Pampas Grass	2
	CC2	Cymbopogon citratus / Lemongrass	15
	DG	Dasyliiron acrotrichum / Green Desert Spoon	1
	FJ	Farfugium japonicum / Leopard Plant	6
	FG	Festuca glauca / Blue Fescue	12
	HP	Hesperaloe parviflora / Red Yucca	62
	IC	Ilex cornuta / Chinese Holly	3
	IB2	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	19
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	17
	LF	Leucophyllum frutescens / Texas Sage	17
	LS	Ligustrum sinense / Chinese Privet	5
	MG	Muhlenbergia capillaris 'Gulf Coast' / Gulf Coast Pink Muhly Grass	29
	NL	Nandina domestica / Heavenly Bamboo	31
	NT	Nassella tenuissima / Mexican Feather Grass	3
	PA	Phyllostachys aurea / Golden Bamboo	10
	RI	Rhaphiolepis indica / Indian Hawthorn	15
	RM	Rosa moyesii / Rose	1
	RO	Rosmarinus officinalis / Rosemary	10
	SB	Stachys byzantina / Lamb's Ear	2
	TC	Taxus cuspidata / Japanese Yew	9

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STAFF USE ONLY

PLANNING & ZONING CASE NO. [ ]

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SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

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

CURRENT ZONING Not applying for change in zoning

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

OWNER Culpepper Real Estate, LLC

APPLICANT Murphy Sayre

CONTACT PERSON Murphy Sayre

CONTACT PERSON

ADDRESS PO Box 2410

ADDRESS PO Box 2410

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Rockwall, Texas 75087

PHONE 512-484-1127

PHONE 512-484-1127

E-MAIL murphy@unco.com

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## NOTARY VERIFICATION [REQUIRED]

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

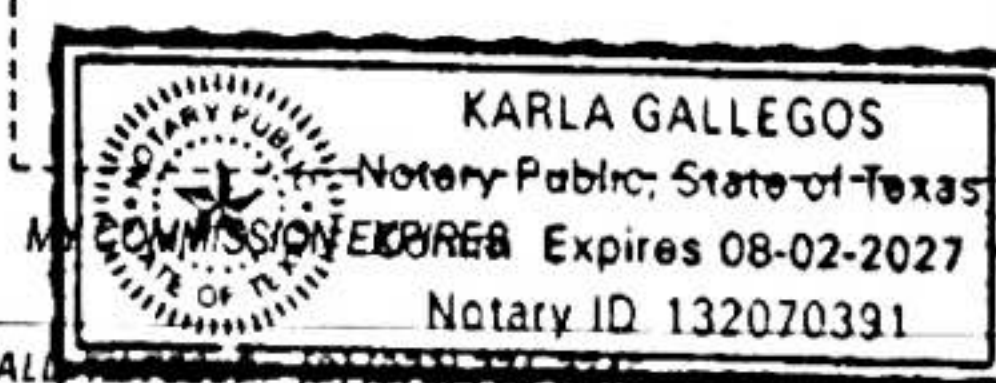
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ [ ] TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE [ ] DAY OF February, 2025. BY SIGNING THIS APPLICATION, 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."

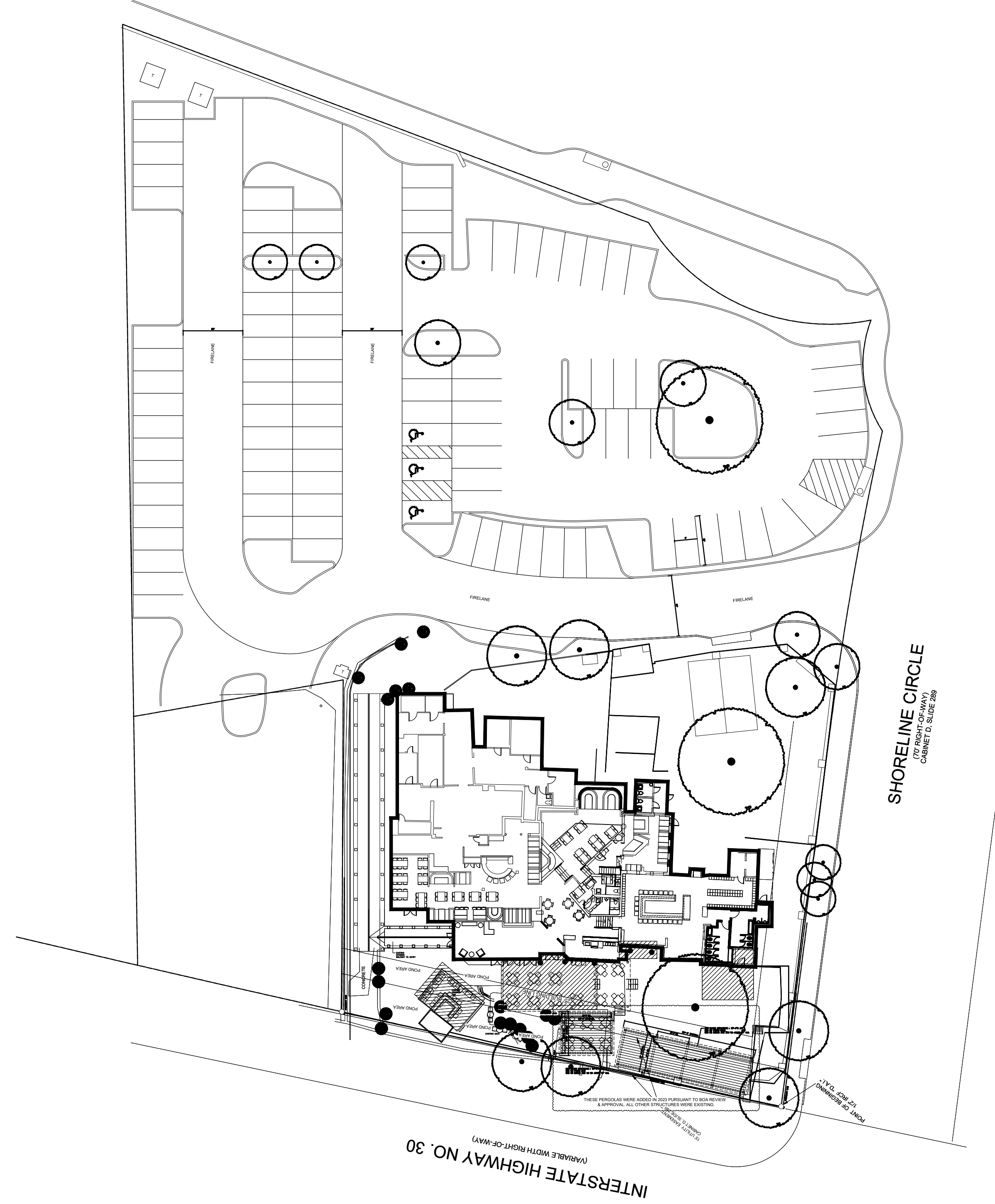
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Handwritten Signature: Murphy Sayre]*  
*[Handwritten Signature: Karla Gallegos]*



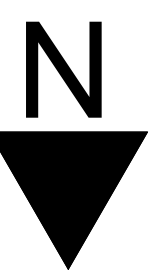


PROJECT NO. : 2313  
 DATE : 1/8/2025  
 DRAWN BY : MS  
 SCALE : AS NOTED

REVISIONS :

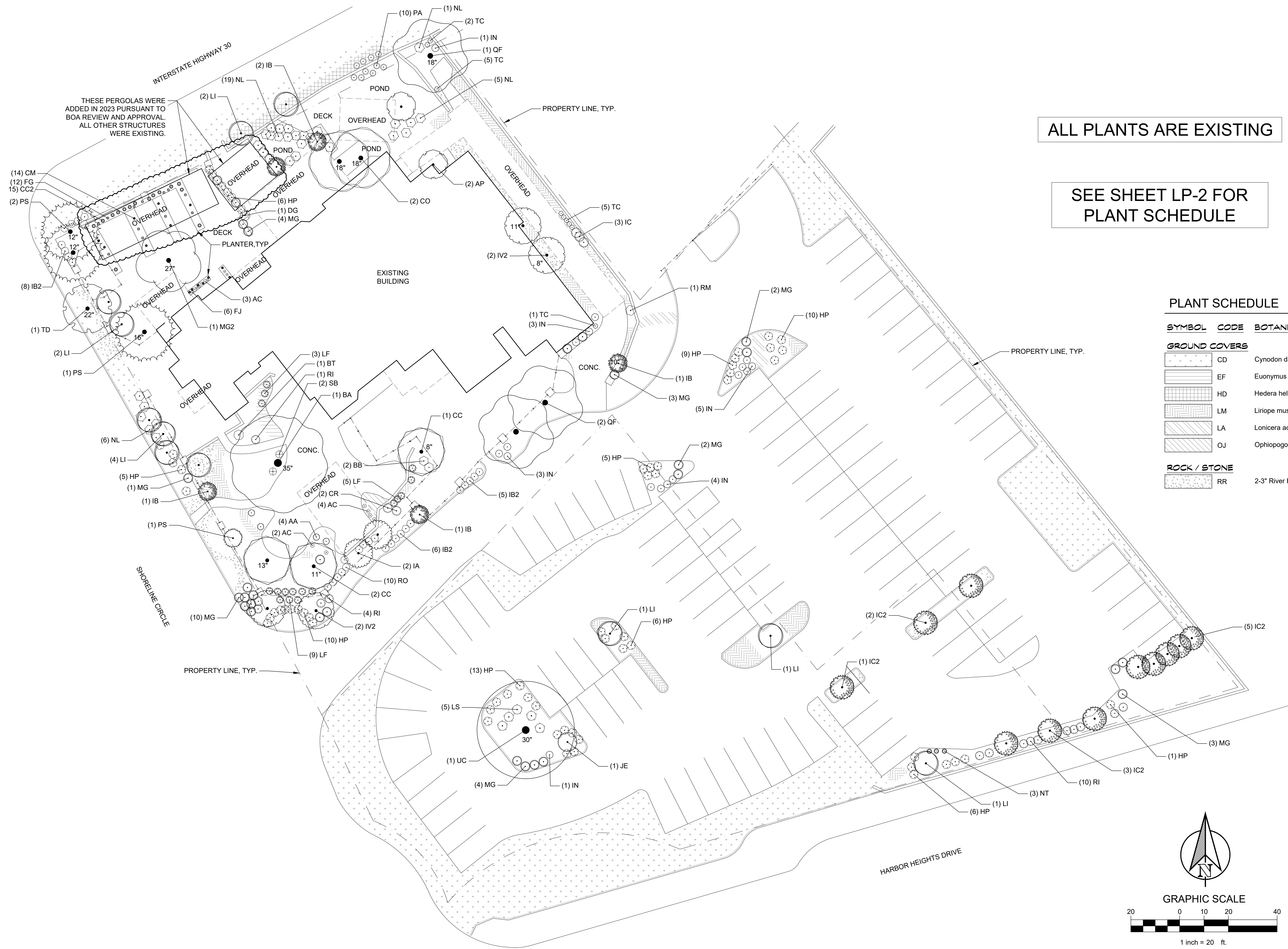
SITE  
PLAN

CCC - CULPEPPER  
 309 EAST INTERSTATE 30  
 ROCKWALL, TX 75087



C101



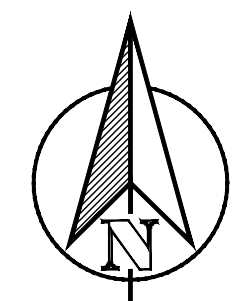


ALL PLANTS ARE EXISTING

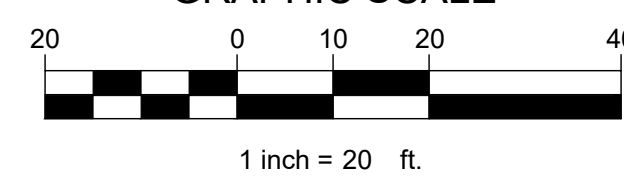
SEE SHEET LP-2 FOR PLANT SCHEDULE

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>GROUND COVERS</b>			
[Symbol]	CD	Cynodon dactylon x transvaalensis 'DT-1' / Sod	11,538 sf
[Symbol]	EF	Euonymus fortunei / Wintercreeper	127 sf
[Symbol]	HD	Hedera helix / English Ivy	292 sf
[Symbol]	LM	Liriope muscari / Lilyturf	1,056 sf
[Symbol]	LA	Lonicera acuminata / Honeysuckle	141 sf
[Symbol]	OJ	Ophiopogon japonicus / Mondo Grass	50 sf
<b>ROCK / STONE</b>			
[Symbol]	RR	2-3" River Rock / Ornamental Aggregate	773 sf



GRAPHIC SCALE



**Culpepper Cattle Co.**  
 309 E Interstate 30  
 Rockwall, Texas 75087

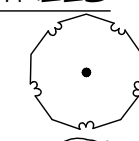
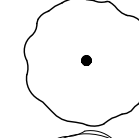
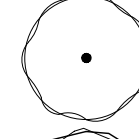
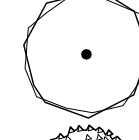
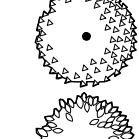
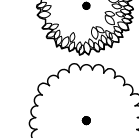
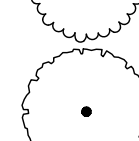
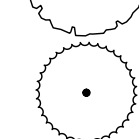
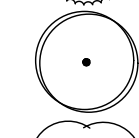
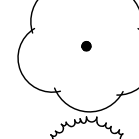
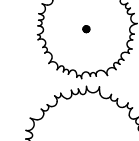
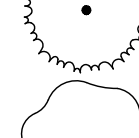
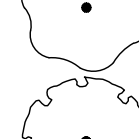
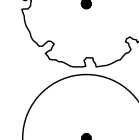
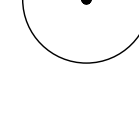

**CulPepper**  
 309 E Interstate 30  
 Rockwall, Texas 75087

LANDSCAPE  
 PLANTING PLAN

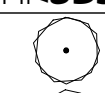
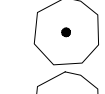
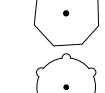


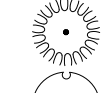
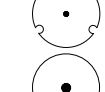
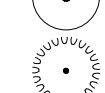
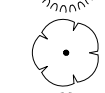
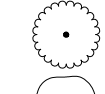
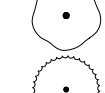


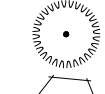

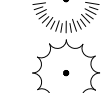
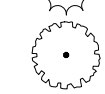
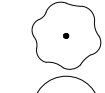
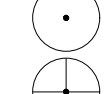
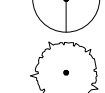





Date	Comment

Project Number \_\_\_\_\_  
 Date 02/12/2025  
 Drawn By JML  
 Checked By SS

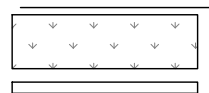
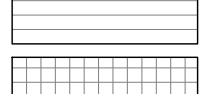
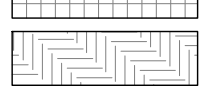




**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>TREES</b>			
	AP	Acer palmatum / Japanese Maple	2
	BA	Brachychiton australis / Broadleaf Bottle Tree	1
	CO	Celtis occidentalis / Common Hackberry	2
	CC	Cercis canadensis / Eastern Redbud	3
	IC2	Ilex cornuta / Chinese Holly	11
	IB	Ilex cornuta 'Burfordii' / Burford Holly	5
	IA	Ilex opaca / American Holly	2
	IV2	Ilex vomitoria / Yaupon Holly	4
	JE	Juniperus virginiana / Eastern Redcedar	1
	LI	Lagerstroemia indica / Crape Myrtle	11
	MG2	Magnolia grandiflora / Southern Magnolia	1
	PS	Pinus spp. / Pine	1
	PS	Pinus spp. / Pine	3
	QF	Quercus fusiformis / Oak	3
	TD	Taxodium distichum / Bald Cypress	1
	UC	Ulmus crassifolia / Cedar Elm	1

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>SHRUBS</b>			
	AA	Agave americana / Century Plant	4
	AC	Aspidistra caespitosa / Cast Iron Plant	9
	BT	Blepharoneuron tricholepis / Pine Dropseed	1
	BB	Buxus microphylla / Littleleaf Boxwood	2
	CM	Carex morrowii / Japanese Sedge	14
	CR	Cortaderia richardii / Pampas Grass	2
	CC2	Cymbopogon citratus / Lemongrass	15
	DG	Dasyliiron acrotrichum / Green Desert Spoon	1
	FJ	Farfugium japonicum / Leopard Plant	6
	FG	Festuca glauca / Blue Fescue	12
	HP	Hesperaloe parviflora / Red Yucca	62
	IC	Ilex cornuta / Chinese Holly	3
	IB2	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	19
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	17
	LF	Leucophyllum frutescens / Texas Sage	17
	LS	Ligustrum sinense / Chinese Privet	5
	MG	Muhlenbergia capillaris 'Gulf Coast' / Gulf Coast Pink Muhly Grass	29
	NL	Nandina domestica / Heavenly Bamboo	31
	NT	Nassella tenuissima / Mexican Feather Grass	3
	PA	Phyllostachys aurea / Golden Bamboo	10
	RI	Rhaphiolepis indica / Indian Hawthorn	15
	RM	Rosa moyesii / Rose	1
	RO	Rosmarinus officinalis / Rosemary	10
	SB	Stachys byzantina / Lamb's Ear	2
	TC	Taxus cuspidata / Japanese Yew	9

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>GROUND COVERS</b>			
	CD	Cynodon dactylon x transvaalensis 'DT-1' / Sod	11,538 sf
	EF	Euonymus fortunei / Wintercreeper	127 sf
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	LA	Lonicera acuminata / Honeysuckle	141 sf
	OJ	Ophiopogon japonicus / Mondo Grass	50 sf
<b>ROCK / STONE</b>			
	RR	2-3" River Rock / Ornamental Aggregate	773 sf

**Culpepper Cattle Co.**  
309 E Interstate 30  
Rockwall, Texas 75087

**CulPepper**  
309 E Interstate 30  
Rockwall, Texas 75087

**PLANT SCHEDULE**

Date	Comment

Project Number	
Date	02/12/2025
Drawn By	JML
Checked By	SS

**LP-2**



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**FROM:** Bethany Ross, *Planner*  
**DATE:** February 25, 2025  
**SUBJECT:** SP2025-006; *Amended Site Plan for 309 IH-30*

---

The subject property was annexed by City Council on November 7, 1960 through *Ordinance No. 60-03 [Case No. A1960-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. In 1983, the City Council approved a site plan, final plat, and Conditional Use Permit (CUP) for a *Restaurant with 2,000 SF or more without Drive-Through or Drive-In*. According to the Rockwall County Appraisal District (RCAD) the existing restaurant is 11,466 SF. On October 15, 1985, the City Council approved a request by the property owner to rezone the property from an Agricultural (AG) District to a Commercial (C) District. On December 30, 2022, the applicant and current owner purchased the property and began renovating the existing restaurant. On August 10, 2023, the Board of Adjustments approved a request to reduce the rear yard set-back from 25-feet to two (2) feet on the property to allow for the construction of two (2) pergolas [*Permit No. BOA 2023-3-V*]. On August 18, 2023, the applicant submitted a Building Permit [*Case No. COM2023-3922*]; however, this permit was not approved due to not having an approved amended site plan. Based on this the applicant, Murphy Sayre of Culpepper Real Estate LLC., is requesting the approval of an Amended Site Plan for a *Restaurant with 2,000 SF or more without Drive-Through or Drive-In*. The proposed Amended Site Plan captures all of the improvements from 2023 including the two (2) pergolas. Staff should note, that this Amended Site Plan meeting all of the applicable requirements and conforming to *BOA2023-3-V*, is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, the item will need to be pulled off of the consent agenda at the February 25, 2025 Planning and Zoning Commission meeting.



# 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200 00 + \$15 00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300 00 + \$20 00 ACRE)<sup>1</sup>
- REPLAT (\$300 00 + \$20 00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150 00)
- PLAT REINSTATEMENT REQUEST (\$100 00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250 00 + \$20 00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100 00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200 00 + \$15 00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200 00 + \$15 00 ACRE)<sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200 00 + \$15 00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75 00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100 00)<sup>2</sup>

### NOTES:

<sup>1</sup> IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup> 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 309 E. Interstate 30, Rockwall, TX 75087

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING Not applying for change in zoning

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

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

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

OWNER Culpepper Real Estate, LLC

APPLICANT Murphy Sayre

CONTACT PERSON Murphy Sayre

CONTACT PERSON \_\_\_\_\_

ADDRESS PO Box 2410

ADDRESS PO Box 2410

CITY, STATE & ZIP Rockwall, Texas 75087

CITY, STATE & ZIP Rockwall, Texas 75087

PHONE 512-484-1127

PHONE 512-484-1127

E-MAIL murphy@unco.com

E-MAIL murphy@unco.com

## NOTARY VERIFICATION [REQUIRED]

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

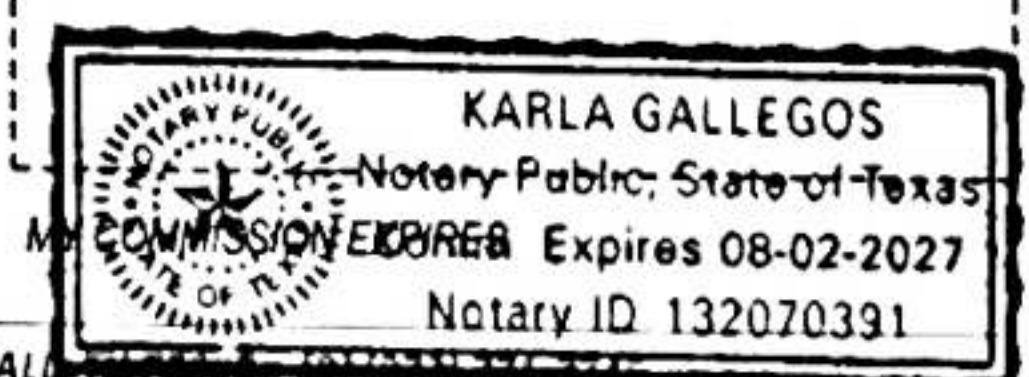
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF February, 2025. BY SIGNING 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."

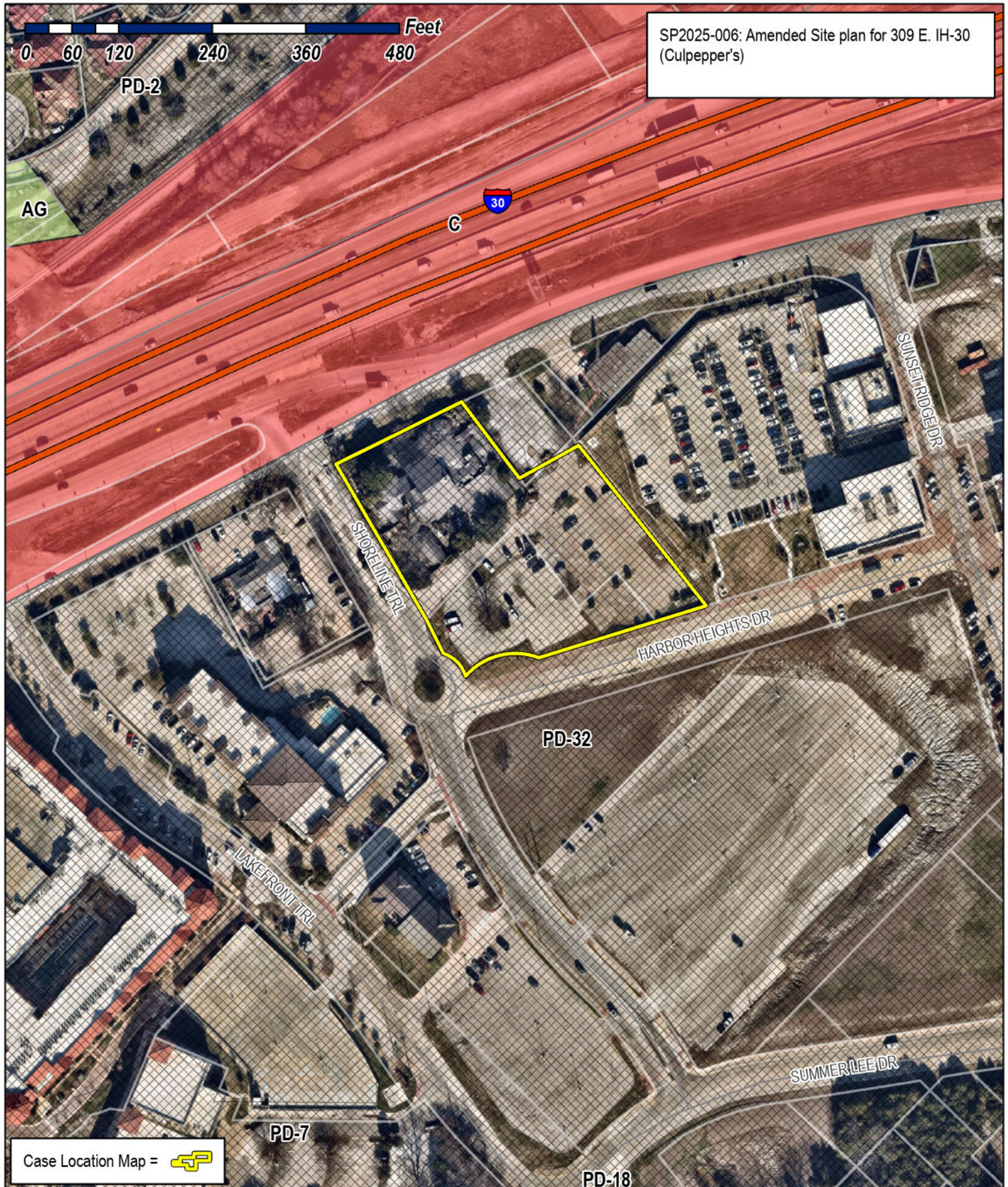
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Murphy Sayre*  
*Karla Gallegos*





SP2025-006: Amended Site plan for 309 E. IH-30 (Culpepper's)

Case Location Map = 



# 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.



**ORDER OF THE BOARD OF ADJUSTMENT  
OF THE CITY OF ROCKWALL, TEXAS**

**ORDER NO. BOA 2023-3-V**

**WHEREAS**, the Board of Adjustment held a public hearing on the 10th day of August, 2023 to consider a request by. by Elias Pope for the approval of a variance from zoning, to reduce the rear set back from 25ft. to 2ft. on property known as Shoreline Plaza addition, block A, lot 1, Acres 1.40, addressed as Culpepper Steak House 309 E Interstate 30, Rockwall, TX. 75087

**WHEREAS**, the applicant requested a variance from the said zoning which requires 25ft. rear set back from property lines to be reduced to a 2ft. set back.

**WHEREAS**, after due consideration and discussion it appears that the granting of such variances would not cause an adverse effect on the surrounding properties and would not be contrary to the public interest.

**NOW, THEREFORE BE IT ORDERED BY THE BOARD OF  
ADJUSTMENT OF THE CITY OF ROCKWALL, TEXAS:**

Section 1. That all of the above premises are found and determined to be true and correct and are incorporated into the body of this order as if copied in their entirety.

Section 2. That the request from the applicant for this Board to grant a variance from the zoning, be and in the same is hereby granted so as to allow the rear set back from 25ft. to 2ft. on property known as Shoreline Plaza addition, block A, lot 1, Acres 1.40, addressed as Culpepper Steak House 309 E Interstate 30, Rockwall, TX. 75087

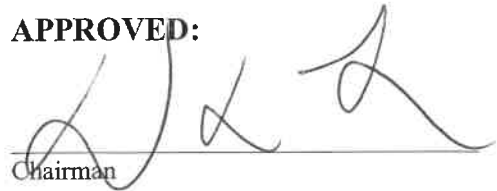
Section 3. That the Building Official of the City is hereby authorized and directed to issue the appropriate permits, if any, for the above described property under the terms and conditions of this Order.

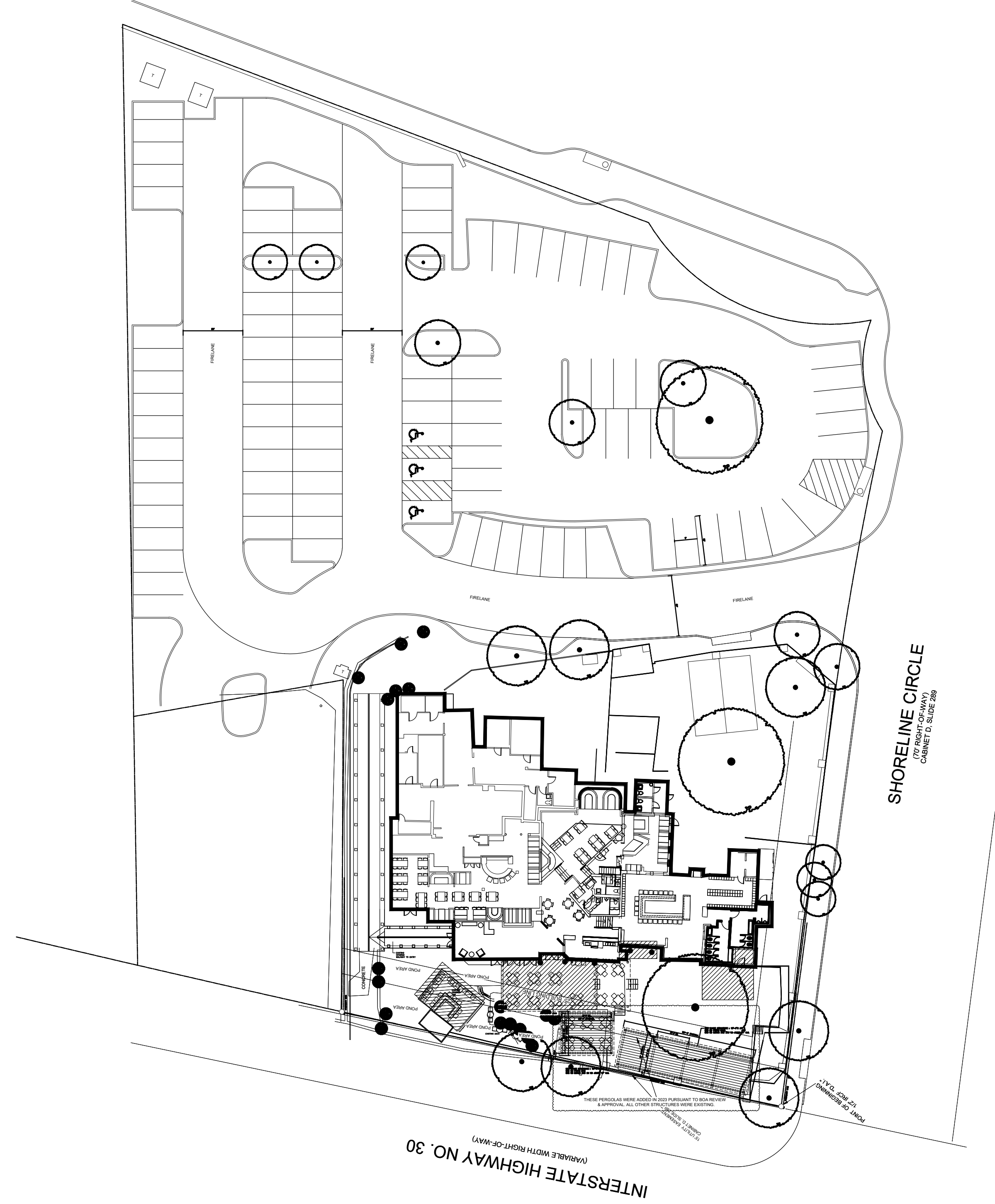
Section 4. That this Order was passed by the concurring vote of at least four (4) members of the Board of Adjustment and is effective as of the 10th day of August, 2023.

**ATTEST:**

\_\_\_\_\_  
Secretary

**APPROVED:**

  
\_\_\_\_\_  
Chairman

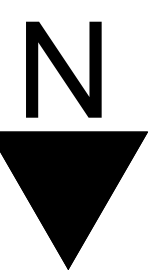


PROJECT NO. : 2313  
 DATE : 1/8/2025  
 DRAWN BY : MS  
 SCALE : AS NOTED

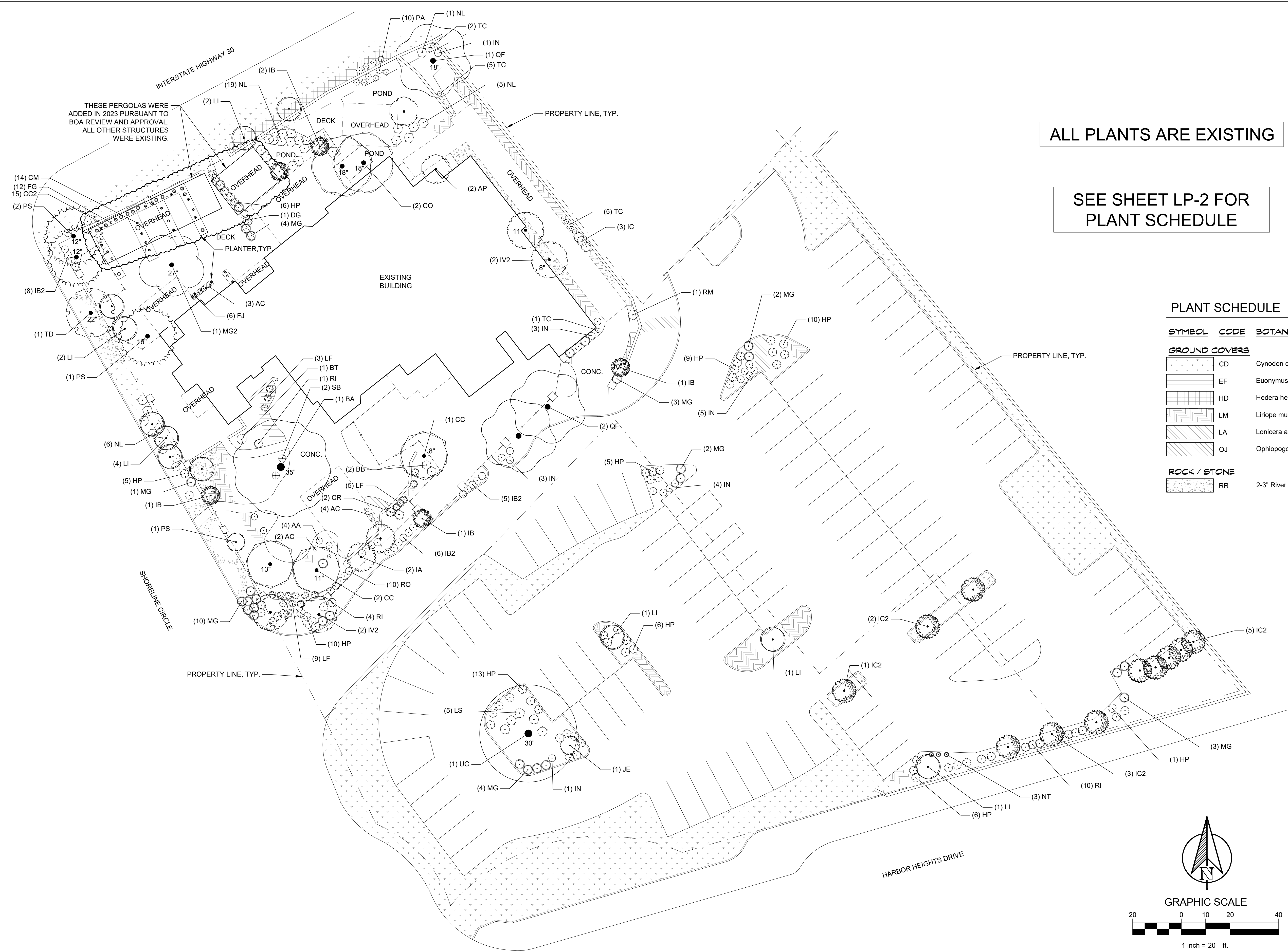
REVISIONS :

SITE  
PLAN

CCC - CULPEPPER  
 309 EAST INTERSTATE 30  
 ROCKWALL, TX 75087



C101



ALL PLANTS ARE EXISTING

SEE SHEET LP-2 FOR  
 PLANT SCHEDULE

**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>GROUND COVERS</b>			
[Symbol]	CD	Cynodon dactylon x transvaalensis 'DT-1' / Sod	11,538 sf
[Symbol]	EF	Euonymus fortunei / Wintercreeper	127 sf
[Symbol]	HD	Hedera helix / English Ivy	292 sf
[Symbol]	LM	Liriope muscari / Lilyturf	1,056 sf
[Symbol]	LA	Lonicera acuminata / Honeysuckle	141 sf
[Symbol]	OJ	Ophiopogon japonicus / Mondo Grass	50 sf
<b>ROCK / STONE</b>			
[Symbol]	RR	2-3" River Rock / Ornamental Aggregate	773 sf

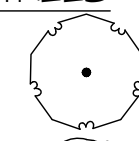
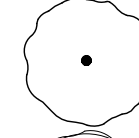
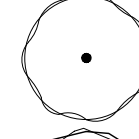
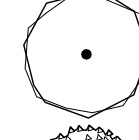
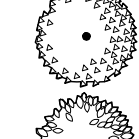
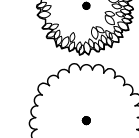
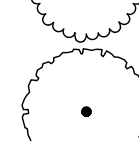
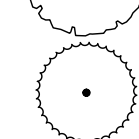
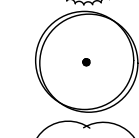
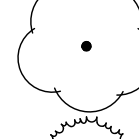
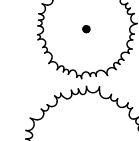
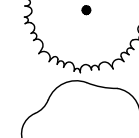
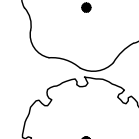
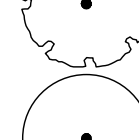
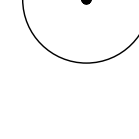



PLANT SCHEDULE

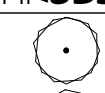
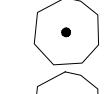
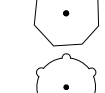


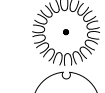
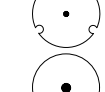
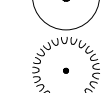
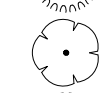
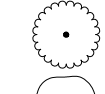
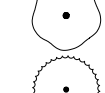


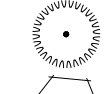

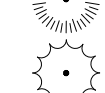
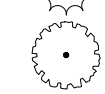
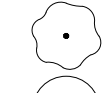
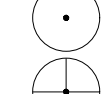
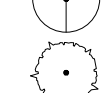





Date	Comment

Project Number	
Date	02/12/2025
Drawn By	JML
Checked By	SS

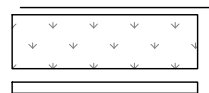
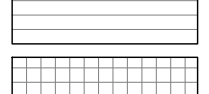
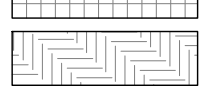




PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>TREES</b>			
	AP	Acer palmatum / Japanese Maple	2
	BA	Brachychiton australis / Broadleaf Bottle Tree	1
	CO	Celtis occidentalis / Common Hackberry	2
	CC	Cercis canadensis / Eastern Redbud	3
	IC2	Ilex cornuta / Chinese Holly	11
	IB	Ilex cornuta 'Burfordii' / Burford Holly	5
	IA	Ilex opaca / American Holly	2
	IV2	Ilex vomitoria / Yaupon Holly	4
	JE	Juniperus virginiana / Eastern Redcedar	1
	LI	Lagerstroemia indica / Crape Myrtle	11
	MG2	Magnolia grandiflora / Southern Magnolia	1
	PS	Pinus spp. / Pine	1
	PS	Pinus spp. / Pine	3
	QF	Quercus fusiformis / Oak	3
	TD	Taxodium distichum / Bald Cypress	1
	UC	Ulmus crassifolia / Cedar Elm	1

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>SHRUBS</b>			
	AA	Agave americana / Century Plant	4
	AC	Aspidistra caespitosa / Cast Iron Plant	9
	BT	Blepharoneuron tricholepis / Pine Dropseed	1
	BB	Buxus microphylla / Littleleaf Boxwood	2
	CM	Carex morrowii / Japanese Sedge	14
	CR	Cortaderia richardii / Pampas Grass	2
	CC2	Cymbopogon citratus / Lemongrass	15
	DG	Dasyliiron acrotrichum / Green Desert Spoon	1
	FJ	Farfugium japonicum / Leopard Plant	6
	FG	Festuca glauca / Blue Fescue	12
	HP	Hesperaloe parviflora / Red Yucca	62
	IC	Ilex cornuta / Chinese Holly	3
	IB2	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	19
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	17
	LF	Leucophyllum frutescens / Texas Sage	17
	LS	Ligustrum sinense / Chinese Privet	5
	MG	Muhlenbergia capillaris 'Gulf Coast' / Gulf Coast Pink Muhly Grass	29
	NL	Nandina domestica / Heavenly Bamboo	31
	NT	Nassella tenuissima / Mexican Feather Grass	3
	PA	Phyllostachys aurea / Golden Bamboo	10
	RI	Rhaphiolepis indica / Indian Hawthorn	15
	RM	Rosa moyesii / Rose	1
	RO	Rosmarinus officinalis / Rosemary	10
	SB	Stachys byzantina / Lamb's Ear	2
	TC	Taxus cuspidata / Japanese Yew	9

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
<b>GROUND COVERS</b>			
	CD	Cynodon dactylon x transvaalensis 'DT-1' / Sod	11,538 sf
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	OJ	Ophiopogon japonicus / Mondo Grass	50 sf
<b>ROCK / STONE</b>			
	RR	2-3" River Rock / Ornamental Aggregate	773 sf



DATE: February 26, 2025

TO: Murphy Sayre  
PO Box 2410  
Rockwall, Texas 75087

FROM: Bethany Ross  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: SP2025-006; *Amended Site Plan for 309 E. IH-30*

Murphy,

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on February 25, 2025. The following is a record of all recommendations, voting records:

*Planning and Zoning Commission*

On February 25, 2025, the Planning and Zoning Commission approved a motion to approve the *Amended Site Plan* by a vote of 5-0, with Commissioners Deckard and Thompson absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me at (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross, *Planner*  
City of Rockwall Planning and Zoning Department