



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 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:

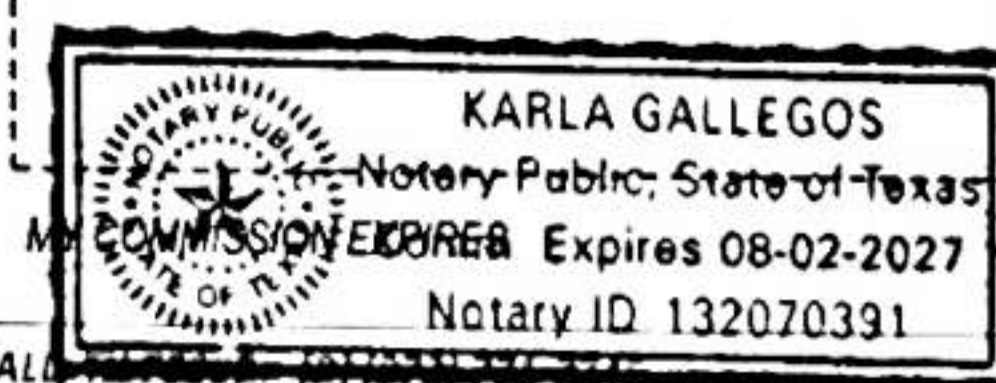
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION, ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF February, 2025. BY SIGNING THIS APPLICATION,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

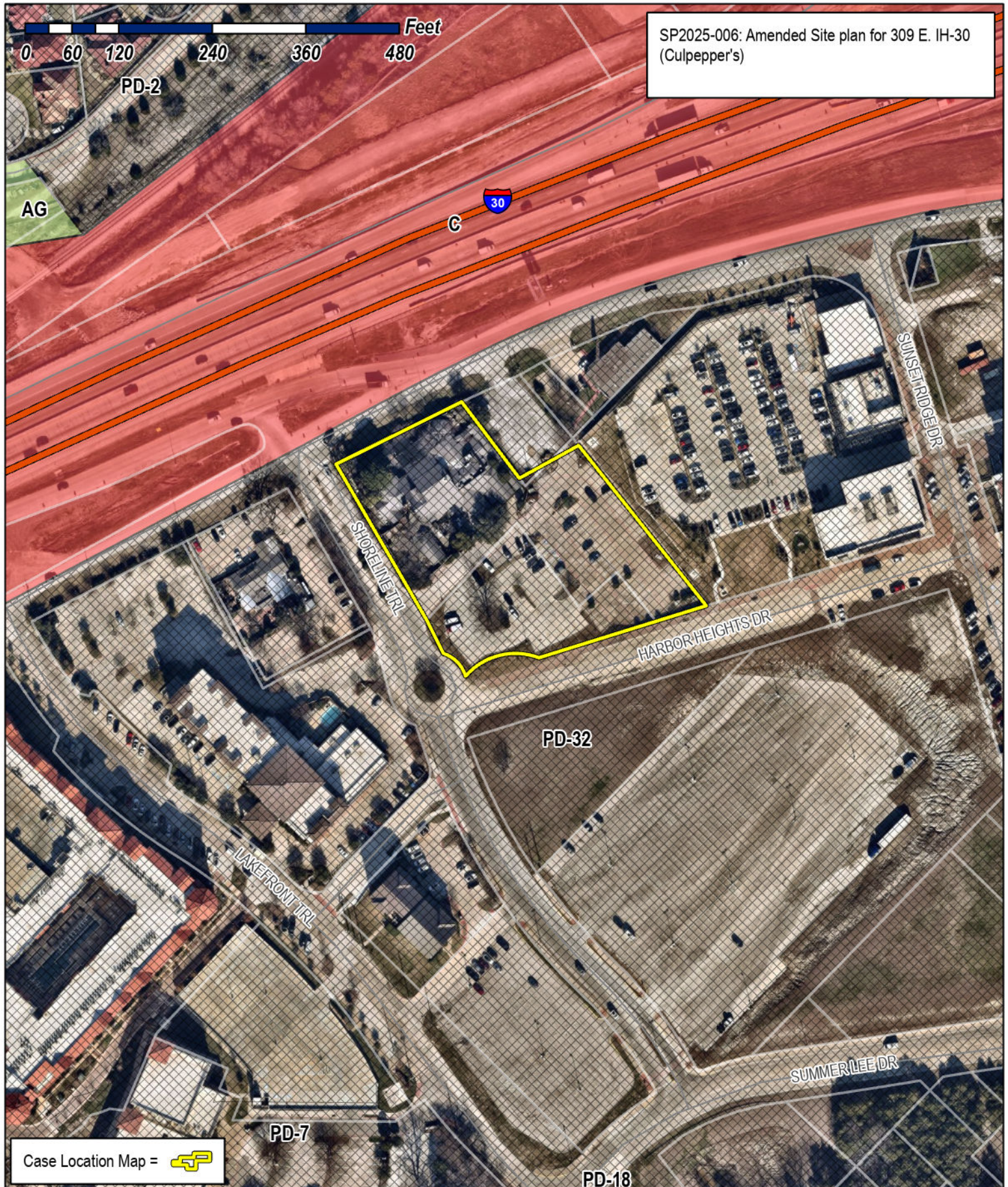
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF February, 2025.

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 = 

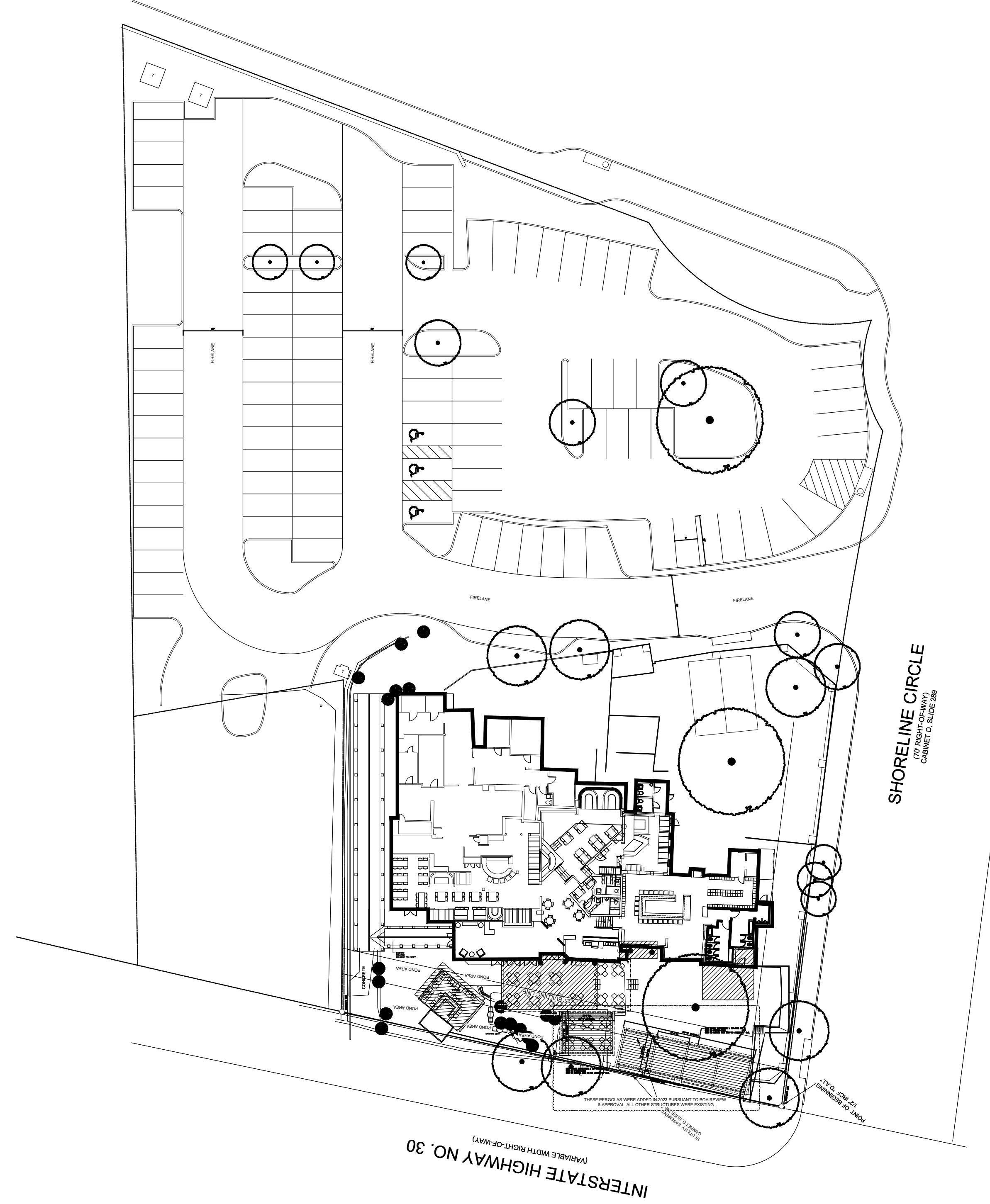


City of Rockwall

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.



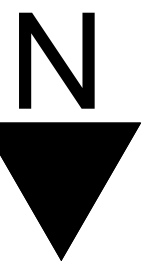


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 DATE : 1/8/2025
 DRAWN BY : MS
 SCALE : AS NOTED

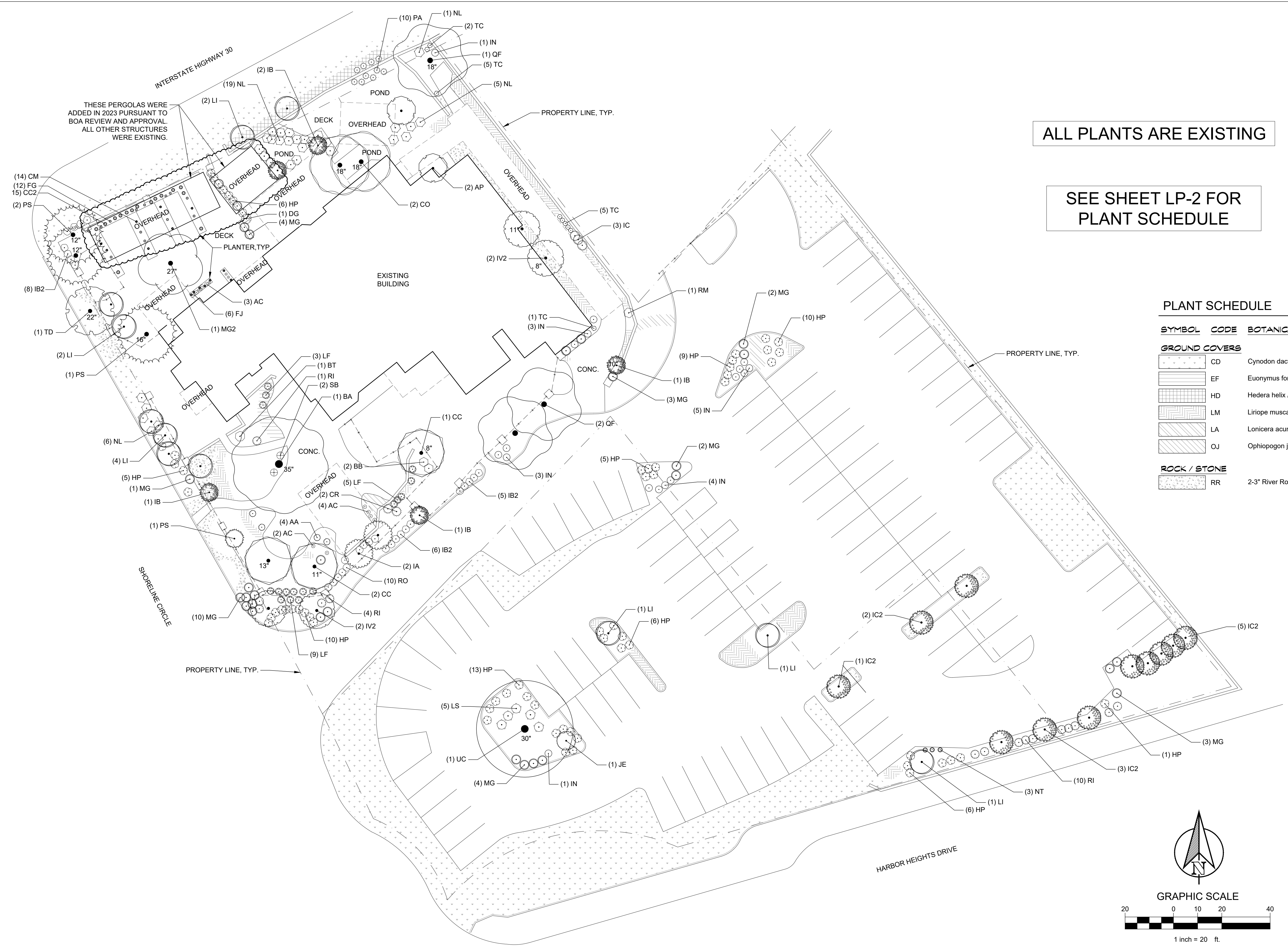
REVISIONS :

SITE
PLAN

CCC - CULPEPPER
 309 EAST INTERSTATE 30
 ROCKWALL, TX 75087

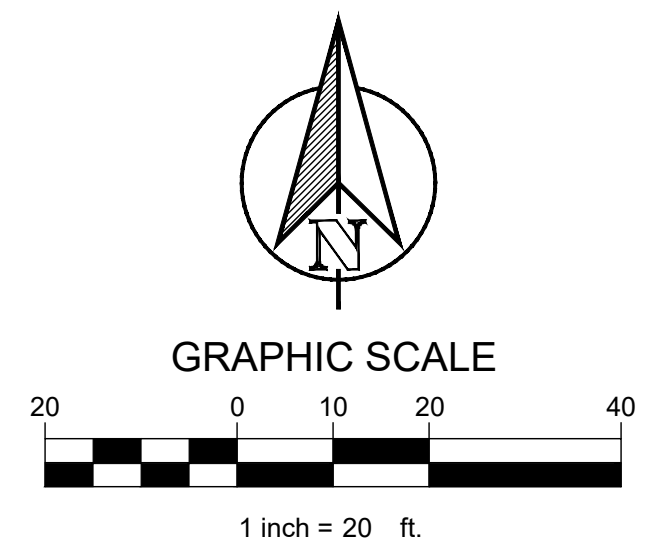


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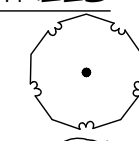
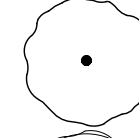
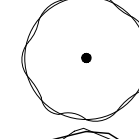
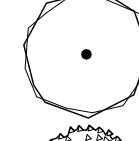
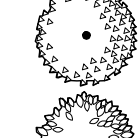
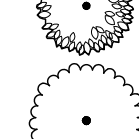
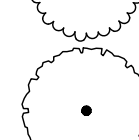
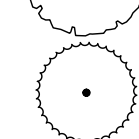
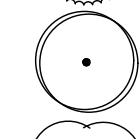
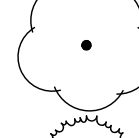
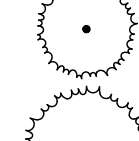
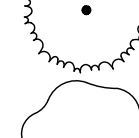
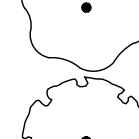
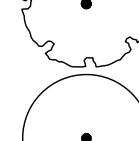
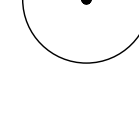



PLANT SCHEDULE

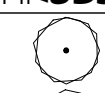
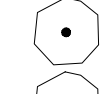
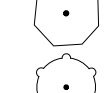


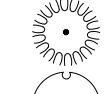
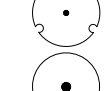
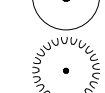
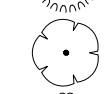
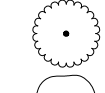
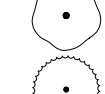


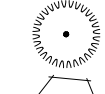

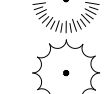
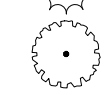
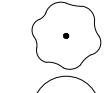
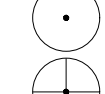
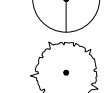





SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
GROUND COVERS			
	CD	Cynodon dactylon x transvaalensis 'DT-1' / Sod	11,538 sf
	EF	Euonymus fortunei / Wintercreeper	127 sf
	HD	Hedera helix / English Ivy	292 sf
	LM	Liriope muscari / Lilyturf	1,056 sf
	LA	Lonicera acuminata / Honeysuckle	141 sf
	OJ	Ophiopogon japonicus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



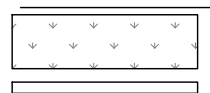
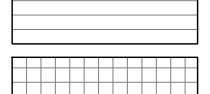
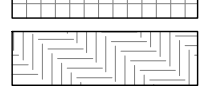
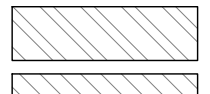



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	QTY
TREES			
	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
SHRUBS			
	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	Dasyliion 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

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GROUND COVERS			
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ROCK / STONE			
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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