



**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>
- 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>
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- 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.  
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## PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 100 S. John King Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION SWC John King and Park Hills Blvd

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD

CURRENT USE Rear land

PROPOSED ZONING

PROPOSED USE Dog Boarding No Outdoor Kennels

ACREAGE 1.5

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HR3167 THE CITY NO LONGER HAS FINALITY 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 WAS Holdings LLC

APPLICANT WAS Holdings LLC

CONTACT PERSON Ryan Snitzer

CONTACT PERSON Ryan Snitzer

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)

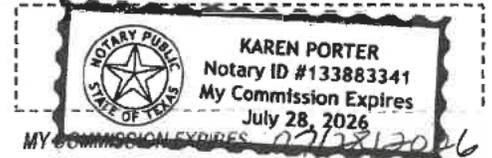
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ryan Snitzer [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 330 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF July, 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."

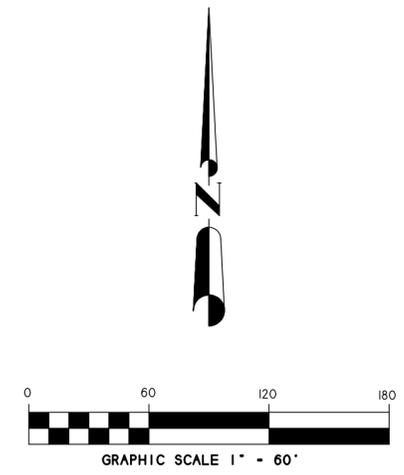
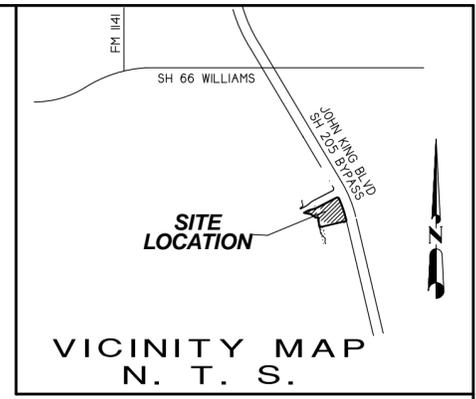
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OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



CURVE DATA TABLE						
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
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LINE TABLE		
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5	N 79°08'23"W	66.86'
6	N 62°35'32"E	35.86'
7	S 70°57'16"E	18.46'
8	S 13°13'12"E	17.68'
9	N 10°56'13"W	23.22'

**GENERAL NOTES:**

- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

**SURVEYOR'S NOTES**

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
- 4) THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS FOR CONVEYANCE.

**FINAL PLAT  
LOT 1, BLOCK A  
RIVER'S DOG RETREAT  
ADDITION**

BEING ONE (1) LOT  
1.50 ACRES/ 63,540 S.F.  
A REPLAT OF LOT 2, BLOCK A,  
BOARDWALK DEVELOPMENT ADDITION  
  
SITUATED WITHIN THE  
GEORGE W. REDLIN SURVEY, A-183  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 1 OF 2

SYMBOL LEGEND	
TV TELEVISION CABLE RISER	PP POWER POLE
GAS METER	PP FIRE HYDRANT
TEL. RISER	PP 1/2" IRP (RIP) MARKED FOUND (CORNER)
ED ELEC. SUBSURFACE METER	PP AIR COND. UNIT
ELEC. JUNCTION BOX	PP PROpane TANK
WATER METER	
LIGHT POLE	
PROPERTY LINES	

OWNER:  
WAS HOLDINGS, LLC  
7091 ELM STREET  
FRISCO, TEXAS 75034

**H.D. Fetty Land Surveyor, LLC**  
Firm Registration no. 101509-00

SURVEY DATE: OCTOBER 7, 2024  
SCALE: 1" = 60' FILE # 20240108-RP  
CLIENT: RDR

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, WAS HOLDINGS, LLC, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

TRACT ONE  
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, and being Lot 2, Block A of BOARDWALK DEVELOPMENT ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Document no. 2024000023143, of the Plat Records of Rockwall County, Texas., and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the West right-of-way line of John King Boulevard and at the east corner of said Lot 2, Block A;

THENCE S. 76 deg. 46 min. 48 sec. W. along the south boundary of said Lot 2, Block A, a distance of 275.83 feet to the east boundary of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in a northerly direction along the east boundary of Park Hills as follows:

N 10°56'13"W, 23.22'; N 10°07'55"W, 46.33'; N 5°58'08"E, 28.02'; N 87°49'07"W, 28.55'; N 56°28'11"W, 62.92'; N 79°08'23"W, 66.86' to a point in the south right-of-way of Park Hills Boulevard,

THENCE N. 62 deg. 35 min. 32 sec. E. along said right-of-way line, a distance of 35.86 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the right having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the left having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE N. 62 deg. 35 min. 34 sec. E. along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE S. 70 deg. 57 min. 16 sec E. along said right-of-way line, a distance of 18.46 feet to a 1/2" iron rod found for corner in the west right-of-way of John King Boulevard;

THENCE in a southeasterly direction along a curve to the right having a central angle of 11°19'32", a radius of 1140.00 feet, a tangent of 113.04', a chord of S 18°52'58"E, 224.97 feet, along said right-of-way, an arc distance of 225.34 feet to a 1/2" iron rod set for corner;

THENCE S. 13 deg. 13 min. 12 sec. E. along the west right-of-way line of said John King Boulevard, a distance of 17.68 feet to the POINT OF BEGINNING and containing 63,540 square feet or 1.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK A, RIVER'S DOG RETREAT ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in LOT 1, BLOCK A, RIVER'S DOG RETREAT ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintenance, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

for WAS HOLDINGS, LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

APPROVED

I hereby certify that the above and foregoing plat of LOT 1, BLOCK A, RIVER'S DOG RETREAT ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_.

Mayor, City of Rockwall

Planning and Zoning Chairman

City Secretary City of Rockwall

City Engineer

FINAL PLAT  
**LOT 1, BLOCK A  
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SITUATED WITHIN THE  
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SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	FIL	PP							
TELEVISION CABLE WIRE	WATER	PHONE WIRE	PIPER WIRE	POLE							
ELEC. METER	ELEC. BOX	ELEC. SUBURFACE JUNCTION BOX	WY. METER	LP LIGHT POLE							
1/2" IRON ROD FOUND	1" CORNER	AS COND. UNIT	WORM TANK								
--- EASEMENT LINE	--- PROPERTY LINE										

OWNER:  
WAS HOLDINGS, LLC  
7091 ELM STREET  
FRISCO, TEXAS 75034

**H.D. Fetty Land Surveyor, LLC**

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 7, 2024  
SCALE 1" = 60'  
CLIENT RDR

CITY CASE NO P2025-



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Planning and Zoning Department  
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STAFF USE ONLY

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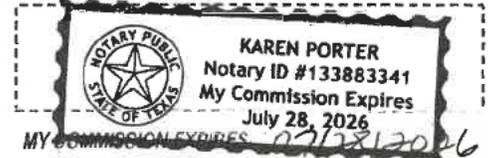
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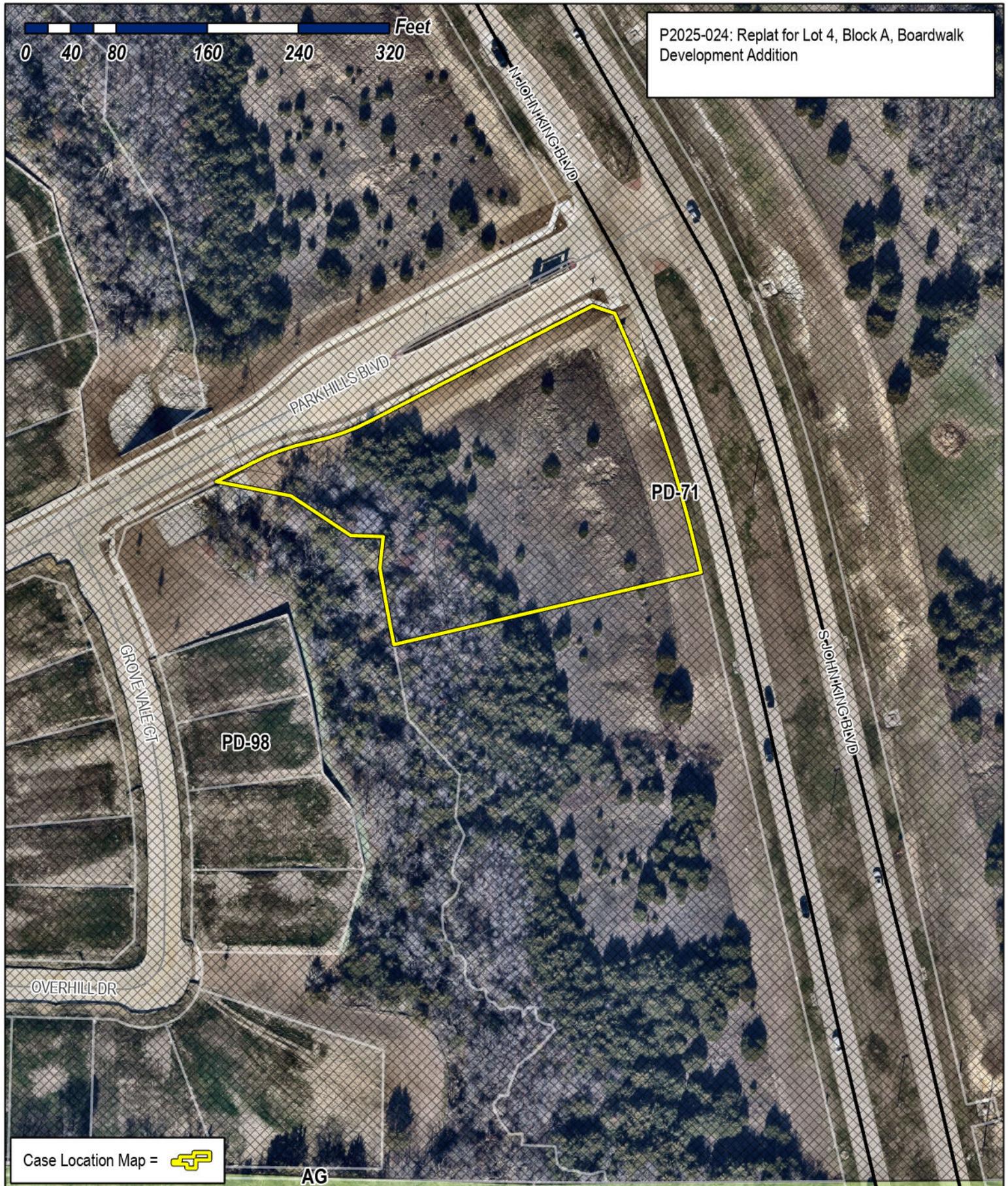
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2025-024: Replat for Lot 4, Block A, Boardwalk Development Addition

Case Location Map = 

AG



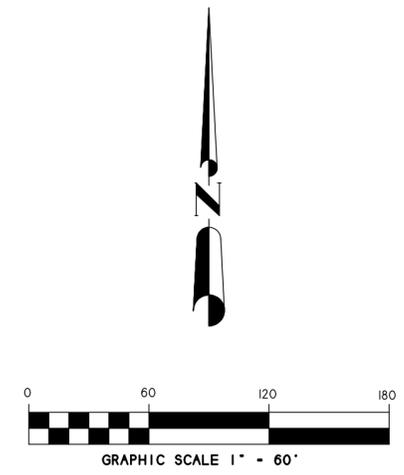
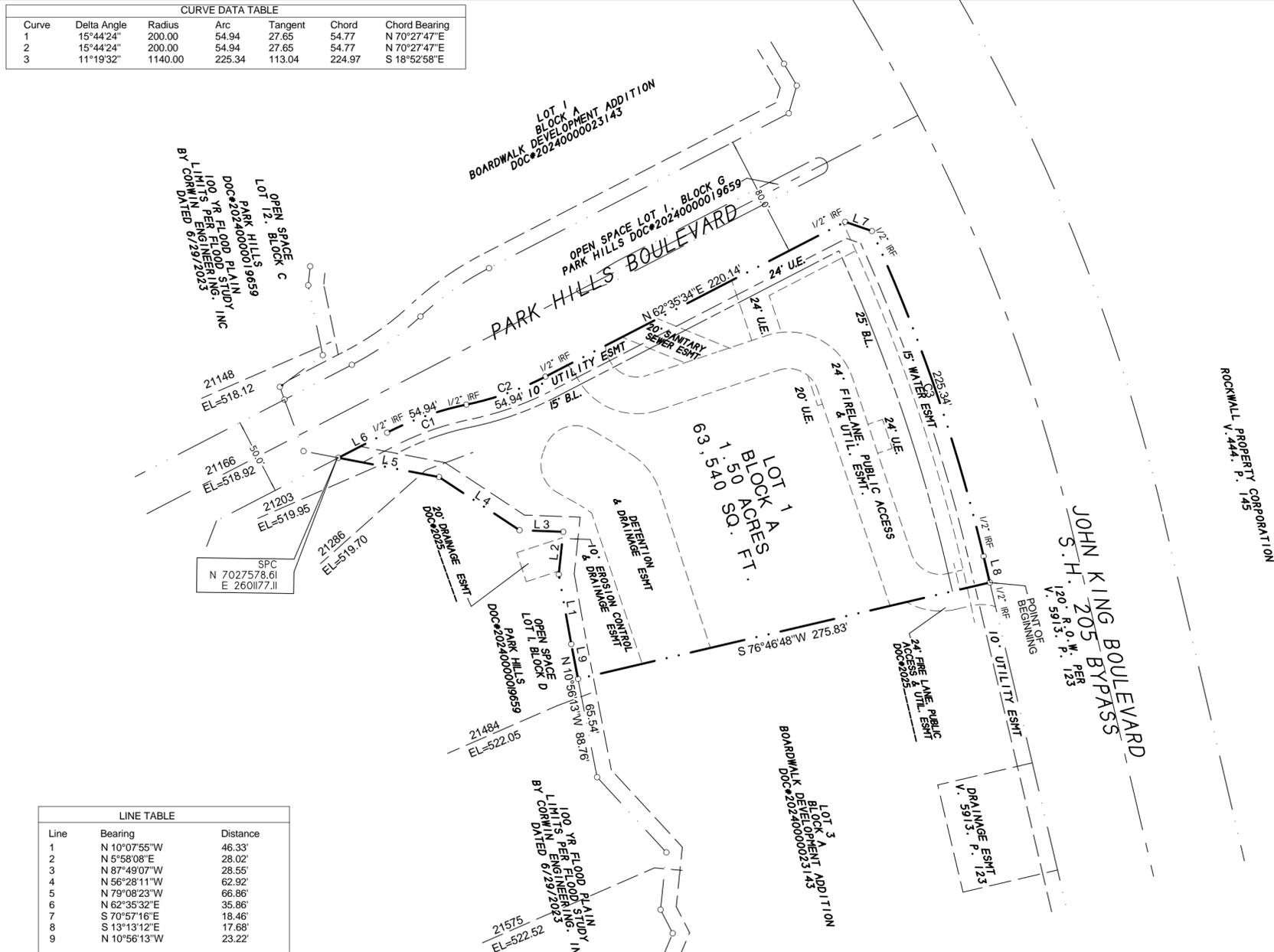
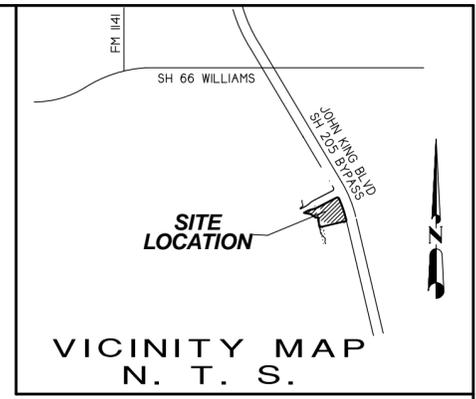
# City of Rockwall

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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LOT 1, BLOCK A  
RIVER'S DOG RETREAT  
ADDITION**

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A REPLAT OF LOT 2, BLOCK A,  
BOARDWALK DEVELOPMENT ADDITION  
  
SITUATED WITHIN THE  
GEORGE W. REDLIN SURVEY, A-183  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**GENERAL NOTES:**

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

**SURVEYOR'S NOTES**

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS FOR CONVEYANCE.

OWNER:  
WAS HOLDINGS, LLC  
7091 ELM STREET  
FRISCO, TEXAS 75034

**H.D. Fetty Land Surveyor, LLC**  
Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

**SHEET 1 OF 2**

SYMBOL LEGEND	
TELEVISION CABLE RISER	GAS METER
TEL RISER	FIRE HYDRANT
ELEC. SUBSURFACE METER JUNCTION BOX	WATER METER
LIGHT POLE	1/2" IRS (W/ RAMP FORM 1 CORNER)
EASEMENT LINE	PROPANE TANK
PROPERTY LINES	AIR COND. UNIT

SURVEY DATE: OCTOBER 7, 2024  
SCALE: 1" = 60' FILE # 20240108-RP  
CLIENT: RDR

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, WAS HOLDINGS, LLC, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

TRACT ONE  
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, and being Lot 2, Block A of BOARDWALK DEVELOPMENT ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Document no. 2024000023143, of the Plat Records of Rockwall County, Texas., and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the West right-of-way line of John King Boulevard and at the east corner of said Lot 2, Block A;

THENCE S. 76 deg. 46 min. 48 sec. W. along the south boundary of said Lot 2, Block A, a distance of 275.83 feet to the east boundary of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in a northerly direction along the east boundary of Park Hills as follows:

N 10°56'13"W, 23.22'; N 10°07'55"W, 46.33'; N 5°58'08"E, 28.02'; N 87°49'07"W, 28.55'; N 56°28'11"W, 62.92'; N 79°08'23"W, 66.86' to a point in the south right-of-way of Park Hills Boulevard,

THENCE N. 62 deg. 35 min. 32 sec. E. along said right-of-way line, a distance of 35.86 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the right having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the left having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE N. 62 deg. 35 min. 34 sec. E. along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE S. 70 deg. 57 min. 16 sec E. along said right-of-way line, a distance of 18.46 feet to a 1/2" iron rod found for corner in the west right-of-way of John King Boulevard;

THENCE in a southeasterly direction along a curve to the right having a central angle of 11°19'32", a radius of 1140.00 feet, a tangent of 113.04', a chord of S 18°52'58"E, 224.97 feet, along said right-of-way, an arc distance of 225.34 feet to a 1/2" iron rod set for corner;

THENCE S. 13 deg. 13 min. 12 sec. E. along the west right-of-way line of said John King Boulevard, a distance of 17.68 feet to the POINT OF BEGINNING and containing 63,540 square feet or 1.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK A, RIVER'S DOG RETREAT ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in LOT 1, BLOCK A, RIVER'S DOG RETREAT ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintenance, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

or  
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

for WAS HOLDINGS, LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

APPROVED

I hereby certify that the above and foregoing plat of LOT 1, BLOCK A, RIVER'S DOG RETREAT ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Mayor, City of Rockwall

Planning and Zoning Chairman

City Secretary City of Rockwall

City Engineer

FINAL PLAT  
LOT 1, BLOCK A  
RIVER'S DOG RETREAT  
ADDITION

BEING ONE (1) LOT  
1.50 ACRES/ 63,540 S.F.  
A REPLAT OF LOT 2, BLOCK A,  
BOARDWALK DEVELOPMENT ADDITION

SITUATED WITHIN THE  
GEORGE W. REDLIN SURVEY, A-183  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	FIL	PP							
TELEVISION CABLE WIRE	GAS METER	PHONE WIRE	FIRE WIRE	POWER POLE							
ELEC. METER	ELEC. BOX	WY. METER	LP LIGHT POLE	1/2" IRON ROD FOUND							
ELECTRIC JUNCTION BOX	SUBURFACE METER	WY. METER	WY. METER	1 CORNER							
-X- FENCE	EASEMENT LINE	PROPERTY LINE	AS COND. UNIT	WORM TANK							

OWNER:  
WAS HOLDINGS, LLC  
7091 ELM STREET  
FRISCO, TEXAS 75034

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 7, 2024  
SCALE 1" = 60'  
CLIENT RDR

CITY CASE NO P2025-



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** July 29, 2025  
**APPLICANT:** Ryan Snitzer; *WAS Holdings LLC*  
**CASE NUMBER:** P2025-024; *Replat for Lot 4, Block A, Boardwalk Development Addition*

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### SUMMARY

Consider a request by Ryan Snitzer of WAS Holdings, LLC for the approval of a Replat for Lot 4, Block A, Boardwalk Development Addition being a 1.50-acre parcel of land identified as Lot 2, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 100 S, John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Replat for a 1.50-acre parcel of land (*i.e. Lot 2, Block A, Boardwalk Development Addition*) for the purpose of establishing one (1) lot (*i.e. Lot 4, Block A, Boardwalk Development Addition*). The purpose of the proposed Replat is to establish the necessary utility, detention, and fire easements required to develop the subject property.
- ☑ Background. The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 18, 2007, the City Council approved a zoning change [*Case No. Z2007-011; Ordinance No. 07-19*] that rezoned the property from Agricultural (AG) District to Planned Development District 71 (PD-71) for Commercial (C) District land uses. On September 2, 2008, the City Council approved a zoning case [*Case No. Z2008-017; Ordinance No. 08-45*] to amend Planned Development District 71 (PD-71). On November 4, 2024, the City Council approved a conveyance plat [*Case No. P2024-036*] that establish the subject property as Lot 2, Block A, Boardwalk Development Addition. On December 10, 2024, the Planning and Zoning Commission approved a site plan [*Case No. SP2024-048*] to allow the construction of an *Animal Boarding/Kennel without Outside Pens* on the subject property. The subject property has remained vacant since the time of annexation.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for *Lot 4, Block A, Boardwalk Development Addition*, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Replat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 7/25/2025

PROJECT NUMBER: P2025-024  
PROJECT NAME: Final Plat for Lot 1, Block A, River Dog Retreat  
SITE ADDRESS/LOCATIONS: 100 N JOHN KING BLVD

CASE CAPTION: Consider a request by Ryan Snitzer of WAS Holdings, LLC for the approval of a Replat for Lot 4, Block A, Boardwalk Development Addition being a 1.50-acre parcel of land identified as Lot 2, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 100 S, John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/25/2025	Needs Review

07/25/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Replat for Lot 4, Block A, Boardwalk Development Addition being a 1.50-acre parcel of land identified as Lot 2, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 100 S, John King Boulevard.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (P2025-024) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):

Final Plat  
Lot 4, Block A  
Boardwalk Development Addition  
Being a replat of  
Lot 2, Block A  
Boardwalk Development Addition  
Being  
1 Lot  
1.50-acres or 63,540 SF  
Situated in the  
G. W. Redlin Survey, Abstract No. 183  
City of Rockwall, Rockwall County, Texas

M.5 Please tie two (2) corners to the state plane coordinates. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.6 Please provide a consistent formatting for the bounds. More specifically for the degree digit, the please use two places for the degree (i.e. 0° vs. 00°) to be consistent. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please correct the callouts on the plat to be consistent with the Title Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please remove the setbacks from the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 The separate instrument numbers must be provided before the plat may be filed. Please note that the separate instrument process takes longer than plat approval. Given this, it may be beneficial to plat the adjacent properties as well. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please update the signature block with the correct Lot numbers. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please provide the ROW width for the adjacent roadways. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.12 Please delineate the corner clips where the driveways public ROW. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.13 Please provide clarity on the detention easement, as it appears to abruptly end at the property line. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.

I.15 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: July 29, 2025

City Council: August 4, 2025

I.16 Please note that once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

I.17 All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the planning and zoning commission or city council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	07/22/2025	Approved w/ Comments

07/22/2025: 1. Replat or final plat?

2. Provide the latest general notes.

3. It would be quicker and easier to plat Lot 3 along with Lot 1 to get all of the off-site easements. All off-site construction will be stopped until easements are filed.

4. This hasn't been filed

5. Need 15' off-site water line easement on adjacent property

6. This line work isn't correct. See approved plans

7. Need line and curve data. Need 100-yr WSEL

8. Call out drainage easement of the floodplain area.

9. Ex. drainage easement

10. Need 2 of these on the plat (Northing and Easting). Add one more somewhere.

11. Min. FFE based on 2' above detention pond 100-yr elevation.

- 12. Need additional water line easement along fire lane per approved plans
- 13. Need arrows showing which lines are the 15' water esmt.
- 14. Need to include all bearings and distances & curve data for all proposed easements.
- 15. These are 20' UE per the approved plans
- 16. This sewer revision hasn't been approved and until is it plat cannot be filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/25/2025	Approved
No Comments			

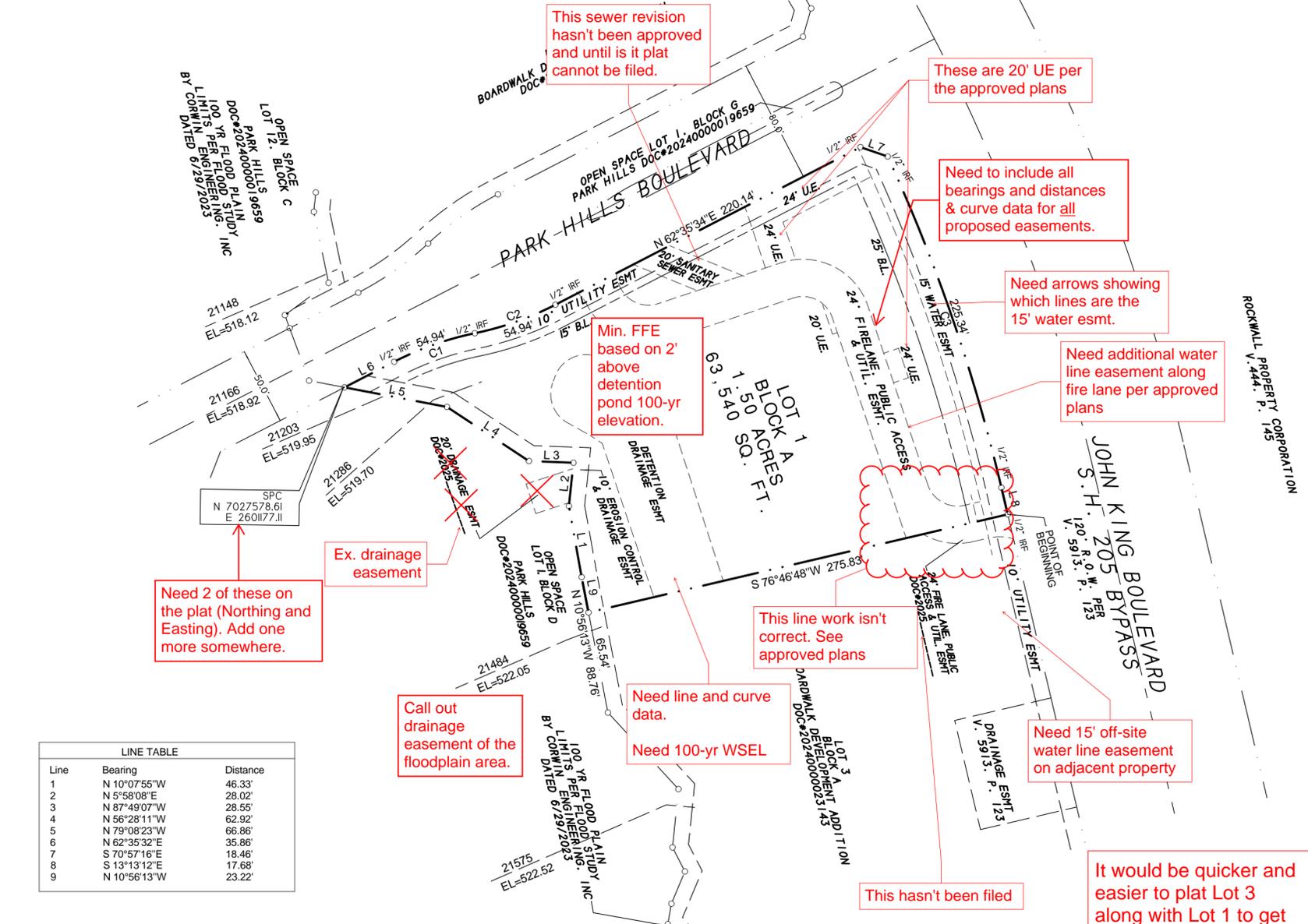
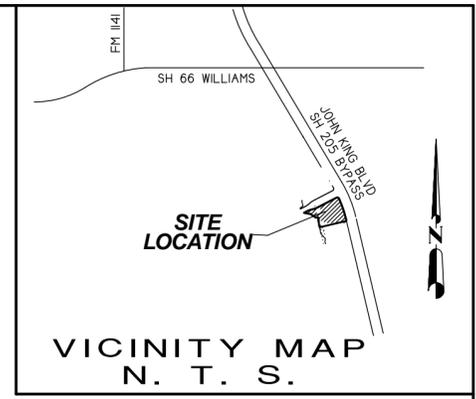
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/21/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/22/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	07/25/2025	N/A
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/23/2025	Approved
No Comments			

CURVE DATA TABLE						
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	15°44'24"	200.00	54.94	27.65	54.77	N 70°27'47"E
2	15°44'24"	200.00	54.94	27.65	54.77	N 70°27'47"E
3	11°19'32"	1140.00	225.34	113.04	224.97	S 18°52'58"E



This sewer revision hasn't been approved and until it is plat cannot be filed.

These are 20' UE per the approved plans

Need to include all bearings and distances & curve data for all proposed easements.

Need arrows showing which lines are the 15' water esmt.

Need additional water line easement along fire lane per approved plans

Min. FFE based on 2' above detention pond 100-yr elevation.

Need 2 of these on the plat (Northing and Easting). Add one more somewhere.

Ex. drainage easement

Call out drainage easement of the floodplain area.

Need line and curve data.

Need 100-yr WSEL

This line work isn't correct. See approved plans

Need 15' off-site water line easement on adjacent property

This hasn't been filed

It would be quicker and easier to plat Lot 3 along with Lot 1 to get all of the off-site easements. All off-site construction will be stopped until easements are filed.

Provide the latest general notes.

- GENERAL NOTES [Please add this to any other notes included on the plat.]**
- Subdivider's Statement.** Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
  - Public Improvement Statement.** It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
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  - Street Appurtenances.** All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

Replat or final plat?

**FINAL PLAT**  
**LOT 1, BLOCK A**  
**RIVER'S DOG RETREAT**  
**ADDITION**

BEING ONE (1) LOT  
 1.50 ACRES/ 63,540 S.F.  
 A REPLAT OF LOT 2, BLOCK A,  
 BOARDWALK DEVELOPMENT ADDITION  
 SITUATED WITHIN THE  
 GEORGE W. REDLIN SURVEY, A-183  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- GENERAL NOTES:**
- Subdivider's Statement.** Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
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- SURVEYOR'S NOTES**
- According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does appear to lie within a 100-year flood plain.
  - BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
  - ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
  - THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS FOR CONVEYANCE.

OWNER:  
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 7091 ELM STREET  
 FRISCO, TEXAS 75034

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

**SHEET 1 OF 2**

SYMBOL LEGEND	
TV	TELEVISION CABLE ROSS
GAS	METER
TEL	POLE
FI	FIRE HYDRANT
PP	POWER POLE
ED	ELECTRIC METER
EL	ELECTRIC SUBSURFACE JUNCTION BOX
W	WATER METER
LP	LIGHT POLE
1/2" IRS	1/2" IRON ROD FOUND IN CORNER
AR	AR COND. UNIT
PT	PROXIMATE TANK
---	EASEMENT LINE
---	PROPERTY LINES

SURVEY DATE: OCTOBER 7, 2024  
 SCALE: 1" = 60' FILE # 20240108-RP  
 CLIENT: RDR



# 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.  
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## PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 100 S. John King Rockwall, TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION SWC John King and Park Hills Blvd

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING PD

CURRENT USE Rear land

PROPOSED ZONING

PROPOSED USE Dog Boarding No Outdoor Kennels

ACREAGE 1.5

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HR3167 THE CITY NO LONGER HAS FINALITY 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 WAS Holdings LLC

APPLICANT WAS Holdings LLC

CONTACT PERSON Ryan Snitzer

CONTACT PERSON Ryan Snitzer

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)

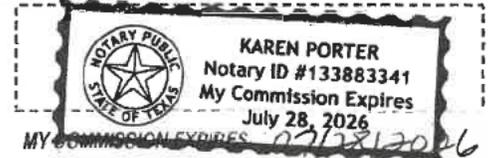
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ryan Snitzer [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

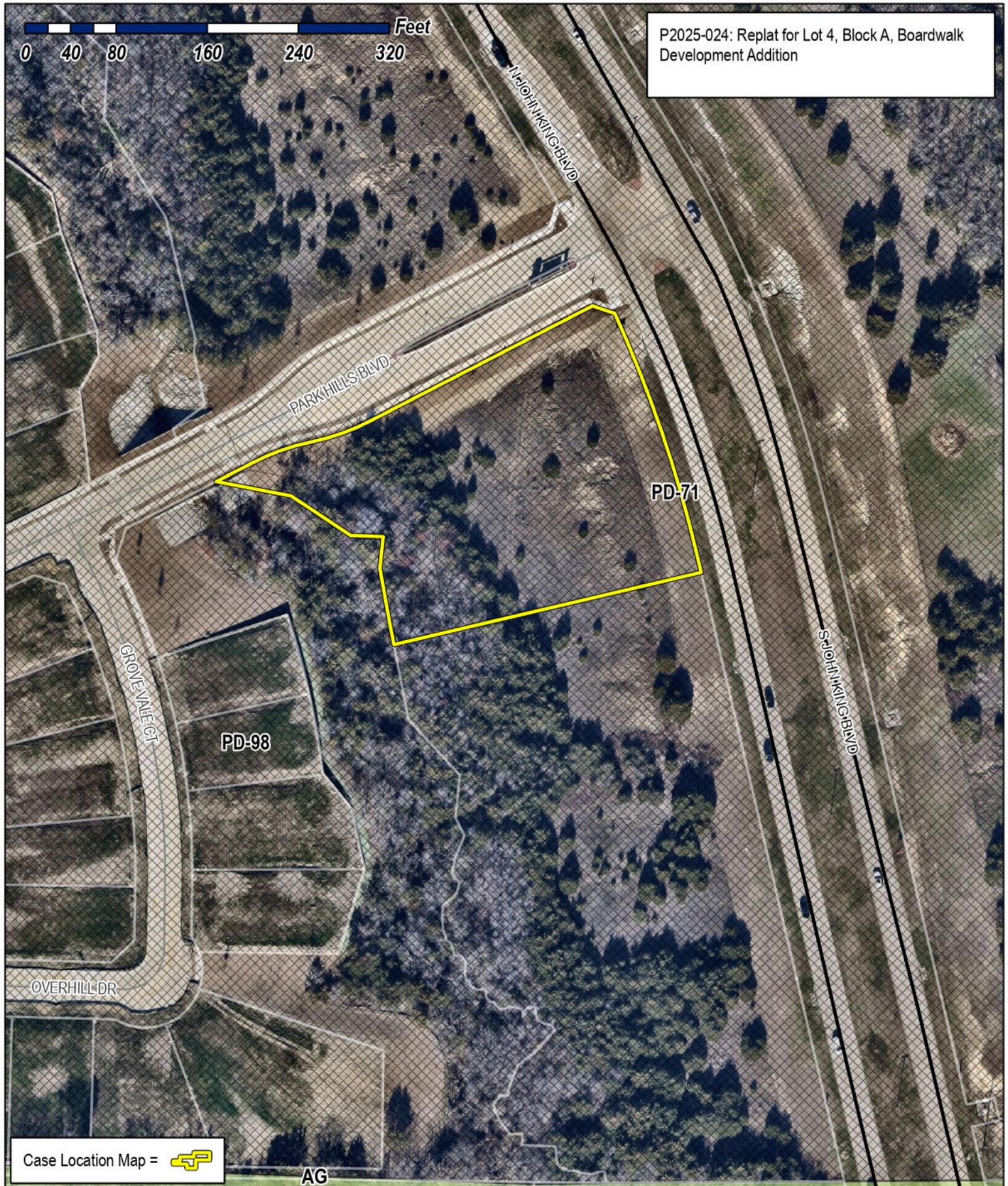
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 330 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF July, 2025. BY SIGNING THIS APPLICATION, 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 17 DAY OF July, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2025-024: Replat for Lot 4, Block A, Boardwalk Development Addition

Case Location Map = 

AG



# City of Rockwall

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

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OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, WAS HOLDINGS, LLC, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

TRACT ONE  
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, and being Lot 2, Block A of BOARDWALK DEVELOPMENT ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Document no. 2024000023143, of the Plat Records of Rockwall County, Texas., and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the West right-of-way line of John King Boulevard and at the east corner of said Lot 2, Block A;

THENCE S. 76 deg. 46 min. 48 sec. W. along the south boundary of said Lot 2, Block A, a distance of 275.83 feet to the east boundary of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in a northerly direction along the east boundary of Park Hills as follows:

N 10°56'13"W, 23.22'; N 10°07'55"W, 46.33'; N 5°58'08"E, 28.02'; N 87°49'07"W, 28.55'; N 56°28'11"W, 62.92'; N 79°08'23"W, 66.86' to a point in the south right-of-way of Park Hills Boulevard,

THENCE N. 62 deg. 35 min. 32 sec. E. along said right-of-way line, a distance of 35.86 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the right having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the left having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE N. 62 deg. 35 min. 34 sec. E. along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE S. 70 deg. 57 min. 16 sec E. along said right-of-way line, a distance of 18.46 feet to a 1/2" iron rod found for corner in the west right-of-way of John King Boulevard;

THENCE in a southeasterly direction along a curve to the right having a central angle of 11°19'32", a radius of 1140.00 feet, a tangent of 113.04', a chord of S 18°52'58"E, 224.97 feet, along said right-of-way, an arc distance of 225.34 feet to a 1/2" iron rod set for corner;

THENCE S. 13 deg. 13 min. 12 sec. E. along the west right-of-way line of said John King Boulevard, a distance of 17.68 feet to the POINT OF BEGINNING and containing 63,540 square feet or 1.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK A, RIVER'S DOG RETREAT ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in LOT 1, BLOCK A, RIVER'S DOG RETREAT ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintenance, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

or  
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

\_\_\_\_\_ for WAS HOLDINGS, LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

APPROVED

I hereby certify that the above and foregoing plat of LOT 1, BLOCK A, RIVER'S DOG RETREAT ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
Planning and Zoning Chairman

\_\_\_\_\_  
City Secretary City of Rockwall

\_\_\_\_\_  
City Engineer

FINAL PLAT  
**LOT 1, BLOCK A  
RIVER'S DOG RETREAT  
ADDITION**

BEING ONE (1) LOT  
1.50 ACRES/ 63,540 S.F.  
A REPLAT OF LOT 2, BLOCK A,  
BOARDWALK DEVELOPMENT ADDITION

SITUATED WITHIN THE  
GEORGE W. REDLIN SURVEY, A-183  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	FIL	PP							
TELEVISION CABLE WIRE	GAS METER	PHONE WIRE	FIRE WIRE	POWER POLE							
ELEC. METER	ELEC. BOX	WY. METER	LP LIGHT POLE	1/2" IRON ROD FOUND							
ELECTRIC METER	SUBURFACE JUNCTION BOX	WY. METER	LP LIGHT POLE	1/2" IRON ROD FOUND							
-X-	EASEMENT LINE	PROPERTY LINE	AS COND. UNIT	WORM TANK							

OWNER:  
WAS HOLDINGS, LLC  
7091 ELM STREET  
FRISCO, TEXAS 75034

**H.D. Fetty Land Surveyor, LLC**

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 7, 2024  
SCALE 1" = 60'  
CLIENT RDR

CITY CASE NO P2025-



# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council  
**DATE:** August 4, 2025  
**APPLICANT:** Ryan Snitzer; *WAS Holdings LLC*  
**CASE NUMBER:** P2025-024; *Replat for Lot 4, Block A, Boardwalk Development Addition*

---

### SUMMARY

Consider a request by Ryan Snitzer of WAS Holdings, LLC for the approval of a Replat for Lot 4, Block A, Boardwalk Development Addition being a 1.50-acre parcel of land identified as Lot 2, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 100 S, John King Boulevard, and take any action necessary.

### PLAT INFORMATION

- ☑ Purpose. The applicant is requesting approval of a Replat for a 1.50-acre parcel of land (*i.e. Lot 2, Block A, Boardwalk Development Addition*) for the purpose of establishing one (1) lot (*i.e. Lot 4, Block A, Boardwalk Development Addition*). The purpose of the proposed Replat is to establish the necessary utility, detention, and fire easements required to develop the subject property.
- ☑ Background. The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 18, 2007, the City Council approved a zoning change [*Case No. Z2007-011; Ordinance No. 07-19*] that rezoned the property from Agricultural (AG) District to Planned Development District 71 (PD-71) for Commercial (C) District land uses. On September 2, 2008, the City Council approved a zoning case [*Case No. Z2008-017; Ordinance No. 08-45*] to amend Planned Development District 71 (PD-71). On November 4, 2024, the City Council approved a conveyance plat [*Case No. P2024-036*] that establish the subject property as Lot 2, Block A, Boardwalk Development Addition. On December 10, 2024, the Planning and Zoning Commission approved a site plan [*Case No. SP2024-048*] to allow the construction of an *Animal Boarding/Kennel without Outside Pens* on the subject property. The subject property has remained vacant since the time of annexation.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this Replat -- conforming to the requirements for plats as stipulated by the *Subdivision Ordinance* in the *Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

### CONDITIONS OF APPROVAL

If the City Council chooses to approve the Replat for Lot 4, Block A, Boardwalk Development Addition, staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Replat; and,
- (2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

**PLANNING AND ZONING COMMISSION**

On July 29, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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OWNER WAS Holdings LLC

APPLICANT WAS Holdings LLC

CONTACT PERSON Ryan Snitzer

CONTACT PERSON Ryan Snitzer

ADDRESS [REDACTED]

ADDRESS [REDACTED]

CITY, STATE & ZIP [REDACTED]

CITY, STATE & ZIP [REDACTED]

PHONE [REDACTED]

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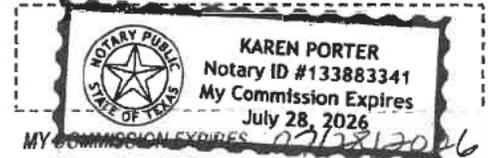
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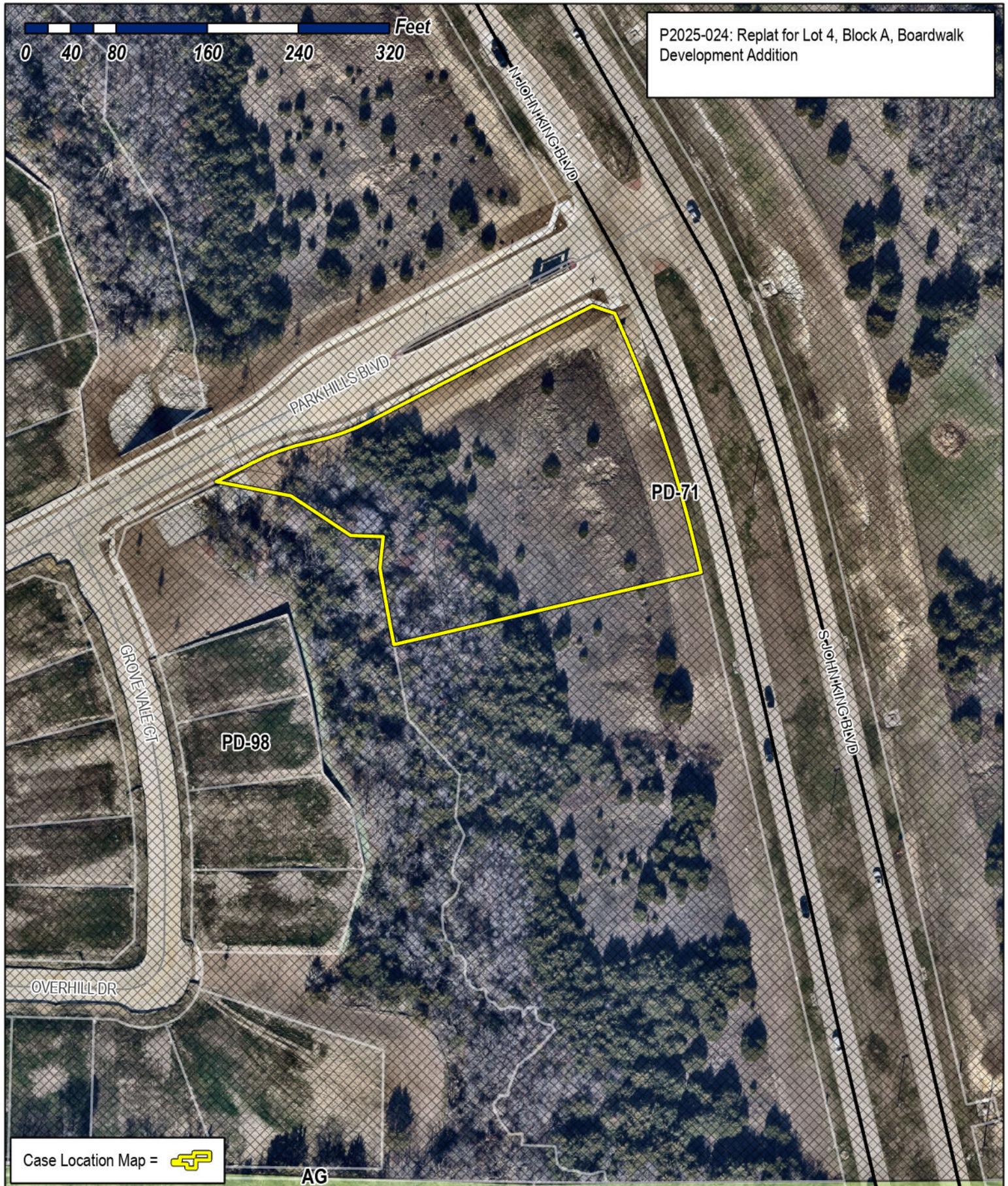
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF July, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





P2025-024: Replat for Lot 4, Block A, Boardwalk Development Addition

Case Location Map = 

AG



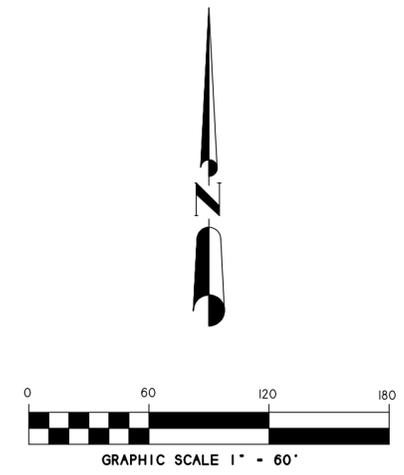
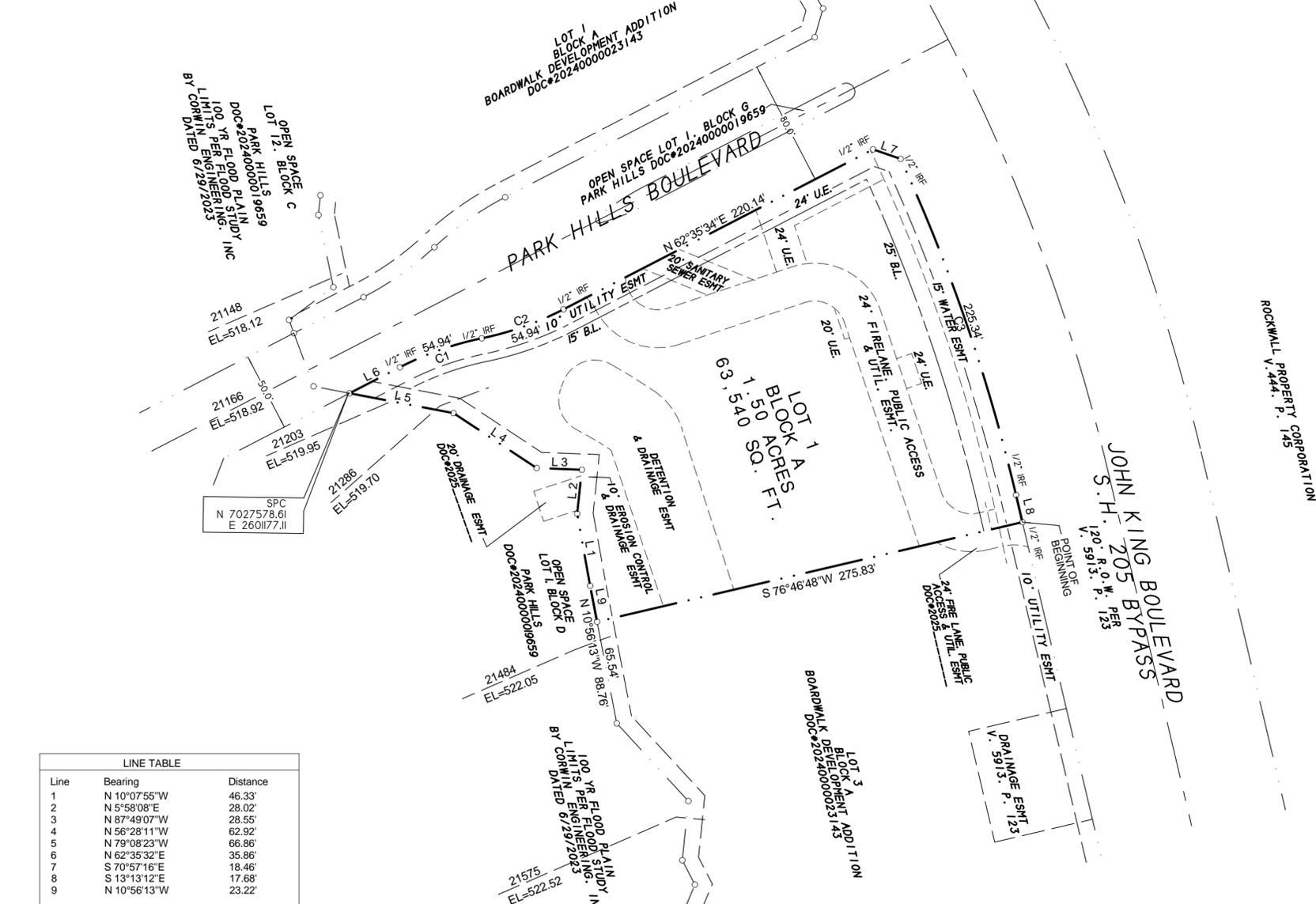
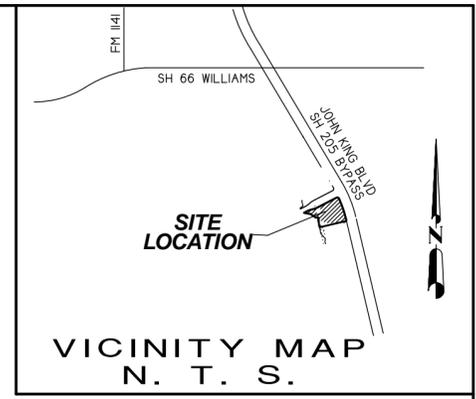
# City of Rockwall

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CURVE DATA TABLE						
Curve	Delta Angle	Radius	Arc	Tangent	Chord	Chord Bearing
1	15°44'24"	200.00	54.94	27.65	54.77	N 70°27'47"E
2	15°44'24"	200.00	54.94	27.65	54.77	N 70°27'47"E
3	11°19'32"	1140.00	225.34	113.04	224.97	S 18°52'58"E



LINE TABLE		
Line	Bearing	Distance
1	N 10°07'55"W	46.33'
2	N 5°58'08"E	28.02'
3	N 87°49'07"W	28.55'
4	N 56°28'11"W	62.92'
5	N 79°08'23"W	66.86'
6	N 62°35'32"E	35.86'
7	S 70°57'16"E	18.46'
8	S 13°13'12"E	17.68'
9	N 10°56'13"W	23.22'

FINAL PLAT  
**LOT 1, BLOCK A  
 RIVER'S DOG RETREAT  
 ADDITION**

BEING ONE (1) LOT  
 1.50 ACRES/ 63,540 S.F.  
 A REPLAT OF LOT 2, BLOCK A,  
 BOARDWALK DEVELOPMENT ADDITION

SITUATED WITHIN THE  
 GEORGE W. REDLIN SURVEY, A-183  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**GENERAL NOTES:**

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

**SURVEYOR'S NOTES**

1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does appear to lie within a 100-year flood plain.

2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

4) THE PURPOSE OF THIS PLAT IS TO CREATE 3 NEW LOTS FOR CONVEYANCE.

OWNER:  
 WAS HOLDINGS, LLC  
 7091 ELM STREET  
 FRISCO, TEXAS 75034

**H.D. Fetty Land Surveyor, LLC**  
 Firm Registration no. 101509-00  
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

**SHEET 1 OF 2**

SYMBOL LEGEND	
TV TELEVISION CABLE RISER	PP POWER POLE
GAS METER	PP FIRE HYDRANT
TEL RISER	PP 1/2" IRC RAMPED FOUND CORNER
WATER METER	PP AIR COND. UNIT
ELEC. SUBSURFACE JUNCTION BOX	PP PROpane TANK
ELEC. SUBSURFACE METER	
WATER LIGHT POLE	
PROPERTY LINES	

SURVEY DATE: OCTOBER 7, 2024  
 SCALE: 1" = 60' FILE # 20240108-RP  
 CLIENT: RDR

OWNER'S CERTIFICATE  
(Public Dedication)

STATE OF TEXAS  
COUNTY OF ROCKWALL

WHEREAS, WAS HOLDINGS, LLC, Being the owners of a tract of land in the County of Rockwall, State of Texas, said tract being described as follows:

TRACT ONE  
All that certain lot, tract or parcel of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas, and being Lot 2, Block A of BOARDWALK DEVELOPMENT ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Document no. 2024000023143, of the Plat Records of Rockwall County, Texas., and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the West right-of-way line of John King Boulevard and at the east corner of said Lot 2, Block A;

THENCE S. 76 deg. 46 min. 48 sec. W. along the south boundary of said Lot 2, Block A, a distance of 275.83 feet to the east boundary of PARK HILLS, an Addition to the City of Rockwall, Rockwall County, Texas;

THENCE in a northerly direction along the east boundary of Park Hills as follows:

N 10°56'13"W, 23.22'; N 10°07'55"W, 46.33'; N 5°58'08"E, 28.02'; N 87°49'07"W, 28.55'; N 56°28'11"W, 62.92'; N 79°08'23"W, 66.86' to a point in the south right-of-way of Park Hills Boulevard,

THENCE N. 62 deg. 35 min. 32 sec. E. along said right-of-way line, a distance of 35.86 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the right having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE in a northeasterly direction along the south right-of-way of Park Hills Boulevard, along a curve to the left having a central angle of 15°44'24", a radius of 200.00', a tangent of 27.65', a chord of N 70°27'47"E, 54.77 feet, along said right-of-way line, an arc distance of 54.94 feet to a 1/2" iron rod found for corner;

THENCE N. 62 deg. 35 min. 34 sec. E. along said right-of-way line, a distance of 220.14 feet to a 1/2" iron rod found for corner;

THENCE S. 70 deg. 57 min. 16 sec E. along said right-of-way line, a distance of 18.46 feet to a 1/2" iron rod found for corner in the west right-of-way of John King Boulevard;

THENCE in a southeasterly direction along a curve to the right having a central angle of 11°19'32", a radius of 1140.00 feet, a tangent of 113.04', a chord of S 18°52'58"E, 224.97 feet, along said right-of-way, an arc distance of 225.34 feet to a 1/2" iron rod set for corner;

THENCE S. 13 deg. 13 min. 12 sec. E. along the west right-of-way line of said John King Boulevard, a distance of 17.68 feet to the POINT OF BEGINNING and containing 63,540 square feet or 1.50 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LOT 1, BLOCK A, RIVER'S DOG RETREAT ADDITION, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in LOT 1, BLOCK A, RIVER'S DOG RETREAT ADDITION, have been notified and signed this plat.

I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

I also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintenance, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall;

or  
Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that I may have as a result of the dedication of exaction's made herein.

\_\_\_\_\_ for WAS HOLDINGS, LLC

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_.

Notary Public in and for the State of Texas

My Commission Expires: \_\_\_\_\_

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.



Harold D. Fetty, III  
Registered Professional Land Surveyor No. 5034

APPROVED

I hereby certify that the above and foregoing plat of LOT 1, BLOCK A, RIVER'S DOG RETREAT ADDITION, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_\_ day of \_\_\_\_\_.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Rockwall

\_\_\_\_\_  
Planning and Zoning Chairman

\_\_\_\_\_  
City Secretary City of Rockwall

\_\_\_\_\_  
City Engineer

FINAL PLAT  
**LOT 1, BLOCK A  
RIVER'S DOG RETREAT  
ADDITION**

BEING ONE (1) LOT  
1.50 ACRES/ 63,540 S.F.  
A REPLAT OF LOT 2, BLOCK A,  
BOARDWALK DEVELOPMENT ADDITION

SITUATED WITHIN THE  
GEORGE W. REDLIN SURVEY, A-183  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

SYMBOL LEGEND											
TV	GAS	TEL	FIL	PP							
TELEVISION CABLE WIRE	GAS METER	PHONE WIRE	FIRE WIRE	POWER POLE							
ELEC. METER	ELEC. BOX	ELEC. SUBURFACE JUNCTION BOX	LP LIGHT POLE	1/2" IRON ROD FOUND							
-X- FENCE	--- EASEMENT LINE	--- PROPERTY LINE	--- AIR COND. UNIT	--- WORM TANK							

OWNER:  
WAS HOLDINGS, LLC  
7091 ELM STREET  
FRISCO, TEXAS 75034

**H.D. Fetty Land Surveyor, LLC**

Firm Registration no. 101509-00  
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE OCTOBER 7, 2024  
SCALE 1" = 60'  
CLIENT RDR

CITY CASE NO P2025-



DATE: October 2, 2025

TO: Ryan Snitzer  
WAS Holding LLC  
512 Fair Drive  
Rockwall, TX 75087

FROM: Henry Lee, AICP  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2025-024; Replat for Lot 4, Block A, Boardwalk Development Addition

Ryan Snitzer:

This letter serves to notify you that the above referenced platting case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on June 2, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- 1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,
- 2) Any construction resulting from the approval of this Replat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On July 29, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the replat by a vote of 7-0.

City Council

On August 4, 2025, the City Council approved a motion to approve the Replat by a vote of 7-0.

Prior to submitting the required materials for filing, please send or submit a physical or digital copy of the plat to allow staff to ensure that all outstanding comments have been addressed. Once staff has verified all comments have been addressed you will be required to submit -- *at a minimum* -- the following:

- (1) One (1) set(s) of mylar copies of the plat.
- (2) One (1) tax certificate for each property being platted that demonstrates that the current years taxes have been paid.
- (3) A check for the filing fees (*see below*) made out to the *Rockwall County Clerk's Office*.

**FILING FEES:**

**Mylars:** \$49.00 per page for the 1<sup>st</sup> set only (*No charge for additional sets*).

**Tax Certificates:** \$29.00 for the 1<sup>st</sup> certificate and \$4.00 for each additional certificate.

Please note that the filling fee amount above is only an estimate and that filing fees are subject to change based on the requirements of the *Rockwall County Clerk's Office*.

All plats must be submitted to the City with the required filing fees and tax certificates within a 180-days of the approval date. Failure to adhere to this deadline, will result in the plat being expired in accordance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Should you have any questions or concerns regarding your plat or the platting process, please feel free to contact me a (972) 771-7745.

*Please note that after plats have been filed, the applicant/owner has 30 days to pick up any requested certified copies at City Hall. After 30 days, the requested copies will be discarded by staff.*

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', written over a horizontal line.

Henry Lee, AICP, Senior Planner  
City of Rockwall Planning and Zoning Department