



**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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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1210 N Goliad, TX.

SUBDIVISION ROCKWALL CO BRANCH YMCA

LOT 2 BLOCK A

GENERAL LOCATION NEC of SH205 (N. Goliad St) & Caruth Lane

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

CURRENT ZONING PD - 5 w/North-SH205 Overlay

CURRENT USE Community or Recreation Club

PROPOSED ZONING PD-5 w/ North SH205 Overlay (No Change)

PROPOSED USE Community or Recreation Club (No Change)

ACREAGE 21.378

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Y.M.C.A. of Metropolitan Dallas

APPLICANT Spiars Engineering, Inc.

CONTACT PERSON Todd Baker

CONTACT PERSON David Bond, P.E.

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Todd Baker [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF April, 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."

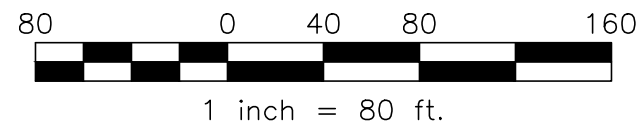
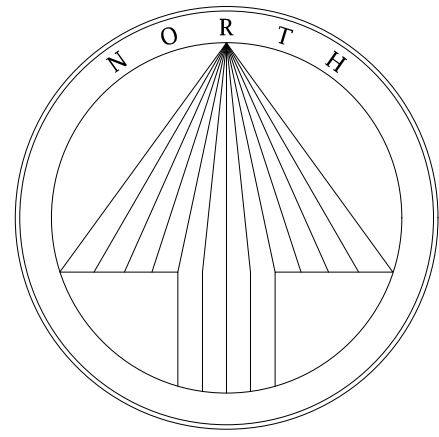
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April, 2025

OWNER'S SIGNATURE

*[Signature]*  
*Jime Dixon*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

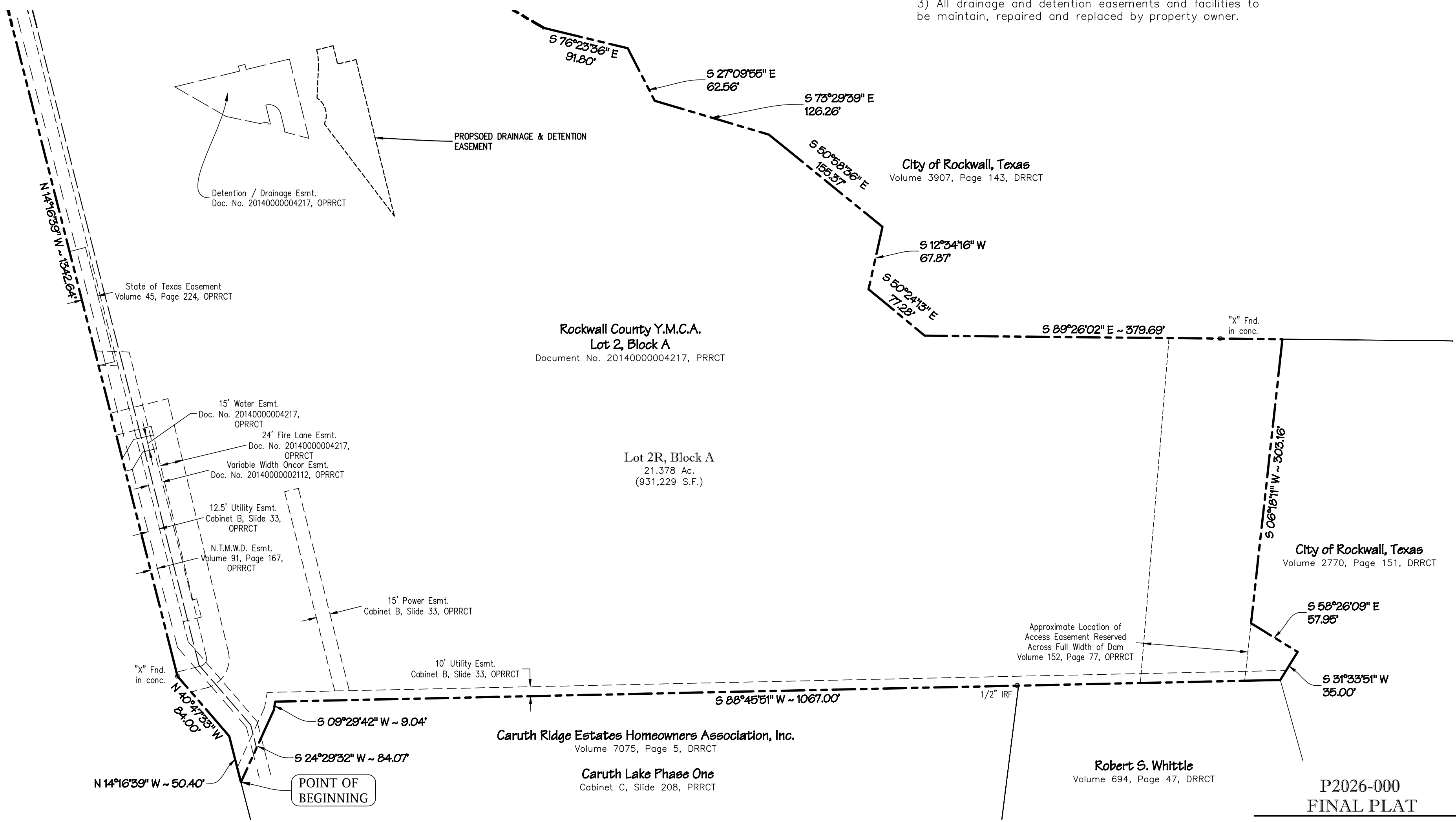
JIME DIXON  
Notary ID #6766047  
My Commission Expires  
February 28, 2028  
MY COMMISSION EXPIRES - Feb 28, 2028



LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
CM	CONTROL MONUMENT
CIRF	CAPPED IRON ROD FOUND
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS

General Notes:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- 3) All drainage and detention easements and facilities to be maintain, repaired and replaced by property owner.



**P2026-000  
FINAL PLAT**

**ROCKWALL COUNTY YMCA**  
**LOT 2R, BLOCK A,**  
 BEING A REPLAT OF LOT2, BLOCK A  
 21.378 ACRES OUT OF THE  
 S. McCURRY SURVEY ~ ABSTRACT NO. 146  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

City of Rockwall Geodetic Control Monuments:

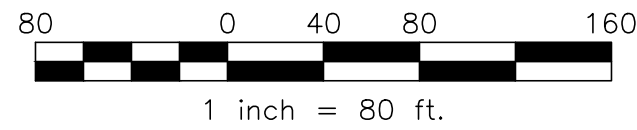
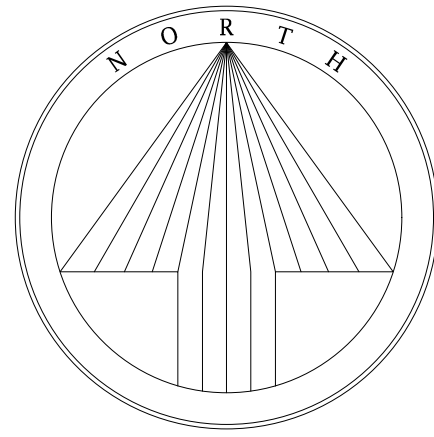
COR-14  
 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN THE CENTER OF CARUTH LANE ON THE WEST NOSE OF A GRASS MEDIAN +100' EAST OF THE INTERSECTION OF CARUTH LANE AND N. GOLIAD STREET.  
 Northing: 7,032,297.149, Easting: 2594169.270,  
 Elevation = 481.54

COR-2  
 ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" +866' EAST OF INTERSECTION OF WILLIAMS ST. AND CARUTH LN., +50' SOUTH OF CL OF WILLIAMS ST.  
 Northing: 7,029,751.124, Easting: 2598589.314,  
 Elevation = 529.10

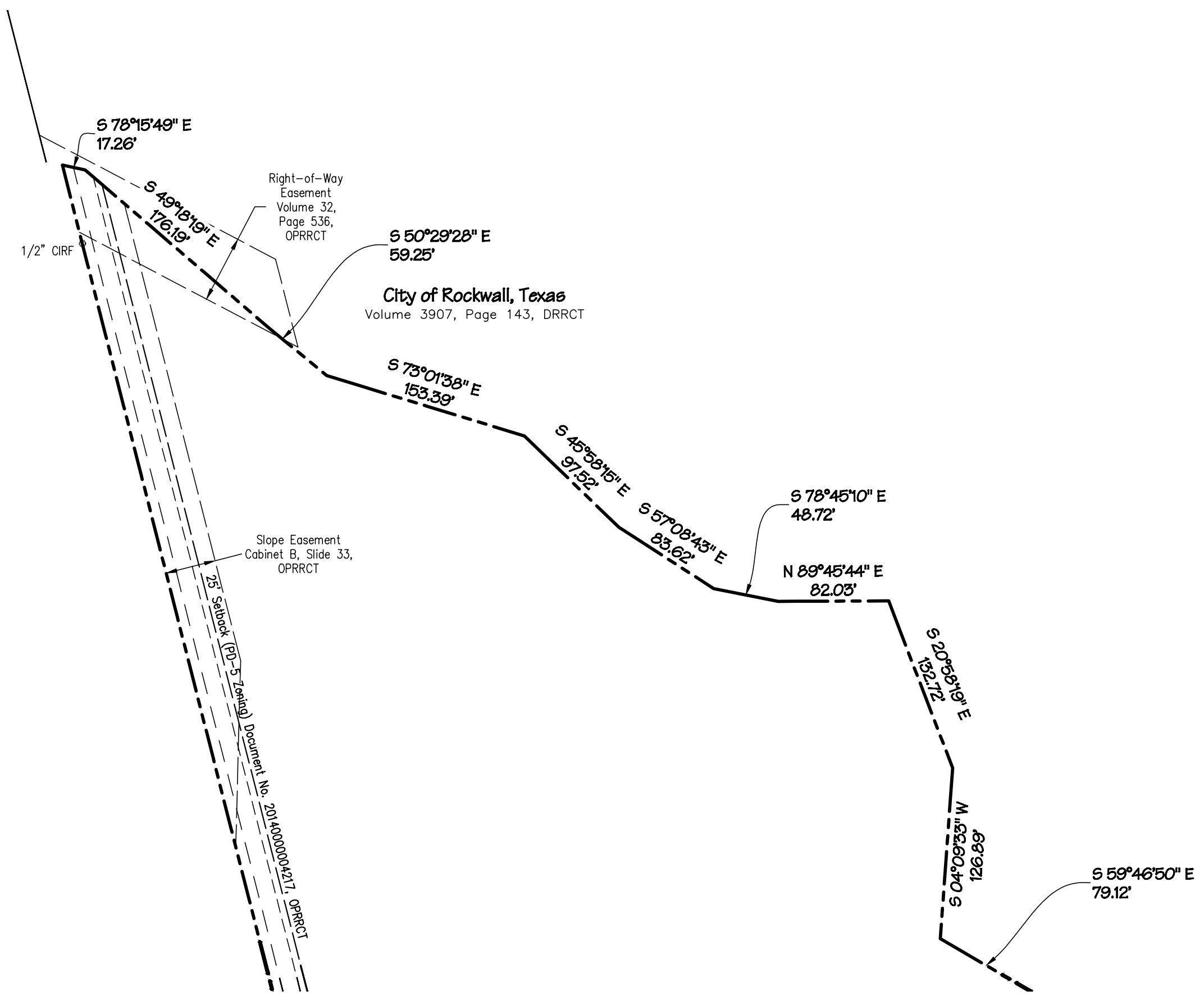
Owner/Applicant  
 YMCA of Metropolitan Dallas  
 1621 W Walnut Hill Lane  
 Dallas, Texas 75038  
 Telephone (214) 880-9622  
 Contact: Todd Baker

Engineer/Surveyor  
 Spiars Engineering, Inc.  
 765 Custer Road, Suite 100  
 Plano, Texas 75075  
 Telephone (972) 422-0077  
 Contact: David Bond

Drawing: G:\2024\085\24-377\YMCA of Rockwall\SURVEY\DWG\24-377 Reg\plat.dwg, Saved By: DBand10, Save Time: 4/13/2026 8:19:34 AM  
 Plotted By: DBand10, Plot Date: 4/13/2026 8:20 AM



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 Printed by: D:\Users\j... 4/12/2024 8:20 AM  
 Drawing: G:\2024\2024-0001\2024-0001.dwg, Saved By: D:\Users\j... 4/12/2024 8:18:34 AM

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 Northing: 7,029,731.124, Easting: 2598589.314,  
 Elevation = 529.10

P2026-000  
 FINAL PLAT  
**ROCKWALL COUNTY YMCA**  
**LOT 2R, BLOCK A,**  
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 Telephone (972) 422-0077  
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OWNERS' CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

BEING a tract of land situated in the S McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, being all of Lot 2, Block A, Rockwall County YMCA Addition, according to the plat recorded in Cabinet I, Page 17, Plat Records, Rockwall County, Texas (PRRCT), , with the subject tract being more particularly described as follows:

BEGINNING at a point found in the east line of State Highway 205 (aka North Goliad Street), a variable width public right-of-way, and also being the westerly northwest corner of Caruth Lake Phase One, an addition to the City of Rockwall according to the plat recorded in Cabinet C, Slide 208, PRRCT;

THENCE N 14°16'39" W, 50.40 feet;

THENCE N 40°47'33" W, 84.00 feet;

THENCE N 14°16'39" W, 1342.64 feet to a point in the center of Squabble Creek, and also being the southwest line of a tract conveyed to City of Rockwall as recorded in Volume 3907, Page 142, Deed Records, Rockwall County, Texas;

THENCE along the common line between said City of Rockwall tract and the subject parcel along the meanders of Squabble Creek the following:

S 78°15'49" E, 17.26 feet; S 49°18'19" E, 176.19 feet; S 50°29'28" E, 59.25 feet; S 73°01'38" E, 153.39 feet;

S 45°58'15" E, 97.52 feet; S 57°08'43" E, 83.62 feet; S 78°45'10" E, 48.72 feet; N 89°45'44" E, 82.03 feet;

S 20°58'19" E, 132.72 feet; S 04°09'33" W, 126.89 feet; S 59°46'50" E, 79.12 feet; S 76°23'36" E, 91.80 feet;

S 27°09'55" E, 62.56 feet; S 73°29'39" E, 126.26 feet; S 50°58'36" E, 155.37 feet; S 12°34'16" W, 67.87 feet;

S 50°24'13" E, 77.28 feet;

THENCE S 89°26'02" E, 379.69 feet to a pint for corner in Caruth Lake, and also being the northwest corner of a tract conveyed to the City of Rockwall as recorded in Volume 2770, Page 151, DRRCT;

THENCE S 06°18'11" W, 303.16 feet;

THENCE S 58°26'09" E, 57.95 feet;

THENCE S 31°33'51" W, 35.00 feet to a common corner with said City of Rockwall tract and a tract of land conveyed to Robert S Whittle as recorded in Volume 694, Page 47, DRRCT;

THENCE S 88°45'51" W, 1067.00 feet; THENCE S 09°29'42" W, 9.04 feet;

THENCE S 24°29'32" W, 84.07 feet to the POINT OF BEGINNING with the subject tract containing 931,229 square feet or 21.378 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2026.



DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public, State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 this final approval.

WITNESS OUR HANDS, this \_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor, City of Rockwall

City Secretary

City Engineer

STATE OF TEXAS §

COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, GINGERCREST, INC., the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL COUNTY YMCA, LOT 2, BLOCK A subdivision 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. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL COUNTY YMCA, LOT 2, BLOCK A subdivision have been notified and signed this plat. We 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. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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, maintaining, 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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.

We 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2026

YMCA OF METROPOLITAN DALLAS

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2026

Notary Public, State of Texas

P2026-000  
REPLAT

ROCKWALL COUNTY YMCA

LOT 2R, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A  
21.378 ACRES OUT OF THE

S. McCURRY SURVEY ~ ABSTRACT NO. 146  
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Telephone (214) 880-9622  
Contact: Todd Baker

Engineer/Surveyor  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone (972) 422-0077  
Contact: David Bond

## CLOSURE REPORT

Segment #1 : Line

Course: N14°16'39"W Length: 50.40'

Segment #2 : Line

Course: N40°47'33"W Length: 84.00'

Segment #3 : Line

Course: N14°16'39"W Length: 1342.64'

Segment #4 : Line

Course: S78°15'49"E Length: 17.26'

Segment #5 : Line

Course: S49°18'19"E Length: 176.19'

Segment #6 : Line

Course: S50°29'28"E Length: 59.25'

Segment #7 : Line

Course: S73°01'38"E Length: 153.39'

Segment #8 : Line

Course: S45°58'15"E Length: 97.52'

Segment #9 : Line

Course: S57°08'43"E Length: 83.62'

Segment #10 : Line

Course: S78°45'10"E Length: 48.72'

Segment #11 : Line

Course: N89°45'44"E Length: 82.03'

Segment #12 : Line

Course: S20°58'19"E Length: 132.72'

Segment #13 : Line

Course: S4°09'33"W Length: 126.89'

Segment #14 : Line

Course: S59°46'50"E Length: 79.12'

Segment #15 : Line

Course: S76°23'36"E Length: 91.80'

Segment #16 : Line

Course: S27°09'55"E Length: 62.56'

Segment #17 : Line

Course: S73°29'39"E Length: 126.26'

Segment #18 : Line

Course: S50°58'36"E Length: 155.37'

Segment #19 : Line

Course: S12°34'16"W Length: 67.87'

Segment #20 : Line

Course: S50°24'13"E Length: 77.28'

Segment #21 : Line

Course: S89°26'02"E Length: 379.69'

Segment #22 : Line

Course: S6°18'11"W Length: 303.16'

Segment #23 : Line

Course: S58°26'09"E Length: 57.95'

Segment #24 : Line

Course: S31°33'51"W Length: 35.00'

Segment #25 : Line

Course: S88°45'51"W Length: 1067.00'

Segment #26 : Line

Course: S9°29'42"W Length: 9.04'

Segment #27 : Line

Course: S24°29'32"W Length: 84.07'

Perimeter: 5050.81' Area: 931229.29 Sq. Ft.

Error Closure: 0.0122 Course: N39°14'46"W

Error North: 0.00947 East: -0.00774

Precision 1: 414000.00



# 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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CITY ENGINEER: \_\_\_\_\_

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

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- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
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- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1210 N Goliad, TX.

SUBDIVISION ROCKWALL CO BRANCH YMCA

LOT 2 BLOCK A

GENERAL LOCATION NEC of SH205 (N. Goliad St) & Caruth Lane

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

CURRENT ZONING PD - 5 w/North-SH205 Overlay

CURRENT USE Community or Recreation Club

PROPOSED ZONING PD-5 w/ North SH205 Overlay (No Change)

PROPOSED USE Community or Recreation Club (No Change)

ACREAGE 21.378

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Y.M.C.A. of Metropolitan Dallas

APPLICANT Spiars Engineering, Inc.

CONTACT PERSON Todd Baker

CONTACT PERSON David Bond, P.E.

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Todd Baker [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF April, 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 15 DAY OF April, 2025

OWNER'S SIGNATURE


*Todd Baker*  
*Jim Dixon*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JIME DIXON  
Notary ID #6766047  
My Commission Expires  
February 28, 2028  
MY COMMISSION EXPIRES - Feb 28, 2028



P2026-016: Replat for Lot 2, Block A, Rockwall County YMCA Addition

Case Location Map = 

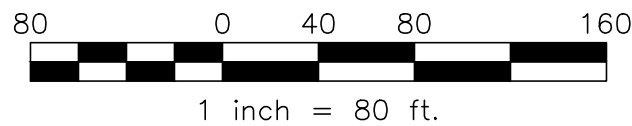
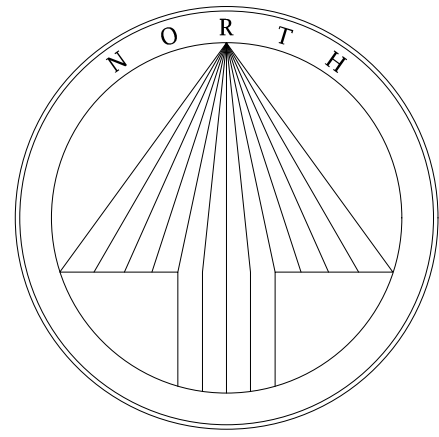


# City of Rockwall

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.

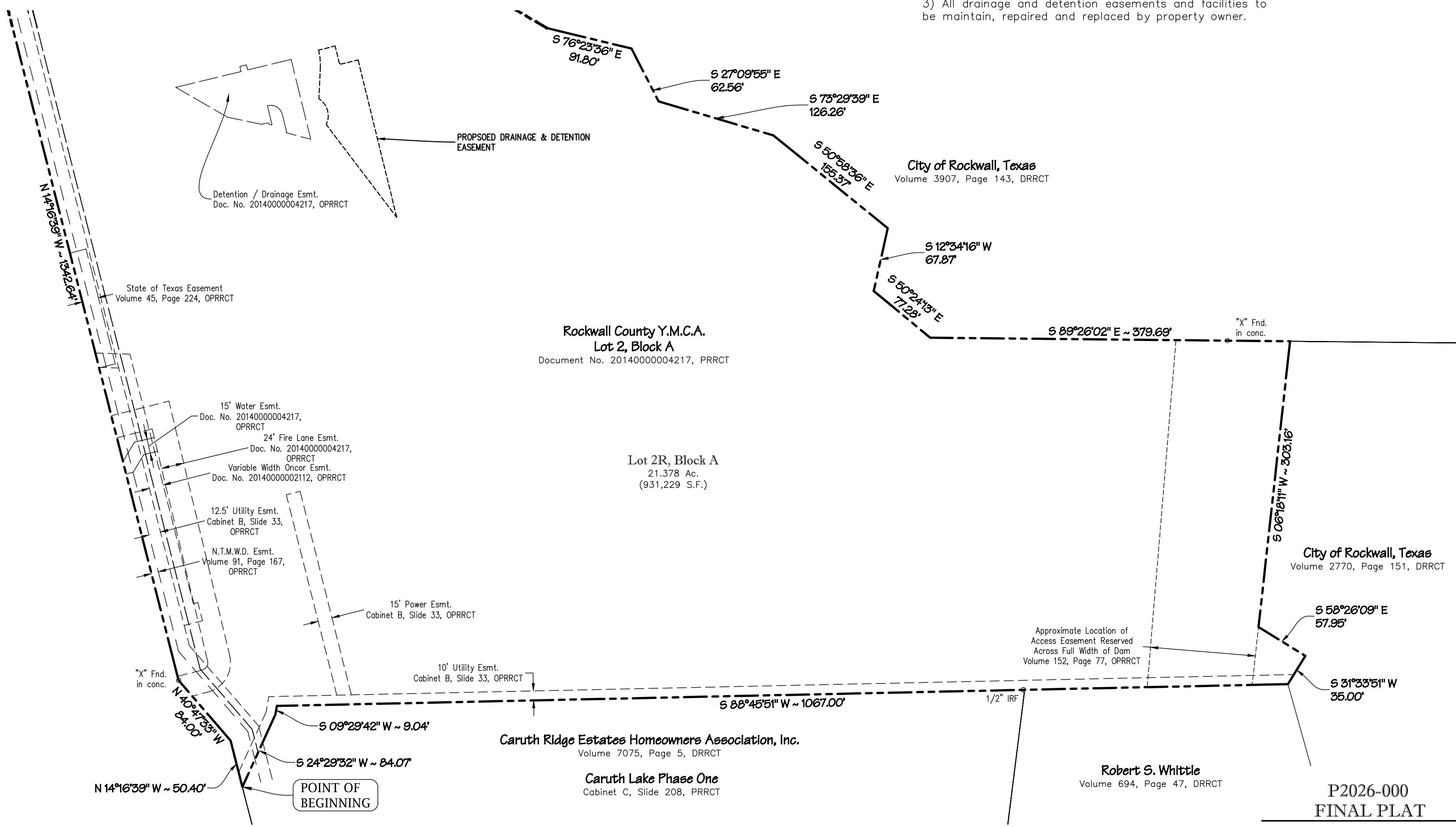




LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
CM	CONTROL MONUMENT
CIRF	CAPPED IRON ROD FOUND
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS

General Notes:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- 3) All drainage and detention easements and facilities to be maintain, repaired and replaced by property owner.



**P2026-000  
FINAL PLAT**

**ROCKWALL COUNTY YMCA**  
**LOT 2R, BLOCK A,**  
 BEING A REPLAT OF LOT2, BLOCK A  
 21.378 ACRES OUT OF THE  
 S. McCURRY SURVEY ~ ABSTRACT NO. 146  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

City of Rockwall Geodetic Control Monuments:

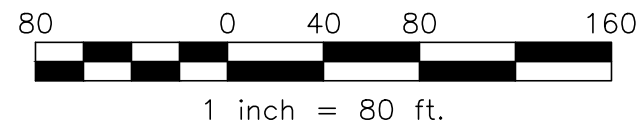
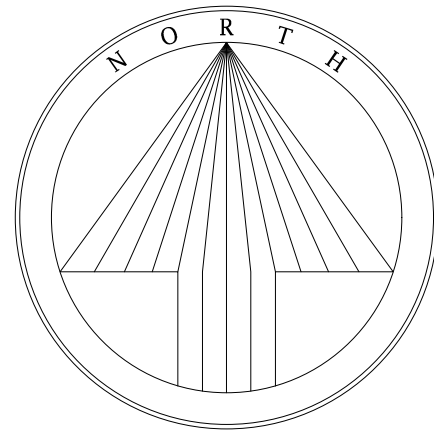
COR-14  
 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN THE CENTER OF CARUTH LANE ON THE WEST NOSE OF A GRASS MEDIAN +100' EAST OF THE INTERSECTION OF CARUTH LANE AND N. GOLIAD STREET.  
 Northing: 7,032,297.149, Easting: 2594169.270,  
 Elevation = 481.54

COR-2  
 ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" +866' EAST OF INTERSECTION OF WILLIAMS ST. AND CARUTH LN., +50' SOUTH OF CL OF WILLIAMS ST.  
 Northing: 7,029,751.124, Easting: 2598589.314,  
 Elevation = 529.10

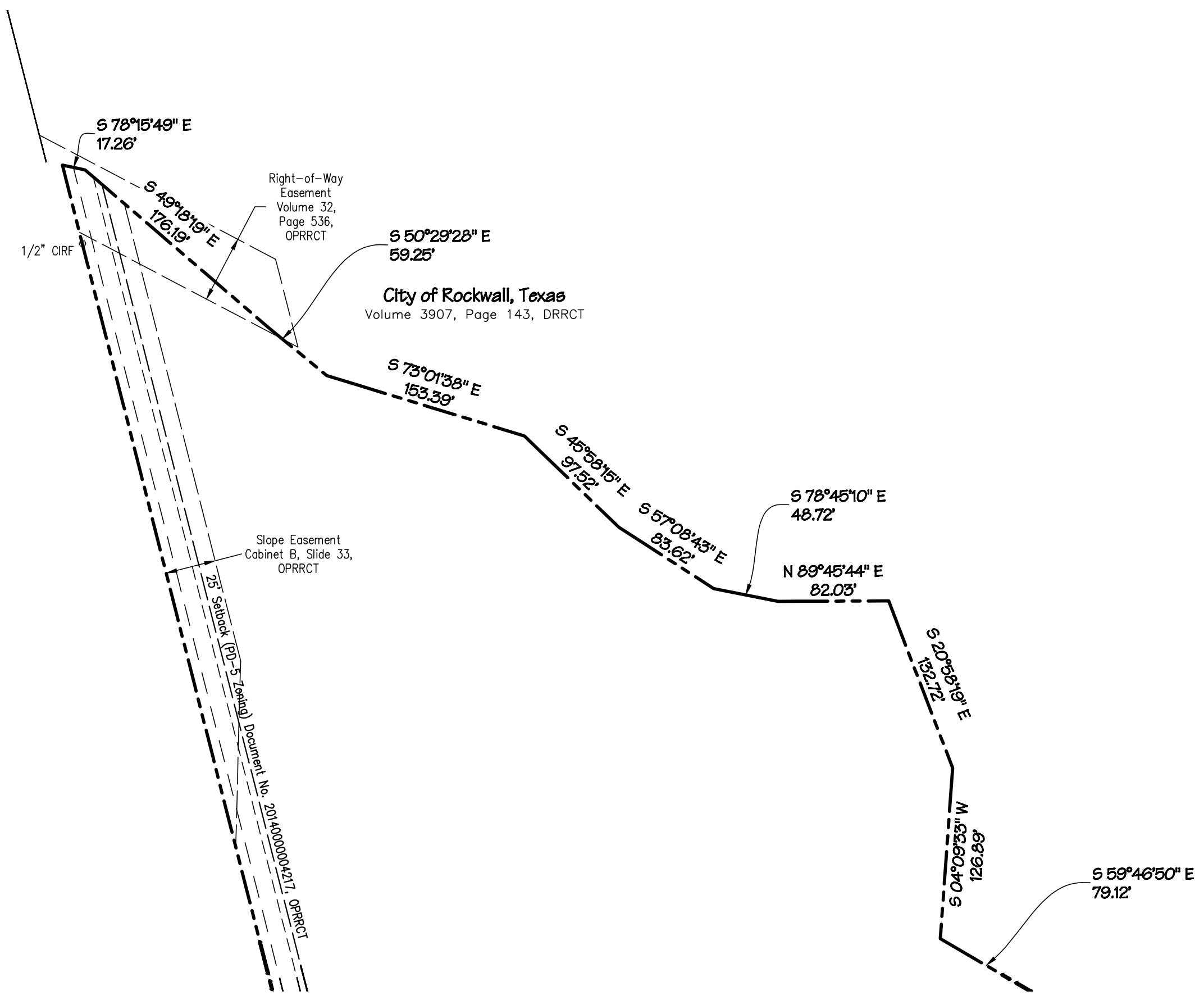
**Owner/Applicant**  
 YMCA of Metropolitan Dallas  
 1621 W Walnut Hill Lane  
 Dallas, Texas 75038  
 Telephone (214) 880-9622  
 Contact: Todd Baker

**Engineer/Surveyor**  
 Spiars Engineering, Inc.  
 765 Custer Road, Suite 100  
 Plano, Texas 75075  
 Telephone (972) 422-0077  
 Contact: David Bond

Drawing: G:\2024\085\24-377\YMCA of Rockwall\SURVEY\DWG\24-377 Reg\plat.dwg, Saved By: DBand10, Save Time: 4/13/2026 8:19:34 AM, Plotted By: DBand10, Plot Date: 4/13/2026 8:20 AM



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 BEING A REPLAT OF LOT2, BLOCK A  
 21.378 ACRES OUT OF THE  
 S. McCURRY SURVEY ~ ABSTRACT NO. 146  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



## CLOSURE REPORT

Segment #1 : Line

Course: N14°16'39"W Length: 50.40'

Segment #2 : Line

Course: N40°47'33"W Length: 84.00'

Segment #3 : Line

Course: N14°16'39"W Length: 1342.64'

Segment #4 : Line

Course: S78°15'49"E Length: 17.26'

Segment #5 : Line

Course: S49°18'19"E Length: 176.19'

Segment #6 : Line

Course: S50°29'28"E Length: 59.25'

Segment #7 : Line

Course: S73°01'38"E Length: 153.39'

Segment #8 : Line

Course: S45°58'15"E Length: 97.52'

Segment #9 : Line

Course: S57°08'43"E Length: 83.62'

Segment #10 : Line

Course: S78°45'10"E Length: 48.72'

Segment #11 : Line

Course: N89°45'44"E Length: 82.03'

Segment #12 : Line

Course: S20°58'19"E Length: 132.72'

Segment #13 : Line

Course: S4°09'33"W Length: 126.89'

Segment #14 : Line

Course: S59°46'50"E Length: 79.12'

Segment #15 : Line

Course: S76°23'36"E Length: 91.80'

Segment #16 : Line

Course: S27°09'55"E Length: 62.56'

Segment #17 : Line

Course: S73°29'39"E Length: 126.26'

Segment #18 : Line

Course: S50°58'36"E Length: 155.37'

Segment #19 : Line

Course: S12°34'16"W Length: 67.87'

Segment #20 : Line

Course: S50°24'13"E Length: 77.28'

Segment #21 : Line

Course: S89°26'02"E Length: 379.69'

Segment #22 : Line

Course: S6°18'11"W Length: 303.16'

Segment #23 : Line

Course: S58°26'09"E Length: 57.95'

Segment #24 : Line

Course: S31°33'51"W Length: 35.00'

Segment #25 : Line

Course: S88°45'51"W Length: 1067.00'

Segment #26 : Line

Course: S9°29'42"W Length: 9.04'

Segment #27 : Line

Course: S24°29'32"W Length: 84.07'

Perimeter: 5050.81' Area: 931229.29 Sq. Ft.

Error Closure: 0.0122 Course: N39°14'46"W

Error North: 0.00947 East: -0.00774

Precision 1: 414000.00



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**DATE:** April 28, 2026  
**APPLICANT:** David Bond; *Spiars Engineering, Inc.*  
**CASE NUMBER:** P2026-016; *Replat for Lot 2, Block A, Rockwall County YMCA Addition*

---

### SUMMARY

Consider a request by David Bond of Spiars Engineering, Inc. on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of a Replat for Lot 2, Block A, Rockwall County YMCA Addition being a 21.378-acre parcel of land identified as Lot 1, Block A, Rockwall County YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street [*SH-205*], and take any action necessary.

### PLAT INFORMATION

- Purpose. The applicant is requesting the approval of a Replat for a 21.378-acre parcel of land [*i.e. Lot 2, Block A, Rockwall County YMCA Addition*] for the purpose of establishing the necessary easements for the expansion of the subject property.
- Background. The subject property was annexed on March 2, 1960 by *Ordinance No. 60-01 [i.e. Case No. A1960-001]*. According to the City's historic zoning maps, the subject property was zoned both Office (O) District and Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and January 22, 1982, the subject property was rezoned to Planned Development District 5 (PD-5) and has maintained that designation since. According to the Rockwall Central Appraisal District (RCAD), there is a restroom building, swimming pool, and pool enclosure that were constructed in 1989, a gym that was constructed in 1992, and a rec center and parking lot that were constructed in 2014. On November 12, 2013, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2013-026*] to allow the remodel and expansion of the facility on the subject property. On February 17, 2014, the City Council approved a replat [*i.e. Case No. P2014-003*] allowing the establishment of easements for the expansion. On September 11, 2018, the Planning and Zoning Commission approved an amended site plan [*i.e. SP2018-027*] for the purpose of allowing the replacement of the lighting facilities for the ball fields on the subject property. On February 12, 2026, another amended site plan [*i.e. SP2025-012*] was approved to allow the expansion of the parking lot on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for Lot 2, Block A, Rockwall County YMCA 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 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.

# PROJECT COMMENTS



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

DATE: 4/23/2026

PROJECT NUMBER: P2026-016  
PROJECT NAME: Replat for Lot 2, Block A, Rockwall County YMCA  
SITE ADDRESS/LOCATIONS: 1210 N Goliad

CASE CAPTION: Consider a request by David Bond of Spiars Engineering, Inc. on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of a Replat for Lot 2, Block A, Rockwall County YMCA Addition being a 21.378-acre parcel of land identified as Lot 1, Block A, Rockwall County YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	04/23/2026	Approved w/ Comments

04/23/2026: P2026-016: Replat for Lot 2, Block A, Rockwall County YMCA Addition  
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 2, Block A, Rockwall County YMCA Addition being a 21.378-acre parcel of land identified as Lot 1, Block A, Rockwall County YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (P2026-016) in the lower right-hand corner of all pages on future submittals.

M.4 Please correct the Title Block to the following:

FINAL PLAT  
LOT 2, BLOCK A  
ROCKWALL COUNTY YMCA ADDITION  
BEING A REPLAT OF  
LOT 1, BLOCK A  
ROCKWALL COUNTY YMCA ADDITION  
BEING  
ONE (1) LOT  
21.378-ACRES OR 31,226 SF  
SITUATED IN THE  
S. MCMURRY SURVEY, ABSTRACT NO. 146  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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

M.6 Please provide a Vicinity Map which shows the boundaries of the proposed subdivision relative to the rest of the city. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.7 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.8 Please label all proposed and existing streets with the proposed or approved names adjacent to the subject property. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.9 Please label the right-of-way width and street centerline for all streets within and adjacent to the subject property. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.10 Please provide all adjacent property owner information. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

M.11 Please provide or add the following General Notes to other notes on the plat:

(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).

M.12 Please update the Owner's Certificate and Standard Plat Wording to be in conformance with the subdivision ordinance (i.e. Section 38-7(1)(A)(1)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

M.13 Please provide the following Notary Public Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared [PROPERTY OWNER], 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] day of [MONTH], [YEAR].

M.14 Please remove the notary stamp underneath the Surveyors Certificate.

M.15 Please provide the following Surveyor's/Registered Engineer Certificate. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], 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.

SURVEYOR SIGNATURE [OR] REGISTERED ENGINEER  
PROFESSIONAL ENGINEER NO.

REGISTERED PUBLIC SURVEYOR NO. [OR]

M.16 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

\_\_\_\_\_  
MAYOR OF THE CITY OF ROCKWALL  
PLANNING AND ZONING COMMISSION CHAIRMAN

\_\_\_\_\_  
CITY SECRETARY

\_\_\_\_\_  
CITY ENGINEER

I.17 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.18 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

- Planning and Zoning Meeting: April 28, 2026
- City Council Meeting: May 4, 2026

I.19 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2026	Approved w/ Comments

- 04/23/2026:
1. Add all bearings/distances and curve data
  2. Add flood plain with cross sections every 300 ft and 100 year flood elevations and erosion hazard setback throughout the entire tract. Call out source of floodplain information. Floodplain and erosion hazard setback shall be in a drainage easement.
  3. Need to also show all proposed fire lane and access easements with bearing and distances that you are showing on the civil plans.
  4. Add all City plat notes

5. Two corners must be tied to City of Rockwall monumentation (x, y coordinates)
6. Label all of these lines too, setbacks, buffers, easements.
7. Add flood plain with cross sections and flood elevations

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/20/2026	Approved w/ Comments

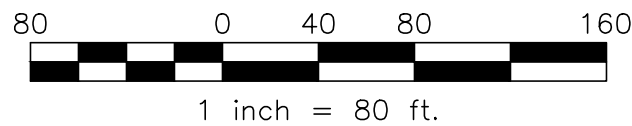
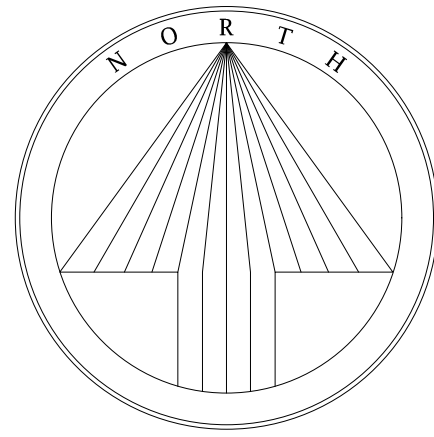
04/20/2026: Please tie two corners to the State Plane Coordinate System (NAD83 NCTX 4202 Grid)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/20/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/20/2026	Approved

No Comments



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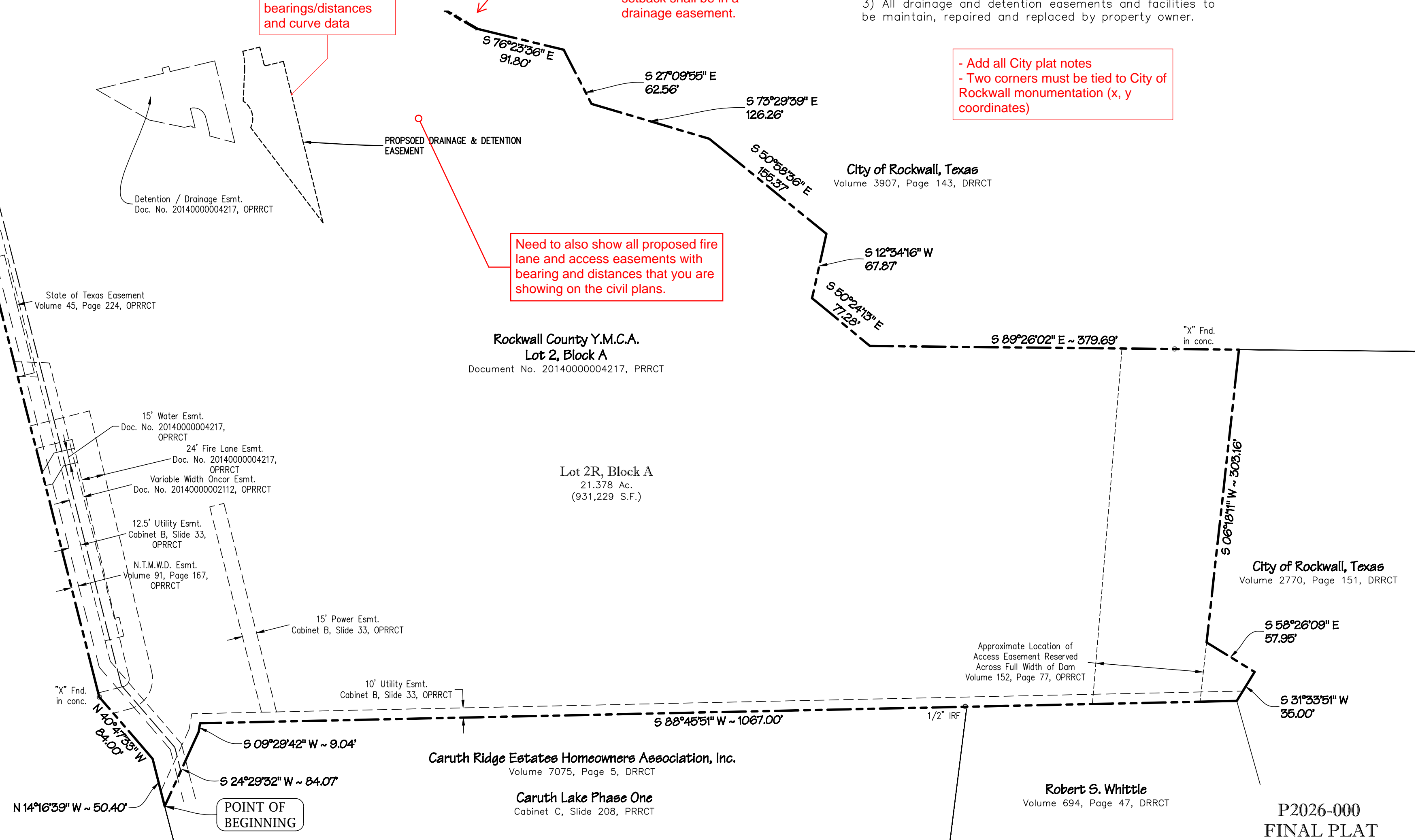
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Floodplain and erosion hazard setback shall be in a drainage easement.

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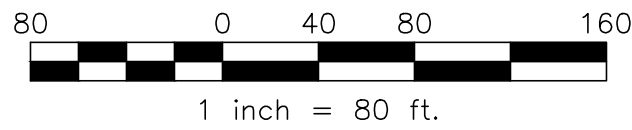
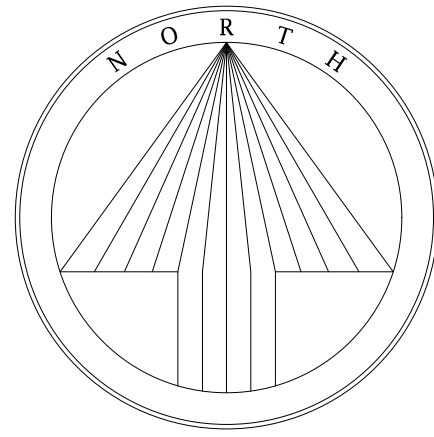
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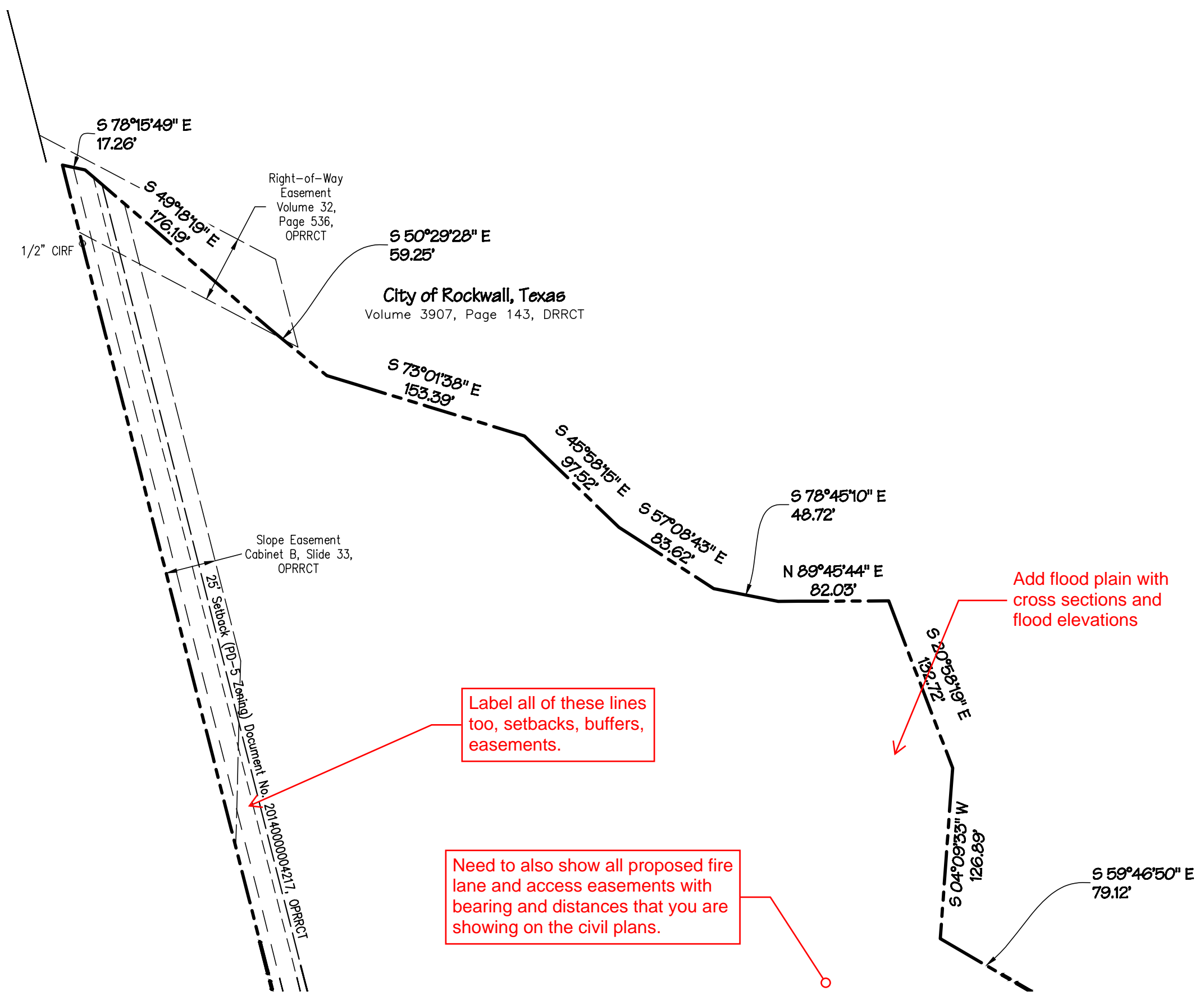
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LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
CM	CONTROL MONUMENT
CIRF	CAPPED IRON ROD FOUND
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS



Label all of these lines too, setbacks, buffers, easements.

Need to also show all proposed fire lane and access easements with bearing and distances that you are showing on the civil plans.

Add flood plain with cross sections and flood elevations

Drawing: G:\2024\2024-04-13-377\YMCA of Rockwall\Survey\DWG\24-377 Regal.dwg Saved By: D:\mario Date: 4/13/2024 8:20 AM  
 Printed by: D:\mario Plot Date: 4/13/2024 8:20 AM  
 8:18:34 AM

City of Rockwall Geodetic Control Monuments:

COR-14  
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN THE CENTER OF CARUTH LANE ON THE WEST NOSE OF A GRASS MEDIAN +100' EAST OF THE INTERSECTION OF CARUTH LANE AND N. GOLIAD STREET.  
Northing: 7,032,297.149, Easting: 2594169.270,  
Elevation = 481.54

COR-2  
ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" +866' EAST OF INTERSECTION OF WILLIAMS ST. AND CARUTH LN., +50' SOUTH OF CL OF WILLIAMS ST.  
Northing: 7,029,731.124, Easting: 2598589.314,  
Elevation = 529.10

P2026-000  
FINAL PLAT  
**ROCKWALL COUNTY YMCA**  
**LOT 2R, BLOCK A,**  
BEING A REPLAT OF LOT2, BLOCK A  
21.378 ACRES OUT OF THE  
S. McCURRY SURVEY ~ ABSTRACT NO. 146  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner/Applicant  
YMCA of Metropolitan Dallas  
1621 W Walnut Hill Lane  
Dallas, Texas 75038  
Telephone (214) 880-9622  
Contact: Todd Baker

Engineer/Surveyor  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone (972) 422-0077  
Contact: David Bond



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1210 N Goliad, TX.

SUBDIVISION ROCKWALL CO BRANCH YMCA

LOT 2 BLOCK A

GENERAL LOCATION NEC of SH205 (N. Goliad St) & Caruth Lane

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

CURRENT ZONING PD - 5 w/North-SH205 Overlay

CURRENT USE Community or Recreation Club

PROPOSED ZONING PD-5 w/ North SH205 Overlay (No Change)

PROPOSED USE Community or Recreation Club (No Change)

ACREAGE 21.378

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Y.M.C.A. of Metropolitan Dallas

APPLICANT Spiars Engineering, Inc.

CONTACT PERSON Todd Baker

CONTACT PERSON David Bond, P.E.

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 Todd Baker [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

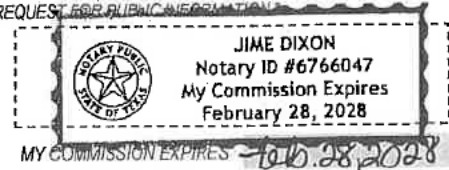
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF April, 2025. BY SIGNING THIS APPLICATION, 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 15 DAY OF April, 2025

OWNER'S SIGNATURE [Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]  
JIME DIXON





P2026-016: Replat for Lot 2, Block A, Rockwall County YMCA Addition

Case Location Map = 

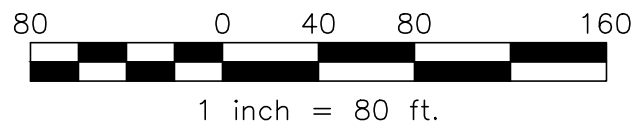
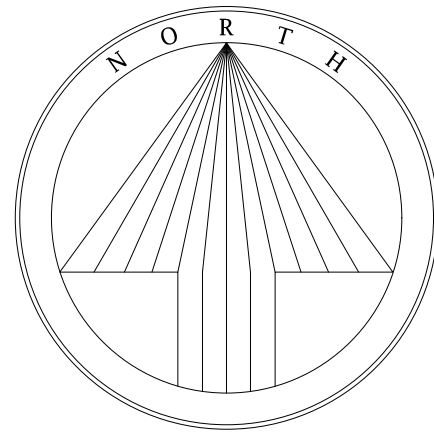


# City of Rockwall

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.

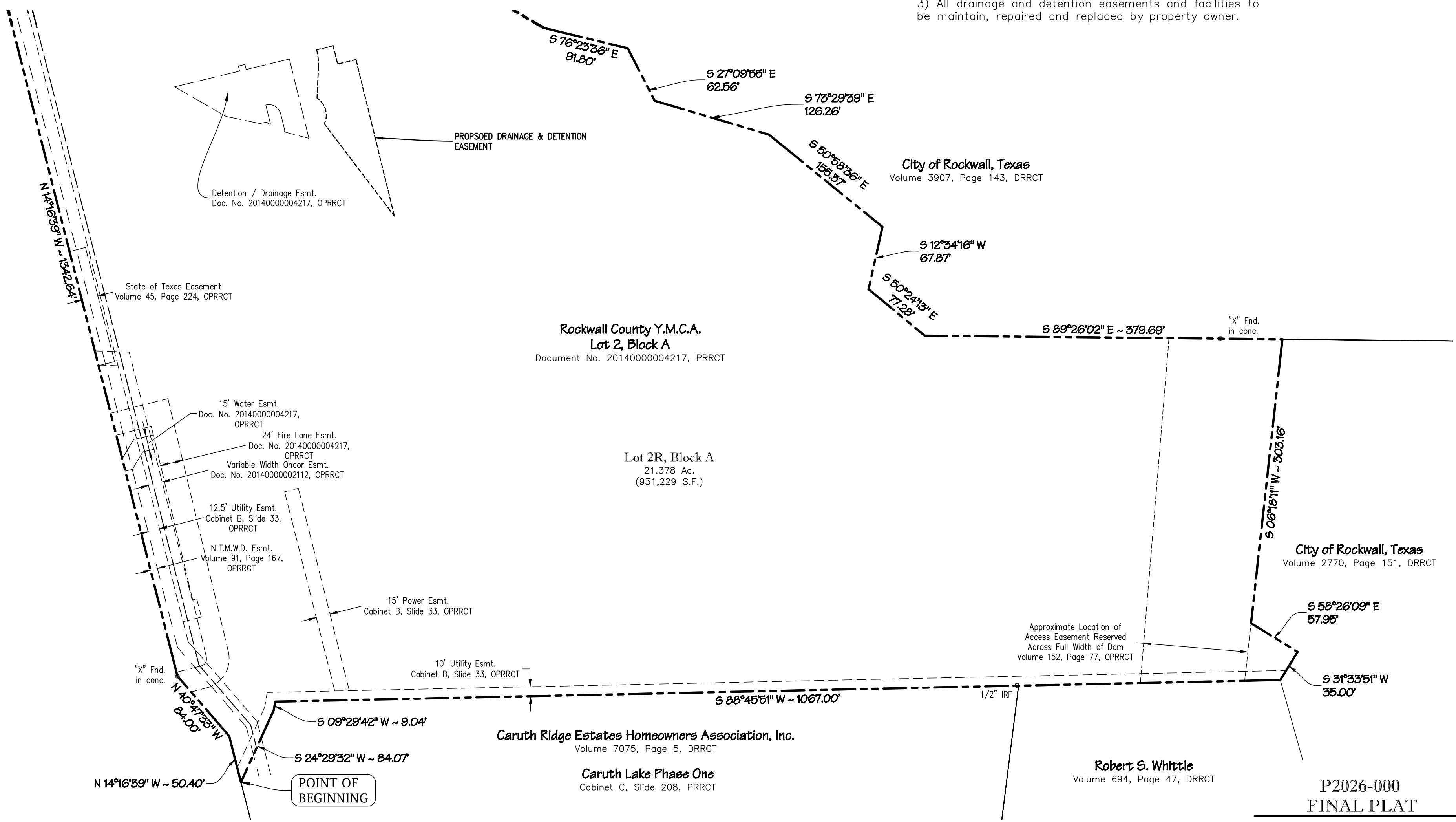




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CM	CONTROL MONUMENT
CIRF	CAPPED IRON ROD FOUND
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS

General Notes:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- 3) All drainage and detention easements and facilities to be maintain, repaired and replaced by property owner.



City of Rockwall Geodetic Control Monuments:  
 COR-14  
 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN THE CENTER OF CARUTH LANE ON THE WEST NOSE OF A GRASS MEDIAN +100' EAST OF THE INTERSECTION OF CARUTH LANE AND N. GOLIAD STREET.  
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Owner/Applicant  
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 1621 W Walnut Hill Lane  
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 Telephone (214) 880-9622  
 Contact: Todd Baker

Engineer/Surveyor  
 Spiars Engineering, Inc.  
 765 Custer Road, Suite 100  
 Plano, Texas 75075  
 Telephone (972) 422-0077  
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**P2026-000  
 FINAL PLAT  
 ROCKWALL COUNTY YMCA  
 LOT 2R, BLOCK A,  
 BEING A REPLAT OF LOT2, BLOCK A  
 21.378 ACRES OUT OF THE  
 S. McCURRY SURVEY ~ ABSTRACT NO. 146  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS**

Drawing: G:\2024\085\24-377\YMCA of Rockwall\SURVEY\DWG\24-377 Reg\plat.dwg, Saved By: DBand10, Save Time: 4/13/2026 8:19:34 AM, Plotted By: DBand10, Plot Date: 4/13/2026 8:20:AM



OWNERS' CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

BEING a tract of land situated in the S McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, being all of Lot 2, Block A, Rockwall County YMCA Addition, according to the plat recorded in Cabinet I, Page 17, Plat Records, Rockwall County, Texas (PRRCT), , with the subject tract being more particularly described as follows:

BEGINNING at a point found in the east line of State Highway 205 (aka North Goliad Street), a variable width public right-of-way, and also being the westerly northwest corner of Caruth Lake Phase One, an addition to the City of Rockwall according to the plat recorded in Cabinet C, Slide 208, PRRCT;

THENCE N 14°16'39" W, 50.40 feet;

THENCE N 40°47'33" W, 84.00 feet;

THENCE N 14°16'39" W, 1342.64 feet to a point in the center of Squabble Creek, and also being the southwest line of a tract conveyed to City of Rockwall as recorded in Volume 3907, Page 142, Deed Records, Rockwall County, Texas;

THENCE along the common line between said City of Rockwall tract and the subject parcel along the meanders of Squabble Creek the following:

S 78°15'49" E, 17.26 feet; S 49°18'19" E, 176.19 feet; S 50°29'28" E, 59.25 feet; S 73°01'38" E, 153.39 feet;

S 45°58'15" E, 97.52 feet; S 57°08'43" E, 83.62 feet; S 78°45'10" E, 48.72 feet; N 89°45'44" E, 82.03 feet;

S 20°58'19" E, 132.72 feet; S 04°09'33" W, 126.89 feet; S 59°46'50" E, 79.12 feet; S 76°23'36" E, 91.80 feet;

S 27°09'55" E, 62.56 feet; S 73°29'39" E, 126.26 feet; S 50°58'36" E, 155.37 feet; S 12°34'16" W, 67.87 feet;

S 50°24'13" E, 77.28 feet;

THENCE S 89°26'02" E, 379.69 feet to a pint for corner in Caruth Lake, and also being the northwest corner of a tract conveyed to the City of Rockwall as recorded in Volume 2770, Page 151, DRRCT;

THENCE S 06°18'11" W, 303.16 feet;

THENCE S 58°26'09" E, 57.95 feet;

THENCE S 31°33'51" W, 35.00 feet to a common corner with said City of Rockwall tract and a tract of land conveyed to Robert S Whittle as recorded in Volume 694, Page 47, DRRCT;

THENCE S 88°45'51" W, 1067.00 feet; THENCE S 09°29'42" W, 9.04 feet;

THENCE S 24°29'32" W, 84.07 feet to the POINT OF BEGINNING with the subject tract containing 931,229 square feet or 21.378 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2026.



DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public, State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 this final approval.

WITNESS OUR HANDS, this \_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor, City of Rockwall

City Secretary

City Engineer

STATE OF TEXAS §

COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, GINGERCREST, INC., the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL COUNTY YMCA, LOT 2, BLOCK A subdivision 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. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL COUNTY YMCA, LOT 2, BLOCK A subdivision have been notified and signed this plat. We 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. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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, maintaining, 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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.

We 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2026

YMCA OF METROPOLITAN DALLAS

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2026

Notary Public, State of Texas

P2026-000  
REPLAT

ROCKWALL COUNTY YMCA

LOT 2R, BLOCK A

BEING A REPLAT OF LOT 2, BLOCK A  
21.378 ACRES OUT OF THE

S. McCURRY SURVEY ~ ABSTRACT NO. 146  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner/Applicant  
YMCA of Metropolitan Dallas  
1621 W Walnut Hill Lane  
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Telephone (214) 880-9622  
Contact: Todd Baker

Engineer/Surveyor  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone (972) 422-0077  
Contact: David Bond

## CLOSURE REPORT

Segment #1 : Line

Course: N14°16'39"W Length: 50.40'

Segment #2 : Line

Course: N40°47'33"W Length: 84.00'

Segment #3 : Line

Course: N14°16'39"W Length: 1342.64'

Segment #4 : Line

Course: S78°15'49"E Length: 17.26'

Segment #5 : Line

Course: S49°18'19"E Length: 176.19'

Segment #6 : Line

Course: S50°29'28"E Length: 59.25'

Segment #7 : Line

Course: S73°01'38"E Length: 153.39'

Segment #8 : Line

Course: S45°58'15"E Length: 97.52'

Segment #9 : Line

Course: S57°08'43"E Length: 83.62'

Segment #10 : Line

Course: S78°45'10"E Length: 48.72'

Segment #11 : Line

Course: N89°45'44"E Length: 82.03'

Segment #12 : Line

Course: S20°58'19"E Length: 132.72'

Segment #13 : Line

Course: S4°09'33"W Length: 126.89'

Segment #14 : Line

Course: S59°46'50"E Length: 79.12'

Segment #15 : Line

Course: S76°23'36"E Length: 91.80'

Segment #16 : Line

Course: S27°09'55"E Length: 62.56'

Segment #17 : Line

Course: S73°29'39"E Length: 126.26'

Segment #18 : Line

Course: S50°58'36"E Length: 155.37'

Segment #19 : Line

Course: S12°34'16"W Length: 67.87'

Segment #20 : Line

Course: S50°24'13"E Length: 77.28'

Segment #21 : Line

Course: S89°26'02"E Length: 379.69'

Segment #22 : Line

Course: S6°18'11"W Length: 303.16'

Segment #23 : Line

Course: S58°26'09"E Length: 57.95'

Segment #24 : Line

Course: S31°33'51"W Length: 35.00'

Segment #25 : Line

Course: S88°45'51"W Length: 1067.00'

Segment #26 : Line

Course: S9°29'42"W Length: 9.04'

Segment #27 : Line

Course: S24°29'32"W Length: 84.07'

Perimeter: 5050.81' Area: 931229.29 Sq. Ft.

Error Closure: 0.0122 Course: N39°14'46"W

Error North: 0.00947 East: -0.00774

Precision 1: 414000.00



**CITY OF ROCKWALL**  
CITY COUNCIL MEMORANDUM

**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:** May 4, 2026  
**APPLICANT:** David Bond; *Spiars Engineering, Inc.*  
**CASE NUMBER:** P2026-016; *Replat for Lot 2, Block A, Rockwall County YMCA Addition*

---

**SUMMARY**

Consider a request by David Bond of Spiars Engineering, Inc. on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of a Replat for Lot 2, Block A, Rockwall County YMCA Addition being a 21.378-acre parcel of land identified as Lot 1, Block A, Rockwall County YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street [*SH-205*], and take any action necessary.

**PLAT INFORMATION**

- Purpose. The applicant is requesting the approval of a Replat for a 21.378-acre parcel of land [*i.e. Lot 2, Block A, Rockwall County YMCA Addition*] for the purpose of establishing the necessary easements for the expansion of the subject property.
- Background. The subject property was annexed on March 2, 1960 by *Ordinance No. 60-01 [i.e. Case No. A1960-001]*. According to the City's historic zoning maps, the subject property was zoned both Office (O) District and Single-Family 3 (SF-3) District as of January 3, 1972. Between January 3, 1972 and January 22, 1982, the subject property was rezoned to Planned Development District 5 (PD-5) and has maintained that designation since. According to the Rockwall Central Appraisal District (RCAD), there is a restroom building, swimming pool, and pool enclosure that were constructed in 1989, a gym that was constructed in 1992, and a rec center and parking lot that were constructed in 2014. On November 12, 2013, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2013-026*] to allow the remodel and expansion of the facility on the subject property. On February 17, 2014, the City Council approved a replat [*i.e. Case No. P2014-003*] allowing the establishment of easements for the expansion. On September 11, 2018, the Planning and Zoning Commission approved an amended site plan [*i.e. SP2018-027*] for the purpose of allowing the replacement of the lighting facilities for the ball fields on the subject property. On February 12, 2026, another amended site plan [*i.e. SP2025-012*] was approved to allow the expansion of the parking lot on the subject property.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of 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 Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

**CONDITIONS OF APPROVAL**

If City Council chooses to approve of the Replat for *Lot 2, Block A, Rockwall County YMCA 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 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 April 28, 2026, 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. \_\_\_\_\_

**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]:

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- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
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- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)<sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1210 N Goliad, TX.

SUBDIVISION ROCKWALL CO BRANCH YMCA

LOT 2 BLOCK A

GENERAL LOCATION NEC of SH205 (N. Goliad St) & Caruth Lane

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

CURRENT ZONING PD - 5 w/North-SH205 Overlay

CURRENT USE Community or Recreation Club

PROPOSED ZONING PD-5 w/ North SH205 Overlay (No Change)

PROPOSED USE Community or Recreation Club (No Change)

ACREAGE 21.378

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER Y.M.C.A. of Metropolitan Dallas

APPLICANT Spiars Engineering, Inc.

CONTACT PERSON Todd Baker

CONTACT PERSON David Bond, P.E.

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Todd Baker [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF April, 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 15 DAY OF April, 2025

OWNER'S SIGNATURE


*[Signature]*  
*[Signature]*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JIME DIXON  
Notary ID #6766047  
My Commission Expires  
February 28, 2028  
MY COMMISSION EXPIRES Feb 28, 2028



P2026-016: Replat for Lot 2, Block A, Rockwall County YMCA Addition

Case Location Map = 

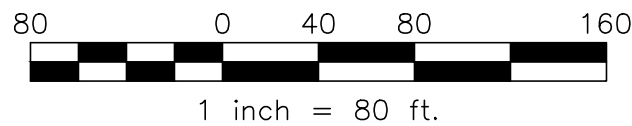
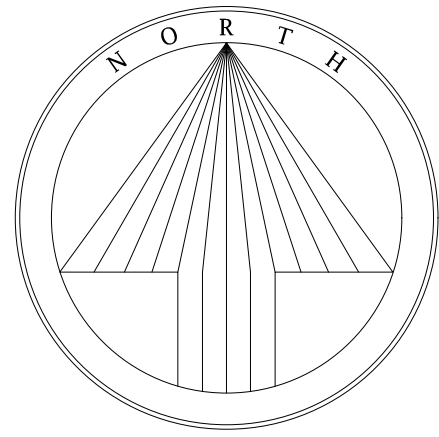


# City of Rockwall

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.

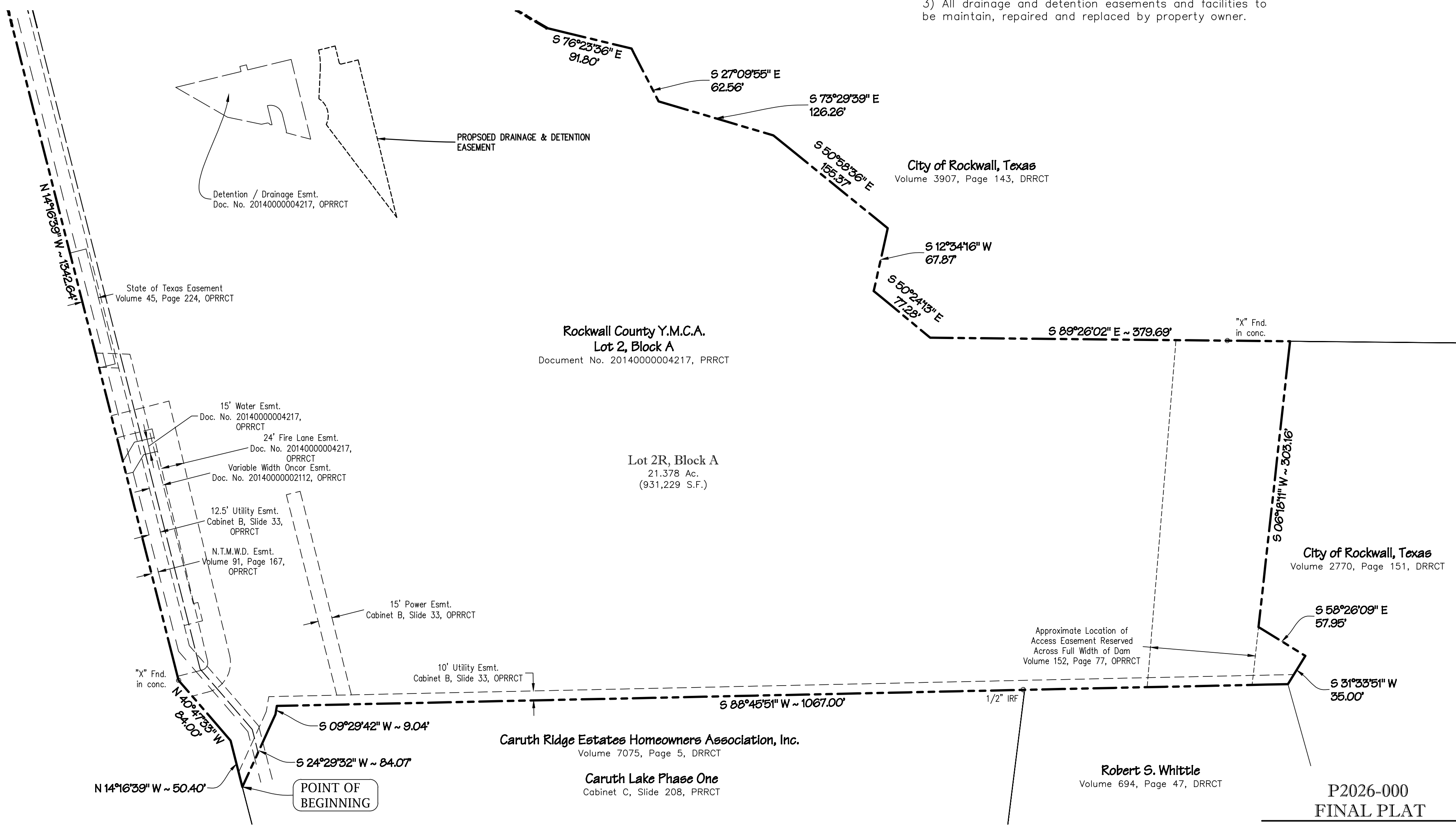




LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
CM	CONTROL MONUMENT
CIRF	CAPPED IRON ROD FOUND
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS

General Notes:

- 1) It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.
- 2) Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easements.
- 3) All drainage and detention easements and facilities to be maintain, repaired and replaced by property owner.



City of Rockwall Geodetic Control Monuments:

COR-14  
BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN THE CENTER OF CARUTH LANE ON THE WEST NOSE OF A GRASS MEDIAN +100' EAST OF THE INTERSECTION OF CARUTH LANE AND N. GOLIAD STREET.  
Northing: 7,032,297.149, Easting: 2594169.270,  
Elevation = 481.54

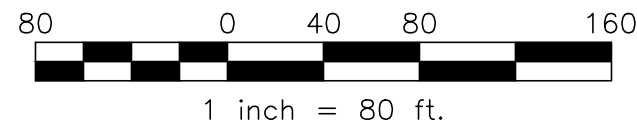
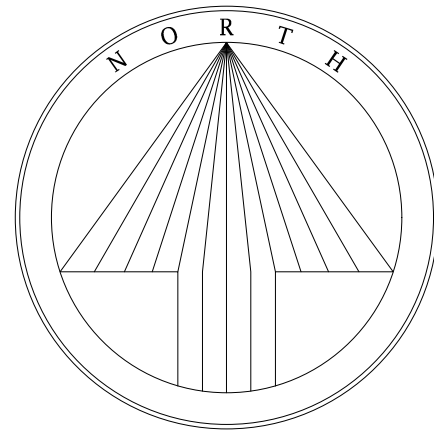
COR-2  
ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" +866' EAST OF INTERSECTION OF WILLIAMS ST. AND CARUTH LN., +50' SOUTH OF CL OF WILLIAMS ST.  
Northing: 7,029,751.124, Easting: 2598589.314,  
Elevation = 529.10

**Owner/Applicant**  
YMCA of Metropolitan Dallas  
1621 W Walnut Hill Lane  
Dallas, Texas 75038  
Telephone (214) 880-9622  
Contact: Todd Baker

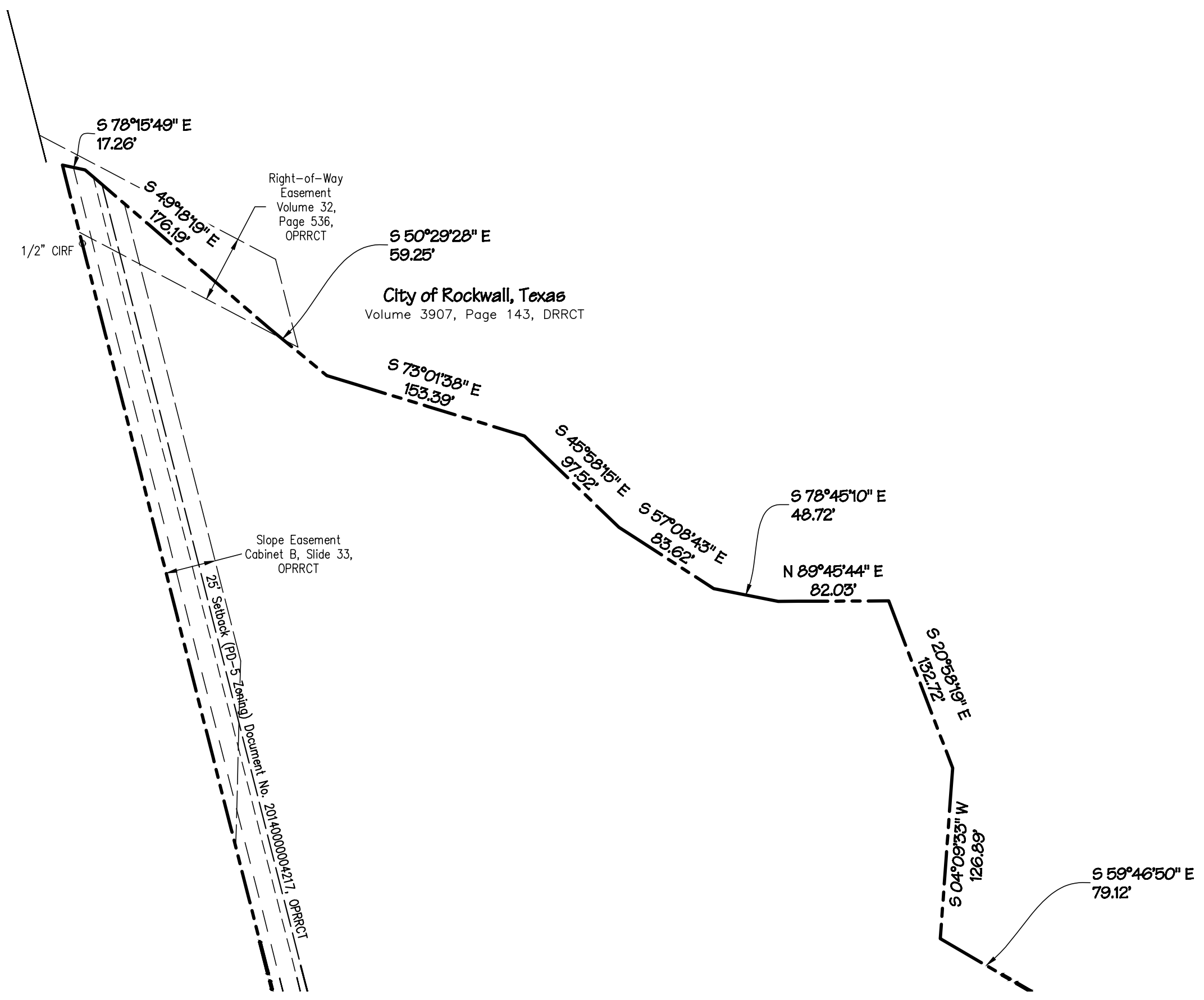
**Engineer/Surveyor**  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone (972) 422-0077  
Contact: David Bond

**ROCKWALL COUNTY YMCA**  
**LOT 2R, BLOCK A,**  
BEING A REPLAT OF LOT2, BLOCK A  
21.378 ACRES OUT OF THE  
S. McCURRY SURVEY ~ ABSTRACT NO. 146  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

P2026-000  
FINAL PLAT



LEGEND	
○	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
CM	CONTROL MONUMENT
CIRF	CAPPED IRON ROD FOUND
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS



Drawing: G:\2024\2024-04-30-377\YMCA of Rockwall\Survey\DWG\24-377 Final.dwg, Saved By: D:\dwg10, Date: 4/12/2024 8:20 AM  
 Printed by: D:\dwg10, Plot Date: 4/12/2024 8:20 AM  
 Date: 4/12/2024 8:18:34 AM

City of Rockwall Geodetic Control Monuments:

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 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN THE CENTER OF CARUTH LANE ON THE WEST NOSE OF A GRASS MEDIAN +100' EAST OF THE INTERSECTION OF CARUTH LANE AND N. GOLIAD STREET.  
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 Elevation = 481.54

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 ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" +866' EAST OF INTERSECTION OF WILLIAMS ST. AND CARUTH LN., +50' SOUTH OF CL OF WILLIAMS ST.  
 Northing: 7,029,731.124, Easting: 2598589.314,  
 Elevation = 529.10

P2026-000  
 FINAL PLAT  
**ROCKWALL COUNTY YMCA**  
**LOT 2R, BLOCK A,**  
 BEING A REPLAT OF LOT2, BLOCK A  
 21.378 ACRES OUT OF THE  
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 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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Engineer/Surveyor  
 Spiars Engineering, Inc.  
 765 Custer Road, Suite 100  
 Plano, Texas 75075  
 Telephone (972) 422-0077  
 Contact: David Bond

OWNERS' CERTIFICATE

STATE OF TEXAS §

COUNTY OF ROCKWALL §

BEING a tract of land situated in the S McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, being all of Lot 2, Block A, Rockwall County YMCA Addition, according to the plat recorded in Cabinet I, Page 17, Plat Records, Rockwall County, Texas (PRRCT), , with the subject tract being more particularly described as follows:

BEGINNING at a point found in the east line of State Highway 205 (aka North Goliad Street), a variable width public right-of-way, and also being the westerly northwest corner of Caruth Lake Phase One, an addition to the City of Rockwall according to the plat recorded in Cabinet C, Slide 208, PRRCT;

THENCE N 14°16'39" W, 50.40 feet;

THENCE N 40°47'33" W, 84.00 feet;

THENCE N 14°16'39" W, 1342.64 feet to a point in the center of Squabble Creek, and also being the southwest line of a tract conveyed to City of Rockwall as recorded in Volume 3907, Page 142, Deed Records, Rockwall County, Texas;

THENCE along the common line between said City of Rockwall tract and the subject parcel along the meanders of Squabble Creek the following:

S 78°15'49" E, 17.26 feet; S 49°18'19" E, 176.19 feet; S 50°29'28" E, 59.25 feet; S 73°01'38" E, 153.39 feet;

S 45°58'15" E, 97.52 feet; S 57°08'43" E, 83.62 feet; S 78°45'10" E, 48.72 feet; N 89°45'44" E, 82.03 feet;

S 20°58'19" E, 132.72 feet; S 04°09'33" W, 126.89 feet; S 59°46'50" E, 79.12 feet; S 76°23'36" E, 91.80 feet;

S 27°09'55" E, 62.56 feet; S 73°29'39" E, 126.26 feet; S 50°58'36" E, 155.37 feet; S 12°34'16" W, 67.87 feet;

S 50°24'13" E, 77.28 feet;

THENCE S 89°26'02" E, 379.69 feet to a pint for corner in Caruth Lake, and also being the northwest corner of a tract conveyed to the City of Rockwall as recorded in Volume 2770, Page 151, DRRCT;

THENCE S 06°18'11" W, 303.16 feet;

THENCE S 58°26'09" E, 57.95 feet;

THENCE S 31°33'51" W, 35.00 feet to a common corner with said City of Rockwall tract and a tract of land conveyed to Robert S Whittle as recorded in Volume 694, Page 47, DRRCT;

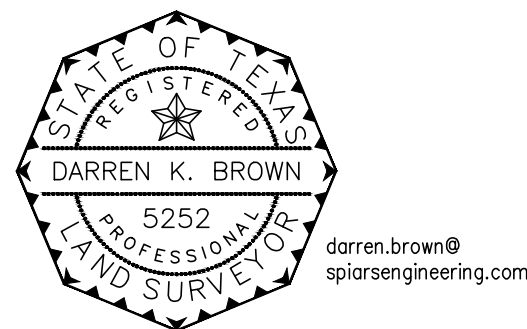
THENCE S 88°45'51" W, 1067.00 feet; THENCE S 09°29'42" W, 9.04 feet;

THENCE S 24°29'32" W, 84.07 feet to the POINT OF BEGINNING with the subject tract containing 931,229 square feet or 21.378 acres of land.

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the City of Rockwall, Texas.

Dated this the \_\_\_\_ day of \_\_\_\_\_, 2026.



DARREN K. BROWN, R.P.L.S. NO. 5252

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2026.

Notary Public, State of Texas

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the \_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 this final approval.

WITNESS OUR HANDS, this \_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Mayor, City of Rockwall

City Secretary

City Engineer

STATE OF TEXAS §

COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

We, GINGERCREST, INC., the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL COUNTY YMCA, LOT 2, BLOCK A subdivision 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. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL COUNTY YMCA, LOT 2, BLOCK A subdivision have been notified and signed this plat. We 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. We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. 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, maintaining, 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.
3. 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.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. 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.
6. 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.

We 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; We, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

WITNESS MY HAND at \_\_\_\_\_, Texas, this \_\_\_\_\_ day of \_\_\_\_\_, 2026

YMCA OF METROPOLITAN DALLAS

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for The State of Texas, on this day personally appeared \_\_\_\_\_ known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_ day of \_\_\_\_\_, 2026

Notary Public, State of Texas

P2026-000  
REPLAT

ROCKWALL COUNTY YMCA  
LOT 2R, BLOCK A  
BEING A REPLAT OF LOT 2, BLOCK A  
21.378 ACRES OUT OF THE  
S. McCURRY SURVEY ~ ABSTRACT NO. 146  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Owner/Applicant  
YMCA of Metropolitan Dallas  
1621 W Walnut Hill Lane  
Dallas, Texas 75038  
Telephone (214) 880-9622  
Contact: Todd Baker

Engineer/Surveyor  
Spiars Engineering, Inc.  
765 Custer Road, Suite 100  
Plano, Texas 75075  
Telephone (972) 422-0077  
Contact: David Bond

## CLOSURE REPORT

Segment #1 : Line

Course: N14°16'39"W Length: 50.40'

Segment #2 : Line

Course: N40°47'33"W Length: 84.00'

Segment #3 : Line

Course: N14°16'39"W Length: 1342.64'

Segment #4 : Line

Course: S78°15'49"E Length: 17.26'

Segment #5 : Line

Course: S49°18'19"E Length: 176.19'

Segment #6 : Line

Course: S50°29'28"E Length: 59.25'

Segment #7 : Line

Course: S73°01'38"E Length: 153.39'

Segment #8 : Line

Course: S45°58'15"E Length: 97.52'

Segment #9 : Line

Course: S57°08'43"E Length: 83.62'

Segment #10 : Line

Course: S78°45'10"E Length: 48.72'

Segment #11 : Line

Course: N89°45'44"E Length: 82.03'

Segment #12 : Line

Course: S20°58'19"E Length: 132.72'

Segment #13 : Line

Course: S4°09'33"W Length: 126.89'

Segment #14 : Line

Course: S59°46'50"E Length: 79.12'

Segment #15 : Line

Course: S76°23'36"E Length: 91.80'

Segment #16 : Line

Course: S27°09'55"E Length: 62.56'

Segment #17 : Line

Course: S73°29'39"E Length: 126.26'

Segment #18 : Line

Course: S50°58'36"E Length: 155.37'

Segment #19 : Line

Course: S12°34'16"W Length: 67.87'

Segment #20 : Line

Course: S50°24'13"E Length: 77.28'

Segment #21 : Line

Course: S89°26'02"E Length: 379.69'

Segment #22 : Line

Course: S6°18'11"W Length: 303.16'

Segment #23 : Line

Course: S58°26'09"E Length: 57.95'

Segment #24 : Line

Course: S31°33'51"W Length: 35.00'

Segment #25 : Line

Course: S88°45'51"W Length: 1067.00'

Segment #26 : Line

Course: S9°29'42"W Length: 9.04'

Segment #27 : Line

Course: S24°29'32"W Length: 84.07'

Perimeter: 5050.81' Area: 931229.29 Sq. Ft.

Error Closure: 0.0122 Course: N39°14'46"W

Error North: 0.00947 East: -0.00774

Precision 1: 414000.00



DATE: May 15, 2026

TO: David Bond  
501 W. President George Bush Hwy  
Suite 200  
Richardson, TX 75080

CC: Todd Baker  
1621 W. Walnut Hill Lane  
Irving, TX 75038

FROM: Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: P2026-016: *Replat for Lot 2, Block A, Rockwall YMCA Addition*

Mr. Bond:

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 April 20, 2026. 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.
- (3) Staff has communicated with the applicant, who indicated that he will revise the driveway location to ensure it does not encroach upon the property line.

Planning and Zoning Commission

On April 28, 2026, the Planning and Zoning Commission approved a motion to recommend approval of the Replat by a vote of 7-0.

City Council

On May 4, 2026 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 a minimum of 180-days from 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 at (972) 772-6438.

Sincerely,



Angelica Guevara; *Planning Technician*  
City of Rockwall Planning and Zoning Department