



# 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

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."

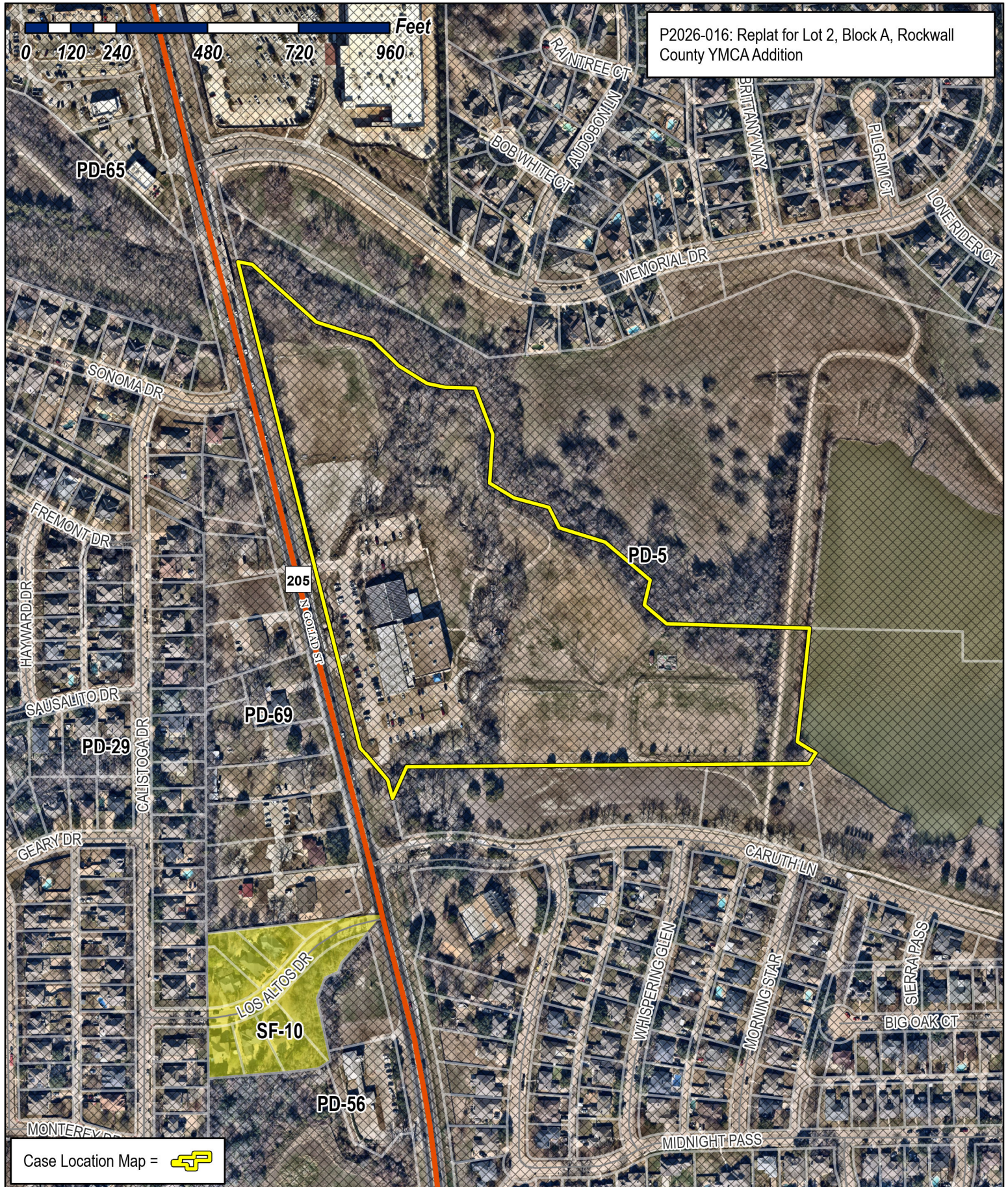
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF April, 2025

OWNER'S SIGNATURE

*Todd Baker*  
*Jim Dixon*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JIM 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 =

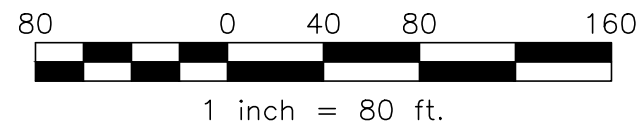
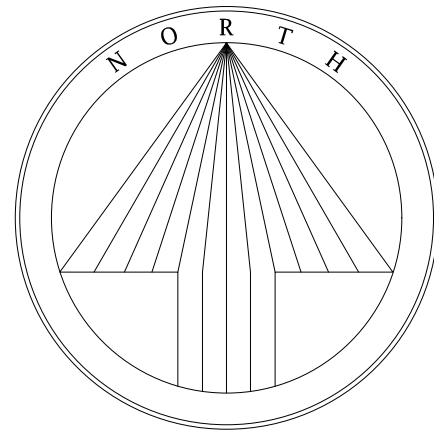


# City of Rockwall

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.

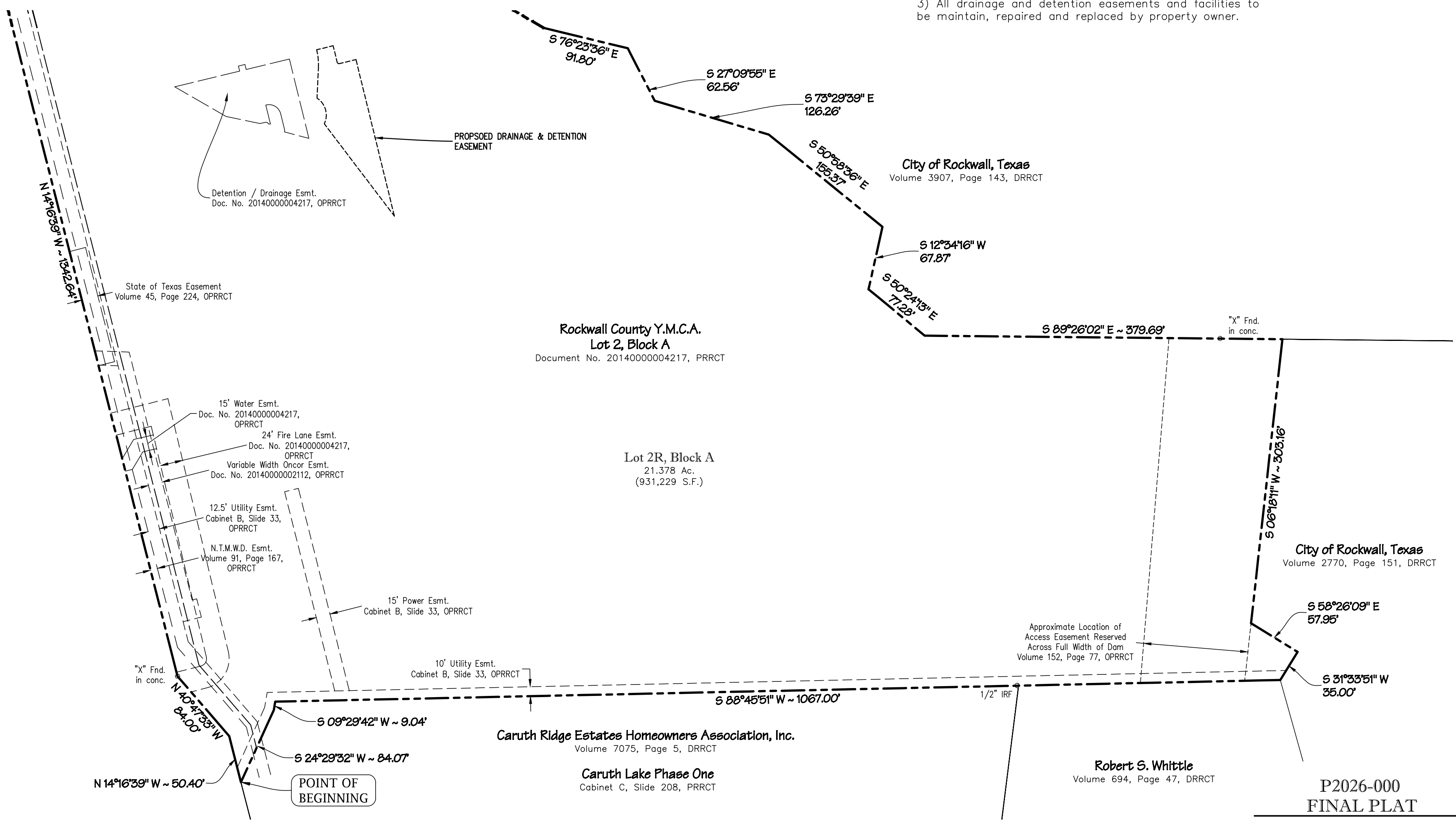




LEGEND	
o	1/2" IRON ROD W/ PLASTIC CAP STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
CM	CONTROL MONUMENT
CIRF	CAPPED IRON ROD FOUND
DRRCT	DEED RECORDS, ROCKWALL COUNTY, TEXAS

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:

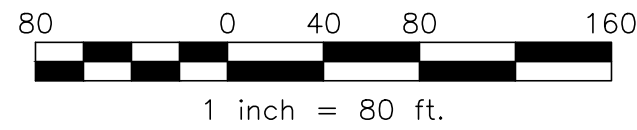
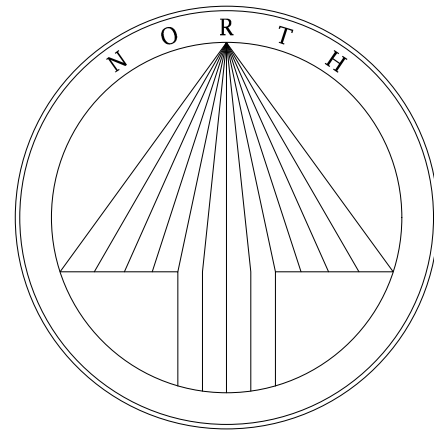
COR-14  
 BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" IN THE CENTER OF CARUTH LANE ON THE WEST NOSE OF A GRASS MEDIAN +100' EAST OF THE INTERSECTION OF CARUTH LANE AND N. GOLIAD STREET.  
 Northing: 7,032,297.149, Easting: 2594169.270,  
 Elevation = 481.54

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

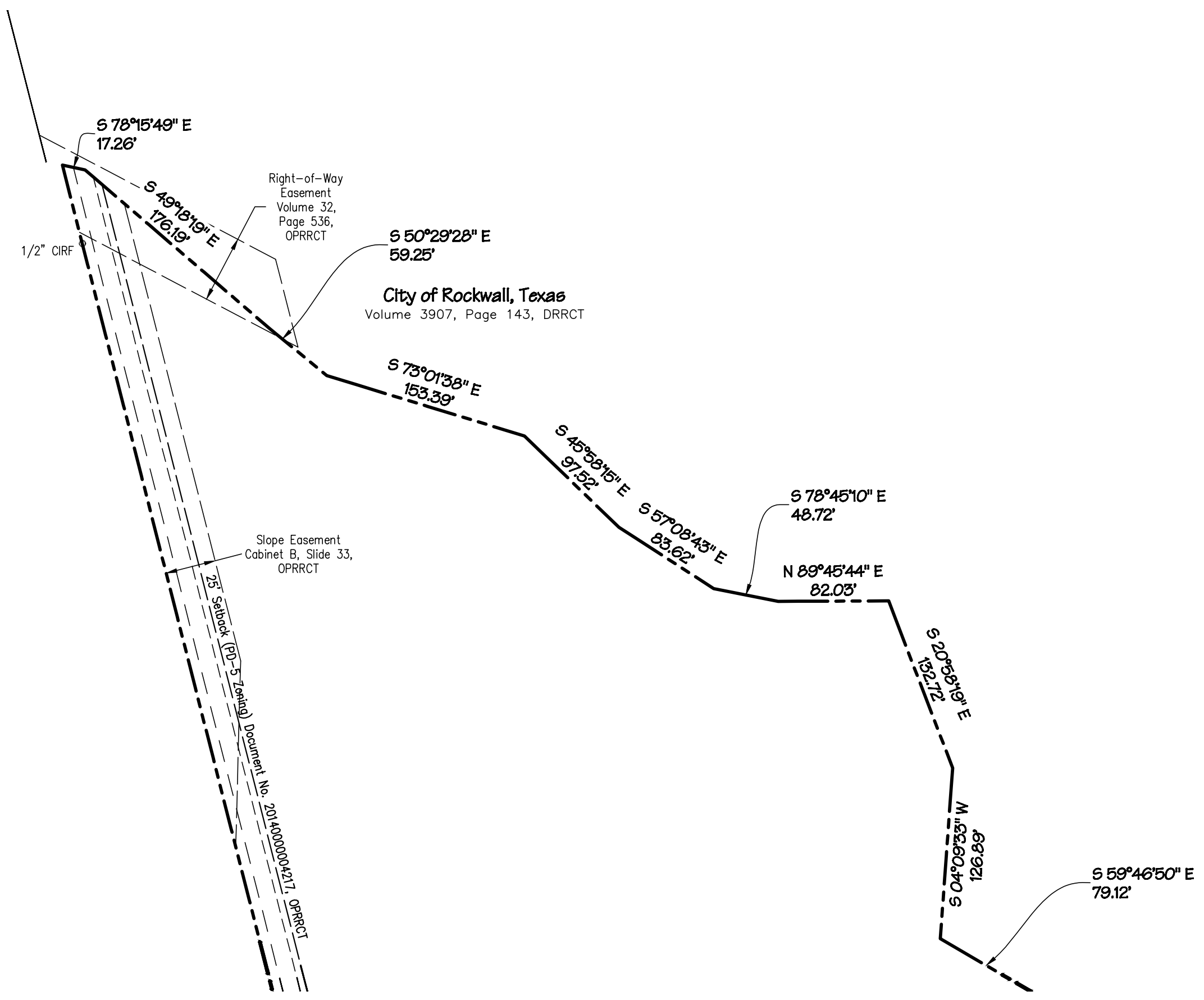
Owner/Applicant  
 YMCA of Metropolitan Dallas  
 1621 W Walnut Hill Lane  
 Dallas, Texas 75038  
 Telephone (214) 880-9622  
 Contact: Todd Baker

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: DBarrido, Save Time: 4/13/2026 8:19:34 AM  
 Plotted By: DBarrido Plot Date: 4/13/2026 8:20 AM



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Drawing: G:\2024\2024-04-13-377\YMCA of Rockwall\Survey\DWG\24-377 Final.dwg, Saved By: D:\dwg10, Date: 4/13/2024 8:20 AM  
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P2026-000  
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 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