



# 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 (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$500.00 + \$20.00 ACRE) <sup>1&3</sup>
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$1,000.00 + \$20.00 ACRE) <sup>1&2</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) <sup>2</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) <sup>2</sup>
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) <sup>2</sup>

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) <sup>1&3</sup>
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) <sup>1,2&3</sup>
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) <sup>1,2&3</sup>
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) <sup>1&3</sup>
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) <sup>1&3</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 \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

<sup>3</sup>: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1210 N. Goliad St., Rockwall, 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 **YMCA of Metropolitan Dallas**

APPLICANT **SSARCO of TX, PLLC**

CONTACT PERSON **Todd Baker**

CONTACT PERSON **Scott A. Sower**

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

## NOTARY VERIFICATION [REQUIRED]

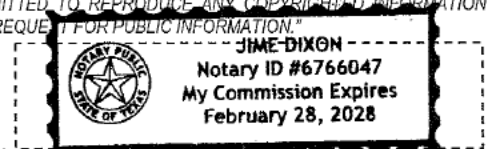
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Todd Baker [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 500. TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF June, 2026. 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."

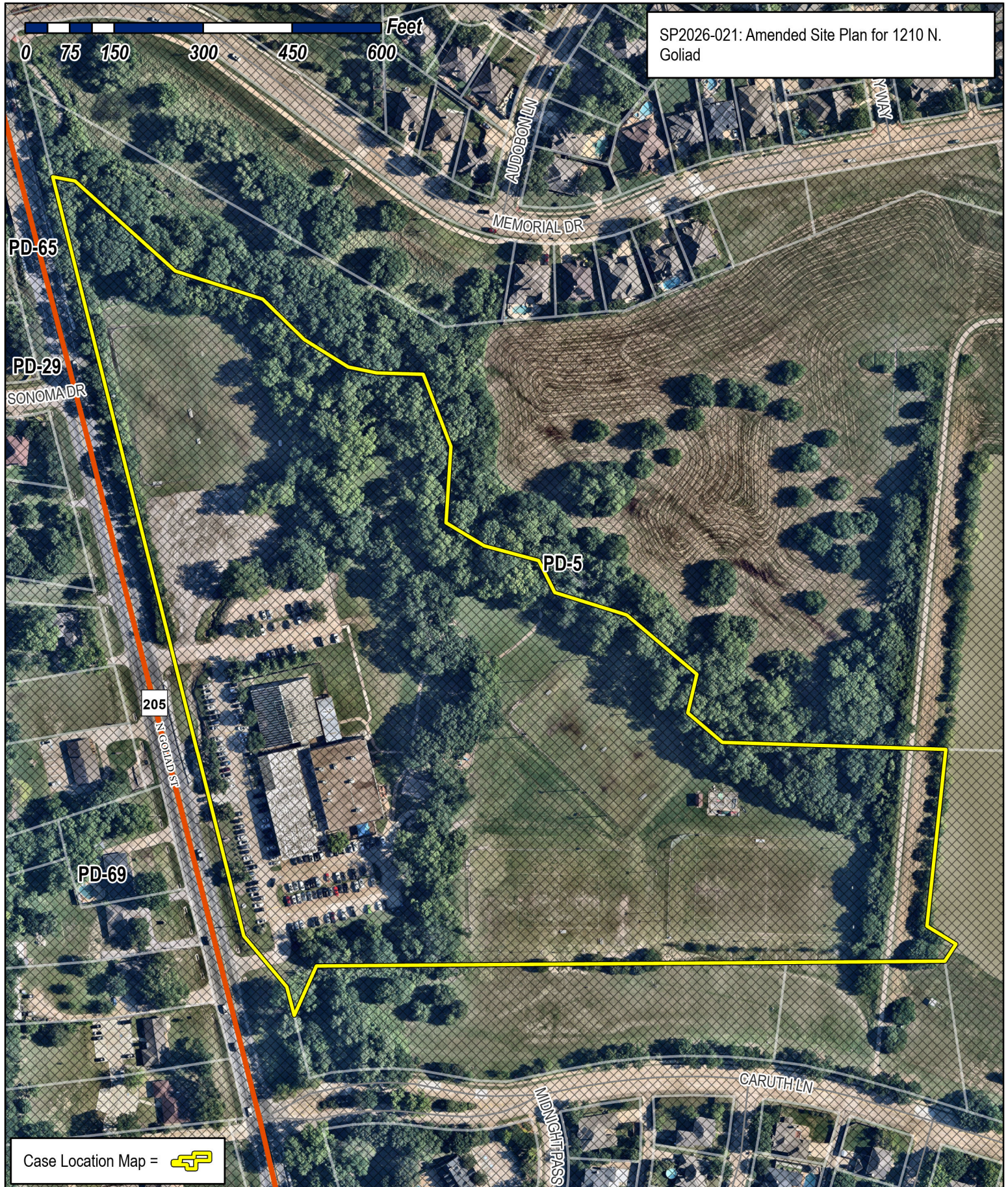
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF June, 2026.

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES Feb. 28, 2028



SP2026-021: Amended Site Plan for 1210 N. Goliad

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.





325 N St Paul Street  
Suite 2600  
Dallas TX 75201  
www.ssarco.com

June 12, 2026

### **JER Chilton YMCA of Rockwall – Addition**

1210 North Goliad Street, Rockwall, TX, 75087

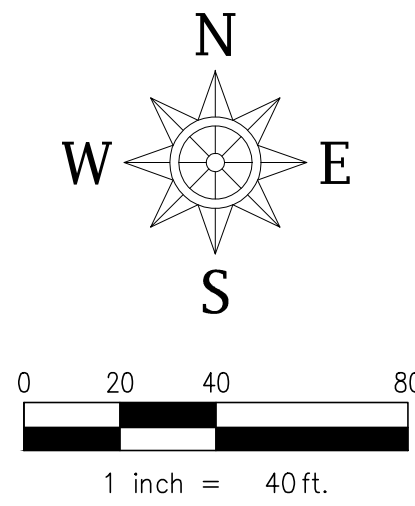
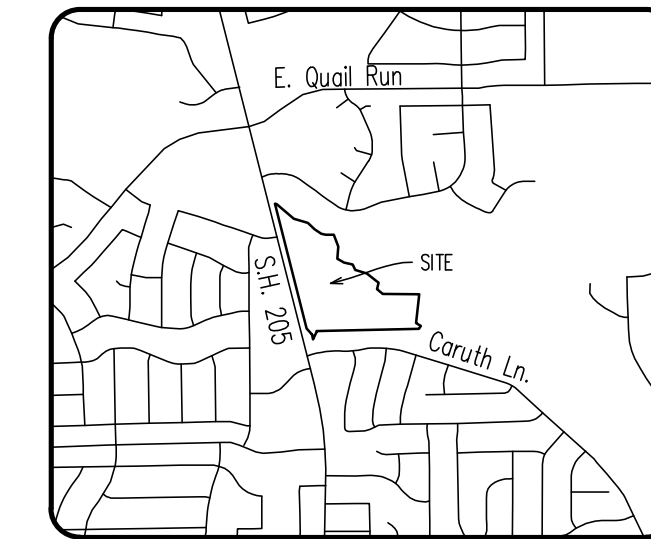
JER Chilton YMCA of Rockwall is being modified in the following ways:

1. Addition of approximately 112 full size site parking spaces and associated drive & fire lanes.
2. Replacement of old, rusted, and deteriorated PEMB structure over the existing pool with new, insulated PEMB structure.
3. Replacement of old and deteriorated toilet rooms and pool equipment room with new rooms and equipment.
4. Addition of:
  - a. Large group exercise room
  - b. 2 individual toilets
  - c. Aquatics director office
  - d. Corridor and access halls to connect the new spaces
5. Replacement of associated MEP infrastructure and equipment in the renovated and expanded area.

SSARCO of TX, PLLC

A handwritten signature in black ink, appearing to read 'Scott Sower'.

Scott Sower, AIA / NCARB  
Principal



- LEGEND**
- Ex. Firelane
  - Prop. Firelane
  - BFR Barrier Free Ramp
  - Existing Tree to Remain
  - Light Pole
  - 100 Year Floodplain
  - Proposed Parking Spaces
  - Existing Parking Spaces

SITE DATA SUMMARY TABLE - YMCA ROCKWALL	
Item	Lot 2, Block A
<b>General Site Data</b>	
Zoning (from zoning map)	PD-5
Land Use (from Zoning Ordinance)	Community or Recreation Club
Lot Area (Acres)	21.377
Lot Area (Square Feet)	931,194
Building Footprint Area (Square Feet)	48,074
Total Floor Area (Square Feet)	49,952
Game Courts (#)	5
<b>Parking</b>	
Parking Ratio	250 Sq. ft./Space
	3/Game Court
Total Parking Required - Building Area (38,490 sq. ft. / 250 sq. ft.)	200
Total Parking Required - Game Court	15
<b>Total Required Parking (# spaces)</b>	<b>215</b>
Total Existing Parking (HC Included) (#spaces)	198
Total Proposed Parking (HC Included) (#spaces)	112
<b>Total Spaces (# spaces)</b>	<b>310</b>
<b>Accessible Parking Required (# spaces)</b>	<b>7</b>
Accessible Parking Existing (#spaces)	8
Accessible Parking Provided (#spaces)	1
<b>Total Accessible Parking Provided (# spaces)</b>	<b>9</b>

Note:  
Typical paving section for site is  
6" 3500 psi Conc. Pavement W/ #3 @ 18" O.C.E.W.  
Over 6" Compacted Subgrade

APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN \_\_\_\_\_ DIRECTOR OF PLANNING AND ZONING \_\_\_\_\_

City Case No. SP2025-013

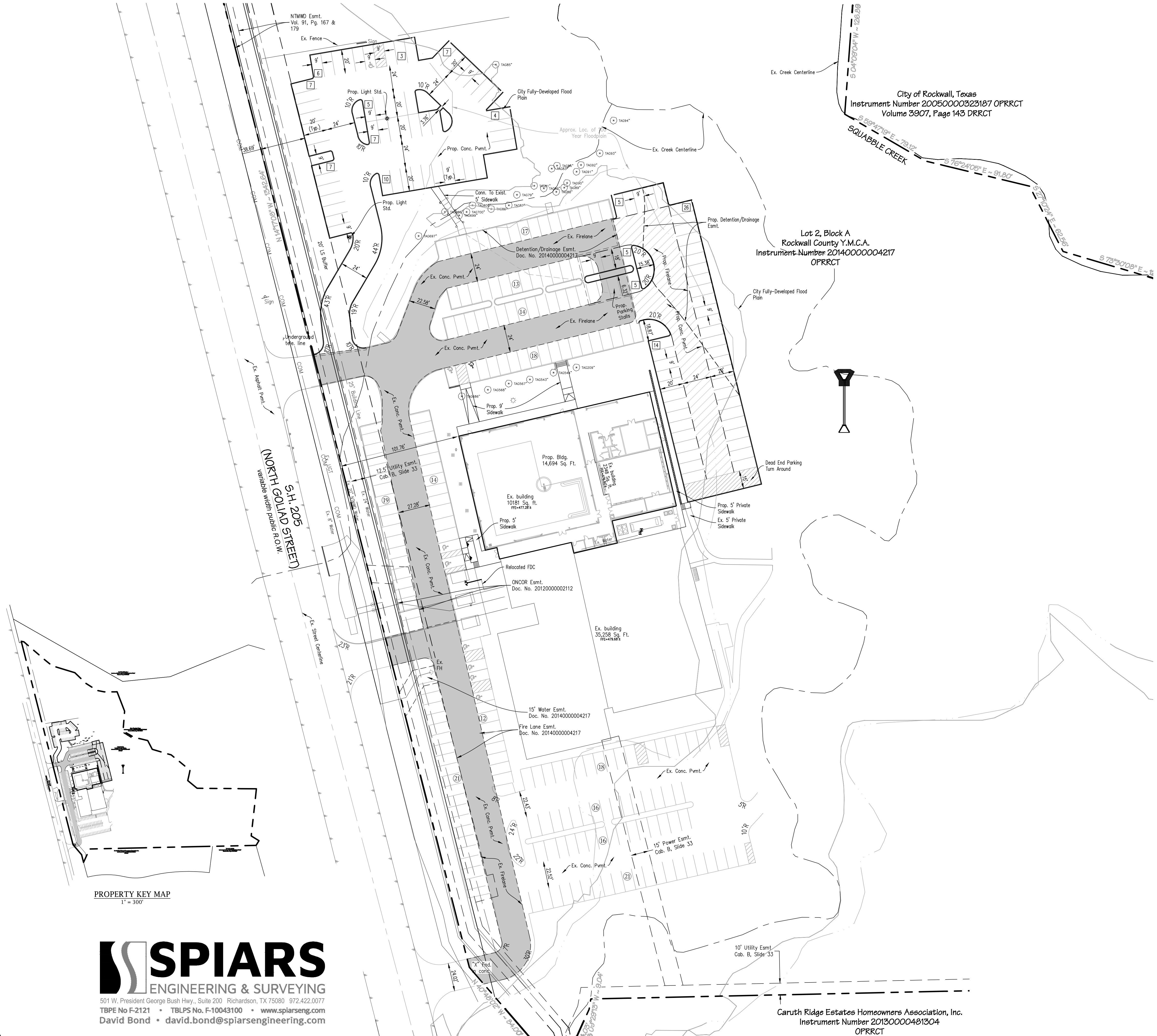
**SITE PLAN**

**YMCA ROCKWALL PARKING LOT EXPANSION**

LOT 2, BLOCK A, ROCKWALL COUNTY  
Y.M.C.A. ADDITION  
OUT OF THE  
SAMUEL S. McCURRY ~ ABSTRACT NO. 146  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
21.377 Acres/931,194 Square Feet  
Current Zoning: PD-5 w/North-SH205 Overlay

<p><b>ENGINEER / SURVEYOR</b> Spiars Engineering, Inc. 501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPESL No. F-2121 And No. F-10043100 Contact: David Bond</p>	<p><b>OWNER / APPLICANT</b> YMCA of Dallas 1621 W. Walnut Hill Ln. Irving, TX 75038 Todd Baker tbaker@YMCADALLAS.org</p>
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Caruth Ridge Estates Homeowners Association, Inc.  
Instrument Number 20130000481304  
OPRRCT



PROPERTY KEY MAP  
1" = 300'

**SPIARS**  
ENGINEERING & SURVEYING

501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077  
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com  
David Bond • david.bond@spiarsengineering.com



### SITE PLAN LEGEND

	NEW BUILDING		SINGLE HEAD LIGHT POLE
	NEW PAVING AREA		DOUBLE HEAD LIGHT POLE
	EXISTING, TO REMAIN		TRIPLE HEAD LIGHT POLE

### SITE PLAN GENERAL NOTES

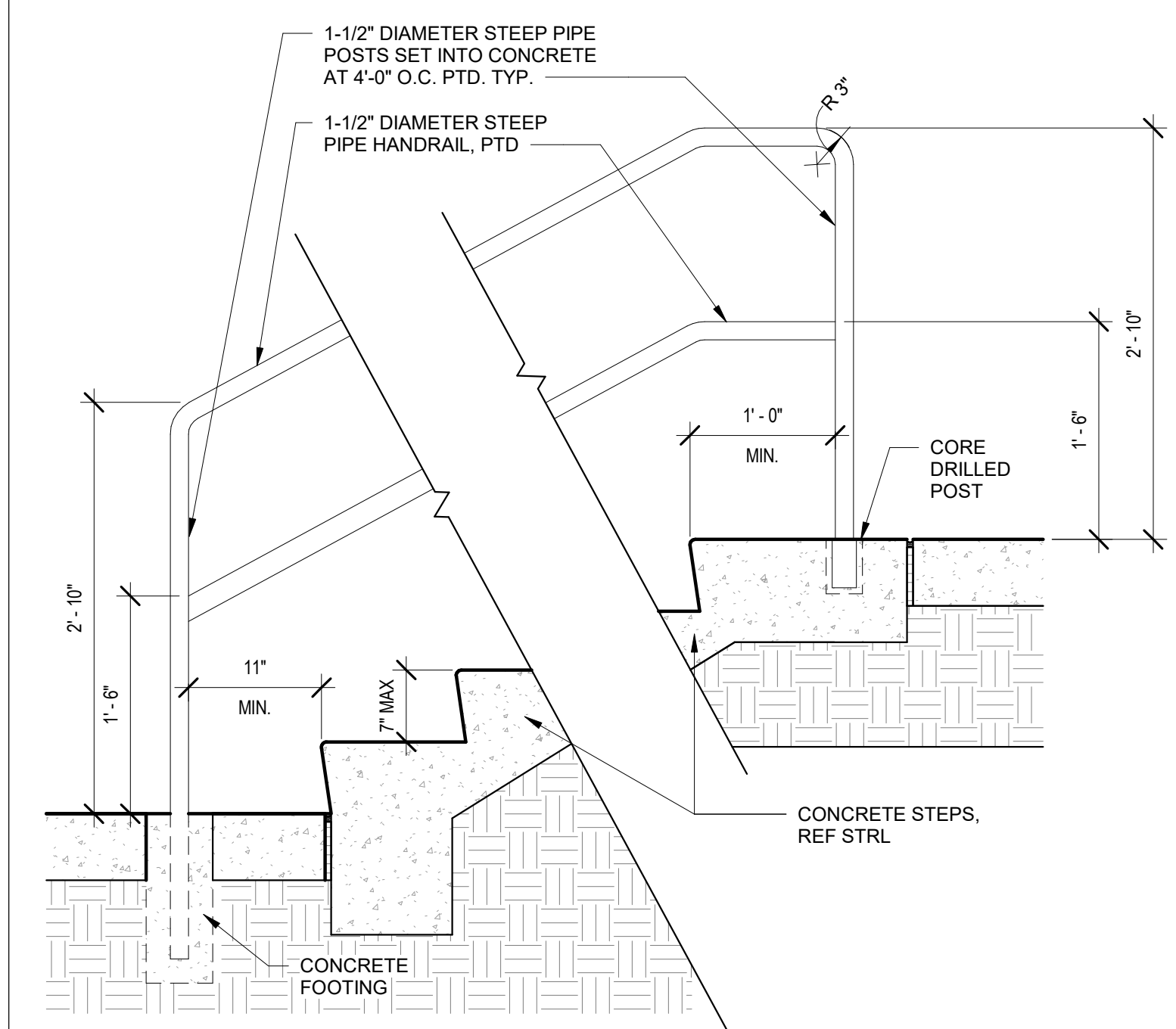
1. ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. REFER TO CIVIL DRAWINGS FOR SITE CONSTRUCTION INFORMATION
2. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING AND POWER INFORMATION
3. REFER TO CIVIL DRAWINGS FOR GRADING, DIMENSION CONTROL, DRAINAGE AND UTILITIES.
4. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE INFORMATION AND IRRIGATION SLEEVING
5. REFER TO MEP DRAWINGS FOR TRANSFORMERS, SWITCHGEARS AND CONDUIT STUBS
6. PROVIDE CURB RAMP AS REQUIRED BY CITY AND TEXAS ACCESSIBILITY STANDARDS

### CONSTRUCTION PHASES

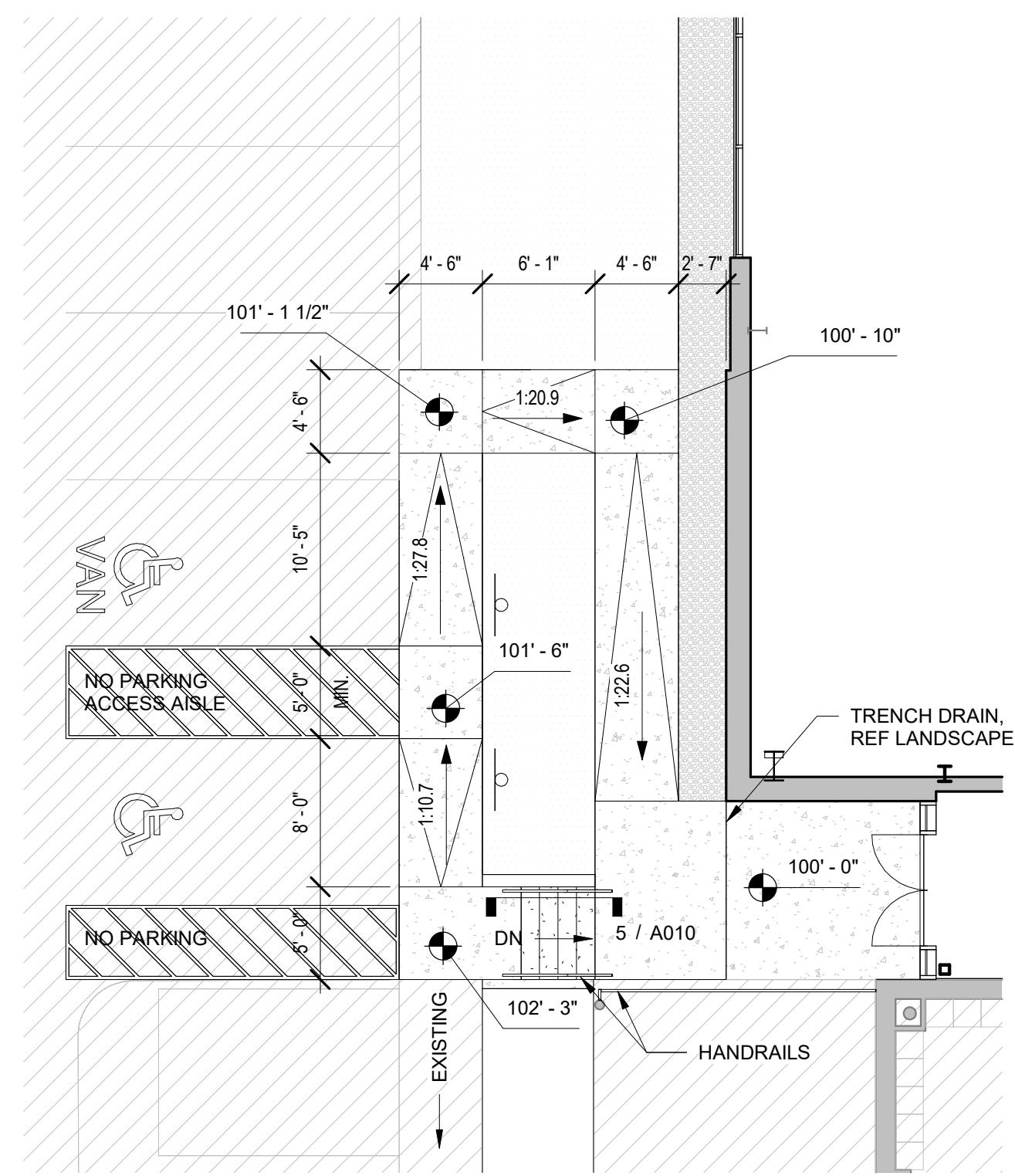
- PHASE 01 - CHILD WATCH RENOVATION (COMPLETED)
- PHASE 02 - NEW PARKING LOTS
- PHASE 03 - NEW NATATORIUM ENCLOSURE AND NEW EXERCISE ROOM

### AREA & PARKING CALCULATIONS

AREA BREAKDOWN	
EXISTING FACILITY:	45,125 SQ. FT.
EXISTING MEZZANINE:	1,878 SQ. FT. (INCLUDED IN ABOVE)
TO BE DEMOLISHED:	11,105 SQ. FT.
BUILDING ADDITION:	15,932 SQ. FT.
BUILDING FOOTPRINT:	48,074 SQ. FT.
<b>TOTAL FLOOR AREA:</b>	<b>49,952 SQ. FT.</b>
PARKING REQUIREMENTS:	
BUILDING AREA:	40,655 SQ. FT.
PARKING RATIO:	11250 SF/SPACE
	3/GAME COURT
<b>TOTAL REQUIRED PARKING:</b>	<b>215 SPACES</b>
PARKING SUMMARY	
TOTAL EXISTING PARKING:	198 SPACES
NEW PARKING (NORTH):	56 SPACES
NEW PARKING (EAST):	55 SPACES
NEW HC SPOT @ NATATORIUM:	1 SPACE
TOTAL PROPOSED PARKING:	112 SPACES
<b>TOTAL PROVIDED:</b>	<b>310 SPACES</b>
<b>REQUIRED ACCESSIBLE:</b>	<b>8 SPACES</b>
EXISTING ACCESSIBLE PARKING:	8 SPACES
ADDITIONAL ACCESSIBLE PARKING:	1 SPACE
<b>TOTAL PROVIDED ACCESSIBLE:</b>	<b>9 SPACES (2 VAN ACCESSIBLE)</b>



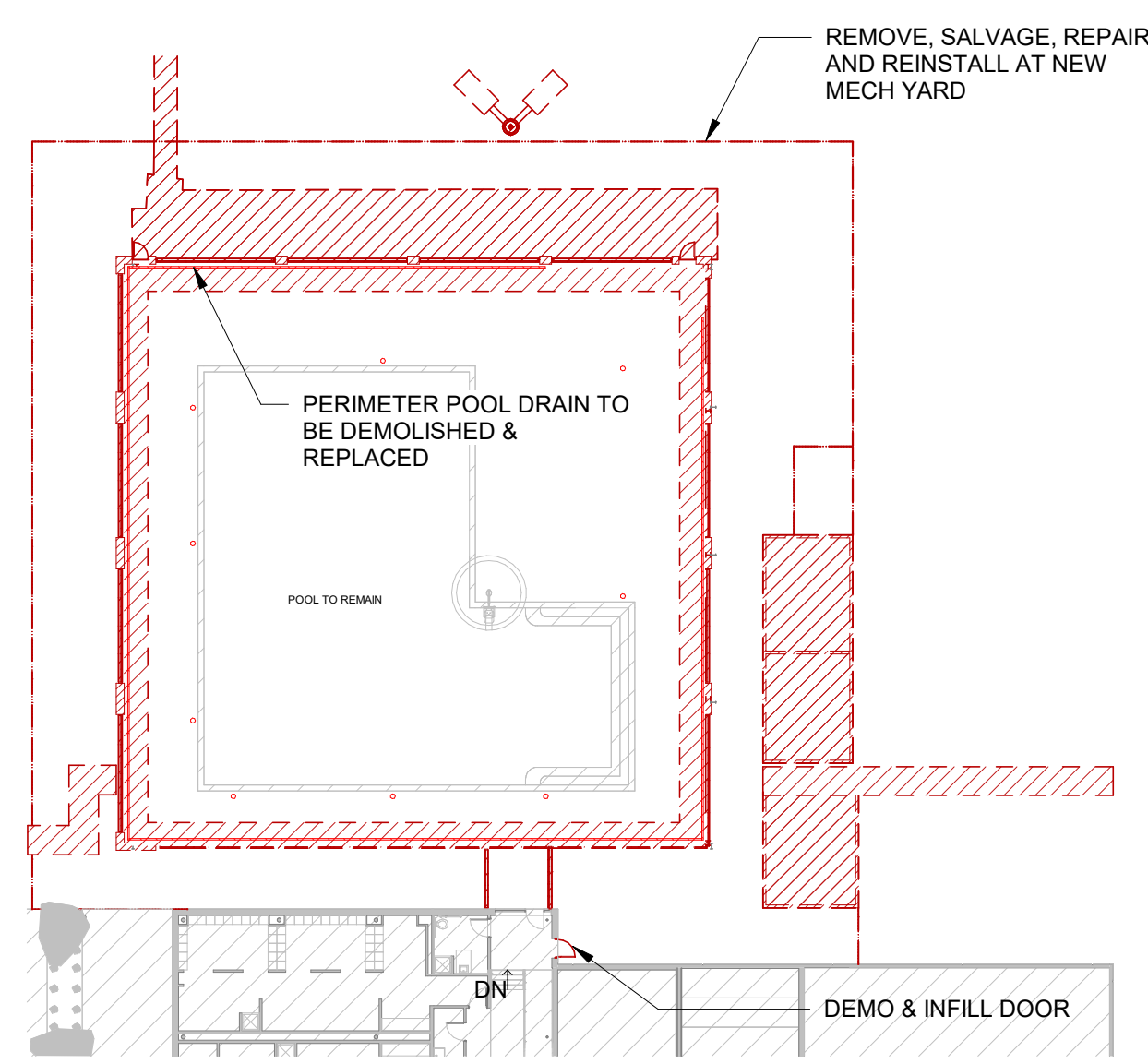
**5 OUTDOOR STAIR SECTION**  
SCALE: 1" = 1'-0"



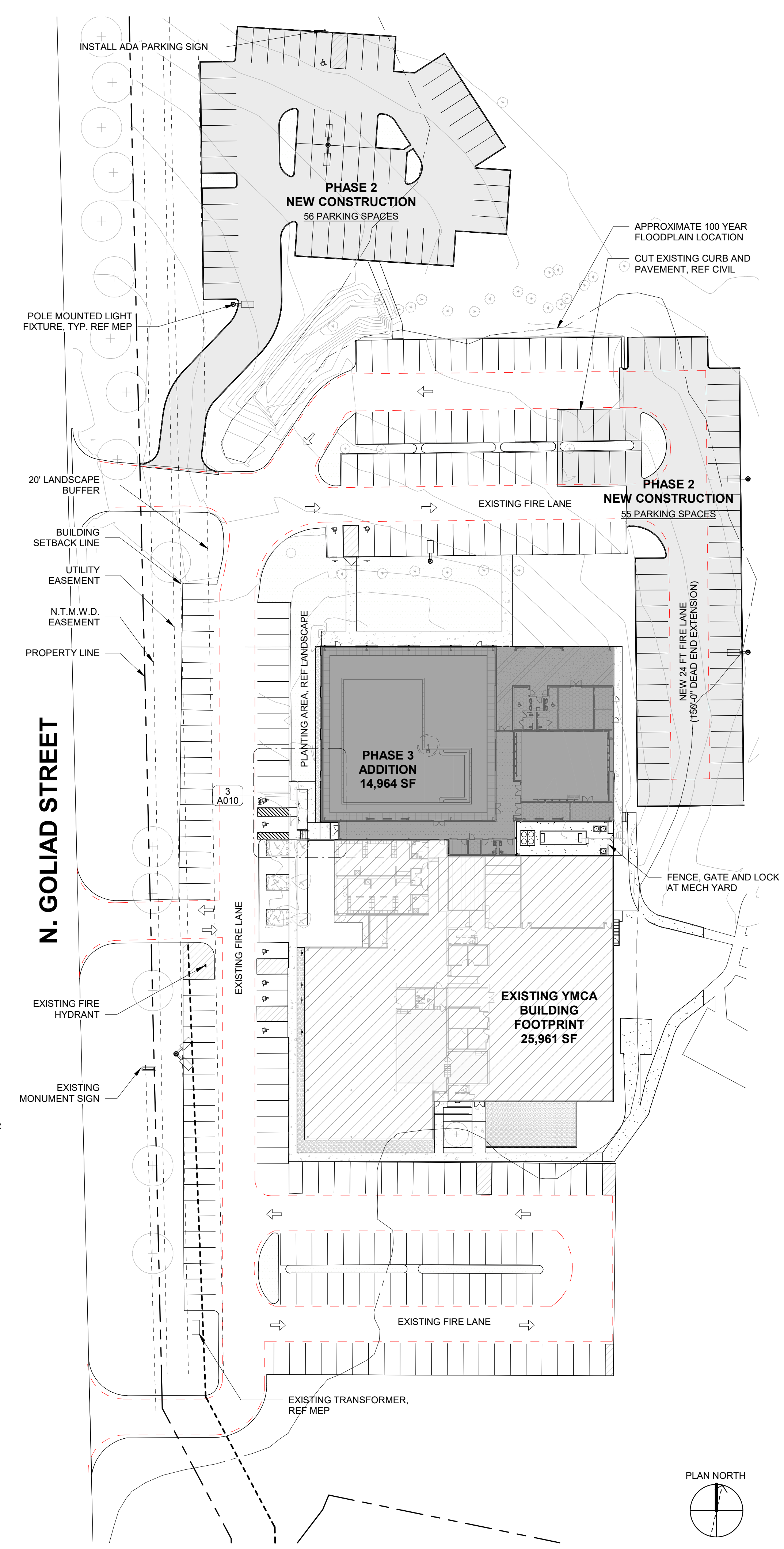
**3 ENLARGED PLAN - SITE STAIRS & RAMP**  
SCALE: 1/8" = 1'-0"

### DEMOLITION PLAN LEGEND

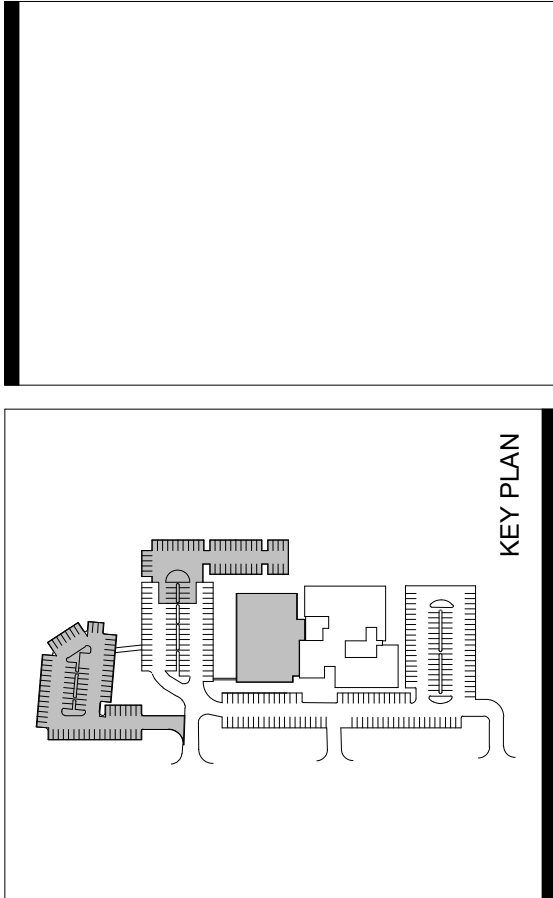
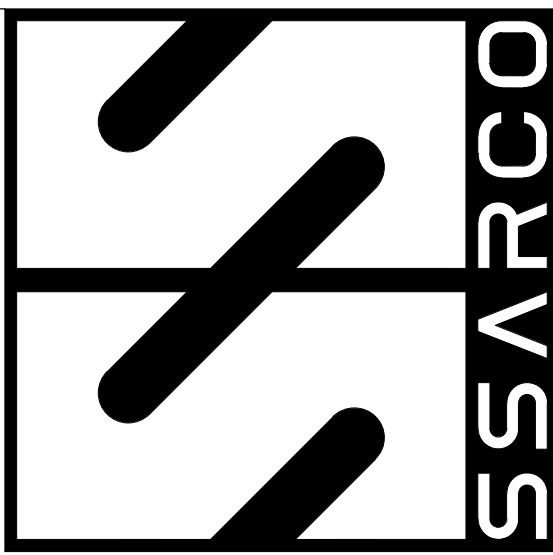
	EXISTING CONSTRUCTION TO BE DEMOLISHED
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING DOORS TO BE DEMOLISHED
	EXISTING DOORS TO REMAIN
	EXISTING CONSTRUCTION TO REMAIN



**2 EXISTING BUILDING DEMOLITION**  
SCALE: 1" = 30'-0"



**1 OVERALL SITE PLAN**  
SCALE: 1" = 40'-0"

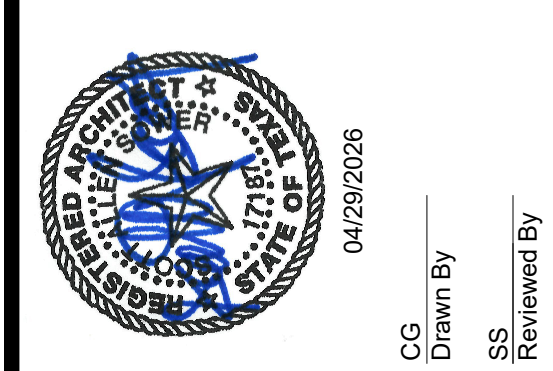


**J.E.R. CHILTON YMCA  
ROCKWALL**

1210 N Goliad Street  
Rockwall, Texas 75087

**CONSTRUCTION DOCUMENTS**

No.	Date	Revision



Project No. YMC004-24  
Date 04/29/2026

**OVERALL SITE & DEMOLITION PLAN**

**A010**