

CITY OF ROCKWALL  
205 West Rusk  
Rockwall, Texas

APPLICATION FOR ZONING CHANGE

Case No. 88-43-7 Filing Fee \$101<sup>00</sup>/<sub>100</sub> Date 7/25/88  
Applicant Buddy HALDEMAN Phone 771-5261  
Mailing Address P.O. Box 640  
Rockwall Tx 75087

LEGAL DESCRIPTION OF PROPERTY SOUGHT TO BE REZONED: (If additional space is needed for description, the description may be put on a separate sheet and attached hereto.)<sup>1</sup>

I hereby request that the above described property be changed from its present zoning which is

Aeri. District Classification to  
Commercial District Classification for  
for the following reasons: (attach separate sheet if necessary)

There (are) (are not) deed restrictions pertaining to the intended use of the property.

Status of Applicant:<sup>2</sup> Owner  Tenant \_\_\_\_\_  
Prospective Purchaser \_\_\_\_\_

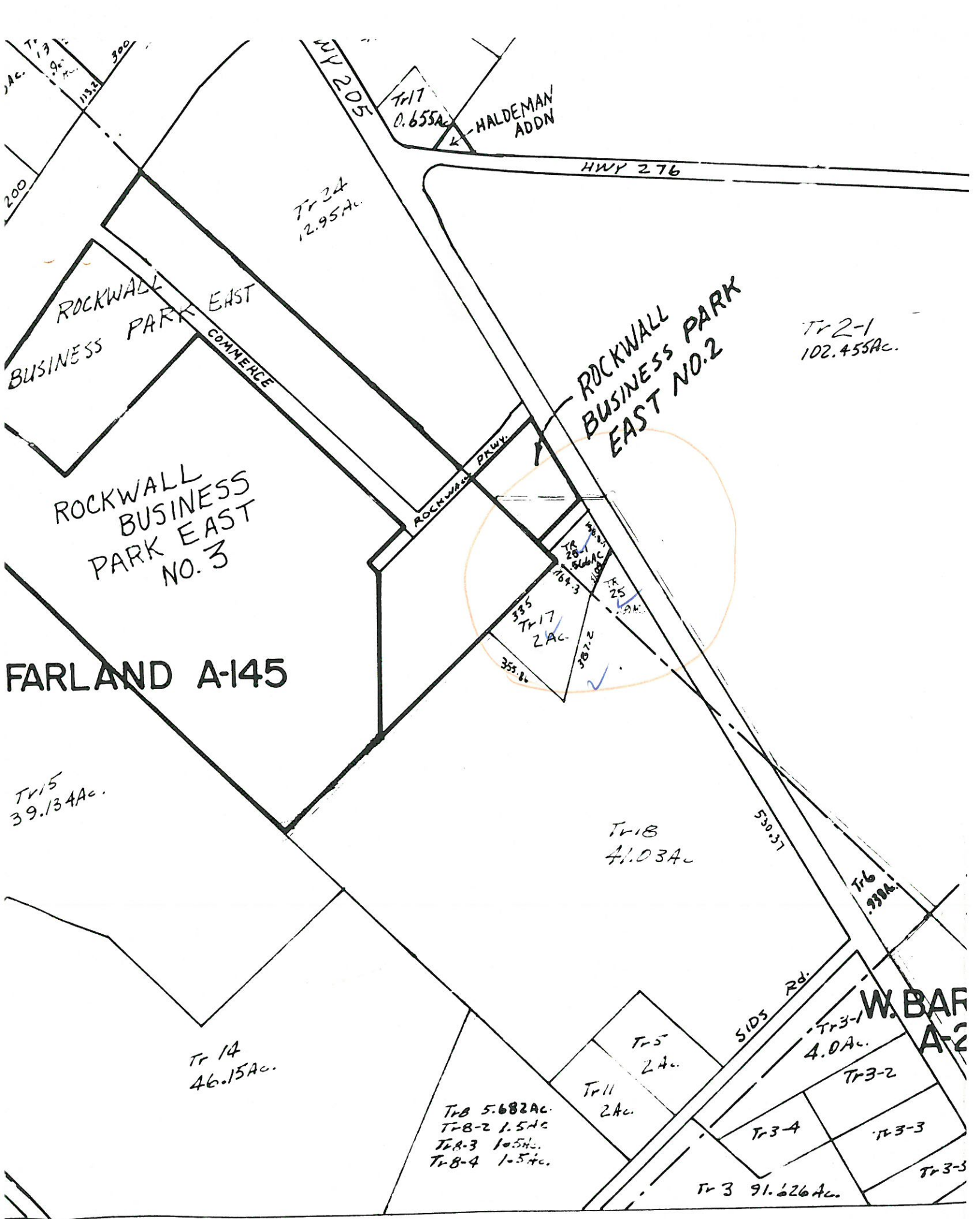
I have attached hereto as Exhibit "A" a plat showing the property which is the subject of this requested zoning change and have read the following concerning the importance of my submitting to the City a sufficient legal description.

Signed Buddy Halde

NOTE:

<sup>1</sup>The legal description is used to publish notice of the required hearing and in the preparation of the final ordinance granting the zoning change. The description must be sufficient so as to allow a qualified surveyor to take the description and locate and mark off the tract on the ground. Each applicant should protect himself by having a surveyor or his attorney approve his legal description. Failure to do so by the applicant may result in delay in passage of the final ordinance or the ordinance being declared invalid at some later date because of an insufficient legal description.

<sup>2</sup>If the applicant is someone other than the owner, written acknowledgement by the owner of the zoning request must also be submitted.



ROCKWALL BUSINESS PARK EAST

ROCKWALL BUSINESS PARK EAST NO. 2

ROCKWALL BUSINESS PARK EAST NO. 3

FARLAND A-145

Tr 2-1  
102.455 Ac.

Tr 15  
39.134 Ac.

Tr 14  
46.15 Ac.

Tr 18  
41.03 Ac.

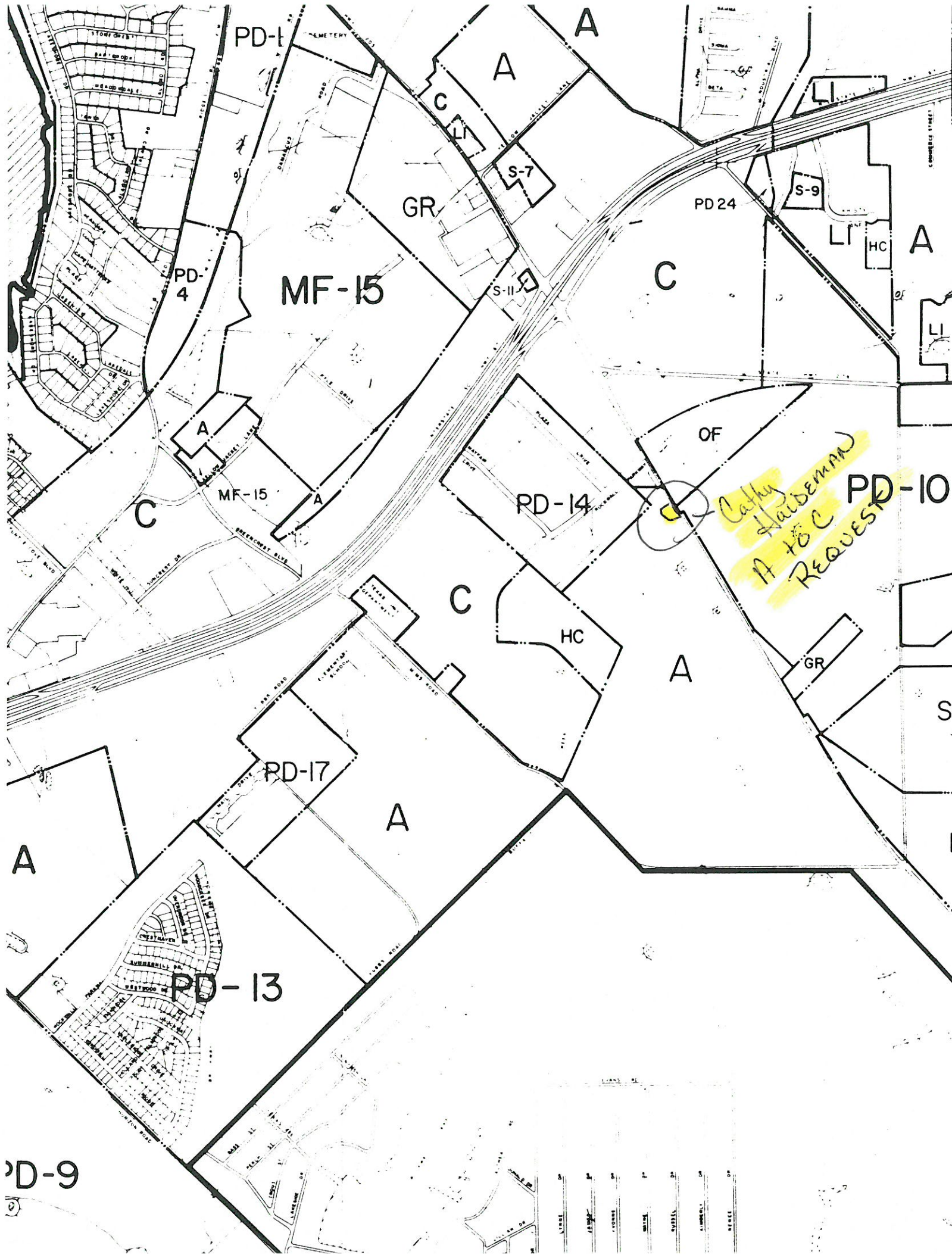
Tr 8 5.682 Ac.  
Tr 8-2 1.5 Ac.  
Tr 8-3 1.5 Ac.  
Tr 8-4 1.5 Ac.

Tr 5 2 Ac.  
Tr 11 2 Ac.

W. BAR A-2  
Tr 3-1 4.0 Ac.  
Tr 3-2  
Tr 3-3  
Tr 3-4  
Tr 3-5  
Tr 3 91.626 Ac.

Tr 6  
99.0 Ac.

update 2/88



Cathy Haibem MW  
A to C  
REQUEST

MF-15

PD-14

PD-10

PD-17

PD-13

PD-9

PD-4

PD-1

PD-24

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CITY OF ROCKWALL

"THE NEW HORIZON"  
Rockwall, Texas 75087-3628

Nº 9587

(214) 771-1111

Cash Receipt

Name C. Haldeman Date 8-15-88

Mailing Address \_\_\_\_\_

Job Address \_\_\_\_\_ Permit No. \_\_\_\_\_

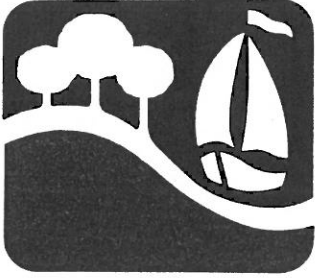
Check  588 Cash  Other

DESCRIPTION	Acct. Code	Amount	DESCRIPTION	Acct. Code	Amount
Building Permit	01-3601		Water Tap	02-3311	
Fence Permit	01-3602		10% Fee	02-3311	
Electrical Permit	01-3604		Sewer Tap	02-3314	
Plumbing Permit	01-3607		Water Availability	33-3835	
Mechanical Permit	01-3610		Sewer Availability	34-3836	
<u>Zoning, Planning, Board of Adj.</u>	01-3411	<u>101.00</u>	Meter Deposit	02-2201	
Subdivision Plats	01-3412		Portable Meter Deposit	02-2202	
Sign Permits	01-3628		Misc. Income	02-3819	
Health Permits	01-3631		NSF Check	02-1128	
Misc. Permits	01-3625		Meter Rent	02-3406	
Misc. Income	01-3819		Penalties	20-3117	
Sale of Supplies	01-3807		Hanger Rent	20-3406	
Municipal Pool	01-3402		Tie Down Fees	20-3407	
Cemetery Receipts	10-3830		Land Lease	20-3804	
Hotel/Motel Tax	15-3206		Sale of Supplies	20-3807	
Marina Lease	08-3810		Exxon Payment	20-1132	
Street Assessment	25-3828		Fuel Sales	20-3809	
<b>TOTAL OF COLUMN</b>			<b>TOTAL OF COLUMN</b>		

TOTAL DUE

101.00

Received by



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

August 9, 1988

Mr. Buddy Haldeman  
P. O. Box 640  
Rockwall, Texas 75087

Dear Mr. Haldeman:

Your application and filing fee of \$101.00 have been received for a request for a change in zoning from "A" agricultural to "C" Commercial on a tract of land located on SH-205 south of SH-276 containing 24,654 square feet.

The Planning and Zoning Commission will hold a public hearing on August 11, 1988, at 7:30 P.M. in City Hall, 205 West Rusk. as the applicant, it is important that you be represented at this meeting.

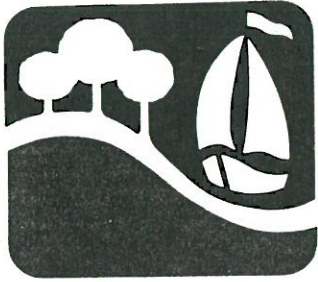
Please call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols  
Administrative Assistant

MN/mmp



**CITY OF ROCKWALL**  
"THE NEW HORIZON"

August 15, 1988

Mr. Buddy Haldeman  
P. O. Box 640  
Rockwall, Texas 75087

Dear Mr. Haldeman:

On August 11th the Planning and Zoning Commission held a public hearing and tabled consideration of your request for a zone change from "A" Agricultural to "C" Commercial until 7:00 P.M. on August 25th. The Commission took this action due to lack of applicant representation.

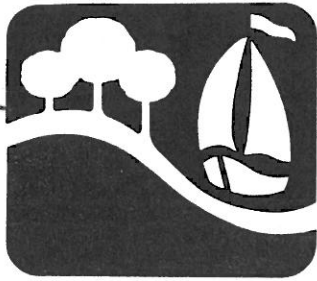
Please call me if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols  
Administrative Assistant

MN/mmp



**CITY OF ROCKWALL**  
**"THE NEW HORIZON"**

September 21, 1988

Mr. Buddy Haldeman  
P. O. Box 640  
Rockwall, Texas 75087

Dear Mr. Haldeman:

On September 6, 1988, the Rockwall City Council held a public hearing and approved an ordinance authorizing a change in zoning from "A" Agricultural to "C" Commercial on a tract of land located on SH-205 south of Rockwall Parkway. The ordinance was approved on second reading on September 19th.

Please note that prior to any development occurring the property must be platted and a site plan approved by Council. Feel free to call me if you have any questions.

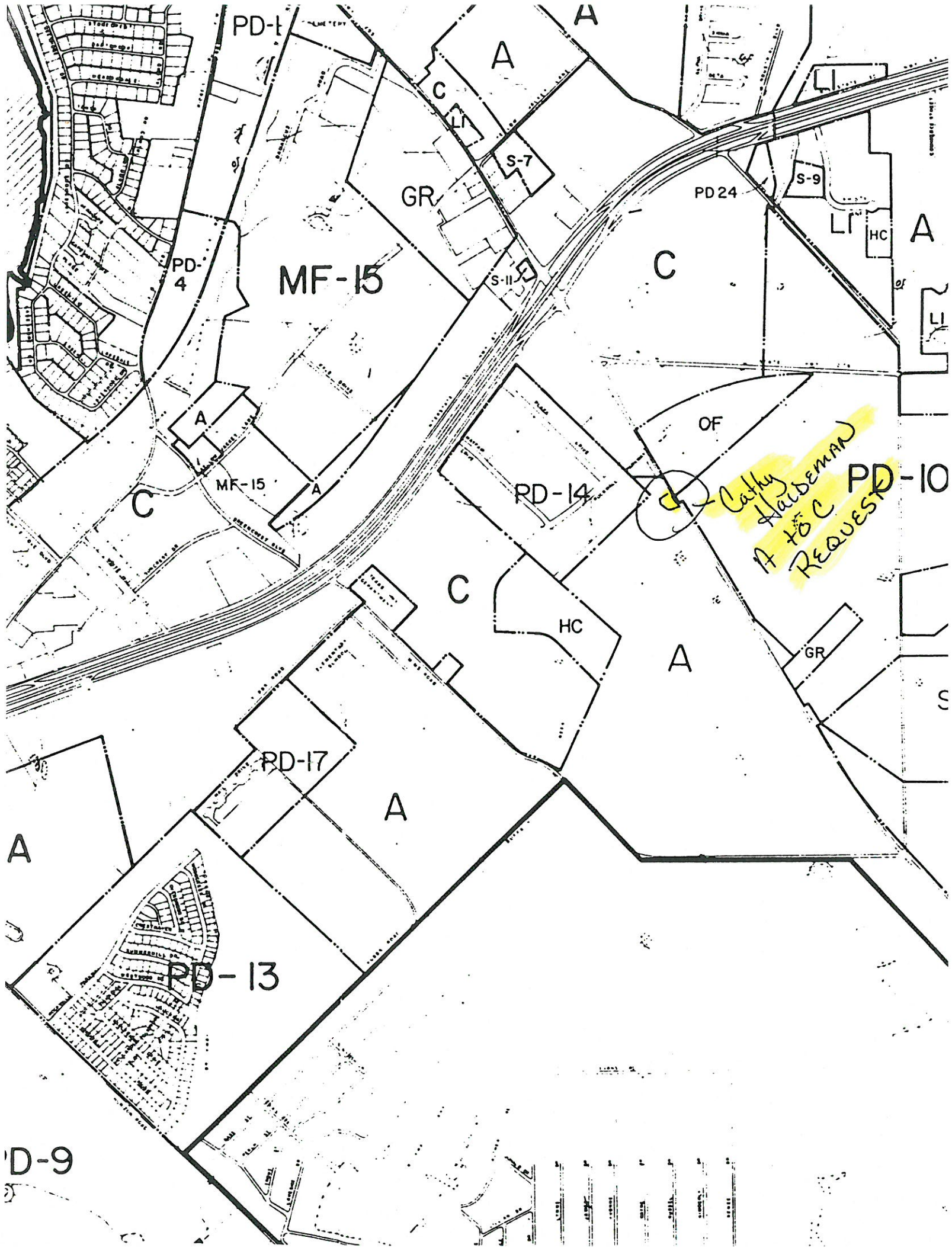
Sincerely,

A handwritten signature in cursive script that reads "Mary Nichols".

Mary Nichols  
Administrative Assistant

MN/mmp





MF-15

RD-14

PD-10

Cathy Haiseman  
A to C  
REQUEST

PD-4

MF-15

PD-24

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CITY OF ROCKWALL

Planning and Zoning Agenda

AGENDA DATE: August 9, 1988 AGENDA NO. III.D.

AGENDA ITEM: Hold Public Hearing and Consider Approval of a Request from Buddy Haldeman for a Change in Zoning from "AG" Agricultural to "C" Commercial on a Tract of Land Located on SH-205 South of Rockwall Parkway

ITEM GENERATED BY: Applicant, Buddy Haldeman

ACTION NEEDED: Hold public hearing and recommend approval or denial of request

BACKGROUND INFORMATION:

We have received a request for a change in zoning from Agricultural to Commercial on a tract of land located on SH-205 south of Rockwall Parkway. The site used to be the State roadside park that was abandoned by the state several years ago. Our land use plan recommends commercial zoning in this area and we see no problems with the request. There is no planned use or site plan on the property at this time. The property owner just wants to establish the permanent zoning on the site. Prior to any development on the property both a site plan and a plat must be submitted and approved.

ATTACHMENTS:

1. Location Map
2. Boundary Description

AGENDA ITEM: Haldeman - AG to C

ITEM NO: III.D.

M:PZ08113D.AGN

Minutes of the Planning and Zoning Commission  
August 11, 1988

Vice Chairman Bill Sinclair called the meeting to order with the following members present: Bob McCall, Leigh Plagens, Robert Wilson and Hank Crumbley.

The Commission first considered approval of the minutes of July 14 and July 25, 1988. Plagens made a motion to approve both sets of minutes with the correction of certain typographical errors. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then held a public hearing and considered approval of a request from Eugene and Luanne Franks for a Conditional Use Permit for a single family use on less than ten acres in an Agricultural Zoning Classification on a tract of land located at FM-740 and Shadydale Lane. Assistant City Manager, Julie Couch explained that the applicants wished to build a garage to house a semi-truck. She stated that no building permit could be issued until permanent zoning was established or a CUP was issued. She explained that the applicants didn't wish to rezone to single family because they would not be allowed to park the truck in single family zoning.

Luanne Franks told the Commission that the garage would be located to the rear of lot and was 4 to 6 feet lower than the house on the lot. She stated that the garage would have an automatic door, would be built to match the house with three feet of brick around the sides, and would completely conceal the truck.

Bob McKinney, No. 3 Shadydale, stated the Shadydale Lane would not withstand regular truck traffic and he was opposed to the CUP. George Hatfield, No. 1 Shadydale, stated that he lived directly across from the applicant's lot, he was opposed to allowing the permit, and that the asphalt road wouldn't withstand the weight of the truck. Mrs. Franks stated that the truck weighted 17,500 pounds which was less than the city garbage truck. Anita McKinney voiced her opposition. Sarah Whittle stated that she was unopposed. McCall confirmed with Rob Whittle that Shadydale would eventually tie into Phase III of Foxchase. Don Smith, a resident of Chandler's Landing, stated that with or without the garage a truck could be parked in Agricultural Zoning but that a truck parking there was temporary and a garage was permanent. He was opposed to the CUP. Sue O'Brian, No. 5 Shadydale stated that the lots in the City Limits deserved the protection of City Ordinances.

The Commission discussed turn space at Shadydale and FM-740, the Scenic Overlay District, view of the garage from adjacent lots, the height and landscaping around the garage and the current zoning on the lot. Plagens made a motion to recommend approval of the CUP with the following conditions:

1. The sides visible from adjacent residences would be landscaped with evergreen shrubs

2. No truck maintenance or repair would be conducted outside of the garage
3. No other buildings or outside storage would be allowed related to the truck
4. Garage materials would match the house and include three feet of brick around perimeter

McCall seconded. The motion was voted on and passed 3 to 2 with Wilson and Crumbley voting against the motion.

Council then held a public hearing and considered approval of a request from P.D. Crawford for a change in zoning from "GR" general retail to "SF-7" single family on a tract of land located at Kaufman Street and San Augustine and considered approval of a final plat. Couch explained that the applicant lost non-conforming status when his residence burned down. She stated that prior to issuance of a building permit, the property would have to be zoned for residential and platted. She stated that as this would be a one lot owner occupied subdivision, the applicant was requesting a waiver of street escrow requirements. Bob Brown, B.L.S. and Associates was present to represent the applicant. Jimmy Massey, an adjacent property owner confirmed that the zone change would be one lot only. The public hearing was closed. Plagens made a motion to recommend approval of the zone change, final plat, and waiver request. Crumbley seconded the motion. The motion was voted on and passed unanimously.

Couch then outlined a request from Realvest Corporation to amend the Preliminary Plan for PD-8, to change the land use designation on lots 9 through 23, Phase 18, Section 2, from zero lot line to single family and the proposed area requirements. Sinclair opened the public hearing. Harold Evans explained that these lots had recently been replatted and the zone change would contribute to reducing overall density. Rob Whittle told the Commission that Whittle Development owned lots in Phase 17 and was under a contractual obligation not to expand the lots. The public hearing was closed. McCall made a motion to approve the amendment. Plagens seconded the motion. The motion was voted on and passed unanimously.

Sinclair opened a public hearing on a request from Buddy Haldeman for a change in zoning from "A" Agricultural to "C" Commercial on a tract of land located on SH-205 south of Rockwall Parkway. As there was no one present to address this issue, the public hearing was closed. Crumbley made a motion to table consideration until the worksession pending appearance of applicant representation. Plagens seconded the motion. The motion was voted on and passed unanimously.

Couch outlined an application from First Assembly of God Church for renewal of a Conditional Use Permit for a portable building exceeding the maximum permitted area in an "SF-7" Single Family Classification. Sinclair opened the public hearing. As there was no one present wishing to address the Commission on this issue, the public hearing was closed. Plagens made a motion to table the item until the worksession. McCall seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a site plan for a Roadrunner Convenience Store and a final plat for the Haldeman Addition on a tract of land located at SH-205 and SH-276. Couch outlined the application. The Commission discussed the application. The Commission discussed the drive locations, the landscaping and the location of the sewer main. Plagens made a motion to approve the site plan and final plat. Crumbley seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a final plat for Foxchase Phase 1, a 32 lot subdivision on FM-740. Couch explained certain changes recently made in PD-9. She stated that the final plat conformed with the preliminary plat as it was approved and outlined recommended conditions for approval. Rob Whittle, Whittle Development, was present to address questions. The Commission discussed a possible developer's contract pertaining to future park land. Plagens made a motion to recommend approval of the final plat with the following conditions:

1. Any proposed improvements to the median must be approved by Council
2. Execution of a developer's contract regarding future dedication of park land

McCall seconded the motion. The motion was voted on and passed unanimously.

As there was no further business to come before the Commission for consideration, the meeting adjourned.

Thomas G. Quinn  
Chairman

Julie Coet

Haldeman "A" to "C"

Minutes of the Planning and Zoning Commission  
August 25, 1988

Vice Chairman Bill Sinclair opened the meeting with the following members present: Robert Wilson, Leigh Plagens, and Mike Reid.

The Commission first considered approval of a request from Buddy Haldeman for a change in zoning from "A" Agricultural to "C" Commercial on a tract of land located on SH-205 south of Rockwall Parkway. Jeanie Davis was present to represent the property owner. Assistant City Manager, Julie Couch explained the request. Plagens made a motion to recommend approval of the request. Reid seconded the motion. The motion was voted on and passed unanimously.

The Commission then considered approval of a request from the First Assembly of God Church for a Conditional Use Permit for a portable building exceeding the maximum permitted area in an "SF-7" single family classification. A church representative explained the church's need for the building. Plagens made a motion to recommend approval of the permit subject to the following conditions:

1. Limiting the size to 12' x 24"
2. Limiting location to rear of lot
3. The building being constructed of wood
4. The building painted to blend with the church
5. The sides of the building adjacent to residences may contain no windows

Reid seconded the motion. The motion was voted on and passed unanimously.

The Commission then adjourned into a worksession to discuss the upcoming P&Z cases.

Thomas E. Quinn  
Chairman

Julie Couch

CITY OF ROCKWALL

City Council Agenda

AGENDA DATE: September 6, 1988      AGENDA NO. V.D.

AGENDA ITEM: Hold Public Hearing and Consider Approval of an Ordinance Authorizing a Request from Buddy Haldeman for a Change in Zoning from "A" Agricultural to "C" Commercial on a Tract of Land Located on SH-205 South of Rockwall Parkway (1st Reading)

ITEM GENERATED BY: Applicant, Buddy Haldeman

ACTION NEEDED: Hold public hearing and approve or deny ordinance granting the requested change

BACKGROUND INFORMATION:

We have received a request for a change in zoning from Agricultural to Commercial on a tract of land located on SH-205 south of Rockwall Parkway. The site used to be the State roadside park that was abandoned by the state several years ago. Our land use plan recommends commercial zoning in this area and we see no problems with the request. There is no planned use or site plan on the property at this time. The property owner just wants to establish the permanent zoning on the site. Prior to any development on the property both a site plan and a plat must be submitted and approved. The adjacent property to the north and the south is currently Agricultural.

The Planning and Zoning Commission has recommended approval of the request.

ATTACHMENTS:

1. Location Map
2. Boundary Description
3. Draft Ordinance

AGENDA ITEM: Haldeman - AG to C

ITEM NO: V.D.

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at \_\_\_\_\_  
7:30 o'clock P.M. on the 11th day of August, 1988

in the Rockwall City Hall, 205 West Rusk Street, Rockwall, Texas, at the  
request Cathy Haldeman

for a change in zoning from "A" Agricultural to "C" Commercial

on the following described property:

a tract located on the west side of SH-205 south of SH-276  
further described on the attached

As an interested property owner, it is important that you attend this  
hearing or notify the Commission of your feeling in regard to the matter  
by returning the form below. The decision of the Planning and Zoning  
Commission will be a recommendation for approval or denial which will be  
forwarded to the City Council for a final decision. In replying please  
refer to Case No. P+Z 88-43-7

Mary A. Nichols  
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to  
the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,  
Texas 75087.

Case No. P+Z 88-43-7

I am in favor of the request for the reasons listed below. \_\_\_\_\_

I am opposed to the request for the reasons listed below. \_\_\_\_\_

- 1.
- 2.
- 3.

Signature \_\_\_\_\_

Address \_\_\_\_\_



Haldeman

Ab 145  
TR 17  
25-1

Haldeman Inc  
Box 761

18

Rockwall Investment Group  
103 N First

25

~~CRW at~~  
~~Old Park~~  
~~Haldeman~~

2-1

Cambridge Companies  
16660 Dallas Fwy #2000  
Dallas 75248

Dallas East  
P.O. Box 839

Billie Ladd & Paul Mulcahy  
P.O. Box 839

BEFORE THE PLANNING AND ZONING COMMISSION  
CITY OF ROCKWALL, TEXAS

The Planning and Zoning Commission will hold a public hearing at \_\_\_\_\_  
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Mary A Nichols  
City of Rockwall, Texas

The following form may be filled out and returned as soon as possible to  
the City Planning and Zoning Commission, 205 West Rusk Street, Rockwall,  
Texas 75087.

Case No. P+Z 88-43-7

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

- 1.
- 2.
- 3.

Signature Haldeman Inc.  
by C. Haldeman  
Address PO Box 761  
Rockwall

PLANNING AND ZONING ACTION SHEET

Applicant Cathy Waldeman Case No. 88-43-2  
 Property Description SH205/old roadside park  
 Case Subject Matter "A" to "C"

CASE ACTION

	<u>Approved</u>	<u>Disapproved</u>	<u>Tabled</u>
Date to P&Z <u>8/25</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Date to City Council <u>9/6</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Conditions _____			

Ordinance no. 88-43 Date \_\_\_\_\_

ITEMS IN FILE

Zoning Cases

- Application
- Site Plan
- Filing Fee
- Notice to Paper
- Notice to Residents
- List of Residents Notified
- Residents' Responses
- Consultant's Review
- Agenda Notes
- Minutes
- Ordinance
- Correspondence
- Applicant Receipts

Plat/Site Plan Cases

- Application
- Filing Fee
- Plat/Plan
- Engineer's Review
- Consultant's Review
- Agenda Notes
- Minutes
- Correspondence
- County File Number
- Applicant Receipts